



Customer Service
 Phone: 503.219.1000
 Email: Ticor.Resource@TicorTitle.com
 Washington (OR)

OWNERSHIP INFORMATION

Owner(s) : Smith Robert D
 CoOwner(s) : Smith Laura L
 Site Address : 54452 SW Patton Valley Rd Gaston 97119
 Mail Address : 54452 SW Patton Valley Rd Gaston Or 97119

Parcel Number : R0448420
 Ref Parcel # : 1S43100 00403
 T: 01S R: 04W S: 31 Q: QQ:
 Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 336.00 Block: 3
 Neighborhood : 1S46
 School District : Gaston
 Subdivision/Plat :
 Class Code : Single Family Res
 Land Use : 5515 Agr,Farm Zone,Improved
 Legal : ACRES 10.21, ZONED
 : FARMLAND-POTENTIAL ADDITIONAL TAX
 : LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$236,450
 Mkt Structure : \$204,640
 Mkt Total : \$460,930
 %Improved : 46
 M50 Total : \$218,190
 Levy Code : 51103
 17-18 Taxes : \$2,773.40
 Millage Rate : 12.7109

PROPERTY CHARACTERISTICS

Bedrooms : 3	Lot Acres : 10.21	Year Built : 1971
Bathrooms : 3.00	Lot SqFt : 444,748	EffYearBlt : 1971
HeatMethod : Forced	BsmFin SF :	Floor Cover : Wood
Pool :	BsmUnfinSF :	Foundation : Concrete Ftg
Appliances :	Bldg SqFt : 2,894	Roof Shape : Gable
Dishwasher :	1stFlrSF : 1,958	Roof Matl : Shake
Hood Fan :	UpperFlrSF :	InteriorMat : Drywall
Deck : Wood	Porch SqFt :	Paving Matl : Concrete
GarageType :	Attic SqFt : 936	Ext Finish : Wood Std Shtg
Garage SF :	Deck SqFt : 220	Const Type : Wd Stud\shgt

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Smith Robert D	:12/15/1997	116924	:\$376,000	:Warranty	:\$150,000	:Private
:Sparks Randy L/Jodi A	:12/21/1993	107337	:\$225,000	:Warranty	:\$180,000	:Convent
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

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. Information is deemed reliable but not guaranteed



Washington County Tax Statement

- - Property Account Summary (R448420) - -

Property: R448420 1S431-00403 511.03 SMITH, ROBERT D & (329986)
ACRES 10.21, ZONED FARMLAND-POTENTIAL LAURA L
ADDITIONAL TAX LIABILITY 54452 SW PATTON VALLEY RD
GASTON, OR 97119

All	Batch: Inq -	Eff Date Paid: 02/09/2018				
ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
1.	2003.194331 0	1,360.37	1,360.37		1,360.37	05/17/04
2.	2004.287555 0	1,339.40	1,339.40	5.95	1,345.35	05/10/05
3.	2005.292494 0	1,547.09	1,500.68	<46.41>	1,500.68	11/15/05
4.	2006.297694 0	1,731.39	1,679.45	<51.94>	1,679.45	11/14/06
5.	2007.302530 0	1,878.68	1,822.32	<56.36>	1,822.32	11/13/07
6.	2008.306180 0	1,876.15	1,819.87	<56.28>	1,819.87	11/14/08
7.	2009.307430 0	1,738.28	1,686.13	<52.15>	1,686.13	11/06/09
8.	2010.307524 0	1,513.08	1,467.69	<45.39>	1,467.69	11/01/10
9.	2011.307962 0	1,644.11	1,594.79	<49.32>	1,594.79	11/10/11
10.	2012.309268 0	1,640.78	1,591.56	<49.22>	1,591.56	11/13/12
11.	2013.309578 0	1,721.31	1,669.67	<51.64>	1,669.67	11/14/13
12.	2014.310854 0	1,799.18	1,745.20	<53.98>	1,745.20	11/13/14
13.	2015.311610 0	1,972.92	1,913.73	<59.19>	1,913.73	11/05/15
14.	2016.314114 0	2,563.74	2,486.83	<76.91>	2,486.83	11/07/16

