



Fidelity National Title Company

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Phone: (503)585-7219 Fax: (503)585-0326
Email Customer Service: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: R347258
Ref Parcel #: 073W35AD00800
Owner: **Rushing Mission Street LLC**
CoOwner:
Owner Phone:
Site: **23rd St SE**
Salem OR 97302
Mail: 4336 Commercial St SE #140
Salem OR 97302
Legal: P.P. 2010-011
School Dist: 24J SALEM-KEIZER
Census: 1044 001000
Zoning: IC Industrial Commercial
Land Use: 201 Commercial improved

ASSESSMENT & TAX INFORMATION

Market Total: **\$824,250**
Market Land: **\$756,750**
Market Impr: **\$67,500**
Exemption: **\$0**
2013 Taxes: **\$11,010.93**
Levy Code: 92401000
Millage Rate: 18.9071
Assd Total: \$582,370

PROPERTY CHARACTERISTICS

Year Built: 0
Yr Remodel: 0
Bedrooms: 0
Bathrooms: 0.00
Total SF: 0
Main Floor: 0
Second Floor: 0
Attic:
Basement UnFin SF: 0
Basement SF: 0
Lot Size: 2.90 acres (126,125 SF)
Garage: Attached
Heat Source:
Fireplace #: 0
BldgCondition:
Neighborhood:
Impr Type:

SALE & LOAN INFORMATION

Sale Date: 5/13/2011
Sale Amount: \$0
Document #: 0003284446
Deed Type: Grant Deed
Loan Amount: \$0
Lender:
Loan Type:
Interest Type:
Title Co: AMERITITLE



Property Information Tax Summary Assessment History Improvement Information New Search Search Results Log Off Printable Summary

Search Results for R347258

Owner Name RUSHING MISSION STREET LLC	Property ID Number R347258
Owner Address 4336 COMMERCIAL ST SE #140 SALEM, OR 97302	Situs Address 23RD ST SE SALEM, OR 97302
Alternate Account Number	Neighborhood CMISS - COMMERCIAL MISSION 12TH TO 25TH
Map Tax Lot 073W35AD00800	Levy Code Area (SALEM TRANSIT & CITY) 50 ; 113 ; 126 ; 240 ; 420 ; 460 ; 500 ; 701 ; 900 ; 930 ; 955 ; 451 ; 501

Last Certified Year (2013) Information for R347258

RMV Land Non-LSU	\$756,750
RMV Land LSU	\$0
RMV Improvements	\$67,500
RMV Total	\$824,250
Land LSU	\$0
Total Exemptions	\$0
M5 Net Value	\$824,250
M50 Assd Value	\$582,370

Important Information About R347258

If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

This Property has Remaining Taxes Due from a Prior Year.

Total Tax Payoff Amount Worksheet

Interest Date

05/22/2014

Tax Summary

Current Property Tax

Property Tax History Summary

Current Year Tax Owed

\$11,598.17

Total Tax Payoff Amount

\$24,376.06

Tax Summary

Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest Due	Date Paid	Total Owed
2013	11,010.93	11,010.93	0.00	11,010.93	587.24	Unpaid	11,598.17
2012	10,744.50	10,744.50	0.00	10,538.03	2,239.86	Unpaid	12,777.89
2011	10,279.92	10,279.92	0.00	0.00	0.00	03/07/14	0.00
2010	14,661.26	14,661.26	0.00	0.00	0.00	03/07/14	0.00

INFORMATION SUBJECT TO DISCLAIMERS

If you have questions, comments, or suggestions regarding this site,
please send e-mail to the Assessor@co.marion.or.us.

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THIS SPACE RESERVED FOR

Reel
3284

Page
446

Rushing Mission Street, LLC

Grantor's Name and Address

Rushing Mission Street, LLC

Grantee's Name and Address

After recording return to:

Rushing Real Estate Inc.

