



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

03/14/2025

Owner Name:

McGrath, Cameron

White, Rachel

Property Address:

**1540 NW Hillcrest Dr
Corvallis OR 97330 1829**

Reference Number:

11527CA08101

Account Number:

075816

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

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

**Parcel Information**

Parcel #:	075816
Account #:	11527CA08101
Site Address:	1540 NW Hillcrest Dr Corvallis OR 97330
Owner:	McGrath, Cameron White, Rachel
Owner2:	White, Rachel
Owner Address:	3340 Stoneboro Pl Philomath OR 97370
Twn/Range/Section:	11S / 05W / 27 / SW
Parcel Size:	0.21 Acres (9,148 SqFt)
Plat/Subdivision:	Cloverland Village 1st
Lot:	
Block:	
Census Tract/Block:	000900 / 1007
Levy Code Area:	0901
Levy Rate:	19.2097
Market Value Land:	\$271,000.00
Market Value Impr:	\$514,380.00
Market Value Total:	\$785,380.00 (2024)
Assessed Value:	\$379,806.00

**Tax Information**

Tax Year	Annual Tax
2024	\$7,295.96
2023	\$7,082.43
2022	\$6,875.50
Exemption Description:	

Legal

CLOVERLAND VILLAGE 1ST

Land

Std Land Use:	1001 - Single Family Residential	Zoning:	Corvallis-RS-6 - Low Density Residential
Watershed:	Muddy Creek-Willamette River	School District:	Corvallis
Primary School:	Kathryn Jones Harrison Elementary School	Middle School:	Linus Pauling Middle School
High School:	Corvallis High School	Recreation:	

Improvement

Year Built:	1967	# of Buildings:	2	Garage:	
Bedrooms:	4	Fin SqFt:	2,576	Bsmt Fin SqFt:	1,012
Stories:	1	Floor 1 SqFt:	1,564	Floor 2 SqFt:	
Baths, Total:	2	Baths, Full:	2	Baths, Half:	1
Pool:	Yes	Heat Type:	Heat pump		

Transfer Information

Rec. Date: 07/14/2022	Sale Price: \$740,000.00	Doc Num: 2022-629587	Doc Type: Warranty Deed
Owner: Rachel White	Grantor: KIMBERLY GREGORY TRUST		
Orig. Loan Amt: \$592,000.00	Title Co: FIRST AMERICAN TITLE		
Finance Type:	Loan Type: New Conventional	Lender: FIRST TECHNOLOGY FEDERAL CREDI	

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Subject Property

1540 NW Hillcrest Dr, Corvallis OR 97330

APN: 075816

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
07/14/2022	Warranty Deed	\$740,000	629587	Cameron McGrath & Rachel W	Kimberly Gregory Trust
09/27/2016	Intrafamily Transfer & Di		549447	Gregory, Kimberly	Gregory Kimberly S
08/23/2013	Warranty Deed	\$390,000	511465	Gregory, Kimberly S	Russell Courtney T
07/15/2011	Warranty Deed	\$284,000	480692	Russell, Courtney T	Underwood Lawrence E

Last Vesting

Recording Date: 07/14/2022 Doc Number: 629587 Doc Type: Warranty Deed
Sale Price: \$740,000 Intrafamily: N Multiple Parcels: N
Sale Type: Sales price from Vesting: Title Company: First American Title
Transfer Tax.
Buyer: Cameron McGrath & Rachel White
Seller: Kimberly Gregory Trust

Prior Transfer

Recording Date: 09/27/2016 Doc Number: 549447 Doc Type: Intrafamily Transfer
& Dissolution
Sale Price: Intrafamily: Y Multiple Parcels: N
Sale Type: Vesting: Trust Title Company:
Buyer: Gregory, Kimberly & Kimberly Gregory Trust
Seller: Gregory Kimberly S

Transfer

Recording Date: 08/23/2013 Doc Number: 511465 Doc Type: Warranty Deed
Sale Price: \$390,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Vesting: Individual(s) Title Company: Ticor Title
Document.
Buyer: Gregory, Kimberly S
Seller: Russell Courtney T

