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STATUS OF RECORD TITLE

Shelby Guizar
Carlson Veit Junge Architects, PC
3095 River Rd. N
Salem, OR 97303
Your Reference No. 3295 Ladd Avenue NE

October 10, 2024
Title Number: 653713AM
Title Officer: Ashley Valdez
Fee: \$300.00

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

See attached Exhibit 'A'

Vestee:

St. Timothy's Episcopal Church, an Oregon corporation

and dated as of **October 7, 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. 526896 Map No. 073W24DA00900, including the current fiscal year, not assessed because of Religious Organization Exemption. If the exempt status is terminated an additional tax may be levied.
2. City liens, if any, of the City of Salem.
3. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
4. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
5. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:
Recorded: March 8, 1946
Instrument No.: [Volume: 340 Page: 484](#)
6. Any easements or rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of the Land referenced herein as vacated street or alley, vacated by instrument number: [Volume: 470 Page: 586](#)

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.

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. 653713AM

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 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.

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°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°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.



THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF