

REEL 4561 PAGE 4  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
11-08-2021 09:59 am.  
Control Number 681386 \$ 101.00  
Instrument 2021 00065181

After Recording Return To:  
Martinis & Farley  
PO Box 3938  
Salem, OR 97302

AJ

537798 & 537799  
06-1E-29D-600

After Recording. Send Tax  
Statements To:  
Krystal Sprauer  
17174 S Abiqua Road NE  
Silverton. OR 97381

**STATUTORY QUITCLAIM DEED**  
**Individual Grantor**

Shawn Hupp, Grantor, release and quitclaim to Krystal L. Sprauer and Bryan J. Sprauer, Grantees, all rights, title and interest in and to all portions of the following described real property identified below as **Exhibit A** that is situated in, on, and across 17174 S. Abiqua Road NE, Silverton, Oregon 97381, otherwise described in **Exhibit B**, in Marion County, Oregon. The legal description for the conveyance is as follows:

*See Attached Exhibit A and Exhibit B and be this reference incorporated herein.*

The true consideration for this conveyance is to clear title.

Grantor is the heir of Theron Hupp who was the owner of Silver Falls Timber Co. which purportedly previously owned an interested in this property.

AcCo

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.

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Dated this 23 day of October, 2021.

  
Shawn Hupp

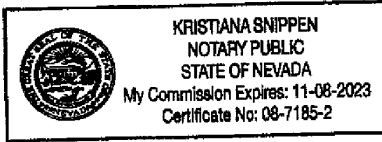
Combo Of Abandoned Railroad  
With Adjacent Property

537798 & 537799 = 06-1E-29D-600  
3376-0067 & 4149-0238 Ex 4149-0237  
Update Ac to 22.75 Net  
Run In

STATE OF Nevada )

COUNTY OF Washoe <sup>ISS.</sup>

Personally appeared the above-named Shawn Hupp, who acknowledged the foregoing instrument to be his voluntary act and deed on this 23 day of Oct, 2021.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: NOV 8 2023

Page 1 of 2-Affidavit of Heirship Shawn Hupp

MARTINIS & FARLEY  
 110 Madrona Avenue SE, Salem, OR 97302  
 Mailing Address: PO Box 3938, Salem, OR 97302  
 Phone: (503) 566-5800; Fax: (503) 566-6775  
 Email: byron@mfarleylaw.com

EXHIBIT A

A strip of land twenty (20) feet in width, being ten (10) feet on each side of the center line of the track of the Silverton Lumber Co., as the same is laid off, staked out, surveyed and to be constructed thru and upon the following described premises.

Commencing at the most northerly northeast corner of the D.L.C. of J.B.Post and wife in T.6 S.R. 1 East, and in Marion County, Oregon; thence west on said D.L.C. line eighteen and 20/100 chains to the middle of said line; thence south fifty-eight and 64/100 chains to a point on the south boundary of a tract of 282.94 acres of land deeded by the said J.B.Post to Ai Coolidge on the 30th day of May, 1857, the deed being recorded in Book 2, at page 56 in Marion County records of Deeds; thence east seventeen and 97/100 chains to southeast corner of land described in said deed to Ai Coolidge; thence north fifty-eight and 64/100 chains to the beginning and containing 106 acres, more or less.

This deed includes all the land lying south of Abiqua Creek. The aforesaid premises all being in Marion County, Oregon.

Also commencing in the middle of Abiqua Creek, seventeen rods west of the section line between sections twenty-eight and twenty-nine in T. 6 S.R. One east of the Willamette Meridian; thence up the Abiqua Creek to the center of the mill-dam; thence north eight rods; thence easterly twenty-one rods to maple tree, 14 inches in diameter and blazed; thence south eight rods to the middle of the Abiqua Creek to the line dividing Andrew Shepherd's and John O. Putnam's land Claims; thence south to the section line between sections 28 and 33; thence west to the line between the land Claim of Andrew Shepherd's and J.B.Post; thence north on said line to the place of beginning and containing Sixty – five acres, more or less, save and except 10 acres out of the northwest corner deeded to E.T.Smith.

The aforesaid staked out, laid off, and surveyed strip' of land being described more particularly as follow, entering the premises aforesaid at station 43 of the line as surveyed, laid off, and staked out on the line between the premises of J.B.Cason and the grantors herein at a point 67 feet south of the south side of the County road leading from Dunagan's Bridge to Silverton, Oregon; thence south 45° east (Ver.20° 06' east) 1167.8 feet to the beginning of a curve to the left with a radius of 573 feet and central angle of 35° 52' thence along said curve 358.7 feet to end of same; thence south 80° 52' east 489.8 to the beginning of a curve to the right with radius of 955 feet and central angle of 16° 07'; thence along said curve T4.64 feet to end of same; thence south 64° 45' east on tangent 215 feet to a point of departure from said tract on the county road in Marion County, Oregon.

The aforesaid strip of land to be fenced by a legal fence by the grantee on the south side commencing at the point where the aforesaid strip of land joins the property of J.B.Cason and running southeasterly along said strip of land for a distance of about 500 feet until the same joins the wire fence now constructed and built which wire fence is to be moved by the grantee to the south side of said strip of land.

**EXHIBIT B**

Beginning in the center of County Road No. 657, at a point which is 1201.20 feet South 88° 52' West and 1425.49 feet South 0° 53' East from the most Northerly Northeast corner of the J. B. Post Donation Land Claim No. 49 in Township 6 South, Range 1 East of the Willamette Meridian in Marion County, Oregon, said point also being the Northwest corner of that tract of land conveyed to Benare H. and Donna Workman deed recorded in Volume 725, page 82, Deed Records for Marion County, Oregon; thence South 0° 53' East along the West line of said Workman tract 2431.68 feet to the Southwest corner thereof; thence North 89° 10' East along the South line of said Workman Tract 360 feet to a point; thence North 0° 53' West parallel with the West line of said Workman Tract to the centerline of said County Road No. 657; thence Northwesterly along said centerline to the point of beginning, being situate and lying within Section 29, Township 6 South, Range 1 East of the Willamette Meridian in Marion County, Oregon.

SAVE AND EXCEPT that portion of the above described premises lying within County Road No. 657.

ALSO SAVE AND EXCEPT that portion which lies within the right of way of the former Silver Falls Timber Co. right of way.