Transfer

Recording Date: 07/15/2011 Doc Number: 480692 Doc Type: Warranty Deed
Sale Price: \$284,000 Intrafamily: N Multiple Parcels: N
Sale Type: Full amount stated on Vesting: Individual(s) Title Company: Fidelity Natl Title Co
Document. Of Or
Buyer: Russell, Courtney T & Russell, Karen B
Seller: Underwood Lawrence E

PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 075816
Map Taxlot: [11527CA08101](#)
Acreage: 0.21
Property Class: 101
Tax Code Area: 0901
Situs Address:
[1540 NW HILLCREST DR](#)
[CORVALLIS, OR 97330-1829](#)

Last Certified Values

Market Land: \$271,000.00
Market Structure: \$514,380.00
Total Real Market: \$785,380.00
Special Assessed Taxable Land: \$0.00
Assessed: \$379,806.00
Exemption: \$0.00
Net Taxable: \$379,806.00

[Property Valuation History](#)


OWNER INFORMATION

Mortgage Co:
FIRST TECHNOLOGY FEDERAL CREDIT UNION
5860 NE CORNELL RD
HILLSBORO, OR 97124

Owner:
MCGRATH CAMERON
3340 STONEBORO PL
PHILOMATH, OR 97370

Owner:
WHITE RACHEL
3340 STONEBORO PL
PHILOMATH, OR 97370

Taxpayer:
WHITE RACHEL & MCGRATH CAMERON
3340 STONEBORO PL
PHILOMATH, OR 97370

TAXES

Tax Code Area: 0901
2024 Property Tax \$7,295.96

PROPERTY IMPROVEMENTS

Residential Dwellings

Built 1967
Rooms 10
Beds 4
Baths 2.50
Heating Heat pump
Cooling UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft. 3038
Main Lvl 1564
2nd Lvl 0
Upper Lvl 0
Basement 1474
Basement Finish 1012
Attic Finish 0
Total Finish 2576

Residential Features

Type POOL
Year Built 1967
Square Footage 510

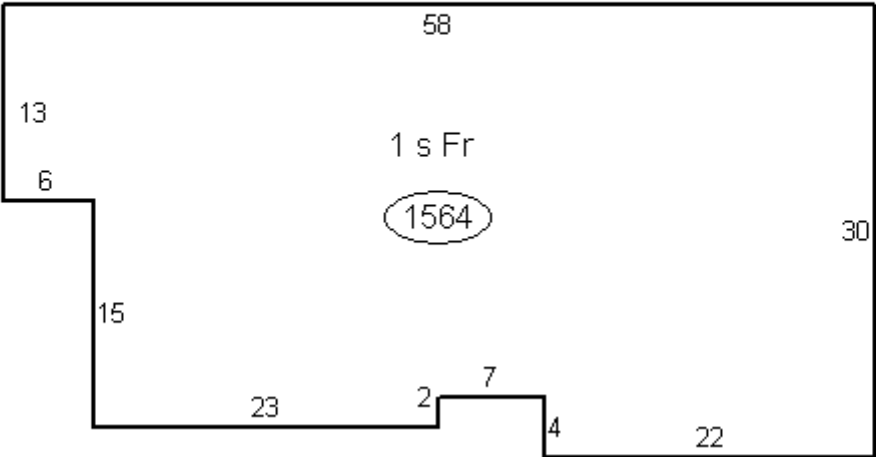
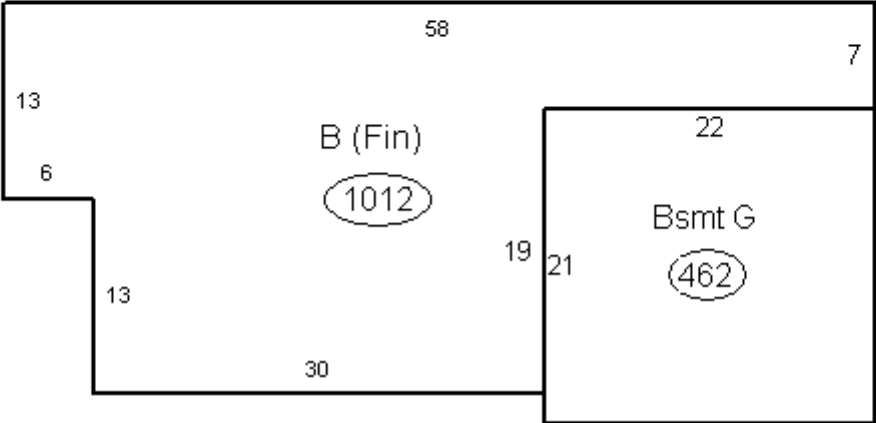
SALES HISTORY

