



Parcel Information

Parcel #:	580316
Tax Lot:	073W35BD00100
Site Address:	1525 20th St SE
	Salem OR 97302 - 1253
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.13 Acres (5,500 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	1
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$20,630.00
Market Value Impr:	\$0.00
Market Value Total:	\$20,630.00
Assessed Value:	\$20,630.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$394.75
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 1 ACRES 0.13

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush 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: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
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.



Parcel Information

Parcel #:	580317
Tax Lot:	073W35BD00200
Site Address:	1980 Lewis St SE
	Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.11 Acres (5,000 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	2
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$40,000.00
Market Value Impr:	\$0.00
Market Value Total:	\$40,000.00
Assessed Value:	\$24,450.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$480.06
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 2 ACRES 0.11

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indms Industrial Minimum Site
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush 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: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580318
Tax Lot:	073W35BD00300
Site Address:	1930 Lewis St SE Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,509 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	3
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,160.00
Market Value Impr:	\$121,030.00
Market Value Total:	\$149,190.00
Assessed Value:	\$133,760.00

**Tax Information**

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$2,626.27
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 3 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1980	Stories:		Finished Area:	1,800
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580319
Tax Lot:	073W35BD00500
Site Address:	1930 Lewis St SE
	Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,529 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	4
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,230.00
Market Value Impr:	\$91,310.00
Market Value Total:	\$119,540.00
Assessed Value:	\$74,440.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$1,461.57
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 4 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:		Stories:		Finished Area:	10
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580320
Tax Lot:	073W35BD00600
Site Address:	1930 Lewis St SE Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,502 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	5
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,130.00
Market Value Impr:	\$114,130.00
Market Value Total:	\$142,260.00
Assessed Value:	\$105,180.00

**Tax Information**

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$2,065.13
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 5 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1990	Stories:	1	Finished Area:	3,200
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580321
Tax Lot:	073W35BD00700
Site Address:	1930 Lewis St SE Salem OR 97302 - 1240
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,527 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	6
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,230.00
Market Value Impr:	\$178,040.00
Market Value Total:	\$206,270.00
Assessed Value:	\$189,480.00



Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$3,720.29
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 6 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	561 - Market Indsm Industrial Small < 2.0 Acres - Storage Warehouse
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1970	Stories:		Finished Area:	2,209
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580322
Tax Lot:	073W35BD00900
Site Address:	1935 Oxford St SE
	Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,534 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	7
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,250.00
Market Value Impr:	\$0.00
Market Value Total:	\$28,250.00
Assessed Value:	\$28,250.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$540.58
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 7 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush 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: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580323
Tax Lot:	073W35BD01000
Site Address:	1945 Oxford St SE Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6 Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,474 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	8
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,030.00
Market Value Impr:	\$0.00
Market Value Total:	\$28,030.00
Assessed Value:	\$28,030.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$536.36
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 8 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush 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: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580324
Tax Lot:	073W35BD01100
Site Address:	1965 Oxford St SE
	Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,527 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	9
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$28,230.00
Market Value Impr:	\$0.00
Market Value Total:	\$28,230.00
Assessed Value:	\$28,230.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$540.18
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 9 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush 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: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580325
Tax Lot:	073W35BD01200
Site Address:	1975 Oxford St SE
	Salem OR 97302 - 1248
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.17 Acres (7,460 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	10
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$27,980.00
Market Value Impr:	\$0.00
Market Value Total:	\$27,980.00
Assessed Value:	\$27,980.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$535.40
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 10 ACRES 0.17

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indsm Industrial Small < 2.0 Acres
Cnty Land Use:	200 - Commercial Land Only	Neighborhood:	
Std Land Use:	8002 - Commercial-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush 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: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580326
Tax Lot:	073W35BD01300
Site Address:	1545 20th St SE
	Salem OR 97302 - 1253
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.12 Acres (5,150 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	11
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$90,000.00
Market Value Impr:	\$150,800.00
Market Value Total:	\$240,800.00
Assessed Value:	\$104,420.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$2,050.21
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 11 ACRES .12

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	One Story Only
Cnty Land Use:	121 - Residential Improved, Commercial Zoning	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1953	Stories:	1	Finished Area:	768
Bedrooms:	2	Bathrooms:	1	Garage:	288 Detached Garage
Basement Fin:					

Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 2024-36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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Parcel Information

Parcel #:	580327
Tax Lot:	073W35BD01400
Site Address:	1555 20th St SE
	Salem OR 97302 - 1253
Owner:	Salem Watumull LLC
Owner2:	
Owner Address:	307 Lewers St #6
	Honolulu HI 96815 - 2364
Twtn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	0.12 Acres (5,250 SqFt)
Plat/Subdivision:	Lafkys Add
Lot:	12
Block:	3
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$90,000.00
Market Value Impr:	\$139,260.00
Market Value Total:	\$229,260.00
Assessed Value:	\$96,950.00

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$1,903.56
Exempt Desc:	N/A

Legal

LAFKYS ADDITION TO SALEM BLOCK 3 LOT 12 ACRES 0.12

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	131 - Residential - One Story Only
Cnty Land Use:	121 - Residential Improved, Commercial Zoning	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1954	Stories:	1	Finished Area:	999
Bedrooms:	2	Bathrooms:	1	Garage:	
Basement Fin:					

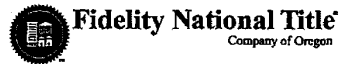
Transfer Information

Rec. Date: 11/22/2024	Sale Price: \$2,200,000.00	Doc Num: 36410	Doc Type: Warranty Deed
Owner: Salem Watumull LLC		Grantor: CARPENTER COMMERCIAL PROPERTIES LLC	
Orig. Loan Amt:		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type:	Lender:	

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60222404072
Fidelity National Title #

RECORDING REQUESTED BY:



GRANTOR'S NAME:

Carpenter Commercial Properties LLC

GRANTEE'S NAME:

Salem Watumull, LLC

AFTER RECORDING RETURN TO:

Order No.: 60222404072-TD

Salem Watumull, LLC
307 Lewers Street, 6th Floor
Honolulu, HI 96815

SEND TAX STATEMENTS TO:

Salem Watumull, LLC
307 Lewers Street, 6th Floor
Honolulu, HI 96815

CONSIDERATION: \$2,200,000.00

MARION COUNTY RECORDS

2024-36410

D-DEED

11/22/2024 01:39 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.

Pgs=4 MD1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carpenter Commercial Properties LLC, an Oregon limited liability company, which acquired title to portions as Carpenter Commercial Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Salem Watumull, 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:

PARCEL 1:

Beginning at a point on the North line of Lot 3, Block 3, LAFKY'S ADDITION to Salem, Oregon, said point being 2.31 feet East of the Northwest corner of said lot; thence East, along the North line of said lot, 47.69 feet to the Northeast corner of said lot; thence South, along the East line of said lot, 150 feet to the Southeast corner of said lot; thence West, along the South line of said lot, 48.47 feet; thence Northerly, 150 feet to the point of beginning, situate in Marion county, State of Oregon.

PARCEL 2:

The Westerly 2.31 feet of Lot 3, Block 3, LAFKY'S ADDITION to Salem, Marion County,

EXHIBIT "A"
Legal Description

Oregon.

PARCEL 3:

Lots 1, 2, 4, 5, 6, 7, 8, 9, 10 and 12, Block 3, LAFKY'S ADDITION to Salem, Marion County, Oregon.

PARCEL 4:

Lot 11, Block 3, LAFKY'S ADDITION to Salem, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,200,000.00). (See ORS 93.030).

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.

EXHIBIT "A"
Legal Description

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

Dated: November 21st, 2024

Carpenter Commercial Properties LLC, an Oregon limited liability company

BY: Carpenter Management Services, Inc., a Nevada corporation
Manager

BY: Virginia L. Carpenter
Virginia L. Carpenter, President

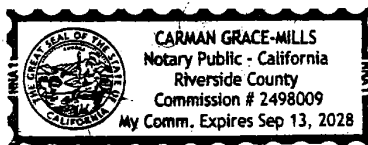
State of California

County of Riverside

This instrument was acknowledged before me on November 21st, 2024 by Virginia L. Carpenter, as President of Carpenter Management Services, Inc., Manager for Carpenter Commercial Properties LLC.

