



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

Jeremy Grenz
Multi Tech Engineering, Inc.
1155 13th St. SE
Salem, OR 97302
Your Reference No.

December 20, 2021
Title Number: 513794AM
Title Officer: Ashley Valdez
Fee: \$200.00

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

See attached Exhibit 'A'

Vestee:

Raghunandan Kamineni, who also appears of record as Raughunandan Kamineni and Sangeeta Kamineni, as tenants by the entirety

and dated as of **December 1, 2021** at 7:30 a.m.

Said property is subject to the following on record matters:

1. City liens, if any, of the City of Salem.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
2. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
4. 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: Portland General Electric Company, an Oregon Corporation
Recorded: August 26, 1954
Instrument No.: [Volume: 466 Page: 640](#)

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.

Tax Information:

[Taxes](#) assessed under Code No. 24010 Account No. 532344 [Map](#) No. 083W15CB01900
NOTE: The 2021-2022 Taxes: \$9,300.99, are Paid

[Taxes](#) assessed under Code No. 24010 Account No. 532345 Map No. 083W15CB02000
NOTE: The 2021-2022 Taxes: \$37.95, are Paid

[Taxes](#) assessed under Code No. 24010 Account No. 532343 Map No. 083W15CB02100
NOTE: The 2021-2022 Taxes: \$1,348.15, are Paid

[Taxes](#) assessed under Code No. 24010 Account No. 532342 Map No. 083W15CB02200
NOTE: The 2021-2022 Taxes: \$2,627.46, are Paid

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. 513794AM

TRACT I:

Beginning at the quarter corner between Sections 15 and 16 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; said beginning point also being the point of intersection of the center line of Holder Lane with the centerline of Lone Oak Road; thence South $89^{\circ}48'$ East along the South line of Lot 90, of SUNNYSIDE FRUIT FARMS NO. 3, a distance of 1244.76 feet; thence South $0^{\circ}04'$ West 717.46 feet to the Northeast corner of that certain tract of land conveyed to B.J. and Dorothy M. Dusenberry by deed recorded in Volume 462, Page 626, Deed Records for Marion County, Oregon; thence North $78^{\circ}41'$ West 1268.57 feet to a point on the West line of the aforementioned Section 15, said point also being the Northwest corner of that certain tract of land conveyed to Oscar J. Purcell et ux by deed recorded in Volume 462, Page 241, Deed Records of Marion County, Oregon; thence North along the West line of said Section 15, 472.89 feet to the point of beginning.

SAVE AND EXCEPT the Northerly 100 feet of even width of the above described property as conveyed to Sharon L. Hawes by deed recorded September 2, 1974 in Book 786, Page 284, Deed Records of Marion County, Oregon.

ALSO SAVE AND EXCEPT the West 20 feet lying within the right of way of Lone Oak Road.

ALSO SAVE AND EXCEPT that portion lying within LONE OAK HEIGHTS PHASE I, Marion County, Oregon.

ALSO SAVE AND EXCEPT that portion conveyed to Fred H. Callahan and Esther Callahan by deed recorded November 13, 1989 in Book 730, Page 292, Deed Records of Marion County, Oregon.

