



Parcel Information

Parcel #:	587475
Tax Lot:	073W33DB04800
Site Address:	
	Salem OR 97302
Owner:	Schurman Cottages LLC
Owner2:	
Owner Address:	PO Box 3230
	Salem OR 97302 - 0230
Twn/Range/Section:	07S / 03W / 33 / SE
Parcel Size:	0.84 Acres (36,590 SqFt)
Plat/Subdivision:	Riverside Acres
Lot:	18
Block:	
Census Tract/Block:	001300 / 1019
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$1,401.76
Exempt Desc:	N/A

Legal

RIVERSIDE ACRES, LOT FR 18, ACRES 0.84

Assessment Information

Market Value Land:	\$210,340.00
Market Value Impr:	\$0.00
Market Value Total:	\$210,340.00
Assessed Value:	\$71,420.00

Land

Zoning:	Salem-RS - Single Family Residential	Cnty Bldg Use:	Residential
Cnty Land Use:	100 - Residential land only, 1 acre and under, inside city or urban growth boundary	Neighborhood:	
Std Land Use:	RSFR - Single Family Residence	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Candalaria Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date: 09/10/2024	Sale Price: \$275,000.00	Doc Num: 28452	Doc Type: Deed
Owner: Schurman Cottages LLC		Grantor: MILLER JOAN E	
Orig. Loan Amt:		Title Co: AMERITITLE	
Finance Type:	Loan Type:	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.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Schurman Cottages, LLC
PO Box 3230
Salem, OR 97302

Until a change is requested all tax statements shall be
sent to the following address:
Schurman Cottages, LLC
PO Box 3230
Salem, OR 97302
File No. 640650AM

MARION COUNTY RECORDS **2024-28452**
D-DEED 09/10/2024 02:10 PM
\$10.00 \$11.00 \$10.00 \$60.00 \$91.00



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

Pgs=2 TLM

STATUTORY WARRANTY DEED

Joan E. Miller, an estate in fee simple,

Grantor(s), hereby convey and warrant to

Schurman Cottages, LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of
encumbrances except as specifically set forth herein:

Beginning on the North line of Lot 18, Riverside Acres in Marion County, Oregon, at a point that is
213.90 feet West of the Northeast corner of said lot, and running thence South parallel with the
East line of said lot, a distance of 197.54 feet; thence West a distance of 167.12 feet to a point on the
Southwesterly line of said lot; thence North 48°20' West, a distance of 166.98 feet to the most
Westerly corner of said lot; thence North 41°40' East a distance of 115.50 feet to the Northwest
corner of said 115.50 feet to the Northwest corner of said lot; thence East, a distance of 215.10 feet
to the point of beginning.

SAVE AND EXCEPT that tract of land conveyed to the City of Salem by deed recorded March 1,
1999 in Reel 1573, Page 164 of the Deed Records for Marion County, Oregon.

ALSO SAVE AND EXCEPT the following described tract: Beginning at the Southeast corner of
that certain tract of land conveyed to Carlton J. Snow and Sally S. Snow by deed recorded January
14, 1976, in Reel 34, Page 766 of Deed Records for Marion County, Oregon, and running thence
South 89°58'22" West along the South line of said Snow tract, a distance of 31.12 feet to a 5/8" iron
rod; thence North 07°11'56" East, a distance of 175.43 feet to a 5/8" iron rod on the South line of
that certain tract of land conveyed to the City of Salem by deed recorded March 1, 1999 in Reel
1573, Page 164 of the Marion County Deed Records; thence North 90°00'00" East along the South
line of said City of Salem tract, a distance of 9.17 feet to a 5/8" iron rod; thence South 00°00'41"
West along the East line of said Snow tract, a distance of 174.03 feet to the point of beginning.

The true and actual consideration for this conveyance is \$275,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

AmeriTitle 640650AM

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.

Dated: September 6, 2024

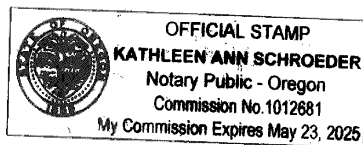
Joan E Miller
Joan E Miller

State of Oregon } ss
County of Marion } Polk

On this 9 day of September, 2024, before me, Kathleen Ann Schroeder a Notary Public in and for said state, personally appeared Joan E. Miller, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen Ann Schroeder
Notary Public for the State of Oregon
Residing at: Stayton, Oregon
Commission Expires: 5-23-2025



Marion County
Document Separator Page

Instrument # 2024-28452

September 10, 2024 02:10 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: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.