



<u>Parcel Information</u>		<u>Assessment Information</u>	
Parcel #: R320503300		Market Value Land:	\$185,370.00
Account: 22754		Market Value Impr:	\$254,876.00
Related:		Market Value Total:	\$440,246.00
Site Address: 27005 NE Blackberry Ln Newberg OR 97132 - 6612		Assessed Value:	\$276,231.00
Owner: Jeffrey Grimm		<u>Tax Information</u>	
Owner2: Abra Faraon		Levy Code Area: 29.2	
Owner Address: 27005 NE Blackberry Ln Newberg OR 97132 - 6612		Levy Rate: 13.1168	
Twn/Range/Section: 03S / 02W / 05		Tax Year: 2017	
Parcel Size: 0.83 Acres (36,155 SqFt)		Annual Tax: \$3,623.27	
Plat/Subdivision: Cold Springs Fruit Park		Exemption Description:	
Lot:		<u>Legal</u>	
Block:		Township 3S Range 2W Section 05 TaxLot 03300	
Map Page/Grid: 713-D3			
Census Tract/Block: 030101 / 2116			
Waterfront:			

<u>Land</u>			
Cnty Land Use: 401 - Tract - Improved (typical of class)		Cnty Bldg Use: 12 - 1 Story with Basement	
Land Use Std: RMSC - RESIDENTIAL MISCELLANEOUS		Zoning: AF-10 - Rural Residential	
Neighborhood: RCH6		Recreation:	
Watershed: Chehalem Creek-Willamette River		School District: 29J Newberg School District	
Primary School: Mabel Rush Elementary School		Middle School: Mountain View Middle School	
High School: Newberg Senior High School			

<u>Improvement</u>			
Year Built: 1963	Attic Fin/Unfin: 0 SqFt / 0 SqFt		Fireplace: 1
Bedrooms: 3	Total Baths: 3.00		Full/Half Baths: 3 / 0
Total Area: 1,817 SqFt	Bsmt Fin/Unfin: 621 SqFt / 0 SqFt		Garage: 0 SqFt
Bldg Fin: 1,817 SqFt	1st Floor: 1,196 SqFt		2nd Floor: 0 SqFt

<u>Transfer Information</u>			
Loan Date: 6/29/2018	Loan Amt: \$30,000.00	Doc Num: 0000009086	Doc Type: Trust Deed-Deed of Trust
Loan Type: Variable	Finance Type:	Lender: BANNER BK	
Rec. Date: 4/11/2014	Sale Price: \$389,000.00	Doc Num: 2014-4057	Doc Type: Warranty Deed
Owner: GRIMM, JEFFREY H		Grantor: BRYSON, FREDERICK A	
Orig. Loan Amt: \$369,550.00		Title Co: TICOR TITLE	
Finance Type:	Loan Type:	Lender: EQUITY HOME MORTGAGE LLC	

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Transfer Record(s) Found For: R320503300

Recording Date:	06/29/2018	Sale Price:	\$0.00	Loan Amount:	\$30,000.00
Grantee Name:	GRIMM,JEFFREY H	Closing Title Co.:	WESTERN TITLE & ESCROW CO	Mortgage Loan Type:	
Grantor Name:				Mortgage Rate Type:	Variable
Recorder Document #:	0000009086 0000009086			Lender:	BANNER BK
Document Type:	Trust Deed-Deed of Trust			Morgage 2 Loan Amt:	
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

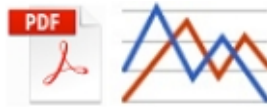
Recording Date:	04/11/2014	Sale Price:	\$389,000.00	Loan Amount:	\$369,550.00
Grantee Name:	GRIMM,JEFFREY H	Closing Title Co.:	TICOR TITLE	Mortgage Loan Type:	
Grantor Name:	BRYSON,FREDERICK A			Mortgage Rate Type:	
Recorder Document #:	0000004058 0000004057			Lender:	EQUITY HOME MORTGAGE LLC
Document Type:	Warranty Deed			Morgage 2 Loan Amt:	
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Recording Date:	10/24/2012	Sale Price:	\$291,000.00	Loan Amount:	\$261,900.00
Grantee Name:	BRYSON,FREDERIC K A	Closing Title Co.:	FIRST AMERICAN TITLE	Mortgage Loan Type:	
Grantor Name:	RADER,BERT F			Mortgage Rate Type:	
Recorder Document #:	15319 0000015318			Lender:	LANDOVER MORTGAGE
Document Type:	Warranty Deed			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	U
				Morgage 2 Lender:	

Recording Date:	02/09/2004	Sale Price:	\$0.00	Loan Amount:	\$38,000.00
Grantee Name:	RADER,BERT F	Closing Title Co.:		Mortgage Loan Type:	
Grantor Name:				Mortgage Rate Type:	Variable
Recorder Document #:	0000002310			Lender:	KEY BANK NA
Document Type:	Trust Deed-Deed of Trust			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Property Account Summary

