



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

06/17/2025

Owner Name:

Lusardi, Paul Joseph

Property Address:

30630 SW 5th St

Lebanon OR 97355 9203

Reference Number:

12S02W34C00400

Account Number:

0332516

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 E Airport 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 Newberg, OR 97132 503.542.1400 | 206 N 1st St Silverton, OR 97381 503.873.5305 |
|--|--|---|--|---|---|--|

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 #: | 0332516 |
| Tax Lot: | 12S02W34C00400 |
| Site Address: | 30630 SW 5th St Lebanon OR 97355 - 9203 |
| Owner: | Lusardi, Paul Joseph 30630 SW 5th St Lebanon OR 97355 - 9203 |
| Twn/Range/Section: | 12S / 02W / 34 / SW |
| Parcel Size: | 1.67 Acres (72,745 SqFt) |
| Plat/Subdivision: | Agate Hills Estates First Addition |
| Lot: | 3 |
| Block: | 4 |
| Census Tract/Block: | 030905 / 2008 |
| Levy Code Area: | 00902 |
| Levy Rate: | 14.7199 |
| Market Value Land: | \$239,810.00 |
| Market Value Impr: | \$219,220.00 |
| Market Value Total: | \$459,030.00 |
| Assessed Value: | \$251,340.00 |



Tax Information

| Tax Year | Annual Tax |
|----------|------------|
| 2024 | \$3,765.95 |
| 2023 | \$3,657.18 |
| 2022 | \$3,582.37 |

Legal

AGATE HILLS ESTATES FIRST ADDITION - LOT 3 - BLOCK 4

Land

| | | | |
|-----------------|--------------------------------|------------------|--|
| Land Use: | 409 - TRACT WITH MFG STRUCTURE | Zoning: | County-RR-5 - Rural Residential, 5 Acre Minimum |
| Watershed: | Lower Calapooia River | Std Land Use: | 1006 - Mobile/Manufact Home (regardless of Land owner) |
| Recreation: | | School District: | 9 - Lebanon Community |
| Primary School: | Cascades School | Middle School: | Seven Oak Middle School |
| High School: | Lebanon High School | | |

Improvement

| | | | | | |
|-------------|--------------------------------------|------------|---|----------------|------------|
| Year Built: | 1998 | Stories: | 1 | Finished Area: | 1,685 SqFt |
| Bedrooms: | 3 | Bathrooms: | 2 | Pool: | |
| Bldg Type: | 110 - Residential Other Improvements | | | | |

Transfer Information

| | | | | | | | |
|-----------------|-----------------------------|-------------|--------------|-----------|------------------------------|-----------|---------------|
| Rec. Date: | 04/27/2022 | Sale Price: | \$470,000.00 | Doc Num: | 7723 | Doc Type: | Warranty Deed |
| Owner: | Paul Joseph Lusardi | | | Grantor: | MCKINNEY RIDGE COOLIDGE | | |
| Orig. Loan Amt: | \$315,000.00 | | | Title Co: | TICOR TITLE | | |
| Finance Type: | Loan Type: New Conventional | | | Lender: | US BANK NATIONAL ASSOCIATION | | |

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

30630 SW 5th St, Lebanon OR 97355

APN: 0332516

| Rec Date | Doc Type | Sale/Loan | Doc No | Buyer | Seller |
|------------|----------------------|-----------|--------|-------------------------|-------------------------|
| 04/27/2022 | Warranty Deed | \$470,000 | 7723 | Paul Lusardi | McKinney Ridge Coolidge |
| 09/18/2019 | Warranty Deed | \$307,000 | 16004 | McKinney Ridge Coolidge | Taylor Craig |
| 03/21/2017 | Stand Alone Mortgage | \$225,600 | 4993 | Taylor, Craig | |
| 10/13/2011 | Warranty Deed | \$177,000 | 14431 | Taylor, Craig | Veach David M |
| 01/19/2005 | Stand Alone Mortgage | \$50,000 | | Veach, David M | |

