



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Today's Date:*

**05/27/2025**

*Owner Name:*

**Drakes Family Trust  
Drakes Marie L, Trust**

*Property Address:*

**5640 SW Bluestem PI  
Corvallis OR 97333 1355**

*Reference Number:*

**12508AB03300**

*Account Number:*

**355546**

### 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

<b>Parcel #:</b>	355546
<b>Account #:</b>	12508AB03300
<b>Site Address:</b>	5640 SW Bluestem Pl Corvallis OR 97333
<b>Owner:</b>	Drakes Family Trust Drakes Marie L, Trust
<b>Owner2:</b>	Drakes Marie L, Trust
<b>Owner Address:</b>	5640 SW Bluestem Pl Corvallis OR 97333
<b>Twn/Range/Section:</b>	12S / 05W / 08 / NE
<b>Parcel Size:</b>	0.15 Acres (6,534 SqFt)
<b>Plat/Subdivision:</b>	Barley Hill Phase 1
<b>Lot:</b>	57
<b>Block:</b>	
<b>Census Tract/Block:</b>	000202 / 3012
<b>Levy Code Area:</b>	0901
<b>Levy Rate:</b>	19.2097
<b>Market Value Land:</b>	\$233,000.00
<b>Market Value Impr:</b>	\$308,970.00
<b>Market Value Total:</b>	\$541,970.00 (2024)
<b>Assessed Value:</b>	\$305,272.00



### Tax Information

Tax Year	Annual Tax
2024	\$5,864.18
2023	\$5,692.56
2022	\$5,526.25
Exemption Description:	

### Legal

BARLEY HILL PHASE 1 LOT 57

### Land

<b>Std Land Use:</b>	1001 - Single Family Residential	<b>Zoning:</b>	Corvallis-RS-6 - Low Density Residential
<b>Watershed:</b>	Marys River	<b>School District:</b>	Corvallis
<b>Primary School:</b>	Adams Elementary School	<b>Middle School:</b>	Linus Pauling Middle School
<b>High School:</b>	Corvallis High School	<b>Recreation:</b>	

### Improvement

<b>Year Built:</b>	1995	<b># of Buildings:</b>	2	<b>Garage:</b>	400 - Attached Garage
<b>Bedrooms:</b>	3	<b>Fin SqFt:</b>	1,873	<b>Bsmt Fin SqFt:</b>	
<b>Stories:</b>	1	<b>Floor 1 SqFt:</b>	1,539	<b>Floor 2 SqFt:</b>	
<b>Baths, Total:</b>	2	<b>Baths, Full:</b>	2	<b>Baths, Half:</b>	
<b>Pool:</b>		<b>Heat Type:</b>	Forced hot air & cool		

**Transfer Information**

<b>Rec. Date:</b> 06/30/2022	<b>Sale Price:</b> \$485,000.00	<b>Doc Num:</b> 2022-628950	<b>Doc Type:</b> Warranty Deed
<b>Owner:</b> Drakes Family Trust		<b>Grantor:</b> SUSAN HOLMBERG TRUST	
<b>Orig. Loan Amt:</b> \$460,750.00		<b>Title Co:</b> FIRST AMERICAN TITLE	
<b>Finance Type:</b>	<b>Loan Type:</b> New Conventional	<b>Lender:</b> CROSSCOUNTRY MORTGAGE LLC	

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**
**5640 SW Bluestem Pl, Corvallis OR 97333**
**APN: 355546**

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
06/30/2022	Warranty Deed	\$485,000	628950	Drakes Family Trust	Susan Holmberg Trust
10/03/2016	Intrafamily Transfer & Di		549673	Holmberg, Susan	Holmberg Susan Virginia
03/24/2015	Intrafamily Transfer & Di		529009	Holmberg, Susan Virginia	Holmberg Susan Virginia
12/31/2013	Intrafamily Transfer & Di		515764	Holmberg, Susan Virginia	Holmberg Kirk Richard
02/01/2007	Stand Alone Mortgage	\$210,000	416535	Holmberg, Susan Virginia	
09/08/2005	Stand Alone Mortgage	\$174,000	391804	Holmberg, Kirk Richard	
04/22/2004	Stand Alone Mortgage	\$125,000	365629	Holmberg, Kirk Richard	
01/27/1995	Deed	\$149,700	195416-95	Susan Holmberg Trust	
04/30/1993	Deed	\$388,000	163492-93	Susan Holmberg Trust	

