



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**08/14/2025**

*Owner Name:*

**Kwiatkowski, Maura J**

*Property Address:*

**1004 Lakewood Dr SW  
Albany OR 97321 3559**

*Reference Number:*

**11S04W13DB00126**

*Account Number:*

**0832293**

### 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
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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](http://www.TicorMidValley.com)

**For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)**



### Parcel Information

Parcel #:	0832293
Tax Lot:	11S04W13DB00126
Site Address:	1004 Lakewood Dr SW
	Albany OR 97321 - 3559
Owner:	Kwiatkowski, Maura J
	1004 Lakewood Dr SW
	Albany OR 97321 - 3559
Twn/Range/Section:	11S / 04W / 13 / SE
Parcel Size:	0.11 Acres (4,792 SqFt)
Lot:	
Census Tract/Block:	020300 / 6010
Levy Code Area:	00801
Levy Rate:	19.9031
Market Value Land:	\$167,900.00
Market Value Impr:	\$217,770.00
Market Value Total:	\$385,670.00
Assessed Value:	\$225,170.00



### Tax Information

Tax Year	Annual Tax
2024	\$4,481.58
2023	\$4,354.37
2022	\$4,285.68

### Legal

PARTITION 1996-43

### Land

Land Use:	103 - RESIDENTIAL ZERO LOT LINE	Zoning:	Albany-OP - Office Professional
Watershed:	Lower Calapooia River	Std Land Use:	1001 - Single Family Residential
Recreation:		School District:	8J - Greater Albany
Primary School:	Liberty Elementary School	Middle School:	Memorial Middle School
High School:	West Albany High School		

### Improvement

Year Built:	1995	Stories:	2	Finished Area:	1,487 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	143 - Two Story				

### Transfer Information

Rec. Date:	09/30/2022	Sale Price:	\$352,000.00	Doc Num:	16559	Doc Type:	Warranty Deed
Owner:	Maura J Kwiatkowski	Grantor:	OBRIEN PATRICK J				
Orig. Loan Amt:	\$302,000.00	Title Co:	FIDELITY NATIONAL TITLE				
Finance Type:	ADJ	Loan Type:	New Conventional	Lender:	SYNERGY ONE LENDING INC		

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**

1004 Lakewood Dr SW, Albany OR 97321

APN: 0832293

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
09/30/2022	Warranty Deed	\$352,000	16559	Maura Kwiatkowski	Obrien Patrick J
07/24/2020	Warranty Deed	\$280,000	14708	Brien, Patrick J O	Emery Michael E
06/26/2015	Warranty Deed	\$199,900	9581	Emery, Michael E	Caputo Frank
08/28/2006	Stand Alone Mortgage	\$100,000	21035	Caputo, Frank	

**Last Vesting**

Recording Date:	09/30/2022	Doc Number:	16559	Doc Type:	Warranty Deed
Sale Price:	\$352,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	Fidelity National Title
Buyer:	Maura Kwiatkowski				
Seller:	Obrien Patrick J				
		Doc Number	Loan Amount	Type	Lender
		Mtg 1	2022.16560	\$302,000	New Conventional
					Synergy One Lending Inc

**Prior Transfer**

Recording Date:	07/24/2020	Doc Number:	14708	Doc Type:	Warranty Deed
Sale Price:	\$280,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Fidelity Natl Ttl Co Of Or
Buyer:	Brien, Patrick J O &				
Seller:	Brien, Vicki O				
	Emery Michael E				
		Doc Number	Loan Amount	Type	Lender
		Mtg 1	2020.14709	\$219,500	New Conventional
					Fairway Independent Mortgage

**Transfer**

Recording Date:	06/26/2015	Doc Number:	9581	Doc Type:	Warranty Deed
Sale Price:	\$199,900	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount stated on Document.	Vesting:	Individual(s)	Title Company:	Ticor Title
Buyer:	Emery, Michael E &				
Seller:	Emery, Siegrid H				
	Caputo Frank				