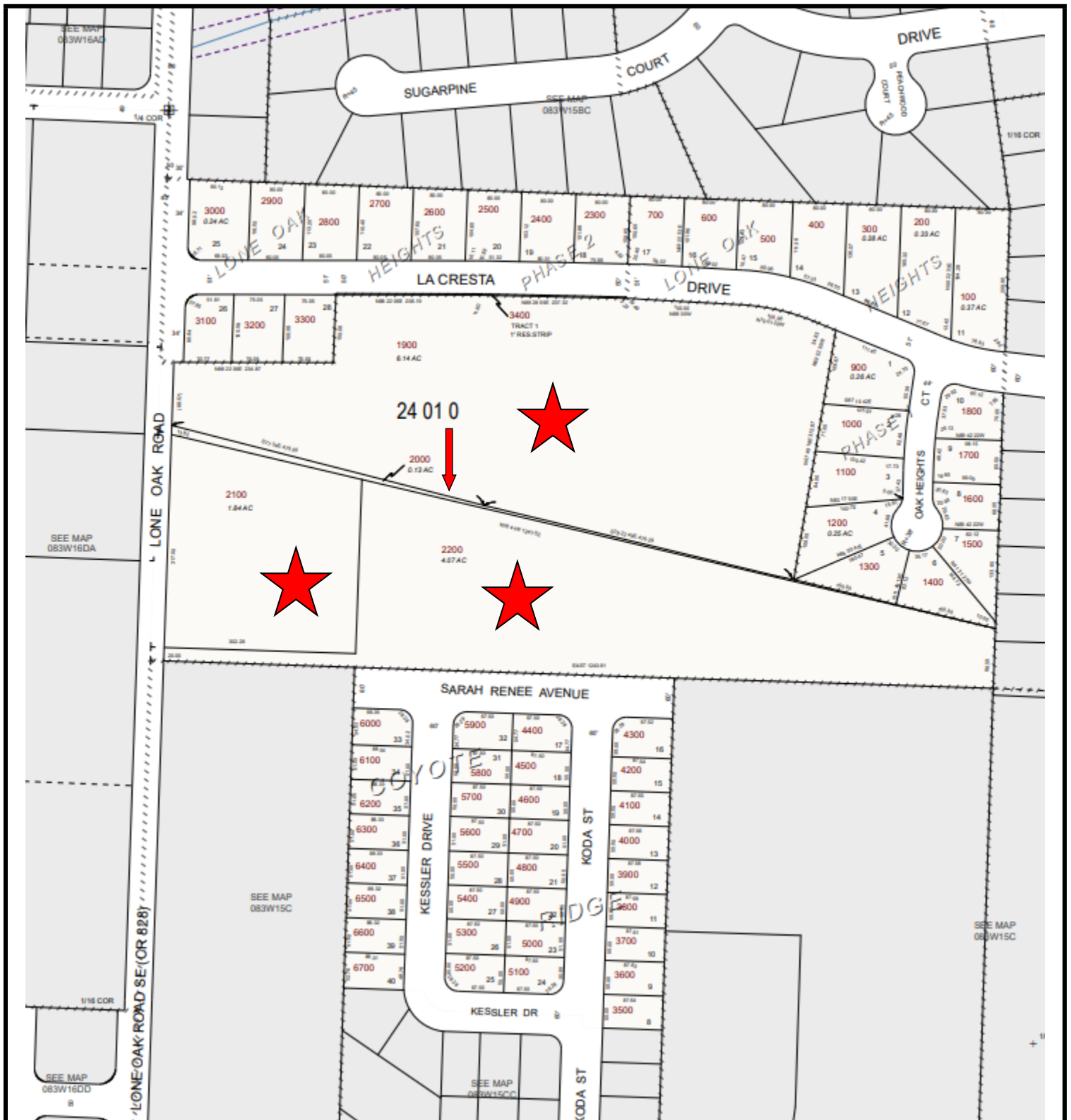
TRACT II:

Parcel I:

Beginning at the Northwest corner of Lot 7 of Lon's Hill Fruit Tracts, which corner is on the West line of Section 15 at a point 28 chains North of the Southwest corner of said Section in Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence East along the North line of said Lon's Hill Fruit Tracts, a distance of 1,244.76 feet; thence North 88.5 feet; thence Northwesterly to the West line of said Section at a point which is North 337.5 feet of the beginning point in this description, thence South 337.5 feet to the point of beginning.

Parcel II:

Beginning at a 1 inch iron pipe marking the intersection of the East line of Lone Oak Road and the Northerly boundary line of that tract of land conveyed to Fred H. Callahan and Esther Callahan, by deed recorded in Volume 616, Page 187, Deed Records for Marion County, Oregon, which point bears North 337.5 feet and South 78°41' East 20.40 feet from the Northwest corner of Lot 7, of Lon's Hill Fruit Tracts, which corner is on the West line of Section 15, in Township 8 South, Range 3 West of the Willamette Meridian, in said County and State; thence North along the East line of said Lone Oak Road, 13.62 feet; thence South 77°34'00" East 475.00 feet; thence South 78°22'49" East 775.29 feet to an iron bolt marking the Northeast corner of said Callahan Tract; thence North 78°41'00" West along the Northerly line of said Callahan Tract, 1,247.52 feet to the point of beginning.



TL: 083W15CB01900 Tax Acct: 532344
Salem, OR 97306

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF