

**MAIL TAX STATEMENTS TO:**

MJLeisten LLC

Attn: Michael Leisten

5914 Ballymeade St. SE

Salem, OR 97306

REEL 4662 PAGE 277  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
10-03-2022 08:47 am.  
Control Number 720427 \$ 96.00  
Instrument 2022 00040912

**AFTER RECORDING RETURN TO:**

Saalfeld Griggs PC

Attn: Wayne A. Kinkade

PO Box 470

Salem, OR 97308

---

**STATUTORY WARRANTY DEED**

*Michael Leisten and Gina Leisten*, husband and wife (together, the "**Grantor**"), conveys and warrants to *MJLeisten LLC*, an Oregon limited liability company (the "**Grantee**"), the real property described in *Exhibit A*, which is attached hereto and incorporated herein, free of encumbrances except as specifically set forth herein.

The following is the notice as required by Oregon law: "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."


The true and actual consideration paid for this conveyance is Zero Dollars (\$0). However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.


Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under

any applicable standard or extended policies of title insurance, it being the intention of Grantor to preserve any existing title insurance coverage.

Dated this 30<sup>th</sup> day of September, 2022.

GRANTOR:

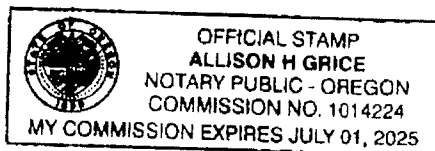
  
Michael Leisten

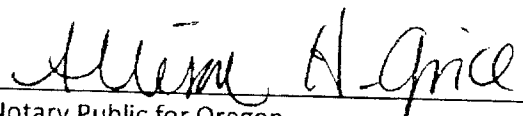
  
Gina Leisten

State of Oregon                     )  
  ) ss.  
County of Marion                 )

On this 30<sup>th</sup> day of September, 2022, personally appeared Michael Leisten and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

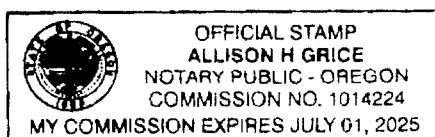



  
Notary Public for Oregon  
My Commission Expires: 7-1-25

State of Oregon                     )  
  ) ss.  
County of Marion                 )

On this 30<sup>th</sup> day of September, 2022, personally appeared Gina Leisten and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



  
Notary Public for Oregon  
My Commission Expires: 7-1-25

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Beginning at the Southwest corner of Block 14, Yew Park Annex to Salem, Marion County, Oregon, and running thence Northerly along the west line 135.0 feet; thence Easterly, Parallel with the South line of said Block 79.65 feet; thence Southerly, parallel with the West line 135.0 feet; thence Westerly, 79.65 feet along the South line of said Block to the place of beginning.

Together with: A perpetual right to use the 41 feet of concrete wall situated along the East boundary of the herein described property as a party wall, wherein the Pran Corporation were Grantors and Ralph O Moen and Ruth A. Moen were Grantees, described in instrument dated February 22, 1962, Recorded March 6, 1962 in Volume 555, Page 264, Deed Records for Marion County, Oregon.

**REEL: 4662**

**PAGE: 277**

**October 03, 2022, 08:47 am.**

**CONTROL #: 720427**

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.**