



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

OWNERSHIP INFORMATION

Owner(s) : **Wetzel Sunset LLC**
 CoOwner(s) :
 Site Address : **60675 NW Sunset Hwy Timber 97144**
 Mail Address : 17485 Highway 22 Dallas Or 97338

Parcel Number : **R0830364**
 Ref Parcel # : **3N50900 00500**
 T: 03N R: 05W S: 09 Q: QQ:
 Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 334.00 Block: 2
 Neighborhood : ZRC
 School District : Vernonia
 Subdivision/Plat :
 Class Code : Single & Small Strip Store
 Land Use : 2210 Com,Commercial Improved
 Legal : ACRES 2.64
 :
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$299,790
 Mkt Structure : \$143,260
 Mkt Total : **\$443,050**
 %Improved : 32
 M50 Total : **\$145,380**
 Levy Code : 04906
 16-17 Taxes : \$1,835.90
 Millage Rate : 12.6283

PROPERTY CHARACTERISTICS

Bedrooms :	Lot Acres : 2.64	Year Built :
Bathrooms :	Lot SqFt : 114,998	EffYearBlt :
HeatMethod :	BsmFin SF :	Floor Cover :
Pool :	BsmUnfinSF :	Foundation :
Appliances :	Bldg SqFt : 1,640	Roof Shape :
Dishwasher :	1stFlrSF : 1,640	Roof Matl :
Hood Fan :	UpperFlSF :	InteriorMat :
Deck :	Porch SqFt :	Paving Matl :
GarageType :	Attic SqFt :	Ext Finish :
Garage SF :	Deck SqFt :	Const Type :

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Wetzel Sunset LLC	:11/28/2012	100406	:	:Bargain & S :	:	:
:Wetzel Living Trust	:11/28/2012	100405	:	:Bargain & S :	:	:
:Wetzel Andreas/Helmut	:08/04/2006	93262	:\$240,000	:Warranty :	:	:
:Herr George A/Donna R	:02/28/2003	30140	:\$200,000	:Warranty :	:\$160,000	:Convent
:McMullin Richard B	:02/28/2001	16068	:	:Personal Re :	:	:
:Mc Mullin Hildegard M	:09/08/1992	62121	:	:Warranty :	:	:

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

- Owner: WETZEL SUNSET LLC
Prop ID : R830364 (Real Estate) (639293) ATTN: ANDREAS P WETZEL MGR
Map Tax Lot: 3N59-00500 17485 HWY 22
Legal : ACRES 2.64 DALLAS, OR 97338

Situs : 60675 NW SUNSET HWY, Year Built : 1963;
UNINCORPORATED, OR Living Area: 1640;

Name(s) :

Code Area : 049.06

Sale Info :

2017 Roll Values

Deed Type : DBS

RMV Land \$ 332,680 (+)

Instrument: 2012100406

RMV Improvements \$ 149,780 (+)

2017 Tax Status * Unpaid Taxes * RMV Total \$ 482,460 (=)

Current Levied Taxes : 1,904.09 Total Exemptions \$ 0

Special Assessments : M5 Net Value \$ 482,460

M50 Assd Value \$ 149,740



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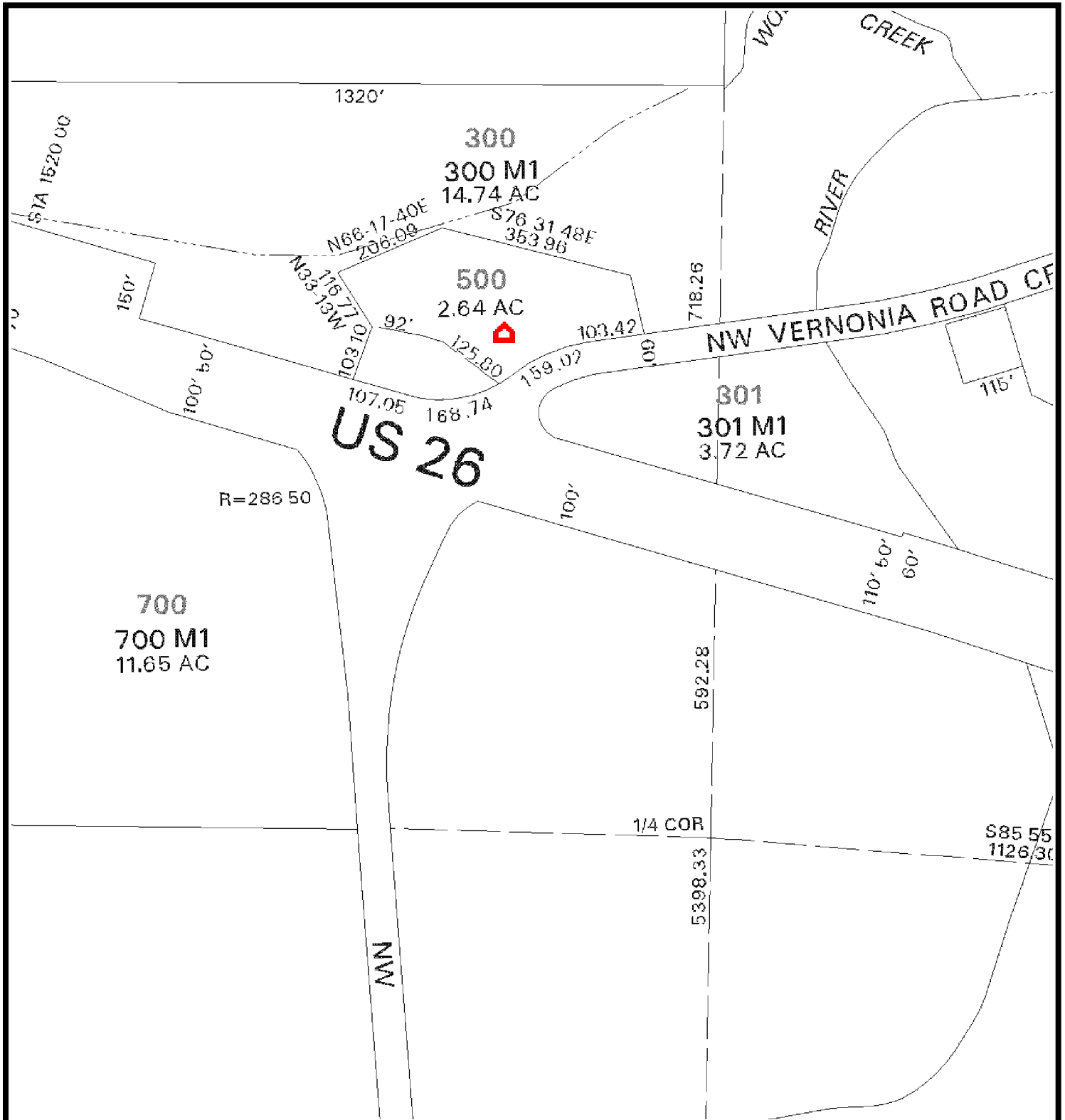
Phone: 503.219.1000

Email: Ticor.Resource@TicorTitle.com



Parcel # : R0830364

Ref Parcel Number : 3N50900 00500



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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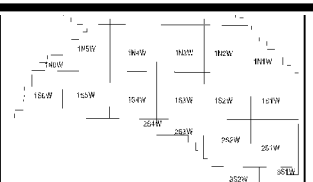
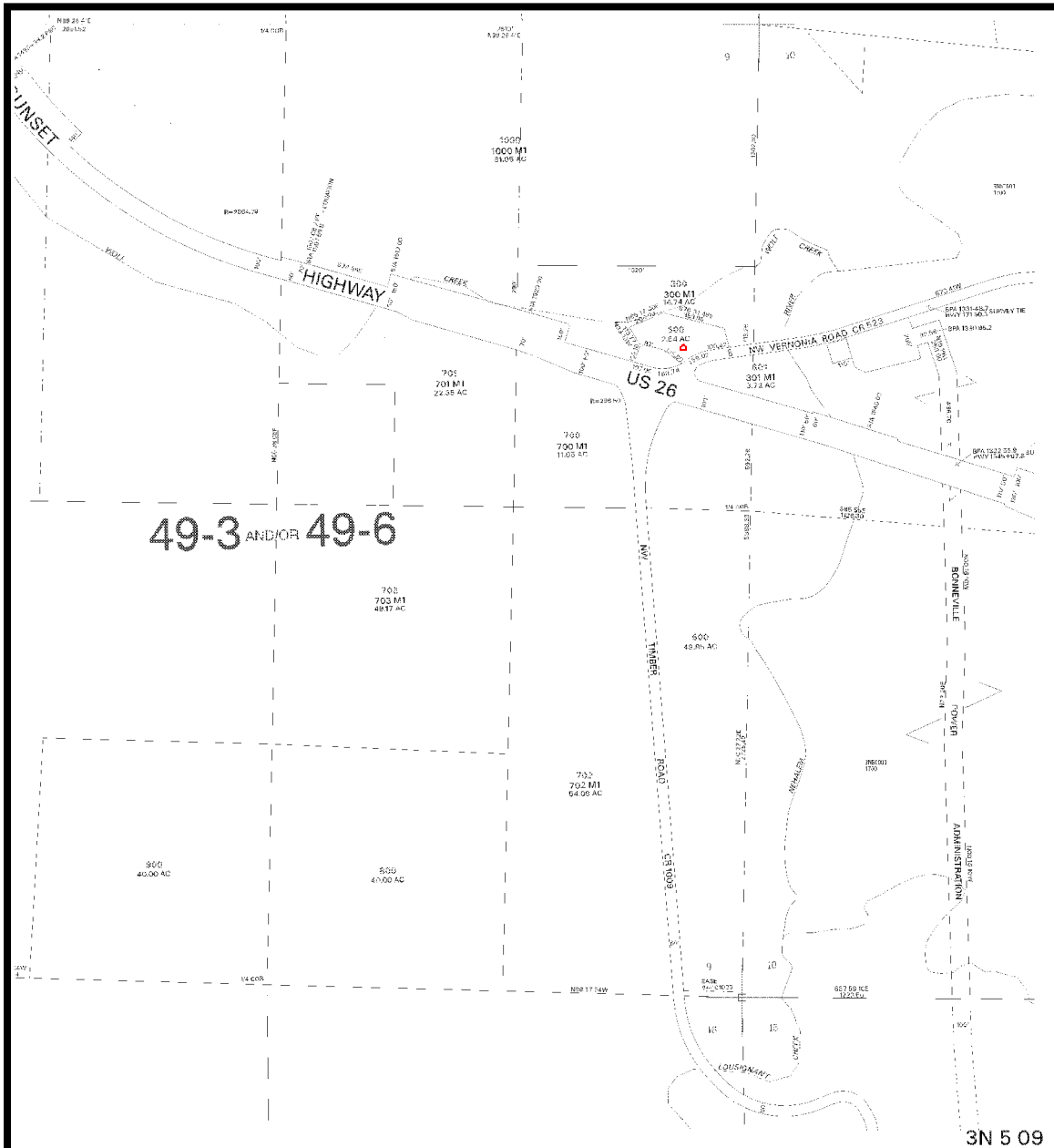
Phone: 503.219.1000