Last Vesting

| | | | | | |
|-----------------|--------------------------------|--------------|-------------|-------------------|-----------------------------|
| Recording Date: | 04/27/2022 | Doc Number: | 7723 | Doc Type: | Warranty Deed |
| Sale Price: | \$470,000 | Intrafamily: | N | Multiple Parcels: | N |
| Sale Type: | Sales price from Transfer Tax. | Vesting: | | Title Company: | Ticor Title |
| Buyer: | Paul Lusardi | | | | |
| Seller: | McKinney Ridge Coolidge | | | | |
| | | Doc Number | Loan Amount | Type | Lender |
| | | Mtg 1 | 2022.7724 | \$315,000 | New Conventional |
| | | | | | Us Bank National Associator |

Prior Transfer

| | | | | | |
|-----------------|---------------------------------|--------------|---------------|-------------------|---------------|
| Recording Date: | 09/18/2019 | Doc Number: | 16004 | Doc Type: | Warranty Deed |
| Sale Price: | \$307,000 | Intrafamily: | N | Multiple Parcels: | N |
| Sale Type: | Full amount stated on Document. | Vesting: | Individual(s) | Title Company: | Ticor Title |
| Buyer: | McKinney Ridge | | | | |
| Seller: | Coolidge | | | | |
| | Taylor Craig | | | | |
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Mortgage

| | | | | | |
|-----------------|---------------------------------|----------------|-------------------------|-----------------|----------------------|
| Recording Date: | 03/21/2017 | Doc Number: | 4993 | Doc Type: | Stand Alone Mortgage |
| Loan Amount: | \$225,600 | Loan Type: | Credit Line (Revolving) | Financing Type: | VAR |
| Lender Name: | Us Bank Na | Interest Rate: | 4.19 | Maturity Date: | 03/01/2037 |
| Borrower: | Taylor, Craig & Taylor, Valarie | | | Title Company: | |

Transfer

| | | | | | |
|-----------------|---------------------------------|--------------|------------------|-------------------|------------------------------|
| Recording Date: | 10/13/2011 | Doc Number: | 14431 | Doc Type: | Warranty Deed |
| Sale Price: | \$177,000 | Intrafamily: | N | Multiple Parcels: | N |
| Sale Type: | Full amount stated on Document. | Vesting: | Husband And Wife | Title Company: | Fidelity Natl Title Co Of Or |
| Buyer: | Taylor, Craig & Taylor, | | | | |
| Seller: | Valerie | | | | |
| | Veach David M | | | | |
| | | Doc Number | Loan Amount | Type | Lender |
| | | Mtg 1 | 2011.14433 | \$172,513 | FHA |
| | | | | | Us Bank Na |

Mortgage

| | | | | | |
|-----------------|---------------------------------|----------------|----------------------------|-----------------|----------------------|
| Recording Date: | 01/19/2005 | Doc Number: | | Doc Type: | Stand Alone Mortgage |
| Loan Amount: | \$50,000 | Loan Type: | Credit Line (Revolving) | Financing Type: | OTH |
| Lender Name: | Washington Mutual B | Interest Rate: | 5.69 | Maturity Date: | 01/09/2035 |
| Borrower: | Veach, David M & Veach, Janet E | | | Title Company: | |

Linn County
2024 Real Property Assessment Report
Account 332516

Map 12S02W34-C0-00400
Code - Tax ID 00902 - 332516

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr AGATE HILLS ESTATES FIRST ADDITION
Block - 4 Lot - 3

Mailing LUSARDI PAUL JOSEPH
30630 SW 5TH ST
LEBANON OR 97355-9203

Deed Reference # 2022-7723
Sales Date/Price 04-26-2022 / \$470,000
Appraiser GERGER, SAM

