

## Yamhill County Parcel Information



First American Title™

**Parcel Information**

**Parcel #:** R451100101  
**Account:** 440972  
**Related:**  
**Site Address:** 14190 NW Berry Creek Rd  
 McMinnville OR 97128 - 8022  
**Owner:** Jennifer W For Abdelnour  
**Owner2:**  
**Owner Address:** 14190 NW Berry Creek Rd  
 McMinnville OR 97128 - 8022  
**Twn/Range/Section:** 04S / 05W / 11  
**Parcel Size:** 5 Acres (217,800 SqFt)  
**Plat/Subdivision:** Rural McMinnville  
**Lot:**  
**Block:**  
**Map Page/Grid:**  
**Census Tract/Block:** 030602 / 1022  
**Waterfront:**

**Assessment Information**

**Market Value Land:** \$438,158.00  
**Market Value Impr:** \$392,679.00  
**Market Value Total:** \$830,837.00  
**Assessed Value:** \$515,273.00

**Tax Information**

**Levy Code Area:** 40.2  
**Levy Rate:** 11.6454  
**Tax Year:** 2017  
**Annual Tax:** \$6,000.56

**Exemption Description:****Legal**

Township 4S Range 5W Section 11 TaxLot 00101

**Land**

**Cnty Land Use:** 641 - Forest - Unzoned farm land - Improved  
 (typical of class)  
**Land Use Std:** ATIM - TIMBER  
**Neighborhood:** RMC5  
**Watershed:** North Yamhill River

**Cnty Bldg Use:** 13 - 2 Story

**Zoning:** VLDR-2.5 - Rural Residential

**Recreation:**

**School District:** 40

**Improvement**

**Year Built:** 1983  
**Bedrooms:** 4  
**Bldg Fin:** 3,604 SqFt  
**1st Floor:** 2,380 SqFt  
**Fireplace:** 1

**Attic Fin/Unfin:** 0 SqFt / 0 SqFt  
**Bathrooms:** 3  
**Bsmt Fin/Unfin:** 0 SqFt / 0 SqFt  
**2nd Floor:** 1,224 SqFt  
**Heat Type:**

