



After recording return to:
Chemawa Crossing LLC
PO BOX 21772
Keizer, OR 97307

Until a change is requested all tax
statements shall be sent to the
following address:
Chemawa Crossing LLC
PO BOX 21772
Keizer, OR 97307

File No.: 7081-4213702 (JK)
Date: October 18, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

MARION COUNTY RECORDS

2025-02755

D-DEED

01/31/2025 10:40 AM

\$20.00 \$11.00 \$2.00 \$8.00 \$60.00

\$101.00



I, Bill Burgess, County Clerk for Marion County,
Oregon, certify that the instrument identified
herein was recorded in the Official Records.

Pgs=4 DMI

STATUTORY WARRANTY DEED

West Coast Global Solutions, LLC, an Oregon limited liability company, Grantor,
conveys and warrants to **Chemawa Crossing LLC, an Oregon limited liability company**,
Grantee, the following described real property free of liens and encumbrances, except as
specifically set forth herein:

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

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$260,000.00**. (Here comply with requirements
of ORS 93.030)

FIRST AMERICAN 4213702

APN: **547752**

Statutory Warranty Deed
- continued

File No.: **7081-4213702 (JK)**

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 30 day of January, 2025

West Coast Global Solutions LLC

By: 

Name: Colton M. Farrier
Title: Manager

APN: **547752**

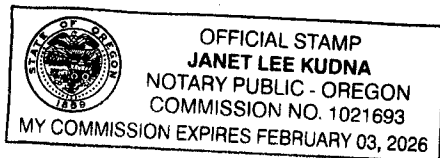
Statutory Warranty Deed
- continued

File No.: **7081-4213702 (JK)**

STATE OF Oregon)
County of Marion)ss.

This instrument was acknowledged before me on this 30 day of January, 2025
by Colton M. Farrier as Manager of West Coast Global Solutions LLC, on behalf of the LLC.

[Handwritten Signature]



Notary Public for Oregon
My commission expires:

2/3/26

APN: **547752**

Statutory Warranty Deed
- continued

File No.: **7081-4213702 (JK)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

Parcel I: Lot 7, Block 6, FERNWOOD PARK NO. 2, in the City of Keizer, County of Marion and State of Oregon. (Plat volume 20, Page 28)

Parcel II: Beginning at the Northeast corner of Lot 7, Block 6, FERNWOOD PARK NO. 2 as platted and recorded in Volume 20, Page 28, Book of Town Plats and being situated in the Southwest quarter of Section 35, Township 6 South, Range 3 West and the Northwest quarter of Section 2, Township 7 South, Range 3 West of the Willamette Meridian in the City of Keizer, Marion County, Oregon; thence South 89° 32' 16" East on the Easterly extension of the North line of said Lot 7, a distance of 60.00 feet on the Northeast corner of the first described parcel described in instrument recorded in Reel 707, Page 432, records for Marion County, Oregon; thence South 00° 23' 32" East 80.00 feet to the Northeast corner of Lot 10, of said Block 6; thence South 00° 23' 32" East along the East line of said Lot 10, a distance of 190.34 feet; thence North 89° 31' 00" West 90.11 feet to the Southeast corner of Lot 8 of said Block 6; thence North 12° 46' 40" East along the Easterly line of said Lot 8, a distance of 132.20 feet to the Northeast corner thereof; thence North 00° 24' 00" West along the East line of said Lot 7, a distance of 141.13 feet to the Point of Beginning.

NOTE: This Legal Description was created prior to January 01, 2008.

Marion County
Document Separator Page

Instrument # 2025-02755

January 31, 2025 10:40 AM

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
Marion County Clerk

This is not an invoice.