Property Class 409 **MA** **SA** **NH**
RMV Class 409 03 00 001

| Site | Situs Address | City |
|------|-----------------|---------|
| 1 | 30630 SW 5TH ST | LEBANON |

| | | Value Summary | | | |
|------------------------|------|---------------|---------|---------|---------------------|
| Code Area | | RMV | MAV | AV | RMV Exception CPR % |
| 00902 | Land | 239,810 | | Land | 0 |
| | Impr | 219,220 | | Impr | 0 |
| Code Area Total | | 459,030 | 251,340 | 251,340 | 0 |
| Grand Total | | 459,030 | 251,340 | 251,340 | 0 |

| Land Breakdown | | | | | | | | | |
|----------------|------|-------------------------------------|----|-----------|------------------------|---------|---------|------------|-------------|
| Code Area | ID # | RFPD | Ex | Plan Zone | Value Source | Trend % | Size | Land Class | Trended RMV |
| 00902 | 1 | <input checked="" type="checkbox"/> | | | LANDSCAPE - AVERAGE | 100 | | | 5,000 |
| | | | | | Market | 100 | 1.67 AC | | 199,810 |
| | | | | | RURAL OSD - AVG | 100 | | | 35,000 |
| | | | | | Code Area Total | | 1.67 AC | | 239,810 |

| Improvement Breakdown | | | | | | | | | |
|-----------------------|------------------------|------------|------------|--------------------------------|---------|------------|-----|----------|-------------|
| Code Area | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |
| 00902 | 101 | 1998 | 110 | Residential Other Improvements | 100 | 0 | | | 790 |
| | 200 | 1998 | 463 | MS Triple wide | 100 | 1,685 | | E-919264 | 191,210 |
| | 201 | 2016 | 317 | GP BUILDING | 100 | 960 | | | 27,220 |
| | Code Area Total | | | | | 2,645 | | | 219,220 |

| Exemptions / Special Assessments / Notations | | | | | | | | | |
|--|--|--|--|--|--|---------------|--------------|-------------|--|
| Code Area 00902 | | | | | | | | | |
| Fire Patrol | | | | | | Amount | Acres | Year | |
| ■ FORESTRY FIRE SURCHARGE | | | | | | 47.50 | | 2024 | |
| ■ FORESTRY FIRE TIMBER - SOUTH | | | | | | 18.75 | 0.67 | 2024 | |

Linn County
2024 Real Property Assessment Report
Account 332516

Comments

***** CAP NOTE - Type R *****
98MX: BP FOR MH. NOTHING AT SITE AT THIS TIME. GROUND DUG UP. 1/23/98 JDR
Remove ST denial from land.
98MX: REMOVED ADJ FOR SEPTIC DENIAL. LAND: +24850. 5/13/98 JLS.
99MX: SEPTIC SYSTEM COMPLETION FROM PLANNING. CHECK FOR WELL.
99MX: NEW OSD AND SHED ADDED. MH ACCT 855797 ADDED TO THIS PROPERTY. 1/21/99 JS
2002MX: MH 855797 TO RP ON THIS ACCT. 6/12/02 JLS.
2010 Removed Senior Deferral. jes
17MX: PLANS FOR 24X40 POLE BLDG // EXT. NAHLC. GP COMPLETE. 12-16 SG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

17-Jun-2025

LUSARDI PAUL JOSEPH
30630 SW 5TH ST
LEBANON OR 97355-9203

| | | | |
|----------------|---------------------------------------|-------------|------------------------------------|
| Tax Account # | 332516 | Lender Name | CLG - US BANCORP SERVICE PROVIDERS |
| Account Status | A | Loan Number | |
| Roll Type | Real | Property ID | 00902 |
| Situs Address | 30630 SW 5TH ST LEBANON OR 97355-9203 | Interest To | Jun 17, 2025 |

