

#13012 (CK.04) – Zig Zag Park Lot

Property Description:	LOCATED IN THE HEART OF THE MT. HOOD SKI AREA, WHERE LOLO PASS ROAD CROSSES THE ZIG ZAG RIVER. POSSIBLE CABIN SITE. WATER IS AVAILABLE FROM PUBLIC WATER DISTRICT.
City, State, Zip:	RHODODENDRON, OR 97049
County:	CLACKAMAS
Latitude/Longitude:	45.347282 N / -121.942067 W
Legal Description:	ZIG ZAG PARK #3600, BLOCK 2, LOTS 24, 25, 26
Property Tax/ Assessed Value:	\$294.11 (2012)/\$23,305
Zoning:	RESIDENTIAL RECREATION
County Tax Parcel Number:	00742432
Water:	PUBLIC WATER DISTRICT

NOTICE: This information is provided for the reader's convenience, and is deemed to be from reliable and accurate sources, but is not guaranteed by the Broker or Property Owner. All sizes and dimensions shown are to be considered approximate and should be independently verified as suitable for reader's use. This information is subject to change, correction, error, omission, or withdrawal.



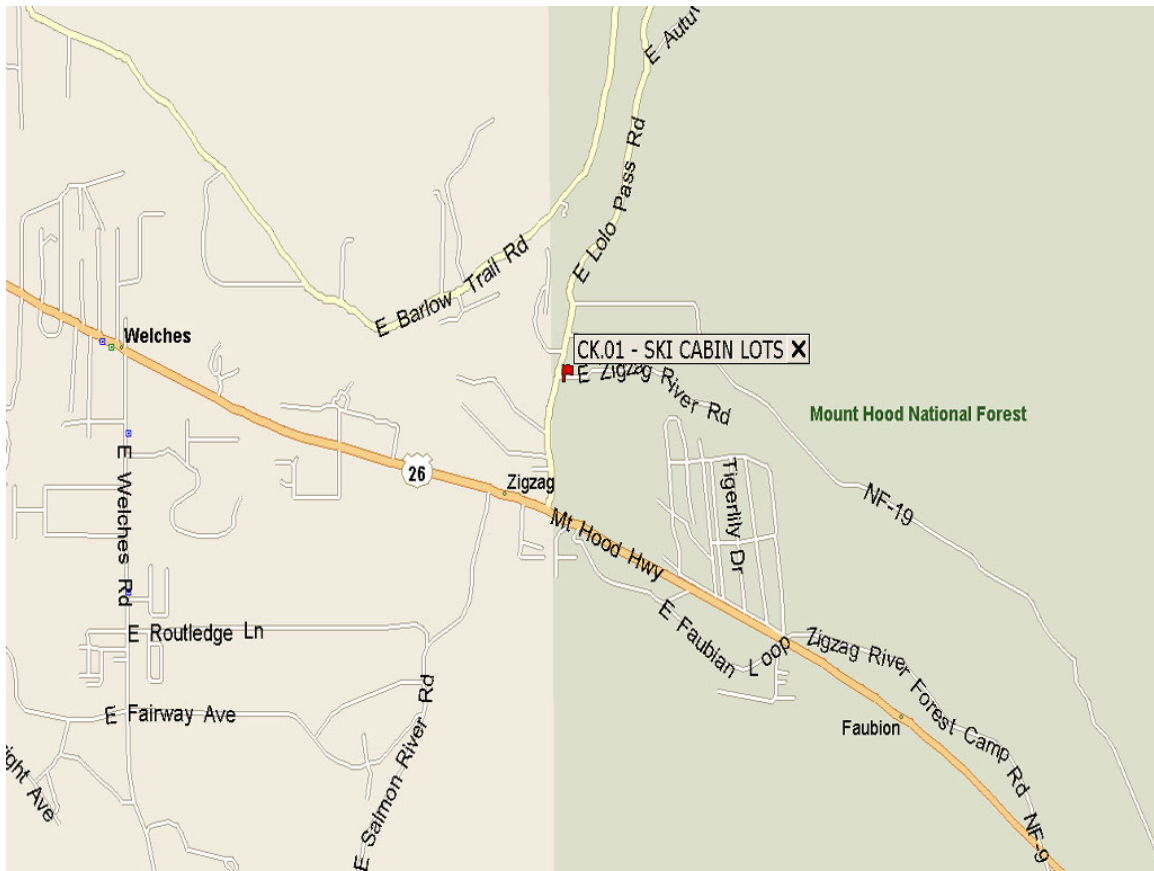


This map was prepared for assessment purpose only.

