



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

STATUS OF RECORD TITLE

Clinton Dameron
City of Salem
350 Commercial St. NE
Salem, OR 97301
Your Reference No. 073W25 799

January 17, 2024
Title Number: 614372AM
Title Officer: Teri Due
Fee: \$200.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

The City of Salem, a municipal corporation

and dated as of **January 5, 2024** at 7:30 a.m.

Said property is subject to the following on record matters:

1. [Taxes](#) assessed under Code No. 24010 Account No. 335351 [Map](#) No. 073W250000799 including the current fiscal year, not assessed because of City owned Exemption. If the exempt status is terminated an additional tax may be levied.
2. City liens, if any, of the City of Salem.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
3. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Mill Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Mill Creek.

All matters arising from any shifting in the course of Mill Creek including but not limited to accretion, reliction and avulsion.

6. A permit created by instrument, including the terms and provisions thereof,
Recorded: November 7, 1960
Instrument No.: [Volume: 539 Page: 209](#)

7. A permit created by instrument, including the terms and provisions thereof,
Recorded: May 18, 1964
Instrument No.: [Volume: 586 Page: 42](#)
8. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: July 22, 1966
Instrument No.: [Volume: 619 Page: 618](#)
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: August 23, 1985
Instrument No.: [Reel: 410 Page: 361](#)
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: May 6, 1997
Instrument No.: [Reel: 1391 Page: 418](#)
11. General Stipulated Judgment, including the terms and provisions thereof,
Recorded: September 13, 2004
Instrument No.: [Reel: 2374 Page: 283](#)
12. A Revocable License created by instrument, including the terms and provisions thereof,
Recorded: June 13, 2005
Instrument No.: [Reel: 2490 Page: 162](#)

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

N/A

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

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

EXHIBIT 'A'

File No. 614372AM

An 80-foot-wide strip of land 40 feet left and right of the following described centerline:

Beginning at the point of intersection of the West Line of the relocated Hawthorne Avenue NE and the Center Line of the Salem Greer Branch of the Union Pacific Railroad, as shown on the Southern Pacific Railroad Right-of-way Map "V-19" (County Survey No. 4075A) filed at Marion County Surveyor's Office; said point being 100.00 feet South $89^{\circ} 23' 52''$ West and 40.00 feet North $00^{\circ} 36' 08''$ West from the northwest corner of Partition Plat No. 92-51 as recorded in Reel 955, Page 186, Marion County Records; said point being in Southeast 1/4 of Section 25, Township 7 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon; and running thence:

along the arc of a 5,729.58-foot radius curve to the left (the chord of which bears South $85^{\circ} 27' 26''$ West 598.08 feet) 598.35 feet; thence South $82^{\circ} 32' 08''$ West 2,479.84 feet to beginning of a "T1" tangent spiral left (the chord of which bears South $81^{\circ} 08' 44''$ West 209.95 feet) 210 feet; thence along the arc of a 1,434.12-foot radius curve left (the chord of which bears South $73^{\circ} 09' 18''$ West 255.67 feet) 256.01 feet to the point of intersection of the new relocated North Right-of-way Line of State Street as located and monumented by County Survey No. 34243, and there terminating.



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STATUS OF RECORD TITLE

Clinton Dameron
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350 Commercial St. NE
Salem, OR 97301
Your Reference No. 073W25 700

January 17, 2024
Title Number: 614373AM
Title Officer: Teri Due
Fee: \$200.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

State of Oregon

and dated as of **January 5, 2024** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:

[Taxes](#) assessed under Code No. 24010 Account No. 527290 Map No. 073W250000700

NOTE: The 2023-2024 Taxes: \$0.00, are Paid

[Taxes](#) assessed under Code No. 24010 Account No. 352846 Map No. 073W250000700L1

NOTE: The 2023-2024 Taxes: \$3,944.20, are Paid

1. [Taxes](#) assessed under Code No. 24010 Account No. 527290 [Map](#) No. 073W250000700 including the current fiscal year, not assessed because of State owned Exemption. If the exempt status is terminated an additional tax may be levied.
2. City liens, if any, of the City of Salem.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
3. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

5. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Mill Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Mill Creek.

All matters arising from any shifting in the course of Mill Creek including but not limited to accretion, reliction and avulsion.

6. A permit created by instrument, including the terms and provisions thereof,
Recorded: November 7, 1960
Instrument No.: [Volume: 539 Page: 209](#)
7. A permit created by instrument, including the terms and provisions thereof,
Recorded: February 27, 1963
Instrument No.: [Volume: 569 Page: 179](#)
8. A permit created by instrument, including the terms and provisions thereof,
Recorded: May 18, 1964
Instrument No.: [Volume: 586 Page: 42](#)
9. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: July 22, 1966
Instrument No.: [Volume: 619 Page: 618](#)
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Northwest Bell Telephone Company
Recorded: April 1, 1970
Instrument No.: [Volume: 680 Page: 702](#)
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: February 13, 1979
Instrument No.: [Reel: 156 Page: 1822](#)
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: August 23, 1985
Instrument No.: [Reel: 410 Page: 361](#)
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: July 24, 1987
Instrument No.: [Reel: 563 Page: 257](#)

