



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Marcos T Ochoa and Martha A Ochoa

2883 Grice Hill Dr NW

Salem, OR 97304

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

Marcos T Ochoa and Martha A Ochoa

2883 Grice Hill Dr NW

Salem, OR 97304

File No. 502972AM

RECORDED IN POLK COUNTY

2021-017720

Valerie Unger, County Clerk

11/09/2021 10:16:00 AM

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

\$96.00

STATUTORY WARRANTY DEED

Jonathan Hansen,

Grantor(s), hereby convey and warrant to

Marcos T Ochoa and Martha A Ochoa, as Tenants by the Entirety,

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:

Beginning at the Southwest corner of Lot 6, BOW ADDITION in Salem, Polk County, Oregon; thence North 27° 06' East, along the Westerly line of said Lot, a distance of 2.68 feet; thence South 78° 45' East, a distance of 39.85 feet; thence South 11° 02' East, 93.20 feet to a point on the Northerly line of Cascade Drive; thence South 78° 58' West, a distance of 70.68 feet; thence Southwesterly along the arc of a 120.00 foot radius curve to the left, the chord of which bears South 54° 31' West 87.20 feet to the initial corner of said Bow Addition; thence North 27° 06' East, a distance of 182.15 feet to the place of beginning.

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

07321CA06700

The true and actual consideration for this conveyance is \$50,000.00.

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:

502972AM

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.

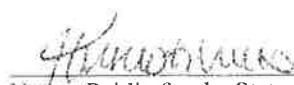
Dated this 05 day of November, 2021.


Jonathan Hansen

State of Oregon } ss
County of Marion }

On this 05 day of November, 2021, before me, Jackie K. Willems a Notary Public in and for said state, personally appeared Jonathan Hansen, 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.



Notary Public for the State of Oregon
Residing at: Salem, OR
Commission Expires: 9/6/2022

