

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR'S NAME:
Parker Development Northwest, Inc.

GRANTEE'S NAME:
Erich A Schmidt and Loriann C Schmidt

SEND TAX STATEMENTS TO:
Erich A Schmidt and Loriann C Schmidt
2260 Joplin Court So
Salem, OR 97302

AFTER RECORDING RETURN TO:
Same as above

Escrow No: FT110028575-FTMWV01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Parker Development Northwest, Inc., Grantor, conveys and warrants to

Erich A Schmidt and Loriann C Schmidt, as tenants by the entirety, 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:

Parcel 2, Partition Plat No. 1999-125, recorded December 17, 1999, Reel 1657, Page 92, in the City of Salem, Marion County, Oregon.

TOGETHER WITH irrevocable reciprocal access and utility easements as delineated on the recorded partition plat.

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$100,000.00. (See ORS 93.030)

DATED: January 24, 2011

Parker Development Northwest, Inc.

By: Jeffrey J Parker, President

State of OREGON, COUNTY of Clackamas

This instrument was acknowledged before me on January 24, 2011 by Jeffrey J Parker, President of Parker Development Northwest, Inc..

Notary Public - State of Oregon
My commission expires: 3/7/11



REEL: 3254

PAGE: 419

January 26, 2011, 12:08 pm.

CONTROL #: 287547

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: \$ 41.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.
