

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005997

08/13/2024 01:08:02 PM

REC-WVR Cnt=1 Stn=5 O. DUTY
\$25.00 \$11.00 \$10.00 \$60.00 \$5.00

\$111.00

FORM A
DEED MODIFICATION

After Recording Return to: Salem Planning Division
555 Liberty St. SE / Room 305
Salem, OR 97302

NONREMONSTRANCE AGREEMENT

THIS AGREEMENT, by and between the City of Salem, hereinafter "City" and

Scot Thomas Murray Gorman
owner(s) of, and permit applicant(s) for, an on-site sewage disposal permit for the real property described by the recorded deed or sales contract noted below and copy of which is attached as an Exhibit A.

Document No.: 2024-000540
Polk County

WITNESSETH

WHEREAS, the undersigned owner(s) applied for Oregon Department of Environmental Quality approval of an on-site sewage disposal system for the above described property; and,

WHEREAS, as part of state approval of said system, the City must sign off on a Land Use Compatibility statement acknowledging the proposal's compatibility with the Salem/Keizer Area Comprehensive Plan or Statewide Planning Goals; and,

WHEREAS, the comprehensive plan policies relative to urbanization discourage development without the benefit of public facilities, preventing unconditional sign off on the compatibility statement; and,

WHEREAS, under certain conditions, covenants, and assurances, the construction of on-site sewage disposal systems may comply with the comprehensive plan; NOW, THEREFORE,

IN CONSIDERATION OF sign-off by the City of Salem, the undersigned does hereby promise and agree as follows:

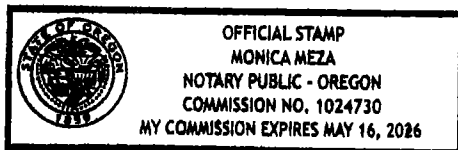
1. To waive the right to remonstrate against any local improvement projects respecting water or sewer lines benefitting the property.
2. The undersigned further agrees that this agreement, and the promises made herein, do constitute a covenant running with the land and shall be binding on the undersigned, his, her, or their heirs, successors and assigns, and that this agreement shall be filed for record in the deed records of the appropriate county.

PROPERTY OWNER #1 – (Additional property owners sign on additional pages)
(There are 0 additional property owners.)

<u>Scot Thomas Murray Gorman</u>	<u>2155 37th Ave NW Salem OR 97304</u>
Name – Printed	Mailing Address
<u><i>Scot Gorman</i></u>	<u>8/8/24</u>
Signature	Date

STATE OF OREGON)
County of Polk) ss.

This instrument was acknowledged before me on 8th day of AUGUST, 2024,
by Scot Thomas Murray Gorman



M. Meza
Notary Public - State of Oregon
My Commission Expires: 05/16/2026

ADDITIONAL PROPERTY OWNER

Name – Printed

Mailing Address

Signature

Date

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 20____,
by _____

Notary Public - State of Oregon

My Commission Expires: _____

City of Salem, Planning Division Approval:

Lisa Anderson-Ogilvie

Name – Printed

Planning Administrator

Title

[Signature]

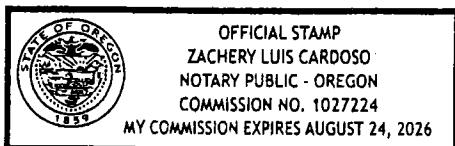
Signature

8/13/2024

Date

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on August 13, 2024,
by Lisa Anderson-Ogilvie, as Planning Administrator
of the City of Salem, Oregon.



[Signature]

Notary Public - State of Oregon
My Commission Expires: August 24, 2026

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:

Rothstrom Family Joint Trust

GRANTEE'S NAME:

Scot Thomas Murray Gorman

AFTER RECORDING RETURN TO:

Order No.: 471823128790-CT
Scot Thomas Murray Gorman
2155 37th Avenue NW
Salem, OR 97304

SEND TAX STATEMENTS TO:

Scot Thomas Murray Gorman
2155 37th Avenue NW
Salem, OR 97304-1603

APN/Parcel ID(s): 271587

271590

Tax/Map ID(s): 07318-Bd-01300

07318-Bd-01400

2155 37th Avenue NW, Salem, OR 97304-1603

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-000540

01/29/2024 10:08:02 AM

REC-WD Cnt=1 Stn=5 O. DUTY
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Christopher Wade Daughtry, Successor Trustee of the Rothstrom Family Joint Trust dated July 17, 2020, including any amendments thereto, Grantor, conveys and warrants to

Scot Gorman, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Polk, State of Oregon:

Lots 7 and 8, Block 2, BROADVIEW TERRACE NO. 1, in the City of Salem, County of Polk and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED EIGHTY-FIVE THOUSAND EIGHT HUNDRED FIFTEEN AND NO/100 DOLLARS (\$585,815.00). (See ORS 93.030).

Subject to:

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

Granted to: Portland General Electric
Purpose: Electrical transmission & distribution
Recording Date: October 24, 1956
Recording No: Book 162 Page 138

2. A building set-back line, as disclosed by said plat.

Plat: Broadview Terrace No. 1
Affects: 20 feet along street frontage

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Telephone
Affects: Reference is hereby made to said document for full particulars

4. Covenants, conditions, restrictions and easements 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: March 11, 1965
Recording No: Book 194, Page 390

Ticor Title 471823128790

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 1-25-24

Rothstrom Family Joint Trust

BY: [Signature]
Christopher Wade Daughtry
Successor Trustee

State of Oregon

County of Marion

This instrument was acknowledged before me on 1/25/2024 by Christopher Wade Daughtry, Successor Trustee of the Rothstrom Family Joint Trust dated July 17, 2020.

[Signature]
Notary Public - State of Oregon

My Commission Expires: Sept. 14, 2024

