



FATCO 2973728

After recording return to:
Covey Rowhouses, LLC
226 Salem Heights Avenue SE
Salem, OR 97302

Until a change is requested all tax
statements shall be sent to the
following address:
Covey Rowhouses, LLC
226 Salem Heights Avenue SE
Salem, OR 97302

File No.: 7081-2973728 (DSS)
Date: November 20, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 4037 PAGE 176
MARION COUNTY
BILL BURGESS, COUNTY CLERK
01-18-2018 12:33 pm.
Control Number 491878 \$
51.00
Instrument 2018 00002907

STATUTORY WARRANTY DEED

Joseph M. May, Grantor, conveys and warrants to **Covey Rowhouses, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

Beginning at an iron pipe on the West line of Lot 20, Ewald Fruit Farms, Marion County, Oregon, which is 480.00 feet North from the Southwest corner of said Lot; thence East parallel with the South line of said Lot, 103.33 feet; thence North parallel with the West line of said Lot, 165.5 feet to the South line of Salem Heights Avenue; thence West along the South line of said Avenue, 103.33 feet to the West line of said Lot; thence South along the West line of said Lot, 165.5 feet to the place of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

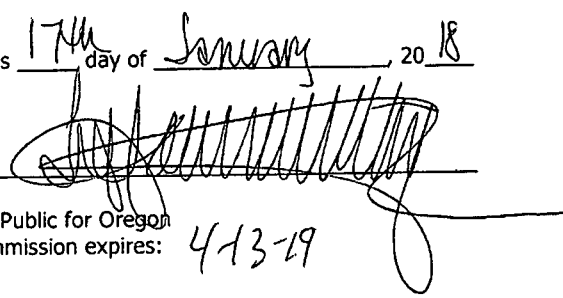
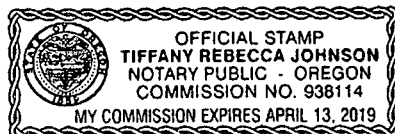
The true consideration for this conveyance is **\$230,000.00**. (Here comply with requirements of ORS 93.030)

APN: R72710

Statutory Warranty Deed
- continued

File No.: 7081-2973728 (DSS)

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.

Dated this 17 day of JAN, 2018.
Joseph M. MaySTATE OF Oregon)
)ss.
County of Marion)This instrument was acknowledged before me on this 17th day of January, 2018
by **Joseph M. May**.
Notary Public for Oregon
My commission expires: 4-13-19

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January 18, 2018, 12:33 pm.

CONTROL #: 491878

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: \$ 51.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.