

RECORDING REQUESTED BY:



Chicago Title
Company of Oregon

1211 SW Fifth Ave., Ste 2130
Portland, OR 97204

AFTER RECORDING RETURN TO:

Ana Argelia Oregel Hernandez
PB 15 LLC
1492 Yakima Ct. NW
Salem, OR 97304

SEND TAX STATEMENTS TO:

Ana Argelia Oregel Hernandez
PB 15 LLC
1492 Yakima Ct. NW
Salem, OR 97304

MARION COUNTY RECORDS

2023-26591

D-DEED

08/31/2023 03:15 PM

\$20.00 \$11.00 \$10.00 \$60.00

\$101.00



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

William J. Burgess

Pgs=4 DEB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mittleman Properties, a partnership under agreement dated October 10, 1986, Grantor, conveys and warrants to PB 15 LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$925,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

TICOR 671823124801

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Aug. 30th, 2023

Mittleman Properties, a partnership under agreement dated October 10, 1986

BY: [Signature]

Miles R. Newmark, Authorized Agent

State of Oregon
County of Multnomah

This instrument was acknowledged before me on August 30, 2023, by Miles R. Newmark, as Authorized Agent for Mittleman Properties, a partnership under agreement dated October 10, 1986.

[Signature]
Notary Public - State of Oregon

My Commission Expires: November 22, 2025



Marion County
Document Separator Page

Instrument # 2023-26591

August 31, 2023 03:15 PM

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: \$101.00

Bill Burgess
Marion County Clerk

This is not an invoice.

EXHIBIT "B"

Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.

VOL 518 PAGE 348

Know All Men by these Presents, That UNITED STATES NATIONAL CORPORATION,
an Oregon corporation,

~~corporation~~, organized under the laws of the State of Oregon in consideration of the
sum of Ten Dollars (\$10.00) Dollars,
and other valuable considerations
to it paid by THE UNITED STATES NATIONAL BANK OF PORTLAND,
a national banking association,

of the County of Multnomah State of Oregon, has bargained
and sold, and by these presents does grant, bargain, sell and convey unto the said
THE UNITED STATES NATIONAL BANK OF PORTLAND, its successors and assigns, ~~the~~

~~containing~~ all the following bounded and described real property, situated in the County of
Marion State of Oregon to-wit: Beginning at a
point on the Westerly line of Block One (1), Roberts Addition to Salem, Marion County,
Oregon, 165.0 feet Southerly from the Northwest corner of said Block which point is
also the Southwest corner of a tract of land conveyed to William H. Schaefer and wife
by deed dated June 11, 1920 and recorded June 14, 1920 in Volume 157, Page 185, Deed
Records for Marion County, Oregon; thence Easterly, parallel with the Northerly line
of said Block and along the Southerly line of said Schaefer tract, 165.0 feet to the
Southeast corner of said Schaefer tract; thence Southerly, parallel with the Westerly
line of said Block, 45.0 feet; thence Westerly, parallel with the Northerly line of
said Block, 82.5 feet; thence Southerly, parallel with the Westerly line of said Block
121.0 feet, more or less to the Southerly line of said Block; thence Westerly, along
the Southerly line of said Block, 82.50 feet to the Southwest corner of said Block;
thence Northerly, along the Westerly line of said Block, 166.0 feet, more or less, to
the point of beginning.



Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining and all right, title and interest in and to the same.

To Have and to Hold the above described granted and sold premises unto the said
THE UNITED STATES NATIONAL BANK OF PORTLAND, its successors ~~and~~ and assigns forever.

