



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

STATUS OF RECORD TITLE

Terrence Kay
Terrence Kay, PC
3155 River Rd. S, Ste. 150
Salem, OR 97302
Your Reference No.

August 13, 2015
Title Number: 63280AM
Title Officer: Michele Harris
Fee: \$200.00

We have searched the status of record title as to the following described property:

Parcel I:

Beginning at an iron pipe at the intersection point of the Southerly line of the Oregon Electric Railroad right of way with the Westerly line of the Joseph Smith Donation Land Claim in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said iron pipe being 19.850 chains North and 35.920 chains South 52°15' West from the re-entry corner of the Easterly line of said Claim; thence South 52°21' West along the Southerly line of said right of way 73.73 feet; thence South 22°00' East 675.78 feet to a point on the Northerly line of the County Road; thence North 71°33' East along the Northerly line of said County Road 60.70 feet to a point in the center of a ditch; thence Northerly along the center of said ditch as follows: North 28°52' West 28 feet; thence North 0°41' East 66.00 feet; thence North 23°27' West 154.80 feet; thence North 11°48' West 92.70 feet; thence North 22°37' West 105.80 feet to an iron pipe on the bank of said ditch; thence North 27°27' West 260.00 feet to the place of beginning.

SAVE AND EXCEPT: The Southerly 2.00 feet of the above described property conveyed to the City of Salem, a Municipal Corporation, by instrument recorded September 4, 1984, in Reel 355, Page 1041, Film Records for Marion County, Oregon.

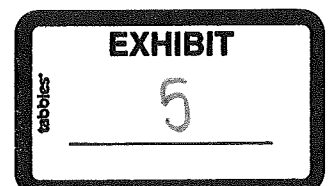
Parcel II:

Beginning at an iron pipe on the Southerly line of the Oregon Electric Railroad right of way 73.73 feet South 52°21'00" West of the intersection of said Railroad right of way and the Westerly line of the Joseph Smith Donation Land Claim in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 22°00'00" East along the West line of that Parcel conveyed to Dennis D. Sleighter and Avette L. Gaiser recorded in Reel 126, page 1500 of Marion County Deed Records, Marion County, Oregon, 670.95 feet to the Northerly right of way of South River Road; thence along said Northerly right of way the following courses; South 71°28'00" West 32.03 feet; South 18°32'00" East 5.00 feet; South 71°28'00" West 27.97 feet; thence North 14°08'36" West 332.44 feet; thence North 29°30'09" West 329.76 feet to said Southerly Railroad right of way; thence along said Southerly right of way following courses; North 56°41'00" East 1.73 feet; North 52°21'00" East 58.27 feet to the point of beginning.

Vestee:

River Building, LLC, an Oregon limited liability company

and dated as of **June 15, 2015** at 7:30 a.m.



Said property is subject to the following on records matters:

Tax Information:

Taxes assessed under Code No. 92401000 Account No. R31416 Map No. 08S-03W-05AA 00100

NOTE: The 2014-2015 Taxes: \$20,433.05, are Paid

Taxes assessed under Code No. 92401000 Account No. P123217 Map No. 08S-03W-05AA 00100

NOTE: The 2014-2015 Taxes: \$602.22, are Paid

Taxes assessed under Code No. 92401000 Account No. P120927 Map No. 08S-03W-05AA 00100

NOTE: The 2014-2015 Taxes: \$0.00, are Paid

1. The 2015-2016 Taxes: A lien not yet due or payable.
2. City liens, if any, of the City of Salem.
3. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Croisan Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Croisan Creek.

All matters arising from any shifting in the course of Croisan Creek including but not limited to accretion, reliction and avulsion.

6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: November 10, 1948
Instrument No.: Volume: 369 Page: 545
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: March 15, 1982
Instrument No.: Reel: 275 Page: 1657
8. Agreement and the terms and conditions contained therein
Between: Rockwell Tucker
And: City of Salem
Purpose: Set Back
Recorded: February 28, 1986
Instrument No.: Reel: 446 Page: 240
9. Memorandum of Option Agreement, including the terms and provisions thereof,
Recorded: June 3, 1998
Instrument No.: Reel: 1493 Page: 381
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem

Recorded: February 22, 2001
Instrument No.: Reel: 1751 Page: 730

11. Agreement and the terms and conditions contained therein
Between: City of Salem, Oregon, a municipal corporation

And: River Building, L.L.C.

