

**Parcel Information**

Parcel #: 27223

Alternate ID: 0508074170000100000

Account #: 7N4W1700 1000

Site Address:
Clatskanie OR 97016Owner: Clifford Family Limited Partnership
1350 S Conyers Creek Rd
Clatskanie OR 97016

Twn/Range/Section: T: 7N R: 4W S: 17

Parcel Size: 7.70 Acres (335,412 SqFt)

Lot/Block: /

Census Tract/Block: 970200/5036

Levy Code: 0508

Levy Rate: 12.4363 (2017)

Market Land Value: \$73,230

Market Impr Value: \$0

Market Total Value: \$73,230 (2017)

Assessed Land Value: \$4,157

Assessed Impr Value: \$0

Assessed Total Value: \$4,157 (2017)

Tax Information

Tax Year	Annual Tax
2017	\$58.09
2016	\$57.00
2015	\$55.82

Legal**Land**Land Use: 640 - VACANT H&B USE TRACT FOREST/WLO, DESIGNATED, ZONING
NOT SIGNIFICANTZoning: R-10 - Single Family
Residential

School Dist: 340 - Clatskanie School District

Watershed: 1708000305 - Clatskanie
River

Waterfront Name: CONYERS CREEK

Improvement

Year Built: 0

Fireplaces: 0

Bldg Use: 400 - H & B Use Rural Tract Vacant

Bedrooms: 0

Total Baths: 0.00

Full/Half Baths: 0 / 0

Finished Area: 0 SqFt

Floor 1: 0 SqFt

Floor 2: 0 SqFt

Garage: 0 SqFt

Carport: 0 SqFt

Heat:

Bldg/Dwelling Count: 0 / 0

Bldg Name:

Bldg Type:

Transfer Information

Rcrdg Date:	09/24/98	Sale Price:		Doc Num:	F9812208	Doc Type:	
Owner:	CLIFFORD FAMILY LIMITED PARTNERSHIP			Grantor:			

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.

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

24-Jan-2018

CLIFFORD FAMILY LIMITED PARTNERSHIP
1350 S CONYERS CREEK RD
CLATSKANIE, OR 97016

Tax Account #	27223	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0508
Situs Address		Interest To	Feb 15, 2018

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.09	Nov 15, 2017	\$1.74
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.00	Nov 15, 2016	\$1.71
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.82	Nov 15, 2015	\$1.67
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.63	Nov 15, 2014	\$1.64
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.16	Nov 15, 2013	\$1.53
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.65	Nov 15, 2012	\$1.55
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.66	Nov 15, 2011	\$1.52
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.07	Nov 15, 2010	\$1.50
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.23	Nov 15, 2009	\$1.45
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.49	Nov 15, 2008	\$1.48
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.16	Nov 15, 2007	\$1.38
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.07	Nov 15, 2006	\$1.38
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.41	Nov 15, 2005	\$1.36
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.54	Nov 15, 2004	\$1.34
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.62	Nov 15, 2003	\$1.04
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.06	Nov 15, 2002	\$1.14
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.14	Nov 15, 2001	\$1.14
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$819.80		



This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.