10/18/2018



Click image above for more information

Account Number	22754	Property Address	27005 NE BLACKBERRY LN , , OR
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General Information

Alternate Property #	R3205 03300
Property Description	Township 3S Range 2W Section 05 TaxLot 03300
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	29.2
Remarks	

Tax Rate

Description	Rate
Total Rate	13.0872

Property Characteristics

Neighborhood	Rural Newberg
Land Class Category	401 Tract Residential Improved
Account Acres	1.0000
Change Property Ratio	Tract Land

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Assessed Value AVR	\$284,518	\$276,231	\$268,185	\$260,375	\$252,793
Exempt Value EAR					
Taxable Value TVR	\$284,518	\$276,231	\$268,185	\$260,375	\$252,793
Real Market Land MKLTL	\$275,022	\$185,370	\$177,971	\$146,377	\$142,952
Real Market Buildings MKITL	\$249,776	\$254,876	\$215,785	\$165,831	\$149,402
Real Market Total MKTTL	\$524,798	\$440,246	\$393,756	\$312,208	\$292,354
M5 Market Land MKLND	\$275,022	\$185,370	\$177,971	\$146,377	\$142,952
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$249,776	\$254,876	\$215,785	\$165,831	\$149,402
M50 MAV MAVMK	\$284,518	\$276,231	\$268,185	\$260,375	\$252,793
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

Tax Balance

Installments Payable

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2018	1	11/15/2018	\$1,241.18	\$0.00	\$1,241.18	\$1,241.18	\$0.00	\$1,241.18
2018	2	02/15/2019	\$1,241.18	\$0.00	\$1,241.18	\$2,482.36	\$49.65	\$2,432.71
2018	3	05/15/2019	\$1,241.18	\$0.00	\$1,241.18	\$3,723.54	\$111.71	\$3,611.83

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#) 2018

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/13/2017 00:00:00	971988	\$3,623.27	\$3,623.27	\$3,514.57	\$0.00
11/14/2016 00:00:00	562378	\$3,558.59	\$3,558.59	\$3,451.84	
11/12/2015 00:00:00	125115	\$3,441.62	\$3,441.62	\$3,338.38	
11/10/2014 00:00:00	331713	\$3,166.21	\$3,166.21	\$3,071.23	
11/12/2013 00:00:00	812259	\$2,997.17	\$2,997.17	\$2,907.26	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
04/11/2014	04/11/2014	2014-04057	\$389,000.00	161932		S	No
10/24/2012	10/24/2012	2012-15318	\$291,000.00	156553		S	No
11/20/2001	11/20/2001	2001-20600	\$267,000.00	107423		S	No
12/21/1993	12/21/1993	1993-18679	\$0.00	68661		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1817	0 X 0	1963	45	1	3	3	0

GRANTOR:
Frederick A. Bryson and Dagmar S. Luenser
27005 NE Blackberry Ln
Newberg, OR 97132

GRANTEE:
Jeffrey Grimm and Abra Faraon
3439 NE Sandy Blvd., #607
Portland, Oregon 97232

SEND TAX STATEMENTS TO:
Jeffrey Grimm and Abra Faraon
27005 NE Blackberry Lane
Newberg, OR 97132

AFTER RECORDING RETURN TO:
Jeffrey Grimm and Abra Faraon
27005 NE Blackberry Lane
Newberg, OR 97132

Escrow No: 471814030887-TTMIDWIL36

Yamhill County Official Records		201404057
DMR-DDMR		
Stn=4 MILLSA		04/11/2014 02:43:27 PM
3Pgs \$15.00 \$11.00 \$5.00 \$20.00		\$51.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

SP

STATUTORY WARRANTY DEED

Frederick A. Bryson and Dagmar S. Luenser, as tenants by the entirety, Grantor, conveys and warrants to Jeffrey Grimm and Abra Faraon, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

* H.

See Legal Description attached hereto as Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$389,000.00. (See ORS 93.030)

Subject to and excepting: CCRs, reservations, set back lines, power of special districts and easements of record.

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.

TICOR TITLE COMPANY 471814030887

DATED: 4/2/2014

Frederick A. Bryson
Frederick A. Bryson
Dagmar S. Luenser
Dagmar S. Luenser

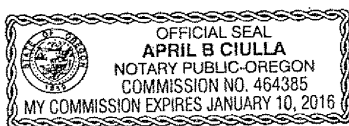
State of OREGON

COUNTY of YAMHILL

This instrument was acknowledged before me on APRIL 2, 2014

by FREDERICK A. BRYSON & DAGMAR S. LUENSER

April B. Ciulla, Notary Public - State of Oregon
My commission expires: 1/10/2016



A portion of the David Layfield Donation Land Claim in Section 5, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at a point North 00°39' East 226.7 feet from the South quarter corner of said Section 5 and running thence North 00°39' East a distance of 202.6 feet to the Northwest corner of that certain tract conveyed to Carrie E. Mitchell by deed recorded July 24, 1961 in Film Volume 17, Page 694, Deed and Mortgage Records; thence South 89°00' East along the North line of said Mitchell tract, a distance of 152.4 feet; thence South 00°39' West, a distance of 202.6 feet; thence North 89°00' West, 152.4 feet to the place of beginning.

