

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

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

**WE HAVE READ, APPROVED AND ACKNOWLEDGE
RECEIPT OF A COPY HEREOF**

DocuSigned by:
By: Larissa Martin **Date:** 3/21/2025

13B8B8CE190A411...
DocuSigned by:

GRANTOR'S NAME:

Jason Eastman and Susan K Green

By: [Signature] **Date:** 3/21/2025

3D4B16DDF16E45E...

GRANTEE'S NAME:

Kevin Martin and Larissa Martin and Jean Jones

AFTER RECORDING RETURN TO:

Order No.: 60222500742-KM

Kevin Martin and Larissa Martin and Jean Jones
5986 Windyridge Drive SE
Salem, OR 97317

SEND TAX STATEMENTS TO:

Kevin Martin and Larissa Martin
5986 Windyridge Drive SE
Salem, OR 97317

APN: 575562

Map: 083W14CD02000

1582 Wiltsey Rd SE, Salem, OR 97306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Susan K. Green and Jason Eastman, as tenants by the entirety, Grantor, conveys and warrants to **Kevin Martin and Larissa Martin, as tenants by the entirety, as to an undivided 50% interest and Jean Jones, as to an undivided 50% interest, as tenants in common**, 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 17, GRABENHORST FRUIT FARMS NO. 3, Marion County, Oregon; thence South along the East line of said Lot 128.0 feet; thence West parallel with the North line of said Lot 111.24 feet; thence North parallel with the East line of said Lot 128.0 feet to the North line of said Lot; thence East along the North line of said Lot 111.24 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Salem by Warranty Deed recorded September 2, 2009 as Reel 3100, Page 469, Marion County Records, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (**\$210,000.00**). (See ORS 93.030).

STATUTORY WARRANTY DEED
(continued)

Subject to:

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

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: _____

Jason Eastman

Susan K Green

State of _____
County of _____

This instrument was acknowledged before me on _____ by Jason Eastman.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Susan K Green.

Notary Public - State of _____

My Commission Expires: _____