



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

02/25/2025

Owner Name:

**Lee, Megan D
Kwon, Hak Scott**

Property Address:

**676 Breezy Way NE
Albany OR 97322 4549**

Reference Number:

10S03W34CC07400

Account Number:

0907078

Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	52 EAirport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 New berg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.TicorMidValley.com

For all your customer service needs: MVCS@TicorTitle.com

Parcel Information

Parcel #:	0907078
Tax Lot:	10S03W34CC07400
Site Address:	676 Breezy Way NE
	Albany OR 97322 - 4549
Owner:	Lee, Megan D Kwon, Hak Scott
	676 Breezy Way NE
	Albany OR 97322 - 4549
Town/Range/Section:	10S / 03W / 34 / SW
Parcel Size:	0.12 Acres (5,227 SqFt)
Lot:	
Census Tract/Block:	020102 / 1015
Levy Code Area:	00830
Levy Rate:	19.9031
Market Value Land:	\$145,500.00
Market Value Impr:	\$235,470.00
Market Value Total:	\$380,970.00
Assessed Value:	\$202,380.00



Tax Information

Tax Year	Annual Tax
2024	\$4,074.32
2023	\$3,960.05
2022	\$3,903.12

Legal

SOMERSET MDWS 1ST ADD

Land

Land Use:	101 - RESIDENTIAL IMPROVED	Zoning:	Albany-RS-5 - Rs-5 -- Residential Single Family
Watershed:	Muddy Creek-Willamette River	Std Land Use:	1001 - Single Family Residential
Recreation:		School District:	8J - Greater Albany
Primary School:	Meadow Ridge Elementary	Middle School:	Timber Ridge School
High School:	South Albany High School		

Improvement

Year Built:	2006	Stories:	1	Finished Area:	1,236 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	131 - One Story				

Transfer Information

Loan Date:	08/28/2020	Loan Amt:	\$25,000.00	Doc Num:	17641	Doc Type:	Stand Alone Mortgage
Loan Type:	VAR	Finance Type:	Credit Line (Revolving)	Lender:	FIRST TECHNOLOGY FEDERAL CU		
Rec. Date:	08/17/2016	Sale Price:	\$215,000.00	Doc Num:	13992	Doc Type:	Warranty Deed
Owner:	Megan D Lee	Grantor:	FRANCISCO DEBRA L	Title Co:	FIDELITY NATL TITLE CO OF OR		
Orig. Loan Amt:	\$209,632.00	Lender:	FINANCE OF AMERICA MORTGAGE LLC				
Finance Type:		Loan Type:	FHA				

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.

Subject Property

676 Breezy Way NE, Albany OR 97322

APN: 0907078

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
08/28/2020	Stand Alone Mortgage	\$25,000	17641	Lee, Megan D	
05/04/2020	Stand Alone Mortgage	\$207,200	8313	Lee, Megan D	
08/17/2016	Warranty Deed	\$215,000	13992	Megan Lee & Hak Kwon	Francisco Debra L
05/04/2006	Warranty Deed	\$166,000	10590	Francisco, Debra L	Absolute Homes Inc
05/04/2006	Bargain and Sale Deed		10588	Absolute Homes Inc	Absolute General Contract

Mortgage

Recording Date:	08/28/2020	Doc Number:	17641	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$25,000	Loan Type:	Credit Line (Revolving)	Financing Type:	VAR
Lender Name:	First Technology Fe	Interest Rate:	3	Maturity Date:	08/25/2045
Borrower:	Lee, Megan D & Scott, Lee Kwon			Title Company:	

Mortgage

Recording Date:	05/04/2020	Doc Number:	8313	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$207,200	Loan Type:	New Conventional	Financing Type:	
Lender Name:	Everett Financial I	Interest Rate:	3.5	Maturity Date:	05/01/2050
Borrower:	Lee, Megan D & Lee, Kwon Hak			Title Company:	

Last Vesting

Recording Date:	08/17/2016	Doc Number:	13992	Doc Type:	Warranty Deed
Sale Price:	\$215,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Fidelity Natl Title Co Of Or
Buyer:	Megan Lee & Hak Kwon				
Seller:	Francisco Debra L				

Prior Transfer

Recording Date:	05/04/2006	Doc Number:	10590	Doc Type:	Warranty Deed
Sale Price:	\$166,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Single Woman	Title Company:	First American Title
Buyer:	Francisco, Debra L				
Seller:	Absolute Homes Inc				

Transfer

Recording Date:	05/04/2006	Doc Number:	10588	Doc Type:	Bargain and Sale Deed
Sale Price:		Intrafamily:	N	Multiple Parcels:	N
Sale Type:		Vesting:	Company	Title Company:	First American Title
Buyer:	Absolute Homes Inc				
Seller:	Absolute General Contracting Inc				