THIS MAP WAS PREPARED FOR
ASSASSMENT PURPOSE ONLY

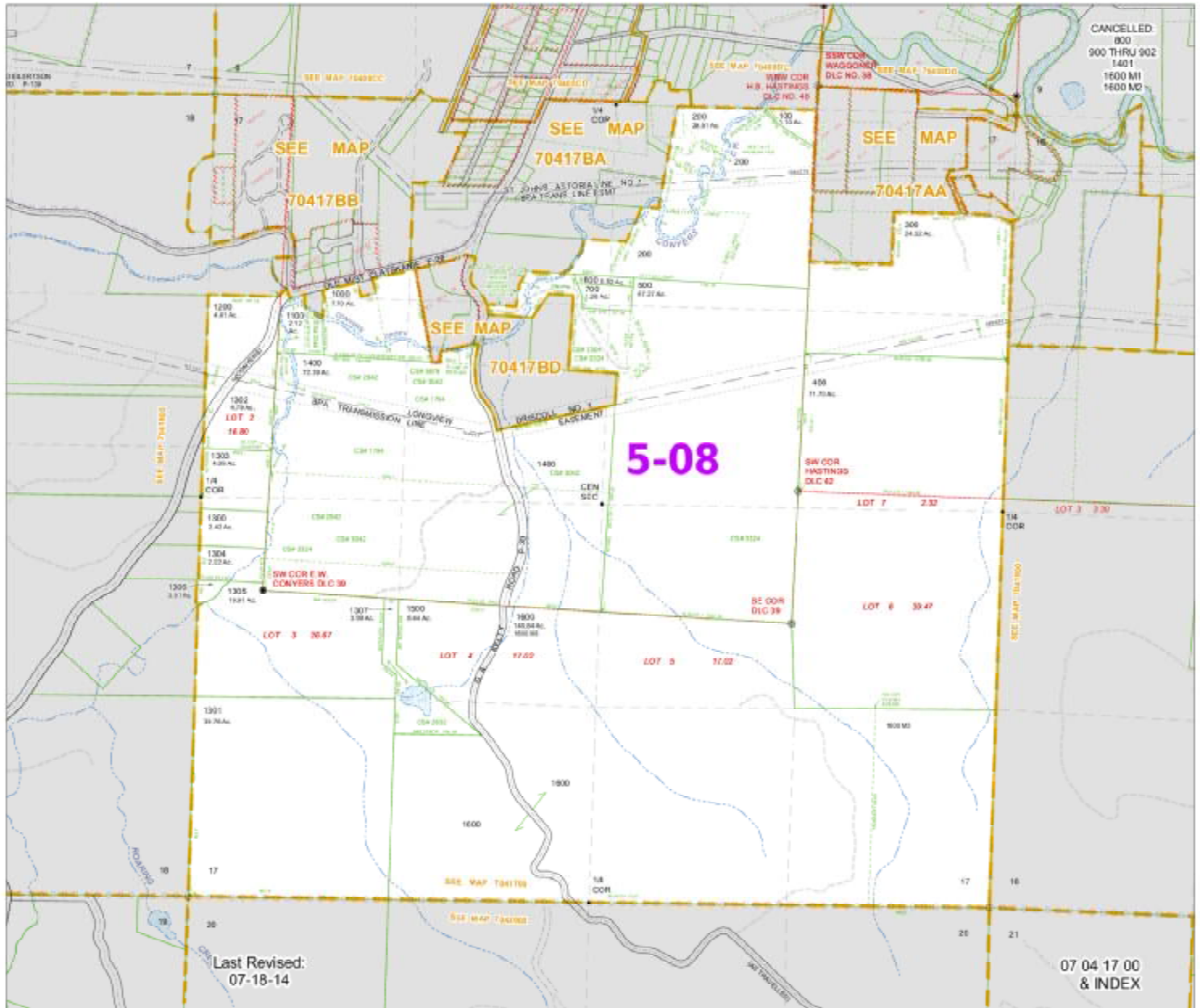
0 100 200 300 Feet

SECTION 17 T.7N. R.4W. W.M.

COLUMBIA COUNTY

1" = 400'

07 04 17 00
& INDEX



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**Parcel Information**

Parcel #: 27242

Alternate ID: 0508074170220200000

Account #: 7N4W17BB 2000

Site Address:
Clatskanie OR 97016

Owner: Clifford Family Limited Partnership
1350 Conyers Creek Rd
Clatskanie OR 97016

Twn/Range/Section: T: 7N R: 4W S: 17 Q: NW QQ: NW

Parcel Size: .23 Acres (10,019 SqFt)

Lot/Block: /

Census Tract/Block: 970200/5036

Levy Code: 0508

Levy Rate: 12.4363 (2017)

Market Land Value: \$17,920

Market Impr Value: \$0

Market Total Value: \$17,920 (2017)

Assessed Land Value: \$14,810

Assessed Impr Value: \$0

Assessed Total Value: \$14,810 (2017)

Tax Information

Tax Year	Annual Tax
2017	\$184.18
2016	\$179.04
2015	\$173.65

Legal**Land**

Land Use: 400 - VACANT H&B USE TRACT LAND, ZONING NOT SIGNIFICANT Zoning: R-10 - Single Family Residential

School Dist: 340 - Clatskanie School District Watershed: 1708000305 - Clatskanie River

Waterfront Name: CONYERS CREEK

Improvement

Year Built: 0	Fireplaces: 0	Bldg Use: 400 - H & B Use Rural Tract Vacant
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Finished Area: 0 SqFt	Floor 1: 0 SqFt	Floor 2: 0 SqFt
Garage: 0 SqFt	Carport: 0 SqFt	Heat:
Bldg/Dwelling Count: 0 / 0	Bldg Name:	Bldg Type:

Transfer Information

Rcrdg Date:	03/13/09	Sale Price:		Doc Num:	0000002606	Doc Type:	Quit Claim
Owner:	CLIFFORD FAMILY			Grantor:	CLIFFORD,HERBERT W		
Rcrdg Date:	06/16/08	Sale Price:	\$35,000	Doc Num:	0000006223	Doc Type:	Grant Deed
Owner:	CLIFFORD FAMILY LIMITED PARTNERSHIP			Grantor:	POOLE,ALICE J		
Loan Amt:				Title Co:	TICOR TITLE		
Finance Type:		Loan Type:		Lender:			

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STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