Sales Date	Deed Ref.	Sale Price
07/14/2022	2022-629587	\$740,000.00
09/27/2016	2016-549447	\$0.00
08/23/2013	M511465-13	\$390,000.00
07/15/2011	M480692-11	\$284,000.00

PROPERTY SKETCHES

02

03



[View Larger](#)

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: 075816
SITUS ADDRESS: 1540 NW HILLCREST DR CORVALLIS, OR 97330-1829

PROP CLASS:	101		LAST YEARS TAX	
PROP TCA:	0901		Bond LinnBenton CC	58.87
PROP MAP:	11527CA08101	ACRES: 0.21	Bonds Corvallis SD 2018	744.88
			LinnBenton CC Bond 2022	26.09
VALUES	LAST YEAR	THIS YEAR	Bonds - Other	829.84
Real Market	271,000.00	271,000.00		
Value Land			Corvallis SD 509J	1,685.73
Real Market	499,690.00	514,380.00	Corvallis SD 509J LO 2022	569.71
Value			LinnBenton CC	189.68
Structure			LinnBentonLincoln ESD	115.23
Real Market	770,690.00	785,380.00	Education	2,560.35
Value Total			911 Emergency Service Dist	170.04
Special	0.00	0.00	Benton County	833.26
Assessed			Benton County Extension Dist	30.23
Value			Benton County Library	149.15
Assessed	368,744.00	379,806.00	Benton County Local Option 2021	341.83
Value			Benton County Soil & Water	18.91
Exemptions	0.00	0.00	City of Corvallis	1,929.60
Net	368,744.00	379,806.00	Corvallis Local Option 2023	406.39
Taxable			South Corvallis Urban Renewal	26.36
			General Government	3,905.77

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

Full Payment	2/3 Payment	1/3 Payment
3% Discount	2% Discount	No Discount
7,077.08	4,766.69	2,431.98

2024 - 2025 TAXES	7,295.96
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	7,295.96
TOTAL TAX (After Discount)	7,077.08

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

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

Cut Here

ACCOUNT NUMBER:

075816

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

Full Payment if paid by
11/15/2024:

7,077.08

\$ Enter Payment Amount

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

4,766.69

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

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

2,431.98

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>.



After recording return to:
Rachel White and Cameron McGrath
3340 Stoneboro Place
Philomath, OR 97370

Until a change is requested all tax
statements shall be sent to the
following address:
Rachel White and Cameron McGrath
3340 Stoneboro Place
Philomath, OR 97370

File No.: 7101-3951071 (LG)
Date: July 14, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

BENTON COUNTY, OREGON	2022-629587
DE-WD	
Stn=51 MR	07/14/2022 12:56:58 PM
\$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

Kimberly Gregory, Trustee of the Kimberly Gregory Trust dated July 7, 2016, Grantor, conveys and warrants to **Rachel White and Cameron McGrath not as tenants in common, but with rights of survivorship**, 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:

Beginning at the most Southerly corner of Lot 2, FIRST ADDITION TO CLOVERLAND VILLAGE, Benton County, Oregon, and running thence Northeasterly along the Westerly line of Hillcrest Drive to a point 83 feet Northeasterly (when measured at right angles to) from the Southwesterly line of said Lot 2; thence North 39°38' West, Parallel with and 83 feet from said Southwesterly line 63 feet to a point; thence Northwesterly to a point on the West line of said Lot 2, North 1°16' East 37 feet from the most Northerly Southwest corner thereof; thence South 1°16' West 37 feet to the most Northerly Southwest corner of said Lot 2; thence South 39°38' East 118.0 feet to the point of beginning, in the City of Corvallis, County of Benton and State of Oregon.

NOTE: This legal description was created prior to January 1, 2008.

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.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$740,000.00**. (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.

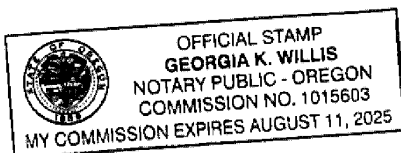
Dated this 29th day of June, 2022.