[Signature]
Notary Public - State of California

My Commission Expires: Sep 13, 2028



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

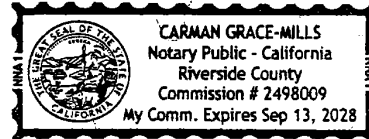
State of California
County of Riverside

On November 21, 2024 before me, Carman Grace-Mills, Notary Public
(insert name and title of the officer)

personally appeared Virginia L. Carpenter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in
~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

Marion County
Document Separator Page

Instrument # 2024-36410

November 22, 2024 01:39 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.



Parcel Information

Parcel #:	527906
Tax Lot:	073W35BA02800
Site Address:	1610 14th St SE
	Salem OR 97302 - 1452
Owner:	Salem Watumull LLC
Owner2:	C/O Watumull Properties Corp
Owner Address:	307 Lower St # 600
	Honolulu HI 96815
Twn/Range/Section:	07S / 03W / 35 / NW
Parcel Size:	28.02 Acres (1,220,500 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	001000 / 1020
Waterfront:	

Assessment Information

Market Value Land:	\$2,868,180.00
Market Value Impr:	\$29,364,800.00
Market Value Total:	\$32,232,980.00
Assessed Value:	\$15,625,230.00

Tax Information

Levy Code Area:	24990
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$306,790.47
Exempt Desc:	N/A

Legal

ACRES 28.02

Land

Zoning:	Salem-IG - General Industrial	Cnty Bldg Use:	Market Indlg Industrial Large > 5 Acres
Cnty Land Use:	201 - Commercial Improved	Neighborhood:	
Std Land Use:	3000 - Commercial Office (General)	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Bush Elementary School
Middle School:	Leslie Middle School	High School:	South Salem High School

Improvement

Year Built:	1965	Stories:	1	Finished Area:	214,875
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 06/29/1999	Sale Price: \$7,600,000.00	Doc Num: 1999-7324 (16130067)	Doc Type: Deed
Owner: Salem Watumull LLC		Grantor: WILSHIRE REAL ESTATE PARTNERSHIP LP	
Orig. Loan Amt:		Title Co:	
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.

After Recording Mail To:

Salem Watumull, LLC
c/o Watumull Properties Corp.
307 Lower Street, Suite 600
Honolulu, HI 96815

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wilshire Real Estate Partnership L.P., a Delaware limited partnership, Grantor, conveys and warrants to **Salem Watumull, LLC**, an Oregon limited liability company, Grantee, the real property situated in the County of Marion, State of Oregon, described on the attached Exhibit A hereto, free of all liens and encumbrances except as described on the attached Exhibit A.

The true consideration for this conveyance is **Seven Million Six Hundred Thousand and no/100ths dollars (\$7,600,000)**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 29 day of June, 1999.

GRANTOR:

WILSHIRE REAL ESTATE PARTNERSHIP L.P.,
a Delaware limited partnership

By: **Wilshire Real Estate Investment Trust, Inc.**,
a Maryland corporation, sole general partner

By: **Wilshire Realty Services**,
a Delaware corporation, its agent

By: [Signature]

Its: SVP

Until a change is requested, all tax statements shall be sent to:
Salem Watumull, LLC, c/o Watumull Properties Corp.,
307 Lower Street, Suite 600, Honolulu, HI 96815

JUL 01 1999

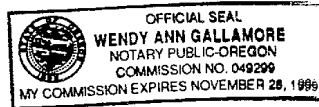
STATE OF OREGON

SS.

County of Multnomah

This instrument was acknowledged before me on this 29 day of June, 1999, by Peter O'Hara, the Senior Vice President of Wilshire Realty Services, a Delaware corporation, as agent for Wilshire Real Estate Investment Trust, Inc., a Maryland corporation, the general partner of Wilshire Real Estate Partnership, L.P., a Delaware limited partnership.

