

FIRST AMERICAN 3980645



After recording return to:
Quinn Burke and Katelyn Burke
295 Patterson St NW
Salem, OR 97304

Until a change is requested all tax
statements shall be sent to the
following address:
Quinn Burke and Katelyn Burke
295 Patterson St NW
Salem, OR 97304

File No.: 7121-3980645 (KO)
Date: August 01, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 4653 PAGE 322
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-26-2022 01:43 pm.
Control Number 716907 \$ 91.00
Instrument 2022 00036457

STATUTORY WARRANTY DEED

Rachael E. Tupica and David R. Wyman, as tenants by the entirety, Grantor, conveys and warrants to **Brandon Fahlman and Whitney Fahlman, as tenants by the entirety, as to an undivided 1/2 interest and Quinn Burke and Katelyn Burke, as tenants by the entirety, as to an undivided 1/2 interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

BEGINNING AT A POINT WHERE THE NORTH SIDE OF MISSION STREET INTERSECTS THE WEST SIDE OF CHURCH STREET AND RUNNING NORTHERLY ALONG THE WEST SIDE OF CHURCH STREET 72 FEET, THENCE WESTERLY PARALLEL WITH MISSION STREET 87 FEET, THENCE SOUTHERLY PARALLEL WITH CHURCH STREET 72 FEET, THENCE EAST ALONG THE NORTH SIDE OF MISSION STREET, 87 FEET TO THE PLACE OF BEGINNING IN MARION COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$560,000.00**. (Here comply with requirements of ORS 93.030)

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.

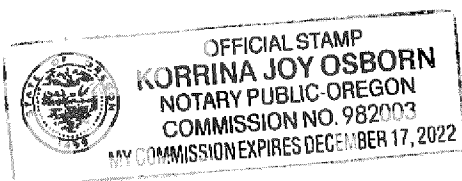
Dated this 24th day of August, 2022
Rachael E. Tupica David R. Wyman
 Rachael E. Tupica David R. Wyman

STATE OF Oregon)
)ss.
 County of Marion)

This instrument was acknowledged before me on this 24th day of August, 2022
 by **Rachael E. Tupica and David R. Wyman.**

Korrina J. Osborn

Notary Public for Oregon
 My commission expires: 12-17-22



REEL: 4653

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August 26, 2022, 01:43 pm.

CONTROL #: 716907

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.