

Fidelity National Title # 00222108548

**RECORDING REQUESTED BY:****Fidelity National Title**  
Company of Oregon500 Liberty St. SE, Ste 200  
Salem, OR 97301**GRANTOR'S NAME:**

Joshua Vierra and Monique Vierra

**GRANTEE'S NAME:**Jensen Consulting and Development LLC, An Oregon Limited  
Liability Company

REEL 4535 PAGE 300

MARION COUNTY

BILL BURGESS, COUNTY CLERK

09-03-2021

09:12 am.

Control Number 671685 \$ 91.00

Instrument 2021 00052477

**AFTER RECORDING RETURN TO:**

Order No.: 60222108548-SK

Jensen Consulting and Development LLC, An Oregon Limited  
Liability Company  
5190 Kale Street  
Salem, OR 97305**SEND TAX STATEMENTS TO:**Jensen Consulting and Development LLC, An Oregon Limited  
Liability Company  
5190 Kale Street  
Salem, OR 97305

APN: 559823

Map: 072W198B02600

2195 Vaughn Avenue NE, Salem, OR 97305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Joshua Vierra and Monique Vierra, Grantor, conveys and warrants to Jensen Consulting and Development LLC, An Oregon Limited Liability Company, 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 a point which is found by measuring 340.50 feet Easterly along the South line of Lot 1, Block "B", SAVAGE'S ADDITION, in the City of Salem, County of Marion and State of Oregon, and 532.00 feet Northerly, parallel with the East line of Lots 1 and 2, Block "B", from the Southwest corner of said Lot 1; thence Northerly and parallel with East line of Lot 2, Block "B", Savage's Addition, 64.00 feet; thence Easterly and parallel with the Southerly line of lot 2, a distance of 170.00 feet; thence Southerly and parallel with the East line of the said Lot 2, a distance of 64.00 feet; thence Westerly and parallel with the Southerly line of said Lot 2, a distance of 170.00 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$128,000.00). (See ORS 93.030)

**Subject to:**

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

City Liens, if any, in favor of the City of Salem.

The Land is within, and is subject to the statutory powers, including the power of assessment, of the East Salem Sewer and Drainage District. An inquiry has been directed to the district concerning the status of said assessments and a report will follow if any are found.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company  
Purpose: Right of way  
Recording Date: May 5, 1992  
Recording No: Reel 948, Page 20

**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**

# STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-2-2021

Joshua Vierra  
Joshua Vierra

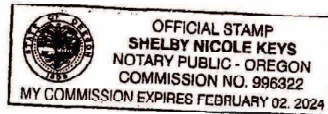
Monique E Vierra  
Monique Vierra

State of Oregon  
County of Washington

This instrument was acknowledged before me on 9/2/21 by Joshua Vierra and Monique Vierra.

Shelby Nicole Keys  
Notary Public - State of Oregon

My Commission Expires: 2/2/24



REEL: 4535

PAGE: 300

September 03, 2021, 09:12 am.

CONTROL #: 671685

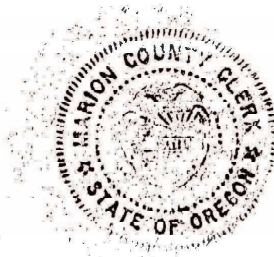
State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 91.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.



I hereby certify this copy consisting of 3  
pages is to be a true and correct copy of the  
document now on record in my office.  
BILL BURGESS, MARION COUNTY CLERK  
By: [Signature]  
Date: 08-03-2023

## **CORRECTED LEGAL DESCRIPTION**

**Order No.:** 60222108548

Commencing at a point on the North line of Lot 2, in Block B of SAVAGE'S ADDITION TO SALEM, in Marion County, Oregon, that is 170.64 feet East of the Northwest corner thereof; thence Easterly along the North line of said Lot, a distance of 170.00 feet to the center of Vaughn Street; thence Southerly down Vaughn Street, 65.52 feet; thence Westerly parallel with the South line of Lot 2 a distance of 170 feet; thence Northerly 65.66 feet to the place of beginning.

Marion County  
Document Separator Page

**Instrument # 2023-23593**

**August 03, 2023 03:56 PM**

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: \$106.00

Bill Burgess  
Marion County Clerk

This is not an invoice.