14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: May 6, 1997
Instrument No.: [Reel: 1391 Page: 418](#)
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: September 8, 1998
Instrument No.: [Reel: 1522 Page: 141](#)
16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: December 21, 2004
Instrument No.: [Reel: 2416 Page: 477](#)
17. A Revocable License created by instrument, including the terms and provisions thereof,
Recorded: June 13, 2005
Instrument No.: [Reel: 2490 Page: 162](#)
18. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: State of Oregon, acting by and through its Department of Corrections
Lessee: City of Salem, Oregon
Disclosed by: Memorandum of Lease
Date: August 28, 2000
Recorded: April 9, 2010
Instrument No.: [Reel: 3166 Page: 11](#)

Amended by instrument,
Recorded: April 9, 2010
Instrument No.: [Reel: 3166 Page: 12](#)
19. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: April 27, 2010
Instrument No.: [Reel: 3170 Page: 388](#)
20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: May 10, 2010
Instrument No.: [Reel: 3173 Page: 118](#)

21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: May 10, 2010
Instrument No.: [Reel: 3173 Page: 119](#)
22. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: June 18, 2010
Instrument No.: [Reel: 3185 Page: 470](#)
23. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: June 18, 2010
Instrument No.: [Reel: 3185 Page: 474](#)
24. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: June 18, 2010
Instrument No.: [Reel: 3185 Page: 475](#)
25. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: February 10, 2011
Instrument No.: [Reel: 3259 Page: 77](#)
26. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: November 2, 2012
Instrument No.: [Reel: 3440 Page: 430](#)
27. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: December 9, 2014
Instrument No.: [Reel: 3656 Page: 301](#)
28. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: State of Oregon, acting by and through its Department of Administrative Services
Lessee: Verison Wireless (VAW) LLC d/b/a Verizon Wireless
Disclosed by: Memorandum of Lease
Date: December 10, 2014
Recorded: April 13, 2015
Instrument No.: [Reel: 3689 Page: 196](#)

29. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless
Recorded: April 20, 2015
Instrument No.: [Reel: 3691 Page: 92](#)
30. Private Stormwater Facility Maintenance Covenant and Permission to Access Agreement, including the terms and provisions thereof,
Recorded: June 13, 2018
Instrument No.: [Reel: 4087 Page: 416](#)
31. Private Stormwater Facility Maintenance Covenant and Permission to Access Agreement, including the terms and provisions thereof,
Recorded: June 21, 2018
Instrument No.: [Reel: 4090 Page: 191](#)
32. Rights of tenants under existing leases or tenancies.
33. Personal property taxes, if any.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

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

EXHIBIT 'A'

File No. 614373AM

- A1** A parcel of land situate lying and being in the Marion County, Oregon and bounded and described as follows: Beginning at the Northwest corner of the M.L. Savage Donation Land Claim No. 79 in Section 25, Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence East 25 chains set apart from which a white oak 24 inches in diameter bears South 26° West 75 links, also a white oak 24 inches in diameter bears South 09 1/2° East 140 links; thence South 30 chains set apart; thence East 9 chains set apart; thence South 14 chains set apart from which a white oak 30 inches in diameter bears South 02° West 189 links; thence West 5 chains set apart from which a white oak 18 inches in diameter bears South 75° West 69 links, also a white oak 18 inches in diameter bears South 74° West 108 links; thence South 25° West 17.30 chains to the center of a road, set apart from which a white oak 16 inches in diameter bears North 18 1/4° West 196 links; thence North 54° West 28.40 chains set apart from which a white oak 18 inches in diameter bears South 76 1/4° East 323 links; thence North 44 chains to the Place of Beginning.
- A2** ALSO all that portion of vacated E N. Cooke's East Addition to the City of Salem, Marion County, Oregon (Recorded in Volume 1 Page 48, Book of Town Plats for Marion County, Oregon) lying Easterly of the Easterly right-of-way line of 24th Street.
- A3** ALSO: Beginning at a point (a planted rock) 65.89 chains South 88°54' and 49.07 chains South from the Northwest corner of M.L. Savage and wife Donation Land Claim, Notification No. 135, Claim No. 79; thence South 16.62 chains to the South line of the Samuel Parker and wife's Donation Land Claim No. 77, Notification No. 130, et a planted rock in the center of the County Road; thence South 89°30' West following said South line of said Parker Claim, 29.75 chains to the point of intersection of the center of the County Road with the said South line of said Claim No. 77; thence North 67°20' West following the center of said road 15.85 chains to the Southeast corner of the land owned by the State of Oregon; thence North 25° East 11.99 chains; thence South 88°54' East 39.55 chains to the Place of Beginning and being parts of Claims 77 and 79 aforesaid, situate in Township 7 South, Range 3 West of Willamette Meridian, Marion County, State of Oregon.
- A4** ALSO: Beginning on the North line of the Donation Land Claim of M.L. Savage and wife Notification No, 135, Claim No. 79, at a point (a planted rock) 25 chains East of the Northwest corner of aid Claim No. 79; thence South 88°54' East following said North line of said Claim 7.92 chains to a planted rock; thence South 30.26 chains to a planted rock; thence West 7.92 chains to an iron pipe two inches in diameter driven in the ground; thence North 30.26 chains following the East line of the land owned by the State of Oregon to the place of Beginning and being part of the said Donation Land Claim of M.L. Savage and wife No. 79 situate in Township 7 South and Range 3 West of the Willamette Meridian, in Marion County, Oregon.
- A5** ALSO: Beginning at a point (a planted rock) 65.89 chains South 88°54' East and 35.09 chains South from the Northwest corner of M.L. Savage and wife's Donation Land Claim, Lot No. 135, Claim No. 79, in Township 7 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon; thence South 13.98 chains to a planted rock; thence North 88°54' West 39.55 chains to the East line of the land owned by the State of Oregon; thence North 25° East 5.31 chains to an iron pipe drive in the ground; thence East 5.00 chains to an iron pipe; thence North following the East line of the State land 9.17 chains; thence South 88°54' East 32.20 chains to the Place of Beginning, and being part of the Donation Land Claim of Samuel Parker and Rosetta Parker, his wife. Lot No. 130, Claim No. 77, in Township 7 South, Range 3 West, and Claim No. 77 in Township 7 South, Range 3 West, and Claim No. 77 in Township 7 South, Range 3 West of the Willamette Meridian, in the Count of Marion and State of Oregon.

A6 ALSO: Beginning on the North line of the Donation Land Claim of M.L. Savage and wife, being Claim No. 79, said point being 3.46 chains South 88°42' East from the Southeast corner of the Donation Land Claim of J.L. Parrish, being Claim No. 61 in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon and running thence South 88°42' East 5.39 chains along the North line of the M.L. Savage Claim; thence South 00°01' West 34.89 chains to the South line of Tract or Lot No. 3 in Tract "A" of the lands partitioned by a decree of the Circuit Court for Marion County, Oregon, dated October 19, 1891, as shown at Page 581 of Volume 11 of the Journal of said Court; thence North 88°10' West 5.39 chains, along the South line of Tracts or Lots No. 2 and 3 of the aforesaid Tract "A" thence North 00°01' East 34.84 chains to the Place of Beginning in Marion County, Oregon.

A7 ALSO: Beginning on the North line of the Donation Land Claim of M.L. Savage and wife, being Claim No. 79 said point being 8.85 chains South 88°42' from the Southeast corner of the Donation Land Claim of J.L. Parish in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence South 88°42' East 5.382 chains along the North line of the M.L. Savage Claim; thence South 00°01' West 34.94 chains to the South line of the Tract or Lot No. 4 in Tract "A" of the lands partitioned by a decree of the Circuit County for Marion County, Oregon, dated October 19, 1891 as shown at Page 581 of Volume 11 of the Journal of said Court; thence North 88°10' West 5.382 chains along the South line of Tracts or Lots No. 3 and 4 of the aforesaid Tract "A"; thence North 00°01' East 34.84 chains to the Place of Beginning, in Marion County, Oregon.

A8 ALSO: Beginning on the North line of the Donation Land Claim of M. L. Savage and wife, being Claim No. 79 and at the SE corner of the Donation Land Claim of J.L. Parish, being Claim No. 61, in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence South 88°42' East 3.46 chains along the North line of the M.L. Savage Claim; thence South 00°01' West 34.84 chains to the South line of the Tract or Lot No. 2 in Tract "A" of the lands partitioned by a decree of the Circuit Court for Marion County, Oregon, dated October 19, 1891 as shown on Page 581 of Volume 11 of the Journal of said Court; thence North 88°10' West 4.115 chains to the most Southerly Southwest corner of said Tract or Lot No. 2; thence North 00° 46' East 4.83 chains to a re-entrant corner in the Southern boundary of said Tract or Lot No. 2; thence North 89°18' West 1.08 chains to the most Westerly Southwest corner of said Tract No. 2; thence North 00°42' East 30.00 chains to the North line of the M.L. Savage Claim; thence South 88°18' East 1.29 chains to the Place of Beginning in Marion County, State of Oregon and being in the M.L. Savage Donation Land Claim No. 79, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon.

SAVE AND EXCEPT that certain property conveyed to Oregon and California Railroad Company for right-of-way.

ALSO SAVE AND EXCEPT that portion conveyed to Marion County by deeds recorded February 13, 1962 in Volume 554, Page 478, July 13, 1965 in Volume 603, Page 718, July 3, 1973 in Volume 755, Page 542, September 16, 1996 in Reel 1340, Page 303.

ALSO SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission by deeds recorded July 22, 1966, Volume 619, Page 618 and February 15, 1973 in Volume 745, Page 272.

ALSO SAVE AND EXCEPT any portion thereof lying Easterly of the Westerly boundary of that property conveyed to the City of Salem by deed recorded August 23, 1985 in Reel 410, page 363, Deed Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT that portion conveyed to the City of Salem by deed recorded May 6, 1997 in Reel 1391, Page 418, Deed Records for Marion County, Oregon.