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
15.	Current Taxes for bill 2017.315359, Levied tax of 2,773.40					
1/3	Nov 15	924.47	924.47		924.47	11/13/17
2/3	Feb 15	924.47	887.49	<36.98>	887.49	11/13/17
3/3	May 15	924.46	878.24	<46.22>	878.24	11/13/17
Total Paid:		2,690.20	<83.20>	2,690.20		

*** No taxes are due on this property ***

*** End of Display ***



THIS SPACE RESERVE

Title Order No. 836447
Escrow No. 20562

After Recording Return to:

ROBERT D. SMITH and LAURA L. SMITH
64482 SW Patton Valley Rd
Gaston, Oregon 97118

Until a change is requested all tax statements
shall be sent to the following address:

ROBERT D. SMITH and LAURA L. SMITH
64482 SW Patton Valley Rd
Gaston, Oregon 97118

STATE OF OREGON } 88
County of Washington }

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

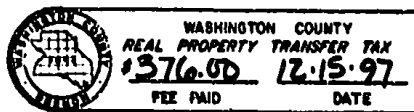
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 97116924
Rect: 199574 414.00
12/15/1997 03:40:01pm

STATUTORY WARRANTY DEED

RANDY L. SPARKS and JODI A. SPARKS, Husband and Wife Grantor, conveys and warrants to,
ROBERT D. SMITH and LAURA L. SMITH, Husband and Wife Grantee, the following described
property free of liens and encumbrances, except as specifically set forth herein:

See Exhibit "A" Attached



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 30.830.

This property is free of liens and encumbrances, EXCEPT: Zoning for Farm Use; Rights of the public to roads and highways; Rights of the public & governmental bodies to Tualatin River and unmaned creek; EAsement of record

The true consideration for this conveyance is \$ 376,000.00

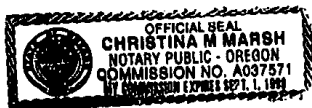
Dated this 12 day of December, 1997

RANDY L. SPARKS

JODI A. SPARKS

STATE OF OREGON, COUNTY OF YAMHILL ss.

The foregoing instrument was acknowledged before me this 12 day of December, 1997 by RANDY L. SPARKS and JODI A. SPARKS



Christina M. Marsh
Notary Public for Oregon
My Commission Expires: 9/1/98

1-2

Recorded By
First American Title Insurance Company of Oregon
836447

Order No. 836447

EXHIBIT "A"

A tract of land situated in Section 31, Township 1 South, Range 4 West, and Section 36, Township 1 South, Range 5 West, of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 31, Township 1 South, Range 4 West, of the Willamette Meridian; thence South 2°28.8' West, along the West line of that certain tract of land conveyed to Swan W. Tornblad and wife, by Deed recorded in Book 565, page 697, Washington County Deed Records, 316 feet, more or less, to an angle on said West line; thence South 1°52' West, along the East line of the FIRST ADDITION TO CHERRY GROVE, a duly recorded subdivision in Washington County, 80.65 feet, to an angle on said East line of CHERRY GROVE FIRST ADDITION; thence South 20°16' West along said East line of CHERRY GROVE FIRST ADDITION, 258.8 feet to the most Northerly corner of that tract of land as described in Parcel 3 of above said book and page; thence South 54°38' East 175.00 feet; thence South 18°12' West 239.90 feet to a point which bears North 87°18' East 201.98 feet from the Southeast corner of Lot 62 of said FIRST ADDITION TO CHERRY GROVE; thence North 87°18' East 44.47 feet; thence South 2°42' East 10.00 feet, more or less, thence downstream in the center of the Tualatin River, the straight line course of which bears North 89°51' East 623.3 feet; thence North 22°37' West 36.3 feet to an iron; thence continuing North 22°37' West 1031.70 feet to an iron; thence West along the North line of said Section 31, a distance of 230 feet to the place of beginning.

EXCEPTING THEREFROM that certain tract of land conveyed to Washington County by Deed recorded in Book 106, page 389, said Deed Records.



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The RIGHT choice...*your* choice!

