



Parcel Information

Parcel #:	595624
Tax Lot:	073W34CA03900
Site Address:	2390 Commercial St SE Salem OR 97302 - 5319
Owner:	Rmh Properties LLC
Owner2:	
Owner Address:	20550 Hwy 22 Sheridan OR 97378 - 9502
Twn/Range/Section:	07S / 03W / 34 / SW
Parcel Size:	0.42 Acres (18,295 SqFt)
Plat/Subdivision:	Walnut Grove Add
Lot:	7
Block:	3
Census Tract/Block:	001200 / 2027
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$12,401.06
Exempt Desc:	N/A

Legal

WALNUT GROVE ADD SALEM LOTS 9-10 & FR LOTS 7-8 BLK 3

Assessment Information

Market Value Land:	\$386,390.00
Market Value Impr:	\$369,450.00
Market Value Total:	\$755,840.00
Assessed Value:	\$631,840.00

Land

Zoning: MU-III - Mixed Use-III	Cnty Bldg Use: 534 - Market Cmlpr Commercial Primary - Car Wash
Cnty Land Use: 201 - Commercial improved	Neighborhood:
Std Land Use: CMSC - Commercial Miscellaneous	Recreation:
School District: 24J - Salem-Keizer	Primary School: McKinley Elementary School
Middle School: Leslie Middle School	High School: South Salem High School

Improvement

Year Built: 1962	Stories: 1	Finished Area: 1,248
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date: 07/26/2023	Sale Price: \$1,200,000.00	Doc Num: 47260207	Doc Type: Deed
Owner: Rmh Properties LLC		Grantor: DEW INVESTMENTS LLC	
Orig. Loan Amt:		Title Co: TICOR TITLE	
Finance Type:	Loan Type:	Lender:	

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:



315 Commercial St SE, Ste 150
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471823125491-LT
Richard Hoach
RMH Properties, LLC
20550 Highway 22
Sheridan, OR 97378

SEND TAX STATEMENTS TO:

RMH Properties, LLC
20550 Highway 22
Sheridan, OR 97378

REEL 4726 PAGE 207
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-26-2023 12:05 pm.
Control Number 745484 \$ 91.00
Instrument 2023 00022622

APN/Parcel ID(s): 595624
Tax/Map ID(s): 073W34CA03900

2390 Commercial Street SE, Salem, OR 97302-5319

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

DEW Investments LLC, an Oregon limited liability company, Grantor, conveys and warrants to RMH Properties, LLC, 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:

Lots 7, 8, 9 and 10, Block 3, WALNUT GROVE ADDITION, City of Salem, Marion County, Oregon.

SAVE AND EXCEPT that portion deeded to State of Oregon, Department of Transportation, Highway Division, by instrument recorded December 9, 1985, Reel 431, Page 29.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00). (See ORS 93.030).

Subject to:

Agreement, including the terms and provisions thereof,

Executed by: Owners of the subject property and City of Salem
Recording Date: October 2, 1962
Recording No.: Volume 564, Page 240

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

Granted to: State of Oregon, by and through its Department of Transportation, Highway Division
Purpose: Construction and maintenance of highway slopes
Recording Date: December 9, 1985
Recording No: Reel 431, Page 129
Affects: Portion adjoining Commercial Street

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 2023-2024.

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.

TICOR TITLE™ 471823125491

STATUTORY WARRANTY DEED
(continued)

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

Dated: July 24, 2013

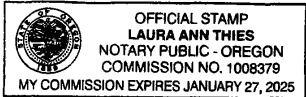
DEW Investments LLC
BY: David E. Withnell
David E. Withnell
Sole Member/Manager

State of OR
County of Clatsop

This instrument was acknowledged before me on July 24, 2013 by David E. Withnell, as Sole Member/Manager for DEW Investments LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1-27-25



REEL: 4726

PAGE: 207

July 26, 2023, 12:05 pm.

CONTROL #: 745484

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.