**Foundation:**  
**Roof Covering:**  
**Garage:** - 888 SqFt  
**Ext Walls:**

**Transfer Information**

**Loan Date:** 4/22/2008

**Loan Amt:** \$484,000.00

**Doc Num:** 0000007011

**Doc Type:** Trust Deed-  
Deed of Trust

**Loan Type:** Variable

**Finance Type:**

**Lender:** WEST COAST BANK

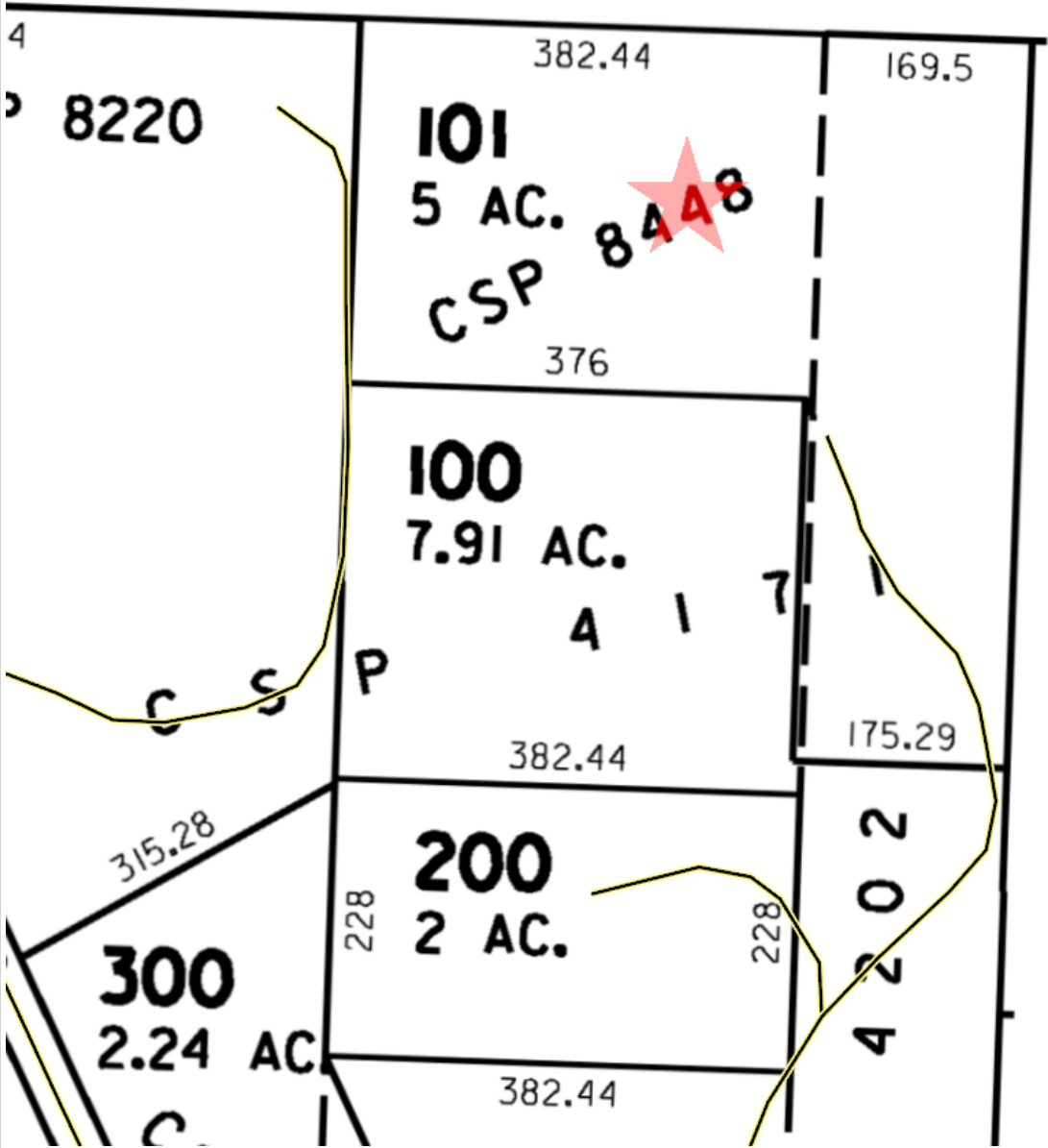
**Loan Date:** 2/11/2004

**Sale Price:**

**Doc Num:** 2004-2464

**Doc Type:**

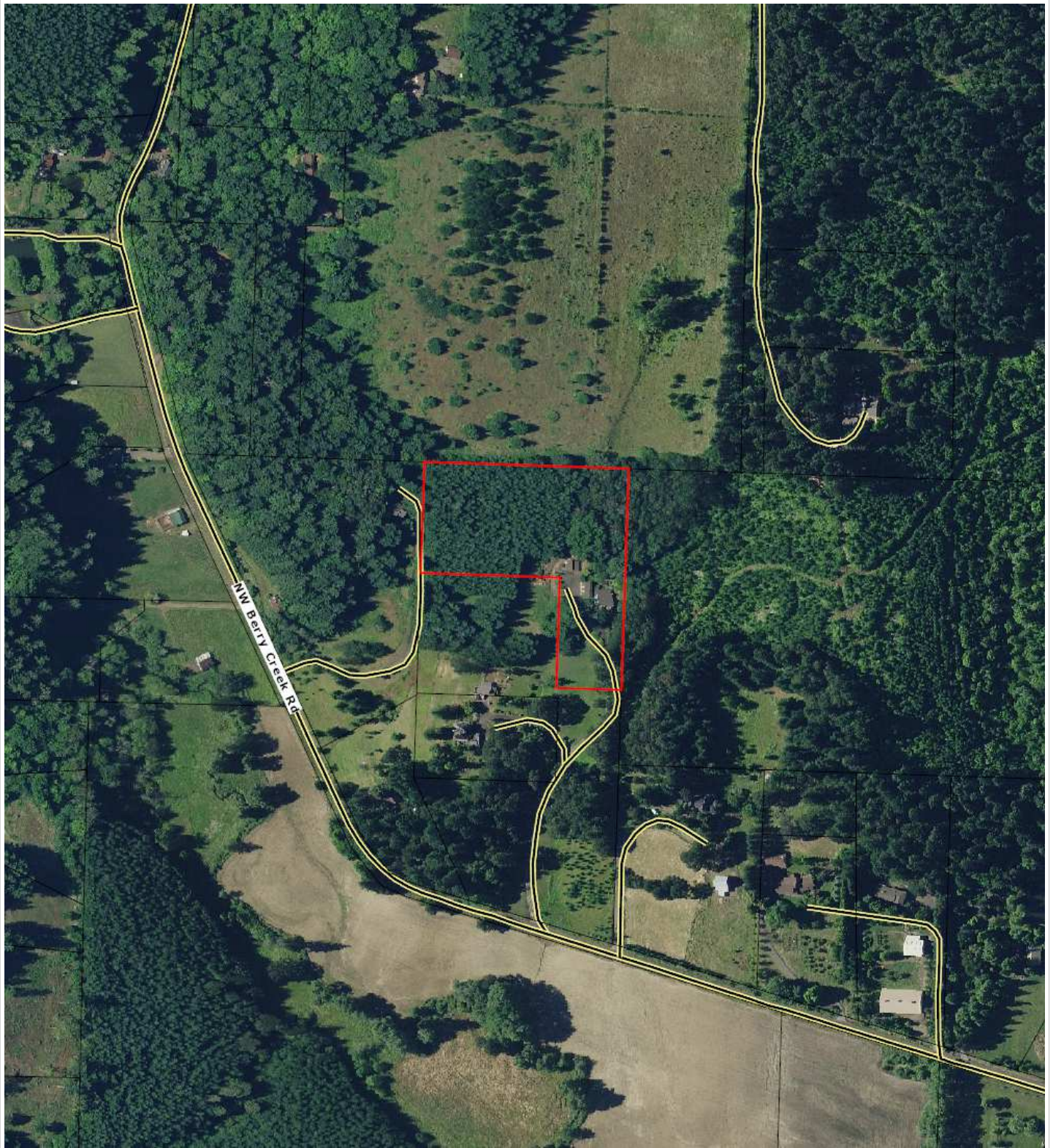
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title™

Parcel ID: R451100101  
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.





**First American Title™**

**Parcel ID: R451100101**

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.



After recording return to:  
GEORGE J. ABDELNOUR AND JENNIFER W. ABDELNOUR  
14190 NW BERRY CREEK ROAD  
MCMINNVILLE, OR 97128

Until a change is requested all tax states  
shall be sent to the following address:  
GEORGE J. ABDELNOUR AND JENNIFER W. ABDELNOUR  
14190 NW BERRY CREEK ROAD  
MCMINNVILLE, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS  
JAN COLEMAN, COUNTY CLERK



\$31.00

00156968200400024640020029  
200402464 2:35:35 PM 2/11/2004  
DMR-DDMR Cnt=1 Stn=3 SUSAN  
\$10.00 \$10.00 \$11.00

STATUTORY BARGAIN AND SALE DEED

GEORGE J. ABDELNOUR and JENNIFER W. ABDELNOUR, Grantor, conveys to JENNIFER WENDY ABDELNOUR, TRUSTEE UNDER TRUST DECLARATION DATED JULY 9, 1991, GRANTEE, the following described real property:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s):  
Map/Tax Lot No(s):

The true consideration for this conveyance is \$-0-.

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 2nd day of February, 2004.

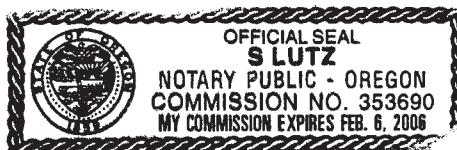
\_\_\_\_\_  
GEORGE J. ABDELNOUR

\_\_\_\_\_  
JENNIFER W. ABDELNOUR

STATE OF OREGON, COUNTY OF YAMHILL) ss.

Acknowledged this 2nd day of February, 2004 by GEORGE J. ABDELNOUR AND JENNIFER W. ABDELNOUR.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 2-06-06



**EXHIBIT "A"**

A tract of land in Section 11, Township 4 South, Range 5 West of the Willamette Meridian, Yamhill County, Oregon, being part of the Kaye Brand and Sharon Brand tract described in instrument recorded May 2, 1983 in Film Volume 176, Page 1730, Yamhill County Deed Records, more particularly described as follows:

BEGINNING at the Northwest corner of the Charles Berry Donation Land Claim; thence East, 886.79 feet along the North line of said Berry Claim to an iron pipe at the Northwest corner of said Brand tract and the TRUE POINT OF BEGINNING; thence South  $00^{\circ} 00' 40''$  West, 300.00 feet along the West line of said Brand tract to an iron rod; thence East, 376.00 feet to an iron rod; thence South, 298.00 feet to an iron rod; thence East, 175.29 feet to an iron rod on the East line of said Brand tract; thence North, 598.00 feet to an iron pipe at the Northeast corner of said Brand tract; thence West, 551.20 feet to the POINT OF BEGINNING.

ALSO a 30 foot wide easement the centerline of which is described as follows:

BEGINNING AT A POINT that is on the South line of and 15.00 feet West of the Southeast corner of the above described tract; thence South, 75.0 feet; thence South  $42^{\circ} 47'$  West, 184.8 feet to the center of an existing roadway; thence Southerly along said existing roadway to Berry Creek Road as shown on Yamhill County Survey CSP-8448.

WT&E 1245-1-2-2