

**After recording return to:**

Kevin Harrison  
10355 Liberty Rd S  
Salem OR 97306

**Until requested, all tax statement shall be sent to:**

Kevin Harrison  
10355 Liberty Rd S  
Salem OR 97306

**STATUTORY WARRANTY DEED**

Colson & Colson Construction Co., an Oregon general partnership, which acquired title as Colson & Colson Construction Co., Norman L. Brenden, and Joseph R. Fox, aka Jack Fox, jointly and severally the Grantors, conveys and warrants to Kevin Harrison, Grantee, the following described real property subject to all encumbrances of record.

**PARCEL 1:**

A tract of land lying and being in Northwest quarter of Section 5, Township 8 South, Range 2 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning on the Westerly right-of-way line of County Road No. 847, at a point which is 892.94 feet North 45°46'30" East and 50.04 feet North 41°53' West from the most Northerly corner of the Thomas Stanley Donation Land Claim No. 46, in Township 8 South, Range 2 West of the Willamette Meridian in the City of Salem Marion County, State of Oregon; thence North 41°53' West 266.35 feet; thence South 45°46'30" West, parallel with said right-of-way line, 245.33 feet; thence South 41°53' East 266.35 feet to a point on said right-of-way line; thence North 45°46'30" East 245.33 feet to the place of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by deed recorded June 15, 1988, in Reel 625, Page 406, Microfilm Records, Marion County, Oregon.

**PARCEL 2:**

Beginning on the Westerly right-of-way line of County Road No. 847, at a point which is 892.94 feet North 45° 46' 30" East and 50.04 feet North 41° 53' West from the Northerly corner of the Thomas Stanley Donation Land Claim No. 46, in Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 45° 46' 30" West, along said right-of-way line, 245.33 feet; thence South 43° 42' 50" West 285.24 feet; thence South 53° 43' West 131.16 feet to a point on the North right-of-way line of the North Santiam Highway; thence North 66° 28' 30" West, along said Highway right-of-way line, 1085.57 feet; thence North 50° 15' 50" East 1112.56 feet; thence South 41° 53' East 926.34 feet to the place of beginning.

EXCEPTING THEREFROM: Beginning on the Westerly right-of-way line of County Road No. 847, at a point which is 892.94 feet North 45° 46' 30" East and 50.04 feet North 41° 53' West from the most Northerly corner of the Thomas Stanley Donation Land Claim No. 46, in Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 41° 53' West 266.35 feet; thence South 45° 46' 30" West, parallel with said right-of-way line, 245.33 feet; thence South 41° 53' East 266.35 feet to a point on said right-of-way line; thence North 45° 46' 30" East 245.33 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM: Beginning at a point which is 892.94 feet North 45° 46' 30" East and 316.39 feet North 41° 53' West from the most Northerly corner of the Thomas Stanley Donation Land Claim in Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 45° 46' 30" West 65.805 feet; thence North 41° 53' West 665.144 feet; thence North 50° 15' 50" East 65.80 feet to a point which is North 41° 53' West from the place of beginning; thence South 41° 53' East 659.99 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM, that portion acquired by the State of Oregon, by and through its Department of Transportation by final judgment recorded October 8, 1991, in Reel 891, Page 24, Microfilm Records, Marion County, Oregon.

FURTHER EXCEPTING THEREFROM, that portion conveyed to the City of Salem by Warranty Deed recorded June 22, 1998 in Reel 1498, page 337, Microfilm Records for Marion County, Oregon.

**PARCEL 3:**

Beginning on the Westerly right-of-way line of County Road No. 847 at a point which is 892.94 feet North 45°46'30" East and 65.05 feet North 41°53' West from the most Northerly corner of the Thomas Stanley Donation Land Claim No. 46 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 41°53' West 266.35 feet; thence South 45°46'30" West 65.805 feet; thence North 41°53' West 665.144 feet; thence North 50°15' East 546.16 feet; thence South 41°53' East 888.72 feet to the Westerly right-of-way line of said county road; thence South 45°46'30" West 480.41 feet to the place of beginning.

EXCEPTING THEREFROM, that portion of the above described tract of land acquired by the State of Oregon, by and through its Department of Transportation in Final Decree and Judgment filed April 19, 1990 in Case No. 89C10430, and recorded June 25, 1990 in Reel 779, page 69, Film Records for Marion County, Oregon.

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 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.

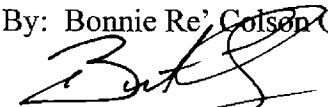
The true consideration for this conveyance is \$ 5,095,867.<sup>00</sup>.

DATED: Jan 6, 2022, 2022.

  
\_\_\_\_\_  
Joseph R. Fox

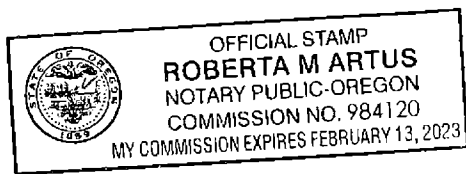
  
\_\_\_\_\_  
Norman L. Brenden

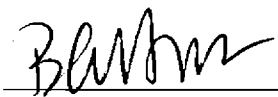
Colson & Colson Construction Co., an Oregon general partnership  
By: Bonnie Re' Colson QTIP Trust, its Managing General Partner

  
\_\_\_\_\_  
By: Barton G. Colson, Trustee

STATE OF OREGON           )  
  ) ss:  
County of Marion         )

This instrument was acknowledged before me on 1/7/2022, 2022, by Joseph R. Fox.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 2/13/2023

STATE OF OREGON            )  
  ) ss:  
County of Marion            )

This instrument was acknowledged before me on January 6<sup>th</sup>, 2022, by Norman L. Brenden.



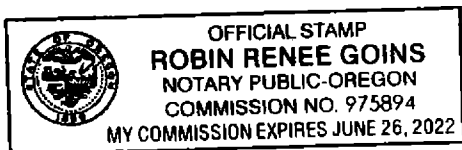
Robin Renee Goins

Notary Public for Oregon

My Commission Expires: June 26, 2022

STATE OF OREGON        )  
  ) ss:  
County of MARION        )

This instrument was acknowledged before me on January 6<sup>th</sup>, 2022, by Barton G. Colson, as Trustee of Bonnie Re' Colson QTIP Trust, Managing General Partner of Colson & Colson Construction Co., an Oregon general partnership.



Robin Renee Goins

Notary Public for Oregon

My Commission Expires: June 26, 2022

**REEL: 4583**

**PAGE: 227**

**January 10, 2022, 12:47 pm.**

**CONTROL #: 689746**

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: \$ 121.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**