



Parcel Information

Parcel #:	526944
Tax Lot:	073W24BD08900
Site Address:	2908 Market St NE
	Salem OR 97301 - 1645
Owner:	Salem N Re LLC
Owner2:	
Owner Address:	PO Box 12969
	Salem OR 97309
Twtn/Range/Section:	07S / 03W / 24 / NW
Parcel Size:	0.91 Acres (39,674 SqFt)
Plat/Subdivision:	
Lot:	3
Block:	4
Census Tract/Block:	000701 / 1011
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6499
Tax Year:	2022
Annual Tax:	\$19,243.69
Exempt Desc:	

Legal

ACRES 0.91

Assessment Information

Market Value Land:	\$471,130.00
Market Value Impr:	\$534,130.00
Market Value Total:	\$1,005,260.00
Assessed Value:	\$1,005,260.00

Land

Zoning: MU-III - Mixed Use-III	Cnty Bldg Use: 531 - Commercial Cmlse Commercial Secondary - Dealership
Cnty Land Use: 201 - Commercial improved	Neighborhood:
Std Land Use: CAUT - Auto Sales Service	Recreation:
School District: 24J - Salem-Keizer	Primary School: HOOVER ELEMENTARY SCHOOL
Middle School: PARRISH MIDDLE SCHOOL	High School: NORTH SALEM HIGH SCHOOL

Improvement

Year Built: 1968	Stories: 1	Finished Area: 12,877
Bedrooms:	Bathrooms:	Garage:
Basement Fin:		

Transfer Information

Rec. Date: 07/29/2022	Sale Price:	Doc Num: 46460467	Doc Type: Deed
Owner: Salem N Re LLC		Grantor: SIAMAKS CAR CO LLC	
Orig. Loan Amt: \$3,860,000.00		Title Co: AMERITITLE	
Finance Type:	Loan Type: Conventional	Lender: NISSAN MOTOR ACCEPTANCE	

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

Parcel #:	526945
Tax Lot:	073W24BD08800
Site Address:	2908 Market St NE
	Salem OR 97301 - 1645
Owner:	Salem N Re LLC
Owner2:	
Owner Address:	PO Box 12969
	Salem OR 97309
Twtn/Range/Section:	07S / 03W / 24 / NW
Parcel Size:	1.28 Acres (55,663 SqFt)
Plat/Subdivision:	
Lot:	3
Block:	4
Census Tract/Block:	000701 / 1011
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6499
Tax Year:	2022
Annual Tax:	\$14,236.94
Exempt Desc:	

Legal

ACRES 1.28

Assessment Information

Market Value Land:	\$751,450.00
Market Value Impr:	\$122,110.00
Market Value Total:	\$873,560.00
Assessed Value:	\$724,530.00

Land

Zoning:	MU-III - Mixed Use-III	Cnty Bldg Use:	531 - Commercial Cmlse Commercial Secondary - Dealership
Cnty Land Use:	201 - Commercial improved	Neighborhood:	
Std Land Use:	CAUT - Auto Sales Service	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	HOOVER ELEMENTARY SCHOOL
Middle School:	PARRISH MIDDLE SCHOOL	High School:	NORTH SALEM HIGH SCHOOL

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date:	07/29/2022	Sale Price:		Doc Num:	46460467	Doc Type:	Deed
Owner:	Salem N Re LLC			Grantor:	SIAMAKS CAR CO LLC		
Orig. Loan Amt:	\$3,860,000.00			Title Co:	AMERITITLE		
Finance Type:		Loan Type:	Conventional	Lender:	NISSAN MOTOR ACCEPTANCE		

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Parcel Information

Parcel #:	526947
Tax Lot:	073W24AC02700
Site Address:	2908 Market St NE
	Salem OR 97301 - 1645
Owner:	Salem N Re LLC
Owner2:	
Owner Address:	PO Box 12969
	Salem OR 97309
TwN/Range/Section:	07S / 03W / 24 / NE
Parcel Size:	0.85 Acres (37,026 SqFt)
Plat/Subdivision:	
Lot:	3
Block:	4
Census Tract/Block:	000701 / 1011
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6499
Tax Year:	2022
Annual Tax:	\$9,367.12
Exempt Desc:	

Legal

073W24AC02700

Assessment Information

Market Value Land:	\$462,830.00
Market Value Impr:	\$104,580.00
Market Value Total:	\$567,410.00
Assessed Value:	\$476,700.00

Land

Zoning:	MU-III - Mixed Use-III	Cnty Bldg Use:	531 - Commercial Cmlse Commercial Secondary - Dealership
Cnty Land Use:	201 - Commercial improved	Neighborhood:	
Std Land Use:	CAUT - Auto Sales Service	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	HOOVER ELEMENTARY SCHOOL
Middle School:	PARRISH MIDDLE SCHOOL	High School:	NORTH SALEM HIGH SCHOOL