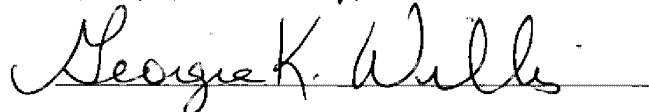
The Kimberly Gregory Trust dated July 7, 2016

 TTE
Kimberly Gregory, Trustee

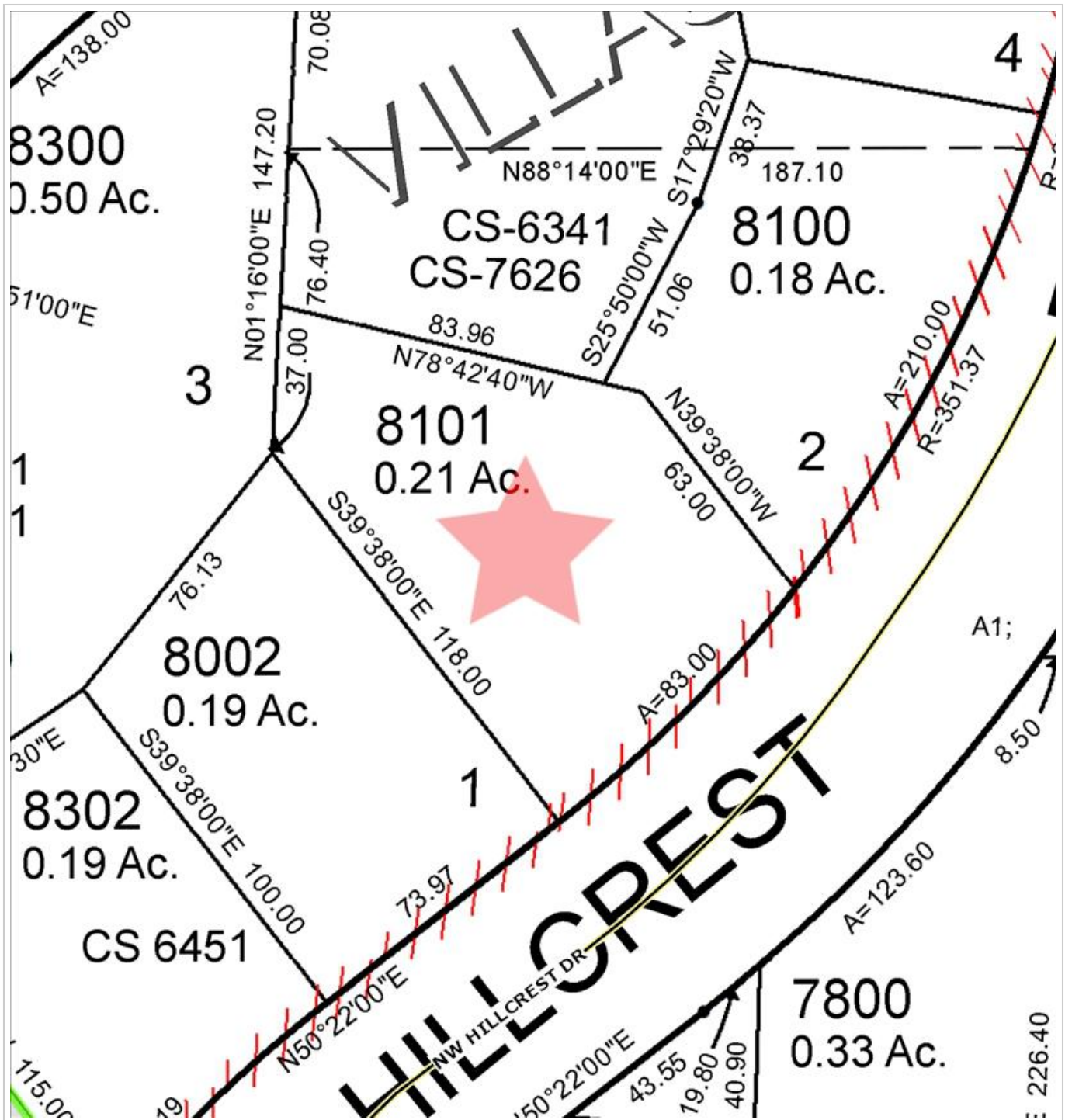
STATE OF Oregon)
)ss.
County of Benton)

This instrument was acknowledged before me on this 29th day of June, 2022 by Kimberly Gregory as Trustee of The Kimberly Gregory Trust dated July 7, 2016, on behalf of the Trust.





