



After recording return to:
City of Aumsville
595 Main Street
Aumsville, OR 97325

Until a change is requested all tax
statements shall be sent to the
following address:
City of Aumsville
595 Main Street
Aumsville, OR 97325

File No.: Acco (LB)
Date: February 23, 2022

THIS SPACE RESERVED FOR RECORDER'S USE	
REEL	4598 PAGE 7
MARION COUNTY	
BILL BURGESS, COUNTY CLERK	
02-24-2022	10:45 am.
Control Number	695633 \$ 101.00
Instrument	2022 00008642
<u>Segregation</u>	<u>Change of Ownership</u>
530477 = 08-2W-25CA-00600 4071-0160	605022 = 08-2W-25AC-00604
<u>TKS:</u> 605022 = 08-2W-25CA-00604 0.29 AC	From: Tia Street LLC
<u>LVS:</u> 530477 = 08-2W-25CA-00600 0.39 AC	To: City of Aumsville
	By: This deed
	605022 082W25AC00604 45980007 03 AJ

5/11/22
NLI

STATUTORY BARGAIN AND SALE DEED

Tia Street, LLC, Grantor, conveys to City of Aumsville, an Oregon municipal corporation, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is \$Donation. (Here comply with requirements of ORS 93.030)

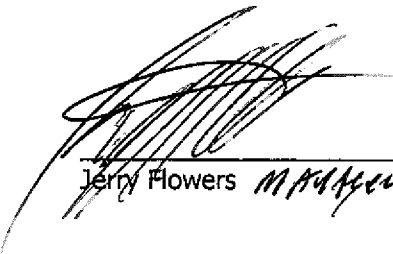
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 24 day of February, 2022.

NOTE: FIRST AMERICAN TITLE IS RECORDING THIS DOCUMENT AS AN ACCOMMODATION TO CLIENT ONLY AND WILL NOT ASSUME ANY RESPONSIBILITY AS TO ITS' VALIDITY.

Bargain and Sale Deed
- continued

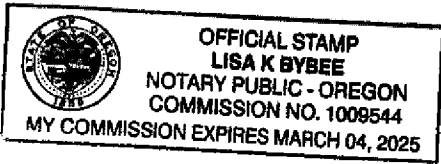
Date: 02/23/2022


Jerry Flowers MANAGER TIA STREET LLC

STATE OF Oregon)
County of Marion)ss.
)

This instrument was acknowledged before me on this 24 day of February, 2022
by Jerry Flowers as Manager of Tia Street LLC, on behalf of the LLC.

Lisa K Bybee



Notary Public for Oregon
My commission expires: 3-4-25

EXHIBIT "A"

082W25CA00600

The Easterly 169.14 feet of Parcel 1, Partition Plat 2018-35, as recorded in Marion County Book of Partition Plats, located in the Southwest Quarter of Section 25, Township 8 South, Range 2 West, of the Willamette Meridian, City of Aumsville, Marion County, Oregon, better described as follows:

Beginning at the Northeast corner of Parcel 1, Partition Plat 2018-035; thence South 00°01'04" East 75.10 feet to the Northerly right of way of Caleb Street; thence along said right of way North 89°56'47" West 169.14 feet; thence North 00°01'04" West 74.96 feet; thence South 89°59'43" East 169.14 feet to the Point of Beginning and containing 12,690 Square Feet more or Less.

