



320 Church St. NE, Salem, OR 97301
PHONE (503) 581-1431 FAX (503) 364-8716

PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

Forty Five North Surveying, LLC	Date Prepared: March 27, 2027 and amended September 25, 2024
PO Box 145	File Number: 627518AM
Turner, OR 97392	Title Officer: Carlee Novak

Attn: Steven Howell

CONDITIONS, STIPULATIONS AND DEFINITIONS

(I) Definitions:

- (a) "Customer": The person or persons named or shown on this cover sheet.
- (b) "Effective date": The title plant date of AmeriTitle, referred to in this report as "AmeriTitle".
- (c) "Land": The land specifically described in this public record report and improvements affixed thereto which by law constitute real property.
- (d) "Public records": Those records which by the laws of the State of Oregon impart constructive notice of matters relating to said land.

(II) Liability of AmeriTitle:

- (a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
- (b) The liability of AmeriTitle for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that AmeriTitle has no liability in the event of no actual loss to the customer.
- (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the customer.

(III) Report Entire Contract:

Any right or action or right of action that the customer may have or may bring against AmeriTitle and/or its underwriter arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of AmeriTitle. By accepting this form report, the customer acknowledges and agrees that the customer has elected to utilize this form of public record report and accepts the limitation of liability of AmeriTitle as set forth herein.

(IV) Fee: \$400.00

The fee charge for this Report does not include supplemental reports, updates or other additional services of AmeriTitle.

REPORT

Effective Date: March 22, 2024

A. The Land referred to in this public record report is located in the County of Marion, State of Oregon, and is described as follows:

See attached Exhibit 'A'

B. As of the Effective Date and according to the public records, we find title to the Land apparently vested in:

St. Timothy Episcopal Church, an Oregon Corporation

C. As of the Effective Date and according to the public records, the Land is subject to the following chain of conveyances and contracts to convey title during the period beginning on the recording date of the earliest recorded instrument shown below and ending on the recording date of the latest recorded instrument shown below:

Instrument: Deed,
Recorded: September 1, 1925
Instrument No.: [Volume: 182 Page: 544](#)
Grantor: C.E. Lee and Midlred A. Lee
Grantee: Frank T. Tipton and Gladys B. Tipton

Instrument: Warranty Deed,
Recorded: February 24, 1941
Instrument No.: [Volume: 255 Page: 652](#)
Grantor: Harold Richardson
Grantee: A.F. Mock

Instrument: Warranty Deed,
Recorded: March 8, 1946
Instrument No.: [Volume: 340 Page: 484](#)
Grantor: Albert F. Mock
Grantee: A.R. Tartar and Mae E. Tartar, husband and wife

Instrument: Sale Agreement,
Recorded: September 2, 1958
Instrument No.: [Volume: 515 Page: 343](#)
Grantor: A.R. Tartar and Mae E. Tartar
Grantee: The Diocese of Oregon, an Oregon Church Corporation

Instrument: Warranty Deed,
Recorded: September 2, 1958
Instrument No.: [Volume: 515 Page: 349](#)
Grantor: A.R. Tartar and Mae E. Tartar
Grantee: The Diocese of Oregon, an Oregon Church Corporation

Instrument: Warranty Deed,
Recorded: January 10, 1961
Instrument No.: [Volume: 541 Page: 14](#)
Grantor: Gladys B. Tipton
Grantee: The Diocese of Oregon, an Oregon Church Corporation

Instrument: Warranty Deed,
Recorded: February 3, 1961
Instrument No.: [Volume: 541 Page: 612](#)
Grantor: Mae E. Tartar, widow of A. R. Tartar
Grantee: The Diocese of Oregon, an Oregon Church Corporation

Order No. 627518AM

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Instrument: Statutory Warranty Deed,

Recorded: June 24, 1983

Instrument No.: [Reel: 314 Page: 376](#)

Grantor: The Diocese of Oregon, an Oregon Corporation

Grantee: St. Timothy Episcopal Church, an Oregon Corporation

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 627518AM

Parcel 1

Beginning at the Southwest corner of a tract of land described in a deed recorded May 28, 1935 in Volume 222 at Page 125 of Deed Records for Marion County, Oregon; thence North 0°12' East along the Westerly line of said tract 13.011 chains to the Northwest corner of said tract, which point is in the center line of Market Street; thence North 89°49' West along the center line of said market Street 0.187 chains to the Northeast corner of a tract of land described in deed recorded April 3, 1957 in Volume 498 at Page 652 of Deed Records for Marion County, Oregon; thence South 0°15' West along the Easterly line of said last mentioned tract 3.48 chains to the Southeast corner thereof; thence North 89°49' West along the South line of said tract 0.757 chains to the Southwest corner of said tract, which Southwest corner is on the Easterly line of Roseland Addition, Marion County, Oregon (See Volume 17, Page 50, Record of Town Plats for said County and State); thence South 0°15' West along the Easterly line of said Roseland Addition to the Southeast corner of Lot 1 in Block 3 of said Roseland Addition; thence Easterly along the Easterly extension of the South line of said Lot 1 to a point which bears South 0°12' West from the point of beginning; thence North 0°12' East to the point of beginning.

