



COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

Annexation and/or Nonremonstrance Agreement Cover Sheet and Instructions

Cover Sheet (Page 1)

Site Address(es): No address yet, Belvedere St NW, next to 3536

Map and Tax Lot Number(s): Township: 7 Range: 3 Section: 19 Tax lot No: 100

Owner's Name(s): David Lopez Ochoa & Andrea Lopez Ochoa

Mailing Address: P.O. Box 13903, Salem, OR 97309

Phone Number: (503) 269-4739

Email Address: mydavidjr2@gmail.com

City of Salem Staff Use Only Below:

RECEIVED

Received by: (Planner)	JD
Copy to PW: (Name and Date)	Robin Dalke 7/14/22
Annexation ID:	
Agreement Number:	
Form:	
Date Recorded:	
Reel/Page:	
GIS Project Information:	

JUL 12 2022

COMMUNITY DEVELOPMENT

G:\CD\PLANNING\ANNEXATION\Anx Agree Forms\Annex and nonremonstrance agreement instructions 2022.doc

Instructions on Back (Page 2)



\$96.00

00421083202200081590020025

07/12/2022 01:39:39 PM

REC-WVR Cnt=1 Stn=1 V-UNGER
\$10.00 \$10.00 \$11.00 \$60.00 \$5.00

C. STECKLEY

FORM A
DEED MODIFICATION

After Recording Return to: Salem Planning Division
555 Liberty St. SE / Room 305
Salem, OR 97302

NONREMONSTRANCE AGREEMENT

THIS AGREEMENT, by and between the City of Salem, hereinafter "City" and

David Lopez Ochoa / Andiea Lopez Ochoa
owner(s) of, and permit applicant(s) for, an on-site sewage disposal permit for the real property described by the recorded deed or sales contract noted below and copy of which is attached as an Exhibit A.

Reel 2022

Page 005714

Polk County

WITNESSETH

WHEREAS, the undersigned owner(s) applied for Oregon Department of Environmental Quality approval of an on-site sewage disposal system for the above described property; and,

WHEREAS, as part of state approval of said system, the City must sign off on a Land Use Compatibility statement acknowledging the proposal's compatibility with the Salem/Keizer Area Comprehensive Plan or Statewide Planning Goals; and,

WHEREAS, the comprehensive plan policies relative to urbanization discourage development without the benefit of public facilities, preventing unconditional sign off on the compatibility statement; and,

WHEREAS, under certain conditions, covenants, and assurances, the construction of on-site sewage disposal systems may comply with the comprehensive plan; NOW, THEREFORE,

IN CONSIDERATION OF sign-off by the City of Salem, the undersigned does hereby promise and agree as follows:

1. To waive the right to remonstrate against any local improvement projects respecting water or sewer lines benefitting the property.
2. The undersigned further agrees that this agreement, and the promises made herein, do constitute a covenant running with the land and shall be binding on the undersigned,

his, her, or their heirs, successors and assigns, and that this agreement shall be filed for record in the deed records of the appropriate county.

PROPERTY OWNER #1 – (Additional property owners sign on additional pages)
(There are ____ additional property owners.)

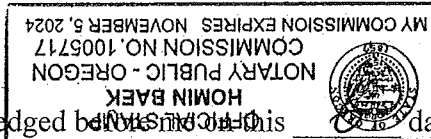
David Lopez Ochoa / Andrea Lopez Ochoa
Name – Printed

P.O. Box 13903, Salem, OR 97309
Mailing Address

David Lopez Ochoa / [Signature]
Signature

07/06/2022
Date

STATE OF OREGON
County of Marion

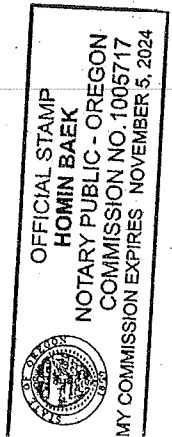


This instrument was acknowledged before me on this 06/07/2022 day of July, 2022.

by David Lopez Ochoa & Andrea Lopez Ochoa.

Notary Public for Oregon: [Signature]

My Commission Expires: 11/05/2024



City of Salem, Planning Division Approval:

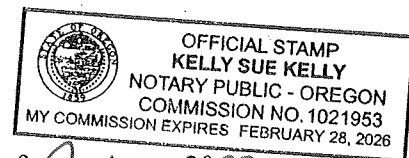
Lisa Anderson-Ogilvie
Name – Printed

Planning Administrator
Title

[Signature]
Signature

7/11/2022
Date

STATE OF OREGON
County of Marion



This instrument was acknowledged before me on this 11 day of July, 2022.

by Lisa Anderson-Ogilvie.

Notary Public for Oregon: Kelly Sue Kelly

My Commission Expires: Feb. 28, 2026



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Lopez Ochoa and Andrea Lopez Ochoa
PO Box 13903
Salem, OR 97309

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

David Lopez Ochoa and Andrea Lopez Ochoa
PO Box 13903
Salem, OR 97309
File No. 541127AM

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2022-005714

05/10/2022 10:08:01 AM

REC-WD Cnt=1 Stn=5 K. WILLIAMS
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

STATUTORY WARRANTY DEED

Amir A. Badiei, Trustee of the Amir A. Badiei Revocable Trust dated May 17, 2021,

Grantor(s), hereby convey and warrant to

David Lopez Ochoa and Andrea Lopez Ochoa, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Polk and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 1, Block 6, EOLA HEIGHTS SUBDIVISION, Polk County, Oregon.

The true and actual consideration for this conveyance is \$85,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Amertitle 541127AM

Dated this 9 day of May, 22.

Amir A. Badiei Revocable Trust dated May 17, 2021

By [Signature]
Amir A. Badiei, Trustee

State of Oregon} ss.
County of Marion}

On this 9 day of May, 2022, before me, Tasha Marie Walery, a Notary Public in and for said state, personally appeared Amir A. Badiei known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Amir A. Badiei Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»

Residing at: [Signature]

Commission Expires: 9.9.22

