



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mountain West Investment Corporation
201 Ferry Street SE, Ste 400
Salem, OR 97301

REEL 4147 PAGE 66
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-05-2018 02:39 pm.
Control Number 532958 \$ 91.00
Instrument 2018 00057797

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

Mountain West Investment Corporation
201 Ferry Street SE, Ste 400
Salem, OR 97301
File No. 270736AM

STATUTORY WARRANTY DEED

Empire Builders of Oregon, LLC, an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

Mountain West Investment Corporation,

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

Beginning at the Northeast corner of the tract of land described in Reel 1549, Page 480, Marion County
Deed Records in the Southwest Quarter of Section 4, Township 8 South, Range 3 West of the Willamette
Meridian, City of Salem, Marion County, Oregon being located at a 30' right offset from Station W8+89.19
on Marion County Survey Record 34274; thence along the West Right of Way of Woodside Drive South
00°00'04" West 59.19 feet; thence South 41°37'52" West 29.91 feet to the North Right of Way of Mildred
Lane; thence along said North Right of Way South 83°33'42" West 243.16 feet; thence North 03°08'41"
West 112.18 feet to the North line of said tract; thence South 89°18'52" East
267.67 feet to the Point of Beginning.

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

08S-03W-14CB 2400

The true and actual consideration for this conveyance is \$150,000.00.

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:

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 4 day of December 2018

Empire Builders of Orego, LLC, an Oregon limited liability company

X [Signature]
James Helton, Member

State of Oregon} ss
County of Marion}

On this 4 day of December, 2018, before me, Stephanie Catlett Goad a Notary Public in and for said state, personally appeared Jim Helton known or identified to me to be the Managing Member in the Limited Liability Company known as Empire Builders of Oregon LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 12-25-2021



REEL: 4147

PAGE: 66

December 05, 2018, 02:39 pm.

CONTROL #: 532958

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.