**Mortgage**

Recording Date:	08/28/2006	Doc Number:	21035	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$100,000	Loan Type:	Credit Line (Revolving)	Financing Type:	VAR
Lender Name:	Morgan Stanley Cred	Interest Rate:	6.76	Maturity Date:	09/16/2016
Borrower:	Caputo, Frank & Caputo, Donna			Title Company:	Nations Title Agency Inc

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

3007 North Delta Hwy., Ste 206  
Eugene, OR 97408

**GRANTOR'S NAME:**

Patrick J. O'Brien and Vicki L. O'Brien

**GRANTEE'S NAME:**

Maura J. Kwiatkowski

**AFTER RECORDING RETURN TO:**

Order No.: 60222206112-KB

Maura J. Kwiatkowski  
1004 Lakewood Drive SW  
Albany, OR 97321

**SEND TAX STATEMENTS TO:**

Maura J. Kwiatkowski  
1004 Lakewood Drive SW  
Albany, OR 97321

APN: 832293

1004 Lakewood Drive SW, Albany, OR 97321

LINN COUNTY, OREGON

**2022-16559**

D-WD

Stn=10120 K. PETERSON

**09/30/2022 08:47:00 AM**

\$15.00 \$11.00 \$10.00 \$60.00 \$19.00

**\$115.00**

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**

Patrick J. O'Brien and Vicki L. O'Brien, Grantor, conveys and warrants to Maura J. Kwiatkowski, 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:

Parcel 1, PARTITION PLAT NUMBER 1996-43, being a Supplemental Plat of Parcel 2 of PARTITION PLAT NUMBER 1995-43, in the Southeast quarter of Section 13, Township 11 South, Range 4 West, Willamette Meridian, in the City of Albany, County of Linn and State of Oregon.

TOGETHER WITH an easement for ingress and egress over the Northerly 22 feet of Parcels 1 and 2 of PARTITION PLAT NUMBER 1996-42.

RESERVING THEREFROM an easement for ingress and egress over the Northerly 22 feet of Parcel 1 of PARTITION PLAT NUMBER 1996-43.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$352,000.00). (See ORS 93.030).

**Subject to:**

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

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

# STATUTORY WARRANTY DEED

(continued)

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: 9.22.22

Patrick J. O'Brien

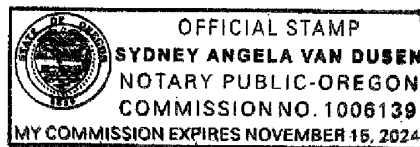
Vicki L. O'Brien

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 9/22/2022 - by Patrick J. O'Brien and Vicki L. O'Brien.

