



REEL 3601 PAGE 281
 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 05-02-2014 03:18 pm.
 Control Number 360408 \$ 61.00
 Instrument 2014 00014275

Lake Oswego Branch
 File No. 87F0916201

After recording return to:
 Yajaira Duenas
 2425 Commercial St
 Salem, OR 97301

Until a change is requested, all tax statements shall be sent
 to the following address:
 Yajaira Duenas
 2425 Commercial St
 Salem, OR 97301

STATUTORY WARRANTY DEED

ABCDD, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Yajaira Duenas, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "One" Attached hereto

Tax Account No. R84189

This property is free of encumbrances, EXCEPT:
 SEE EXHIBIT "A" WITH EXCEPTIONS
 The true consideration for this conveyance is \$115,000.00

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.

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 TICOR TITLE

Dated 16th day of April, 2014

ABCDD, LLC, an Oregon limited liability company

By: Susan J. Davis TRF
Susan J. Davis, surviving Trustee of the
Davis Family Trust, its Manager

STATE OF OREGON
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 16th day of April, 2014 by Susan J. Davis as the surviving Trustee of the Davis Family Trust, Manager of ABCDD, LLC, an Oregon limited liability company on its behalf.

Vicki Ann Gillespie
Notary Public, State of Oregon
My commission expires: 11/29/2016

Order No. U/I0916/201

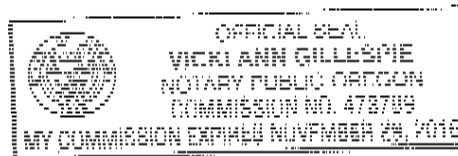


Exhibit "A" with Exceptions

Subject to:

City Liens, if any, in favor of the City of Salem.

Regulations, levies, liens, assessments, rights of way and easements of Marion Soil and Water Conservation District.

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

Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Dated: April 2, 1951

Recording No.: Book 426, Page 678

Affects: Easterly 40'

Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Personal Property Taxes, if any.

EXHIBIT "ONE"

A parcel of land lying in the Southeast quarter of the Northeast quarter of Section 15, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Marion and State of Oregon described as follows:

Lot 7, and the Southerly one-half of Lot 6, Block 1, NORTH LIMITS ADDITION to the City of Salem, Marion County, Oregon. (See Volume 13, Page 37, Record of Town Plats for said County and State.)

ALSO:

Beginning at the Northwestern corner of Lot 7, Block 2, NORTH LIMITS ADDITION to the City of Salem, Marion County, Oregon; thence Westerly along the Northerly line of said Lot 7, if extended, 40.00 feet; thence Southerly parallel with the Westerly line of said Lot 7, 50.00 feet; thence Easterly along the Southerly line of said Lot 7, if extended Westerly, 40.00 feet to the Southwesterly corner of said Lot 7; thence Northerly along the Westerly line of said Lot 7, 50.00 feet to the place of beginning.

ALSO:

The Southerly one-half of the premises beginning at the Northwestern corner of Lot 6, Block 2, NORTH LIMITS ADDITION to the City Salem, Marion County, Oregon; thence Westerly along the Northerly line of said Lot 6, if extended, 40.00 feet; thence Southerly parallel to the Westerly line of said Lot 6, 50.00 feet; thence Easterly along the Southerly line of said Lot 6, if extended Westerly, 40.00 feet to the Southwesterly corner of said Lot 6; thence Northerly along the Westerly line of said Lot 6, 50.00 feet to the place of beginning.

REEL: 3601

PAGE: 281

May 02, 2014, 03:18 pm.

CONTROL #: 360408

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: \$ 61.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.