



Parcel Information

Parcel #:	524729
Tax Lot:	073W01A003300
Site Address:	3480 Blossom Dr NE Salem OR 97305 - 1714
Owner:	Blossom Gardens Limited Partnership
Owner2:	
Owner Address:	3462 NE Sandy Blvd Portland OR 97232 - 1974
TwN/Range/Section:	07S / 03W / 01 / NE
Parcel Size:	0.03 Acres (1,357 SqFt)
Plat/Subdivision:	
Lot:	1
Block:	1
Census Tract/Block:	001601 / 1012
Waterfront:	

Assessment Information

Market Value Land:	\$9,220.00
Market Value Impr:	\$0.00
Market Value Total:	\$9,220.00
Assessed Value:	\$5,010.00

Tax Information

Levy Code Area:	24013
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$98.38
Exempt Desc:	N/A

Legal

PP 2021-064 LOT 1 ACRES .22

Land

Zoning:	Salem-RM2 - Multiple Family Residential 2	Cnty Bldg Use:	Residential
Cnty Land Use:	101 - Residential Improved, 1 Acre And Under, Inside Ugb	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Forest Ridge Elementary School
Middle School:	Whiteaker Middle School	High School:	McNary High School

Improvement

Year Built:	1950	Stories:		Finished Area:	1,664
Bedrooms:		Bathrooms:	2	Garage:	
Basement Fin:					

Transfer Information

Rec. Date: 04/23/2025	Sale Price: \$25,080,000.00	Doc Num: 11781	Doc Type: Special Warranty Deed
Owner: Blossom Gardens Limited Partnership		Grantor: BLOSSOM GARDENS APARTMENTS LLC	
Orig. Loan Amt: \$29,400,000.00		Title Co: FIDELITY NATIONAL TITLE	
Finance Type:	Loan Type: New Conventional	Lender: HOUSING AND COMMUNITY SERVICES	

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 #:	605181
Tax Lot:	073W01A003301
Site Address:	3470 Blossom Dr NE Salem OR 97305 - 1714
Owner:	Blossom Gardens Apartments LLC
Owner2:	
Owner Address:	360 Belmont St NE Salem OR 97301
TwN/Range/Section:	07S / 03W / 01 / NE
Parcel Size:	1.09 Acres (47,480 SqFt)
Plat/Subdivision:	
Lot:	2
Block:	
Census Tract/Block:	001601 / 1012
Waterfront:	

Assessment Information

Market Value Land:	\$213,660.00
Market Value Impr:	\$0.00
Market Value Total:	\$213,660.00
Assessed Value:	\$67,140.00

Tax Information

Levy Code Area:	24013
Levy Rate:	19.6343
Tax Year:	2024
Annual Tax:	\$1,318.26
Exempt Desc:	N/A

Legal

PP 2021-064 LOT 2 ACRES 2.16

Land

Zoning:	Salem-RM2 - Multiple Family Residential 2	Cnty Bldg Use:	Market Aptcw Apartment County-Wide
Cnty Land Use:	700 - Multiple Family, Land Only	Neighborhood:	
Std Land Use:	8007 - Multi-Family-Vacant Land	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Forest Ridge Elementary School
Middle School:	Whiteaker Middle School	High School:	McNary High School

Improvement

Year Built:	1990	Stories:		Finished Area:	3,600
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

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.

Fidelity National Title # 60222403698

After recording return to:

Blossom Gardens Limited Partnership
c/o Green Light Development
3462 NE Sandy Blvd.
Portland, OR 97232

Until requested otherwise,
send all tax statements to

Blossom Gardens Limited Partnership
c/o Green Light Development
3462 NE Sandy Blvd.
Portland, OR 97232

MARION COUNTY RECORDS

2025-11781

D-DEED

04/23/2025 09:57 AM

\$20.00 \$11.00 \$2.00 \$8.00 \$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.

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

Pgs=4 SKM

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

BLOSSOM GARDENS APARTMENTS LLC, an Oregon limited liability company, **Grantor**, conveys and specially warrants to BLOSSOM GARDENS LIMITED PARTNERSHIP, an Oregon limited partnership, **Grantee**, that certain real property situated in the City of Salem, Marion County, Oregon, legally described on **Exhibit A** attached hereto and incorporated herein by this reference, free of encumbrances except as set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is \$ 25,080,000.00.

