



### Parcel Information

<b>Parcel #:</b>	532174
<b>Tax Lot:</b>	083W12C002201
<b>Site Address:</b>	
	Salem OR 97302
<b>Owner:</b>	Boone Road Commercial LLC
<b>Owner2:</b>	
<b>Owner Address:</b>	650 Hawthorne Ave SE Ste 210
	Salem OR 97301 - 5895
<b>Twn/Range/Section:</b>	08S / 03W / 12 / SW
<b>Parcel Size:</b>	24.43 Acres (1,064,171 SqFt)
<b>Plat/Subdivision:</b>	
<b>Lot:</b>	
<b>Block:</b>	
<b>Census Tract/Block:</b>	002002 / 1000
<b>Waterfront:</b>	

### Assessment Information

<b>Market Value Land:</b>	\$1,270,360.00
<b>Market Value Impr:</b>	\$0.00
<b>Market Value Total:</b>	\$1,270,360.00
<b>Assessed Value:</b>	\$997,830.00

### Land

<b>Zoning:</b>	Salem-MU-II - Mixed Use-II	<b>Cnty Bldg Use:</b>	Residential
<b>Cnty Land Use:</b>	490 - Tract Land Only, Over 1 Acre, Inside City Or Ugb	<b>Neighborhood:</b>	
<b>Std Land Use:</b>	8001 - Residential-Vacant Land	<b>Recreation:</b>	
<b>School District:</b>	24J - Salem-Keizer	<b>Primary School:</b>	Lee Elementary School
<b>Middle School:</b>	Judson Middle School	<b>High School:</b>	South Salem High School

### Improvement

<b>Year Built:</b>		<b>Stories:</b>		<b>Finished Area:</b>	
<b>Bedrooms:</b>		<b>Bathrooms:</b>		<b>Garage:</b>	
<b>Basement Fin:</b>					

### Transfer Information

<b>Loan Date:</b>	11/22/2024	<b>Loan Amt:</b>	\$14,000,000.00	<b>Doc Num:</b>	36415	<b>Doc Type:</b>	Stand Alone Mortgage
<b>Loan Type:</b>		<b>Finance Type:</b>	Credit Line (Revolving)	<b>Lender:</b>	GESA CREDIT UNION		

**Sale Date:** 03/25/2024

**Sale Price:**

**Doc Num:** 2024-8798

**Doc Type:** DEED

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.

**Recording Requested by, and when recorded, return to:**

Boone Road Commercial LLC  
650 Hawthorne Ave SE, Ste 210  
Salem, OR 97301

**All Tax Statements to be Sent to:**

Boone Road Commercial LLC  
650 Hawthorne Ave SE, Ste 210  
Salem, OR 97301

MARION COUNTY RECORDS

**2024-08798**

D-DEED

03/25/2024 02:08 PM

\$15.00 \$11.00 \$10.00 \$60.00

\$96.00



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

A handwritten signature in black ink, appearing to read "Bill Burgess".

Pgs=3 SKM

**SPECIAL WARRANTY DEED**

KUEBLER CASCADE VIEW, LLC, an Oregon limited liability company ("Grantor"), conveys and specially warrants to BOONE ROAD COMMERCIAL LLC, an Oregon limited liability company ("Grantee") all of its interest in the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below.

See the attached and incorporated Exhibit A

Subject to: Easements and encumbrances of record.

The true consideration for this conveyance consists of other property or value.

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.

First American Title NCS-1177076-OR1

DATED as of the 22 day of March, 2024.

**GRANTOR:**

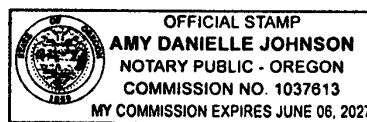
KUEBLER CASCADE VIEW, LLC, an  
Oregon limited liability company

By: [Signature]  
Dirk Stangier, Manager

STATE OF OREGON

COUNTY OF Marion

)  
) ss.  
)



This instrument was acknowledged before me this 22 day of March, 2024, by Dirk Stangier, as Manager of KUEBLER CASCADE VIEW, LLC, an Oregon limited liability company.

DATED: 3/22/2024

[Signature]  
(Signature)

NOTARY PUBLIC in and for the State of Oregon  
My commission expires 6/6/2027

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

The Land referred to herein below is situated in the County of Marion, State of Oregon, and is described as follows:

BEGINNING AT A POINT IN THE SOUTH LINE OF SECTION 12 IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF WILLAMETTE MERIDIAN IN THE CITY OF SALEM, MARION COUNTY, OREGON, 1336.96 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE 800 FEET NORTH TO A POINT;  
THENCE EAST 1778.04 FEET PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO A POINT;  
THENCE SOUTH 800 FEET TO THE SOUTH LINE OF SAID SECTION;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITH BOONE ROAD AND KUEBLER BLVD. ALSO EXCEPTING THEREFROM THOSE PORTIONS AS SET OUT IN THAT CERTAIN STIPULATED FINAL JUDGMENT, NO. 88C-10471 IN FAVOR OF THE STATE OF OREGON, RECORDED JULY 2, 1990 IN REEL 781 AND PAGE 0075, FILM RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTION CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, AS SET OUT IN THAT CERTAIN BARGAIN AND SALE DEED RECORDED SEPTEMBER 18, 2014 AS REEL 3636 AND PAGE 0298, FILM RECORDS.

ALSO EXCEPTING THEREFROM THOSE PORTION CONVEYED TO THE CITY OF SALEM, AN OREGON MUNICIPAL CORPORATION, AS SET OUT IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 12, 2021 AS REEL 4462 AND PAGE 0136, FILM RECORDS.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Marion County  
Document Separator Page

**Instrument # 2024-08798**

**March 25, 2024 02:08 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: \$96.00

Bill Burgess  
Marion County Clerk

This is not an invoice.