



After recording return to:
Brendan McMullen
3500 16th Ct S
Salem, OR 97302

Until a change is requested all tax
statements shall be sent to the
following address:
Brendan McMullen
3500 16th Ct S
Salem, OR 97302

File No.: 7081-3357648 (JK)
Date: November 19, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 4271 PAGE 356
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-27-2019 01:41 pm.
Control Number 578615 \$ 91.00
Instrument 2019 00058394

STATUTORY WARRANTY DEED

Kieran McMullen, Grantor, conveys and warrants to **Brendan McMullen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 100, EWALD FRUIT FARMS, MARION COUNTY, OREGON; SAID POINT OF BEGINNING BEING 447.83 FEET NORTH 0°43' WEST OF THE SOUTHEAST CORNER OF LOT 99 OF SAID EWALD FRUIT FARMS; THENCE NORTH 0°43' WEST ALONG THE EAST LINE OF SAID LOT 100, A DISTANCE OF 100 FEET; THENCE SOUTH 89°30' EAST 150 FEET THENCE SOUTH 0°43' EAST 100 FEET; THENCE NORTH 89°30' WEST 150 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT ALL OF THAT PORTION DEEDED TO MARION COUNTY, STATE OF OREGON IN VOLUME 361, PAGE 11, MARION COUNTY DEED RECORDS

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$235,000.00**. (Here comply with requirements of ORS 93.030)

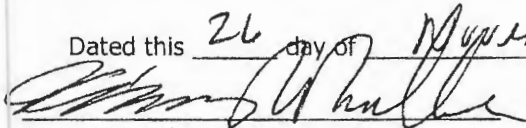
FIRST AMERICAN - 3357648

APN: R32032

Statutory Warranty Deed
- continued

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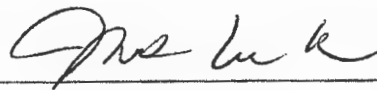
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26 day of November, 2019.

Kieran McMullen

STATE OF Oregon)
)ss.
County of Marion)

This instrument was acknowledged before me on this 26 day of November, 2019
by **Kieran McMullen**.





Notary Public for Oregon
My commission expires: 7-5-22