Tax Summary

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|----------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2024 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,765.95 | Nov 15, 2024 |
| 2023 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,657.18 | Nov 15, 2023 |
| 2022 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,582.37 | Nov 15, 2022 |
| 2021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,432.06 | Nov 15, 2021 |
| 2020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,363.70 | Nov 15, 2020 |
| 2019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,279.50 | Nov 15, 2019 |
| 2018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,198.46 | Nov 15, 2018 |
| 2017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,129.10 | Nov 15, 2017 |
| 2016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,723.63 | Nov 15, 2016 |
| 2015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,556.27 | Nov 15, 2015 |
| 2014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,610.53 | Nov 15, 2014 |
| 2013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,490.54 | Nov 15, 2013 |
| 2012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,452.23 | Nov 15, 2012 |
| 2011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,515.66 | Nov 15, 2011 |
| 2010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,352.30 | Nov 15, 2010 |
| 2009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,298.04 | Nov 15, 2009 |
| 2008 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,257.41 | Nov 15, 2008 |
| 2007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,176.80 | Nov 15, 2007 |
| 2006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,072.38 | Nov 15, 2006 |
| 2005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,023.11 | Nov 15, 2005 |
| 2004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,034.21 | Nov 15, 2004 |
| 2003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,919.76 | Nov 15, 2003 |
| 2002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,722.39 | Nov 15, 2002 |
| 2001 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$701.68 | Nov 15, 2001 |
| 2000 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$704.64 | Nov 15, 2000 |
| 1999 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$533.33 | Nov 15, 1999 |
| 1998 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$382.12 | Nov 15, 1998 |
| 1997 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$160.83 | Dec 15, 1997 |
| 1996 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$193.65 | Nov 15, 1996 |
| 1995 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$146.71 | Nov 15, 1995 |
| 1994 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$135.40 | Nov 15, 1994 |
| 1993 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$150.58 | Nov 15, 1993 |
| 1992 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$135.01 | Nov 15, 1992 |
| 1991 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$165.55 | Nov 15, 1991 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$65,023.08 | |

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

17-Jun-2025

LUSARDI PAUL JOSEPH
30630 SW 5TH ST
LEBANON OR 97355-9203

| | | | |
|----------------|---------------------------------------|-------------|------------------------------------|
| Tax Account # | 332516 | Lender Name | CLG - US BANCORP SERVICE PROVIDERS |
| Account Status | A | Loan Number | |
| Roll Type | Real | Property ID | 00902 |
| Situs Address | 30630 SW 5TH ST LEBANON OR 97355-9203 | Interest To | Jun 17, 2025 |

Tax Summary

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|-------------|
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|-------------|

RECORDING REQUESTED BY:



52 E Airport Rd
Lebanon, OR 97355

AFTER RECORDING RETURN TO:

Order No.: 471822117117-CR
Paul Joseph Lusardi
30630 SW 5th Street
Lebanon, OR 97355

SEND TAX STATEMENTS TO:

Paul Joseph Lusardi
30630 SW 5th Street
Lebanon, OR 97355-9203

APN: 332516

Map: 12S 02W 34C 00400

LINN COUNTY, OREGON

2022-07723

D-WD

Stn=10120 K. PETERSON 04/27/2022 01:32:00 PM
\$10.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$110.00**

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

Ridge Coolidge McKinney, Grantor, conveys and warrants to **Paul Joseph Lusardi**, 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 3, Block 4, FIRST ADDITION TO AGATE HILLS ESTATES, in the County of Linn and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$470,000.00). (See ORS 93.030).

Subject to:

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

Granted to: Consumers Power, Inc.
Purpose: Electric and telephone transmission and distribution
Recording Date: January 27, 1971
Recording No: Volume 8, page 903
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Lee V. Cutsforth and Sue L. Cutsforth
Recording Date: December 23, 1977
Recording No: Volume 187, page 667
Affects: Reference is hereby made to said document for full particulars

A manufactured home situated on the subject land is classified as real property, as disclosed by document

Recording Date: January 3, 2002
Recording No: Volume 1251, Page 433

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.

