



After recording return to:
Davis Dugger and Julie Dugger
2243 Joplin Court South
Salem, OR 97302

Until a change is requested all tax
statements shall be sent to the
following address:
Davis Dugger and Julie Dugger
2243 Joplin Court South
Salem, OR 97302

File No.: 7121-3612096 (KO)
Date: November 04, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 4419 PAGE 27
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-07-2020 10:30 am.
Control Number 629756 \$ 91.00
Instrument 2020 00067409

STATUTORY WARRANTY DEED

Viper West Development, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Davis Dugger and Julie Dugger, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

LOT 10, BLOCK 57, SUNNYRIDGE HEIGHTS NO. 13, MARION COUNTY, OREGON. (PLAT VOLUME 34, PAGE 40)

TOGETHER WITH AN APPURTENANT, NON-EXCLUSIVE PERPETUAL EASEMENT FOR ROAD AND ROADWAY PURPOSES, OVER AND TO A STRIP OF LAND 20 FEET IN WIDTH, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 16, 1985 AS REEL 415, PAGE 28, FILM RECORDS FOR MARION COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$500,000.00**. (here comply with requirements of ORS 93.030)

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 4th day of December, 2020.

Viper West Development, LLC, a ^{Oregon} limited liability company

By: _____

Name: Davis Dugger
Title: Member

STATE OF Oregon)
) ss.
County of Polk)

This instrument was acknowledged before me on this 4th day of December, 2020
by Davis Dugger as Member of Viper West Development, LLC, on behalf of the limited liability company.



Korrina Osborn
Notary Public for Oregon

My commission expires: 12-17-22

REEL: 4419

PAGE: 27

December 07, 2020, 10:30 am.

CONTROL #: 629756

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: \$ 91.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

