



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cartwright Apartments, LLC
575 Mission Street SE
Salem, OR 97302

Until a change is requested all tax statements shall be sent to the following address:

Cartwright Apartments, LLC
575 Mission Street SE
Salem, OR 97302
File No. 667056AM

MARION COUNTY RECORDS

2025-08307

D-DEED

03/25/2025 09:25 AM

\$10.00 \$11.00 \$2.00 \$8.00 \$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 SKM

STATUTORY WARRANTY DEED

Coursey Enterprises LLC, an Arizona limited liability company,

Grantor(s), hereby convey and warrant to

Cartwright Apartments, LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

Tract I:

Lots 1 and 2, Block 1, HUGH OWENS ADDITION to Salem, in Marion County, Oregon.

Tract II:

Beginning at the Northeast corner of Lot Ten (10), in Block One (1), of OWENS ADDITION to the City of Salem, in Marion County, Oregon; and running thence South along the East line of said Lot Ten (10) and along the East line of Lot Nine (9) 120.00 feet to the Southeast corner of said Lot 9; thence West along the South line of said Lot Nine (9), 60.00 feet; thence North, parallel with the East line of said Lots, 120.00 feet to the North line of said Lot Ten (10); thence East along said North line to the place of beginning, and being 60.00 feet off from the East end of said Lot 9 and 10.

The true and actual consideration for this conveyance is \$750,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

SUBJECT TO: that certain DEED OF TRUST given as security for a debt and recorded as Instrument No. 2024-11613, Mortgage Records of Marion County, State of Oregon, wherein Coursey Enterprises, LLC is the Grantor and Pioneer Trust Bank, N.A. is the Beneficiary, WHICH INDEBTEDNESS SECURED BY SAID TRUST DEED GRANTEE HEREIN BY ACCEPTANCE OF THIS DEED ASSUMES AND CONVENANTS WITH THE GRANTOR HEREIN TO FULLY PAY

AmeriTitle
see 70566

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: February 14, 2025

Coursey Enterprises LLC

By: Michael Coursey

Michael Coursey, Member

State of Florida
County of Volusia

On this 20th day of February, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Michael Coursey**, known or identified to me to be the Managing Member in the Limited Liability Company known as **Coursey Enterprises LLC** and acknowledged to me that he/she/they executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

produced id Az DRIVER LICENSE

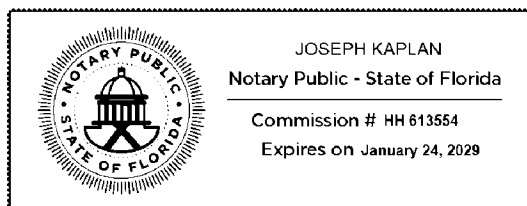
Joseph Kaplan
Online Notary

Notary Public for the State of Florida

Residing at: Florida

Commission Expires: 01/24/2029

Notarized remotely online using communication technology via Proof.



Marion County
Document Separator Page

Instrument # 2025-08307

March 25, 2025 09:25 AM

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
Marion County Clerk

This is not an invoice.