



THIS SPACE RESERVED FOR RECORDER'S USE

REEL 4111 PAGE 438
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-17-2018 01:02 pm.
Control Number 519870 \$ 91.00
Instrument 2018 00040169

After recording return to:
Marion County School District 24J aka Salem-Keizer
School District 24J
Attn: David Hughes, 3620 State St
Salem, OR 97301

Until a change is requested all tax statements shall be
sent to the following address:
Marion County School District 24J aka Salem-Keizer
School District 24J
Attn: David Hughes, 3620 State St
Salem, OR 97301
File No. 200836AM

STATUTORY WARRANTY DEED

Ronald E. Moser, Trustee of the Ronald E. Moser Trust, under declaration dated December 4, 2009,

Grantor(s), hereby convey and warrant to

Marion County School District 24J ,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except
as specifically set forth herein:

**Beginning at 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,
which point bears North 00°03' 45" West 99.99 feet and North 89°02' 46" West 941.68 feet and North
34°41'10" East 229.73 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 North 80°31'39" West along
the Northerly line of said Lentsch tract, a distance of 362.96 feet to a point on the Easterly right-of-way line
of Portland Road N.E.; thence North 34°49' 40" East along said right-of-way line, a distance of 113.44 feet to
a point opposite Engineers Station P.S. 62+70.07 Northbound; thence Northeasterly along said right-of-way
line on the arc of a spiral curve to the left (the chord of which bears North 34°16' 04" East 237.48 feet) a
distance of 237.49 feet; thence South 81°54' 39" East 209.32 feet; thence South 08°29' 36" West 323.20 feet
to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07S-03W-12AC 3200 R25902

The true and actual consideration for this conveyance is \$950,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 8 day of August, 2018.

Ronald E. Moser Trust

By: *Ronald E. Moser*
Ronald E. Moser

State of Oregon} ss.
County of Marion}

On this 8 day of August, 2018, before me, Donna Marie Mills a Notary Public in and for said state, personally appeared Ronald E. Moser known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ronald E. Moser Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Donna Marie Mills
Notary Public for the State of Oregon»
Residing at: Keizer, OR
Commission Expires: 8/11/2020



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August 17, 2018, 01:02 pm.

CONTROL #: 519870

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.