**Last Vesting**

Recording Date:	06/30/2022	Doc Number:	628950	Doc Type:	Warranty Deed
Sale Price:	\$485,000	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Sales price from Transfer Tax.	Vesting:		Title Company:	First American Title
Buyer:	Drakes Family Trust				
Seller:	Susan Holmberg Trust				
		Doc Number	Loan Amount	Type	Lender
		Mtg 1 2022.628951	\$460,750	New Conventional	Crosscountry Mortgage LLC

**Prior Transfer**

Recording Date:	10/03/2016	Doc Number:	549673	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Trust	Title Company:	
Buyer:	Holmberg, Susan & Susan Holmberg Trust				
Seller:	Holmberg Susan Virginia				

**Transfer**

Recording Date:	03/24/2015	Doc Number:	529009	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Married Woman	Title Company:	Fidelity National Title Co
Buyer:	Holmberg, Susan Virginia				
Seller:	Holmberg Susan Virginia				

**Transfer**

Recording Date:	12/31/2013	Doc Number:	515764	Doc Type:	Intrafamily Transfer & Dissolution
Sale Price:		Intrafamily:	Y	Multiple Parcels:	N
Sale Type:		Vesting:	Individual(s)	Title Company:	Servicelink Nationstar
Buyer:	Holmberg, Susan Virginia				
Seller:	Holmberg Kirk Richard				

### Mortgage

Recording Date:	02/01/2007	Doc Number:	416535	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$210,000	Loan Type:	Unknown (DEFAULT)	Financing Type:	
Lender Name:	Countrywide Home Lo	Interest Rate:	6.17	Maturity Date:	02/01/2037
Borrower:	Holmberg, Susan Virginia & Holmberg, Kirk Richard			Title Company:	Fidelity National Title

### Mortgage

Recording Date:	09/08/2005	Doc Number:	391804	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$174,000	Loan Type:	New Conventional	Financing Type:	ADJ
Lender Name:	Countrywide Home Lo	Interest Rate:	7.87	Maturity Date:	09/01/2035
Borrower:	Holmberg, Kirk Richard & Holmberg, Susan Virginia			Title Company:	

### Mortgage

Recording Date:	04/22/2004	Doc Number:	365629	Doc Type:	Stand Alone Mortgage
Loan Amount:	\$125,000	Loan Type:	Unknown (DEFAULT)	Financing Type:	ADJ
Lender Name:	Full Spectrum Lendi	Interest Rate:	6	Maturity Date:	05/01/2034
Borrower:	Holmberg, Kirk Richard & Holmberg, Susan Virginia			Title Company:	Fidelity National Title

### Transfer

Recording Date:	01/27/1995	Doc Number:	195416-95	Doc Type:	Deed
Sale Price:	\$149,700	Intrafamily:	N	Multiple Parcels:	N
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Susan Holmberg Trust				
Seller:					

### Transfer

Recording Date:	04/30/1993	Doc Number:	163492-93	Doc Type:	Deed
Sale Price:	\$388,000	Intrafamily:	N	Multiple Parcels:	Y
Sale Type:	Full amount from assessment file, when available.	Vesting:		Title Company:	
Buyer:	Susan Holmberg Trust				
Seller:					