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Parcel # : R0830364

Ref Parcel Number : 3N50900 00500



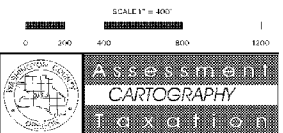
WASHINGTON COUNTY OREGON
SECTION 09 T3N R5W W.M.
SCALE 1" = 400'

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

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

BB	BA	AB	AA
B		A	
BC	BD	AC	AD
C		D	
CB	CA	DB	DA
CC	CD	BC	BD

Cancelled Taxlots For: 3N509
100,200,400



PLOT DATE: March 30, 2012
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE
Map areas delineated by black gray shading or a other hatched patterns are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

3N 5 09

3N 5 09

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.

Washington County, Oregon
11/28/2012 11:10:03 AM
D-DBS Cnt=1 Stn=9 D MOON
\$15.00 \$5.00 \$11.00 \$15.00 - Total = \$46.00

2012-100406



01774189201201004060030030

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

Richard Hobernicht, Director of Assessment and
Taxation, Ex-Officio County Clerk



After recording, return to:
(File No. 94659001)

Theresa M. Wade
Garrett Hemann Robertson P.C.
PO Box 749
Salem OR 97308

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

Wetzel Sunset LLC
17485 Hwy 22
Dallas, OR 97338

STATUTORY BARGAIN AND SALE DEED

(ORS 93.860)

Helmut Wetzel and Liselotte Wetzel, Trustees of the Wetzel Living Trust dated March 17, 1994, whose address is 17485 Hwy 22, Dallas, Oregon 97338, as to a 50% interest, and **Andreas Wetzel**, whose address is 1473 Yakima Court NW, Salem, Oregon 97304, as to a 50% interest, Grantors, convey to **Wetzel Sunset LLC**, an Oregon limited liability company, whose address is 17485 Hwy 22, Dallas, Oregon 97338, Grantee, the following described real property located in Washington County, Oregon:

See attached Exhibit "A" incorporated herein by this reference.

and more commonly known as 60675 NW Sunset Highway, Timber, Oregon 97144, and bearing Tax Account Nos. R0830364 and M1149509.

SUBJECT TO:

All liens and encumbrances of record.

The true consideration for this conveyance is \$0.00 (transferred to LLC in exchange for membership units).

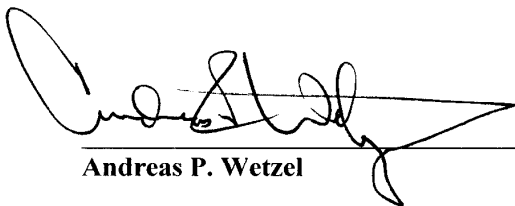
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

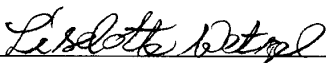
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 19 day of OCT, 2012.