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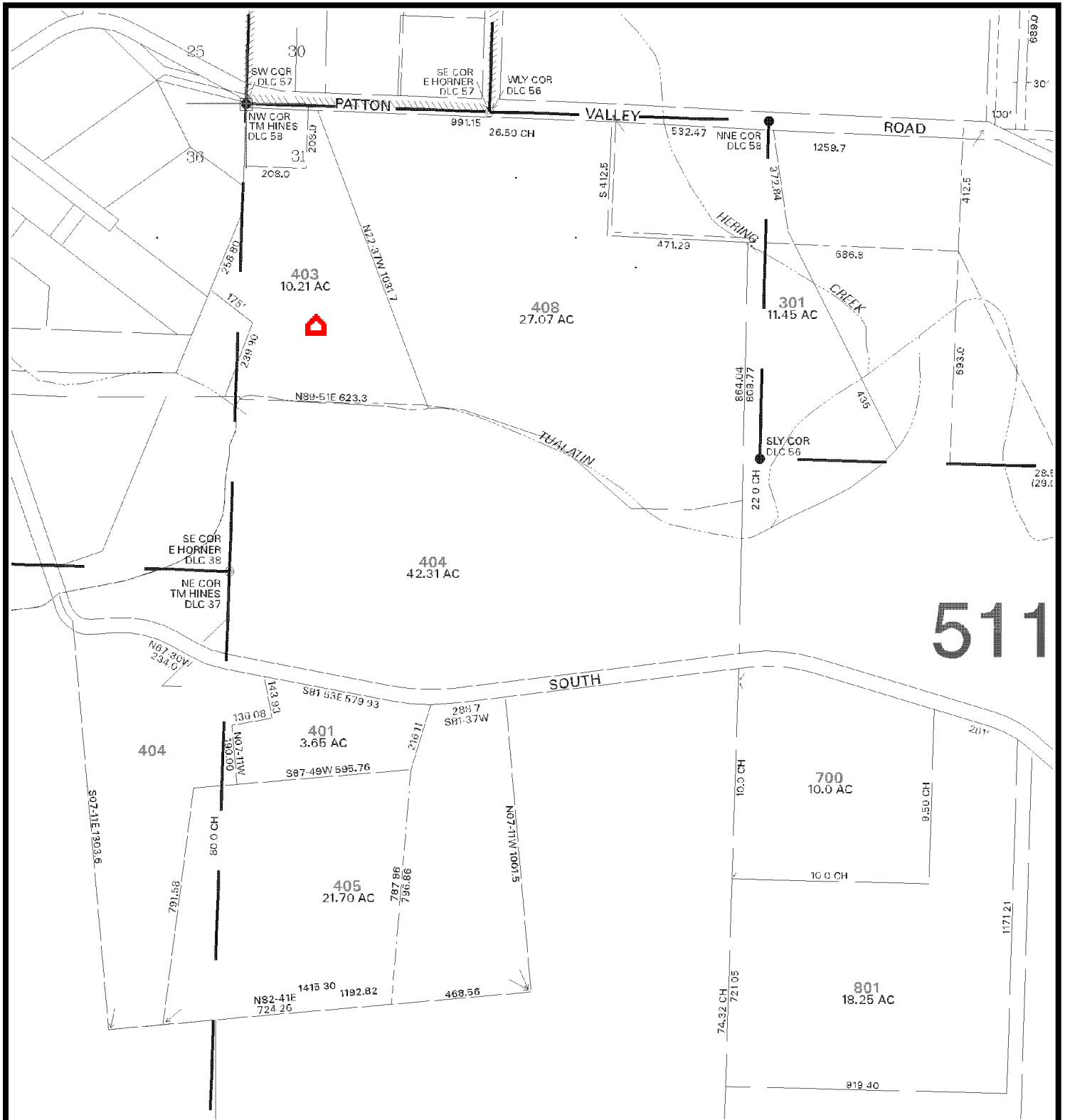
Phone: 503.219.1000

Email: Ticor.Resource@TicorTitle.com



Parcel # : R0448420

Ref Parcel Number : 1S43100 00403



This map is made solely for assisting in locating said premises. The company assumes no liability for variations, if any, in dimensions and location ascertained by an actual survey.



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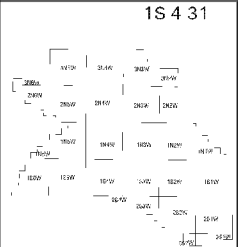
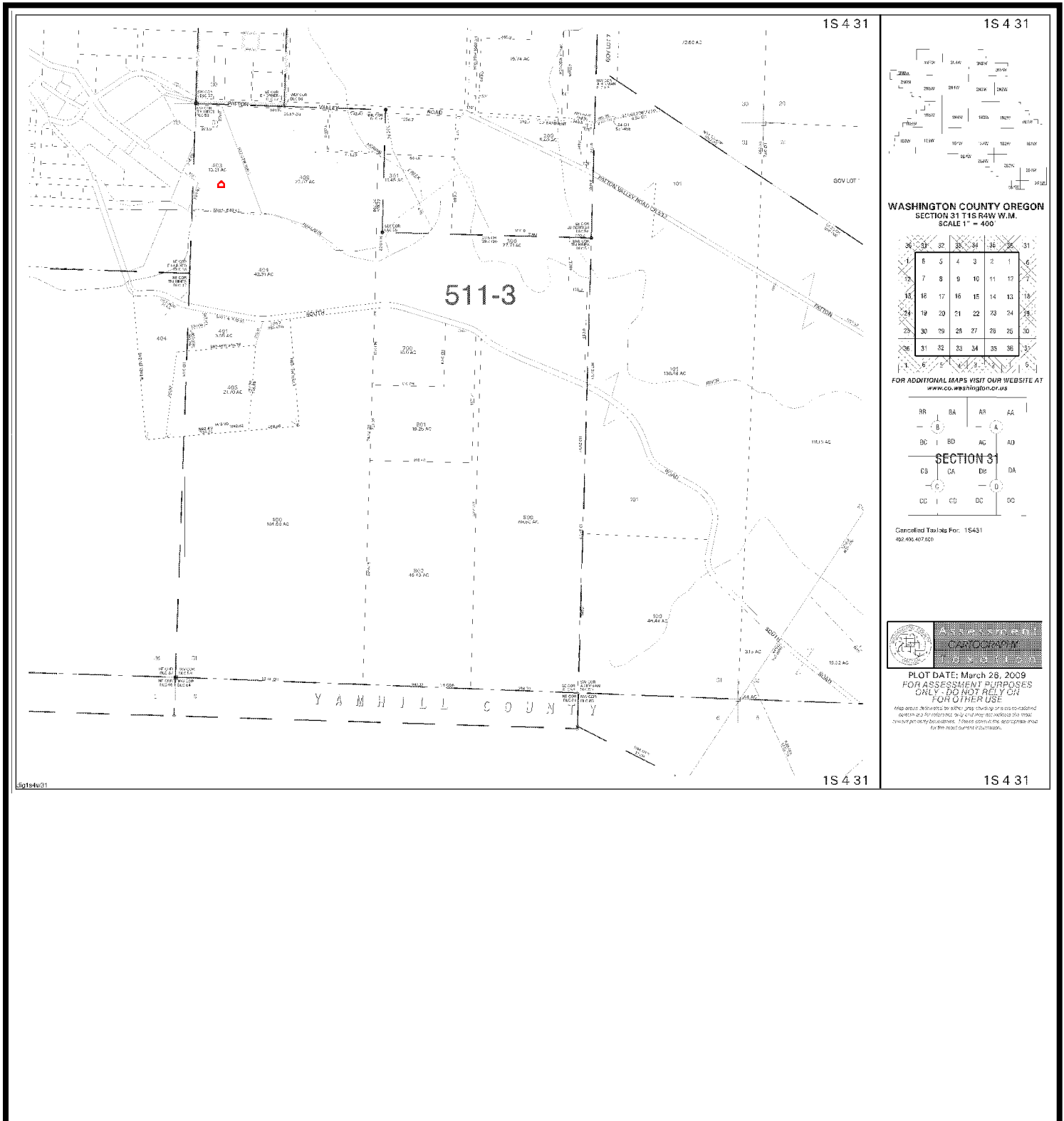
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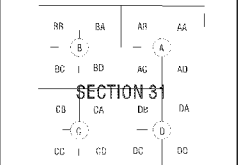


WASHINGTON COUNTY OREGON
SECTION 31 T1S R4W W.M.

SCALE 1" = 400'

36	37	38	39	40	41
1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 1S431
402 406 407 500



PLOT DATE: March 28, 2009
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE
This map was prepared by the Assessor's Office for the purpose of assessing property for taxation. It is not intended to be used for any other purpose. The Assessor's Office is not responsible for any errors or omissions in this map. For more information, please contact the Assessor's Office.

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