



1-888-673-8387

08M

CASH SALE PROPERTY DESCRIPTION SHEET "BEST OFFER" PROPERTY AS OF SEPT. 9, 2009

ASKING PRICE \$139,900.00	Bids Must be Received by: 5:00 p.m., September 8, 2009	Bids Will be Opened at: 9:00 a.m., September 9, 2009 NO BIDS RECEIVED	Account Number 0003041951
		Address (Street, City, Zip Code) 937 GENIE ST SE, SALEM OR 97306	
		County MARION	Completed 09/14/09 Supersedes 09/01/09
		1st Ad Date 9/18/09 @Asking Price	
		CASH SALE ONLY	
Redemption Expires NO REDEMPTION RIGHTS			
Tax Account Number R80499			Tax Rate \$ 18.313
MINERAL AND GEOTHERMAL RESOURCE RIGHTS <input checked="" type="checkbox"/> ODVA is NOT retaining the Mineral or Geothermal Resource Rights. <input type="checkbox"/> ODVA is retaining the Mineral and Geothermal Resource Rights. Mineral and geothermal resource rights are described in OAR 274-021-0015 and DO include soil, clay, stone, sand, and gravel			

IMPORTANT: PROPERTIES ARE SOLD IN AN "AS IS" CONDITION WITHOUT WARRANTY. INFORMATION IS TAKEN FROM SOURCES BELIEVED RELIABLE BUT NOT GUARANTEED.

PROPERTY TYPE: Residential Mobile Home Only Land Only Duplex
 Rural Mobile Home with Land Condominium Houseboat

GENERAL INFORMATION				ROOM COUNT		MEASUREMENTS	
AGE	32 yrs.	RANGE/OVEN	No	BEDROOM	3	LAND	0.10 ACs
CONDITION	Average	DISHWASHER	No	BATH	1.5	DWELLING	1,008 sq ft
HEAT	Electric	DISPOSAL	Yes	DIN.ROOM	Area	BASEMENT	N/A sq ft
ROOF	Composition	FIREPLACE	No	FAM.ROOM	No	CAR STORAGE	2 car
WATER	Public	WATER HEATER	Electric	UTIL.ROOM	Area	OUTBUILDINGS	None
SEWER	Public	OTHER	Hood Fan/ Central Air	<u>BASEMENT</u>	<u>No</u>		
UTILITY COMPANIES SERVING PROPERTY				TAX INFORMATION			
ELECTRICITY	PGE	1-888-288-1224 <i>(Telephone)</i>		LAST TAXES PAID:	2008-2009	\$ 1,725.39	
WATER:	City of Salem	503-588-6099 <i>(Telephone)</i>		ASSESSED VALUE:	LAND	\$ 93,000.00	
SEWER:	City of Salem	503-588-6099 <i>(Telephone)</i>			IMPROVEMENT	\$ 76,670.00	
GAS:	N/a	N/a <i>(Telephone)</i>		<u>YEAR OF ASSESSMENT:</u>	2008	TOTALS	\$ 169,670.00
OTHER:		<i>(Telephone)</i>		Irrigation/Water Assessments are Prorated in Closing.			

TERMS FOR SALE WILL BE: **CASH SALE ONLY**

Property Listed with: **Sherri Wingard, Prudential Real Estate 503-371-3013 ext 1158**

CASH SALE PROPERTY DESCRIPTION SHEET *(continued)*

REMARKS: *(Plat Map Furnished Upon Request.)*

**PROPERTY IS LISTED WITH: SHERRI WINGARD, PRUDENTIAL REAL ESTATE,
(503) 371-3013 EXT. 1158,
1220 -20TH ST. SE, SALEM OR 97302**

Legal Description

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

Beginning at the Southwest corner of Lot 9, Block 5, LAKEWOOD PARK, as recorded in Book of Town Plats 29, Page 44, Marion County Records; thence North 2° 00' West, along the West line of said Lot, 85.00 feet; thence South 87° 10' 16" East 53.86 feet; thence South 0° 40' 01" East 8.50 feet; thence South 2° 53' 35" East 73.84 feet to the South line of said Lot; thence South 89° 57' West, along said South line, 54.65 feet to the point of beginning.

- ◆ **Properties are sold "AS IS," whether reconditioned or not.**
- ◆ **ODVA will not pay for Title Insurance.**
- ◆ **Properties are sold "AS IS," whether reconditioned or not.**
- ◆ No warranties or guarantees are expressed or implied as to the condition of appliances, heating, plumbing, electrical, structural, or water systems.
- ◆ ODVA has disclosed all deficiencies which are known. Some deficiencies may **NOT** be known and are therefore not listed.
- ◆ The buyer will be required to sign a Property Acceptance Statement, Form 894-M, at closing.
- ◆ The buyer of this property will also be required to sign an agreement to hold the Oregon Department of Veterans' Affairs and the State of Oregon harmless from all future claims and damages arising from any environmental or toxic hazards which might be found in or on this property now or in the future.

ROAD DIRECTIONS

STARTING POINT: MARION COUNTY COURTHOUSE, 100 High St. NE, Salem OR 97301

- **SOUTH on HIGH ST. toward STATE ST.**
- **EAST (Left) onto TRADE ST. SE; continue on Trade St. to 12th ST. SE**
- **SOUTH (Right) onto 12th ST. SE continues on 12th St. SE, as it becomes 12 ST. CUT-OFF ST.**
- **SOUTH (Left) onto COMMERCIAL ST. SE**
- **WEST (Right) onto KUEBLER BLVD SE**
- **SOUTH (Left) onto SUNNYSIDE RD SE**
- **EAST (Left) onto GENIE ST SE**

ENDING POINT: 937 GENIE ST SE, Salem Oregon