

## Property Profile Report

07/25/2023

, OR

APN: 565480

**Prepared by:**

Sean Mele

Stewart Title  
5005 Meadows Rd, #120  
Lake Oswego, OR 97035

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**Prepared for:**

**Report Provided by:**

Stewart Title

1360 Post Oak Blvd., Suite 100  
Houston, TX 77056

800-STEWART  
StewartNowSupport@Stewart.com

## Disclaimer

This property report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this property report without a title insurance policy.

The information contained in this property report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

## Property Basics

### OWNERSHIP

Primary Owner: Donald E Duddles Secondary Owner: -  
Mailing Address: Po Box 8124  
Salem, OR 97303  
Vesting: -  
Legal Description: ARNOLD SUBDIVISION BLOCK FR 10 ACRES 0.5

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### SALE & LOAN

Sale Amount: \$400,000 Sale Date: 04/24/2013  
Lender: National Loan Investors, L.P. Loan Type: CONVENTIONAL  
Document: 3496.190

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### ASSESSMENT & TAX

Value (Structure): \$0 Value (Land): \$0  
Tax Amount: \$52 Tax Area: -  
Exemption: No Percent Improved: -  
Value (Total): \$2,660

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### PROPERTY CHARACTERISTICS

Type: Vacant (Commercial) Year Built: -  
Sqft (Structure): - Sqft (Lot): 21,780  
Rooms: - Stories: -  
Beds: - Baths: -  
Garage: - Pool: -  
Number of Units: - Fireplace: -

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### LAND RECORDS

Parcel/APN: 565480 County: Marion  
Zoning: IG Tract: -  
Map Ref: -

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## Property Valuation

The valuation could not be calculated for this property. Possible reasons are:

- There may not have been enough sales comparables available to calculate the Valuation.
- Certain property characteristics necessary for the calculation (i.e. beds, baths and/or sqft) may be unknown.
- The property-type may be commercial, vacant land, or some other non-residential type.

## Property History

### TIMELINE



#### Sale - 04/25/2013

Value:	\$400,000	1st Loan Amt:	\$320,000
Value Type:	-	2nd Loan Amt:	\$0
Doc Type:	Deed Transfer	Loan Type:	CONVENTIONAL
Doc #:	3496.190	Rate Type:	-
Seller:	National Ln Investors Lp	Doc Type:	Trust Deed/Mortgage
Buyer/Borrower:	Duddles Donald E / Discount Towing & Recovery LLC	Doc #:	3496.191
Lender:	National Ln Investors Lp	Sale Date:	04/24/2013
Title Co.:	Ticor Title		

#### Refinance - 04/25/2013

Value:	\$0	1st Loan Amt:	\$0
Value Type:	-	2nd Loan Amt:	\$0
Doc Type:	Trust Deed/Mortgage	Loan Type:	-
Doc #:	3496.190	Rate Type:	-
Seller:	-	Doc Type:	Trust Deed/Mortgage
Buyer/Borrower:	-	Doc #:	3496.190
Lender:	National Loan Investors L,		
Title Co.:	-		

## Property History

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### Sale - 02/16/2012

Value:	\$292,000	1st Loan Amt:	\$0
Value Type:	CONFIRMED	2nd Loan Amt:	\$0
Doc Type:	Deed Transfer	Loan Type:	-
Doc #:	3357.313	Rate Type:	-
Seller:	Elliott,Cody J	Doc Type:	-
Buyer/Borrower:	National Ln Investors Lp	Doc #:	-
Lender:	-	Sale Date:	02/07/2012
Title Co.:	First American Title		

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### Foreclosure - 01/23/2012

Doc Type:	Affidavit Of Mailing	Orig Loan Doc #:	-
Doc #:	3350.240	Unpaid Balance:	-
Trustor:	-	Orig Loan Type:	-
Trustee:	-	Orig Loan Date:	10/17/2003
Trustee Address:	-	Beneficiary:	-
		Beneficiary Attn:	-
Trustee Phone:	-	Beneficiary Address:	-
Trustee Sale #:	-		
Title Co:	-		

## Property History

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### Foreclosure - 09/13/2011

Doc Type:	Notice Of Default	Orig Loan Doc #:	-
Doc #:	3316.353	Unpaid Balance:	-
Trustor:	-	Orig Loan Type:	-
Trustee:	-	Orig Loan Date:	10/17/2003
Trustee Address:	-	Beneficiary:	-
		Beneficiary Attn:	-
Trustee Phone:	-	Beneficiary Address:	-
Trustee Sale #:	-		
Title Co:	-		

