



Parcel Information

Parcel #:	596046
Tax Lot:	073W13AA00700
Site Address:	3393 Silverton Rd NE Salem OR 97301 - 8654
Owner:	Oregon Alliance LLC
Owner2:	
Owner Address:	2467 Hoo Doo Dr NW Salem OR 97304 - 2753
Twn/Range/Section:	07S / 03W / 13 / NE
Parcel Size:	0.26 Acres (11,437 SqFt)
Plat/Subdivision:	West Hollywood
Lot:	FR 11
Block:	
Census Tract/Block:	000502 / 3016
Waterfront:	



Tax Information

Levy Code Area:	24010
Levy Rate:	19.6499
Tax Year:	2022
Annual Tax:	\$4,553.49
Exempt Desc:	N/A

Assessment Information

Market Value Land:	\$113,230.00
Market Value Impr:	\$391,370.00
Market Value Total:	\$504,600.00
Assessed Value:	\$231,730.00

Legal

WEST HOLLYWOOD, LOT FR 11

Land

Zoning:	MU-III - Mixed Use-III	Cnty Bldg Use:	566 - Market Cmlsr Commercial Standard - Service Building
Cnty Land Use:	201 - Commercial improved	Neighborhood:	
Std Land Use:	IWAR - Warehouse, Storage	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Hallman Elementary School
Middle School:	Waldo Middle School	High School:	North Salem High School

Improvement

Year Built:	1969	Stories:	1	Finished Area:	3,840
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date:	01/03/2023	Sale Price:	\$695,000.00	Doc Num:	46810182	Doc Type:	Deed
Owner:	Oregon Alliance LLC	Grantor:	TARPLEY TIM	Title Co:	TICOR TITLE		
Orig. Loan Amt:	\$280,000.00	Lender:	US BK NA				
Finance Type:		Loan Type:	Conventional				

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

AFTER RECORDING RETURN TO:

Order No.: 471822120787-DJ
Oregon Alliance LLC, an Oregon Limited Liability Company
2467 Hoo Doo Drive NW
Salem, OR 97304

REEL 4681 PAGE 182
MARION COUNTY
BILL BURGESS, COUNTY CLERK
01-03-2023 02:05 pm.
Control Number 727855 \$ 96.00
Instrument 2023 00000097

SEND TAX STATEMENTS TO:

Oregon Alliance LLC, an Oregon Limited Liability Company
2467 Hoo Doo Drive NW
Salem, OR 97304

APN: 596046
Map: 073W13AA00700
3393 Silverton Road NE, Salem, OR 97301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tim Tarpley, Grantor, conveys and warrants to

Oregon Alliance LLC, an Oregon Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Beginning at an iron pipe on the South line of Lot 11 of WEST HOLLYWOOD in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon (See Volume 7, Page 68, Record of Town Plats for said County and State); said point being Easterly 117.45 feet from the Southwest corner said Lot 11; thence Easterly along the South line of said Lot 11, a distance of 150.85 feet to the Southeast corner of said Lot 11; thence North along the East line of said Lot 11, a distance of 90.57 feet; thence West 147.0 feet to an iron pipe; thence South to the Place of Beginning, and situate in Lot 11 of WEST HOLLYWOOD and being a fraction thereof.

RESERVING from the above described premises, a strip 20 feet wide on the East side of Lot 11 for road purposes.

EXCEPTING THEREFROM that parcel of land described in Deed dated June 12, 1962, recorded June 27, 1962 in Volume 560, Page 241, Deed Records, Marion County, Oregon.

ALSO EXCEPTING THEREFROM:

Beginning at a point on the North line of Silverton Road, City of Salem, Marion County, Oregon, said point being the Southwest corner of a tract of land conveyed by Deed to Oroweat Foods Company, as recorded in Real 354, Page 1, Marion County Records; thence North 00° 25' West along the West line of said Oroweat tract, 9.75 feet; thence North 76° 35' East parallel with the North line of Silverton Road, 105.04 feet; thence North 32° 19' 15" East 27.21 feet; thence North 89° 37' East 10 feet to a point on the West line of 34th Avenue; thence South 00° 23' East along said West line, 12.52 feet; thence South 89° 37' West 3 feet; thence Southwesterly along the arc of a 19 foot radius curve to the right (the chord of which bears South 38° 6' West 23.65) 25.52 feet to the North line of said Silverton Road; thence Westerly along said North line 112.21 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

Beginning at the North line of said Reel 354, Page 1, a distance of 20 feet West of the Northeast corner thereof, said point being on the West line of Hawthorne Avenue NE; and running thence West 10 feet along said North line; thence South 68.68 feet parallel to said West line of Hawthorne Avenue NE to a found 5/8 inch iron rod marking the Northerly Northwest corner of that parcel described in that instrument recorded in Reel 566, Page 292, Marion County Records; thence North 89° 37' East 10 feet along said North line of said Reel 566, Page 292, to a 5/8 inch iron rod on the said West line of Hawthorne Avenue NE; thence North 68.61 feet along the said West line of Hawthorne Avenue NE to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Salem in Deed recorded June 3, 2011, in Reel 3289, Page 420, Marion County Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$695,000.00). (See ORS 93.030).

STATUTORY WARRANTY DEED

(continued)

Subject to:

1. Matters contained in that certain document

Entitled: Set Back Agreement
Executed by: Charles C. and Maxine J. Nielsen and the City of Salem
Recording Date: July 1, 1969
Recording No: Volume 667, Page 414

2. Matters contained in that certain document

Entitled: Set Back Agreement
Executed by: Charles C. and Maxine J. Nielsen and the City of Salem
Recording Date: July 1, 1969
Recording No: Volume 667, Page 416

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: First National Bank of Oregon (formerly First National Bank of Portland)
Purpose: Road purposes
Recording Date: April 24, 1972
Recording No: Volume 725, Page 231
Affects: A strip 20 feet wide on the East side of Lot

4. Matters contained in that certain document

Entitled: Set Back Agreement
Executed by: Thatcher Properties and the City of Salem
Recording Date: April 10, 1984
Recording No: Reel 340, Page 1455

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company ("PGE"), an Oregon corporation
Purpose: Electric transmission and distribution power line
Recording Date: November 18, 1994
Recording No: Reel 1206, Page 490
Affects: As depicted in said easement

6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 8, 2021
Recording No: Reel 4571, Page 303

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/27/2022

[Signature]
Tim Tarpley

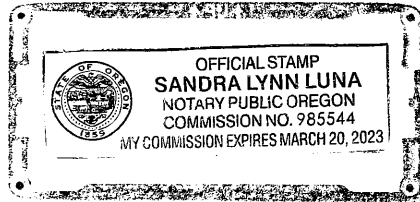
State of OR

County of Washington

This instrument was acknowledged before me on December 27, 2022 by Tim Tarpley.

Sandra Lynn Luna
Notary Public - State of Oregon

My Commission Expires: 3/20/2023



REEL: 4681

PAGE: 182

January 03, 2023, 02:05 pm.

CONTROL #: 727855

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: \$ 96.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.