Done by order of the Board of Directors, with the seal of said corporation,
this 15th day of December 19 58

UNITED STATES NATIONAL CORPORATION [SEAL]

Executed in the presence of

By [Signature] President
By [Signature] Assistant Secretary

580975

7. That, in the event of the institution of any suit or action to foreclose this mortgage, the Mortgagor will pay such sum as the court may adjudge reasonable as attorney's fees in connection therewith and such further sums as the Mortgagee shall have paid or incurred for extensions of abstracts or title searches or examination fees in connection therewith, whether or not final judgment or decree therein be entered and all such sums are secured hereby; that in any such suit, the court may, upon application of the plaintiff and without regard to the condition of the property or the adequacy of the security for this indebtedness hereby secured and without notice to the Mortgagor or any one else, appoint a receiver to take possession and care of all said mortgaged property and collect and receive any or all of the rents, issues and profits which had theretofore arisen or accrued or which may arise or accrue during the pendency of such suit; that any amount so received shall be applied toward the payment of the debt secured hereby, after first paying therefrom the charges and expenses of such receivership; but until a breach or default by the Mortgagor in one or more of his covenants or agreements herein contained, he may remain in possession of the mortgaged property and retain all rents actually paid to and received by him prior to such default.

8. The word "Mortgagor", and the language of this instrument shall, where there is more than one mortgagor, be construed as plural and be binding jointly and severally upon all mortgagors and the word "Mortgagee" shall apply to any holder of this mortgage. Masculine pronouns include feminine and neuter. All of the covenants of the Mortgagor shall be binding upon his heirs, executors, administrators, successors and assigns and inure to the benefit of the successors and assigns of the Mortgagee. In the event of any transfer of the property herein described or any part thereof or any interest therein, whether voluntary or involuntary or by operation of law, the Mortgagee may, without notice to the Mortgagor or any one else, extend the time of payment, execute releases or partial releases from the lien of this mortgage or in any other respect modify the terms hereof without thereby affecting the personal primary liability of the Mortgagor for the payment of the indebtedness hereby secured. No condition of this mortgage shall be deemed waived unless the same be expressly waived in writing by the Mortgagee. Whenever any notice, demand, or request is required by the terms hereof or by any law now in existence or hereafter enacted, such notice, demand or request shall be sufficient if personally served on one or more of the persons who shall at the time hold record title to the property herein described or if enclosed in a postpaid envelope addressed to one or more of such persons or to the Mortgagor at the last address actually furnished to the Mortgagee or at the mortgaged premises and deposited in any post office, station or letter box.

In Witness Whereof, the Mortgagors... do hereby set their hands and seal... the day and year first hereinabove written.

Donald M. Willis (SEAL)
Donald M. Willis

Mickye F. Willis (SEAL)
Mickye F. Willis

(SEAL)

(SEAL)

STATE OF OREGON

County of Marion

ss.

February 21 A. D. 19 62.

Personally appeared the above-named Donald M. Willis and Mickye F. Willis,
husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Seal

Notary Public for Oregon.

My Commission Expires Dec. 12, 1963

My Commission Expires:

STATE OF OREGON
County of Marion

I hereby certify that the within was received at 8:37 a.m. on the 23 day of FEB 19 62 and duly recorded by me in Marion County Records Book of 518 Records Volume 518 Page 348 Herman W. Lunde
County Recorder

658951

658951

25

VCL-
157
PAGE
165

THIS INDENTURE WITNESS, That Bessie Baillie, widow and Lizzie Owen, unmarried
for the consideration of the sum of Four Thousand and 00/100 DOLLARS,
to them paid, have bargained and sold and by these presents do bargain, sell and convey unto William H. Schaefer
and Lydia Schaefer, husband and wife, by the entirety the following described premises,
to-wit:

Beginning at a point on the East line of 13th Street, 120 feet South of the North-
west corner of Block No. 1 in Robert's Addition to the City of Salem; thence running
Easterly parallel with the South line of Court Street, 165 feet; thence Southerly
parallel with the East line of 13th Street, 45 feet; thence Westerly parallel with
the South line of Court Street, 165 feet to the East line of 13th Street; thence North-
erly along the said East line of 13th Street, 45 feet to the place of beginning, all
situated in Block No. 1 in Robert's Addition to the City of Salem, Marion County, Oregon.

\$4.00 U. S. Rev. stamps, cancelled, 6-14-20. B. B.

To Have and to Hold the said premises, with their appurtenances unto the said grantees, their

Heirs and Assigns forever. And the said grantors do
hereby covenant to and with the said grantees, their

heirs and assigns that they are the owners in fee simple of said premises; that they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of June 1920.

