



Parcel Information

Parcel #:	605181
Tax Lot:	073W01A003301
Site Address:	
	Salem OR 97305
Owner:	Blossom Gardens Apartments LLC
Owner2:	
Owner Address:	360 Belmont St NE
	Salem OR 97301 - 1006
Twtn/Range/Section:	07S / 03W / 01 / NE
Parcel Size:	3.25 Acres (141,569 SqFt)
Plat/Subdivision:	
Lot:	2
Block:	
Census Tract/Block:	001601 / 1014
Waterfront:	

Tax Information

Levy Code Area:	24013
Levy Rate:	19.6499
Tax Year:	2022
Annual Tax:	\$1,243.63
Exempt Desc:	

Legal

Assessment Information

Market Value Land:	\$133,730.00
Market Value Impr:	\$0.00
Market Value Total:	\$133,730.00
Assessed Value:	\$63,290.00

Land

Zoning: RM2 - Multiple Family Residential 2	Cnty Bldg Use: 312 - Residential - Loft Barn (Lb)
Cnty Land Use: 491 - Tract improved, over 1 acre, inside city or urban growth boundary	Neighborhood:
Std Land Use:	Recreation:
School District: 24J - Salem-Keizer	Primary School: FOREST RIDGE ELEMENTARY SCHOOL
Middle School: WHITEAKER MIDDLE SCHOOL	High School: MCNARY HIGH SCHOOL

Improvement

Year Built: 1984	Stories:	Finished Area: 624
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Sale Date: 08/31/2021	Sale Price:	Doc Num: 45340064	Doc Type: PP
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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.

Fidelity National Title# 0022005208

GRANTOR'S NAME:
Jerome D Darras Trust

GRANTEE'S NAME:
Blossom Gardens Apartments LLC

AFTER RECORDING RETURN TO:
Order No.: 60222005208-KM
Blossom Gardens Apartments LLC, an Oregon limited liability
company
3480 Blossom Drive NE
Salem, OR 97305

REEL 4379 PAGE 166
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-31-2020 03:32 pm.
Control Number 615857 \$ 91.00
Instrument 2020 00047548

SEND TAX STATEMENTS TO:
Blossom Gardens Apartments LLC
3480 Blossom Drive NE
Salem, OR 97305

APN: R24728
R24729
Map: 073W01A 03300
073W01A 03300
3480 Blossom Drive NE, Salem, OR 97305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mikel D. Darras, Successor Trustee of the Darras Trust dated June 3, 1993, Grantor, conveys and warrants to **Blossom Gardens Apartments 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:

TRACT A: Beginning at the Southeast corner of the Janet Pugh Donation Land Claim No. 50 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North, along the East line of said Janet Pugh Donation Land Claim, 20.02 chains, more or less, to the center of Blossom Drive; thence Westerly, along the centerline of Blossom Drive, 685.46 feet; thence South 00°05'02" West 330.00 feet to the TRUE POINT OF BEGINNING; thence South 00°05'02" West 330.00 feet; thence North 89°34' West 66.00 feet; thence North 00°05'02" East 330.00 feet; thence South 89°34' East 66.00 feet to the TRUE POINT OF BEGINNING.

TRACT B: Beginning at the Southeast corner of the Janet Pugh Donation Land Claim No. 50 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North, along the East line of said Janet Pugh Donation Land Claim, 20.02 chains, more or less, to the center of Blossom Drive; thence Westerly, along the centerline of Blossom Drive, 751.62 feet; thence South 00°05'02" West 330.00 feet to the TRUE POINT OF BEGINNING; thence South 00°05'02" West 330.00 feet; thence North 89°34' West 72.00 feet; thence North 00°05'02" East 300.00 feet; thence South 89°34' East 72.00 feet to the TRUE POINT OF BEGINNING.

TRACT C: Beginning in the center of Blossom Drive at a point which is 20.020 chains North 00°08' East and 809.70 feet North 89°34' West from the Southeast corner of the Janet Pugh Donation Land Claim No. 50 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 00°08' West, parallel with the East line of said claim, 330.00 feet; thence North 89°34' West, parallel with the center of said Blossom Drive, 12.00 feet; thence South 00°08' West, parallel with the East line of said claim, 330.00 feet; thence North 89°34' West, parallel with the center of said Blossom Drive, 164.34 feet; thence North 00°08' East, parallel with the East line of said claim, 660.00 feet to a point in the center of said Blossom Drive; thence South 89°34' East 176.34 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$725,000.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.

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

Granted to: Portland General Electric Company
Purpose: Anchors and guy wires
Recording Date: December 13, 1996
Recording No: Reel 1359, page 750
Affects: Reference is hereby made to said document for full particulars

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

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 8-26-2020

~~Jerome D~~ Darras Trust

BY: [Signature]
Mikel D Darras, Successor Trustee

State of Oregon
County of Marion

This instrument was acknowledged before me on August 26, 2020 by Mikel D Darras, as Successor Trustee for ~~Jerome D Darras Trust~~ Darras Trust, a

[Signature]
Notary Public - State of Oregon

My Commission Expires: 2/22/21



REEL: 4379

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August 31, 2020, 03:32 pm.

CONTROL #: 615857

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: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.