Sydney Angela Van Dusen  
Notary Public - State of Oregon

My Commission Expires: 11/15/2024

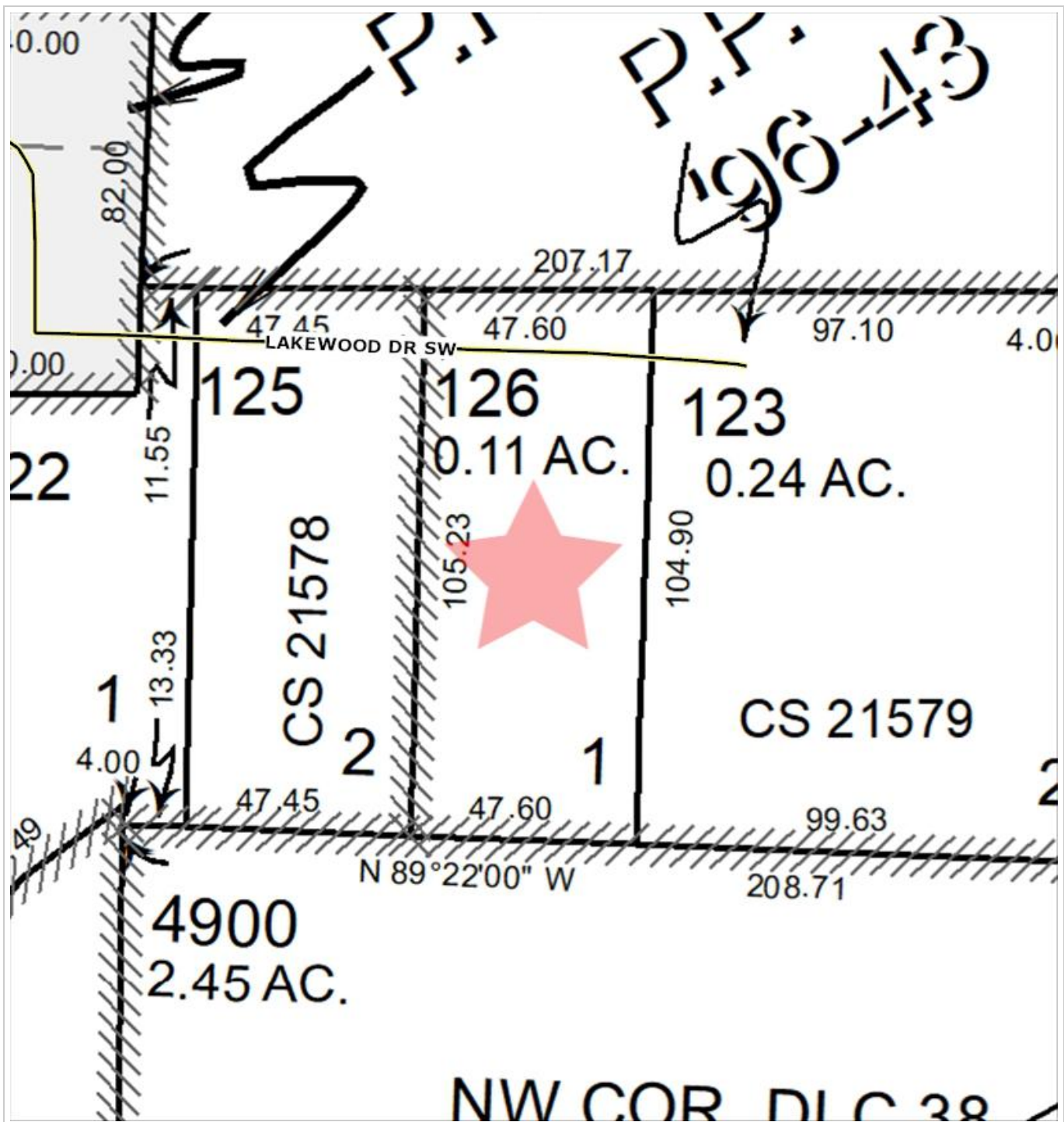


**EXHIBIT "A"**  
Exceptions

**Subject to:**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Pacific Power and Light Company, a Corporation, its successors and assigns  
Purpose: Water transmission and distribution pipe-line  
Recording Date: May 31, 1977  
Recording No: Volume 166 Page 977  
Affects: 10 feet in width along Northerly portion of premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Albany, a Municipal Corporation, and its assigns  
Purpose: Southerly portion of premises  
Recording Date: August 31, 1995  
Recording No: Volume 763 Page 327  
Affects: Southerly portion of premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Albany  
Purpose: Sanitary sewer line  
Recording Date: August 31, 1995  
Recording No: Volume 763 Page 327  
Affects: Southerly 20 feet of premises
4. 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: Sanitary easement  
Affects: Southerly 20 feet
5. Agreement and Easement  
  
Recording Date: June 14, 1996  
Recording No.: Volume 809 Page 122
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: PacifiCorp, an Oregon corporation, its successors and assigns  
Purpose: Construction, operation, maintenance, repair, replacement and removal of electric power distribution service cable and one three inch conduit  
Recording Date: August 12, 2003  
Recording No: Volume 1469 Page 763  
Affects: Reference is hereby made to said document for full particulars
7. Declaration of Party Wall Agreement  
  
