



Parcel Information

Parcel #:	604013
Tax Lot:	083W11AB03200
Site Address:	Salem OR 97302
Owner:	Dhaliwal, Inder S
Owner2:	
Owner Address:	3997 Carson Dr SE Salem OR 97317 - 6300
TwN/Range/Section:	08S / 03W / 11 / NE
Parcel Size:	1.08 Acres (47,187 SqFt)
Plat/Subdivision:	
Lot:	77
Block:	
Census Tract/Block:	001000 / 3065
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6499
Tax Year:	2022
Annual Tax:	\$4,534.81
Exempt Desc:	

Legal

Assessment Information

Market Value Land:	\$311,430.00
Market Value Impr:	\$0.00
Market Value Total:	\$311,430.00
Assessed Value:	\$230,780.00

Land

Zoning: FMU - Fairview Mixed-Use	Cnty Bldg Use: Commercial Site Cmlsr Commercial Standard
Cnty Land Use: 200 - Commercial land only	Neighborhood:
Std Land Use: CMSC - Commercial Miscellaneous	Recreation:
School District: 24J - Salem-Keizer	Primary School: MORNINGSIDE ELEMENTARY SCHOOL
Middle School: LESLIE MIDDLE SCHOOL	High School: SOUTH SALEM HIGH SCHOOL

Improvement

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

Transfer Information

Rec. Date: 03/31/2023	Sale Price: \$410,000.00	Doc Num: 46980294	Doc Type: Deed
Owner: Inder S Dhaliwal		Grantor: SWAMP CAT INVESTMENTS LLC	
Orig. Loan Amt:		Title Co: TICOR TITLE	
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.

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

REEL 4698 PAGE 294
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-31-2023 02:54 pm.
Control Number 735193 \$ 86.00
Instrument 2023 00008709

AFTER RECORDING RETURN TO:

Order No.: 471823123911-LT
Inder Singh Dhaliwal
3997 Carson Drive SE
Salem, OR 97317

SEND TAX STATEMENTS TO:

Inder Singh Dhaliwal
3997 Carson Drive SE
Salem, OR 97317

APN: 604013
Map: 083W11AB03200
Lot 77, Legacy Heights, Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Swamp Cat Investments, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Inder Singh Dhaliwal, an estate in fee simple, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Lot 77, LEGACY HEIGHTS, in the City of Salem, recorded August 5, 2021 in the Marion County Book of Town Plats as Plat Volume H48, page 90 and also referenced in Reel 4523, page 454, Marion County Deed Records, in the County of Marion and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$410,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-31-23

Swamp Cat Investments, LLC

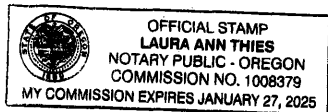
BY: [Signature]
Jeff Raines
Managing Member

State of Oregon
County of Marion

This instrument was acknowledged before me on 3-31-23 by Jeff Raines, as Managing Member for Swamp Cat Investments, LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1-27-25



TICOR TITLE 471823123911

REEL: 4698

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March 31, 2023, 02:54 pm.

CONTROL #: 735193

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: \$ 86.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.