



After recording return to:
DD Citizen, LLC
901 NorthEast Glisan Street #100
Portland, OR 97232

Until a change is requested all tax
statements shall be sent to the
following address:
DD Citizen, LLC
901 NorthEast Glisan Street #100
Portland, OR 97232

File No.: NCS-1163400-OR1 (RM)
Date: November 18, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

MARION COUNTY RECORDS

2024-36431

D-DEED

11/22/2024 03:11 PM

\$25.00 \$11.00 \$10.00 \$60.00

\$106.00



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=5 MD1

STATUTORY WARRANTY DEED

FT, LLC, an Oregon limited liability company who acquired title as FT LLC, an Oregon limited liability company, Grantor, conveys and warrants to DD Citizen, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

see attached exhibit A

Subject to: see attached exhibit B

The true consideration for this conveyance is **\$1,184,740.00.** (Here comply with requirements of ORS 93.030)

APN: **589140**

Statutory Warranty Deed
- continued

File No.: **NCS-1163400-OR1**
(RM)

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 this 21st day of November, 2024.

FT, LLC

By: 

Name: Doug D. Pitassi

Title: Manager

APN: **589140**

Statutory Warranty Deed
- continued

File No.: **NCS-1163400-OR1**
(RM)

STATE OF Oregon)
County of Clackamas) ss.
Marion)

This instrument was acknowledged before me on this 21st day of November, 2024
by Doug D. Pitassi as Manager of FT, LLC, on behalf of the limited liability company.

Rachael Paige Rodgers

Notary Public for Oregon

My commission expires: 2/3/2025

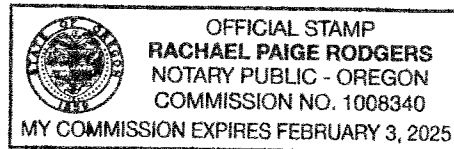


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

Lot 1 and a portion of Lot 2, Block 22, Salem, located in the Southeast one-quarter of Section 22, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon and more particularly described as follows:

Beginning at the northeast corner of said Lot 1,
Thence along the easterly line of said Lot 1 and also Easterly line of said Lot 2, South 19°30'19"
West distance of 139.51 feet to the Southeast corner of Parcel 1 of that property conveyed to FT
LLC by deed recorded August 31, 2016 as Reel 3856, Page 0443, Marion County Deed Records;
Thence along the Southerly line of said Parcel 1, North 70°29'14" West a distance of 166.04 feet to
the Southwest corner thereof, said point being on the Westerly line of said Lot 2;
Thence along the Westerly line of said Lot 2 and also the Westerly line of said Lot 1, North
19°30'10" East a distance of 139.49 feet to the Northwest corner of said Lot 1;
Thence along the Northerly line of said Lot 1, South 70°29'34" East a distance of 166.05 feet to
the point of beginning.

Exhibit "B"

1. Easement, including terms and provisions contained therein:
Recording Information: July 26, 1989, Reel 704 and Page 0434
In Favor of: City of Salem
For: Stone Monument

2. Easement, including terms and provisions contained therein:
Recording Information: August 13, 2019, Reel 4229 and Page 373
In Favor of: Portland General Electric Company, an Oregon corporation and
its successors and assigns
For: transmission, distribution, and sale of electricity and
communication

Marion County
Document Separator Page

Instrument # 2024-36431

November 22, 2024 03:11 PM

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: \$106.00

Bill Burgess
Marion County Clerk

This is not an invoice.