SAVE AND EXCEPT the following property: Beginning at the Southeast corner of Block 2 of ROSELAND ADDITION to Marion County, Oregon, which beginning point is on the East line of said Addition; thence Southerly along said East line to the Easterly Extension of center line of Windsor Avenue; thence Easterly along said center line extension to the West lien of the tract conveyed to Frank Tipton by Marion County, Oregon by Deed Volume 182, page 544; thence Northerly along said Tipton West line, to the center line of Market Street; thence Westerly, along the center line of Market Street to the Northeast corner of the tract conveyed by Deed recorded in Volume 498, at page 652 of Marion County Deed Records; thence Southerly along the East line of said parcel to the Southeast corner thereof; thence Westerly, along the South line of said parcel, to the Southwest corner thereof which is on the East line of ROSELAND ADDITION; thence Southerly along said East line to the place of beginning.

SAVE AND EXCEPT any property lying within the bounds of Windsor Avenue.

Parcel 2

That portion of the tract conveyed to Frank Tipton by deed recorded in Volume 182, at page 544 of Marion County Oregon Deed Records, which lies South of the easterly extension of the center line of Windsor Avenue as said avenue is shown on the recorded plat of Roseland Addition.

SAVE AND EXCEPT any property lying within the bounds of Windsor Avenue.

Parcel 3

Beginning at the Southwest corner of Lot 7 in Garden City Addition to Salem, as recorded in Volume 2, Page 1, Record of Town Plats for Marion County, Oregon; and running thence North 89°31' East along the South line of said Lot 7, 3.89 chains to an iron pipe, which point is the Southwest corner of the East one-half of said Lot 7; thence North 0°14' East along the West line of said East one-half of Lot 7, 6.405 chains to a point on the North line of said Lot; thence Westerly along the Northerly line of said Lot 7, and said line extended Westerly, 6.501 chains to an iron pipe which marks the Southwest corner of a tract of land described in deed recorded May 28, 1935 in Volume 222, Page 125, Deed Records for Marion County, Oregon; thence North 0°12' East along the Westerly line of last said tract 13.011 chains to the Northwest corner of said last mentioned tract, which point is also in the center of a County road; thence North 89°49' West

along the center line of said County Road 0.187 chains to the Northeast corner of a tract of land described in deed recorded April 3, 1957 in Volume 498, Page 652, Deed Records for Marion County, Oregon; thence South $0^{\circ}15'$ West along the Easterly line of said last mentioned tract to the Southeast corner thereof a distance of 3.48 chains; thence North $89^{\circ}49'$ West along the South line of said last mentioned tract 0.757 chains to the Southwest corner thereof, which Southwest corner is also the Easterly line of Roseland Addition, Marion County, Oregon (See Volume 17, Page 50, Record of Town Plats for said County and State); thence South $0^{\circ}15'$ West along the Easterly line of said Roseland Addition 15.939 chains to an iron pipe, which point is South $89^{\circ}51'$ West 3.564 chains from the point of beginning; thence North $89^{\circ}41'$ East 3.565 chains to the point of beginning, being a portion of Lot 7, Garden City Addition to Salem, and part of Section 24, in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon.

ALSO that property known as vacated "F" Street which would inure thereto by law through Order No. 1126, recorded December 22, 1954 in Volume 470, Page 586, Marion County Deed Records.

SAVE AND EXCEPT the following property: Beginning at the Southeast corner of Block 2 of ROSELAND ADDITION to Marion County, Oregon, which beginning point is on the East line of said Addition; thence Southerly along said East line to the Easterly Extension of center line of Windsor Avenue; thence Easterly along said center line extension to the West line of the tract conveyed to Frank Tipton by Marion County, Oregon by Deed Volume 182, page 544; thence Northerly along said Tipton West line, to the center line of Market Street; thence Westerly, along the center line of Market Street to the Northeast corner of the tract conveyed by Deed recorded in Volume 498, at page 652 of Marion County Deed Records; thence Southerly along the East line of said parcel to the Southeast corner thereof; thence Westerly, along the South line of said parcel, to the Southwest corner thereof which is on the East line of ROSELAND ADDITION; thence Southerly along said East line to the place of beginning.