

RECORDING REQUESTED BY:



Chicago Title
Company of Oregon

1211 SW Fifth Ave., Ste 2130
Portland, OR 97204

AFTER RECORDING RETURN TO:

Ana Argelia Oregel Hernandez
PB 15 LLC
1492 Yakima Ct. NW
Salem, OR 97304

SEND TAX STATEMENTS TO:

Ana Argelia Oregel Hernandez
PB 15 LLC
1492 Yakima Ct. NW
Salem, OR 97304

MARION COUNTY RECORDS

2023-26591

D-DEED

08/31/2023 03:15 PM

\$20.00 \$11.00 \$10.00 \$60.00

\$101.00



I, Bill Burgess, County Clerk for Marion County,
Oregon, certify that the instrument identified
herein was recorded in the Official Records.

Pgs=4 DEB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mittleman Properties, a partnership under agreement dated October 10, 1986, Grantor, conveys and warrants to **PB 15 LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$925,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

TLCOR 4171823124801

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Aug. 30th, 2023

Mittleman Properties, a partnership under agreement dated October 10, 1986

BY: [Signature]

Miles R. Newmark, Authorized Agent

State of Oregon
County of Multnomah

This instrument was acknowledged before me on August 30, 2023, by Miles R. Newmark, as Authorized Agent for Mittleman Properties, a partnership under agreement dated October 10, 1986.

[Signature]
Notary Public - State of Oregon

My Commission Expires: November 22, 2025



EXHIBIT "A"
Legal Description

PARCEL I:

Beginning at a point on the Westerly line of Block 1, ROBERTS ADDITION TO SALEM, Marion County, Oregon, 165 feet Southerly from the Northwest corner of said Block, which point is also the Southwest corner of a tract of land conveyed to William H. Schaefer and wife by deed dated June 11, 1920, and recorded June 14, 1920 in Book 157, Page 185, Deed Records for Marion County, Oregon; thence Easterly parallel with the Northerly line of said Block and along the Southerly line of said Schaefer tract, 165 feet to the Southeast corner of said Schaefer tract; thence Southerly parallel with the Westerly line of said Block 45 feet; thence Westerly parallel with the Northerly line of said Block 82.5 feet; thence Southerly parallel with the Westerly line of said Block 121 feet, more or less, to the Southerly line of said Block; thence Westerly along the Southerly line of said Block 82.50 feet to the Southwest corner of said Block; thence Northerly along the Westerly line of said Block 166 feet, more or less, to the point of beginning.

PARCEL II:

Beginning at a point on the South line of Block 1, ROBERTS ADDITION TO SALEM, Marion County, Oregon, which is 82.5 feet East of the Southwest corner thereof; thence Easterly along the North line of State Street 47 feet, 6 inches; thence Northerly parallel with the West line of said Block 120 feet, more or less, to the South line of land conveyed to The United States National Bank of Portland by deed recorded in Book 518, Page 348, of the Deed Records of Marion County, Oregon; thence Westerly along the South line of said United States National Bank land 47 feet, 6 inches, to an inner angle therein; thence Southerly along the East line of said United States National Bank land 120 feet, more or less, to the place of Beginning.

EXHIBIT "B"

Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.

Marion County
Document Separator Page

Instrument # 2023-26591

August 31, 2023 03:15 PM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$101.00

Bill Burgess
Marion County Clerk

This is not an invoice.



ParcelID: 587766

Tax Account #: 073W26BD04400

1317 State St, Salem OR 97301

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.