



1455 SW Broadway, Suite 1450
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): City of Salem
350 Commercial St NE
Salem, OR 97301

Customer Ref.: _____
Order No.: 471825135827
Effective Date: January 17, 2025 at 08:00 AM
Charge: \$400.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

City of Salem, a municipal corporation of the State of Oregon

Premises. The Property is:

(a) Street Address:

1435 22nd Street SE, Salem, OR 97302

(b) Legal Description:

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

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

[Tax Account No.:](#) [527859](#)
[Map No.:](#) 073W35AB04000
2. City Liens, if any, in favor of the City of Salem.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and/or highways.
4. Property Boundary Verification for Building Permit, including the terms and provisions thereof,

[Recording Date:](#) September 13, 2019
[Recording No.:](#) [Reel 4241, page 327](#)
5. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
6. Please be advised that our search did not disclose any open Deeds of Trust of record.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Sarah Cutler
503-336-9188
sarah.cutler@titlegroup.fntg.com

Ticor Title Company of Oregon
1455 SW Broadway, Suite 1450
Portland, OR 97201

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 527859
For Tax Map ID(s): 073W35AB04000

PARCEL 1:

Beginning at a point on the South line of that certain 13.00 acre tract of land conveyed to Virgil A. & Arlie R. Anderson by Leonal J. & Bessie Wilkinson, Deed recorded in Volume 220, page 102, Deed Records for Marion County, Oregon, which is North 89°27' East 30 feet from the Southwest corner of said tract of land, said beginning point also being on the East line of South 20th Street in the City of Salem, Marion County, Oregon; thence North 0°33' West, along the East line of South 20th Street, 494.86 feet; thence South 89°16' East 518.32 feet to the center line of South 22nd Street; thence South 0°33' East, along the center line of South 22nd Street, 483.25 feet to the Southeast corner of the aforementioned 13.00 acre tract of land; thence North 89°27' West, along the South line of said 13.00 acre tract of land, 518.00 feet to the point of beginning.

PARCEL 2:

Beginning at an iron rod which is South 89°43' East 60.00 feet and North 0°33' West 179.59 feet from the Southeast corner of Block 3, LAFKY'S ADDITION to Salem, Marion County, Oregon, and which iron rod is on the East line of 20th Street; thence North 89°27' East 326.00 feet to an iron pipe; thence North 0°33' West 158.99 feet to an iron pipe; thence South 89°27' West 326.00 feet to an iron pipe on the East line of 20th Street; thence South 0°33' East 158.99 feet to the place of beginning, being situated in James Davidson Donation Land Claim No. 48 in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon.

PARCEL 3:

Beginning at an iron pipe which is 60.00 feet South 89°43' East and 179.59 feet North 0°33' West and 326.00 feet North 89°27' East from the Southeast corner of Block 3 of LAFKY'S ADDITION to Salem, Oregon; thence North 89°27' East 192.25 feet to the center line of 22nd Street; thence North 0°33' West, along the center line of 22nd Street, 158.99 feet to the Southeast corner of a 13 acre tract conveyed to Virgil Anderson by Deed recorded in Volume 220, page 102, Deed Records for Marion County, Oregon; thence South 89°27' West, along the South line of said 13 acre tract, 192.25 feet to an iron pipe; thence South 0°33' East 158.99 feet to the place of beginning, being a portion of the unsubdivided area East of said Lafky's Addition in Section 35, Township 7 South, Range 3 West of the Willamette Meridian in the City of Salem, Marion County, Oregon.

PARCEL 4:

Beginning at a point on the East line of South 20th Street in Salem, Marion County, Oregon, which point is South 89°41' East 60 feet and North 0°33' West 60 feet from the Southeast corner of Block 3, LAFKY'S ADDITION to Salem, in said County; thence North 0°33' West 119.56 feet to the Southwest corner of premises conveyed to the City of Salem, municipal corporation, by deed recorded in Volume 411, page 633, Deed Records for said County; thence North 89°27' East 107.45 feet; thence South 0°33' East 120.95 feet to a point that is North 0°33' West 90 feet from the center line of Oxford Street; thence North 89°41' West 107.45 feet to the place of beginning.

PARCEL 5:

Beginning at a point which is 30 feet South 0°33' East and 60 feet South 89°41' East from the Southeast corner of Block 3, LAFKY'S ADDITION to Salem, in Marion County, Oregon; thence North 0°33' West 90.00 feet; thence South 89°41' East 107.45 feet; thence South 0°33' East 90.00 feet; thence North 89°41' West 107.45 feet to the place of beginning, being situated in the James Davidson Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon.

EXHIBIT "A"
Legal Description

PARCEL 6:

Beginning at the center of Oxford Street at a point which is 287.45 feet South 89°41' East from the Southeast corner of Block 3, LAFKY'S ADDITION to Salem, in Marion County, Oregon, (See Volume 12, page 38, Record of Town Plats for said County and State); thence North 0°33' West 182.71 feet to the South line of a tract of land conveyed to Robert B. Ramage and Mildred D. Ramage, husband and wife by Deed recorded in Volume 290, page 335, Deed Records for Marion County, Oregon; thence North 89°30' East, along the South line of said Ramage tract, 60 feet; thence South 0°33' East 213.62 feet to the center line of said Oxford Street; thence North 89°41' West 60 feet; thence North 0°33' West 30 feet to the place of beginning.

EXCEPTING THEREFROM, the Southerly 30 feet thereof, which is reserved for a public street.

PARCEL 7:

Beginning in the center of Oxford Street at a point which is 347.45 feet South 89°41' East and 30.00 feet South 0°33' East from the Southeast corner of Block 3, LAFKY'S ADDITION to Salem, in Marion County, Oregon; thence North 0°33' West 213.62 feet to the South line of a tract of land conveyed to Robert B. Ramage and Mildred Ramage, husband and wife, by Deed recorded in Volume 290, page 335, Deed Records for Marion County, Oregon; thence North 89°30' East, along the South line of said Ramage tract, a distance of 60 feet; thence South 0°33' East 214.53 feet to the center line of said Oxford Street; thence North 89°41' West 60 feet to the place of beginning, being situated in the James Davidson Claim in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon.

PARCEL 8:

Beginning at a point which is 407.45 feet South 89°41' East from the Southeast corner of Block 3, LAFKY'S ADDITION to Salem, in Marion County, Oregon; and running thence North 0°33' West 184.53 feet to an iron pipe; thence North 89°30' East 170.51 feet to the middle of a County Road; thence South 0°33' East, along the middle of the County Road, 215.952 feet; thence North 89°41' West a distance of 170.51 feet; thence North 0°33' West 30 feet to the place of beginning, being situated in the James Davidson Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY