



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MAPP LLC

295 Patterson St NW

Salem, OR 97304

REEL 4467 PAGE 207
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-24-2021 09:01 am.
Control Number 646549 \$ 91.00
Instrument 2021 00018384

Until a change is requested all tax statements shall be sent to the following address:

MAPP LLC

295 Patterson St NW

Salem, OR 97304

File No. 427811AM

STATUTORY WARRANTY DEED

Carpenter Commercial Properties, LLC, an Oregon limited liability company who took title as Carpenter Commercial Properties, L.L.C., as to Parcels 1, 3, and 4; Carpenter Commercial Properties, LLC, an Oregon limited liability company, as to Parcel 2, 5, 6, 7, and 8,

Grantor(s), hereby convey and warrant to

MAPP LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1:

Lot Ten (10), Resubdivision of Block 1, YEW PARK ANNEX to Salem, Marion County, Oregon.

SAVE AND EXCEPT that portion conveyed to the State of Oregon by Deed recorded May 27, 1986, in Reel 464, Page 381, Film Records for Marion County, Oregon.

Parcel 2:

Beginning at the Northwest corner of Lot 2, in Block 6, of YEW PARK ANNEX to the City of Salem, in Marion County, Oregon (see Volume 2, Page 74, Record of Town Plats for said County and State); and running thence Southerly along the West line of said Lot 2, to a point 50 feet South of the Northwest corner of said Lot; thence Easterly parallel to the North line of said Lot 2 to the point of intersection with the East line of said Lot 2; thence Northerly along said East line, 50 feet to the Northeast corner of said Lot; thence Westerly along the North line of said Lot 2; to the place of beginning, being a portion of said Lot 2, in Block 6 of YEW ANNEX to the City of Salem, in Marion County, Oregon.

Parcels

3

and

4:

Beginning on the West line of Lot 1, Block 6, YEW PARK ANNEX to the City of Salem, Marion County, Oregon (see Volume 2, Page 74, Record of Town Plats for said County and State), at a point 50.00 feet Southerly from the Northwest corner of said Lot; thence Easterly, parallel with the North line of said Block; 110.00 feet to the East line of Lot 2 in said Block; thence Southerly along the last said East line 92.00 feet to the Southwest corner of said Lot 2; thence Westerly along the South line of said Lots 2 and 1, 110.00 feet to the Southwest corner of said Lot 1; thence Northerly along the West line of said Block; 92.00 feet to the place of beginning, being the South 92.00 feet of Lots 1 and 2 in said Block 6.

SAVE AND EXCEPT that property acquired by the State of Oregon, by and through its Department of Transportation, through Stipulated Final Judgment in Marion County court case 86C11882, filed October 29, 1986.

Parcel 5:

Lot 3, Block 6, YEW PARK ANNEX to Salem, in Marion County, Oregon.

Parcels 6:

A parcel of land lying at Lot 6, Block 6 of YEW PARK ANNEX, Marion County, Oregon; said parcel being that portion of said Lot lying 25 feet Easterly of the Westerly line of said Parcel.

Parcels 7-8:

Lots 7 and 8, Block 6, YEW PARK ANNEX to Salem, Marion County, Oregon.

The true and actual consideration for this conveyance is \$450,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 23 day of March, 2021.

Carpenter Commercial Properties, LLC

By: Kelley Biewend MGR
Kelley Biewend, Secretary/Treasurer of Carpenter
Management Services, Inc., its Member

State of Oregon} ss
County of Marion}

On this 23 day of March, 2021, before me, Tasha Marie Walery a Notary Public in and for said state, personally appeared Kelley L. Biewend, Secretary/Treasurer of Carpenter Management Services, Inc. known or identified to me to be the Managing Member in the Limited Liability Company known as Carpenter Commercial Properties, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tasha Marie Walery
Notary Public for the State of Oregon
Residing at: Seizer OR
Commission Expires: 9.9.22



REEL: 4467

PAGE: 207

March 24, 2021, 09:01 am.

CONTROL #: 646549

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.