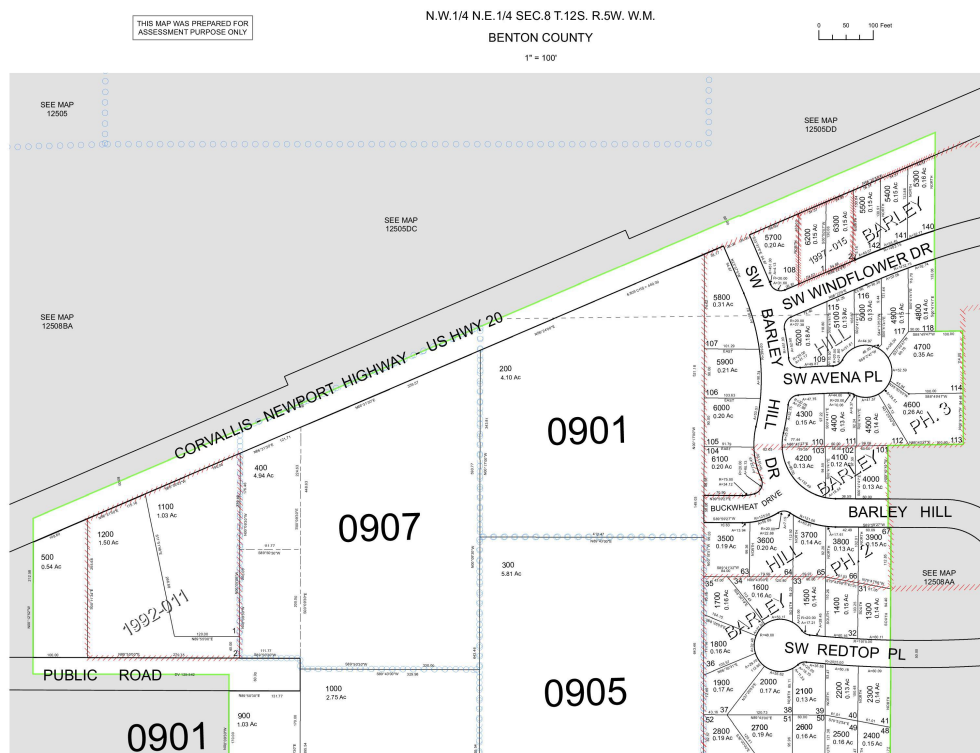
**TICOR TITLE COMPANY**

Parcel ID: 355546

Site Address: 5640 SW Bluestem Pl

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## Full Assessor Map



12 5 08AB  
3/16/2021

Cancelled Nos.  
101  
102  
501  
600  
700  
6900  
7000  
7100

**TICOR TITLE COMPANY**

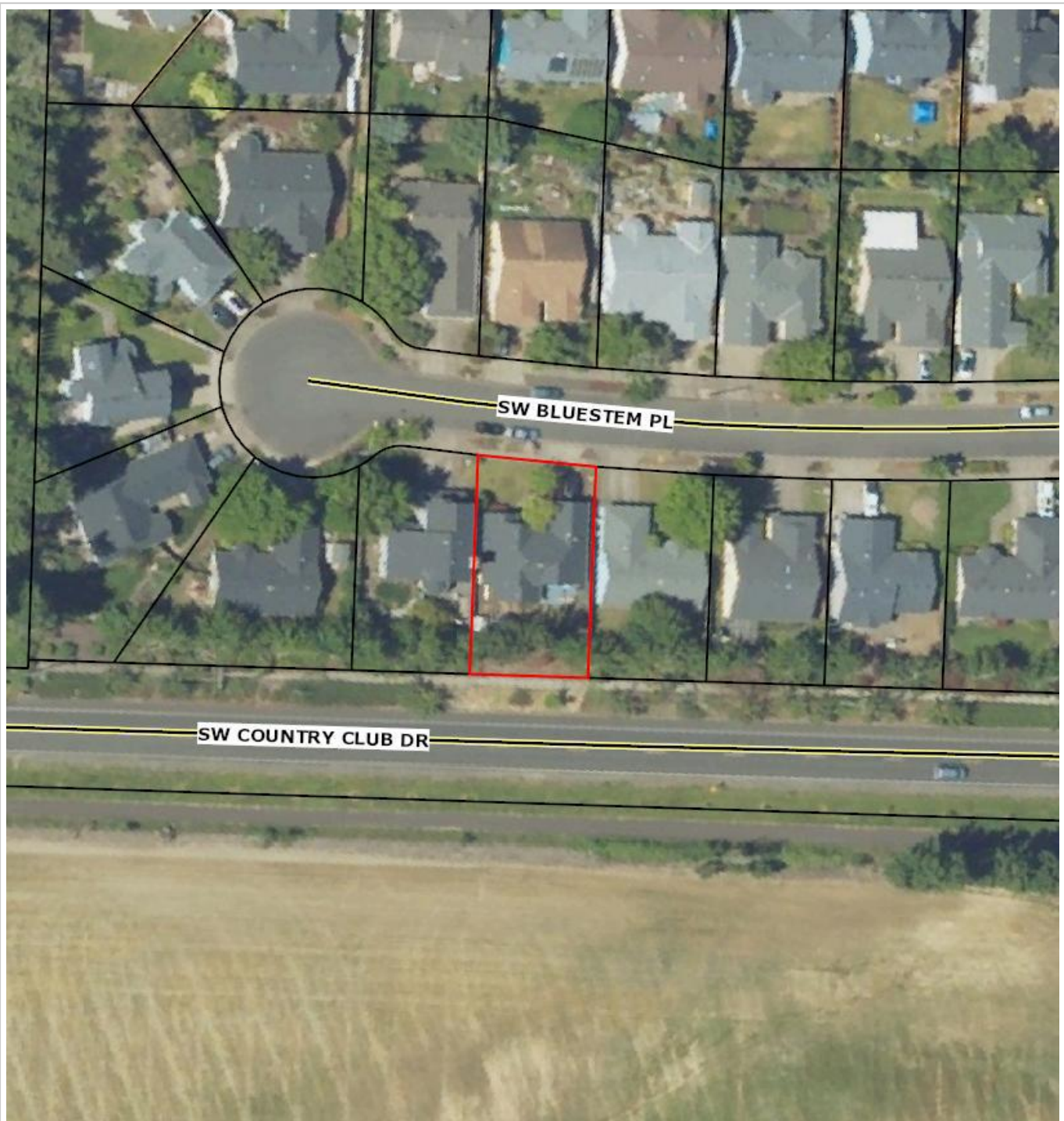
**Parcel ID: 355546**

**Site Address: 5640 SW Bluestem Pl**

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## Aerial Map



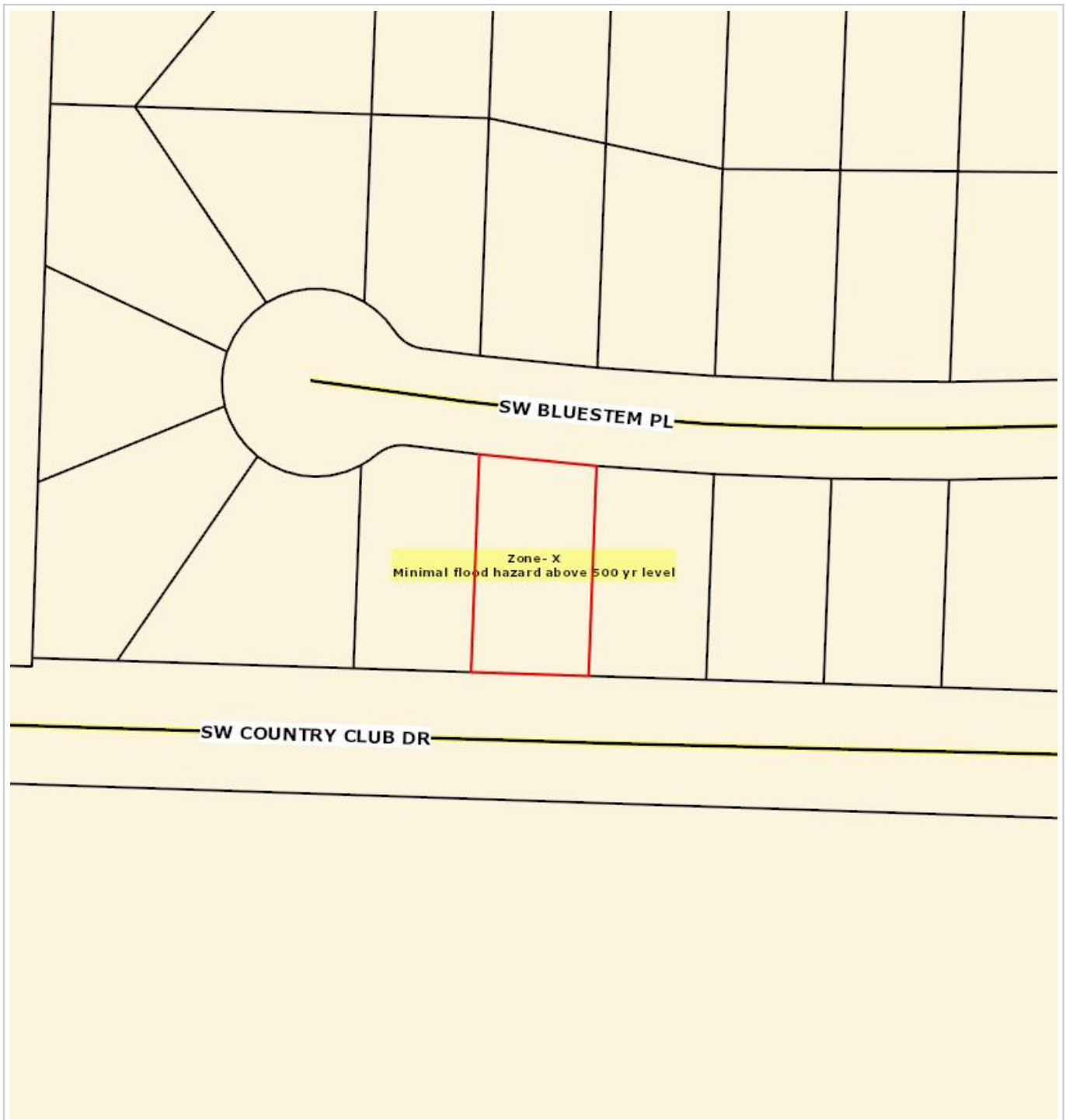
