



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Comfort Homes LLC

PO Box 5607

Salem, OR 97304

Until a change is requested all tax statements shall be sent to the following address:

Comfort Homes LLC

PO Box 5607

Salem, OR 97304

File No. 282575AM

RECORDED IN POLK COUNTY

Valerie Unger, County Clerk

2019-007555

07/19/2019 10:54:58 AM

REC-WD Cnt=1 Stn=5 K. WILLIAMS
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

STATUTORY WARRANTY DEED

Epping Foundation Holdings, LLC,

Grantor(s), hereby convey and warrant to

Comfort Homes LLC,

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

A tract of land situated in the Northeast Quarter of Section 30, Township 7 South, Range 3 West, in the City of Salem, County of Polk, State of Oregon, more particularly described as follows:

Beginning at a point which is a 5/8 inch by 30 inch iron rod with yellow plastic cap stamped "Barker PLS 636" at the Northwest corner of Lot 252, Eagles View No. 4 as platted and recorded in Volume 14, page 09, Book of Town Plats of Polk County, Oregon; thence South 00°20'59" West 95.00 feet to the Southwest corner of said Lot 252; thence South 21°13'59" East 64.52 feet to the Northwest corner of Lot 303 of said subdivision; thence South 00°20'59" West, along the West line of said Lot 303 and the Southerly extension thereof, a distance of 130.00 feet to the Northwest corner of Lot 301 of said subdivision; thence South 01°11'08" West 64.24 feet to the Southwest corner of said Lot 301; thence South 07°40'14" East 66.47 feet to the Southwest corner of Lot 300 of said subdivision; thence South 10°50'20" East 66.24 feet to the Southwest corner of Lot 299 of said subdivision; thence South 15°43'42" East 66.15 feet to the Southwest corner of Lot 298 of said subdivision; thence South 15°26'37" East 66.50 feet to the Southwest corner of Lot 297 of said subdivision; thence South 24°38'24" East 66.53 feet to the Southwest corner of Lot 296 of said subdivision; thence South 25°54'24" West 21.61 feet to the most Westerly corner of Lot 295 of said subdivision; thence South 63°06'01" East 60.00 feet to the most Southerly corner of said Lot 295; thence North 61°50'06" East 9.45 feet to the Northwest corner of Lot 294 of said subdivision; thence South 38°30'00" East 96.40 feet to the Southwest corner of said Lot 294; thence South 49°34'17" East 50.95 feet to the Northwest corner of Lot 293 of said subdivision; thence South 38°30'00" East 100.00 feet to the Southwest corner of said Lot 293; thence South 51°30'00" West, along the Northerly line of Lots 292 and 291, a distance of 172.00 feet to the most Westerly corner of said Lot 291; thence North 58°40'50" West, along said Southerly line of Parcel 1 described in Book of Records 230, Page 1945, Deed Records a distance of 30.06 feet; thence North 63°06'01" West, along said Southerly line, a distance of 644.75 feet; thence North 60°08'01" West, along said Southerly line, a distance of 142.89 feet; thence South 88°14'59" West, along said Southerly line a distance of 200.20 feet to the Southwest corner of said Parcel; thence North 00°13'56" East, along the West line of said parcel, a distance of 333.69 feet; thence North 01°30'21" East, along said West line, a distance of 85.86 feet to a point on the Easterly right of way line of Doaks Ferry Road N.W.; thence Northeasterly, along said right of way line, on the arc of a 994.93 foot radius curve to the left (the chord of which bears North 29°03'31" East 247.51 feet) a distance of 248.15 feet to the Southwest corner of Parcel 2 of Partition Plat No. 2002-0004; thence South 89°39'01" East, along the South line of said Parcel 2, a distance of 616.67 feet to the point of beginning.

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

07S-03W-30 100

The true and actual consideration for this conveyance is \$537,640.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

282575AM
AmeriTitle

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 18TH day of July, 2019.

Epping Foundation Holdings, LLC

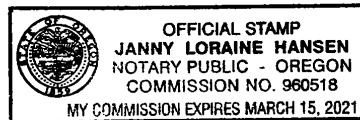
By: William C. Davis
William C. Davis, Authorized Signer
Pioneer Trust Bank

By: Steffany Jastak
Steffany Jastak, Trust Officer
Pioneer Trust Bank

State of Oregon } ss
County of Marion }

On this 18th day of July, 2019, before me, Janny Loraine Hansen a Notary Public in and for said state, personally appeared, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. William C Davis
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Janny Loraine Hansen
Notary Public for the State of Oregon
Residing at: Aumsville, OR
Commission Expires: March 15, 2021



State of Oregon } ss
County of Marion }

On this 18th day of July, 2019, before me, Gretchen Spencer Crowson a Notary Public in and for said state, personally appeared, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. Steffany Jastak
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Gretchen Crowson
Notary Public for the State of Oregon
Residing at: Salem, OR
Commission Expires: April 28, 2020

