

Fidelity National Title # 00222109632

GRANTOR'S NAME:

L. Genevieve Holmly, Trustee of the L. Genevieve Holmly Revocable Trust and L. Genevieve Holmly, Trustee of the Gilman O. Holmly Family Trust

GRANTEE'S NAME:

KSD Properties, LLC

AFTER RECORDING RETURN TO:

Order No.: 60222109632-TD

Jeff Koehnke
KSD Properties, LLC
500 SW Sublimity Blvd.
Sublimity, OR 97385

SEND TAX STATEMENTS TO:

KSD Properties, LLC
500 SW Sublimity Blvd.
Sublimity, OR 97385

APN: 588402

Map: 073W24AC03100

3170 Market Street NE, Salem, OR 97301

REEL 4540 PAGE 27
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-15-2021 03:11 pm.
Control Number 673327 \$ 96.00
Instrument 2021 00054704

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

L. Genevieve Holmly, Trustee of the L. Genevieve Holmly Revocable Trust, as to an undivided 1/2 interest; and L. Genevieve Holmly, Trustee of the Gilman O. Holmly Family Trust Under Will dated March 6, 1998, as to an undivided 1/2 interest, Grantor, conveys and warrants to KSD Properties, 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:

Beginning at the Northeast corner of Lot 1, Block 5, ROSELAND ADDITION in the County of Marion and State of Oregon, (See Book 17, Page 50, Record of Town Plats for said County and State); thence South 1°15' East, along the West line of Savage Road, 110.0 feet; thence South 89°48' West 140.00 feet; thence North 1°15' West 110.00 feet to the North line of said Lot 1, which is also on the South line of Market Street; thence North 89°48' East 140.00 feet to the place of beginning.

EXCEPTING THEREFROM that certain portion conveyed to the City of Salem, recorded July 25, 1972, in Book 731, Page 217, Deed Records for Marion County, Oregon.

FURTHER EXCEPTING THEREFROM that certain portion conveyed to the City of Salem, recorded June 24, 2003, in Reel 2145, Page 217, Deed Records for Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" 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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: September 14th, 2021

L. Genevieve Holmly, Trustee of the L. Genevieve Holmly Revocable Trust

BY: L. Genevieve Holmly,
L. Genevieve Holmly, Trustee Trustee

L. Genevieve Holmly, Trustee of the Gilman O. Holmly Family Trust

BY: L. Genevieve Holmly,
L. Genevieve Holmly, Trustee Trustee

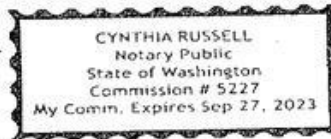
State of Washington

County of Pierce

This instrument was acknowledged before me on September 14th, 2021 by L. Genevieve Holmly, as Trustee for L. Genevieve Holmly, Trustee of the L. Genevieve Holmly Revocable Trust.

Cynthia Russell
Notary Public - State of Washington

My Commission Expires: 09-27-23



State of Washington

County of Pierce

This instrument was acknowledged before me on September 14th, 2021 by L. Genevieve Holmly, as Trustee for Gilman O. Holmly Family Trust Under Will dated March 6, 1998.

Cynthia Russell
Notary Public - State of Washington

My Commission Expires: 09-27-23

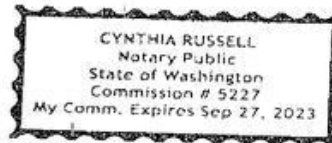


EXHIBIT "A"
Exceptions

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 2021-2022.

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

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 25, 1955
Recording No: Volume 472, Page 700

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: July 2, 1967
Recording No: Volume 633, Page 598

Agreement, including the terms and provisions thereof,

Recording Date: October 6, 1958
Recording No.: Volume 516, Page 420

REEL: 4540

PAGE: 27

September 15, 2021, 03:11 pm.

CONTROL #: 673327

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: \$ 96.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.