**TICOR TITLE COMPANY**

**Parcel ID: 355546**

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## Flood Map

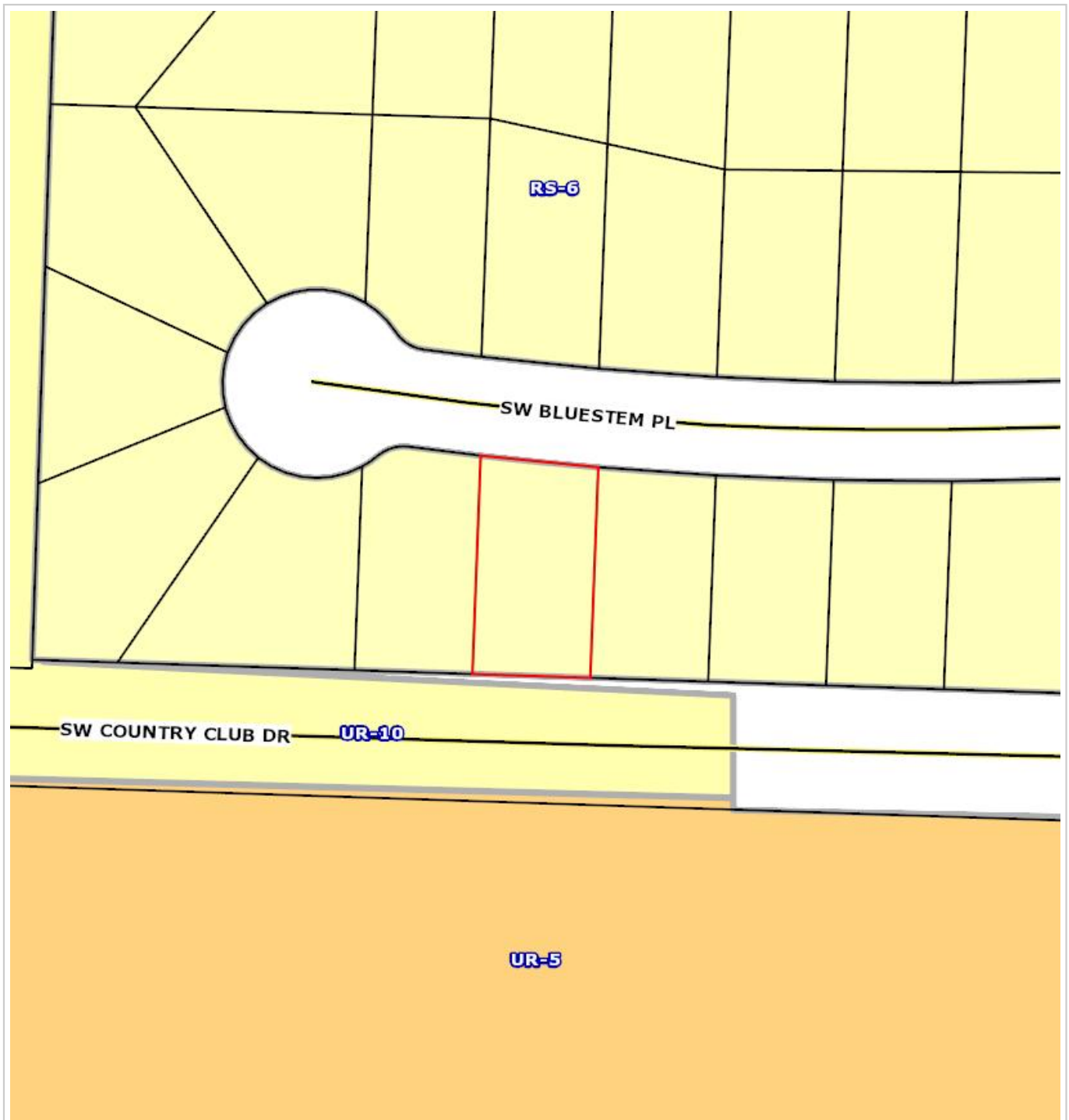


**TICOR TITLE COMPANY**

**Parcel ID: 355546**

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## Zoning Map



**TICOR TITLE COMPANY**

**Parcel ID: 355546**

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# Assessment Property Tax Statement

07/01/2024 to 06/31/2025

BENTON COUNTY PROPERTY TAX STATEMENT  
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 355546  
SITUS ADDRESS: 5640 SW BLUESTEM PL CORVALLIS , OR 97333

