

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 60221704770-RE
Chris Cuevas
3395 Glendale Avenue SE
Salem, OR 97301

SEND TAX STATEMENTS TO:

Chris Cuevas
3395 Glendale Avenue SE
Salem, OR 97301

APN: R95793
Map: 073W12CA01200

REEL 4012 PAGE 349
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-06-2017 09:14 am.
Control Number 482701 \$
51.00
Instrument 2017 00057916

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ponderosa Leasing Corp., Grantor, conveys and warrants to **Chris Cuevas**, 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 9, WAYSIDE TERRACE SUBDIVISION, in the City of Salem, County of Marion, State of Oregon.

EXCEPTING THEREFROM, that portion of land conveyed to the Terminal Ice and Cold Storage Company, by deed recoded in Book 592, page 584, Deed Records of Marion County, Oregon, said excepted parcel being more particularly described as follows:

Beginning at a point on the Southerly line of Lot 8, Wayside Terrace in Marion County, Oregon, 285.15 feet South 68° East from the Southwesterly corner of Lot 8; thence North 68° West 285.15 feet, along the Southerly line of Lot 8, to the Southwesterly corner of Lot 8; thence North 21°37' East 49.02 feet, along the Westerly boundary line of Wayside Terrace; thence North 0°11' West 80.78 feet, along the Westerly boundary line of Wayside Terrace Subdivision; thence North 21°37' East 62.68 feet to the Northwesterly corner of Lot 9 of Wayside Terrace Subdivision; thence South 72°15' East 183.51 feet, along the Northerly line of Lot 9; thence South 68° East 81.45 feet; thence South 21°37' West 35.00 feet to the center of Claggett Creek; thence Southerly, down stream along the center of Claggett Creek, to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$35,000.00)**. (See ORS 93.030).

Subject to:

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Claggett Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Claggett Creek.

Any adverse claim based upon the assertion that:

- a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Claggett Creek, in the event the boundary of said Claggett Creek has been artificially raised or is now or at any time has been below the high watermark, if said Claggett Creek is in its natural state.
- b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
- c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Claggett Creek, or has been formed by accretion to any such portion.

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

Granted to:	Portland General Electric Company
Purpose:	electrical transmission lines, telephone lines and appurtenances
Recording Date:	February 5, 1947
Recording No:	Book 363, page 487
Affects:	Reference is hereby made to said document for full particulars

STATUTORY WARRANTY DEED

(continued)

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

Granted to: City of Salem
Purpose: underground and overhead sewer pipeline or pipelines and appurtenances
Recording Date: August 19, 1957
Recording No: Book 503, page 193
Affects: Reference is hereby made to said document for full particulars

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 undersigned have executed this document on the date(s) set forth below.

Dated 11/1/17; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

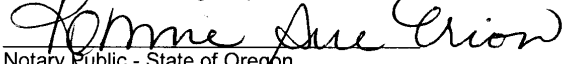
Ponderosa Leasing Corp

BY: 

Fedor Ovchinnikoff, President

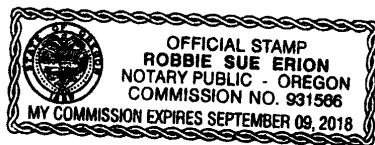
State of Oregon, County of Marion

This instrument was acknowledged before me on November 1, 2017 by Fedor Ovchinnikoff, President of Ponderosa Leasing Corp.



Notary Public - State of Oregon

My Commission Expires: 9/9/2018



REEL: 4012

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November 06, 2017, 09:14 am.

CONTROL #: 482701

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: \$ 51.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.