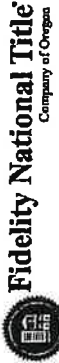


RECORDING REQUESTED BY:



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

ORIGINAL

GRANTOR'S NAME:
Ber-Sel, LLC

GRANTEE'S NAME:
Eden Rose Brown Trusts

AFTER RECORDING RETURN TO:

Order No.: 60222404738-MS
Eden Rose Brown Trusts
1011 Liberty St. SE
Salem, OR 97302

SEND TAX STATEMENTS TO:

Eden Rose Brown Trusts
1011 Liberty St. SE
Salem, OR 97302

APN/Parcel ID(s): 579455
Tax/Map ID(s): 073W27CA06700
1095 & 1097 Liberty Street SE, Salem, OR 97302

MARION COUNTY RECORDS **2025-00863**
D-DEED 01/10/2025 03:42 PM
\$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.

William J. Burgess

Pgs=2 DMI

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ber-Sel, LLC, an Oregon limited liability company, successor by conversion to The Ber-Sel Limited Partnership, dated February 5, 1995, Grantor, conveys and warrants to Eden Rose Brown, Trustee, or her successors in trust, under the Eden Rose Brown Living Trust, dated March 1, 1999, and any amendments thereto, as to an undivided 51% interest and Eden Rose Brown, Trustee, or her successors in trust, under the Eden Rose Brown Lifetime Trust, dated August 19, 2017, as to an undivided 49% interest, Grantees, 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 5, G. H. JONES ADDITION, in the City of Salem, County of Marion, State of Oregon.

EXCEPTING THEREFROM, the West 48 feet thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$790,000.00). (See ORS 93.030).

Subject to:

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

Granted to: Northwest Natural Gas Company, an Oregon corporation

Purpose: Gas pipeline(s) and appurtenances

Recording Date: September 14, 2021

Recording No: Reel 4539, page 49

Affects: North 10 feet