PROP CLASS:	101		<b>LAST YEARS TAX</b>	
PROP TCA:	0901		Bond LinnBenton CC	47.32
PROP MAP:	12508AB03300	ACRES: 0.15	Bonds Corvallis SD 2018	598.70
			LinnBenton CC Bond 2022	20.97
<b>VALUES</b>	<b>LAST YEAR</b>	<b>THIS YEAR</b>	<b>Bonds - Other</b>	<b>666.99</b>
Real Market	233,000.00	233,000.00		
Value Land			Corvallis SD 509J	1,354.92
Real Market	291,320.00	308,970.00	Corvallis SD 509J LO 2022	457.91
Value			LinnBenton CC	152.45
Structure			LinnBentonLincoln ESD	92.62
Real Market	524,320.00	541,970.00	<b>Education</b>	<b>2,057.90</b>
Value Total			911 Emergency Service Dist	136.67
Special	0.00	0.00	Benton County	669.74
Assessed			Benton County Extension Dist	24.30
Value			Benton County Library	119.88
Assessed	296,381.00	305,272.00	Benton County Local Option 2021	274.74
Value			Benton County Soil & Water	15.20
Exemptions	0.00	0.00	City of Corvallis	1,550.94
<b>Net</b>	<b>296,381.00</b>	<b>305,272.00</b>	Corvallis Local Option 2023	326.64
<b>Taxable</b>			South Corvallis Urban Renewal	21.18
			<b>General Government</b>	<b>3,139.29</b>

If a mortgage company pays your taxes, this statement is for your records only.

