



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

STATUS OF RECORD TITLE

Sam Peltier
Barker Surveying
3657 Kashmir Wy. SE
Salem, OR 97317
Your Reference No. 2710 Broadway Street NE

November 14, 2024
Title Number: 658242AM
Title Officer: Teri Due
Fee: \$300.00

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

See attached Exhibit 'A'

Vestee:

[District 10](#), LLC, an Oregon limited liability company,

and dated as of **November 8, 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. 581888 [Map](#) No. 073W14BB 4901
The 2024-2025 Taxes: \$1,738.82, 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. Restrictions as shown on the official plat of said Land.
5. Reservations as shown on the official [plat](#) of said land.
6. 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: August 21, 1947

Instrument No.: [Volume: 374 Page: 665](#)

Amended by instrument,

Recorded: August 28, 1947

Instrument No.: [Volume: 375 Page: 186](#)

Amended by instrument,

Recorded: July 13, 1948

Instrument No.: [Volume: 391 Page: 104](#)

Amended by instrument,
Recorded: March 16, 1988
Instrument No.: [Reel: 608, Page: 221](#)

7. Agreement, including the terms and provisions thereof,
Recorded: October 14, 1960
Instrument No.: [Volume: 538, Page: 573](#)
8. Limited access provisions contained in Deed from Gregory C. Holland 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: April 1, 1988
Instrument No.: [Reel: 611, Page: 294](#)
9. 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: April 1, 1988
Instrument No.: Reel: 611, Page: 294
10. The Company will require that the deed recorded May 21, 2024, as [Instrument](#) No. 2024-15082, be re-recorded to correct the legal description.
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: \$560,000.00
Trustor/Grantor: Harnek S. Dhote and Harpreet Kaur, Trustees of the Dhote Kaur Joint Revocable Living Trust dated August 31, 2023
Trustee: Kevin P. Moran, Attorney at Law
Beneficiary: First Federal Savings & Loan Association of McMinnville
Dated: April 10, 2024
Recorded: April 12, 2024
[Instrument](#) No.: 2024-10867

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company requires satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance, (d) satisfactory documentation from the borrower to close the account.

Assignment of Rents, given in connection with the above Deed of Trust
Recorded: April 12, 2024
[Instrument](#) No.: 2024-10868

12. The interest of Harnek S. Dhote and Harpreet Kaur, Trustees of The Dhote Kaur Joint Revocable Living Trust Disclosed by Instrument
Recorded: April 12, 2024
[Instrument](#) No.: 2024-10867

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$429,000.00
Trustor/Grantor: District 10, LLC, an Oregon limited liability company
Trustee: Jarvis Bridge Halttunen & Weyer, LLC
Beneficiary: R.F. Wilson, Trustee of the R.F. Wilson Trust dated May 16, 1996 (82.52%) and Jeffrey M. Laeng and Cynthia R. Laeng, Co-Trustees of the Jeff & Cynthia Laeng Revocable Living Trust dated September 15, 2021 (17.48%)
Dated: May 20, 2024
Recorded: May 21, 2024
[Instrument](#) No.: 2024-15083
14. Rights of tenants under existing leases or tenancies.
15. 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.

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. 658242AM

A parcel of land lying in Lots 14 and 15, Block 8, MAPLETON ADDITION, in the City of Salem, Marion County, Oregon, the said parcel being that portion of said lots lying Easterly of the following described line: Beginning at a point opposite and 67 feet Easterly of Engineer's Station "B" 22+35 on the center line of relocated Broadway Street N.E.; thence Southerly, in a straight line, to a point opposite and 35 feet Easterly of Engineer's Station "B" 25+35 on said center line.

The "B" center line referred to herein is described as follows:

Beginning at Engineer's center line Station "B" 10+00, said station being 268.29 feet North and 2156.70 feet West of the Southwest corner of the John Force Donation Land Claim No. 68, Township 7 South, Range 3 West of the Willamette Meridian; thence South 2°12'30" West 1600 feet to Engineer's center line Station "B" 2600.

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