



Parcel Information

Parcel #:	526896
Tax Lot:	073W24DA00900
Site Address:	3295 Ladd Ave NE
	Salem OR 97301 - 1750
Owner:	St Timothy's Episcopal Church
Owner2:	
Owner Address:	PO Box 7416
	Salem OR 97303
Twn/Range/Section:	07S / 03W / 24 / SE
Parcel Size:	5.29 Acres (230,432 SqFt)
Plat/Subdivision:	
	Lot: FR 1,7 & ADJ AC & FR VAC ST
Block:	
Census Tract/Block:	000703 / 1013
Waterfront:	

Tax Information

Levy Code Area:	24010
Levy Rate:	19.6499
Tax Year:	2022
Annual Tax:	\$0.00
Exempt Desc:	N/A

Legal

GARDEN CITY ADD FR LOTS 1 & 7 ALSO LAND ADJ ALSO FR VAC ST SO LOT 7

Assessment Information

Market Value Land:	\$460,460.00
Market Value Impr:	\$894,920.00
Market Value Total:	\$1,355,380.00
Assessed Value:	\$0.00

Land

Zoning:	RS - Single Family Residential	Cnty Bldg Use:	901 - Residential - Parsonage
Cnty Land Use:	911	Neighborhood:	
Std Land Use:	MREL - Religious	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:	1961	Stories:	1	Finished Area:	12,754
Bedrooms:		Bathrooms:		Garage:	
Basement Fin:					

Transfer Information

Sale Date:	04/15/1983	Sale Price:		Doc Num:	03140376	Doc Type:	RD
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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.

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WARRANTY DEED—STATUTORY FORM

CORPORATE GRANTOR

THE DIOCESE OF OREGON, an Oregon corporation,
a corporation duly organized and existing under the laws of the State of Oregon Grantor,
conveys and warrants to ST. TIMOTHY'S EPISCOPAL CHURCH, an Oregon corporation,
Grantee, the following described real property free of encumbrances except as
specifically set forth herein situated in MARION County, Oregon, to-wit:

REAL PROPERTY AS DESCRIBED ON EXHIBIT A
ATTACHED HERETO

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except zoning ordinances, building
restrictions and easements of record, if any.

The true consideration for this conveyance is \$ other than (Here comply with the requirements of ORS 93.030)
money in its entirety

Done by order of the grantor's board of directors with its corporate seal affixed on April 19 83

(CORPORATE SEAL)

THE DIOCESE OF OREGON
By Matthew P. Bigliardi President
By David A. Lounsbury Secretary

STATE OF OREGON, County of Multnomah ss. April 19 83
Personally appeared Matthew P. Bigliardi and David Lounsbury
who, each being first duly sworn, did say that the former is the president and that the latter is the
secretary of THE DIOCESE OF OREGON

a corporation; and that the seal affixed to the foregoing instrument
is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its
board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: John A. Diamond
Notary Public for Oregon; My commission expires Jan. 5, 1984

WARRANTY DEED

The Diocese of Oregon

GRANTOR

St Timothy's Episcopal Church

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

St. Timothy's Episcopal Church
P.O. Box 7110
Salem OR 97303

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of }

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book/reel/volume No. on
page or as document/fee/tile/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County attixed.

NAME TITLE

By Deputy

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EXHIBIT A

PARCEL 1

Beginning at the Southwest corner of a tract of land described in a deed recorded May 28, 1935 in Volume 222 at Page 125 of Deed Records for Marion County, Oregon; thence North 0° 12' East along the Westerly line of said tract 13.011 chains to the Northwest corner of said tract, which point is in the center line of Market Street; thence North 89° 49' West along the center line of said Market Street 0.187 chains to the Northeast corner of a tract of land described in deed recorded April 3, 1957 in Volume 498 at Page 652 of Deed Records for Marion County, Oregon; thence South 0° 15' West along the Easterly line of said last mentioned tract 3.48 chains to the Southeast corner thereof; thence North 89° 49' West along the South line of said tract 0.757 chains to the Southwest corner of said tract, which Southwest corner is on the Easterly line of Roseland Addition, Marion County, Oregon (See Volume 17, Page 50, Record of Town Plats for said County and State); thence South 0° 15' West along the Easterly line of said Roseland Addition to the Southeast corner of Lot 1 in Block 3 of said Roseland Addition; thence Easterly along the Easterly extension of the South line of said Lot 1 to a point which bears South 0° 12' West from the point of beginning; thence North 0° 12' East to the point of beginning.

PARCEL 2

That portion of the tract conveyed to Frank Tipton by deed recorded in Volume 182, at page 544 of Marion County Oregon Deed Records, which lies south of the easterly extension of the center line of Windsor Avenue as said avenue is shown on the recorded plat of Roseland Addition.

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PARCEL 3

Beginning at the Southwest corner of Lot 7 in Garden City Addition to Salem, as recorded in Volume 2, Page 1, Record of Town Plats for Marion County, Oregon; and running thence North 89 degrees 31' East along the South line of said Lot 7, 3.89 chains to an iron pipe, which point is the Southwest corner of the East one-half of said Lot 7; thence North 0 degrees 14' East along the West line of said East one-half of said Lot 7, 6.405 chains to a point on the North line of said Lot; thence Westerly along the Northerly line of said Lot 7, and said line extended Westerly, 6.501 chains to an iron pipe which marks the Southwest corner of a tract of land described in a deed recorded May 28, 1935 in Volume 222, Page 125, Deed Records for Marion County, Oregon; thence North 0 degrees 12' East along the Westerly line of last said tract 13.011 chains to the Northwest corner of said last mentioned tract, which point is also in the center of a County Road; thence North 89 degrees 49' West along the center line of said County Road 0.187 chains to the Northeast corner of a tract of land described in deed recorded April 3, 1957 in Volume 498, Page 652, Deed Records for Marion County, Oregon; thence South 0 degrees 15' West along the Easterly line of said last mentioned tract to the Southeast corner thereof a distance of 3.48 chains; thence North 89 degrees 49' West along the South line of said last mentioned tract 0.757 chains to the Southwest corner thereof, which Southwest corner is also the Easterly line of Roseland Addition, Marion County, Oregon (See Volume 17, Page 50, Record of Town Plats for said County and State); thence South 0 degrees 15' West along the Easterly line of said Roseland Addition 15.939 chains to an iron pipe, which point is South 89 degrees 31' West 3.564 chains from the point of beginning; thence North 89 degrees 31' East 3.564 chains to the point of beginning, being a portion of Lot 7, Garden City Addition to Salem, and part of Section 24 in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon.

STATE OF OREGON

County of Marion

13762

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

JUN 24 11 09 AM '83

EDWIN P. MORGAN
MARION COUNTY CLERKBY J DEPUTY

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