



Parcel Information

Parcel #:	547814
Tax Lot:	072W19DB00100
Site Address:	1443 45th Ave NE
	Salem OR 97301 - 2006
Owner:	Peters Trust
Owner2:	Peters, Glenn K Trustee
Owner Address:	1443 45th Ave NE
	Salem OR 97301 - 2006
Twn/Range/Section:	07S / 02W / 19 / SE
Parcel Size:	3.25 Acres (141,570 SqFt)
Plat/Subdivision:	Findley Fruit & Garden Tracts
Lot:	FR 7
Block:	
Census Tract/Block:	001702 / 3000
Waterfront:	

Tax Information

Levy Code Area:	24013
Levy Rate:	19.6269
Tax Year:	2023
Annual Tax:	\$6,632.32
Exempt Desc:	N/A

Legal

FINDLEY FRUIT & GARDEN TRACTS, LOT FR 7, ACRES 3.25

Assessment Information

Market Value Land:	\$517,400.00
Market Value Impr:	\$344,930.00
Market Value Total:	\$862,330.00
Assessed Value:	\$337,920.00

Land

Zoning:	IC - Industrial Commercial	Cnty Bldg Use:	131 - Residential - One Story Only
Cnty Land Use:	491 - Tract improved, over 1 acre, inside city or urban growth boundary	Neighborhood:	
Std Land Use:	RSFR - Single Family Residence	Recreation:	
School District:	24J - Salem-Keizer	Primary School:	Swegle Elementary School
Middle School:	Waldo Middle School	High School:	McKay High School

Improvement

Year Built:	1988	Stories:	1	Finished Area:	1,200
Bedrooms:	3	Bathrooms:	1	Garage:	600 Attached Finished Garage
Basement Fin:					

Transfer Information

Rec. Date:	07/01/1998	Sale Price:		Doc Num:	07000076	Doc Type:	Deed
Owner:	Peters Trust			Grantor:			
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan Type:		Lender:			

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.

BARGAIN AND SALE DEED
(Statutory Form)

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Glenn K. Peters and Kim J. Peters, Grantor, conveys to Glenn K. Peters and Kim J. Peters, as Trustee of the "Peters Trust" (a revocable grantor type trust without set expiration date) dated JUNE, 16, 1989, Grantee, all of the Grantor's interest in the following described real property situated in ^ County, Oregon:

Beginning at the Northeast corner of Lot 7, FINDLEY FRUIT and GARDEN TRACTS, Marion County, Oregon; thence South 1°48' West 80 feet; thence North 89°52' West 244.036 feet; thence South 1°48' West to the South line of lot 7; thence North 89°58' West to the Southwest corner of lot 7; thence North 138' East to the Northwest corner of lot 7; thence South 89°52' East to the place of beginning.

Grantor/Grantee certifies that said Trust is a revocable grantor type trust under the terms of which the Grantor/Grantee continues to have authority to use, possess, and dispose of the subject property to the same degree as was had prior to this conveyance during the entirety of the life of Grantor/Grantee.

The true consideration for this conveyance is \$0.

Dated this 16th day of JUNE, 1989.

Glenn K. Peters
Glenn K. Peters

Kim J. Peters
Kim J. Peters

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Marion) ss.

Personally appeared before me this 16 day of JUNE, 1989, the above named Glenn K. Peters and Kim J. Peters and each acknowledged the foregoing instrument to be his/her voluntary act and deed.

Gary D. Friesen
GARY FRIESEN
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 6/17/90

NOTARY PUBLIC - OREGON
My Commission Expires: _____

After recording return to: Gary D. Friesen, Atty at Law, 317 Court St. NE, Salem, Oregon 97301.

Until a change is requested, all tax statements shall be sent to the following address: NO CHANGE

JUL 3 1989

JUL 3 1989

STATE OF OREGON

County of Marion

I hereby certify
that the within was
received and duly
recorded by me in
Marion County
records:

Fee \$ 11.00

Hand Returned ☐

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JUL 3 4 13 PM '89

ALAN H. DAVIDSON
MARION COUNTY CLERK

BY CAF CLERK