

18:37438
TICOR TITLE



After Recording Return To:

Jarrell E. Rysavy
Tania L. Rysavy
4810 Auburn Rd NE
Salem OR 97301

Send Tax Statements To:

Jarrell E. Rysavy
Tania L. Rysavy
4810 Auburn Rd NE
Salem OR 97301

Title Order No. 18-37438
Escrow No. 18-37438
Tax Account No. R23935 72W
29B 400

WARRANTY DEED
(ORS 93.850)

Deborah French Kampe, an estate in fee simple, who acquired title as Debbie French, Grantor, conveys and warrants to Jarrell E. Rysavy and Tania L. Rysavy, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$174,450.00.

Dated this 7 day of April, 2005.

Deborah French Kampe

State of OR, County of Marion)ss.

This instrument was acknowledged before me on April 7, 2005
by Deborah French Kampe.

Notary Public

My commission expires: 6/16/07



EXHIBIT 'A'Legal Description:

Parcel 2 of Partition Plat No. 1990-22, recorded May 7, 1990, Reel 767, Page 471, in Marion County, Oregon.

TOGETHER WITH an easement for ingress and egress for residential purposes only as described in instrument recorded February 10, 1992, in Reel 922, Page 366, Film Records for Marion County, Oregon, more particularly described as follows:

A tract of land situated in Section 29, Township 7 South, Range 2 West of the Willamette Meridian, Marion County Oregon.

Beginning at the Northeast corner of that property conveyed to Don Dwight and Dorothy E. Davis in Deed Reel 103, page 48, Marion County Deed Records. Marion County, Oregon; thence South 00°25'49" East along the East line of the described property, 149.87 feet to the Southeast corner of the described property; thence North 89°34'11" East. 20.00 feet; thence North 00°25'49" West 316.82 feet; thence North 08°35'38" East 63.75 feet to the South right of way line of Auburn Road (C.R. 8739); thence North 89°30' West along said Auburn Road, 30.00 feet to the Northeast corner of a 20' roadway easement as described in Deed Volume 605, Page 18; thence South 00°25'49" East along the East line of said easement 229.29 feet to the place o

Subject to:

Regulations, including levies, liens, assessments, rights of way and easements of East Salem Sewer and Drainage District.

Easement Maintenance Agreement, including the terms and provisions thereof,

Recorded: February 10, 1992

Reel: 922 Page: 366

Records of Marion County, Oregon.

REEL:2462

PAGE: 60

April 08, 2005, 11:07 am.

CONTROL #: 138023

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: \$ 31.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.