



**Fidelity National Title**  
Company of Oregon

1433 SW 6th Ave  
Portland, OR 97201  
Phone: (503)646-4444 / Fax: (503)469-4198

## **TITLE PLANT RECORDS REPORT**

### **Report of Requested Information from Title Plant Records**

AKS Engineering & Forestry, LLC  
3700 River Road N, Suite 1  
Keizer, OR 97303

**Customer Ref.:** \_\_\_\_\_  
**Order No.:** 60222300123  
**Effective Date:** January 6, 2023 at 08:00 AM  
**Fee(s):** \$300.00

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE NOR IS IT A PRELIMINARY TITLE REPORT OR A COMMITMENT FOR TITLE INSURANCE. No examination has been made of the Company's records, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this report. THIS REPORT ("THE REPORT") IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT

#### **County and Time Period**

This report is based on a search of the Company's title plant records for County of Marion, State of Oregon, for the time period **from January 1, 1957 through January 6, 2023** (with the through date being "the Effective Date").

#### **Ownership and Property Description**

The Company reports the following, as of the Effective date and with respect to the following described property ("the Property"):

**Owner.** The apparent vested owner of the Property is:

North Place Apartments Phase 2, LLC, an Oregon limited liability company

**Premises.** The Property is:

**(a) Street Address:**

4680 Hazelgreen Road NE (Parcel I); 4650 Hazelgreen Road NE (Parcel II), Salem, OR 97305

**(b) Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Encumbrances**

**THE FOLLOWING LIST OF ENCUMBRANCES (CHECK THE APPLICABLE BOX):**

☒ **INCLUDES ONLY CONVEYANCES**

**Encumbrances.** For the above stated time period, the Company reports that, as of the Effective Date, the Property appears to be subject to the following encumbrances, not necessarily shown in order of priority:

**EXCEPTIONS**

1. Warranty Deed

Grantor: William H. Lemire and Hazel B. Lemire, husband and wife  
Grantee: Lawrence V. Lemire and Donna L. Lemire, husband and wife  
Recording Date: April 3, 1950  
Recording No: [Volume 414, Page 542](#)

Parcels I and II

2. Bargain and Sale Deed

Grantor: Lawrence V. Lemire and Donna L. Lemire, husband and wife  
Grantee: William H. Lemire and Hazel B. Lemire, husband and wife  
Recording Date: October 5, 1959  
Recording No: [Volume 527, Page 227](#)

Parcels I and II

3. Warranty Deed

Grantor: William R. Lemire and Hazel B. Lemire, husband and wife  
Grantee: John Burki  
Recording Date: January 31, 1961  
Recording No: [Volume 541, Page 521](#)

Parcels I and II

4. Bargain and Sale Deed

Grantor: John Burki and Alice Burki, his wife  
Grantee: Ray D. Henderson and Martha C. Henderson, husband and wife  
Recording Date: May 25, 1970  
Recording No: [Volume 683, Page 699](#)

Parcel I

5. Warranty Deed

Grantor: Ray D. Henderson Martha C. Henderson, husband and wife  
Grantee: Claude Gjonnes and Dorothy Gjonnes, and Arne C. Gjonnes and Beverly Gjonnes  
Recording Date: February 13, 1981  
Recording No: [Reel 241, Page 592](#)

Parcel I

6. Warranty Deed

Grantor: John Burki  
Grantee: Steve Adelman and Michelle Adelman, Husband and Wife  
Recording Date: October 2, 1995  
Recording No: [Reel 1264, Page 486](#)

Parcel II

7. Bargain and Sale Deed

Grantor: Claude Gjonnes and Dorothy Gjonnes  
Grantee: Claude I. Gjonnes and Dorothy M. Gjonnes, as Trustee of the "Gjonnes Trust" (a revocable grantor type trust without expiration dated) dated January 20m 1997  
Recording Date: January 31, 1997  
Recording No: [Reel 1369, Page 657](#)

Parcel I

8. Warranty Deed

Grantor: Steven Adelman and Michelle Adelman  
Grantee: Marianne Mickle and Gerald M. Mickle  
Recording Date: July 1, 1997  
Recording No: Reel 1405. Page 44

Parcel II

Image missing from title plant

9. Warranty Deed

Grantor: Marianne Mickle and Gerald M. Mickle  
Grantee: Kathleen M. Tom, a single person  
Recording Date: September 21, 2000  
Recording No: [Reel 1720, Page 677](#)

Parcel II

10. Warranty Deed

Grantor: Kathleen M. Tom, an estate in fee simple  
Grantee: Michael Sublett, an estate in fee simple  
Recording Date: December 30, 2016  
Recording No: [Reel 3896, Page 303](#)