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



TICOR TITLE™

Parcel ID: 075816

Site Address: 1540 NW Hillcrest Dr

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Aerial Map

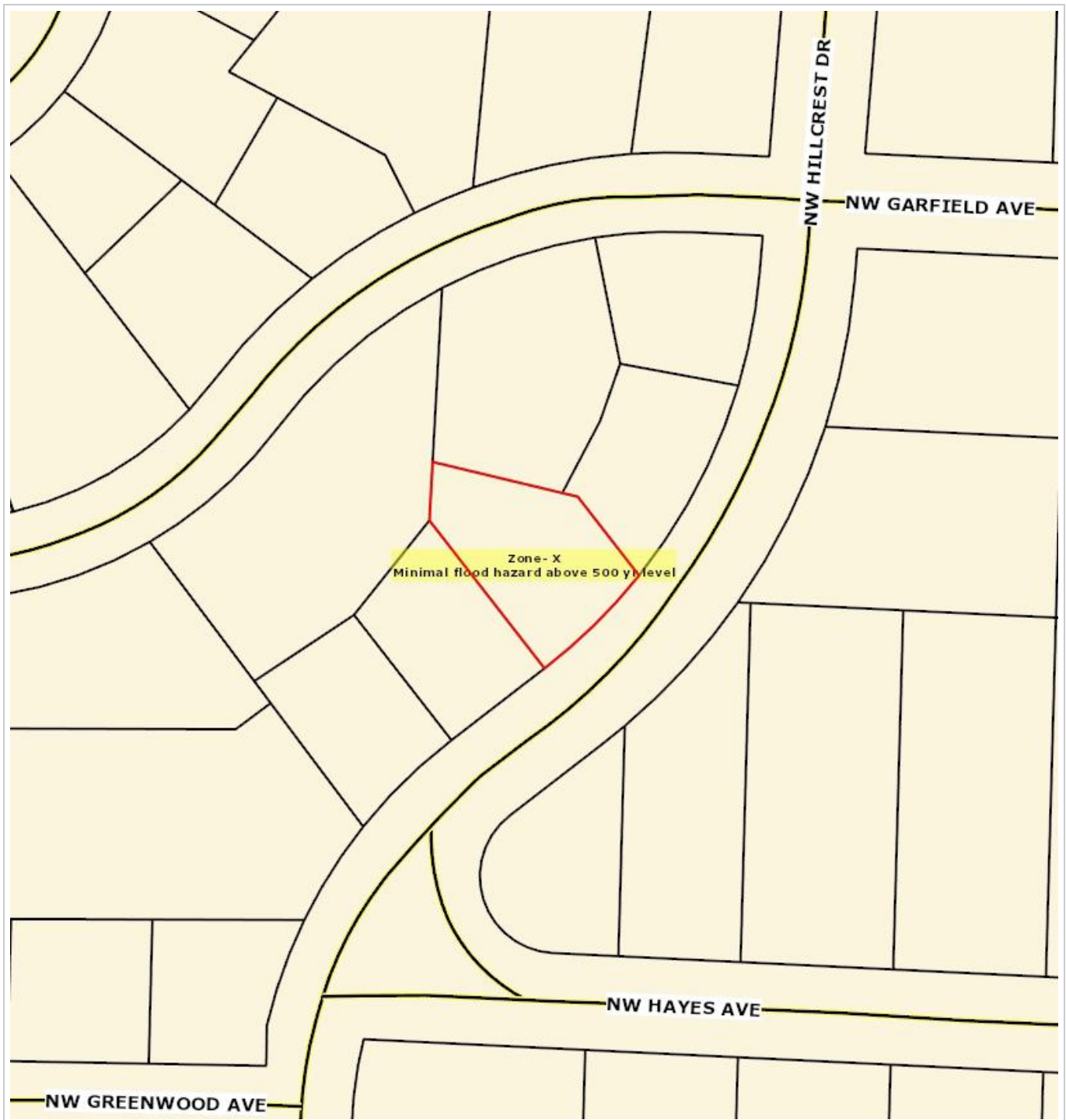


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Flood Map



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Zoning Map



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