



Property Detail Report

Prepared For:

Laurie

Owner Name:

Chemeketa Land Company LLC

Property Address:

380 High St NE

Salem OR 97301

Tax Account #:

589035

Thank you for the opportunity to assist you!

Chad Cripe

Customer Service

503.581.1431

valleycs@amerititle.com

Mid-Willamette Valley Locations

Salem

320 Church St. NE
503.581.1431

South Salem

3240 Commercial St. SE, Ste. 140
971.701.2591

Silverton

105 N Water St.
503.873.7200

Albany

1393 Clay St. SE
541.928.3368

Corvallis

525 NW 2nd St. Ste. 2
541.752.3415

Lebanon

1475 S Main St
541.259.3736

Monmouth

283 N Pacific Hwy
503.838.2259



Marion County Parcel Detail

Site Address: 380 High St NE
 Salem OR 97301 - 3631
Parcel ID: 589035
Tax Lot: 073W22DD06100
Owner: Chemeketa Land Company LLC
Owner2: C/O Equitable Center
Owner Address: 4554 California Av SW
 Seattle WA 98116 - 4111
Parcel Size: 0.63 Acres (27,519 SqFt)
Neighborhood:
Subdivision: Salem
Lot / Block: 7 / 4
Twn/Range/Section: 07S / 03W / 22 / SE
Legal: SALEM LOT 7 & 8, BLK 4 IMPR ON ACCT
 84850-260 LAND UNDER EQUITABLE
 CENTER



Assessment and Taxes

Market Land Value:	\$825,570.00	Levy Code Area:	24970	Annual Tax History
Market Improved Value:		Levy Rate:	19.6269	2023 : \$15,812.72
Market Total Value:	\$825,570.00	Tax Year:	2023	2022 : \$15,803.89
Assessed Value:	\$825,570.00	Exemption Desc:	N/A	2021 : \$15,811.98

Land Information

Land Use:	201 - Commercial improved	School District:	24J - Salem-Keizer
Building Use:	Market Cmlsc Commercial Salem Core	Primary School:	Bush Elementary School
Zoning:	Salem-CB - Central Business District	Middle School:	Leslie Middle School
Watershed:	Chehalem Creek-Willamette River	High School:	South Salem High School

Improvement Details

Year Built:	Bed:	Garage:
Stories:	Baths:	Exterior Walls:
Bldg SqFt:	Bsmt SqFt:	Roof Cover:
Finished SqFt:	Attic SqFt:	Heat:
Bldg Type:	Flr 1/ Flr 2 SqFt:	A/C:

Transfer Information

Rec. Date:	11/01/2013	Sale Price:	\$1,200,000.00	Doc Num:	2013-8596 (35570190)	Doc Type:	Deed
Owner:	Chemeketa Land Company LLC	Grantor:	FRY FAMILY LLC	Title Co:	AMERITITLE		
Orig. Loan Amt:	\$800,000.00	Lender:	PRIVATE INDIVIDUAL				
Finance Type:		Loan Type:	Private Party Lender				

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.



Listing Flow Profile

Standard Section

Building Type	Market Cmlsc Commercial
	Salem Core
Site Address	380 High St NE
	Salem, OR 97301
Elem School	Bush Elementary School
Middle School	Leslie Middle School
High School	South Salem High School
Lot	7
Block	4
Subdivision	Salem
Lot Acres	0.63 Acres
Lot SqFt	27,519 SqFt
Zoning	Salem-CB - Central Business
	District
Tax Account #	589035
Tax Amount	\$15,812.72
Tax Year	2023
Escrow At	AmeriTitle
Soil Type	

General Section

Beds
Baths
Approx Total Sq Ft
Year Built
Garage Type
Garage Capacity

Manufactured Home Section

MH Detitled
MH Type
MH Make Model
MH Serial#

Broker Info Section

Owner Name(s) Chemeketa Land Company
LLC

Features Section

Flood Plain
Foundation
Heating
Cooling
Home Style/Stories
Patio
Roof
Siding
Swimming Pool

Listing Flow Profile. This is an efficiency tool to help you quickly find information when entering a listing on WVMLS.