<b>Full Payment</b>	<b>2/3 Payment</b>	<b>1/3 Payment</b>
<b>3% Discount</b>	<b>2% Discount</b>	<b>No Discount</b>
5,688.25	3,831.26	1,954.72

<b>2024 - 2025 TAXES</b>	<b>5,864.18</b>
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	5,864.18
<b>TOTAL TAX (After Discount)</b>	<b>5,688.25</b>

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	
<a href="https://assessment.bentoncountyor.gov/">https://assessment.bentoncountyor.gov/</a>	

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Cut Here

PLEASE RETURN THIS PORTION WITH YOUR  
PAYMENT

Cut Here

ACCOUNT NUMBER:

355546

Full Payment if paid by  
11/15/2024:

**5,688.25**

or 2/3 Payment if paid by  
11/15/2024  
with final 1/3 due  
05/15/2025:

**3,831.26**

or 1/3 Payment if paid by  
11/15/2024, 02/15/2025,  
05/15/2025:

**1,954.72**

**INCLUDES DELINQUENT TAXES OWING, IF ANY.**

**DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.**

\$ Enter Payment Amount
-------------------------

Please make checks payable to:

**Benton County Tax Collector**

**PO Box 964**

**Corvallis, OR 97339-0964**

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov>.

# PROPERTY SUMMARY

## Account Information

Account #: 355546  
Map Taxlot: [12508AB03300](#)  
Acreage: 0.15  
Property Class: 101  
Tax Code Area: 0901  
Situs Address:  
[5640 SW BLUESTEM PL](#)  
[CORVALLIS, OR 97333](#)

FOR ASSESSMENT AND TAX PURPOSES ONLY

## Last Certified Values

Market Land: \$233,000.00  
Market Structure: \$308,970.00  
Total Real Market: \$541,970.00  
Special Assessed Taxable Land: \$0.00  
Assessed: \$305,272.00  
Exemption: \$0.00  
Net Taxable: \$305,272.00

[Property Valuation History](#)



# OWNER INFORMATION

## Mortgage Co:

FLAGSTAR BANK  
30400 TELEGRAPH RD STE 200  
BINGHAM FARMS, MI 48025

## Owner:

DRAKES FAMILY TRUST  
5640 SW BLUESTEM PL  
CORVALLIS, OR 97333

## Owner:

DRAKES MARIE L, TR  
5640 SW BLUESTEM PL  
CORVALLIS, OR 97333

## Owner:

DRAKES THOMAS P, TR  
5640 SW BLUESTEM PL  
CORVALLIS, OR 97333

## Taxpayer:

DRAKES FAMILY TRUST  
5640 SW BLUESTEM PL  
CORVALLIS, OR 97333

# TAXES

Tax Code Area: 0901  
2024 Property Tax \$5,864.18

# PROPERTY IMPROVEMENTS

## Residential Dwellings

Built 1995  
# Rooms 9  
# Beds 3  
# Baths 2.00  
Heating Forced hot air & cool  
Cooling UNKNOWN  
Sq. Ft. Calc.  
Total Sq. Ft. 1873  
Main Lvl 1539  
2nd Lvl 0  
Upper Lvl 0  
Basement 0  
Basement Finish 0  
Attic Finish 334

