



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

✓ T&L Salem, LLC
4602 Viewcrest Road South
Salem, OR 97302

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

T&L Salem, LLC
4602 Viewcrest Road South
Salem, OR 97302

File No. 470895AM

REEL 4638 PAGE 485

MARION COUNTY

BILL BURGESS, COUNTY CLERK

06-30-2022 02:35 pm.

Control Number 710904 \$ 116.00

Instrument 2022 00029120

STATUTORY WARRANTY DEED

Kwan (OREGON) Limited Liability Company, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

T&L Salem, 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:

Beginning on the East line of Saginaw Street 100.00 feet Southerly from the South line of Mission Street in the City of Salem, Marion County, Oregon; and running thence Southerly along the East line of said Saginaw Street 59.00 feet; thence Easterly at right angles to said Saginaw Street 74.00 feet; thence Northerly, parallel with said Saginaw Street, 59.00 feet; thence Westerly at right angles to Saginaw Street to the place of beginning, all in the City of Salem, Marion County, Oregon.

Parcel 2:

Beginning at a point on the East line of Saginaw Street, 20.00 feet Easterly and 159.00 feet Southerly from Monument No. 1 (being where Saginaw Street intersects the South line of Jackson Street (now Mission Street) in Minto's Addition to the City of Salem, Marion County, Oregon; thence Southerly 59.00 feet along the East line of Saginaw Street to the Southwest corner of Mary Zosel's Lot; thence Easterly 73.7 feet to the West line of W. F. Buchner's land and Southeast corner of Mary Zosel's Lot; thence Northerly 59.00 feet along the West line of W. F. Buchner's land; thence westerly 72.85 feet to the place of beginning.

Parcel 3:

Beginning at a point on the East line of Saginaw Street in the City of Salem, Marion County, Oregon, where said East line is intersected by the North line of Kearney Street in said City, and being the Southwest corner of the tract of land described in a Deed recorded in Book 179, Page 638, Deed Records; thence Northerly along the East line of Saginaw Street to the Southwest corner of a tract of land deeded by George Mercer to Lucy S. Mercer by Deed recorded in Book 29, Page 199, Deed Records; thence Easterly and along the South line of said Mercer tract and parallel with said Kearney Street, 74.00 feet; thence Southerly and parallel with said Saginaw Street to the North line of said Kearney Street; thence Westerly and along the North line of said Kearney Street, 74.00 feet to the place of beginning, and being the West 74.00 feet of the land deeded by Bert T. Ford to Edgar T. Barkus and Walter A. Barkus by Deed recorded in Book 179, Page 638, Deed Records of Marion County, Oregon.

Parcel 4:

470895AM

Beginning at a point on the North line of Kearney Street which point is 125.00 feet Westerly from the intersection of the North line of Kearney Street with the West line of Commercial Street, in the City of Salem, Marion County, Oregon; thence North, parallel with the West line of Commercial Street 80.5 feet; thence Westerly, parallel with the North line of said Kearney Street 108.00 feet, more or less, to the East line of a tract of land described in Deed recorded May 11, 1932, in Volume 213, Page 249, Deed Records for Marion County, Oregon; thence South along the East line of said tract 80.5 feet to the North line of Kearney Street; thence East along said North line 108.00 feet, more or less, to the point of beginning.

Parcel 5 (tax lot 9000):

Beginning at an iron pipe on the West line of South Commercial Street, which point is North 80.5 feet from the intersection of the North line of Kearney Street with the West line of said Commercial Street, in the City of Salem, Marion County, Oregon; thence West, parallel with the North line of Kearney Street, 100.00 feet; thence North, parallel with the West line of Commercial Street, 57.00 feet; thence East, parallel with the North line of Kearney Street, 100.00 feet to the West line of Commercial Street, thence Southerly along the West line of said Commercial Street 57.00 feet to the place of beginning

ALSO: Beginning at the intersection of the North line of Kearney Street with the West line of Commercial Street, in the City of Salem, Marion County, Oregon; and running North along the West line of Commercial Street, 80.5 feet to an iron pipe; thence West and parallel with Kearney Street, a distance of 125.00 feet; thence South parallel with the West line of Commercial Street, 80.5 feet to the North line of Kearney Street; thence East along the North line of Kearney Street, 125.00 feet to the place of beginning.

Parcel 6 (tax lot 8900):

Beginning at an iron pipe on the West line of S. Commercial Street, in Salem, Marion County, Oregon, which iron pipe is 80.5 feet North along the West line of said Commercial Street from a point which is South 70°21' East 27.00 feet and South along the West line of said Commercial Street, 457.00 feet from the Southeast corner of Block 41, Salem, Marion County, Oregon (see Volume 1, Page 20, Town Plat Records for said County and State), said beginning point being also 241.5 feet South along the West line of said Commercial Street from the point of intersection of the South line of Mission Street with the West line of said Commercial Street; thence North along the West line of said Commercial Street, 114.00 feet; thence West, parallel with the South line of said Mission Street, 231.00 feet, more or less, to the East line of premises conveyed to Lucy S. Mercer by Deed dated July 5, 1883, recorded in Volume 29, Page 199, Deed Records for said County and State; thence South along the East line of said Mercer premises 116.1 feet to an iron pipe; thence East, parallel with the North line of Kearney Street in Salem, Oregon, 231.1 feet, more or less, to the place of beginning, all in Marion County, Oregon.

SAVE and EXCEPT: Beginning at an iron pipe on the West line of South Commercial Street, which point is North 80.5 feet from the intersection of the North line of Kearney Street with the West line of said Commercial Street in the City of Salem, Marion County, Oregon; thence West, parallel with the North line of Kearney Street 100.00 feet; thence North, parallel with the West line of Commercial Street 57.00 feet; thence East, parallel with the North line of Kearney Street 100.00 feet to the West line of Commercial Street; thence southerly along the West line of said Commercial Street, 57.00 feet to the place of beginning.

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

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 17 day of June, 2022

Kwan (OREGON) Limited Liability Company

By: Bo Nui Kwan
Bo-Nui Kwan, Manager Manager

State of Oregon} ss
County of Marion}

On this 17 day of June, 2022, before me, Tasha Marie Walery, a Notary Public in and for said state, personally appeared Bo-Nui 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.

Tasha Marie Walery
Notary Public for the State of Oregon

Residing at: Heizen OR

Commission Expires: 9-9-22



REEL: 4638

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June 30, 2022, 02:35 pm.

CONTROL #: 710904

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: \$ 116.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.