



Parcel Information

Parcel #:	259442
Tax Lot:	7321DD 700
Site Address:	298 Patterson Ave NW Salem OR 97304
Owner:	925 Patterson Storage LLC
Owner 2:	
Owner Address:	360 Belmont St NE Salem OR 97301
TwN/Range/Section:	07S / 03W / 21 / SE
Parcel Size:	6.36 Acres (277,042 SqFt)
Lot:	
Block:	
Census Tract/Block:	005100 / 1009
Levy Code Area:	3225
Levy Rate:	18.8470
Market Value Land:	\$782,980.00
Market Value Impr:	\$795,770.00
Market Value Total:	\$1,578,750.00 (2024)
Assessed Value:	\$1,578,750.00

Tax Information

Tax Year	Annual Tax
2023	\$29,667.34
2022	\$26,151.95
2021	\$21,066.84
Exemption Description:	

Legal

Land

Land Use:	333 - Industrial Improved State Resp	Zoning:	Salem-MU-III - Mixed Use-III
Watershed:	Chehalem Creek-Willamette River	School District:	Salem-Keizer
Primary School:	Harritt Elementary School	Middle School:	Walker Middle School
High School:	West Salem High School		

Improvement

Year Built:	2023	Eff Year Built:		Build Type:	
Bedrooms:		Bathrooms:		Total SqFt:	10
Full Baths:		Half Baths:		Stories:	
Garage:		Carport SqFt:		Deck SqFt:	
Fireplace:		Heat:		Basement Fin/UnFin:	
Floor 1 SqFt:		Floor 2 SqFt:		Porch SqFt:	

Transfer Information

Rec. Date:	12/15/2021	Sale Price:	\$3,403,000.00	Doc Num:	19578	Doc Type:	Deed
Owner:	925 Patterson Storage LLC	Grantor:	TRUITT BROS INC	Title Co:	FIDELITY NATIONAL TITLE		
Orig. Loan Amt:	\$3,400,000.00	Lender:	PRIVATE INDIVIDUAL				
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.

Fidelity National Title# 1002221127576

After recording return to and until a change is requested, all tax statements shall be sent to:

925 Patterson Storage LLC
360 Belmont Street NE
Salem, OR 97301

RECORDED IN POLK COUNTY		2021-019578
Valerie Unger, County Clerk		
		12/15/2021 01:43:00 PM
REC-WD	Cnt=1 Stn=7 V. UNGER	\$116.00
\$30.00	\$11.00 \$10.00 \$60.00 \$5.00	

SPECIAL WARRANTY DEED

TRUITT BROS., INC., an Oregon corporation, successor by merger to Murlark Properties, LLC, an Oregon limited liability company, who also appears of record as Murlark Properties, L.L.C., an Oregon limited liability company ("Grantor"), conveys and specially warrants to 925 PATTERSON STORAGE LLC, an Oregon limited liability company ("Grantee"), that certain real property situated in Polk County, Oregon, legally described on **Exhibit A** attached hereto and incorporated herein by this reference, free of encumbrances created or suffered by Grantor except as set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is: \$3,403,000

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.

DATED this 9 day of December, 2021.

GRANTOR:

TRUITT BROS., INC.,
an Oregon corporation

By: 

Name: Matt Femia

Its: Authorized Officer

STATE OF OHIO

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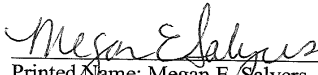
) ss.

County of Hamilton

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The foregoing instrument was acknowledged before me on the 9 day of December, 2021, by Matt Femia, Authorized Officer of Truitt Bros., Inc., an Oregon corporation.

MEGAN E. SALYERS, ESQUIRE
NOTARY PUBLIC • STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.



Printed Name: Megan E. Salyers

My Commission expires: Not applicable,
Ohio Supreme Court #090096

Exhibit A to Deed

Legal Description

Parcel 1:

Tract A:

All of Blocks 11, 16 and 17 in CHURCHMERE ADDITION TO WEST SALEM, in the City of Salem, Polk County, Oregon, as shown by the recorded plat thereof on file in the office of the County Clerk for Polk County, Oregon.

