

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

GRANTOR'S NAME:

Estate of Calvin C. Cox

GRANTEE'S NAME:

Creswell HLDGS LLC, an Oregon limited liability
company

AFTER RECORDING RETURN TO:

Landon Hattan
Creswell HLDGS LLC, an Oregon limited liability
company
604 Timber View Street NW
Salem, OR 97304

SEND TAX STATEMENTS TO:

Creswell HLDGS LLC, an Oregon limited liability
company
604 Timber View Street NW
Salem, OR 97304

527217 and 073W24DC01000

3021 D Street NE, Salem, OR 97301-2879

MARION COUNTY RECORDS

2024-29874

D-DEED

09/23/2024 03:47 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 MD1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Douglas C. Cox, the duly appointed, qualified and acting personal representative of the estate of Calvin C. Cox, deceased, pursuant to proceedings filed in Circuit Court for Marion County, Oregon, Case No. **24PB00829**, Grantor, conveys to **Creswell HLDGS LLC, an Oregon limited liability company**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

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

The true consideration for this conveyance is Seven Hundred Twenty-Five Thousand And No/100 Dollars **(\$725,000.00)**.

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.

TICOR TITLE 471824129969

PERSONAL REPRESENTATIVE'S DEED

(continued)

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

Estate of Calvin C. Cox

By: Douglas C. Cox 9-20-2024
Douglas C. Cox, Personal Representative Date

State of Oregon
County of Washington

This instrument was acknowledged before me on 9-20-2024 by Douglas C. Cox,
as Personal Representative for Estate of Calvin C. Cox.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 06-13-2025

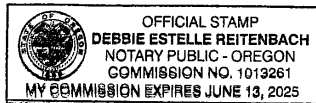


EXHIBIT "A"
Legal Description

Parcel 1:

Beginning at an iron pipe which is 24.23 chains North 0°45' West and 7.3095 chains North 89°31' East from the most Southerly Southwest corner of the Donation Land Claim of Isaac Baker and wife in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, and from thence running South 0°53' East 3.849 chains to the middle of the County Road; thence South 89°04' East along the middle of that said road, 0.6495 chains; thence North 0°53' West, 3.865 chains to an iron pipe; thence South 89°31' West 0.6495 chains to the place of beginning.

Parcel 2:

Beginning at a point in the center line of D Street, which point is 7.969 chains South 89°04' East 20.56 chains North 0°45' West from the most Southerly Southwest corner of Isaac Baker Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence North 0°53' West 3.865 chains to an iron pipe; thence North 89°31' East 1.283 chains; thence South 0°53' East 3.896 chains to the center of D Street; thence North 89°04' West 1.283 chains to the point of beginning.

EXHIBIT "B"

Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

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 2024-2025.

Marion County
Document Separator Page

Instrument # 2024-29874

September 23, 2024 03:47 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.