Recording Date: October 1, 2009  
Recording No.: 2009-17293

Assessor Map



**TICOR TITLE™**

Parcel ID: 0832293

Site Address: 1004 Lakewood Dr SW

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# Full Assessor Map

11S04W130B



Parcel ID: 0832293

Site Address: 1004 Lakewood Dr SW

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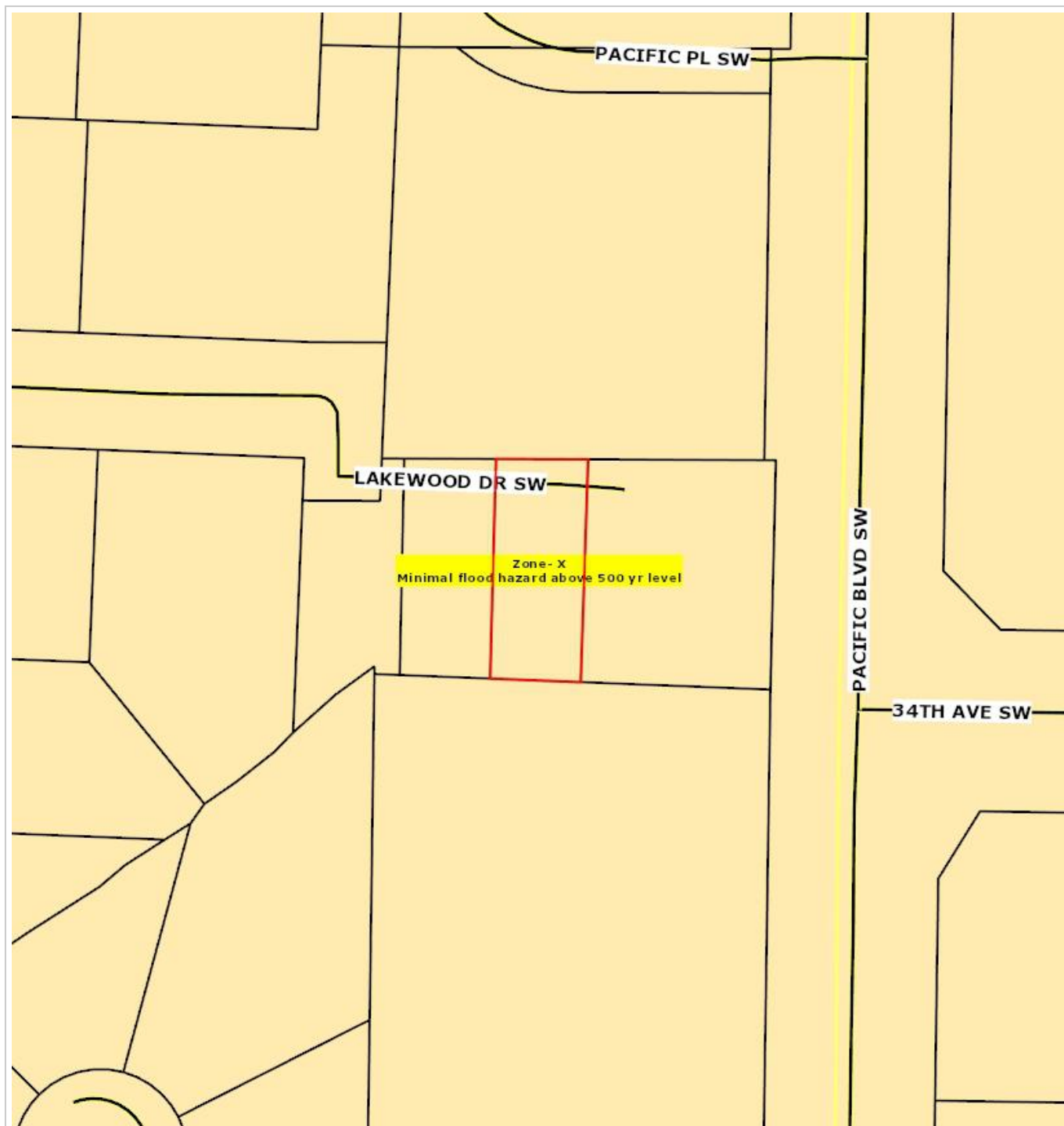
Aerial Map