SW 1/4 SW 1/4 SEC. 34 T.2S. R.7E. W.M.
CLACKAMAS COUNTY

2 7E 34CC









Fidelity National Title

Company Of Oregon

Prepared By : Fidelity National Title
Date : 8/16/2013

900 SW 5th Ave, Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com

OWNERSHIP INFORMATION

Owner	: Leigh Janet Ellen	Ref Parcel Number	: 27E34CC03600
Co Owner	:	Parcel Number	: 00742432
Site Address	: 2715 SE Cesar E Chavez Blvd Portland 97202	T: 02S R: 07E S: 34 Q: SW QQ: SW	
Mail Address	: PO Box 1505 Battle Ground Wa 98604	County	: Clackamas (OR)
Taxpayer	: Leigh Janet Ellen	Telephone	:

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Leigh Janet Ellen	:09/16/2010	010-057912	:\$150,000	:Warranty	:	:
:Webster Robert E	:06/02/2009	009-038550	:	:Warranty	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

PROPERTY DESCRIPTION

Map Page & Grid	: 627 B1
Census Tract	: 243.04 Block: 1
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	: Zig Zag Park
Neighborhood Code	: Alder Creek East To Cnty Line
Land Use	: 800 Vacant,Recreational Land
Legal	: 486 ZIG ZAG PARK LTS 24 25 & 26 BLK
	: 2
	:

ASSESSMENT AND TAX INFORMATION

Mkt Land	: \$32,821
Mkt Structure	:
Mkt Total	: \$32,821
% Improved	:
12-13 Taxes	: \$294.11
Exempt Amount	:
Exempt Type	:
Levy Code	: 046040
Millage Rate	: 14.4542
M50AssdValue	: \$23,305

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .59
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 25,868
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 046
Floor Cover	:	UnFinUpperStorySF	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finish	:	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



Fidelity National Title

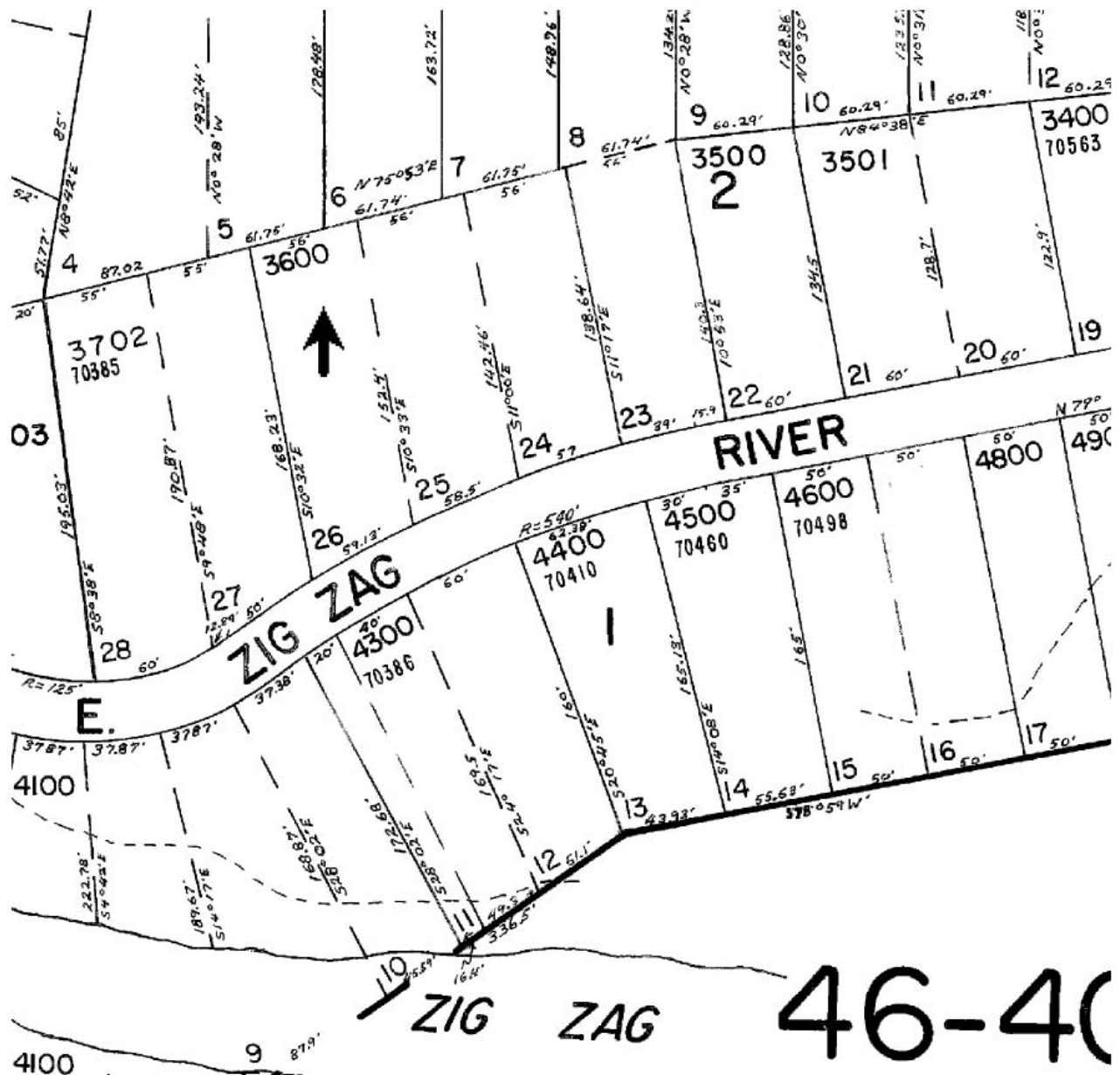
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel #: 00742432

