



### Parcel Information

**Parcel #:** 345420

**Tax Lot:** 083W09DD10901

**Site Address:** 211 Boone Rd SE  
Salem OR 97302

**Owner:** Bridgeway Holdings LLC

**Owner2:**

**Owner Address:** PO Box 17818  
Salem OR 97305

**Twtn/Range/Section:** 08S / 03W / 09 / SE

**Parcel Size:** 0.38 Acres (16,449 SqFt)

**Plat/Subdivision:**

**Lot:** 1 & 2

**Block:**

**Census Tract/Block:** 002102 / 3004

**Waterfront:**

### Assessment Information

**Market Value Land:** \$100,320.00

**Market Value Impr:** \$459,940.00

**Market Value Total:** \$560,260.00

**Assessed Value:** \$0.00



### Tax Information

**Levy Code Area:** 24010

**Levy Rate:** 19.6269

**Tax Year:** 2023

**Annual Tax:** \$0.00

**Exempt Desc:** N/A

### Legal

P.P. 2009-011, PARCEL 1 & 2, ACRES 0.38

### Land

**Zoning:** Salem-RS - Single Family  
Residential

**Cnty Bldg Use:** 142 - Residential - Multi Story Above Grade

**Cnty Land Use:** 981

**Neighborhood:**

**Std Land Use:** RSFR - Single Family  
Residence

**Recreation:**

**School District:** 24J - Salem-Keizer

**Primary School:** Liberty Elementary School

**Middle School:** Crossler Middle School

**High School:** Sprague High School

### Improvement

**Year Built:** 2009

**Stories:** 1

**Finished Area:** 2,407

**Bedrooms:** 6

**Bathrooms:** 2.5

**Garage:** 480 Attached

Finished Garage

**Basement Fin:**

### Transfer Information

<b>Rec. Date:</b> 01/05/2024	<b>Sale Price:</b> \$1,244,104.00	<b>Doc Num:</b> 807	<b>Doc Type:</b> Deed
<b>Owner:</b> Bridgeway Holdings LLC		<b>Grantor:</b> WSH LLC	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b>	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

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.

**Parcel Information****Parcel #:** 531942**Tax Lot:** 083W09DD10900**Site Address:** 215 Boone Rd SE  
Salem OR 97302**Owner:** Bridgeway Holdings LLC**Owner2:****Owner Address:** PO Box 17818  
Salem OR 97305**Twtn/Range/Section:** 08S / 03W / 09 / SE**Parcel Size:** 0.24 Acres (10,355 SqFt)**Plat/Subdivision:****Lot:** 3**Block:****Census Tract/Block:** 002102 / 3004**Waterfront:****Tax Information****Levy Code Area:** 24010**Levy Rate:** 19.6269**Tax Year:** 2023**Annual Tax:** \$0.00**Exempt Desc:** N/A**Assessment Information****Market Value Land:** \$85,000.00**Market Value Impr:** \$387,720.00**Market Value Total:** \$472,720.00**Assessed Value:** \$0.00**Legal**

P.P. 2009-011, PARCEL 3

**Land****Zoning:** Salem-RS - Single Family  
Residential**Cnty Bldg Use:** 141 - Residential - One Story Only**Cnty Land Use:** 981**Neighborhood:****Std Land Use:** RSFR - Single Family  
Residence**Recreation:****School District:** 24J - Salem-Keizer**Primary School:** Liberty Elementary School**Middle School:** Crossler Middle School**High School:** Sprague High School**Improvement****Year Built:** 2008**Stories:** 1**Finished Area:** 2,530**Bedrooms:** 5**Bathrooms:** 2.5**Garage:** 500 Detached  
Finished Garage**Basement Fin:**

### Transfer Information

<b>Rec. Date:</b> 01/05/2024	<b>Sale Price:</b> \$1,244,104.00	<b>Doc Num:</b> 807	<b>Doc Type:</b> Deed
<b>Owner:</b> Bridgeway Holdings LLC		<b>Grantor:</b> WSH LLC	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b>	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

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## MARION COUNTY RECORDS

2024-00807

D-DEED

01/05/2024 03:55 PM

\$25.00 \$11.00 \$10.00 \$60.00

\$106.00



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

A handwritten signature in black ink, appearing to read "Bill Burgess".

Pgs=5 SKM

**After Recording, Return To:**

Bridgeway Holdings LLC, an Oregon limited liability company  
P.O. Box 17818  
Salem, OR 97305

**Send Tax Statements to:**

Bridgeway Holdings LLC, an Oregon limited liability company  
P.O. Box 17818  
Salem, OR 97305

**WARRANTY DEED**

WSH, LLC, an Oregon limited liability company, "Grantor," hereby conveys and warrants to Bridgeway Holdings LLC, an Oregon limited liability company, "Grantee," the real property described in Exhibit A attached hereto and incorporated herein by this reference, free of liens and encumbrances except recorded liens and encumbrances and except those specifically set forth herein Exhibit B attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is \$1,244,104.00.

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.

SIGNATURE ON FOLLOWING PAGE

608328AM

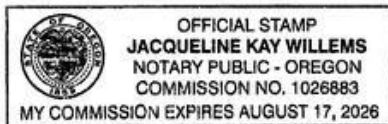
Dated this 28 December 80 day of November 2023.

WSH LLC, LLC, an Oregon  
Limited liability company

By: Jayne Downing  
Name: Jayne Downing  
Its: Executive Director

STATE OF OREGON       )  
                                  ) ss.  
County of Marion       )

On this 28 December 80 day of November, 2023, before me personally appeared Jayne Downing, Executive Director of WSH LLC, an Oregon limited liability company, and she acknowledged the foregoing instrument to be her voluntary act and deed.



Jacqueline Willems  
Notary Public for Oregon  
My Commission expires: 08/17/2026

EXHIBIT A  
(Legal Description)

TRACT 1:

Parcels 1 and 2 of Partition Plat 2009-11, recorded in Book of Partition Plats and in Reel 2009, Page 11, Deed Records, Marion County, Oregon.

ALSO DESCRIBED AS:

Beginning at a 5/8 inch iron rod at the northwest corner of Partition Plat 2009-11, as the same is platted and recorded in Volume 2009, Page 11 of the Marion County Book of Partition Plats and further recorded in Reel 3046, Page 322 of the Marion County Deed Records, and running thence South 72°42'48" East, along the north line of said Plat, 79.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "LS 909" at the northeast corner thereof; thence South 17°06'25" West, along the east line of said Plat, 205.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Landmarkers, Inc." at the northeast corner of Parcel 3 of said Partition Plat; thence North 72°42'48" West, along the north line of said Parcel 3, 79.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Landmarkers, Inc." at the northwest corner thereof; thence North 17°06'17" East, along the west line of said Plat, 205.67 feet to the point of beginning. All being situated within the southwest quarter of the southeast quarter of Section 9 in Township 8 South, Range 3 West of the Willamette Meridian in the City of Salem in Marion County, Oregon.

TRACT 2:

TOGETHER WITH a 25 feet access easement as disclosed on recorded plat map.

TRACT 3:

Parcel 3 of Partition Plat 2009-11, recorded in Book of Partition Plats and in Reel 2009, Page 11, Deed Records, Marion County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE: 08S-03W-09DD 10901 and 08S-03W-09DD 10900.

EXHIBIT B  
(Exceptions)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes assessed under Code No. 24010 Account No. 345420 Map No. 08S-03W-09DD 10901, including the current fiscal year, not assessed because of Charity Exemption. If the exempt status is terminated an additional tax may be levied.
7. Taxes assessed under Code No. 24010 Account No. 531942 Map No. 08S-03W-09DD 10900, including the current fiscal year, not assessed because of City Exemption. If the exempt status is terminated an additional tax may be levied.
8. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
9. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Northwest Bell Telephone Company  
Recorded: March 13, 1975  
Instrument No.: Reel: 10 Page: 1011

10. Administrative Decision, including the terms and provisions thereof,



Recorded: October 16, 2008

Instrument No.: Reel: 3002 Page: 195

11. Easements as shown on the Partition Plat No. 2009-011.

12. Rights of tenants under existing leases or tenancies.

Marion County  
Document Separator Page

**Instrument # 2024-00807**

**January 05, 2024 03:55 PM**

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: \$106.00

Bill Burgess  
Marion County Clerk

This is not an invoice.