RECORDING REQUESTED BY:
 **Fidelity National Title**
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:
Debra L. Francisco

GRANTEE'S NAME:
Megan D. Lee and Kwon Hak Scott Lee

AFTER RECORDING RETURN TO:
Megan D. Lee and Kwon Hak Scott Lee
676 Breezy Way NE
Albany, OR 97322

SEND TAX STATEMENTS TO:
Megan D. Lee and Kwon Hak Scott Lee
676 Breezy Way NE
Albany, OR 97322

907078
676 Breezy Way NE, Albany, OR 97322

LINN COUNTY, OREGON	2016-13992
D-WD	08/17/2016 02:18:34 PM
Stn=0 S. WILSON	
\$10.00 \$11.00 \$10.00 \$20.00 \$19.00	\$70.00
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Steve Druckenmiller - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Debra L. Francisco, Grantor, conveys and warrants to **Megan D. Lee and Kwon Hak Scott Lee**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Lot 73, SOMERSET MEADOWS - FIRST ADDITION, a subdivision replat of Lot 71 OF SOMERSET MEADOWS, in the City of Albany, Linn County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (**\$215,000.00**). (See ORS 93.030).

Subject to:

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2016-2017.

Tax Identification No.: 907078

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public utility easement
Affects: 10 feet along street frontage

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Somerset Meadows - First Addition

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 4, 2005
Recording No: Volume 1707, Page 178

Restrictive Covenants, including the terms and provisions thereof,

Recording Date: April 6, 2006
Recording No.: 2006-08005

Fidelity National Title # 10221601782

STATUTORY WARRANTY DEED

(continued)


Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 30, 2006
Recording No: 2006-26536

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.

