



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

STATUS OF RECORD TITLE

FSBO

October 15, 2024

Title Number: 646704AM

Title Officer: Holly Noble

Fee: \$50.00

Your Reference No. 676 17th Street

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

See attached Exhibit 'A'

Vestee:

S & V Garcia Investments, LLC

and dated as of **October 14, 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. 568587 [Map](#) No. 073W26CD04401
The 2024-2025 Taxes: \$1,248.55, plus interest, unpaid.
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. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
5. Memorandum of Agreement, with an Option to Purchase, including the terms and provisions thereof,
Recorded: May 25, 1978
Instrument No.: [Reel: 125 Page: 879](#)
6. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: State of Oregon, by and through its Department of Transportation
Recorded: May 9, 1991
Instrument No.: [Reel: 852 Page: 321](#)
7. 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: May 9, 1991
Instrument No.: [Reel: 852 Page: 321](#)

8. 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: May 9, 1991
Instrument No.: [Reel: 852 Page: 321](#)
9. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:
Granted To: Southern Pacific Pipe Lines, Inc
Recorded: December 13, 1988
Instrument No.: [Reel: 661 Page: 255](#)
10. Reservation of Oil, gas, minerals, or other mineral rights, including the terms and provisions contained therein, in deed from Union Pacific Railroad Company.
Recorded: December 31, 2008
Instrument No.: [Reel: 3022 Page: 50](#)
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$135,000.00
Trustor/Grantor: S & V Garcia Investments, LLC
Trustee: First American Title Insurance Company of Oregon
Beneficiary: Russell D. Leach and Lori J. Leach
Dated: October 11, 2013
Recorded: October 15, 2013
Instrument No.: [Reel: 3552 Page: 305](#)
12. Rights of tenants under existing leases or tenancies.
13. 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.

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. 646704AM

Parcel I:

A parcel of land lying in Lot 7 through Lot 11, Block 27, of Block 26, 27 and 28 of Capital Park Addition, Marion County, Oregon; the said parcel being that portion of said lots lying Easterly of a line parallel with and 50 feet Easterly of the center line of relocated 17th Street S.E. which centerline is described as follows:

Beginning at Engineer's center line Station "17th" 10+00, said station being 510.37 feet North and 785.78 feet East of the Southeast corner of the William H. Wilson Donation Land Claim No. 44, Township 7 South, Range 3 West, Willamette Meridian; thence South $16^{\circ}37'50''$ West, 200 feet; thence on a 477.47 foot radius curve right (the long chord of which bears South $27^{\circ}18'55''$ West, 177.05 feet) 178.08 feet; thence South 38° East 57.11 feet to Engineer's center line Station "17th" 14+35.19.

Bearings are based upon the Oregon Co-Ordinate System, North Zone.

Parcel II:

A tract of land in the Alvan F. Waller and wife Donation Land Claim in Township 7 South, Range 3 West, Willamette Base and Meridian, Marion County, Oregon, being that portion of the parcel of land described in the deed dated June 13, 1883 from J. Loewenberg and Bertha Loewenberg, husband and wife, to the Oregon and California Railroad Company, predecessor to Union Pacific Railroad Company, recorded in Marion County, Oregon Deed Records on June 15, 1883 in Volume 31 on Page 175 of Deeds, more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Lot 11 in Block 27 of the Subdivision of Blocks 26, 27 and 28, Capital Park Addition, as per the plat thereof recorded in Volume 6 on Page 50, Book of Town Plats, Marion County, Oregon, the point of beginning. thence North $75^{\circ}21'33''$ West 61.12 feet, along the North line of the said Lot 11, to that point in the East line of relocated 17th Street S.E. distant North $83^{\circ}02'10''$ East 906.94 feet from the Southeast corner of the William H. Wilson Donation Land Claim No. 44, said Township and Range; thence North $16^{\circ}37'50''$ East 60.04 feet, along said relocated East line of 17th Street S.E., to a point in the North line of the said parcel described in the deed from Loewenberg; thence South $75^{\circ}21'33''$ East 50.60 feet, to a point in the Northerly extension of the East line of the said Lot 11; thence South $06^{\circ}38'27''$ West 60.59 feet, to the point of beginning.