

= M E T R O S C A N P R O P E R T Y P R O F I L E =
Yamhill (OR)

OWNERSHIP INFORMATION

Account # :82608 R:03W T:03S S:31 Q: QQ:
Map/Tax Lot # :R3331 00500
Owner :Lobenstein Joseph L & Sharon L Trustees
CoOwner :Lobenstein Joseph
Site Address :6975 NE Abbey Rd Carlton 97111
Mail Address :6975 NE Abbey Rd Carlton Or 97111
Telephone :Owner:

SALES AND LOAN INFORMATION

Transferred	:09/17/1998	Loan Amount	:\$177,500
Document #	:18245	Lender	:New America Fin'l
Sale Price	:\$277,500	Loan Type	:Conventional
Deed Type	:Warranty	Interest Rate	:Fixed
% Owned	:100	Vesting Type	:Estate By Entire

ASSESSMENT AND TAX INFORMATION

Mkt Land	:\$167,930	Exempt Type	:
Mkt Structure	:\$245,714	Levy Code	:8.6
Mkt Total	:\$413,644	Millage Rate	:14.4049
% Improved	:59	13-14 Taxes	:\$4,472.36
<u>MEASURE 50</u>		2012 Taxes	:\$4,138.80
Assd Land	:	2011 Taxes	:\$3,994.28
Assd Stct	:		
Assd Total	:		

PROPERTY DESCRIPTION

Thomas Brothers :741 H5
Census :Tract:304.00 Block:5
Zoning :64 Farm Land,Unzoned
Special District :
Neighborhood Code :RL33 RURAL DUNDEE
Land Use :641 For,Unzoned Farm Land,Imp
Legal :POTENTIAL ADDITIONAL TAX LIABILITY
:BROOKSIDE FRUIT FARMS = 12.30 ACRES
:
Subdivision/Plat :Brookside Fruit Farms

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MH APN 1 :	MH APN 3 :	Lot APN :
MH APN 2 :	MH APN 4 :	

PROPERTY CHARACTERISTICS

Bedrooms	:8	Building SF	:7,019	Lot Acres	:12.30
Bathrooms	:9.00	Living SF	:5,978	Lot SqFt	:535,788
Fireplace	:Single Fireplce1st FloorSF	:4,410	Foundation	:Conc\footings	
Fireplace2	:	2nd FloorSF	:	Wall Matl	:Wood
Heat/AC	:Frcd Air\cool	2nd+FloorSF	:	Roof Matl	:Shngl\hvy Comp
Heat/AC 2	:	Cellar SF	:	Roof Shape	:Gable
Dishwasher	:Yes	BsmtTotalSF	:1,568	Floor Cvr	:
Hood/Fan	:	BasementType	:Finished	Floor Base	:Double
Microwave	:	Garage SqFt	:1,041	Year Built	:1946
Grbg Disp	:	Garage Type	:Grg-Att-Fin	Stat Class	:142 ONE STORY W/BSMNT

Appliances

:Kitchen Sink
:Jenn Cooktop
:Double Oven
:Dishwasher

Mobile Home

ID Number	:	Dimensions	:
Title	:	Skirt	:
Make	:		

Farm Buildings

Units

:
:
:
:
:

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*Information compiled from various sources. CoreLogic makes no representations
or warranties as to the accuracy or completeness of information contained in this report.*

