



### Parcel Information

<b>Parcel #:</b>	593359
<b>Tax Lot:</b>	083W09BB01600
<b>Site Address:</b>	4120 Kurth St S
	Salem OR 97302 - 2724
<b>Owner:</b>	Mmh LLC
<b>Owner2:</b>	
<b>Owner Address:</b>	PO Box 2717
	Salem OR 97308 - 2717
<b>Twtn/Range/Section:</b>	08S / 03W / 09 / NW
<b>Parcel Size:</b>	1.08 Acres (47,045 SqFt)
<b>Plat/Subdivision:</b>	Sunnyside Fruit Farms
<b>Lot:</b>	6
<b>Block:</b>	
<b>Census Tract/Block:</b>	002202 / 1035
<b>Waterfront:</b>	

### Tax Information

<b>Levy Code Area:</b>	24010
<b>Levy Rate:</b>	19.6609
<b>Tax Year:</b>	2021
<b>Annual Tax:</b>	\$3,604.18
<b>Exempt Desc:</b>	

### Legal

SUNNYSIDE FRUIT FARMS #1 FR LOT 6 SOUTH SALEM CARE CENTER

### Assessment Information

<b>Market Value Land:</b>	\$188,180.00
<b>Market Value Impr:</b>	\$0.00
<b>Market Value Total:</b>	\$188,180.00
<b>Assessed Value:</b>	\$188,180.00

### Land

<b>Zoning:</b> RS - Single Family Residential	<b>Cnty Bldg Use:</b> Commercial
<b>Cnty Land Use:</b> 201 - Commercial improved	<b>Neighborhood:</b>
<b>Std Land Use:</b> CHOS - Hospitals, Convalescent	<b>Recreation:</b>
<b>School District:</b> 24J - Salem-Keizer	<b>Primary School:</b> SALEM HEIGHTS ELEMENTARY SCHOOL
<b>Middle School:</b> CROSSLER MIDDLE SCHOOL	<b>High School:</b> SPRAGUE HIGH SCHOOL

### Improvement

<b>Year Built:</b> 1962	<b>Stories:</b> 1	<b>Finished Area:</b> 17,926
<b>Bedrooms:</b>	<b>Bathrooms:</b>	<b>Garage:</b>
<b>Basement Fin:</b>		

### Transfer Information

<b>Rec. Date:</b> 01/20/2022	<b>Sale Price:</b> \$400,000.00	<b>Doc Num:</b> 45860434	<b>Doc Type:</b> Deed
<b>Owner:</b> Mmh LLC		<b>Grantor:</b> JPRE LLC	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b>	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

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**

<b>Parcel #:</b>	593361
<b>Tax Lot:</b>	083W09BB00300
<b>Site Address:</b>	
	Salem OR 97302
<b>Owner:</b>	Mmh LLC
<b>Owner2:</b>	
<b>Owner Address:</b>	
	Salem OR 97308
<b>Twn/Range/Section:</b>	08S / 03W / 09 / NW
<b>Parcel Size:</b>	0.44 Acres (19,166 SqFt)
<b>Plat/Subdivision:</b>	Sunnyside Fruit Farms
<b>Lot:</b>	6
<b>Block:</b>	
<b>Census Tract/Block:</b>	002202 / 1035
<b>Waterfront:</b>	

**Tax Information**

<b>Levy Code Area:</b>	24010
<b>Levy Rate:</b>	19.6609
<b>Tax Year:</b>	2021
<b>Annual Tax:</b>	\$971.44
<b>Exempt Desc:</b>	

**Legal**

SUNNYSIDE FRUIT FARMS NO 1 FR LOT 6

**Assessment Information**

<b>Market Value Land:</b>	\$96,800.00
<b>Market Value Impr:</b>	\$0.00
<b>Market Value Total:</b>	\$96,800.00
<b>Assessed Value:</b>	\$49,410.00

