

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:

Jarrell E. Rysavy and Tania L. Rysavy

GRANTEE'S NAME:

East Park LLC

AFTER RECORDING RETURN TO:

East Park LLC
P.O. Box 2201
Lake Oswego, OR 97035

SEND TAX STATEMENTS TO:

East Park LLC
P.O. Box 2201
Lake Oswego, OR 97035

R23935

4810 Auburn Road NE, Salem, OR 97301

REEL 4230 PAGE 250
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-15-2019 01:27 pm.
Control Number 564088 \$ 101.00
Instrument 2019 00037788

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Jarrell E. Rysavy and Tania L. Rysavy, as tenants by the entirety, Grantor, conveys and specially warrants to East Park LLC, an Oregon limited liability company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

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

The true consideration for this conveyance is Two Hundred Ninety-Five Thousand And No/100 Dollars (\$295,000.00).

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.

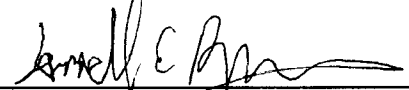
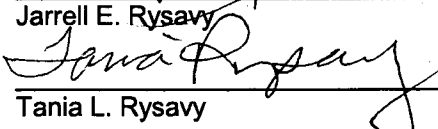
5825961-209
Fidelity National Title of Oregon 602-219-5285

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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

Dated: August 14th, 2019


Jarrell E. Rysavy

Tania L. Rysavy

State of Oregon
County of Multnomah

This instrument was acknowledged before me on August 14th, 2019, Jarrell E. Rysavy and Tania L. Rysavy


Notary Public - State of Oregon

My Commission Expires: 5/2/2022

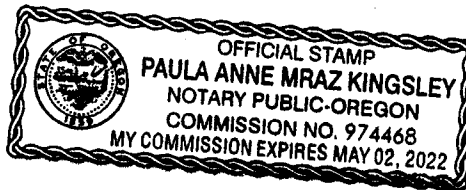


EXHIBIT "A"
Legal Description

Parcel 2, 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.

PERMITTED 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. Terms, provisions and conditions of access easement, including, but not limited to, maintenance provisions, as contained in Warranty Deed

Recording Date: August 6, 1965
Recording No.: Book 605, Page 18

3. 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

4. Terms, provisions and conditions, including, but not limited to, maintenance provisions, as contained in Grant of Easement for Access Purposes

Recording Date: February 10, 1992
Recording No.: Reel 922, Page 366

REEL: 4230

PAGE: 250

August 15, 2019, 01:27 pm.

CONTROL #: 564088

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.