Improvement

Year Built:		Stories:		Finished Area:	
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Rec. Date:	07/29/2022	Sale Price:		Doc Num:	46460467	Doc Type:	Deed
Owner:	Salem N Re LLC			Grantor:	SIAMAKS CAR CO LLC		
Orig. Loan Amt:	\$3,860,000.00			Title Co:	AMERITITLE		
Finance Type:		Loan Type:	Conventional	Lender:	NISSAN MOTOR ACCEPTANCE		

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After recording return to:

Salem N RE, LLC
PO Box 12969
Salem, OR 97309

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

Salem N RE, LLC
PO Box 12969
Salem, OR 97309
File No. 539732AM

REEL 4646 PAGE 467
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-29-2022 03:37 pm.
Control Number 714181 \$ 91.00
Instrument 2022 00033102

STATUTORY WARRANTY DEED

Siamak's Car Company, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Salem N RE, LLC, an Oregon limited liability company,

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

PARCEL 1:

Beginning at a point in the center of Park Avenue which is recorded as being 14.00 chains East and 13.24 chains North from the Southwest corner of the L.N. Gilbert and wife Donation Land Claim in Section 24, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said beginning point being the Southwest corner of that tract of land described in Volume 392, Page 486, Deed Records, Marion County; thence North 89°38'19" East, along the South line of said tract of land, a distance of 20.00 feet to an iron pipe on the Easterly right of way line of said Park Avenue, and being the true point of beginning; thence North 00°20' East, along said East right of way line, a distance of 265.54 feet to an iron pipe on the Southerly right of way line of Market Street; thence North 82°14'38" East, along said Southerly right of way line, a distance of 203.31 feet to an iron pipe on the East line of said tract of land described in Volume 392, Page 486; thence South 00°03'13" West, along said East line, a distance of 291.70 feet to an iron rod marking the Southeast corner thereof; thence South 89°38'19" West, along said South line, a distance of 202.72 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the City of Salem for public right of way purposes by deed recorded April 21, 2004, Reel 2305, Page 220, Marion County Records.

PARCEL 2:

Beginning at the Northwest corner of Lot 3, Block 4, DON-RAE VILLAGE NO. 2, in Township 7 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, which point marks the Northeast corner of that tract of land conveyed to First Assembly of God of Salem by deed recorded in Volume 744, Page 329, Deed Records for Marion County, Oregon; thence South 0°14'02" West, along the East line of said tract, 100.39 feet; thence South 89°38'19" West, parallel with the South line of said Tract, 131.96 feet to a point on the West line of said Tract; thence North 0°15'25" East, along the West line, 102.18 feet to an iron pipe marking the Northwest corner thereof; thence South 89°34'58" East, along the North line of said Tract, 131.91 feet to the point of beginning.

PARCEL 3:

Beginning at the Northwest corner of Lot 3, Block 4, DON-RAE VILLAGE NO. 2, in Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon; thence North 89°48' West 132.00 feet to a point on the West line of a tract of land conveyed to Lelace H. Ellis by deed recorded in Volume 387, Page 483, Deed Records for said County and State; thence North 0°01' East, along the West line of said tract, 279.85 feet to a point on the Southerly line of Market Street; thence North 82°03' East, along the Southerly line of said Market Street, 132.28 feet to a point on the East line of the said Ellis tract; thence South 0°01' West 298.75 feet to the place of beginning.

PARCEL 4:

Beginning at a point 19.47 chains East and North 0°07' West 13.27 chains from the Southwest corner of the Donation Land Claim of L.N. Gilbert and wife in Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon; thence South 89°37' West 2.005 chains; thence North 0°07' West 4.86 chains to the middle of the County Road (known as the Garden Road); thence North 82°15' East 2.025 chains along said County Road; thence South 0°07' East 5.12 chains to the place of beginning.

The consideration paid for the transfer is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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.

Dated this 28 day of July, 22.

Siamak's Car Company, LLC

By: _____

Siamak Lofti, Member

State of Oregon} ss
County of Marion}

On this 28 day of July, 2022, before me, Tasha Walery a Notary Public in and for said state, personally appeared Siamak Lofti known or identified to me to be the Managing Member in the Limited Liability Company known as Siamak's Car Company, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Notary Public for the State of Oregon
Residing at: Keizer, Oregon
Commission Expires: 9/9/2022



REEL: 4646

PAGE: 467

July 29, 2022, 03:37 pm.

CONTROL #: 714181

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.