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### Sale - 10/17/2003

Value:	\$267,000	1st Loan Amt:	\$320,000
Value Type:	CONFIRMED	2nd Loan Amt:	\$0
Doc Type:	Deed Transfer	Loan Type:	CONVENTIONAL
Doc #:	2218.154	Rate Type:	FIX
Seller:	Garcia,Miguel	Doc Type:	Trust Deed/Mortgage
Buyer/Borrower:	Lange Julie A / Lange Troy S	Doc #:	2218.155
Lender:	Umpqua Bank	Sale Date:	10/16/2003
Title Co.:	First American Title		

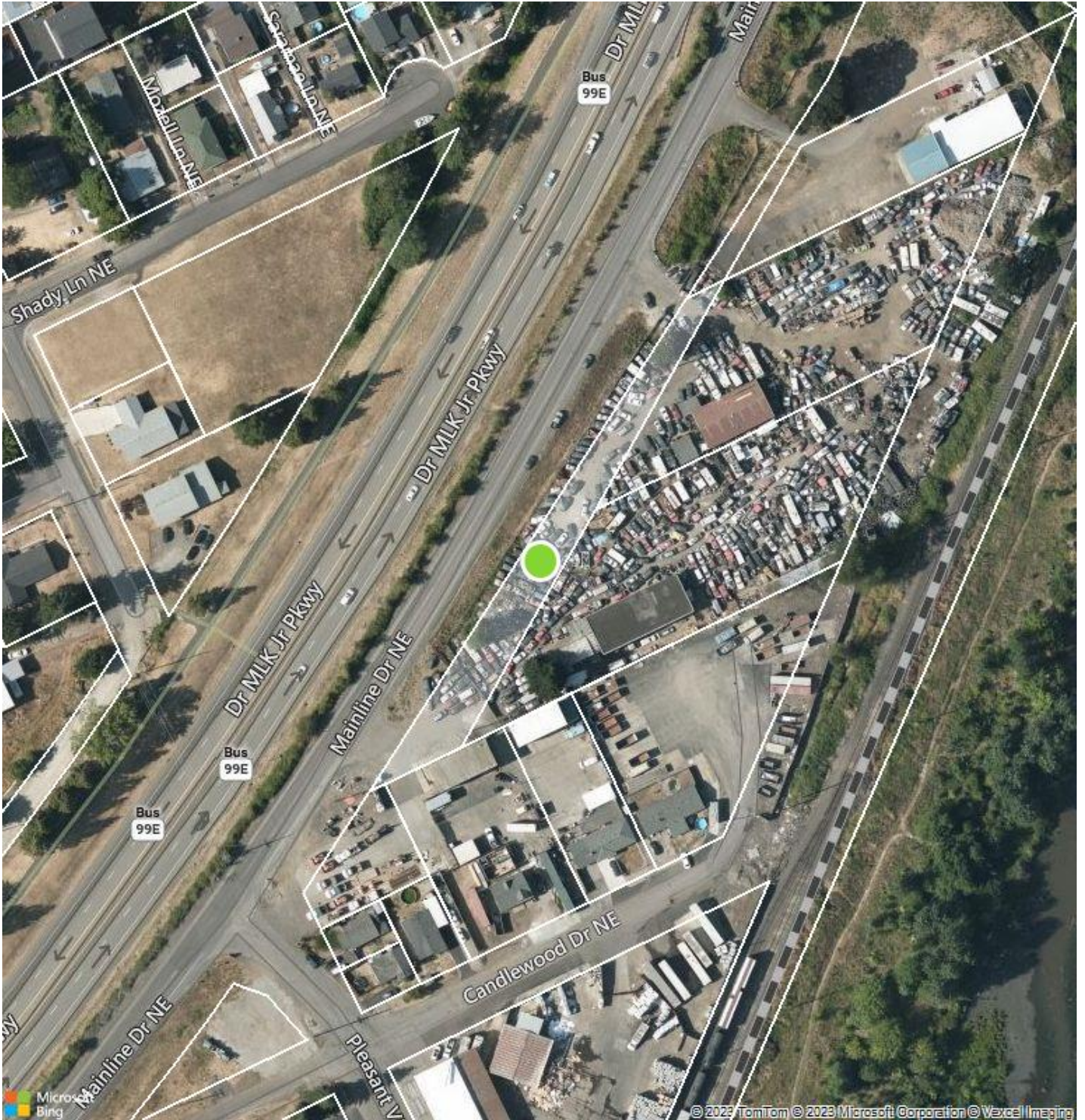
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### Sale - 06/15/1988

