

Segregation
111196
071E250000300
606489
071E250000301

RECORDING COVER SHEET AJ

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

This deed and Page 395 both describe only the east part of tax lot 300. The west part is described in Page 397.

YES SEG PER LAWYER

✓ **AFTER RECORDING RETURN TO:**
Heather O. Gilmore, P.C.
PO Box 21043
Keizer, OR 97307

1. **TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(1)(a)
BARGAIN & SALE DEED FOR CLAIMING SUCCESSOR UNDER ORS CHAPTER 114
2. **DIRECT PARTY/ GRANTOR(S)** ORS 205.160
DARLENE M. BLEAKNEY, TRUSTEE OF THE TIMOTHY W. FENNIMORE REVOCABLE LIVING TRUST, CLAIMING SUCCESSOR OF THE TIMOTHY W. FENNIMORE ESTATE, in Circuit Court of the State of Oregon for the County of Marion as Case No. 21PB09746
3. **INDIRECT PARTY/ GRANTEE(S)** ORS 205.160
DARLENE M. BLEAKNEY, TRUSTEE OF THE TIMOTHY W. FENNIMORE REVOCABLE LIVING TRUST.

4. TRUE AND ACTUAL CONSIDERATION ORS 93.030(2) – Amount in dollars or other consideration	5. SEND TAX STATEMENTS TO:
\$ NONE	Darlene M. Fennimore, Trustee 660 Leo Street Mt. Angel, OR 97362

6. **If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: “RE-RECORDED AT THE REQUEST OF _____ TO CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____.”**

Segregation

111196 = 07-1E-25-00300
4652-0393, 3474-0215
TKS: 606489 = 07-1E-25-00301
10.09 AC
LVS: 111196 = 07-1E-25-00300
10.14 AC

Claiming Successor's Deed

DARLENE M. BLEAKNEY, TRUSTEE OF THE TIMOTHY W. FENNIMORE REVOCABLE LIVING TRUST, CLAIMING SUCCESSOR OF THE TIMOTHY W. FENNIMORE ESTATE, in Circuit Court of the State of Oregon for the County of Marion as Case No. 21PB09746 "Grantor," hereby conveys to DARLENE M. BLEAKNEY, TRUSTEE OF THE TIMOTHY W. FENNIMORE REVOCABLE LIVING TRUST, "Grantee," all of Grantor's right, title, and interest in and to the following real property, free of encumbrances except for matters of public record:

EFU Property which is a portion of Marion County Tax Assessor's Account No. 111196 and more particularly described as follows: **EAST PART OF 07-1E-25-00300**
Beginning on the North line of Section 25 in Township 7 South Range 1 East of the Willamette Meridian in Marion County, Oregon, at a point which is 665.66 feet N. 89° 32' W. From the Northeast corner of the said Section; thence N. 89° 32' W. Along the North line of the said Section, a distance of 332.83 feet; thence S. 1° 18' parallel with the East line of the said Section, a distance of 1319.60 feet; thence S. 89° 21' E. 332.83 feet; thence N. 1° 18' E. Parallel with the East line of the said Section, a distance of 1320.66 feet to the place of beginning.

SUBJECT TO: A non-exclusive easement for road and right of way purposes and use of utilities 20 feet wide and which lies immediately to the South of said property and benefits adjacent owners. **EASEMENT**

ALSO together with a non-exclusive right of grantees and others to that certain easement over and across lands owned by Mt. Angel Abbey and which said right was obtained in that certain agreement dated August 27, 1977, between Mt. Angel Abbey and the grantees named therein and others. **EASEMENT**

SUBJECT TO AND TOGETHER WITH conditions, covenants and easements of record.
TOGETHER WITH: timber located on the property.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS NONE.

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, AND 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.

WITNESS the hand of said Grantor on this 22 day of August, 2022.

GRANTOR:

Darlene M. Bleakney
Darlene M. Bleakney, Trustee of the Timothy W. Fennimore Revocable Living Trust, Claiming Successor of the Timothy W. Fennimore Estate, in Circuit Court of the State of Oregon for the County of Marion as Case No. 21PB09746

STATE OF OREGON)
) ss.
County of Marion)

On this 22nd day of August, 2022, before me personally appeared the above named Darlene M. Bleakney, Trustee of the Timothy W. Fennimore Revocable Living Trust, Claiming Successor of the Timothy W. Fennimore Estate in Circuit Court of the State of Oregon for the County of Marion as Case No. 21PB09746, and acknowledged the foregoing instrument to be her voluntary act and deed.

Heather Opal Gilmore
Notary Public of Oregon

