

**RECORDING REQUESTED BY:**



315 Commercial St SE, Ste 150  
Salem, OR 97301

**AFTER RECORDING RETURN TO:**

**Order No.:** 471824131355-BA  
Neaman Holdings, LLC, an Oregon Limited  
Liability Company  
1430 Commercial St SE  
Salem, OR 97301

**SEND TAX STATEMENTS TO:**

Neaman Holdings, LLC, an Oregon Limited  
Liability Company  
1430 Commercial St SE  
Salem, OR 97301

APN: 579536  
Map: 073W27CD04800  
375 Leffelle Street SE, Salem, OR 97302

MARION COUNTY RECORDS

**2024-20557**

D-DEED

07/01/2024 03:43 PM

\$10.00 \$11.00 \$10.00 \$60.00

\$91.00



I, Bill Burgess, County Clerk for Marion County,  
Oregon, certify that the instrument identified  
herein was recorded in the Official Records.

Pgs=2 DEB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Paul Daniel Dilger**, Grantor, conveys and warrants to **Neaman Holdings, 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:

Lot 4, Block 13, G. H. JONES' ADDITION, in the City of Salem, County of Marion and State of Oregon.

EXCEPTING THEREFROM, the Easterly 100 feet thereof. (Plat Volume 1, page 29)

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$420,000.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

**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 2024/2025.

TRC 471824131355

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STATUTORY WARRANTY DEED  
(continued)

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: 1 Jul 24

[Signature]  
Paul Daniel Dilger

State of OR  
County of Marion

This instrument was acknowledged before me on July 1, 2024 by Paul Daniel Dilger.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 2/7/2027

