



Parcel Information

Parcel #:	573283
Tax Lot:	073W34BA09700
Site Address:	1705 Commercial St SE Salem OR 97302 - 5154
Owner:	Schulz, Walter
Owner2:	Schulz, Heidi
Owner Address:	5717 Verona St S Salem OR 97306 - 4107
Twtn/Range/Section:	07S / 03W / 34 / NW
Parcel Size:	0.17 Acres (7,405 SqFt)
Plat/Subdivision:	Fairmount Park Add
Lot:	1
Block:	4
Census Tract/Block:	001300 / 2036
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6609
Tax Year:	2021
Annual Tax:	\$4,536.77
Exempt Desc:	

Legal

FAIRMOUNT PARK ADD SALEM LOT 1 BLK 4

Assessment Information

Market Value Land:	\$105,000.00
Market Value Impr:	\$236,390.00
Market Value Total:	\$341,390.00
Assessed Value:	\$230,750.00

Land

Zoning:	CO - Commercial Office	Cnty Bldg Use:	144 - Residential - Multi Story Above Grade With Basement
Cnty Land Use:	121 - Residential improved, commercial zoning	Neighborhood:	
Std Land Use:	RSFR - Single Family Residence	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	MCKINLEY ELEMENTARY SCHOOL
Middle School:	LESLIE MIDDLE SCHOOL	High School:	SOUTH SALEM HIGH SCHOOL

Improvement

Year Built:	1920	Stories:	1	Finished Area:	2,919
Bedrooms:	5	Bathrooms:	3	Garage:	
Basement Fin:					

Transfer Information

Rec. Date:	03/04/2022	Sale Price:	\$425,000.00	Doc Num:	46010057	Doc Type:	Deed
Owner:	Walter Schulz			Grantor:	DAVIS WILLIAM C JR & SARA L		
Orig. Loan Amt:	\$580,000.00			Title Co:	FIDELITY NATIONAL TITLE		
Finance Type:		Loan Type:		Lender:	TOKARSKI		

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 # 6022200754

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:

William C. Davis, Jr. and Sara L. Davis

GRANTEE'S NAME:

Walter Schulz and Heidi Schulz

AFTER RECORDING RETURN TO:

Walter Schulz and Heidi Schulz
5717 Verona Street S.
Salem, OR 97306

SEND TAX STATEMENTS TO:

Walter Schulz and Heidi Schulz
5717 Verona Street S.
Salem, OR 97306

573283, 073W34BA09700 and
1705 Commercial Street SE, Salem, OR 97302

REEL 4601 PAGE 57
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-04-2022 11:46 am.
Control Number 696787 \$ 91.00
Instrument 2022 00010192

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

William C. Davis, Jr. and Sara L. Davis, Grantor, conveys to **Walter Schulz and Heidi Schulz**, as tenants by the entirety, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

Lot 1, Block 4, FAIR MOUNT PARK ADDITION TO SALEM, in the City of Salem, County of Marion and State of Oregon.

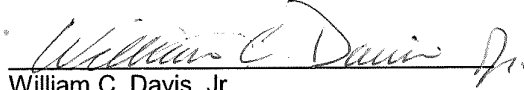
The true consideration for this conveyance Four Hundred Twenty-Five Thousand And No/100 Dollars (\$425,000.00). (See ORS 93.030).

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.


BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

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

Dated: March 3, 2022




William C. Davis, Jr.



Sara L. Davis

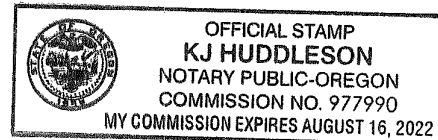
State of Oregon
County of Marion

This instrument was acknowledged before me on March 3, 2022 by William C. Davis, Jr. and Sara L. Davis.



Notary Public - State of Oregon

My Commission Expires: 8/16/2022



REEL: 4601

PAGE: 57

March 04, 2022, 11:46 am.

CONTROL #: 696787

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: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.