After recording
return to Ticor Title

471822117117

STATUTORY WARRANTY DEED

(continued)

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

Dated: 4-26-22


Ridge Coolidge McKinney

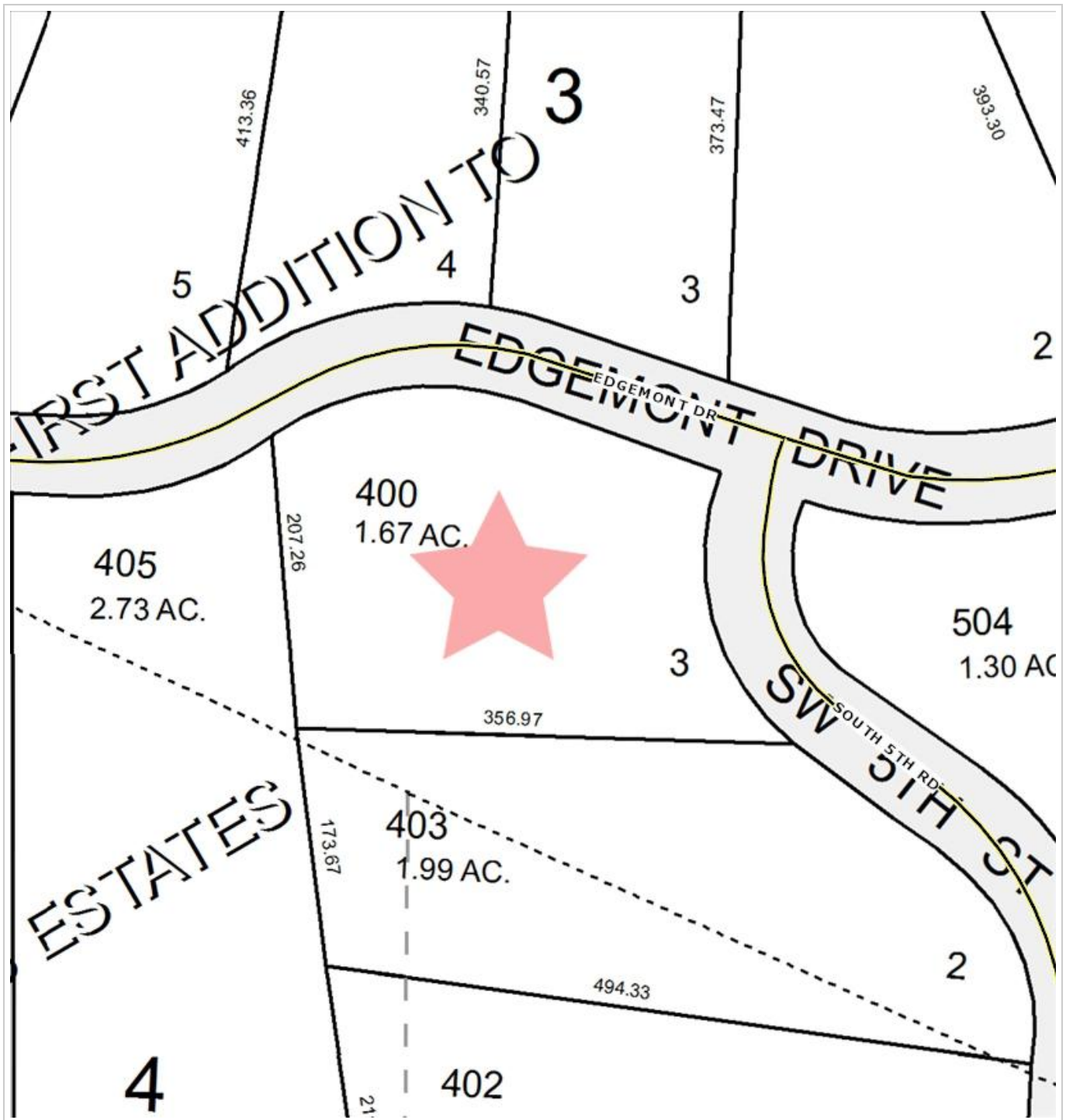
State of Oregon
County of Union

This instrument was acknowledged before me on 4-26-22 by Ridge Coolidge McKinney.


