



320 Church St. NE, Salem, OR 97301
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STATUS OF RECORD TITLE

Paige Luehrs
AKS Engineering & Forestry
3700 River Rd. N, Ste. 1
Keizer, OR 97303
Your Reference No.

June 17, 2022
Title Number: 508488AM
Title Officer: Michele Harris
Fee: \$200.00/2ND AMENDED \$50.00
CHAIN OF TITLE: \$500.00

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

See attached Exhibit 'A'

Vestee:

Housing Authority of the City of Salem, Oregon

and dated as of **June 14, 2022** at 7:30 a.m.

Said property is subject to the following on record matters:

1. [Taxes](#) assessed under Code No. 3201 Account No. 327079 Map No. 07S-03W-16CD 1600, including the current fiscal year, not assessed because of Government Owned Exemption. If the exempt status is terminated an additional tax may be levied.
2. City liens, if any, of the City of Salem.
(No inquiry has been made. A charge of \$20.00 per account will be added if a search is requested)
3. The property lies within and is subject to the levies and assessments of the Polk 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 Glen 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 Glen Creek.

All matters arising from any shifting in the course of Glen 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:
Granted To: City of Salem, a municipal corporation
Recorded: November 13, 1968
Instrument No.: [Book: 214 Page: 427](#)

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, a municipal corporation
Recorded: May 7, 1970
Instrument No.: [BOR: 4 Page: 797](#)
8. 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, a municipal corporation
Recorded: May 30, 1970
Instrument No.: [BOR: 4 Page: 909](#)
9. 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, Oregon, a municipal corporation
Recorded: April 27, 1972
Instrument No.: [BOR: 29 Page: 225](#)
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, Oregon, a municipal corporation
Recorded: April 27, 1972
Instrument No.: [BOR: 29 Page: 228](#)
11. 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: Salem Electric, a corporation of Oregon its successors and assigns
Recorded: November 16, 1972
Instrument No.: [BOR: 37 Page: 31](#)
12. Declaration of Trust, including the terms and provisions thereof,
Recorded: February 26, 1973
Instrument No.: [BOR: 40 Page: 380](#)
13. 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, a municipal corporation
Recorded: November 20, 1980
Instrument No.: [BOR: 153 Page: 438](#)
14. 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, a municipal corporation
Recorded: January 23, 1996
Instrument No.: [BOR: 312 Page: 612](#)
15. 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, a municipal corporation
Recorded: January 23, 1996
Instrument No.: [BOR: 312 Page: 618](#)
16. MDU Broadband Services Agreement, including the terms and provisions thereof,
Recorded: October 23, 2000
Instrument No.: [2000-011518](#)
17. Rights of tenants under existing leases or tenancies.

18. Personal property taxes, if any.

CHAIN OF TITLE:

Instrument: Warranty Deed,
Recorded: August 19, 1958
Instrument No.: Book: 167 Page: 559
Grantor: Rowland
Grantee: Watson
(Affects Parcel 1)

Instrument: Warranty Deed,
Recorded: July 26, 1962
Instrument No.: Book: 182 Page: 506
Grantor: Jamieson
Grantee: Odom
(Parcel 1)

Instrument: Warranty Deed,
Recorded: May 16, 1972
Instrument No.: BOR: 29 Page: 807
Grantor: Odom
Grantee: Western Balboa
(Affects Parcel 1)

Instrument: Warranty Deed,
Recorded: June 11, 1951
Instrument No.: Book: 145 Page: 118
Grantor: Rowland
Grantee: Southwick
(Affects Parcel 2)

Instrument: Warranty Deed,
Recorded: May 16, 1972
Instrument No.: BOR: 29 Page: 809
Grantor: Southwick
Grantee: Western Balboa
(Affects Parcel 2)

Instrument: Warranty Deed,
Recorded: February 21, 1973
Instrument No.: BOR: 40 Page: 68
Grantor: Western Balboa
Grantee: Housing Authority of the City of Salem, Oregon
(Affects Parcels 1 and 2)

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"

EXHIBIT 'A'

File No. 508488AM

Parcel 1:

Beginning in the center of Orchard Heights Road at a point which is 256.84 feet North 23° 32' East and 887.51 feet North 22° 43' East and 694.73 feet North 63° 00' West from the most Easterly Northeast corner of the W.D. Cole Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; thence South 27° 00' West a distance of 617.00 feet; thence North 63° 00' West a distance of 306.60 feet to the Westerly line of a tract of land conveyed to James A. Rowland, et al, by deed recorded in Volume 99, Page 169, Deed Records for said County and State; thence North 31° 40' East along the Westerly line of said Rowland tract a distance of 550.80 feet to an angle in said Westerly line; thence North 17° 30' East along the Westerly line of said Rowland tract a distance of 69.30 feet to the Westerly extension of the center of said Orchard Heights Road; thence South 63° 00' East a distance of 273.23 feet to the place of beginning.

Parcel 2:

Beginning in the center of Orchard Heights Road in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon, at a point which is 5.370 chain North 63° West from a point where the center line of Parkway Drive intersects the center line of said Orchard Heights Road; thence North 63° West along the center of said Orchard Heights Road 4.776 chains; thence South 27° West 8.806 chains to the center of Glen Creek; thence South 77° 47' East along the center of said Creek 5.771 chains; thence North 18° 01' East along the center of said Creek 3.110 chains; thence North 10° 40' West along the center of said Creek 1.280 chains; thence North 35° 11' East along the center of said Creek 3.280 chains to the place of beginning.

Reserving for road and right-of-way purposes a strip of land 25.00 feet in width off the Northerly side of the above described tract of land, same being a portion of Orchard Heights Road.

SAVE AND EXCEPT that portion conveyed to the City of Salem, a municipal corporation, in BOR 312, Page 624, recorded January 23, 1996, Polk County Deed Records.