Purpose: Improvement Construction Deferral

Recorded: March 21, 2001

Instrument No.: Reel: 1757 Page: 77

12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: River Building LLC, an Oregon limited liability company

Recorded: March 29, 2001

Instrument No.: Reel: 1763 Page: 451

13. A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount \$1,186,100.00

Mortgagor: River Building, LLC, an Oregon Limited Liability Company

Mortgagee: Pioneer Trust Bank, N.A.

Dated: June 13, 2011

Recorded: June 15, 2011

Instrument No.: Reel: 3292 Page: 210

14. Assignment of Rents, including the terms and provisions thereof,

Grantor: River Building, LLC, an Oregon Limited Liability

Lender: Pioneer Trust Bank, N.A.

Recorded: June 13, 2011

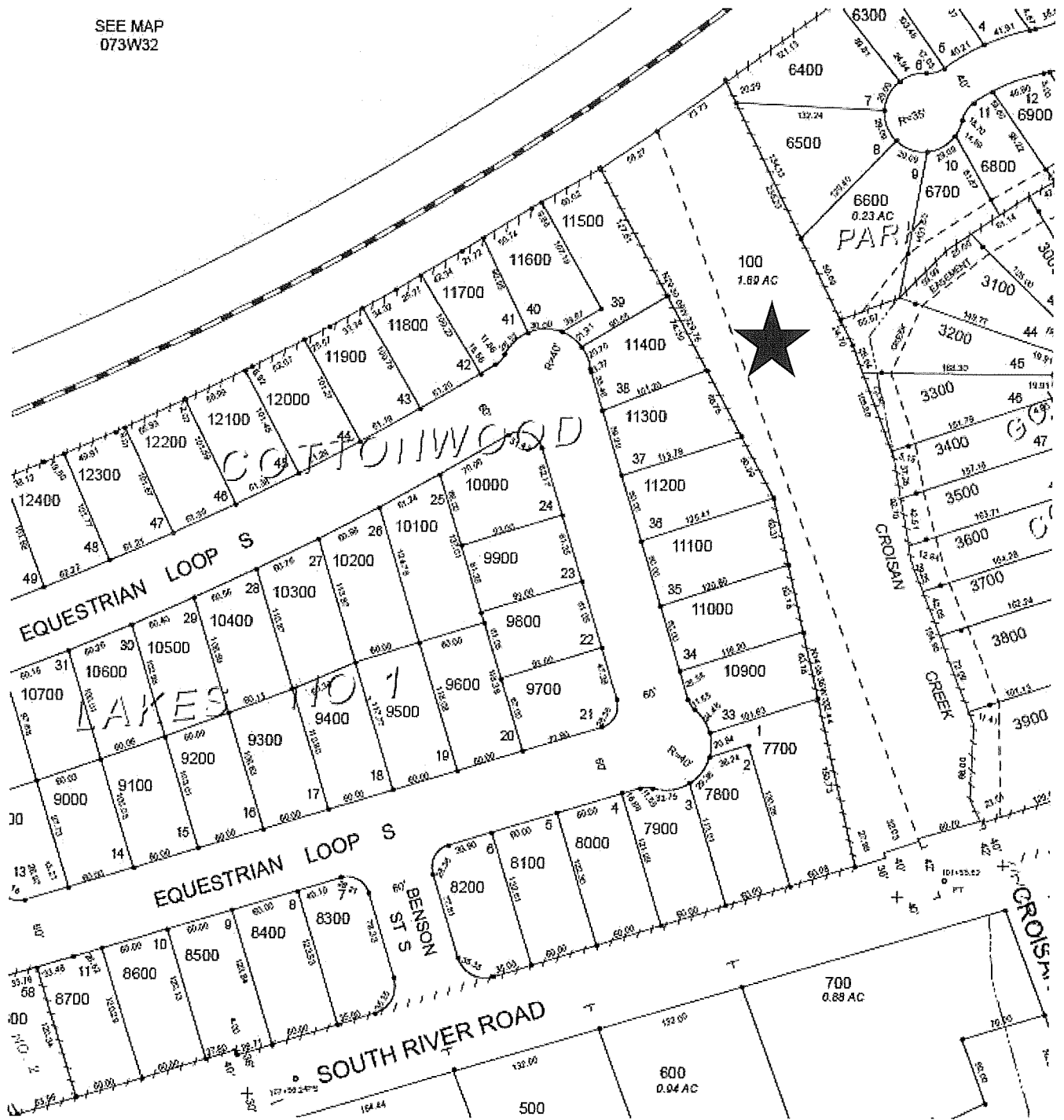
Instrument No.: Reel: 3292 Page: 211

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

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

SEE MAP
073W32



3175 River RD S
Salem, OR 97302

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF