



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jorge Brambila Pelayo and Jorge Brambila Pena
3690 Commercial Street SE
Salem, OR 97302

Until a change is requested all tax statements shall be sent to the following address:

Jorge Brambila Pelayo and Jorge Brambila Pena
3690 Commercial St SE
Salem, OR 97302
File No. 395946AM

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2020-012367

08/28/2020 11:22:59 AM

REC-WD Cnt=1 Stn=5 K. WILLIAMS
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

STATUTORY WARRANTY DEED

Kwock Yum Kam,

Grantor(s), hereby convey and warrant to

Jorge Brambila Pelayo and Jorge Brambila Pena, with rights of survivorship

Grantee(s), the following described real property in the County of Polk and State of Oregon free of encumbrances except as specifically set forth herein:

Tract 1:

Situated in the County of Polk and State of Oregon:

Beginning at an iron pipe at 103.33 feet North 2°0' East and 923.0 feet West from the Southeast corner of Lot Numbered Four (4) of Orchard Company's Addition to West Salem, as recorded on Page 41, of Plat Book 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 2°0' East a distance of 120.0 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 2°0' West a distance of 120.0 feet to the place of beginning.

Tract 2:

Beginning at an iron pipe at 103.33 feet North 2°0' East and 873.0 feet West from the Southeast corner of Lot Numbered (4) of Orchard Company's Addition to West Salem, Polk County, Oregon, as recorded on Page 41 of Plat Book No. 1, Records of Polk County, Oregon; thence West a distance of 50.0 feet to an iron pipe; thence North 2°0' East a distance of 120.0 feet to an iron pipe; thence East a distance of 50.0 feet to an iron pipe; thence South 2°0' West a distance of 120.0 feet to the place of beginning.

Tract 3:

Beginning at a point which is 272.5 feet South 89°54' East and 124.0 feet South 2°00' West of the Northwest corner of Lot Numbered Three (3) Orchard Company's Addition to West Salem, Polk County, Oregon, as shown on duly recorded plat found in Volume 1, page 41, Record of Plats for Polk County; thence South 2°00' West a distance of 120.0 feet to the North line of Moyer Avenue; thence South 89°54' East a distance of 75.0 feet along said North line of said Moyer Avenue; thence North 2°00' East a distance of 120.0 feet; thence North 89°54' West a distance of 75.0 feet to the place of beginning, being part of Lots Three (3) and Four (4), of said Orchard Company Addition.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07322CB02000 260358
07322CB02001 260361
07322CB02100 260374

The true and actual consideration for this conveyance is \$425,000.00.

395946AM
AmeriTitle

Page 2 Statutory Warranty Deed
Escrow No. 395946AM
07322CB02000 260358
07322CB02001 260361
07322CB02100 260374

The true and actual consideration for this conveyance is \$425,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27th day of August, 2020

X Kwok Yum Kam
Kwok Yum Kam

State of Washington } ss
County of King }

On this 27th day of August, 2020, before me, Miranda Cope a Notary Public in and for said state, personally appeared Kwok Yum Kam, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Miranda Cope
Notary Public for the State of
Residing at: Burien, WA
Commission Expires: 06.05.23

