

GRANTOR'S NAME:
Terra Firma Management LLC

GRANTEE'S NAME:
State Street Homes, Inc

AFTER RECORDING RETURN TO:

Order No.: 60222001373-KM
Brandon Tyler Gill
State Street Homes, Inc
420 NW 11th Ave #909
Portland, OR 97209

REEL 4340 PAGE 386
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-03-2020 08:19 am.
Control Number 602911 \$ 91.00
Instrument 2020 00028268

SEND TAX STATEMENTS TO:

State Street Homes, Inc
420 NW 11th Ave #909
Portland, OR 97209

APN: R32284
Map: 083W13C 00900
5826 Battle Creek Road SE, Salem, OR 97306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Terra Firma Management LLC, an Oregon limited liability company, Grantor, conveys and warrants to State Street Homes, Inc, an Oregon corporation, 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:

Beginning at a point on the East line of the C.S. Pringle Donation Land Claim No. 13, 12.49 chains North of the Southeast corner of the said claim in Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Marion and State of Oregon; thence West 18.18 chains; thence North 20°45' West 9.29 chains to the Southwest corner of land conveyed to Albert A. Agan by instrument recorded August 17, 1942, in Volume 274, Page 188, Deed Records for said County and State; thence North 82°15' East along the Southerly line of last said land 21.67 chains to the Southeast corner of said land; thence Southerly along the Easterly line of said Donation Land Claim 11.45 chains to the place of beginning.

SAVE AND EXCEPT: The tract of land conveyed to the State of Oregon, by and through its State Highway Commission, by deed Recorded August 5, 1952, in Volume 442, Page 248, Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT: The tract of land disclosed in Deed to E. Marvin Johnson and Jean Camp by Deed Recorded September 9, 1971, in Volume 711, Page 575, Deed Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT: That portion conveyed to the State of Oregon, by and through its Department of Transportation for road purposes, by Warranty Deed recorded June 10, 2016 as Reel 3826, Page 77, Records for Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,265,000.00). (See ORS 93.030).

Subject to:

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

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Recording Date: August 5, 1952
Recording No.: Volume 442, Page 248

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Recording Date: June 10, 2016
Recording No.: Reel 3826, Page 77

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

Entitled: Warranty Deed
In favor of: State of Oregon, by and through its Department of Transportation
Purpose: Temporary easement rights for construction
Recording Date: June 10, 2016
Recording No: Reel 3826, Page 77
Affects: Reference is hereby made to said document for full particulars

Fidelity National Title # 60222001373

STATUTORY WARRANTY DEED

(continued)

Annexation Agreement

Recording Date: March 9, 2018
Recording No.: Reel 4053, Page 390

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.

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

Dated: June 1, 2020

Terra Firma Management LLC

By: Clutch Investments LLC, Member

BY: [Signature]
Terrence Christian Blackburn, Manager

State of Oregon
County of Manon

This instrument was acknowledged before me on June 1, 2020 by Terrence Christian Blackburn, as Manager for Clutch Investments LLC, Member of Terra Firma Management LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2/22/21



STATUTORY WARRANTY DEED

REEL: 4340

PAGE: 386

June 03, 2020, 08:19 am.

CONTROL #: 602911

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: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.