**Parcel ID: 0832293**

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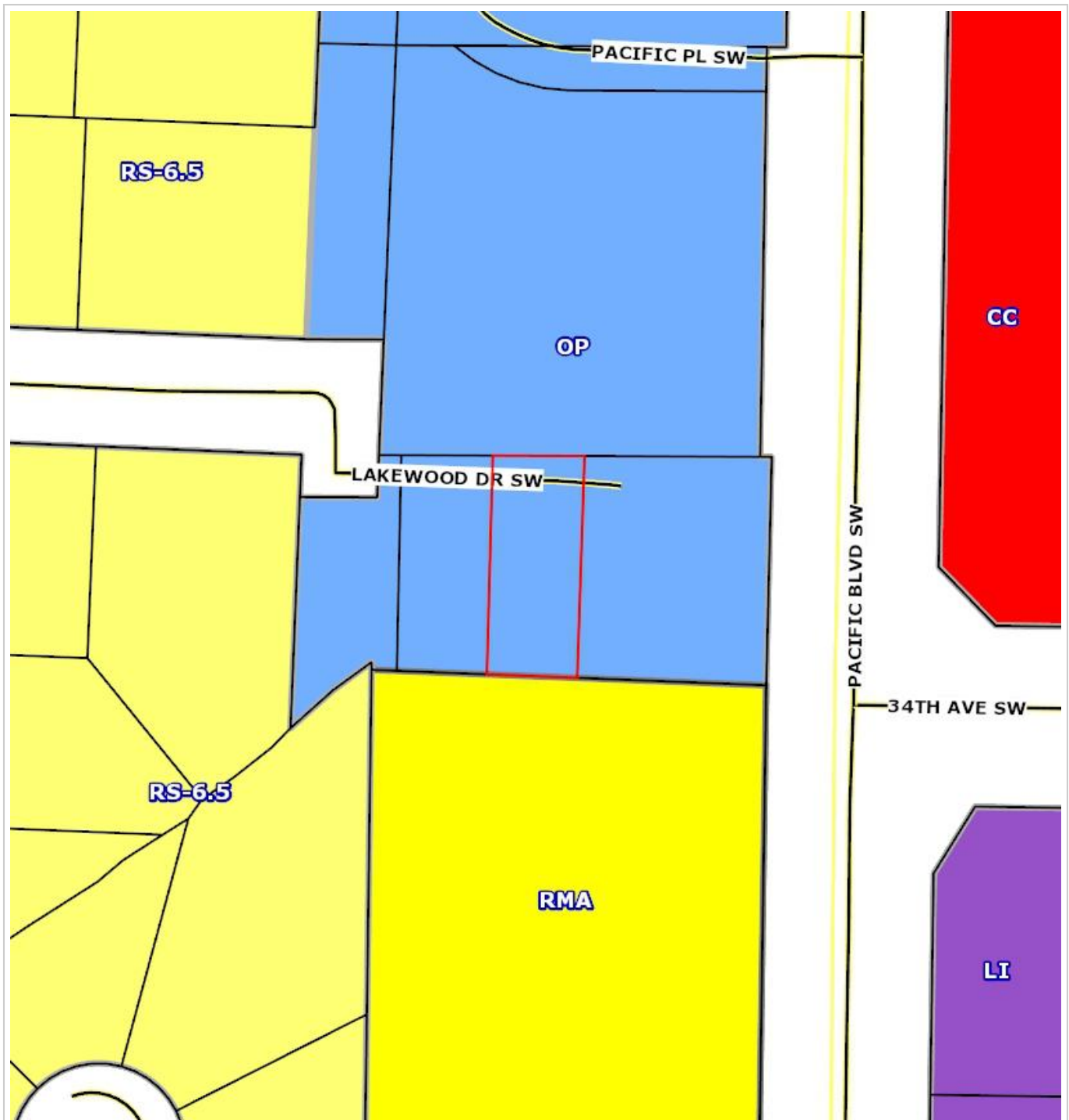
## Flood Map



**Parcel ID: 0832293**

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Zoning Map



Parcel ID: 0832293

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