Value:	\$1,200	1st Loan Amt:	\$0
Value Type:	-	2nd Loan Amt:	\$0
Doc Type:	Deed Transfer	Loan Type:	-
Doc #:	630.195	Rate Type:	-
Seller:	-	Doc Type:	-
Buyer/Borrower:	Collver,Dale N Et AL	Doc #:	-
Lender:	-	Sale Date:	06/14/1988
Title Co.:	-		

### Property Maps

#### AERIAL WITH PARCEL BOUNDARIES









MARION COUNTY, OREGON  
 NW1/4 SEC12 T7S3W W.M.  
 SCALE 1" = 200'

LEGEND

- LINE TYPES
- Takot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Takot Bndry
  - Waterline - Non Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Takcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES
- + 1/6TH Section Cor
  - ⊕ 1/4 Section Cor
  - ⊙ D/C Corner
  - 16.15 Section Corner
  - 21.22 Section Corner

NUMBERS  
 Tax Code Number  
 00 00 0

Acreage  
 All acres listed are Net Acres excluding any portions of the tract within public ROWs

NOTES  
 Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS	
301	1830
303	3000
400	1600
501	1700
501	3101
601	1800
701	1900A1
701	1900A2
701	1900A3
701	1900A4
701	1900A5
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701	1900A100

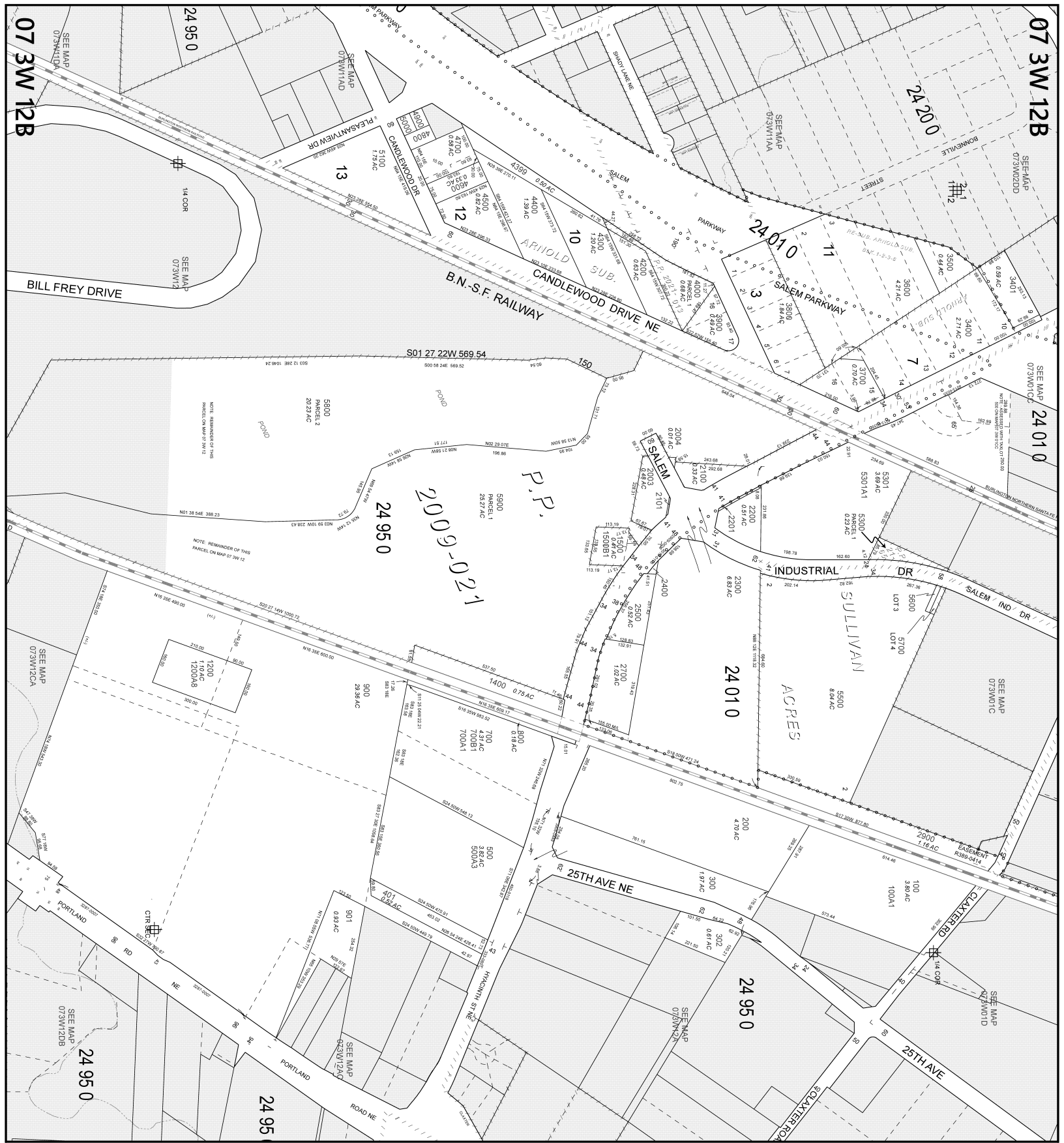
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 11/17/2021