**Land**

<b>Zoning:</b> RS - Single Family Residential	<b>Cnty Bldg Use:</b> Commercial
<b>Cnty Land Use:</b> 201 - Commercial improved	<b>Neighborhood:</b>
<b>Std Land Use:</b> CHOS - Hospitals, Convalescent	<b>Recreation:</b>
<b>School District:</b> 24J - Salem-Keizer	<b>Primary School:</b> SALEM HEIGHTS ELEMENTARY SCHOOL
<b>Middle School:</b> CROSSLER MIDDLE SCHOOL	<b>High School:</b> SPRAGUE HIGH SCHOOL

**Improvement**

<b>Year Built:</b>	<b>Stories:</b>	<b>Finished Area:</b> 720
<b>Bedrooms:</b>	<b>Bathrooms:</b>	<b>Garage:</b>
<b>Basement Fin:</b>		

**Transfer Information**

<b>Rec. Date:</b> 01/20/2022	<b>Sale Price:</b> \$400,000.00	<b>Doc Num:</b> 45860434	<b>Doc Type:</b> Deed
<b>Owner:</b> Mmh LLC		<b>Grantor:</b> JPRE LLC	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b>	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

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**RECORDING REQUESTED BY**

JPRE, LLC  
6125 Belle Pond Way S  
Salem, OR 97306

**REEL 4586 PAGE 434**

MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
01-20-2022 01:48 pm.  
Control Number 691109 \$ 91.00  
Instrument 2022 00003069

**AFTER RECORDING RETURN TO  
AND SEND TAX STATEMENTS TO:**

MMH, LLC  
PO Box 2717  
Salem, OR 97308

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that JPRE, LLC, an Oregon Limited Liability Company (Grantors) do hereby grant, bargain, sell and convey to MMH, LLC (Grantee) all of the Grantors' rights, title and interests in and to that certain real property, more particularly described as follows (the "Property"),

Beginning at a point on the West line of Lot 6, SUNNYSIDE FRUIT FARMS, in County of Marion and State Oregon, with its intersection of the center-line of Browning Avenue; thence South 0°02' West 336.00 feet to a point which is North 0°02' East 468.00 feet from the Southwest corner of said Lot 6; thence South 89°12' East, parallel with the South line of said Lot, 165.00 feet; thence North 0°02' East, parallel with the West line of said Lot, 143.00 feet; thence North 14°08' West 200.50 feet to a point which is North 89°19' West from the East line of said Lot 6; thence North 89°19' West, along the center-line of Browning Avenue, 115.90 feet to the place of beginning.

ALSO: Beginning at an iron pipe on the Easterly line of Lot 6 of SUNNYSIDE FRUIT FARMS, Marion County and said iron pipe being 403.50 feet North 0°05' East from the Southeast corner of said Lot 6; thence North 89°10' West 153.0 feet; parallel with the South line of said Lot 6, to an iron pipe; thence North 0°05' West 64.50 feet, parallel with the East line of said Lot 6, to an iron pipe; thence South 89°10' East 52.65 feet to an iron pipe; thence North 0°05' West 92.12 feet, parallel with the East line of said Lot 6, to an iron pipe; thence South 89°10' East 100.35 feet; parallel with the South line of said Lot 6, to an iron pipe in the East line of said Lot 6; thence South 0°05' East 156.62 feet, along said East line, to the place of beginning.

Commonly known as: 4120 Kurth Street S, Salem OR 97302  
APNs: 083W09BB01600 & 083W09BB00300

**THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THOUSAND AND NO/100 DOLLARS [\$400,000] (See ORS 93.030).**

The conveyance is subject to the following:


1. All easements, covenants, restrictions, conditions and encumbrances of record.

In construing this instrument and whenever the context so requires, the singular becomes the plural.

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 OF 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 195.030, 195.031 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 20 day of January, 2022.

  
John Wulf, Member of JPPE LLC

STATE OF OREGON     )  
                                  )ss.  
COUNTY OF MARION    )

This instrument was acknowledged before me on the 20<sup>th</sup> day of January, 2022 by John Wulf, member  
OF JPPE, LLC, who appeared before me having given satisfactory evidence of identification and executed this instrument of their own free will.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2/28/2022

**REEL: 4586**

**PAGE: 434**

**January 20, 2022, 01:48 pm.**

CONTROL #: 691109

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.