

REEL 3804 PAGE 162
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-04-2016 01:46 pm.
Control Number 407526 \$ 51.00
Instrument 2016 00016080

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Ralph C. Jackson and Janette E. Jackson as
Trustees of The Ralph and Jan Jackson Trust
under agreement dated January 9, 2012 Trust

GRANTEE:
John B. Osborn and Megan J. Osborn

SEND TAX STATEMENTS TO:
John B. Osborn and Megan J. Osborn
848 Mildred Lane SE
Salem, OR 97306

AFTER RECORDING RETURN TO:
John B. Osborn and Megan J. Osborn
848 Mildred Lane SE
Salem, OR 97306

Escrow No: FT150053802-FTMWV01

R91667,R81562,R81564
R91671, R91669
848 Mildred Lane SE
Salem, OR 97306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ralph C. Jackson and Janette E. Jackson as Trustees of The Ralph and Jan Jackson Trust under agreement dated January 9, 2012, Grantor, conveys and warrants to

John B. Osborn and Megan J. Osborn as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Beginning at the intersection of the South right of way line of County Road No. 828 (Mildred Lane) and the West line of Lot 14, LON'S HILL FRUIT TRACTS, in the City of Salem, as recorded in Book 6, Page 49, Record of Town Plats for Marion County, Oregon, at a point which is 20.00 feet South of the Northwest corner thereof; thence South, along said West line 449.16 feet to a point; thence East, parallel to said South right of way line 471.74 feet to a point on the East line of said Lot 14, said point also being on the West line of Block 3, Smoketree, as recorded in Book of Town Plats 34, Page 20, Marion County Records; thence North along said line, 73.49 feet to the Southwest corner of Lot 3, of said Block 3, Smoketree; thence Easterly, along the South line of said Lot 3, 10.00 feet to a point; thence Northerly, parallel to the East line of said Block 3, 170.00 feet to a point on the North line of Lot 2 of said Block 3, said point being 10.00 feet Easterly of the Northwest corner thereof; thence North 02°55'30" West a distance of 195.96 feet to the Northwest corner of Lot 1 of said Block 3 and a point on the East line of said Lot 14, Lon's Hill Fruit Tract; thence North along said East line 10.00 feet to a point on the South right of way line of said County Road No. 828; thence West, along said right of way line 471.24 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the City of Salem by Warranty Deed recorded September 28, 2000 in Reel 1722, Page 246, Microfilm Records, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$795,000.00. (See ORS 93.030)

FT150053802-FTMWV01
Deed (Warranty-Statutory)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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: 3/25/16

The Ralph and Jan Jackson Trust

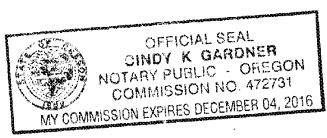
BY: [Signature]
Ralph C. Jackson, Trustee

BY: [Signature]
Janette E. Jackson, Trustee

State of OREGON OR
COUNTY of Mari

This instrument was acknowledged before me on March 25, 2016 by Ralph C. Jackson and Janette E. Jackson as Trustees of The Ralph and Jan Jackson Trust

[Signature]
Notary Public, State of Oregon
My commission expires: 12/4/16



REEL: 3804

PAGE: 162

April 04, 2016, 01:46 pm.

CONTROL #: 407526

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: \$ 51.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.