TOGETHER WITH that portion of vacated Arlington Street between vacated Lister Avenue and Patterson Street.

ALSO TOGETHER WITH the North half of vacated Arlington Street between vacated Lister Avenue and Murlark Avenue.

ALSO TOGETHER WITH that portion of vacated Lister Street, being 50 feet in width, which extends Northerly and Southerly between Blocks 11 and 12 and Blocks 16 and 17 of CHURCHMERE ADDITION TO WEST SALEM, bounded by Second Street on the South and Bassett Street on the North.

EXCEPTING THEREFROM a railroad spur right of way running near the Northeast corner of said Block 17, CHURCHMERE ADDITION TO WEST SALEM.

Tract B:

Block 12, CHURCHMERE ADDITION TO WEST SALEM, in the City of Salem, Polk County, Oregon.

TOGETHER WITH the South half of vacated Arlington Street which inures thereto by Ordinance 222-79, recorded June 16, 1980 in Book 149, Page 1533, Book of Records for Polk County, Oregon.

Parcel 2:

A parcel of land in West Salem, Polk County, Oregon being the same property as conveyed from Blue Lake Packers, Inc. to Southern Pacific Company by deed recorded June 26, 1947 in Book 129, Page 121 Polk County, Oregon more particularly described as Parcel 3 in said deed as follows:

Commencing at a point on the Northeasterly line of Block 17, CHURCHMERE ADDITION TO WEST SALEM, that is 82.7 feet Southeasterly from the most Northerly corner thereof; thence South 22°17' East along said Northeasterly line of Block 17, 32.79 feet; thence North 82°29' West, 85 feet; thence North 68°29'08" West, 105.6 feet to the Northwest corner of Lot 8 in said Block 17; thence North 67°40' East along the Northerly line of Block 17, 66.7 feet; thence South 67°31'09" East, 117.3 feet to the Point of Beginning.

TOGETHER WITH that portion of Bassett Street described as follows:

Beginning at the Northwest corner of Lot 8 Block 17, CHURCHMERE ADDITION TO WEST SALEM, thence North $23^{\circ}29'53''$ West a distance of 25.00 feet; thence North $66^{\circ}30'07''$ East a distance of 66.70 feet; thence South $23^{\circ}29'53''$ East 25.0 feet; thence South $67^{\circ}40'$ West 66.7 feet to the Point of Beginning.

Exhibit B to Deed

Permitted Exceptions

1. The Land lies within the West Salem Urban Renewal Area Urban Renewal Area and is subject to the terms and provisions thereof.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
3. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance no. 194:
Recording No: Volume 106, Page 232
Affects: Vacated Arlington Street
4. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance no 237:
Affects: Vacated Bassett Street and vacated Lister Street
Recording Date: October 9, 1944
Recording No: Volume 118, Page 474
5. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance no 4819:
Affects: Vacated Lister Street
Recording No: Volume 159, Page 247
6. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance 40-71:
Recording Date: April 26, 1971
Recording No: Book 15, Page 835
Affects: Vacated Arlington Street between Blocks 12 and 17
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Executed by: Salem Electric and Agripac, Inc.
Recording Date: February 8, 1985
Recording No: Book 184, Page 1664
Affects: Locations to be agreed upon by property owner and Salem Electric

8. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance:
Recording Date: April 2, 1987
Recording No: Book 202, Page 584
Affects: Vacated Bassett Street
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:
Reserved by: Union Pacific Railroad Company, a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation)
Purpose: as stated in said document
Recording Date: October 21, 2008
Recording No: 2008-012665
10. Revocable License, regarding fencing crossing the public right of way, including the terms and provisions thereof:
Recording Date: January 8, 2013
Recording No.: 2013-000315