## Residential Features

Type ATTGAR  
Year Built 0  
Square Footage 400

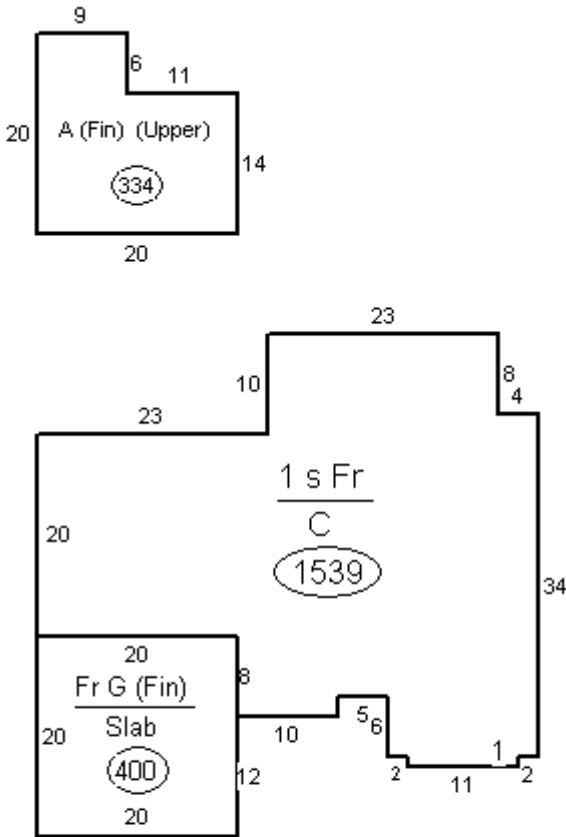


# SALES HISTORY

Sales Date	Deed Ref.	Sale Price
06/30/2022	<a href="#">2022-628950</a>	\$485,000.00
10/03/2016	<a href="#">2016-549673</a>	\$0.00
03/24/2015	<a href="#">2015-529009</a>	\$0.00
12/31/2013	<a href="#">2013-515764</a>	\$10.00
01/27/1995	<a href="#">195416-95</a>	\$149,700.00
04/30/1993	<a href="#">163492-93</a>	\$388,000.00

# PROPERTY SKETCHES

02



FIRST AMERICAN 3954013



After recording return to:  
Drakes Family Trust  
5640 SW Bluestem Place  
Corvallis, OR 97333

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Drakes Family Trust  
5640 SW Bluestem Place  
Corvallis, OR 97333

File No.: 7101-3954013 (LG)  
Date: May 31, 2022

THIS SPACE RES

BENTON COUNTY, OREGON **2022-628950**  
DE-WD  
Stn=6 TJ **06/30/2022 09:00:18 AM**  
\$10.00 \$11.00 \$10.00 \$62.00 \$20.00 **\$113.00**

I, James V. Morales, County Clerk for Benton County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

James V. Morales - County Clerk

#### STATUTORY WARRANTY DEED

**Kellan Eric Holmberg, as Successor Trustee of the Susan Holmberg Trust u/a dtd. September 1, 2016, or to such Successor Trustee(s) of said trust created under said instrument as may hereafter be appointed, Grantor, conveys and warrants to Thomas P. Drakes and Marie L. Drakes, Co-Trustees of the Drakes Family Trust, dated December 13, 2007, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Benton, State of Oregon, described as follows:

**LOT 57, BARLEY HILL SUBDIVISION PHASE I, IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON. (PLAT VOLUME 9, PAGE 25)**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$485,000.00**. (Here comply with requirements of 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.

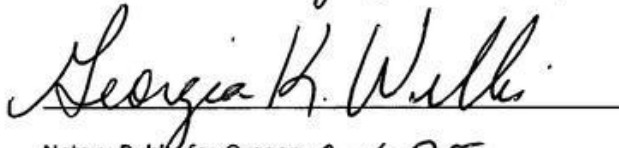
Dated this 29<sup>th</sup> day of June, 2022.

Kellan Eric Holmberg, Successor Trustee of the  
Susan Holmberg Trust Dated September 1,  
2016

  
Kellan Eric Holmberg, Successor Trustee

STATE OF Oregon )  
 ) ss.  
County of Benton )

This instrument was acknowledged before me on this 29<sup>th</sup> day of June, 2022  
by as of Kellan Eric Holmberg, Successor Trustee of the Susan Holmberg Trust Dated September 1,  
2016, on behalf of the .



Notary Public for Oregon  
My commission expires: 8-11-25