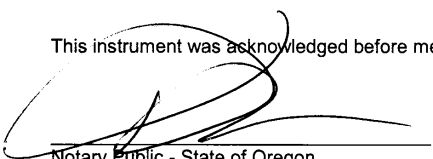
Dated: 8-11-16


Debra L. Francisco

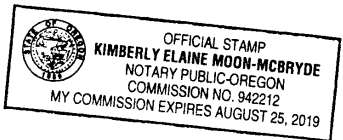
State of Oregon

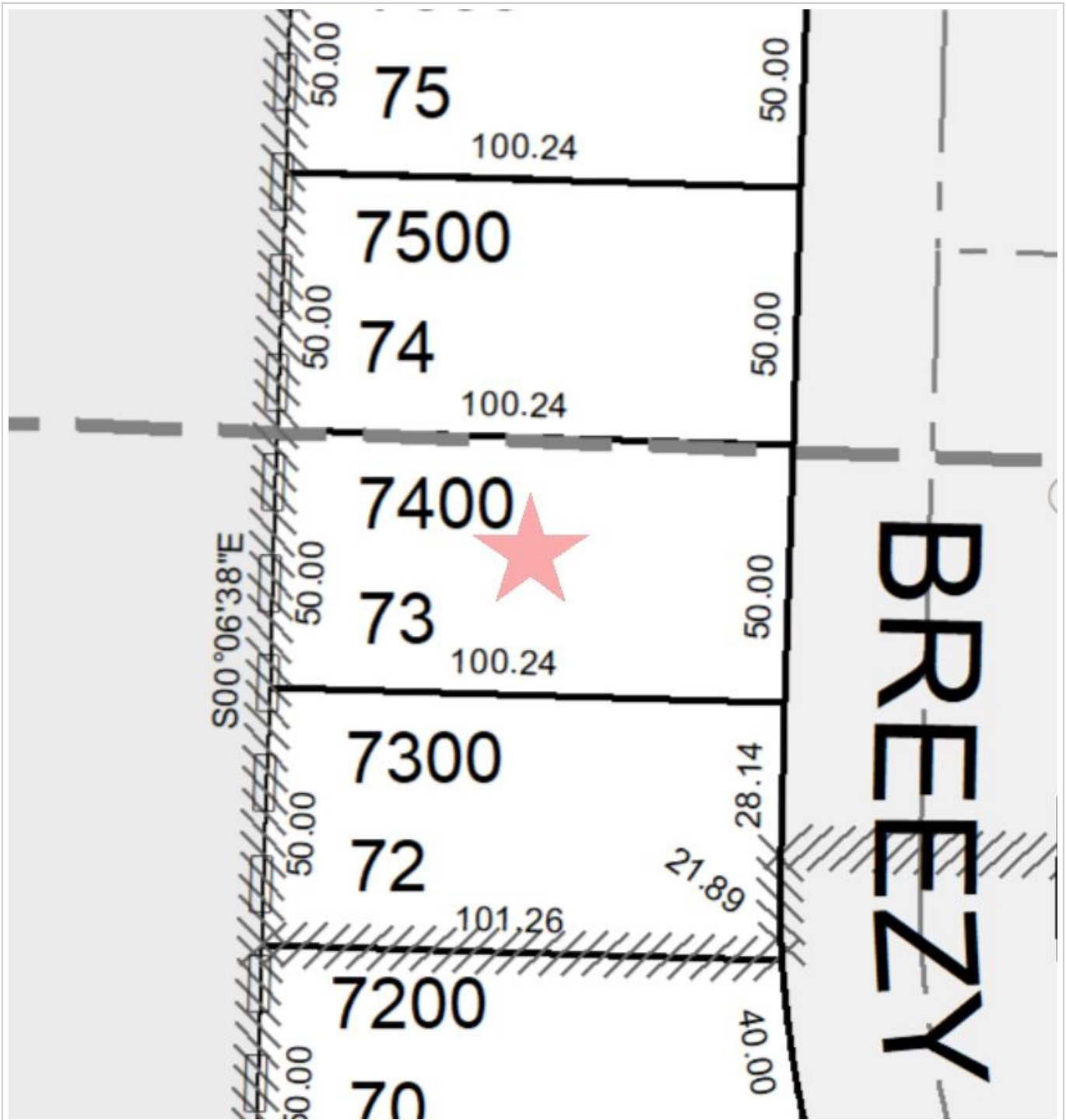
County of Linn

This instrument was acknowledged before me on Aug 11, 2016 by Debra L. Francisco.


