

Filed for record at the request of/

After recording, return to:

John C. Ramig
1331 NW Lovejoy St., Suite 900
Portland, OR 97209

Grantor:

Monroe Commercial Properties, LLC
717 S. Lander Street
Seattle, WA 98134

Grantee:

BrosMonroe-Oregon, LLC
717 S. Lander Street
Seattle, WA 98134

Until a change is requested, send tax statements to:

BrosMonroe-Oregon, LLC
717 S. Lander Street
Seattle, WA 98134

REEL 4491 PAGE 9
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-18-2021 08:40 am.
Control Number 655293 \$ 91.00
Instrument 2021 00030186

APN: 574572

Map Tax Lot: 083W02AB03000

For Clerk's Use Only

BARGAIN AND SALE DEED

Monroe Commercial Properties, LLC, a Washington limited liability company, GRANTOR, conveys to BrosMonroe-Oregon, LLC, an Oregon limited liability company, GRANTEE, the following described real property, located at 3120 22nd Street SE, City of Salem, County of Marion, State of Oregon, and more fully described as follows:

Lot 5, DOUBLE TREE INDUSTRIAL PARK – PHASE I, in the City of Salem, County of Marion, State of Oregon.

******Southerly lot line, 5 feet in width; Utility easements as delineated on the recorded plat along the Westerly 5 feet and a portion of the Westerly 10 feet.**

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0.

Dated this 13th day of May, 2021.

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.

[Signature Page Follows]

GRANTOR:

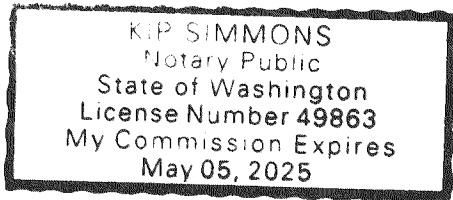
Monroe Commercial Properties, LLC,
a Washington limited liability company

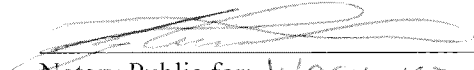
By: D&M Management LLC,
a Washington limited liability company
its manager

By: 
Daniel Monroe, Manager

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

This record was acknowledged before me on May 13, 2021 by Daniel Monroe, as manager of D&M Management LLC, manager of BrosMonroe-Oregon, LLC, Grantor.




Notary Public for: WASHINGTON
My commission expires: 05-05-2025

REEL: 4491

PAGE: 9

May 18, 2021, 08:40 am.

CONTROL #: 655293

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.