3110 25th St SE

Salem, OR 97302

Until a change is requested all tax statements
shall be sent to the following address:

No change

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Rushing Mission Street, LLC who acquired title as Barnes-Mission Street, LLC

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Rushing Mission Street, LLC

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County
of Marion, State of Oregon, described as follows, to wit:

See attached exhibit A

The true and actual consideration paid for this transfer, stated in terms of dollars, is **Title Transfer**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

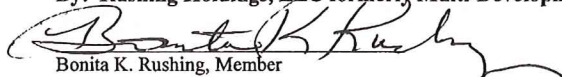
AmeriTitle A 111081

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

In Witness Whereof, the grantor has executed this instrument this 12 day of May, 2011; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Rushing Mission Street, LLC who acquired title as Barnes-Mission Street, LLC

By: **Rushing Holdings, LLC formerly Multi-Development, LLC, Member**


Bonita K. Rushing, Member

State of OR
County of MARION

On this the 12 day of May, 2011, personally appeared Bonita K. Rushing as Member of Rushing Holdings, LLC, member of Rushing Mission Street, LLC.

Before me:


(Notary Public for Oregon)

My commission expires 12/4/2012



Exhibit A

Parcel 2 and Parcel 3 of Partition Plat 2010-011, Marion County, Oregon
recorded April 15, 2010 in Reel 3167, Page 309.
and

All those portions of the following described parcels lying Northwesterly of 23rd Street:

PARCEL I

Beginning at a point 7.60 chains West from the Southeast corner of land formerly owned by Charles Craft by virtue of a Decree of Partition made and rendered in the Circuit Court of the State of Oregon for the County of Marion, in a suit wherein said Charles Craft was plaintiff and the widow and heirs of Joseph Watt, deceased, were defendants, which Decree is recorded in Volume 4, Page 193 of the Journal thereof; thence West 99.5 feet; thence Northerly 720.5 feet and parallel with the East line of a tract of land deeded by H.J. Wood and wife, to Fred W. Rotzien and Anna Rotzien by Deed recorded in Volume 211, Page 382, Deed Records for Marion County, Oregon, to a point 340 feet from the South line of Mission Street; thence Northeasterly 340.00 feet to a point on the South line of Mission Street which is 83.00 feet Northwesterly from the intersection of the East line of said Fred W. Rotzien land and the South line of Mission Street; thence Southeasterly along the South line of Mission Street, 83.00 feet; thence Southerly along the East line of said Fred W. Rotzien land to the place of beginning; being situated in the James Davidson and A.F. Waller Donation Land Claim, in Township 7 South; Range 3 West of the Willamette Meridian, in Marion County, Oregon.

Save and Except Therefrom that part conveyed by Marion County, Oregon to the City of Salem, Oregon, by Deed recorded in Volume 240, Page 355, records for Marion County, Oregon.

Also Save and Except that part conveyed to the State of Oregon, by and through its Department of Transportation, by Deed recorded in Reel 482, Page 228, Records for Marion County, Oregon.

PARCEL II

Beginning at the Southeast corner of a tract of land formerly owned by Charles Kraft, deceased, lying and being in the North part of of the Donation Land Claim of James Davidson, and wife, in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence West 7.60 chains; thence North 15.81 chains to the center of the County Road leading from Salem to Turner; thence South 61° East 8.60 chains along said County Road to the Northeast corner of the aforesaid tract of land; thence South 11.60 chains to the place of beginning.

Save and Except therefrom that part lying within Turner Road.

Also Save and Except Therefrom: Beginning at the Southeast corner of a tract of land formerly owned by Charles Kraft, also being the Northeast corner of the Amended Plat of New Haven, in Section 35, Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence West along the South line of said Kraft tract 207.24 feet to a point; thence North 0°06'00" West 841.95 feet to the Southwesterly right-of-way line of Mission Street; thence South 60°47'35" East along said right-of-way line 240.00 feet to the East line of said Kraft tract; thence South 01°06'00" East along said East line 724.82 feet to the point of beginning.

