

WARRANTY DEED

678804/102333  
AmériTitle  
RONALD E MOSER, an estate in fee simple,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SALEM-KEIZER SCHOOL DISTRICT 24J,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of MARION and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 600,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3630 STATE ST. SALEM, OR 97301

Dated this 23 day of May, 2000.

Ronald E. Moser.  
RONALD E MOSER

State of Oregon  
County of MARION

This instrument was acknowledged before me on May 23, 2000 by  
RONALD E. MOSER.



Stephanie M. Moore  
(Notary Public for Oregon)  
My commission expires 3-19-2002

ESCROW NO. 01-102333

Return to:  
SALEM-KEIZER SCHOOL DISTRICT 24J  
3630 STATE ST  
SALEM, OR 97301

MAY 26 2000

**Exhibit 'A'**

Beginning at an iron rod marking the Northwest corner of Lot 16, Block 2, DEER HAVEN ESTATES, as said subdivision is platted and recorded in Volume 34, Page 36, Book of Town Plats, which point bears North  $00^{\circ}03'45''$  West, 110.98 feet and North  $89^{\circ}06'42''$  West, 807.38 feet from a county monument marking the Northeast corner of the Samuel Walker Donation Land Claim No. 39, in Section 12, Township 7 south, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South  $01^{\circ}02'44''$  West along the West line of said Lot 16, a distance of 10.07 feet to a point on the North line of that tract of land described in instrument recorded in Reel 223, Page 1312, Deed Records; thence North  $89^{\circ}02'46''$  West along said North line, a distance of 134.09 feet to an iron pipe marking the most westerly Southwest corner of Parcel 1, as described in Reel 202, Page 916, Deed Records; thence North  $34^{\circ}41'10''$  East along the westerly line of said Parcel 1 and the northeasterly extension thereof, a distance of 229.73 feet to an iron pipe marking the Northeast corner of a tract of land conveyed to Mathias J. Lentsch, et ux, by deed recorded in Volume 442, Page 233, Deed Records; thence North  $8^{\circ}29'36''$  East, 323.20 feet; thence North  $81^{\circ}54'39''$  West, 209.32 feet to a point on the easterly right-of-way line of Portland Road; thence Northeasterly along said right-of-way line on the arc of spiral curve to the left (the chord of which bears North  $33^{\circ}03'49''$  East 11.03 feet) a distance of 11.03 feet to a point on the northerly line of that tract of land conveyed to Eva C. Johnson by deed recorded in Volume 283, Page 583, Deed Records; thence South  $81^{\circ}54'39''$  East along the Northerly line of said Johnson tract, a distance of 536.15 feet to an iron rod marking the Northeast corner thereof; thence South  $82^{\circ}10'45''$  East along the northerly line of that tract of land described in Volume 283, Page 583, Deed Records, a distance of 187.36 feet to a point on the westerly line of Lot 9, Block 1, of said DEER HAVEN ESTATES; thence along the westerly boundary of said subdivision as follows: South  $00^{\circ}09'17''$  West, 60.25 feet; thence South  $54^{\circ}08'47''$  West, 40.25 feet; thence South  $26^{\circ}41'19''$  West, 33.55 feet; thence South  $09^{\circ}05'25''$  West, 50.64 feet; thence South  $03^{\circ}29'09''$  West, 242.70 feet to the Southwest corner of Lot 13 of said Block 1; thence South  $89^{\circ}06'42''$  East, 6.97 feet to the most northerly corner of Lot 16, of said Block 1; thence South  $00^{\circ}53'18''$  West, 40.00 feet to the Northeast corner of Lot 17, of said Block 1; thence North  $89^{\circ}06'42''$  West along the North line of said Lot 17 and the westerly extension thereof, a distance of 495.22 feet to the point of beginning.

MAY 26 2011

**REEL:1692**

**PAGE: 558**

**May 26, 2000, 11:03 am.**

CONTROL #: 10797

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: \$ 31.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.

MAY 26 2000