Parcel II

11. Warranty Deed

Grantor: Arne C. Gjonnes as Successor Trustee of the "Gjonnes Trust" dated January 29, 1997, as to an undivided one-half interest, and Arne C. Gjonnes and Beverly Gjonnes, husband and wife, as to an undivided one-half interest  
Grantee: Ivanov Holdings, LLC, an Oregon limited liability company  
Recording Date: August 30, 2022  
Recording No: [Reel 4654, Page 269](#)

Parcel I

12. Warranty Deed

Grantor: Michael Sublett  
Grantee: Ivanov Holdings, LLC, an Oregon limited liability company  
Recording Date: August 31, 2022  
Recording No: [Reel 4654, Page 328](#)

Parcel II

13. Bargain and Sale Deed

Grantor: Ivanov Holdings, LLC, an Oregon limited liability company  
Grantee: North Place Apartments Phase 2, LLC, an Oregon limited liability company  
Recording Date: December 6, 2022  
Recording No: [Reel 4676, Page 40](#)

Both Parcels

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2022-2023  
Amount: \$544.63  
Levy Code: 24410  
[Account No.: 519279](#)  
Map No.: 062W32C000400

Parcel I

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2022-2023  
Amount: \$1,847.16  
Levy Code: 24410  
[Account No.: 519287](#)  
Map No.: 062W32C000500

Parcel II

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

**End of Reported Information**

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Sarah Cutler  
503-336-9188  
FAX  
[sarah.cutler@titlegroup.fntg.com](mailto:sarah.cutler@titlegroup.fntg.com)

Fidelity National Title Company of Oregon  
1433 SW 6th Ave  
Portland, OR 97201

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 519279 and 519287**  
**For Tax Map ID(s): 062W32C000400 and 062W32C000500**

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**PARCEL I:**

Beginning at a point on the North line of the William G. Stephens Donation Land Claim, which is 13.56 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, said point of beginning being the Northwest corner of a tract of land conveyed to Alice Lee Haugen, by Deed recorded in Volume 581, Page 78, Deed Records for Marion County, Oregon; thence South 30° East, along the West line of said Haugen tract, 20.44 chains to the North line of a tract of land conveyed to Ronald Christofferson, by Deed recorded in Volume 655, Page 148, Deed Records for Marion County, Oregon; thence West, along the North line of said Christofferson tract, 7.82 chains to the most Easterly Southeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by Deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence North 30° West, along the East line of said Stupfel tract, 20.56 chains to the North line of the William B. Stephens Donation Land Claim; thence East 7.82 chains to the Place of Beginning.

**EXCEPTING THEREFROM the following:**

Beginning at a point on the North line of the William B. Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, which is 21.30 chains West of the Southeast corner of the Sanford Stephens Donation Claim in said Township and Range, and is the most Easterly Northeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by Deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence South 30° East, along the East line of said Stupfel tract, a distance of 210 feet; thence East, parallel with the North line of said William B. Stephens Donation Land Claim, a distance of 95 feet; thence North 30° West 210 feet to a point on the North line of said Donation Land Claim, which is 95 feet East of the place of beginning; thence West 95 feet to the Place of Beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Marion County, a political subdivision of the State of Oregon for road purposes, recorded June 29, 1998 in Reel 1500, Page 153, Marion County Records.

**PARCEL II:**

Beginning at a point on the North line of the William B. Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, which is 21.38 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in said Township and Range, and is the most Easterly Northeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by Deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence South 30° East, along the East line of said Stupfel tract, a distance of 210 feet; thence East, parallel with the North line of said William B. Stephens Donation Land Claim, a distance of 95 feet; thence North 30° West 210 feet to a point on the North line of said Donation Land Claim which is 95 feet East of the place of beginning; thence West 95 feet to the Place of Beginning.

EXCEPTING THEREFROM any portion lying within the limits of Hazelgreen Road NE.

### **LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS.

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

After Recording Return to:  
Andrew D. Hahs  
Bittner & Hahs, P.C.  
4949 SW Meadows Road, Ste 260  
Lake Oswego, OR 97035

REEL 4676 PAGE 40  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
12-06-2022 10:27 am.  
Control Number 725783 \$ 101.00  
Instrument 2022 00047675

Until a change is requested, all tax  
statements shall be sent to the  
following name and address:  
North Place Apartments Phase 2, LLC  
27375 SW Parkway Avenue  
Wilsonville, OR 97070

The true and actual consideration paid  
for this transaction is: Other value is  
the true consideration

### **Statutory Bargain and Sale Deed**

Ivanov Holdings, LLC, an Oregon limited liability company, Grantor, whose address is 27375 SW Parkway Avenue, Wilsonville, OR 97070, conveys to North Place Apartments Phase 2, LLC, an Oregon limited liability company, Grantee, whose address is 27375 SW Parkway Avenue, Wilsonville, OR 97070, the following-described real property:

See Exhibit A

Parcel 1: Map No. 62W32C000400; Property ID: 519279

Parcel 2: Map No. 062W32C000500; Property ID: 519287

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: 5 day of December, 2022.

Ivanov Holdings, LLC, an Oregon limited liability company

By: 

Name: Kiril Ivanov

Title: Member

STATE OF OREGON

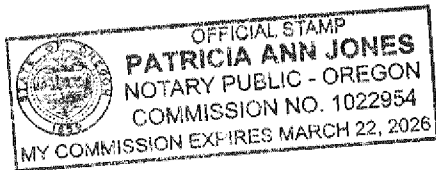
)

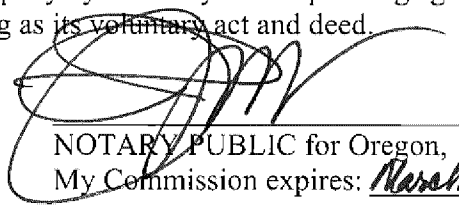
) ss.

COUNTY OF CLACKAMAS

)

Personally appeared before me on the 5 day of December, 2022, the above-named Kiril Ivanov who did say he was the member of Ivanov Holdings, LLC, and that this instrument was signed in behalf of said limited liability company by authority of its operating agreement; and acknowledged that he executed the foregoing as its voluntary act and deed.



  
NOTARY PUBLIC for Oregon,

My Commission expires: March 22, 2026

**EXHIBIT A  
LEGAL DESCRIPTION**

**Parcel 1**

**LEGAL DESCRIPTION:** Real property in the County of Marion, State of Oregon, described as follows:

**Beginning at a point on the north line of the William B. Stephens Donation Land Claim which is 13.56 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point of beginning being the Northwest corner of a tract of land conveyed to Alice Lee Haugen, by deed recorded in Volume 581, Page 78, Deed Records for Marion County, Oregon; thence South 30' East, along the west line of said Haugen tract, 20.44 chains to the North line of a tract of land conveyed to Ronald Christofferson, by deed recorded in Volume 655, Page 148, Deed Records for Marion County, Oregon; thence west, along the North line of said Christofferson tract 7.82 chains to the most Easterly Southeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence North 30' West, along the East line of said Stupfel tract, 20.56 chains to the North line of the William B. Stephens Donation Land Claim; thence East 7.82 chains to the point of beginning.**

**SAVE AND EXCEPT:** Beginning at a point on the North line of the William B. Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, which is 21.38 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in said Township and Range, and is the most Easterly Northeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence South 30' East, along the east line of said Stupfel tract, a distance of 210 feet; thence East, parallel with the North line of said William B. Stephens Donation Land Claim, a distance of 95 feet; thence North 30' West 210 feet to a point on the North line of said Donation Land Claim which is 95 feet East of the place of beginning; thence West 95 feet to the place of beginning.

**NOTE:** This legal description was created prior to January 1, 2008.

Parcel 2

**LEGAL DESCRIPTION:** Real property in the County of Marion, State of Oregon, described as follows:

**BEGINNING AT A POINT ON THE NORTH LINE OF THE WILLIAM B. STEPHENS DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, WHICH IS 21.38 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SANFORD STEPHENS DONATION LAND CLAIM IN TOWNSHIP AND RANGE, AND IS THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAMILLE J. STUPFEL, ET UX, BY DEED RECORDED IN VOLUME 165, PAGE 262, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 30' EAST, ALONG THE EAST LINE OF SAID STUPFEL TRACT, A DISTANCE OF 210 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID WILLIAM B. STEPHENS DONATION LAND CLAIM, A DISTANCE OF 95 FEET; THENCE NORTH 30' WEST 210 FEET TO A POINT ON THE NORTH LINE OF SAID DONATION LAND CLAIM WHICH IS 95 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 95 FEET TO THE PLACE OF BEGINNING.**

**NOTE:** This legal description was created prior to January 1, 2008.

**REEL: 4676**

**PAGE: 40**

**December 06, 2022, 10:27 am.**

**CONTROL #: 725783**

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: \$ 101.00

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**



60222300123

**Remit Payment To:**

Fidelity National Title Company of Oregon  
10151 SE Sunnyside Rd, Suite 300  
Clackamas, OR 97015  
Phone: (503)646-4444 Fax: (503)469-4198

**INVOICE**

**Due upon receipt**

AKS Engineering & Forestry, LLC  
ATTN: Jennifer Scott  
3700 River Road N, Suite 1  
Keizer, OR 97303

**Order Number:** 60222300123

**Invoice Date:** 1/13/2023  
**Invoice Number:** 60222300123-1  
**Operation:** 01520.473025

**Buyer/Borrower(s):** North Place Apartments

**Title Officer:** Sarah Cutler

**Property Description (1):**

4680 Hazelgreen Road NE (Parcel I); 4650 Hazelgreen Road NE (Parcel II), Salem, OR 97305

Bill Code	Description	Amount
RPT	Chain of Title - Public Records Report	300.00

**Invoice total amount due:** \$300.00

**Thank you for the opportunity to serve you.  
Please return a copy of this invoice with your payment**