



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trademark Enterprises, LLC

PO Box 5248

Salem, OR 97304

REEL 4668 PAGE 388

MARION COUNTY

BILL BURGESS, COUNTY CLERK

10-31-2022 10:30 am.

Control Number 722950 \$ 101.00

Instrument 2022 00044023

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

Trademark Enterprises, LLC

PO Box 5248

Salem, OR 97304

File No. 550380AM

STATUTORY WARRANTY DEED

Dean Nguyen and Van Tran (who acquired title as Vanna Tran), as Tenants by the Entirety, as to an undivided one half interest and Hiep Tran and Danthanh Hoang, as Tenants by the Entirety, as to an undivided one half interest,

Grantor(s), hereby convey and warrant to

Trademark Enterprises, LLC,

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:

Beginning at a point which is South 2° East 463.32 feet, South 87°45' West 3226.30 feet and North 2°15'32" West 35.03 feet from the Northeast corner of Section 29, Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 2°15'32" West 255.05 feet; thence South 89°51'00" East 150.12 feet; thence South 2°15'32" East 25.01 feet; thence South 83°00'52" East 200.88 feet to a point on the West line of County Road M.R. 97 (commonly known as Cordon Road); thence Southerly along the West line of Cordon Road along the arc of an offset spiral curve to a 1/2 inch iron pipe marking the County Engineer's Station P.C.S. 267 + 92.99; thence Southerly along said West line along the arc of a 2914.79 foot radius curve, 34.56 feet (the chord of which bears South 1°48'44" West 34.56 feet) to the North line of County Road M.R. 64 (commonly known as Center Street); thence North 89°51' West along the North line of said Center Street 328.36 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to Marion County, a Municipal Corporation, recorded March 17, 1994, in Reel 1151, Page 599, Records for Marion County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

072W29BA00200

The consideration paid for the transfer is \$680,000.00, 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.

Dean Nguyen

Vanna Tran

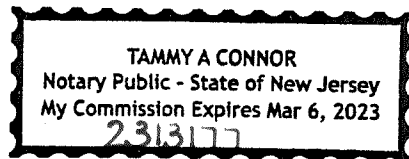
Heip Tran

Danthanh Hoang

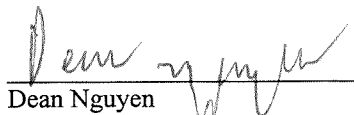
State of NJ } ss
County of Middlesex }

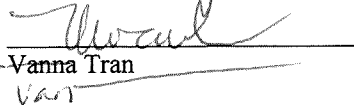
On this 27 day of October, 2022, before me, Tammy A Connor a Notary Public in and for said state, personally appeared Heip Tran and Danthanh Hoang, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of NJ
Residing at: _____
Commission Expires: 3/6/2023



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.


Dean Nguyen


Vanna Tran

Hiep Tran

Danthanh Hoang


State of _____ } ss
County of _____ }

On this _____ day of October, 2022, before me, _____ a Notary Public in and for said state, personally appeared Hiep Tran and Danthanh Hoang, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

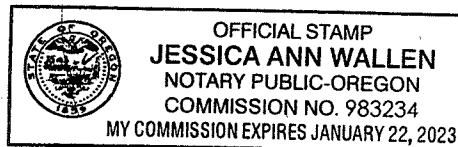
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon
County of Marion

On this 25th day of October, 2022, before me, Jessica Wallen a Notary Public in and for said state, personally appeared Dean Nguyen and Van Tran known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Medford, Or.
Commission Expires: Jan 22 2023



REEL: 4668

PAGE: 388

October 31, 2022, 10:30 am.

CONTROL #: 722950

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: \$ 101.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.