Also Save and Except Therefrom a parcel of land lying in the Northeast quarter of the Northeast quarter of Section 35, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon and being a portion of that property described in those deeds to Curley's Dairy, Inc., recorded in Book 546, Page 445 and Book 485, Page 157, both in Marion County Records of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the centerline of relocated Mission Street which centerline is described as follows: Beginning at Engineers centerline Station 50+00, said Station being 955.60 feet South and 1673.47 feet East of the Southeast corner of William H. Wilson Donation Land Claim No. 44, Township 7 South, Range 3 West, Willamette Meridian; thence South 60°07'35" East 219.20 feet; thence on a 7639.44 foot radius curve right (the long chord of which bears South 58°54'11.5" East 326.16 feet) 326.18 feet; thence South 57°40'48" East 1486.02 feet to Engineers centerline Station 74+31.40. The widths in feet of the strip of land above referred to are as follows:

Station	to	Station	Width on Southwesterly side of Centerline
65+00		68+00	50
68+00		69+50	54
69+50		73+00	50

Bearings are based on the Oregon C-ordinate System, North Zone.

REEL: 3284

PAGE: 446

May 13, 2011, 11:21 am.

CONTROL #: 293732

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: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

SE1/4 NE1/4 SEC.35

SEE

NOTE: ASSESSED WITH
TAX LOT 0402 ON
MAP 07 3W 35AA

S01 00E 702.17

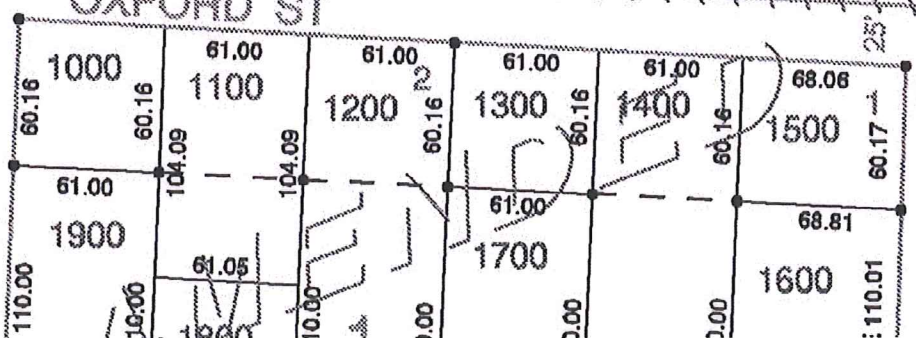
800
PARCEL 3
2.90 AC

P.P.
2010-011

23RD ST

OXFORD ST

WEST 207.06



LEGEND

LINE TYPES

- TAX LOT BOUNDARY
- OLD PROPERTY LINE
- ROAD RIGHT-OF-WAY
- RAILROAD RIGHT-OF-WAY
- RAILROAD
- STREAM, LAKE, ETC.
- NON-BOUNDARY
- SUBDIVISION BOUNDARY
- PARTITION PLAT BND.
- EXEMPT
- TAX CODE BOUNDARY

SYMBOL TYPES

- DLC
- CONTROL POINTS
- SURVEY MONUMENTS
- C.L.D. CORNERS
- SECTION
- 1/4 SEC
- 1/4 COR
- 1/16 SEC
- 1/16 COR

NUMBERS

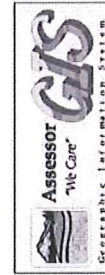
TAX CODE NO.
000 00 00 0

ACREAGE - ALL ACREAGES EXCLUDE ANY PORTION THAT MAY LIE WITHIN THE INDICATED PUBLIC RIGHT OF WAY.

TICK MARKS - WHEN A TICK MARK IS INDICATED ON THE EXTENSION OF A LINE, THEN THE DIMENSION GOES TO THE TICK MARK. GENERALLY THIS IS USED WHEN DIMENSIONS GO INTO PUBLIC RIGHT OF WAYS.

ARROWS ARE USED WITH DIMENSIONS IN AREAS OF GREATER COMPLEXITY.

NOTICE: This map was created for Assessor's Office use ONLY.



SCALE 1" = 100'
OR 1:1200

Plot file created: November 15, 2013
armaga073a35ad.sif where



7 3W 35AD

SE1/4 NE1/4 SEC.35 T7S R3W WM, MARION COUNTY

Cancelled
101
201
301
402
403
501
502
601
602
701
800
1801
3400A1
3400A2
3400A3
4300A2

PS 10

7 3W 35AD



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