

RECORDING REQUESTED BY:
TICOR TITLE COMPANY

1433 SW 6th Avenue
Portland, OR 97201

AFTER RECORDING RETURN TO:

Order No.: 471818069335-KO
JCT Construction Group, LLC
201 Ferry Street SE, Suite 400
Salem, OR 97301

SEND TAX STATEMENTS TO:

JCT Construction Group, LLC
201 Ferry Street SE, Suite 400
Salem, OR 97301

REEL 4081 PAGE 276
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-25-2018 01:45 pm.
Control Number 508783 \$
56.00
Instrument 2018 00025007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael G. Toney, Successor Trustee of the Toney Joint Trust of 1993, dated May 6, 1993, which acquired title as Michael G. Toney, Successor Trustee under the Trust dated May 6, 1993 F/B/O The Toney Family, Grantor, conveys and warrants to JCT Construction Group, LLC, an Oregon limited liability company, 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:

Lots 13 and 14, GRABENHORST FRUIT FARMS NO. 2, in the City of Salem, County of Marion, and State of Oregon.

EXCEPTING THEREFROM: Beginning at the Southwest corner of a tract of land conveyed to Louis C. Bean and Nina M. Bean, husband and wife, in Volume 549, Page 591, Deed Records, said place of beginning also being the Southwest corner of Lot 14, GRABENHORST FRUIT FARMS NO. 2, in the City of Salem, County of Marion and State of Oregon; thence North along the West line of said Bean property and Lot 14, 3.333 chains; thence East 15 chains to a point on the East line of Lot 14, which is North 3.333 chains from the Southeast corner of said Lot 14; thence South 3.333 chains to the Southeast corner of Lot 14; thence West 15 chains to the place of beginning.

FURTHER EXCEPTING THEREFROM, that portion acquired by the City of Salem, Oregon, an Oregon municipal corporation by Final Judgment entered in the Circuit Court for Marion County Oregon, Case No. 98-11924, a copy of which was recorded September 15, 2000 in Reel 1719, page 358, Deed Records for Marion County, Oregon.

ALSO FURTHER EXCEPTING THEREFROM that portion lying Northerly and Westerly of the Easterly line of Mildred Lane, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

TICOR TITLE 471818069335

STATUTORY WARRANTY DEED

(continued)

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: 5-25-18

Toney Family Trust dated May 6, 1993

BY: Michael G. Toney - Successor Trustee
Michael G. Toney, Successor Trustee

State of OR
County of Marion

This instrument was acknowledged before me on May 25 2018 by Michael G. Toney, Successor Trustee of the Toney Family Trust, dated May 6, 1993.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1-19-19

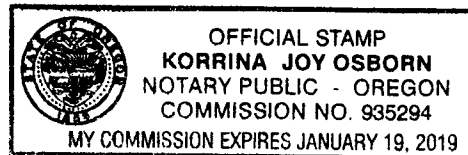


EXHIBIT "A"

Exceptions

Subject to:

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Waln Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Waln Creek.

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

Granted to: City of Salem

Purpose: Slope, utilities, creek and open channel setback and maintenance

Recording Date: September 15, 2000

Recording No: Reel 1719, Page 358

REEL: 4081

PAGE: 276

May 25, 2018, 01:45 pm.

CONTROL #: 508783

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: \$ 56.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.