KEIZER



RECORDING REQUESTED BY:  
GRANTOR:  
National Loan Investors LP  
5619 N Classen BV  
Oklahoma City, OK 73118  
GRANTEE:  
Donald E. Duddles and Discount Towing  
& Recovery, LLC  
1705 Silverton Rd NE  
Salem, OR 97305  
SEND TAX STATEMENTS TO:  
Donald E. Duddles  
1705 Silverton Road NE  
Salem, OR 97305  
AFTER RECORDING RETURN TO:  
Donald E. Duddles  
1705 Silverton Road NE  
Salem, OR 97305  
Escrow No:  
471813024281-TTMIDWIL20  
3650 & 3750 Mainline Dr (Parcels 4400, 4300,  
4399)  
Salem, OR 97301

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

National Loan Investors LP, Grantor, conveys and warrants to

Donald E. Duddles and Discount Towing & Recovery, LLC, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$400,000.00. (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.

DATED: 4-24-2013

National Loan Investors LP

By: 

State of Oklahoma OREGON

COUNTY of Oklahoma

This instrument was acknowledged before me on April 24, 2013

by Paul G. Heaty

Denise Krueger, Notary Public - State of Oregon Oklahoma  
My commission expires: 4-10-16

471813024281-TTMIDWIL20  
Deed (Warranty-Statutory)



TICOR TITLE 13-24281

**EXHIBIT "ONE"**

Beginning at a 5/8-inch iron rod with a yellow plastic cap on the westerly right-of-way line of Candlewood Drive, NE at the southeasterly corner of Block 10 of Arnold Subdivision as the same is platted and recorded in Volume 14, Page 12 of the Marion County Book of Town Plats, said corner also being the southeasterly corner of that tract of land conveyed to National Loan Investors, LP by that deed recorded in Reel 3352, Page 256 of the Marion County Deed Records, and running thence South 64° 20' 46" West, along the south line of said Block 10, a distance of 516.18 feet to a 5/8-inch iron rod with a yellow plastic cap at the southwesterly corner of said National Loan Investors, LP tract of land and the easterly right-of-way line of Salem Parkway; thence North 32° 59' 41" East, along said right-of-way line, 580.24 feet to a 5/8-inch iron rod with a yellow plastic cap at the northwest corner of that tract of land conveyed to National Loan Investors, LP as Parcel I by that deed recorded in Reel 3357, Page 313 of the Marion County Deed Records; thence North 64° 15' 00" East, along the north line of said Parcel I, a distance of 370.25 feet to a 1/2-inch iron pipe on the easterly line of the before-said Block 10 and the westerly right-of-way line of the before-said Candlewood Drive NE; thence South 23° 28' 30" West, along said Block and right-of-way line, 462.30 feet to the point of beginning, all being situated within the southeast quarter of the northeast quarter of Section 11 and the northwest quarter of Section 12 in Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem in Marion County, Oregon.

Subject to and excepting:

Unpaid Property Taxes are as follows:

Fiscal Year: 2012-2013

Amount: \$168.15, plus interest, if any

Levy Code: 92401950

Account No.: M126125

Map No.: 073W12B 04400

Affects: Mobile home

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.

Any rights, liens, claims or equities, if any, in favor of Marion Soil and Water Conservation District.

Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Salem Electric

Purpose: Right of way

Recording Date: July 16, 1969

Recording No: Book 668, Page 343

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

471813024281-TTMIDWIL20  
Deed (Warranty-Statutory)

Grantee: The State of Oregon, by and through its State Highway Commission  
Recording Date: June 18, 1971  
Recording No.: Book 705, Page 404

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through its State Highway Commission  
Recording Date: June 2, 1972  
Recording No.: Book 727, Page 615

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: City of Salem  
Purpose: Sewer lines and appurtenances  
Recording Date: July 23, 1974  
Recording No: Book 783, Page 445

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through its State Highway Commission  
Recording Date: July 7, 1988  
Recording No.: Reel 630, Page 195

Reservations and restrictions, including the terms and provisions thereof,  
Recorded: July 7, 1988 Reel 630, Page 195

**REEL: 3496**

**PAGE: 190**

**April 25, 2013, 03:32 pm.**

CONTROL #: 337828

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: \$ 51.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

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