Ref Parcel Number : 27E34CC03600



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



Fidelity National Title

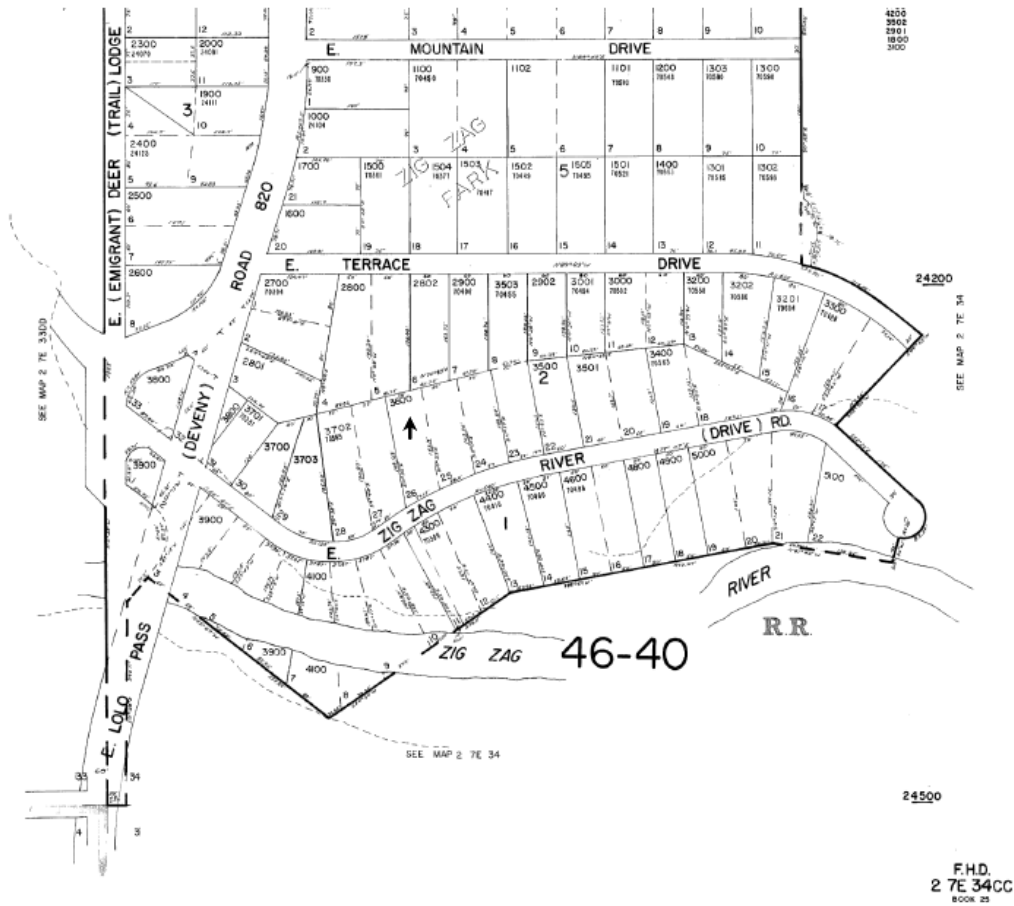
Company Of Oregon

900 SW 5th Ave., Mezzanine Level Portland, Oregon 97204
Phone: (503) 227-LIST (5478) E-mail: csrequest@fnf.com



Parcel # : 00742432

Ref Parcel Number : 27E34CC03600



The map is copied from the public records and is provided solely for the purpose of assisting in locating the premises. Fidelity National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

47

Recording Requested By:
Fidelity National Title Company of Washington
500 E. Broadway, Suite 425
Vancouver, WA 98660

Grantor's Name:
Robert E. Webster

Grantee's Name
Janet Ellen Leigh

Send Tax Statements To:
Janet Ellen Leigh
PO Box 1505
Battle Ground, WA 98604

After Recording Return To:
Janet Ellen Leigh
PO Box 1505
Battle Ground, WA 98604

612810979mm

Clackamas County Official Records
Sherry Hall, County Clerk

2010-057912



\$47.00

01434531201000579120010014

09/16/2010 11:27:14 AM

D-D Cnt#1 Stn#6 KARLYNWUN
\$5.00 \$10.00 \$16.00 \$16.00

WARRANTY DEED - STATUTORY FORM

ROBERT E. WEBSTER, Grantor, conveys and warrants to JANET ELLEN LEIGH, Grantee, the following described property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

Lots 24 through 26, inclusive, Block 2 ZIG ZAG PARK, in the County of Clackamas, State of Oregon.

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 195.350 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 APPROVED USES OF APPROVED LOTS OR PARCELS, 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$150,000.00 AS PART OF AN EXCHANGE. (See ORS 93.030).

Dated: August 6, 2010

Robert E. Webster

STATE OF WASHINGTON

COUNTY OF CLACKAMAS

On this 15 day of September, 2010 personally appeared before me Robert E. Webster to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged to me that (he/she/they) signed the same as (his/hers/their) free and voluntary act and deed for the purposes therein mentioned.

Notary Public in and for the State of Washington,
