



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

To: Steve Bennett Construction, LLC
7658 Sunnyside Rd. S
Salem, OR 97306
Attn:

Date: January 27, 2025
Order No. 664754AM-2
Reference: Lot 8900, XXX Simpson
Street
Salem, OR 97301

Your File No.:

We have enclosed our Public Records Report pertaining to order number 664754AM-2.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

Carlee Novak

carlee.novak@amerititle.com
Title Officer

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.



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PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

Steve Bennett Construction, LLC	Date Prepared: January 28, 2025, Amended
7658 Sunnyside Rd. S	File Number: 664754AM-2
Salem, OR 97306	Title Officer: Carlee Novak

Attn: Jed Bennett

CONDITIONS, STIPULATIONS AND DEFINITIONS

(I) Definitions:

- (a) "Customer": The person or persons named or shown on this cover sheet.
- (b) "Effective date": The title plant date of AmeriTitle, referred to in this report as "AmeriTitle".
- (c) "Land": The land specifically described in this public record report and improvements affixed thereto which by law constitute real property.
- (d) "Public records": Those records which by the laws of the State of Oregon impart constructive notice of matters relating to said land.

(II) Liability of AmeriTitle:

- (a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
- (b) The liability of AmeriTitle for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that AmeriTitle has no liability in the event of no actual loss to the customer.
- (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the customer.

(III) Report Entire Contract:

Any right or action or right of action that the customer may have or may bring against AmeriTitle and/or its underwriter arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of AmeriTitle. By accepting this form report, the customer acknowledges and agrees that the customer has elected to utilize this form of public record report and accepts the limitation of liability of AmeriTitle as set forth herein.

(IV) Fee: \$200.00

The fee charge for this Report does not include supplemental reports, updates or other additional services of AmeriTitle.

REPORT

Effective Date: January 23, 2025

- A. The Land referred to in this public record report is located in the County of Marion, State of Oregon, and is described as follows:

Beginning at a point 124.67 feet South and 117.17 feet East of the Northwest corner of Block 2, of Amended Plat of BROOKLYN, an Addition to Salem, in Marion County, Oregon; and running thence North to a point on the South boundary of Bellevue Street, and on the South boundary of the right-of-way of the Southern Pacific Railroad; thence Easterly, along the South boundary of said Bellevue Street and the South boundary of said Southern Pacific Railroad right-of-way, to the Northwest corner of Lot 5, in said Block 2; thence South, along the West boundary of said Lot 5, a distance of 113.7 feet; thence West 50 feet to the place of beginning.

- B. As of the Effective Date and according to the public records, we find title to the Land apparently vested in:

Steve Bennett Construction, LLC, an Oregon limited liability company

- C. As of the Effective Date and according to the public records, the Land is subject to the following chain of conveyances and contracts to convey title during the period beginning on the recording date of the earliest recorded instrument shown below and ending on the recording date of the latest recorded instrument shown below:

Instrument: Deed,

Recorded: March 15, 1923

Instrument No.: [Book: 171 Page: 603](#)

Grantor: Ruth F. Mullen (widow)

Grantee: Harry E. Gipson and Alveda M. Gipson, his wife

Instrument: Sheriff's Deed,

Recorded: October 27, 1931

Instrument No.: [Volume: 211 Page: 448](#)

Grantor: O. D. Bower, Sheriff of the County of Marion, State of Oregon

Grantee: State of Oregon, represented by and acting through the World War Veterans' State Aid Commission of the State of Oregon

Instrument: Deed,

Recorded: September 30, 1946

Instrument No.: [Volume: 356 Page: 51](#)

Grantor: State Land Board or its predecessor the World War Veterans' State Aid Commission, the State of Oregon

Grantee: John Judah and DeLorse Judah, husband and wife

Instrument: Bargain and Sale Deed,

Recorded: July 14, 1947

Instrument No.: [Volume: 372 Page: 530](#)

Grantor: John Judah and DeLorse Judah, his wife

Grantee: State of Oregon, acting by the State Land Board

Instrument: Deed,

Recorded: July 24, 1947

Instrument No.: [Volume: 373 Page: 185](#)

Grantor: State Land Board or its predecessor the World War Veterans' State Aid Commission, the State of Oregon

Grantee: John Judah and DeLorse Judah, husband and wife

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Instrument: Warranty Deed,
Recorded: September 15, 1949
Instrument No.: [Volume: 408 Page: 233](#)
Grantor: John Judah and DeLorse Judah, husband and wife
Grantee: C.A. Borneman and Ella Borneman, his wife as tenants by the entirety

Instrument: Warranty Deed,
Recorded: March 2, 1951
Instrument No.: [Book: 425 Page: 585](#)
Grantor: C.A. Borneman, and Ela Borneman, husband and wife
Grantee: Carroll D. Runner and Grace E. Runner

Instrument: Warranty Deed,
Recorded: June 3, 1970
Instrument No.: [Volume: 684 Page: 347](#)
Grantor: Grace E. Runner, widow
Grantee: Harvey Crawley and Barbara Crawley

Instrument: Warranty Deed,
Recorded: October 5, 1970
Instrument No.: [Volume: 691 Page: 746](#)
Grantor: Harvey L. Crawley and Barbara L. Crawley, husband and wife
Grantee: City of Salem

Instrument: Warranty Deed,
Recorded: April 19, 1995
Instrument No.: [Reel: 1232 Page: 730](#)
Grantor: Harvey L. Crawley and Barbara L. Crawley, as Tenants in Common
Grantee: Harvey L. Crawley and Barbara L. Crawley, Trustees, or their successors in trust, under the Harvey L. Crawley Living Trust, dated April 5, 1995, and any amendments thereto, an undivided one-half interest as as Tenants in Common and Barbara L. Crawley and Harvey L. Crawley, Trustees, or their successors in trust, under the Barbara L. Crawley Living Trust, dated April 5, 1995, and any amendments thereto, an undivided one-half interest as Tenants in Common

Instrument: Death Certificate,
Recorded: August 26, 2004
Instrument No.: Reel: 2367 Page: 450
Grantor: Harvey Lee Crawley

Instrument: Death Certificate,
Recorded: April 8, 2008
Instrument No.: Reel: 2938 Page: 112
Grantor: Barbara LaVerne Crawley

Instrument: Bargain and Sale Deed,
Recorded: April 4, 2008
Instrument No.: [Reel: 2938 Page: 115](#)
Grantor: Todd L. Crawley, Successor Trustee, under the Harvey L. Crawley Living Trust, dated April 5, 1995; and Todd L. Crawley, Successor Trustee, under the Barbara L. Crawley Living Trust, dated April 5, 1995, each as to an undivided one-half interest as Tenants in Common
Grantee: Crawley Enterprises LLC, an Oregon limited liability company

Instrument: Statutory Warranty Deed,
Recorded: October 13, 2023
Instrument No.: [2023-30967](#)
Grantor: Crawley Enterprises, LLC, an Oregon limited liability company
Grantee: Blue Blade Property, LLC, an Oregon limited liability company

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Instrument: Bargain and Sale Deed,

Recorded: November 30, 2023

Instrument No.: [2023-35342](#)

Grantor: Blue Blade Property, LLC, an Oregon limited liability company

Grantee: Steve Bennett Construction, LLC, an Oregon limited liability company

"Superior Service with Commitment and Respect for Customers and Employees"