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

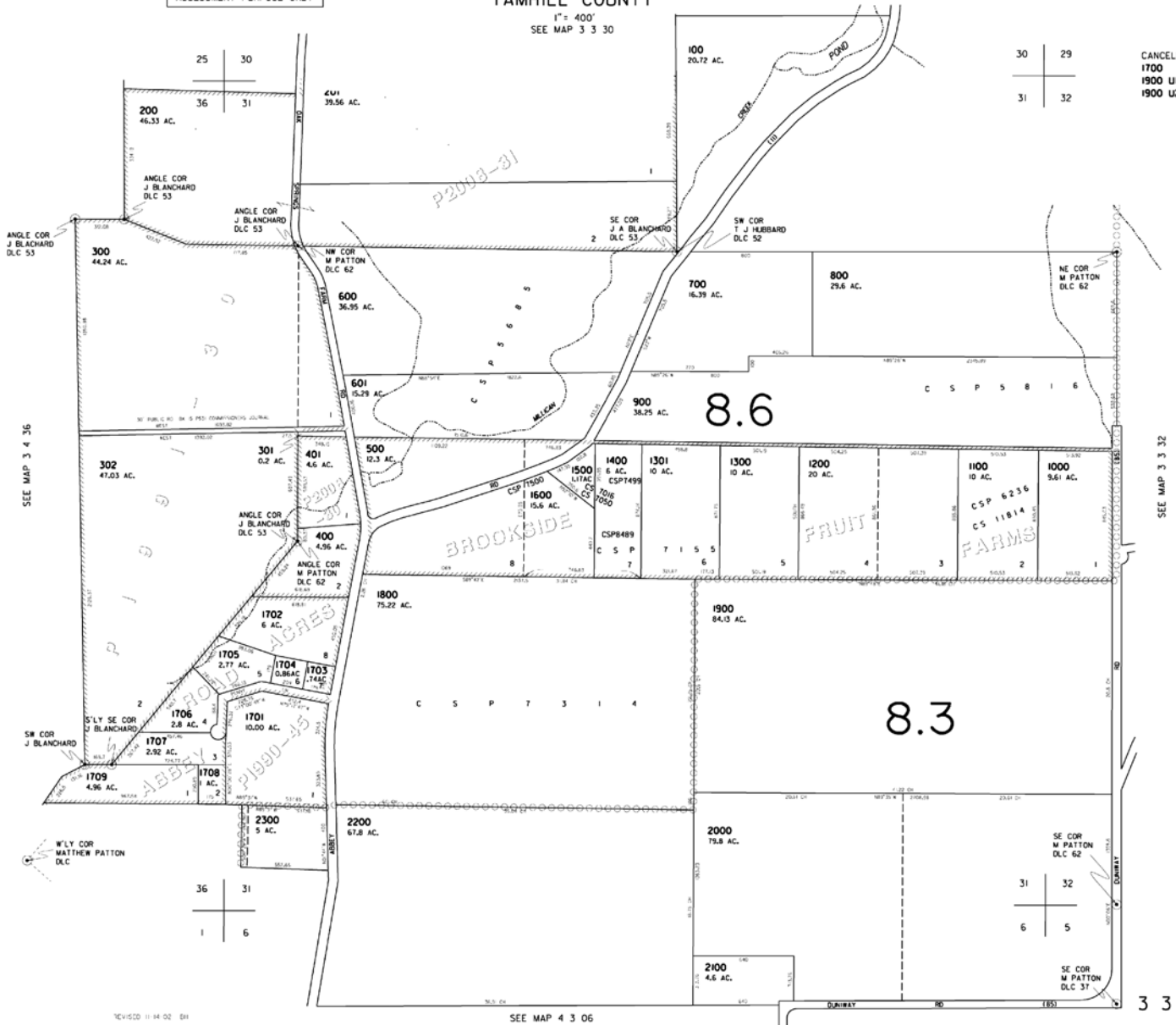
SECTION 31 T3S R3W W.M.
YAMHILL COUNTY

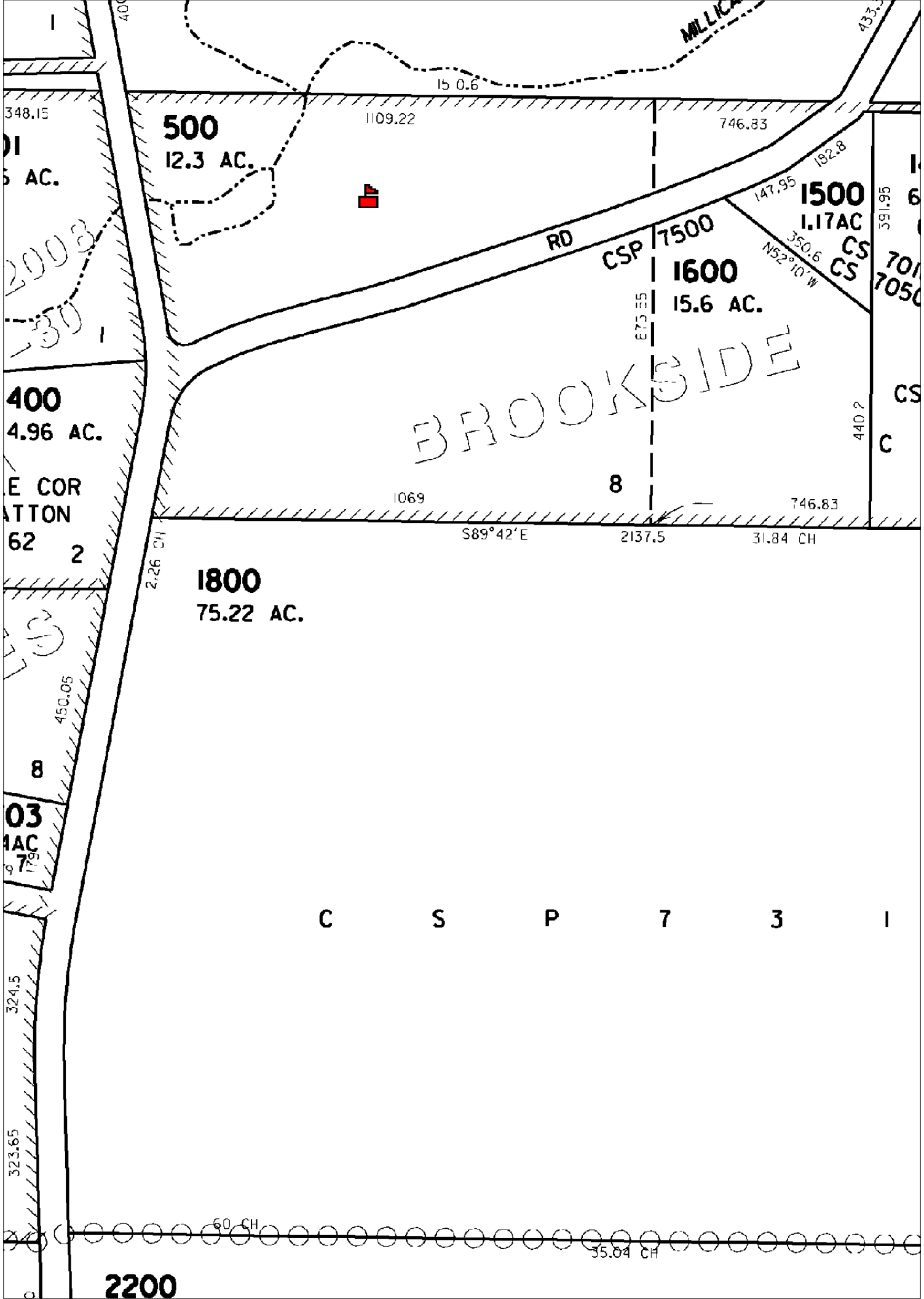
3 3 31

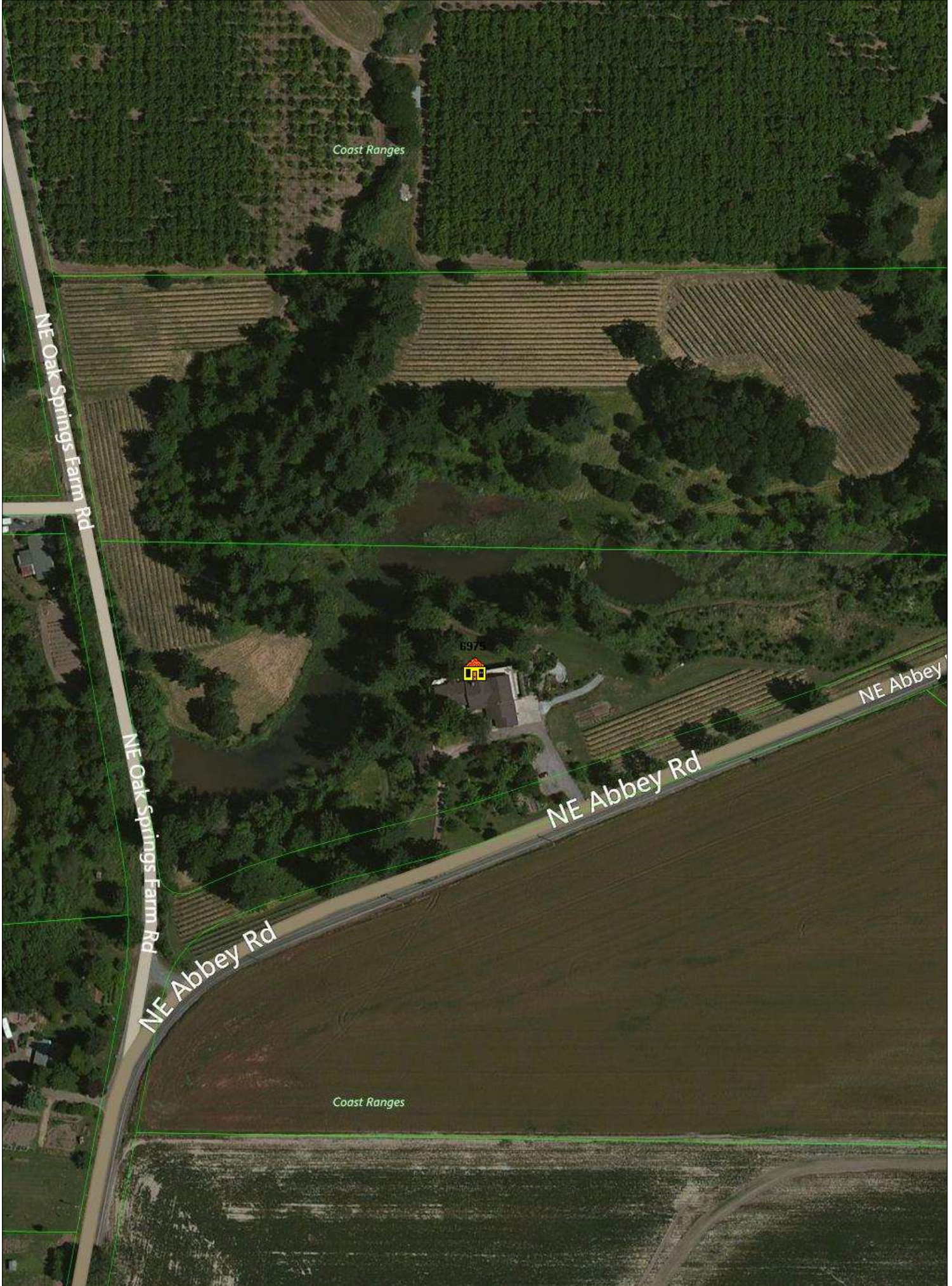
1" = 400'
SEE MAP 3 3 30

30 29
31 32

CANCELLED
1700
1900 U1
1900 U2







This map was created for reference purposes only and is not to be construed as a "survey description" or a survey-quality product. The map and data are provided "AS IS" without warranty of any kind, either express or implied. CoreLogic and its sources, including but not limited to all government entities contributing information, do not represent or warrant that this map or the underlying data are complete or free from error, and do not assume, and expressly disclaim, any liability or responsibility for loss or damage caused by errors or omissions in the map or data. End users of the maps or data are advised to be aware of variations in the positional accuracy, data collection dates, compilation methods, cartographic content or otherwise associated with the map or data. End users are advised to utilize the maps and data appropriately.

Escrow No.: 144095N

Melvin L. Mattoon

GRANTOR

Joseph L. Lobenstein
Sharon L. Lobenstein

GRANTEE

Send Recorded Deed and Tax Statements To:

Joseph L. Lobenstein
Sharon L. Lobenstein
6975 NE Abbey Road
Carlton, OR 97111

Names, Address, Zip

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



40.00

199818245 10:43am 09/17/98

001 076000 10 04 000203
1 0 D08 2 10.00 10.00 20.00 0.00 0.00 0.00

WARRANTY DEED

MELVIN L. MATTOON, Grantor, conveys and warrants to JOSEPH L. LOBENSTEIN and SHARON L. LOBENSTEIN, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in YAMHILL COUNTY, OREGON, to wit:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

This property is free from encumbrances, EXCEPT: those exceptions as shown on Yamhill County Title & Escrow Report No. 144095, and that grantor will warrant and forever defend the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The property described herein has been assessed under farm and/or forest tax deferral. Disqualification may result in additional taxes and interest being levied.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$277,500.00. (Here comply with the requirements of ORS 93.030)

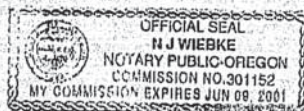
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

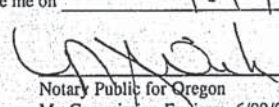
Dated this 14 day of September, 1998.


Melvin L. Mattoon

STATE OF OREGON, County of Yamhill) ss.

This instrument was acknowledged before me on 9-14, 1998, by
Melvin L. Mattoon.




Notary Public for Oregon
My Commission Expires: 6/09/01

File No. 144095

EXHIBIT "A"

Legal Description:

PARCEL 1