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MH Type
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MH Serial#

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Swimming Pool

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Parcel ID: 589035

Site Address: 380 High St NE

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FILED FOR RECORD AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

Chemeketa Land Co LLC
4554 California Ave SW
Seattle, WA 98116

PROPERTY TAX STATEMENTS
SHALL BE MAILED TO:

Same as above

SPECIAL WARRANTY DEED

The grantor, FRY FAMILY, LLC, (Grantor"), for and valuable consideration, grants, bargains and conveys to the CHEMEKETA LAND COMPANY, LLC, a Washington limited liability company, ("Grantee"), the real estate described in Exhibit A attached hereto, together with any improvements Grantor may own thereon and all rights appurtenant thereto, situated in Marion County, Oregon, free of encumbrances except the exceptions to title set forth in Exhibit B attached hereto.

Grantor, for itself and for its successors in interest, expressly limits the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statute or other implication, and covenants that Grantor will forever warrant and defend fee title to the real estate described in Exhibit A against all persons whomsoever lawfully claiming or to claim such real estate, by, through or under Grantor, but not otherwise.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.
The consideration is \$1,200,000.00

645047/636474
A-111111

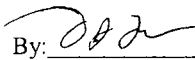
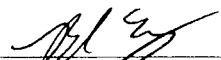
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, ANY PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated this 31 day of Oct, 2013.

GRANTOR:

FRY FAMILY, LLC,

By: 	
Name: <u>D. Josh Fry</u>	<u>Blake Fry</u>
Title: <u>MEMBER</u>	<u>MEMBER</u>

STATE OF OREGON)
)ss.
County of Marion)

On this 31 day of Oct, 2013, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared D. Anthony & Blake Fry, known to be the Members of Fry Family, LLC, the corporation that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of that corporation for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/4/16

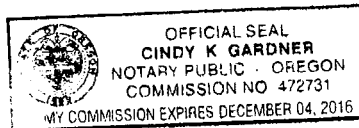


EXHIBIT A

Lot 7 and 8, block 4, City of Salem, Marion County, Oregon

EXHIBIT B

1. Regulations, including levies, liens, assessments, rights of way and easements of the Marion Soil and Water Conservation District.
2. 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.
3. Lease, including the terms and provisions thereof,
Dated : December 31, 1964
Recorded : September 11, 1974 Reel: 787 Page: 33
Lessor : William Snell and Marylee Fry Snell, husband and wife and Daniel J. Fry, Jr. and Peggy G. Fry, husband and wife
Lessee : Commonwealth, Inc, an Oregon Corporation
The Lessor's interest of Daniel Fry, was acquired by instrument,
Recorded : April 21, 1989 Reel: 685 Page: 219
4. Agreement for: Building Construction, including the terms and provisions thereof,
Dated : July 15, 1975
Recorded : August 4, 1975 Reel: 21 Page: 1232
5. The subject property was incorporated into the Urban Renewal Project by instrument(s), including the terms and provisions thereof,
Recorded : September 14, 1984 Reel: 356 Page: 1195
For : Riverfront-Downtown
Modified by an instrument, including the terms and provisions thereof,
Recorded : February 6, 1986 Reel: 441 Page: 392
6. Unrecorded lease, including the terms and provisions thereof,
Dated : December 14, 1984
Lessor : Equitable Center
Lessee : RAM Communications of Oregon, Inc, an Oregon Corporation
The Lessee's interest in the above lease was assigned by instrument,
Recorded : February 19, 1986 Reel: 444 Page: 245
To : McCaw Communications of Portland, Inc, an Oregon Corporation

REEL: 3557

PAGE: 190

November 01, 2013, 10:34 am.

CONTROL #: 350104

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 61.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



Parcel ID: 589035

Site Address: 380 High St NE

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Aerial Map



Parcel ID: 589035

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