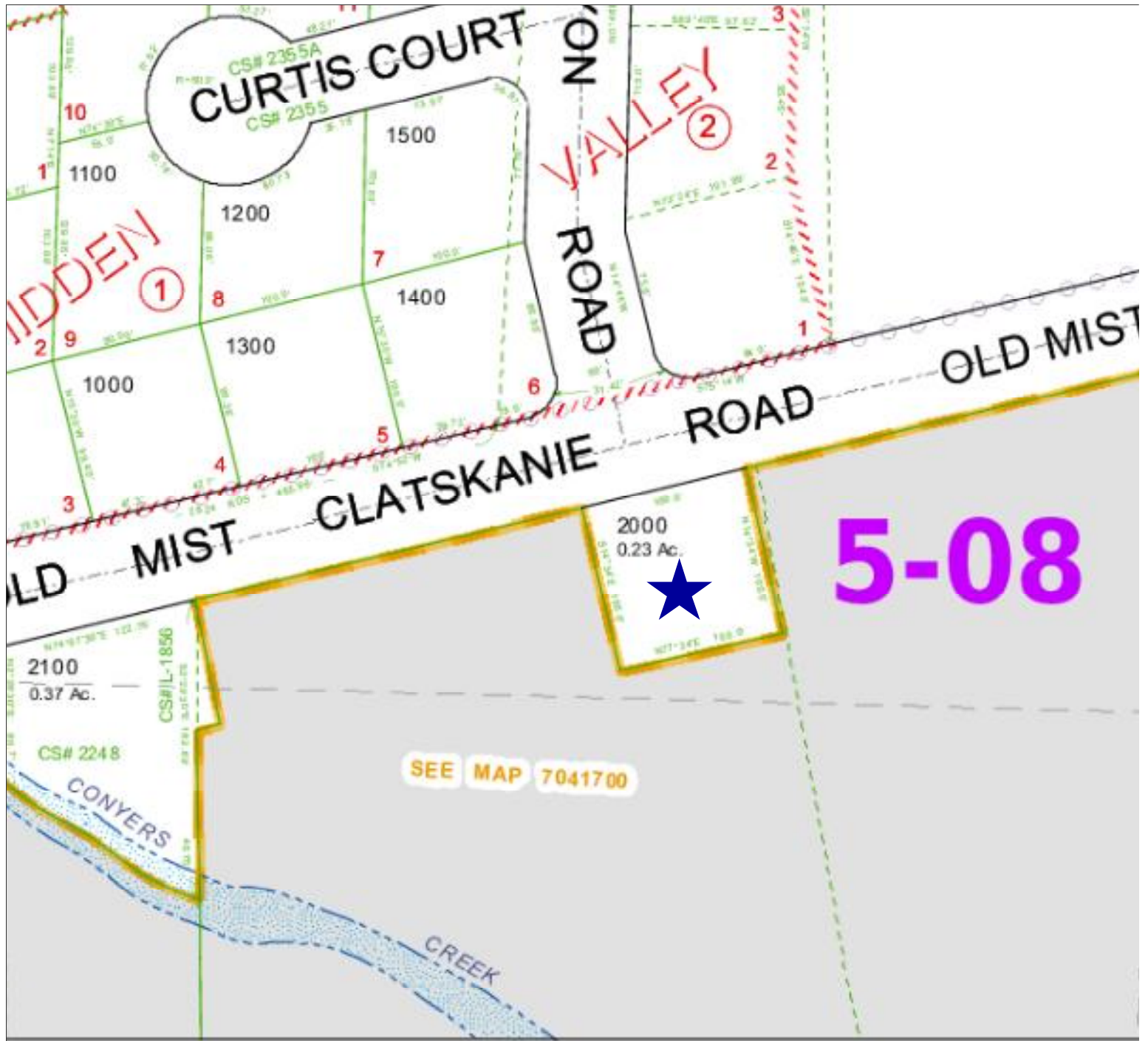
24-Jan-2018

CLIFFORD FAMILY LIMITED PARTNERSHIP
3400 S AVENUE TE #293
YUMA, AZ 85365

Tax Account #	27242	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0508
Situs Address		Interest To	Feb 15, 2018

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.18	Nov 15, 2017	\$5.53
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$179.04	Nov 15, 2016	\$5.37
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$173.65	Nov 15, 2015	\$5.21
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.34	Nov 15, 2014	\$5.05
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$154.83	Nov 15, 2013	\$4.64
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.71	Nov 15, 2012	\$3.98
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$128.78	Nov 15, 2011	\$3.86
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.16	Nov 15, 2010	\$3.78
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$119.42	Nov 15, 2009	\$3.58
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$116.71	Nov 15, 2008	\$3.50
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$116.53	Nov 15, 2007	\$3.50
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.86	Nov 15, 2006	\$3.39
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.33	Nov 15, 2005	\$3.31
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$107.25	Nov 15, 2004	\$3.22
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$104.38	Nov 15, 2003	\$3.13
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$101.19	Nov 15, 2002	\$3.04
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$98.23	Nov 15, 2001	\$2.95
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$2,234.59		



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00101797200900026060010016

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

After recording, return to:
Clifford Family Limited Partnership
P.O. Box 381
Clatskanie, OR 97016
All tax statements shall be sent to Clifford Family Limited Partnership
P.O. Box 381
Clatskanie, OR 97016

BARGAIN AND SALE DEED


The Grantor, Herbert W. Clifford, conveys to the Clifford Family Limited Partnership, Grantee, the following described real property:

Beginning at a point on the West line of the Enoch Conyers Donation Land Claim, that is South 1320.0 feet and East 470.6 feet from the Northwest corner of Section 17, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence North 77°34' East 420.9 feet; thence North 75°26' East 100.0 feet to the true point of beginning from the following described property; said point being on the South right of way line of the Old Clatskanie Nehalem Road; thence South 14°34' East 100.0 feet; thence North 75°26' East 100.0 feet; thence North 14°34' West 100.0 feet to the said South right of way line of said road; thence South 75°26' West 100 feet to the true point of beginning.

The true consideration for this conveyance is \$0.00.

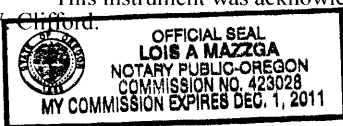
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

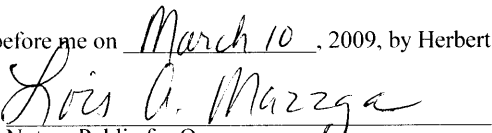
DATED this 10th day of March, 2009.


Herbert W. Clifford

STATE OF OREGON)
) ss.
County of Columbia)

This instrument was acknowledged before me on March 10, 2009, by Herbert W. Clifford.




Notary Public for Oregon
My commission expires: 12/1/2011