All that portion of Lots 7 and 8 of BROOKSIDE FRUIT FARMS in the County of Yamhill and State of Oregon, lying North of County Road No. 11.

PARCEL 2

Part of the Matthew Patton Donation Land Claim in Section 31 of Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

BEGINNING at the Northeast corner of said Patton Claim; thence South $00^{\circ} 01'$ West 1211.16 feet to an iron pipe on the East line of said claim and at the Northeast corner of Lot 1 of BROOKSIDE FRUIT FARMS; thence North $89^{\circ} 39'$ West 3375.75 feet to an iron pipe set on the North line of said BROOKSIDE FRUIT FARMS and in the center of County Market Road No. 11, being the TRUE POINT OF BEGINNING, herein, thence North $80^{\circ} 39'$ West along the North line of land conveyed by contract to M. L. Maloon, et ux., on record in Film Volume 85, Page 1079, of Yamhill County Deed Records, a distance of 1510.60 feet to an iron pipe set in the center of County Road No. 208; thence North $11^{\circ} 34'$ West along the center of said road 400.16 feet to an iron pipe; thence North $88^{\circ} 54'$ East 1822.60 feet to an iron pipe set in the center of said Market Road No. 11; thence South $22^{\circ} 19\frac{1}{2}'$ West 60.85 feet to an iron pipe; thence along a curved centerline of said road, on a long chord of South $26^{\circ} 44'$ West 433.35 feet to said TRUE POINT OF BEGINNING.

Tax Lot 3331-500

YCTE

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86-11-6
9-17-98