

Receipt #: 711521
Issued By : TammyV
Issued From Port: 1

MARION COUNTY
BILL BURGESS
COUNTY CLERK

Receipt Date: 07-07-2022
Receipt Time: 04:50 pm.
Page: 1

Issued To: FIDELITY NATIONAL TITLE

Account: T5
FIDELITY NATIONAL TITLE T5
500 LIBERTY ST SE
SUITE 200
SALEM OR 97301

| Document Number | Type | Description | Total |
|-----------------|------|-------------|--------------------------|
| 202200029907 | DEED | DEED | 96.00 REEL 4640 PAGE 272 |

Total Fees Due: 96.00

| Amount Due | Paid By Check | Paid In Cash | Charged to Acct | Overage to Acct | Change Due |
|------------|---------------|--------------|-----------------|-----------------|------------|
| 96.00 | .00 | .00 | 96.00 | .00 | .00 |

Account Balance \$ 2454.75

Thank You!
BILL BURGESS
MARION COUNTY

RECORDING REQUESTED BY:



REEL 4640 PAGE 272
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-07-2022 04:50 pm.
Control Number 711521 \$ 96.00
Instrument 2022 00029907

GRANTOR'S NAME:
Michael D. Stinson and Janet I. Stinson

GRANTEE'S NAME:
KMS Enterprises, L.L.C., an Arizona Limited Liability Company

AFTER RECORDING RETURN TO:
Order No.: 60222203618A-TD
KMS Enterprises, L.L.C.
5225 E. Pima Street
Tucson, AZ 85712

SEND TAX STATEMENTS TO:
KMS Enterprises, L.L.C.
5225 E. Pima Street
Tucson, AZ 85712

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael D. Stinson and Janet I. Stinson, as tenants by the entirety, Grantor, conveys and warrants to KMS Enterprises, L.L.C., an Arizona 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:

Lot 3, Block 3, GREENTREE, PHASE I, in the City of Salem, County of Marion and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00). (See ORS 93.030).

Subject to:

The Land is within, and is subject to the statutory powers, including the power of assessment, of the East Salem Sewer District.

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

Granted to: Marion County
Recording Date: June 16, 1966
Recording No: Volume 618, Page 151
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Marion County
Recording Date: October 3, 1966
Recording No: Volume 622 Page 583
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Marion County
Recording Date: June 12, 1967
Recording No: Volume 632 Page 583
Affects: Reference is hereby made to said document for full particulars

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Greentree, Phase I

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Utility
Affects: 15 feet rear lot line and 5 feet along front lot line

STATUTORY WARRANTY DEED
(continued)

A building set-back line, as disclosed by said plat.

Plat: Greentree, Phase I
Affects: 20 feet public street and 10 feet private street

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 18, 1971
Recording No: Volume 710, Page 26

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: August 3, 1979
Recording No: Reel 178, Page 1348

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: March 6, 1981
Recording No: Reel 243, Page 682

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: September 10, 2015
Recording No: Reel 3740, Page 374

By-laws of Greentree Community Association

Recording Date: September 10, 2015
Recording No.: Reel 3740, Page 375

and also By-laws of Greentree Community Association

Recording Date: June 1, 2018
Recording No.: Reel 4084, Page 9

Liens and assessments, if any, by the Greentree Community Association.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 28, 2022

Michael D. Stinson Janet Stinson
Michael D. Stinson, by Janet Stinson, attorney in fact

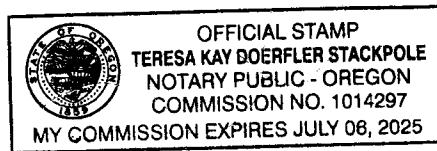
Janet I. Stinson
Janet I. Stinson

State of Oregon
County of Marion

This instrument was acknowledged before me on June 28, 2022 by Janet Stinson, as attorney in fact for Michael D. Stinson, and Janet I. Stinson, individually.

Teresa Kay Doerfler Stackpole
Notary Public - State of Oregon

My Commission Expires: 7.6.2025



REEL: 4640

PAGE: 272

July 07, 2022, 04:50 pm.

CONTROL #: 711521

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: \$ 96.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.