

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:
Huanit Inc, an Oregon corporation

GRANTEE'S NAME:
Zeeb Legacy, LLC

AFTER RECORDING RETURN TO:

Order No.: 60222101256-KM
Zeeb Legacy, LLC, an Oregon limited liability company
1935 Silverton Rd NE
Salem, OR 97301

SEND TAX STATEMENTS TO:

Zeeb Legacy, LLC
1935 Silverton Rd NE
Salem, OR 97301

APN: 526355
Map: 073W14AD04500
1793-1799 Silverton Rd NE, Salem, OR 97301

REEL 4476 PAGE 182
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-13-2021 09:32 am.
Control Number 649924 \$ 91.00
Instrument 2021 00022859

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Huanit, Inc., an Oregon corporation, Grantor, conveys and warrants to **Zeeb Legacy, 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:

Parcel 2, PARTITION PLAT NO. 99-49, City of Salem, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$825,000.00). (See ORS 93.030).

Subject to:

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

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Co.
Purpose: Telephone lines
Recording Date: October 26, 1934
Recording No: Volume 219, Page 528
Affects: See document for specifics

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through its State Highway Commission
Purpose: Creek channel relocation
Recording Date: April 24, 1936
Recording No: Volume 224, Page 376
Affects: See document for specifics

Agreement for sign encroachment, including the terms and provisions thereof,

Recording Date: July 22, 1965
Recording No.: Volume 604, Page 219

Agreement for sign encroachment, including the terms and provisions thereof,

Recording Date: January 14, 1971
Recording No.: Volume 696, Page 486

Conditions and restrictions as established by the City of Salem:

Purpose: Conditions of approval for partition plat
Ordinance No. / File No.: Partitioning Plat 92-30P
Recording Date: November 25, 1998
Recording No.: Reel 1544, Page 526

Fidelity National Title# 60222101256

STATUTORY WARRANTY DEED

(continued)

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Storm sewer easement for the benefit of City of Salem
Affects: Westerly 20 feet

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Non-revocable reciprocal access and utility easement
Affects: Easterly 25 feet

Reciprocal Water and Sewer Line Maintenance Agreement, including the terms and provisions thereof,

Recording Date: April 29, 1999
Recording No.: Reel 1593, Page 163

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.

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

Dated April 12, 2021; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Huanit Inc, an Oregon corporation

BY: B. Anita Hampton
B. Anita Hampton
Secretary

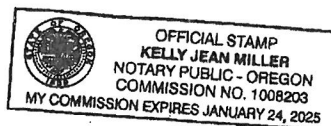
BY: Hugh Hampton
Hugh Hampton
President

State of Oregon
County of Madison

This instrument was acknowledged before me on April 12, 2021 by B. Anita Hampton, as Secretary for Huanit Inc, an Oregon corporation and Hugh Hampton, as President for Huanit Inc, an Oregon corporation.

Notary Public - State of Oregon

My Commission Expires: 1/24/2025



REEL: 4476

PAGE: 182

April 13, 2021, 09:32 am.

CONTROL #: 649924

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.

Property Identification

Account ID:

526355

Tax Account ID:

526355

Tax Roll Type:

Real Property

Primary Situs Address:

1793 SILVERTON RD NE SALEM OR 97301

Map Tax Lot:

073W14AD04500

Owner:

ZEEB LEGACY LLC

1935 SILVERTON RD NE

SALEM, OR 97301

Manufactured Home Details:**Other Tax Liability:****Subdivision:**

PP 1999-049 LOT 2

Related Accounts:[GIS Interactive Viewer](#)[Assessor Map PDF](#)

Owner History

Grantee	Grantor	Sales Info	Deed Info
ZEEB LEGACY LLC 1935 SILVERTON RD NE SALEM OR 97301	HUANIT INC 11114 JAMES WAY AUMSVILLE OR 97325	4/13/2021 \$825,000.00 20 ⓘ 1 ⓘ	4/13/2021 2021-5198 (44760182) ⓘ WD ⓘ 526355
HUANIT INC 11114 JAMES WAY AUMSVILLE OR 97325			4/29/1999 1999-4790 (1999-049) ⓘ PAPL ⓘ 526355
HUANIT INC 856 COMMERCIAL ST SE AUMSVILLE OR 97325		5/8/1992 \$225,000.00 21 ⓘ 1 ⓘ	5/8/1992 1992-998 (09490273) ⓘ DEED ⓘ 526355