



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Customer Care, Inc.

575 Mission St SE

Salem, OR 97302

REEL 4431 PAGE 92
MARION COUNTY
BILL BURGESS, COUNTY CLERK
01-04-2021 03:00 pm.
Control Number 633881 \$ 91.00
Instrument 2021 00000269

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

Customer Care, Inc.

575 Mission St SE

Salem, OR 97302

File No. 385568AM

STATUTORY WARRANTY DEED

Kwan (Oregon) Limited Liability Company, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Customer Care, Inc.,

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:

Tract I:

Lots 1 and 2, Block 1, HUGH OWENS ADDITION to Salem, in Marion County, Oregon.

Tract II:

Beginning at the Northeast corner of Lot Ten (10), in Block One (1), of OWENS ADDITION to the City of Salem, in Marion County, Oregon; and running thence South along the East line of said Lot Ten (10) and along the East line of Lot Nine (9) 120.00 feet to the Southeast corner of said Lot 9; thence West along the South line of said Lot Nine (9), 60.00 feet; thence North, parallel with the East line of said Lots, 120.00 feet to the North line of said Lot Ten (10); thence East along said North line to the place of beginning, and being 60.00 feet off from the East end of said Lot 9 and 10.

The consideration paid for the transfer is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR.

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:



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After recording return to:

Customer Care, Inc.

575 Mission St SE

Salem, OR 97302

RECORDED ELECTRONICALLY
ID 4431-92 County Marion
Date 4-21 Time 3:08
simplifile www.simplifile.com 800.460.5657

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The consideration paid for the transfer is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR.

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 31st day of December, 2020.

Kwan (Oregon) Limited Liability Company

By: Bo Nui Kwan
Bo-Nui Kwan, Managing Member

State of Oregon} ss
County of Marion}

On this 31st day of December, 2020, before me, Donna Marie Mills a Notary Public in and for said state, personally appeared Bo Kwan known or identified to me to be the Managing Member in the Limited Liability Company known as Kwan (Oregon) Limited Liability Company 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.

DM
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 7/26/2024