Notary Public - State of Oregon

My Commission Expires: 2-5-2024





Parcel ID: 0332516

Site Address: 30630 SW 5th St

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Aerial Map



Parcel ID: 0332516

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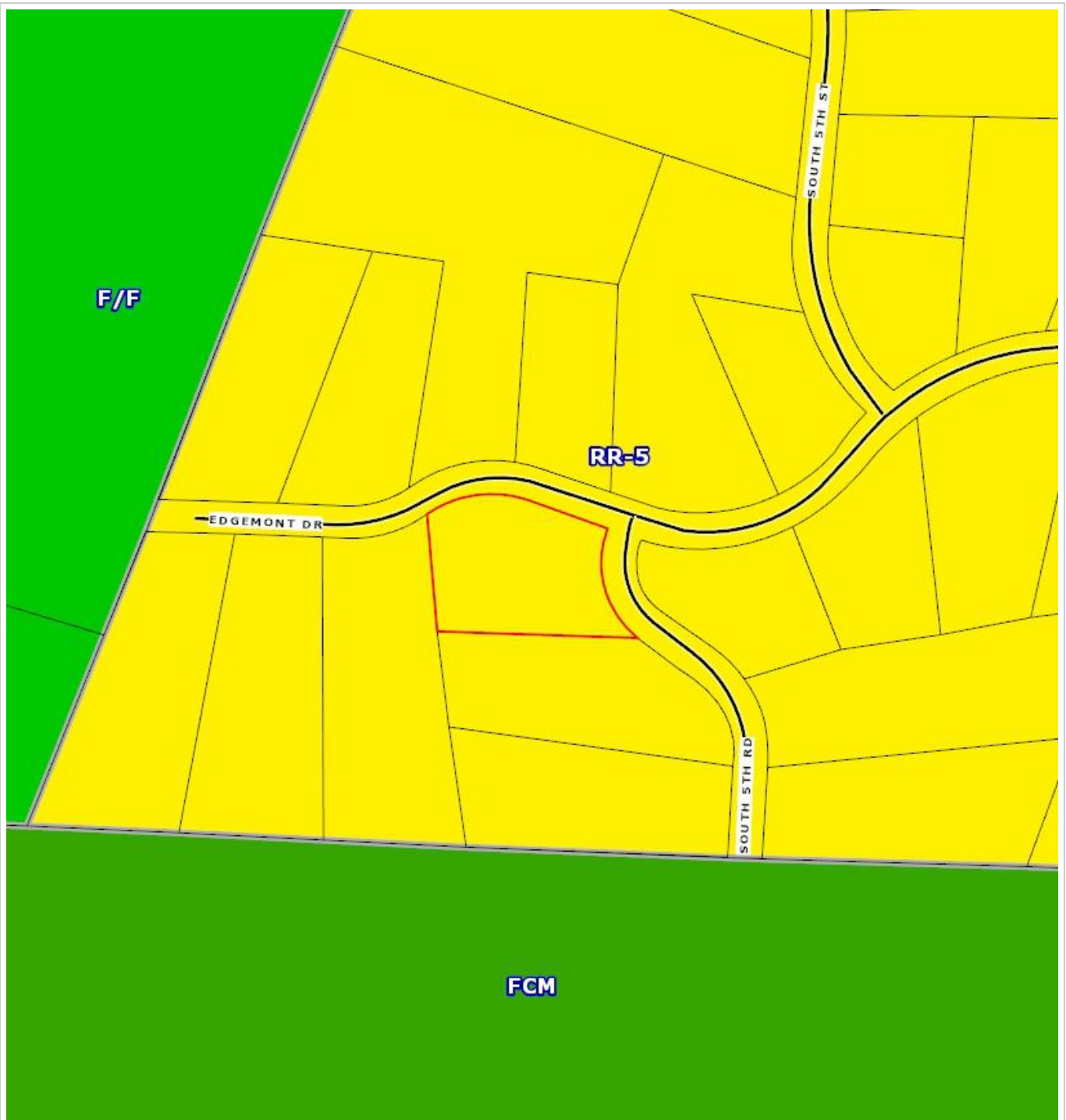
Flood Map



Parcel ID: 0332516

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Zoning Map



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