

DENNIS L. STORTZ  
TO:  
DENNIS L. STORTZ AND LEONA M. STORTZ, CO-TRUSTEES, OR THEIR SUCCESSOR(S) IN TRUST, UNDER THE D & L STORTZ TRUST AKA THE D & L STORTZ REVOCABLE LIVING TRUST, DATED JANUARY 18, 2000, AND ANY AMENDMENTS OR RESTATEMENTS THERETO

GRANTOR  
  
GRANTEE

REEL 4433 PAGE 471  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
01-11-2021 11:09 am.  
Control Number 634835 \$ 91.00  
Instrument 2021 00001648

After recording, return to:  
Willamette Valley Law Group  
494 State Street, Suite 430  
Salem, Oregon 97301

Until a change is requested, all  
tax statements shall be sent to  
the following address:  
No change.

#### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that DENNIS L. STORTZ, hereinafter called the **Grantor**, for the consideration hereinafter stated, to Grantor paid by DENNIS L. STORTZ AND LEONA M. STORTZ, CO-TRUSTEES, OR THEIR SUCCESSOR(S) IN TRUST, UNDER THE D & L STORTZ TRUST AKA THE D & L STORTZ REVOCABLE LIVING TRUST, DATED JANUARY 18, 2000, AND ANY AMENDMENTS OR RESTATEMENTS THERETO, hereinafter called the **Grantee**, does hereby grant, bargain, sell, and convey unto the said Grantee, and Grantee's heirs, successors, and assigns, Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Marion and State of Oregon, described as follows, to-wit:

(See Exhibit A)

Subject to covenants, conditions, restrictions, easements, and/or other encumbrances, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as described herein, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$ NONE. \*THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES ONLY; THE TRUST IS FOR THE BENEFIT OF THE GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

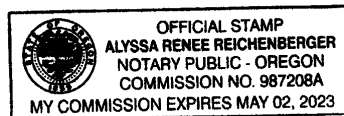
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 12-11-, 2020.

Dennis L. Stortz  
DENNIS L. STORTZ

STATE OF OREGON, County of Marion ) ss.

Personally appeared before me DENNIS L. STORTZ, the above-named, on December 11, 2020, and acknowledged that the foregoing instrument is his voluntary act and deed.



Alyssa Reichenberger  
Notary Public for Oregon  
My Commission Expires May 02, 2020

**EXHIBIT "A"**

Real property in the county of Marion, State of Oregon, described as follows:

**Parcel A:**

Lot 3, Block 1, Melwood Addition, to the City of Salem, Marion County, Oregon.

**Parcel B:**

A parcel of land situated in the Southeast quarter of Section 14, Township 7 South, Range 3 West of the W.M., in Marion County, Oregon, and being a portion of Melwood Addition to Salem, Oregon recorded in Volume 9, page 135, Marion County Book of Town Plats, more particularly described as follows:

Beginning at the most westerly corner of Lot 4, Block 1, of Melwood Addition to Salem said plat being recorded in Volume 9, page 135, Marion County Book of Town Plats;

thence North 22°10'20" East along the westerly line of Lot 4 a distance of 89.23 feet to a point;  
thence North 71°58'30" West 40.05 feet to a point on the westerly line of Lot 5, Block 1, Melwood Addition;  
thence North 22°07'00" East along the westerly line of Lot 5 a distance of 42.23 feet to the most northerly corner of Lot 5;  
thence South 69°00'38" East along the northerly line of Lots 5 and 4 a distance of 80.00 feet to the most easterly corner of said Lot 4;  
thence South 22°13'50" West along the easterly line of Lot 4 a distance of 126.92 feet to the most southerly corner of Lot 4;  
thence North 72°32'58" West along the southerly line of Lot 4 a distance of 40.0 feet to the point of beginning

**Parcel C:**

Lot Six (6), in Block One (1) of MELWOOD ADDITION TO THE CITY OF SALEM, Marion County, Oregon, according to the duly recorded map or plat thereof on file and of record in the office of the County Clerk of Marion County Oregon.

Save and except that portion of the herein described premises acquired by the State of Oregon, by and through its Department of Transportation, by Circuit Court Judgement No. 109950, filed December 4, 1979.

Also save and except that portion conveyed to the Urban Renewal Agency of the City of Salem, a Municipal Corporation by instrument recorded 7/19/02 Reel 1972-253 Film Records for Marion County, Oregon.

**Parcel D:**

North (10) feet of Lot Seven (7), in Block One (1) of MELWOOD ADDITION TO THE CITY OF SALEM, Marion County, Oregon, according to the duly recorded map or plat thereof on file and of record in the office of the County Clerk of Marion County Oregon.

Save and except that portion of the herein described premises acquired by the State of Oregon, by and through its Department of Transportation, by Circuit Court Judgement No. 109950, filed December 4, 1979.

Also save and except that portion conveyed to the Urban Renewal Agency of the City of Salem, a Municipal Corporation by instrument recorded 7/19/02 Reel 1972-253 Film Records for Marion County, Oregon.

**Parcel E:**

Beginning at a point which is 58.45 feet South 57°22' East from the Northeast corner of Lot 1, Fairlodge Addition to Salem, Marion County, Oregon, and from thence running South 69°42' East 286.7 feet to the East line of tract conveyed to L.E. Goodman by Deed recorded in Volume 140, page 194, records Marion County, Oregon;

thence South 186.62 feet to the North line of Smith Street;  
thence North 60°42' West 386.72 feet to the East line of the Fairgrounds Road;  
thence North 31°40' East 178.54 feet to the place of beginning.

Save and except that portion of the herein described premises acquired by the State of Oregon, by and through its Department of Transportation, by Circuit Court Judgement No. 1099950, filed on December 4, 1979.

Also save and except that portion lying within the Southern Pacific Railroad right of way.

Also save and except that portion conveyed by Deed recorded July 19, 2002 under Volume 1972, page 255, records of Marion County, Oregon.

Tax Parcel Number: R82466, R82467, R82469, R82471, P120654 and R26519

**REEL: 4433**

**PAGE: 471**

**January 11, 2021, 11:09 am.**

CONTROL #: 634835

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.

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