Done in the presence of

T. K. Ford

L. M. Ford

Bessie Baillie

Lizzie Owen

State of Oregon,

County of Marion

On this 14th day of June 1920,

in and for said County and State, the within named Bessie Baillie and Lizzie Owen

personally came before me, a Notary Public

his wife, to me personally known to be the identical person as described in and who executed the within instrument, and who each personally acknowledged to
me that they executed the same freely and voluntarily for the purposes therein named and without any compulsion from anyone
WITNESS, my hand and official seal this 14th day of June 1920.

Seal

T. K. Ford
Notary Public for Oregon.

My commission expires Dec. 2, 1923.

Recorded June 14, 1920, at 2:55 o'clock P. M.
Mildred R. Brooks, Recorder, by L.J.

EXHIBIT "A"
Legal Description

PARCEL I:

Beginning at a point on the Westerly line of Block 1, ROBERTS ADDITION TO SALEM, Marion County, Oregon, 165 feet Southerly from the Northwest corner of said Block, which point is also the Southwest corner of a tract of land conveyed to William H. Schaefer and wife by deed dated June 11, 1920, and recorded June 14, 1920 in Book 157, Page 185, Deed Records for Marion County, Oregon; thence Easterly parallel with the Northerly line of said Block and along the Southerly line of said Schaefer tract, 165 feet to the Southeast corner of said Schaefer tract; thence Southerly parallel with the Westerly line of said Block 45 feet; thence Westerly parallel with the Northerly line of said Block 82.5 feet; thence Southerly parallel with the Westerly line of said Block 121 feet, more or less, to the Southerly line of said Block; thence Westerly along the Southerly line of said Block 82.50 feet to the Southwest corner of said Block; thence Northerly along the Westerly line of said Block 166 feet, more or less, to the point of beginning.

PARCEL II:

Beginning at a point on the South line of Block 1, ROBERTS ADDITION TO SALEM, Marion County, Oregon, which is 82.5 feet East of the Southwest corner thereof; thence Easterly along the North line of State Street 47 feet, 6 inches; thence Northerly parallel with the West line of said Block 120 feet, more or less, to the South line of land conveyed to The United States National Bank of Portland by deed recorded in Book 518, Page 348, of the Deed Records of Marion County, Oregon; thence Westerly along the South line of said United States National Bank land 47 feet, 6 inches, to an inner angle therein; thence Southerly along the East line of said United States National Bank land 120 feet, more or less, to the place of Beginning.

Property Identification

Account ID:

587766

Tax Account ID:

587766

Tax Roll Type:

Real Property

Primary Situs Address:

1317 STATE ST SALEM OR 97301

Map Tax Lot:

073W26BD04400

Owner:

PB 15 LLC

ANA ARGELIA OREGEL HERNANDEZ

1492 YAKIMA CT NW

SALEM, OR 97304

Manufactured Home Details:**Other Tax Liability:****Subdivision:**

ROBERTS' ADDITION TO THE CITY OF SALEM BLOCK 1

Related Accounts:[GIS Interactive Viewer](#)[Assessor Map PDF](#)

Owner History

Grantee	Grantor	Sales Info	Deed Info
PB 15 LLC	MITTLEMAN PROPERTIES	8/31/2023	8/31/2023
ANA ARGELIA OREGEL HERNANDEZ	C/O KIDDER MATHEWS	\$925,000.00	2023-26591 ⓘ
1492 YAKIMA CT NW	101 SW MAIN ST STE 1200	20 ⓘ	DEED ⓘ
SALEM OR 97304	PORTLAND OR 97204	1 ⓘ	
MISSING OWNERSHIP INFORMATION			7/1/1998
			1998-7494 (07310532) ⓘ
			DE ⓘ
			512054, 587766
MISSING OWNERSHIP INFORMATION			7/1/1998
			1998-7493 (07270696) ⓘ
			DE ⓘ
			512054, 587766
MITTLEMAN PROPERTIES	MITTLEMAN, HARRY	10/31/1986	10/31/1986
PO BOX 8837		\$224,000.00	1986-2416 (05000431) ⓘ
PORTLAND OR 97204		19 ⓘ	DEED ⓘ
		1 ⓘ	587766