WETZEL LIVING TRUST, dated
March 17, 1994

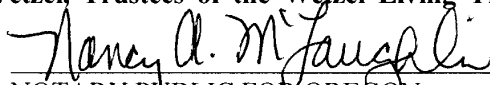
By: 
Helmut Wetzel, Trustee


Andreas P. Wetzel

By: 
Liselotte Wetzel, Trustee

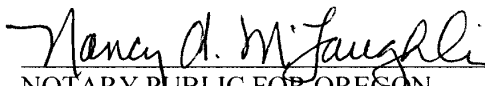
STATE OF OREGON)
) ss.
County of POLK)

This instrument was acknowledged before me on the 19th day of October, 2012, by **Helmut Wetzel and Liselotte Wetzel, Trustees of the Wetzel Living Trust dated March 17, 1994.**


NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-30-15

STATE OF OREGON)
) ss.
County of POLK)

This instrument was acknowledged before me on the 19th day of October, 2012, by **Andreas P. Wetzel.**


NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-30-15

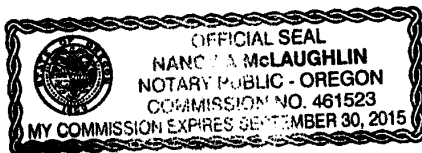


EXHIBIT "A"

PARCEL I:

A portion of that certain tract of land conveyed to Glen and June V. Mulkey in Section 9, Township 3 North, Range 5 West, Willamette Meridian, in the County of Washington and State of Oregon, by Deed recorded in Book 500, Page 279, said portion being more particularly described as follows:

BEGINNING at an iron rod on the North line of Sunset Highway opposite Engineer's centerline Station 1526+49.95, which point bears South 74°36' East 225.0 feet, more or less, South 15°24' West 100.00 feet and South 74°36' East 399.95 feet from the intersection of the West line of the Southeast quarter of the Northeast quarter of Section 9, Township 3 North, Range 5 West, Willamette Meridian, with the North line of said Sunset Highway; thence running South 74°36' East 107.05 feet to an iron rod on the North line of said Highway at Engineer's Centerline Station 1527+57.00; thence on a 204.60 foot radius curve left (the long chord of which bears North 81°46'23" East 164.00 feet) 168.74 feet to an iron rod; thence North 53°41' West 125.88 feet to an iron rod; thence North 72°40' West 41.55 feet to an iron rod; thence North 80°20' West 92.00 feet to an iron rod; thence South 19°06' West 103.10 feet to the place of beginning.

PARCEL II:

A portion of that certain tract of land conveyed to Glen and June V. Mulkey in Section 9, Township 3 North, Range 5 West, Willamette Meridian, in the County of Washington and State of Oregon, by Deed recorded in Book 500, Page 279, said portion being more particularly described as follows:

COMMENCING at the intersection of the West line of the Southeast quarter of the Northeast quarter of Section 9 with the Northerly line of the Sunset Highway; thence running South 74°36' East 225.0 feet, more or less South 15°24' West 100.00 feet, to an iron rod to an angle in the Northerly line of said Highway, which is opposite Engineer's Centerline Station 1522+50; thence South 74°36' East along said Northerly line 399.95 feet to an iron pipe opposite Engineer's Centerline Station 1526+49.95; thence North 19°06' East 103.10 feet to an iron rod at THE TRUE POINT OF BEGINNING of the tract herein described; thence from the true point of beginning North 33°13' West 76.77 feet to an iron rod; thence continuing North 33°13' West 40.0 feet to the approximate center of Wolf Creek; thence North 66°17'40" East in the approximate center of Wolf Creek, 206.90 feet to a point from which an iron rod bears South 23°17' East 40.0 feet; thence South 76°31'48" East 353.96 feet to an iron rod; thence South 13°25' East 112.68 feet to an iron rod on the Northerly line of the road to Vernonia, Oregon; thence South 80°56' West 103.42 feet to an iron rod; thence on a 316.45 foot radius curve left (the long chord of which bears South 66°32'15" West 157.35 feet) 159.02 feet to an iron rod; thence on a 204.60 foot radius curve right (the long chord of which bears South 55°08'38" West 21.43 feet) 21.44 feet to a point from which an iron rod bears North 53°41' West 10.73 feet; thence North 53°41' West 125.88 feet to an iron rod; thence North 72°40' West 41.55 feet to an iron rod; thence North 80°20' West 92.0 feet to the true point of beginning.