Residing at Battle Ground
My Commission Expires: 1/29/2015

MELISSA A. MILLER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 29, 2015

2010 0610500

Fidelity National Title of Oregon

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Donna M. Jensen, Sella A. Hatfield, and Ellen Leigh, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ellen Leigh

hereinafter called grantee, and unto grantor's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

Lots 1 through 6, Block 1, Zig Zag Park, in the County of Clackamas, State of Oregon.

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,730.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols Δ must be deleted. See OREGON 21-210-2)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 20 day of February, 1979;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah } ss.
February 20, 1979

Personally appeared the above named Donna M. Jensen, Sella A. Hatfield, and Ellen Leigh

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires July 14, 1981

STATE OF OREGON, County of } ss.
February 20, 1979

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the instrument is the president and that the latter is the secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires _____

Donna M. Jensen - Wilsonville, OR
Sella A. Hatfield - Vancouver, W
Ellen Leigh - Ridgefield, WA

Ellen Leigh
16615 N. E. 10th Avenue
Ridgefield, Washington 98642

After recording return to:
Burda, McNair & Richards
P. O. Box 427
Wilsonville, Oregon 97070

Ellen Leigh
16615 N. E. 10th Avenue
Ridgefield, Washington 98642

STATE OF OREGON
County of Clackamas } ss.
George D. Roppen, County Clerk, Ex-Officio
Recorder of Conveyances and Ex-Officio Clerk
of the Circuit Court of the State of Oregon, for
the County of Clackamas, do hereby certify that
the within instrument of writing was submitted for
and recorded in the records of said county at

79 MAY 18 P 3:46



Witness my hand and official seal this 18th day of May, 1979.
George D. Roppen
County Clerk

79 20743