Wendy Ann Gallamore
Notary Public for Oregon



JUL 01 1999

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Legal Description of Property

The real property described herein is situated in the County of Marion, State of Oregon, and is more particularly described as follows:

Beginning at a point on the East side of South 14th Street, in Salem, Marion County, Oregon, formerly a County Road, which point is 260 feet East and 30 feet North of the Southwest corner of the lands formerly owned by Chas. Craft, by virtue of a decree of partition, made and executed in the Circuit Court of the State of Oregon, for the County of Marion, in a suit wherein said Chas. Craft was plaintiff and the widow and heirs of Joseph Watt, deceased, were defendants, which said decree is recorded in Journal 4 of said Court at page 193 thereof; thence North 2°43'15" West 886.79 feet following the East line of South 14th Street to a point marked with a 2" iron pipe; thence North 89°59'45" East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South 1°51' East 875.93 feet to a point marked with a 2" iron pipe; thence South 89°34' West 1379.33 feet to the place of beginning.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,
Dated : March 12, 1963
Recorded : March 13, 1963 Volume: 569 Page: 724
In Favor Of : Adjoining property owners
For : Spur track

Along with rights of adjoining property owners and the railroad company in and to that certain spur track located on the subject property, as disclosed by said instrument.

2. An easement created by instrument, including the terms and provisions thereof,
Dated : March 13, 1967
Recorded: : March 22, 1967 Volume: 629 Page 37
In Favor Of : City of Salem, Oregon
For : Water pipeline

JUL 01 1999

3. An easement created by instrument, including the terms and provisions thereof,
Dated : May 22, 1974
Recorded : July 11, 1974 Volume: 782 Page: 607
In Favor Of : Portland General Electric Company, an Oregon corporation
For : Anchor
4. An easement created by instrument, including the terms and provisions thereof,
Dated : June 3, 1982
Recorded : June 29, 1982 Reel: 284 Page: 1271
In Favor Of : Portland General Electric Company, an Oregon corporation
For : Electric power line
5. Agreement for: Building over pipeline, including the terms and provisions thereof,
Dated : May 4, 1983
Executed by : The City of Salem
and Between : Agripac Incorporated
Recorded : May 25, 1983 Reel: 311 Page: 972
6. Easements for utilities, including but not limited to, water, electricity, telephone,
and railroad spurs, no notice of which is recorded, as disclosed by Warranty Deed
recorded March 1, 1985 in Reel 378, Page 137.
7. Building Encroachment Easement, including the terms and provisions thereof,
Dated : February 17, 1998
Executed by : Agripac, Inc., an Oregon cooperative corporation
and Between : Jeffrey L. Austin
Recorded : February 17, 1998 Reel: 1462 Page: 797
8. Building Encroachment Easement, including the terms and provisions thereof,
Dated : February 17, 1998
Executed by : Agripac, Inc., an Oregon cooperative corporation
and Between : Lee J. Forcier, also known as Leland J. Forcier, and Donald D.
Forcier
Recorded : February 17, 1998 Reel: 1462 Page: 798
9. Gravel driveway and chain link fence encroachments, as disclosed by Warranty
Deed,
Recorded : February 18, 1998 Reel: 1463 Page: 337

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10. Unrecorded easement, including the terms and provisions thereof, as disclosed by
Warranty Deed,
Recorded : February 18, 1998 Reel: 1463 Page: 337
To : City of Salem
For : Existing sewer main

11. Unrecorded easement, including the terms and provisions thereof, as disclosed by
Warranty Deed,
Recorded : February 18, 1998 Reel: 1463 Page: 337
To : Portland General Electric Company
For : Power lines and anchors

12. Unrecorded lease, including the terms and provisions thereof,
Dated : February 18, 1998
Lessor : Agripac, Inc., an Oregon cooperative corporation
Lessee : Wilshire Real Estate Investment corporation, a Delaware
corporation

as disclosed by instrument,
Recorded : June 29, 1998 Reel: 1500 Page: 594

The lessor's interest in the above lease was assigned by instrument,
Recorded : June 29, 1998 Reel: 1500 Page: 594
To : Wilshire Real Estate Partnership L.P., a Delaware limited
partnership

The lessor's interest in the above lease was further assigned by instrument,
Recorded : September 15, 1998 Reel: 1523 Page: 787
To : WMFC 1997-1 Inc., a Delaware corporation

The lessee's interest in the above lease was assigned by instrument,
Recorded : April 29, 1999 Reel: 1593 Page: 160
To : Chiquita Processed Foods, L.L.C., a Delaware limited liability
company

JUL 01 1999

REEL:1613

PAGE: 67

July 01, 1999 , 03:14P

CONTROL #: 1613067

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: \$55.00

ALAN H DAVIDSON
COUNTY CLERK

JUL 01 1999