

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

1220 20th St. SE, Ste 150
Salem, OR 97302

GRANTOR'S NAME:

Dawn E. Johnson

GRANTEE'S NAME:

Jake Buckendorf

AFTER RECORDING RETURN TO:

Order No.: 60221900210-JC

Jake Buckendorf
4837 Viewcrest Rd. S
Salem, OR 97302

SEND TAX STATEMENTS TO:

Jake Buckendorf
4837 Viewcrest Rd. S
Salem, OR 97302

REEL 4224 PAGE 333
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-31-2019 09:41 am.
Control Number 561789 \$ 91.00
Instrument 2019 00034871

APN: R86489

Map: 083W10AC00600

4345 Sunnyside Road SE, Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dawn E. Johnson, Grantor, conveys and warrants to **Jake Buckendorf**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

A tract of land situated in Section 10, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, County of Marion, State of Oregon, being more particularly described as follows:

Beginning at a point at the Northeast corner of Lot 6, PRINGLE CREEK PARK ADDITION, as recorded on Volume 13, Page 33, Book of Town plats for Marion County, Oregon; thence South 89°45'36" West, along the North line of said Lot 6, 56.70 feet to the West line of a tract of land recorded in Volume 374, Page 686, Marion County Deed Records; thence South 01°21'18" East along said West line, 171.85 feet; thence North 89°45'36" East 56.65 feet to the Southwest corner of Lot 3 in said subdivision; thence North 89°45'36" East, along the South line of said Lot 3, 260.34 feet to the West line of Sunnyside Road; thence North 01°26'28" West, along said West line, 171.85 feet to the Northeast corner of lot 5 in said subdivision; thence North 89°45'36" East, along the North line of said Lot 5, 260.08 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY-SIX THOUSAND NINE HUNDRED THIRTY-THREE AND NO/100 DOLLARS (\$166,933.00). (See ORS 93.030).

Subject to:

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Sewer pipeline
Recording Date: February 17, 1965
Recording No: Vol. 597, Page 27
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bendix Holst and Ruth H. Holst, husband and wife
Purpose: Sewer and pipeline
Recording Date: September 1, 1965
Recording No: Vol. 606, Page 132
Affects: Northerly 80 feet of the Easterly 10 feet of Lot 6

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Temporary Street Construction Easement
Recording Date: October 14, 1994
Recording No: Reel 1198, Page 709
Affects: Reference is hereby made to said document for full particulars

STATUTORY WARRANTY DEED

(continued)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Slope
Recording Date: October 14, 1994
Recording No: Reel 1198, Page 710
Affects: Easterly 5 feet of Lots 3 and 4

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.

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

Dated: 7-26-19

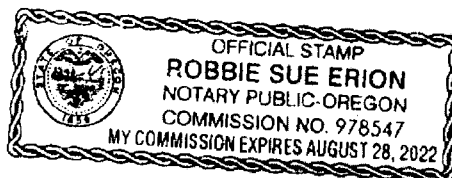
Dawn E. Johnson
Dawn E. Johnson

State of Oregon
County of Marion

This instrument was acknowledged before me on July 26, 2019 by Dawn E. Johnson.

Robbie Sue Erion
Notary Public - State of Oregon

My Commission Expires: 8-28-22



REEL: 4224

PAGE: 333

July 31, 2019, 09:41 am.

CONTROL #: 561789

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.