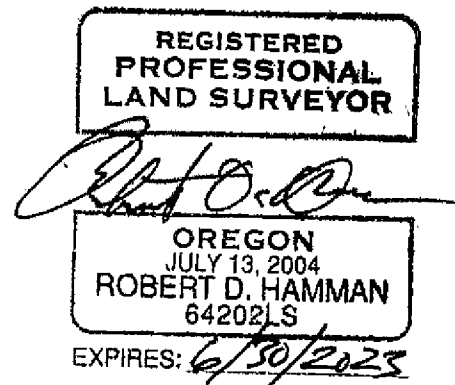
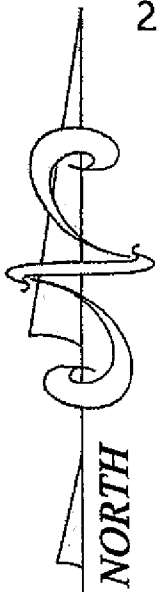
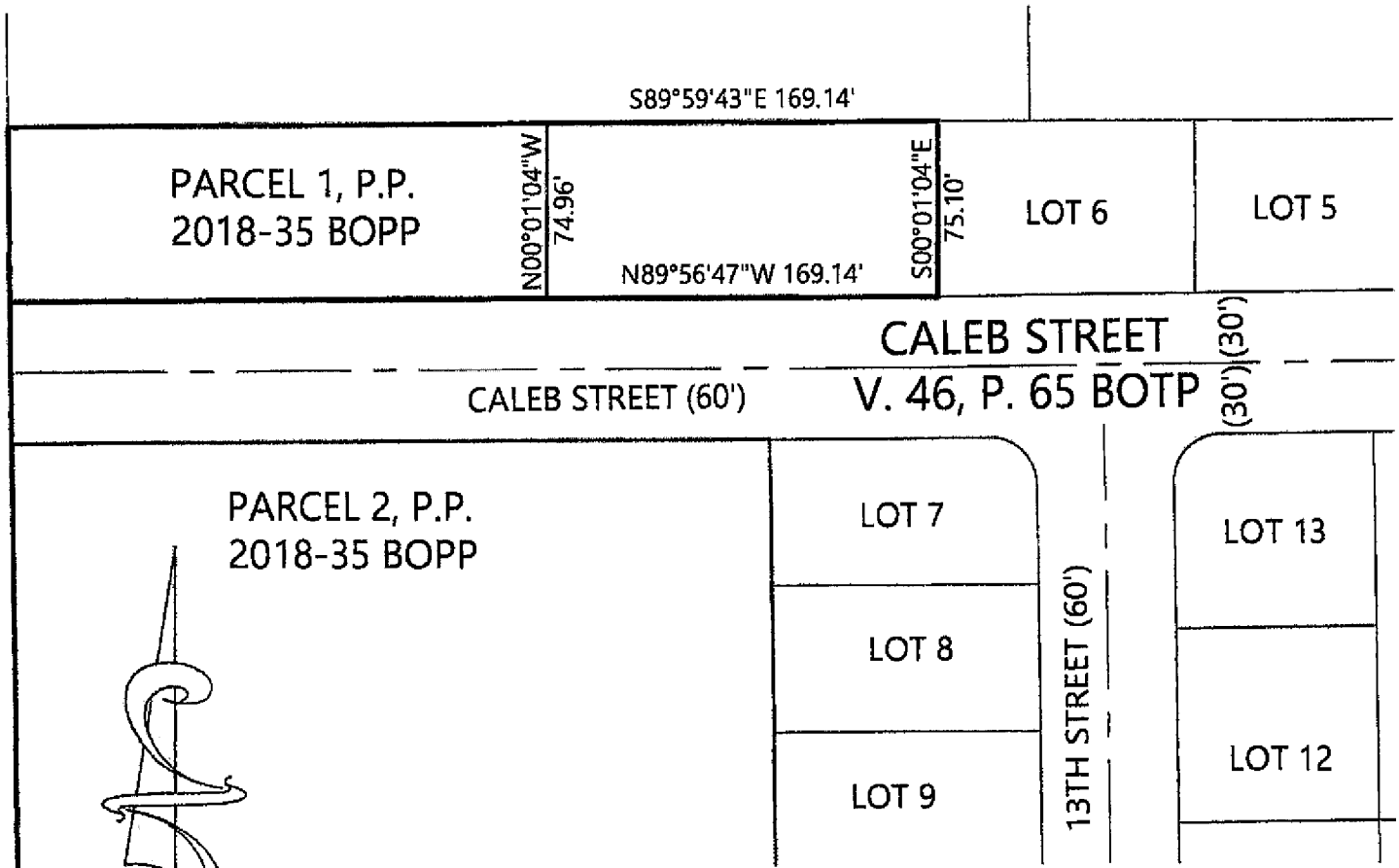


EXHIBIT "B"



1" = 80'
 2/22/2022
 #6287

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6/30/2023

BY:
 MULTI/TECH ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OREGON 97302
 503-363-9227