Notary Public - State of Oregon

My Commission Expires: 0825-19



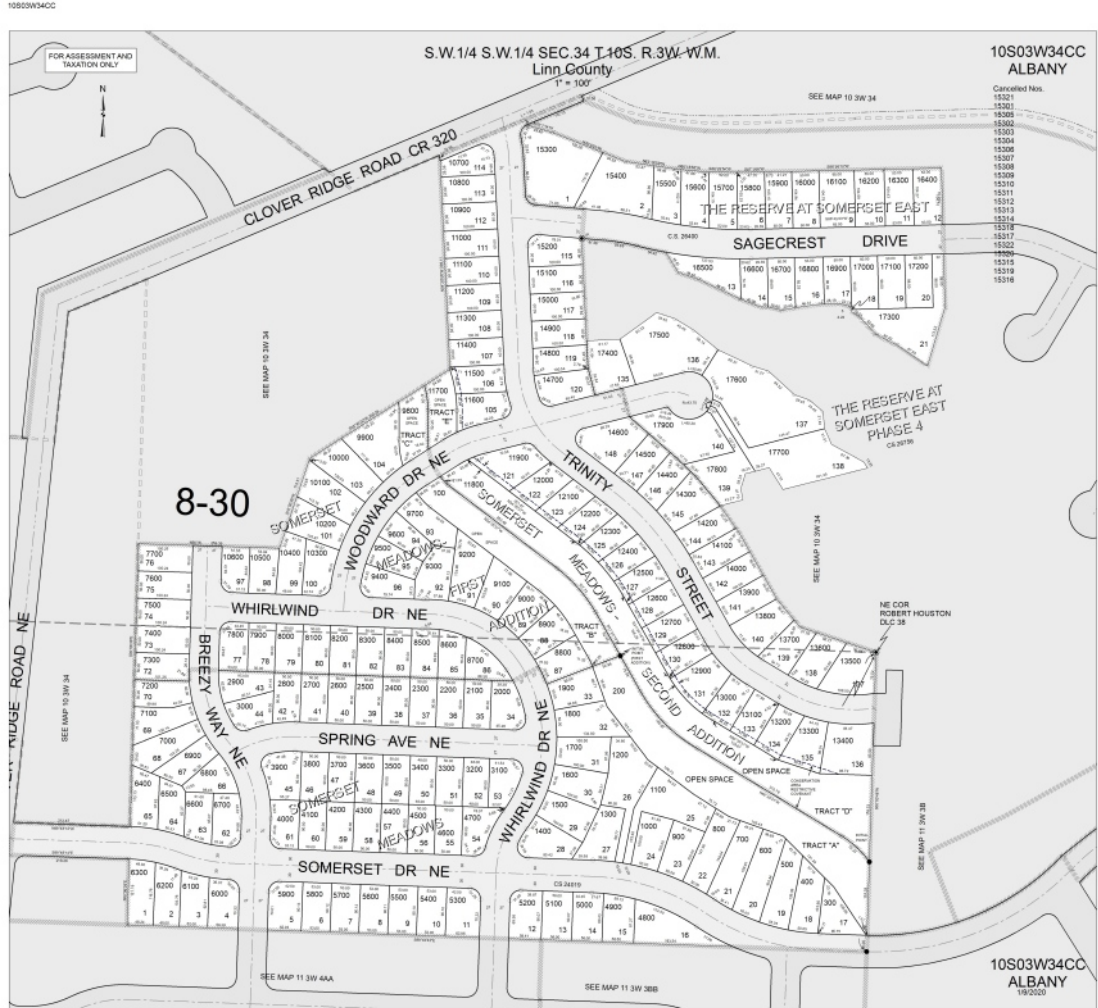


Parcel ID: 0907078

Site Address: 676 Breezy Way NE

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Full Assessor Map



Parcel ID: 0907078

Site Address: 676 Breezy Way NE

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Aerial Map

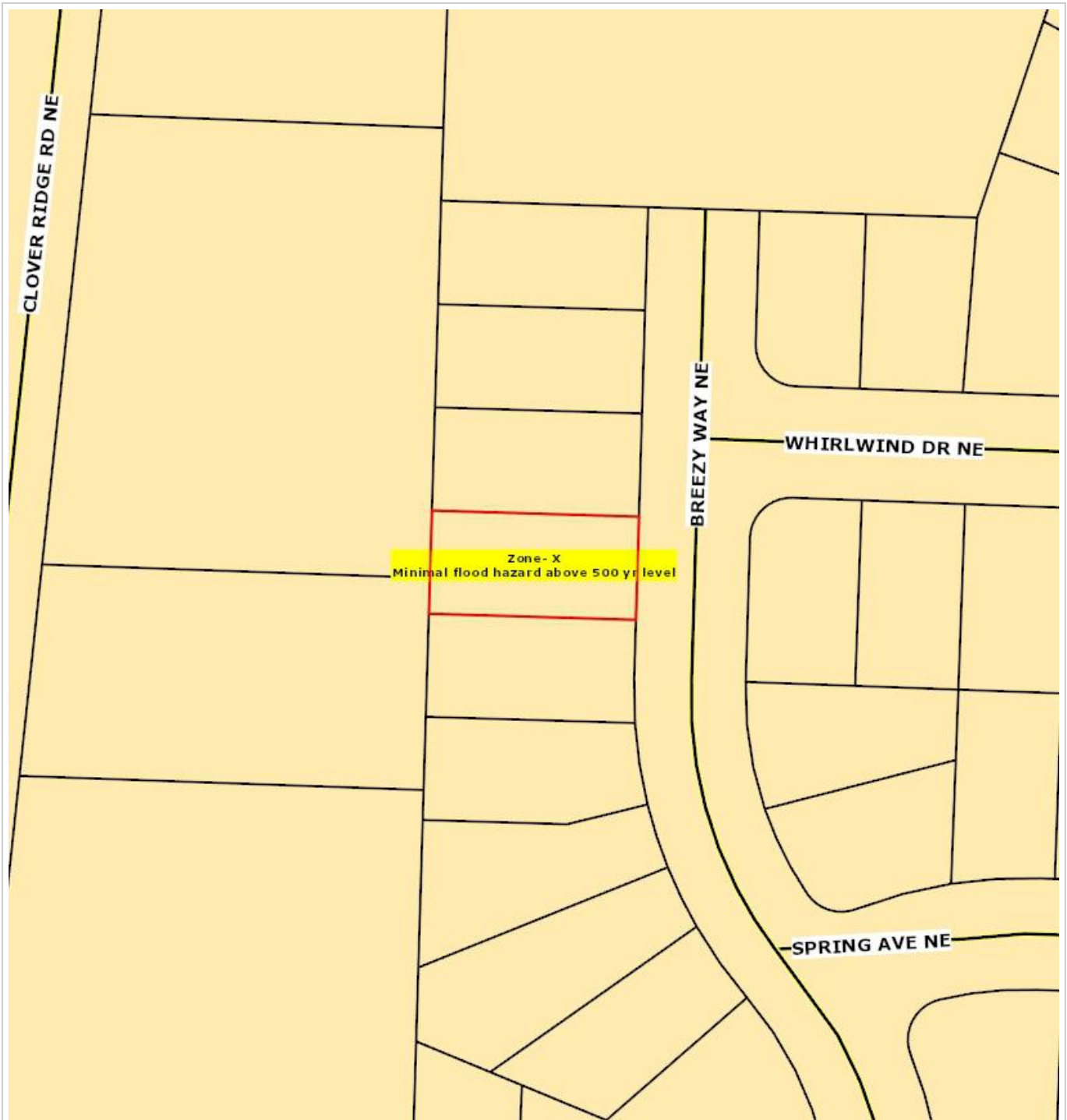


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Flood Map



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Zoning Map



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