

After recording, send to:

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

REEL 4230 PAGE 249
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-15-2019 01:26 pm.
Control Number 564087 \$ 101.00
Instrument 2019 00037787

Until a change is requested,
All tax statements shall be sent to:

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

SPECIAL WARRANTY DEED

Robert I. Grinberg and Lila J. Grinberg, husband and wife ("Grantor"), conveys and specially warrants to East Park, LLC, an Oregon limited liability company ("Grantee"), the real property described on Exhibit A attached hereto and incorporated herein (the "Property"), together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, and the improvements thereon, free of encumbrances created or suffered by Grantor except as set forth in Exhibit B attached hereto and incorporated herein (the "Permitted Encumbrances").

The true and actual consideration for this transfer is \$425,000.

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.

6022140582
Fidelity National Title of Oregon

Dated this 14 day of August, 2019.

GRANTOR:

Robert I. Grinberg
Robert I. Grinberg

Lila J. Grinberg
Lila J. Grinberg

STATE OF Oregon)

COUNTY OF Washington) Ss.

This instrument was acknowledged before me on this 14th day of August, 2019, by Robert I. Grinberg and Lila J. Grinberg.

Paula Anne Mraz Kingsley

Notary Public for Oregon

My Appointment Expires: 5/2/2022

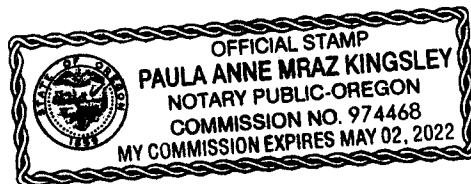


EXHIBIT A
LEGAL DESCRIPTION

Parcel 1, PARTITION PLAT NO. 90-22, as platted and recorded in Reel 767, Page 471, Marion County Records, in the City of Salem, Marion County, Oregon.

EXHIBIT B
DEED EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. City Liens, if any, in favor of the City of Salem. None found as of August 7, 2019.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: adjoining property owners
Purpose: roadway
Recording Date: August 6, 1965
Recording No: Book 605, Page 18
Affects: Easterly 20 feet
4. Matters contained in that certain document
Entitled: Nonremonstrance Agreement
Dated: March 8, 1990
Recording Date: March 8, 1990
Recording No: Reel 753, Page 287
Reference is hereby made to said document for full particulars.
5. Notes and Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Partition Plat No. 90-22
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: access
Affects: Easterly 20 feet as delineated on Partition Plat No. 90-22

REEL: 4230

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August 15, 2019, 01:26 pm.

CONTROL #: 564087

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.