

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:
Michael J Souza

GRANTEE'S NAME:
East Park LLC

REEL 4230 PAGE 252
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-15-2019 01:28 pm.
Control Number 564090 \$ 101.00
Instrument 2019 00037790

AFTER RECORDING RETURN TO:

Order No.: 45141813223-PK
East Park LLC
c/o Randall C. Myers
P.O. Box 2201
Lake Oswego, OR 97035

SEND TAX STATEMENTS TO:

East Park LLC
c/o Randall C. Myers
P.O. Box 2201
Lake Oswego, OR 97035

APN: R335045
Vacant Land, Salem, OR 97301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael J Souza, Grantor, conveys and warrants to East Park LLC, an Oregon limited liability company, Grantee, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "B" PERMITTED EXCEPTIONS ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00). (See ORS 93.030).

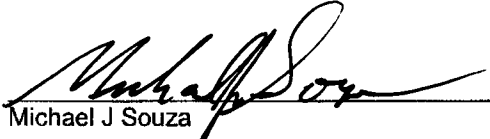
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Fidelity National Title of Oregon 60271804410-com

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

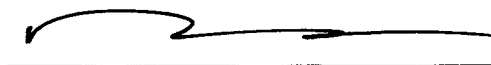
Dated: August 12, 2019


Michael J Souza

State of Oregon

County of Tillamook

This instrument was acknowledged before me on August 12th, 2019 by Michael J. Souza


Notary Public - State of Oregon

My Commission Expires: 10/2/22

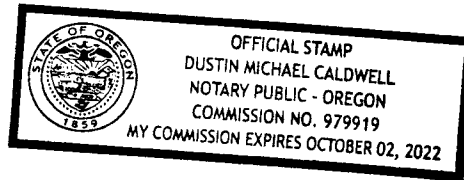


EXHIBIT "A"
Legal Description

A tract of land in the Southwest Quarter of Section 29, Township 7 South, Range 2 West, Willamette Meridian, in the City of Salem, Marion County, Oregon, being a portion of the former Geer Branch of the Union Pacific Railroad right of way and being more specifically described as follows:

Beginning at the intersection of the Southerly right of way line of said Railroad with the Westerly right of way line of Market Road 97, (Cordon Road); thence West along said Railroad right of way 1771 feet, more or less, to the Northeast corner of that tract conveyed to Kendall F. Rosemeyer as Trustee of the Mobile Home Parks Revocable Inter Vivos Trust, dated November 11, 1998, per Reel 1825, Page 136, Marion County, Records; thence North 80 feet to the Northerly right of way of said Railroad; thence East along said right of way line 1771 feet, more or less, to the Westerly right of way line of said Market Road 97; thence South along said Market Road right of way 80 feet to the point of beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.

Tax Identification No.: R335045.

2. Reservation(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Union Pacific Railroad Company
Purpose: Minerals and all mineral rights of any kind
Recording Date: March 18, 2004
Recording No: Reel 2289, Page 327

REEL: 4230

PAGE: 252

August 15, 2019, 01:28 pm.

CONTROL #: 564090

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: \$ 101.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.