

**COVER SHEET
STATUTORY WARRANTY DEED**

GRANTOR:

City of Millersburg, Oregon
4222 NE Old Salem Road
Albany, OR 97321

GRANTEE:

Gordon and Shirley Moore
PO Box 22
Crabtree, OR 97335

AFTER RECORDING RETURN TO:

City of Millersburg, Oregon
4222 NE Old Salem Road
Albany, OR 97321

Gordon and Shirley Moore
PO Box 22
Crabtree, OR 97335

**UNTIL A CHANGE IS REQUIRED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Gordon and Shirley Moore
PO Box 22
Crabtree, OR 97335

TRUE AND ACTUAL CONSIDERATION:

The true and actual consideration paid for this conveyance is \$19,602.

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the City of Millersburg, Oregon, hereinafter known as "Grantor," for the consideration hereinafter stated, does hereby convey and warrant to Gordon Moore and Shirley Moore, as tenants by the entirety, the real property located in Linn County, Oregon ("Property"), legally described in attached Exhibit A.

Grantor covenants that Grantor is seized of an indefeasible estate in the Property in fee simple, that Grantor has good right to convey the Property, that the Property is free from encumbrances, except those which are a matter of public record, and that Grantor warrants and will defend the title to the Property against all persons who claim the same, except that Grantor shall not be required to make any payment arising out of the forgoing in excess of the proceeds of any available policies of title insurance. It is the intention of Grantor to preserve, to the greatest extent possible, all existing title insurance coverage. The true and actual consideration paid for this conveyance is \$19,602.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on _____, 2020.

Grantor: City of Millersburg, Oregon

Kevin Kreitman
Manager
City of Millersburg, Oregon

STATE OF OREGON, COUNTY OF LINN) ss.

This instrument was acknowledged before me on _____, 2020, by Kevin Kreitman as representative of City of Millersburg, Oregon, Grantor.

Notary Public for Oregon
My commission expires: _____

Exhibit A-Legal Description

Real Property situated in Donation Land Claim No. 46 and Donation Land Claim No. 58, also being within the southeast one-quarter of Section 20, Township 10 South, Range 3 West, Willamette Meridian, Linn County, Oregon being a portion of that property conveyed in Volume 379, Page 278, Linn County Deed Records, more particularly described as follows:

Commencing at a 3-1/4" brass disk marking the southeast corner of the George Miller Sr DLC 58; thence North 75°38'03" West along the centerline of Conser Road (County Road 34) a distance of 386.98 feet to a point that is South 75°38'03" East 27.62 feet, also being 27.00 feet southeasterly of, when measured at right angles to, the northwesterly line of said property conveyed in Volume 379, Page 278, Linn County Deed Records; thence South 26°29'18" West parallel with said northwesterly line a distance of 30.68 feet to a 5/8" iron rod on the southerly right-of-way line of Conser Road (County Road 34) being 60 feet wide, also marking the Point of Beginning;

thence continuing South 26°29'18" West along said line a distance of 262.09 feet to a 5/8" iron rod on the northeasterly right-of-way line of the Oregon Electric Railroad, now owned and operated by Genesee and Wyoming Railroad; thence North 16°34'20" West along said right-of-way line a distance of 39.54 feet to a 5/8" iron rod set on said northwesterly line of the land described in Volume 379, Page 278; thence leaving said right-of-way line North 26°29'18" East along said northwesterly line a distance of 477.77 feet to a point on the southerly right-of-way line of Conser Road (County Road 34), from which a 5/8" iron rod bears North 26°29'18" East 5.00 feet; thence along said southerly right-of-way line South 75°38'03" West a distance of 27.62 feet to the Point of Beginning.

Containing 0.15 acres, more or less.

Bearings are based the Oregon North State Plane Coordinate System NAD83 2011 (Epoch 2010.0).

Distances are ground distances, International Feet.

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