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 this 16 day of April, 2025.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

GRANTOR:

BLOSSOM GARDENS APARTMENTS LLC,

an Oregon limited liability company

By: Clutch Multifamily, LLC, Manager

By:

Name: Terence C Blackburn

Title: Manager

Grantor's Address:

Blossom Gardens Apartments LLC

360 Belmont St. NE

Salem, OR 97301

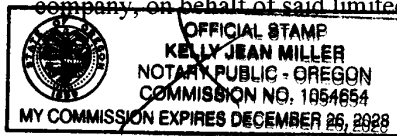
Attn: Terence C. Blackburn

STATE OF OREGON)

) ss.

County of Marion)

This record was acknowledged before me on April 16, 2025 by Terence C Blackburn, Manager of Clutch Multifamily, LLC as Manager of Blossom Gardens Apartments LLC, an Oregon limited liability company, on behalf of said limited liability company.



Printed Name:
Notary Public

My commission expires: 12/26/28

This certificate is attached to page 2 of an Oregon Statutory Special Warranty Deed, dated April 16, 2025, consisting of 4 pages in total.



Exhibit A

Legal Description of Property

Parcel 1:

A unit of land situated in the northeast one-quarter of Section 1, Township 7 South, Range 3 West of the Willamette Meridian, and the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being a portion of Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of said Parcel 1, said point being on the south right of way line of Blossom Dr NE, and being 30.00 feet from centerline when measured perpendicular thereto; and running thence along the east line of said Parcel 1, South 00°04'26" East 86.46 feet to a 5/8-inch iron rod with orange plastic cap stamped "HARRIS L.S.96889"; thence leaving said east line, parallel with the south line of said Parcel 1, South 89°55'34" West 87.45 feet to a like iron rod on the west line of said Parcel 1; thence along said west line, North 00°04'26" West 87.04 feet to a point on said south right of way line being 30.00 feet from centerline when measured perpendicular thereto; thence along said south right of way line, South 89°41'34" East 87.45 feet to the Point of Beginning.

Bearings are based on said Partition Plat 2021-64.

Parcel 2:

A unit of land situated in the northeast one-quarter of Section 1, Township 7 South, Range 3 West of the Willamette Meridian, and the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being Parcel 2, and a portion of Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon, said tract being more particularly described as follows:

Beginning at the northwest corner of said Parcel 2, said point being on the south right of way line of Blossom Dr NE, and being 30.00 feet from centerline when measured perpendicular thereto; and running thence along said south right of way line, South 89°41'34" East 88.66 feet to the northwest corner of said Parcel 1; thence along the west line of said Parcel 1, South 00°04'26" East 87.04 feet to a 5/8-inch iron rod with orange plastic cap stamped "HARRIS L.S.96889"; thence leaving said west line, parallel with the south line of said Parcel 1, North 89°55'34" East 87.45 feet to a like iron rod on the east line of said Parcel 1; thence along said east line, and the east line of said Parcel 2, South 00°04'26" East 213.38 feet to an angle point in said east line of said Parcel 2; thence along said east line, South 89°40'17" East 125.68 feet to an angle point in said east line; thence along said east line, South 00°00'04" East 330.02 feet to the southeast corner of said Parcel 2; thence along the south line of said Parcel 2, North 89°42'19" West 301.91 feet to the southwest corner of said Parcel 2; thence along the west line of said Parcel 2, North 00°01'30" West 629.97 feet to the Point of Beginning.

Bearings are based on said Partition Plat 2021-64.

Parcel 524729; Parcel 605180; Parcel 605181; Parcel 524728

Exhibit B

Permitted Exceptions

The Land is within, and is subject to the statutory powers, including the power of assessment, of the East Salem Sewer and Drainage District. An inquiry has been directed to the district concerning the status of said assessments and a report will follow if any are found.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Anchors and guy wires
Recording Date: December 13, 1996
Recording No: Reel 1359, Page 750
Affects: See document for specifics

Annexation Agreement, including the terms and provisions thereof

Recording Date: January 28, 2021
Recording No: Reel 4442, Page 48

The effect, if any, of an easement including the terms and provisions thereof,

Recording Date: February 9, 2023
Recording No.: Reel 4688, Page 105

Note: The above easement may not be valid due to common ownership between the dominant and servient estates at the time of recording.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Utilities
Recording Date: July 30, 2024
Recording No: 2024-23301
Affects: Reference is hereby made to said document for full particulars

Private Stormwater Facility Maintenance Covenant and Access Easement, including the terms and provisions thereof,

Recording Date: August 8, 2024
Recording No.: 2024-24347

Contingent Access and Utility Easement Agreement, including the terms and provisions thereof

Executed by: Blossom Gardens Apartments, LLC and Terra Firma Property Development Incorporated, or its assigns
Recording Date: January 14, 2025
Recording No.: 2025-01135

Marion County
Document Separator Page

Instrument # 2025-11781

April 23, 2025 09:57 AM

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.