



Parcel Information

Parcel #:	603925
Tax Lot:	082W07C000502
Site Address:	
	Salem OR 97317
Owner:	Lebowski Holdings LLC
Owner2:	
Owner Address:	4880 Turner Rd SE
	Salem OR 97317 - 6965
Twn/Range/Section:	08S / 02W / 07 / SW
Parcel Size:	0.60 Acres (25,996 SqFt)
Plat/Subdivision:	
Lot:	1
Block:	
Census Tract/Block:	001803 / 2005
Waterfront:	

Tax Information

Levy Code Area:	24940
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$2,336.40
Exempt Desc:	N/A

Legal

Assessment Information

Market Value Land:	\$155,980.00
Market Value Impr:	\$0.00
Market Value Total:	\$155,980.00
Assessed Value:	\$119,040.00

Land

Zoning:	IC - Industrial Commercial	Cnty Bldg Use:	Market Cmlse Commercial Secondary
Cnty Land Use:	201 - Commercial improved	Neighborhood:	
Std Land Use:	CMSC - Commercial Miscellaneous	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Miller Elementary School
Middle School:	Houck Middle School	High School:	North Salem High School

Improvement

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

Transfer Information

Rec. Date:	04/14/2023	Sale Price:	\$375,000.00	Doc Num:	47010267	Doc Type:	Deed
Owner:	Lebowski Holdings LLC	Grantor:	JPRE LLC	Title Co:	FIDELITY NATIONAL TITLE		
Orig. Loan Amt:		Lender:					
Finance Type:		Loan Type:					

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.

GRANTOR'S NAME:
JPRE LLC

GRANTEE'S NAME:
Lebowski Holdings LLC

AFTER RECORDING RETURN TO:

Order No.: 60222206050-KM
Lebowski Holdings LLC, an Oregon limited liability company
4880 Turner Rd SE
Salem, OR 97317

REEL 4701 PAGE 267
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-14-2023 09:44 am.
Control Number 736322 \$ 91.00
Instrument 2023 00010182

SEND TAX STATEMENTS TO:

Lebowski Holdings LLC
4880 Turner Rd SE
Salem, OR 97317

APN: 603925
Map: 082W07C000502
nna Turner Rd SE, Salem, OR 97317

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

JPRE, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Lebowski Holdings 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:

Parcel 1, PARTITION PLAT 2021-74, recorded October 1, 2021, in Reel 4546, Page 458, Marion County Deed Records, in the City of Salem, Marion County, Oregon.

TOGETHER WITH an access easement as delineated on said Partition Plat 2021-74, in the City of Salem, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$375,000.00)**. (See ORS 93.030).

Subject to:

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: November 25, 1991
Recording No: Reel 903, Page 180

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

Granted to: the City of Salem, an Oregon municipal corporation
Purpose: as stated in said easement
Recording Date: May 11, 2006
Recording No: Reel 2646, Page 214

Construction Deferral Agreement, including the terms and provisions thereof

Recording Date: September 11, 2019
Recording No: Reel 4241, Page 3

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

Granted to: Portland General Electric Company, an Oregon corporation
Purpose: as stated in said easement
Recording Date: January 16, 2020
Recording No: Reel 4289, Page 124

Notice of Decision, including the terms and provisions thereof

Recording Date: June 24, 2020
Recording No.: Reel 4349, Page 38

Private Stormwater Facility Maintenance Covenant and Access Easement

Recording Date: August 6, 2020
Recording No.: Reel 4368, Page 270

Original National Title# 60222206050

STATUTORY WARRANTY DEED

(continued)

Conditions and restrictions as established by the City of Salem:

Purpose: Decision of the Planning Administrator
Ordinance No. / File No: 21-105850-LD
Recording Date: May 14, 2021
Recording No.: Reel 4489 Page 436

Notice of Decision, including the terms and provisions thereof,

Recording Date: September 3, 2021
Recording No: Reel 4535, Page 272

Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Plat: Partition Plat 2021-74
Recording Date: October 1, 2021
Recording No: Reel 4546, Page 458
Purpose: Waterline, Access, and Storm Drain
Affects: Reference is hereby made to said Plat for full particulars

Easement and Declaration of Maintenance Obligations and other Provisions Regarding Easement, including the terms and provisions thereof,

Recording Date: October 1, 2021
Recording No: Reel 4546, Page 459

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: April 12, 2023

JPRE LLC

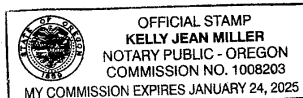
BY: [Signature]
John P Wulf, Sole Member

State of Oregon
County of Mahon

This instrument was acknowledged before me on April 12, 2023 by John P Wulf, as Sole Member for JPRE LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1/24/2025



REEL: 4701

PAGE: 267

April 14, 2023, 09:44 am.

CONTROL #: 736322

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.