TOGETHER WITH a non-exclusive easement for road and water line purposes over and across private roadway, 14 feet or more in width, now on premises described in deed recorded in Film Book 17, Page 694, Deed Records for Yamhill County, Oregon, which roadway commences on the South line of said premises at a point approximately 50 feet East of the West line thereof, and runs in a Northerly and Northeasterly direction to the South line of the premises above described; and said easement shall also include the triangular area bounded on the Southeast by the Northerly line of said roadway, on the North by the South line of the above described premises, and on the West by the West line of said premises as extended South to the North line of said roadway. Grantees shall share maintenance of said roadway and water line with others using the same.

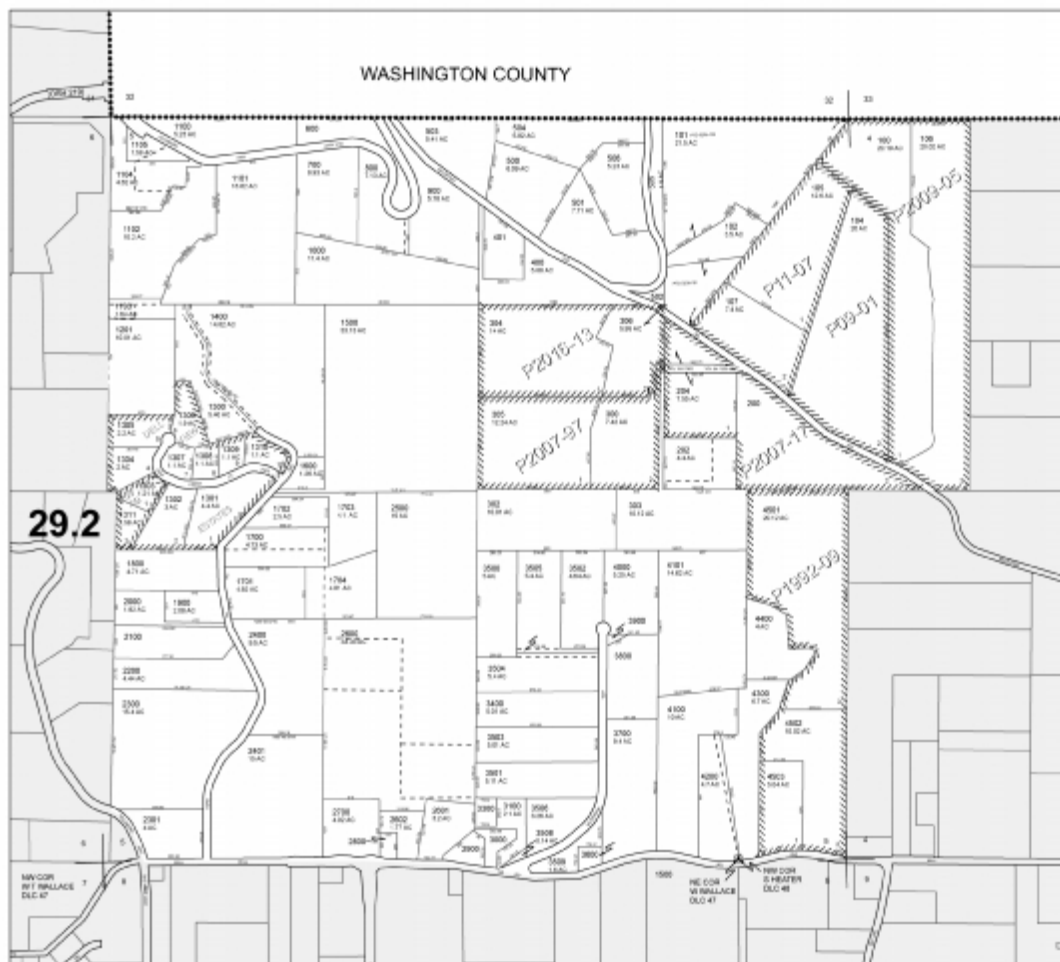


TICOR TITLE™

Parcel ID: R320503300

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SECTION 5 T.3S, R.2W, W.M.
YAMHILL COUNTY OREGON
1" = 400'



CANCELLED TICKETS:
2800 AMZ
390F
3400
3300
1300
301
203
201
103
914/5

DATE PRINTED: 4/23/2018

This product is for measurement and location (M&L) purposes only and has not been prepared to be suitable for legal, engineering, surveying or any business other than measurement and location.

3205



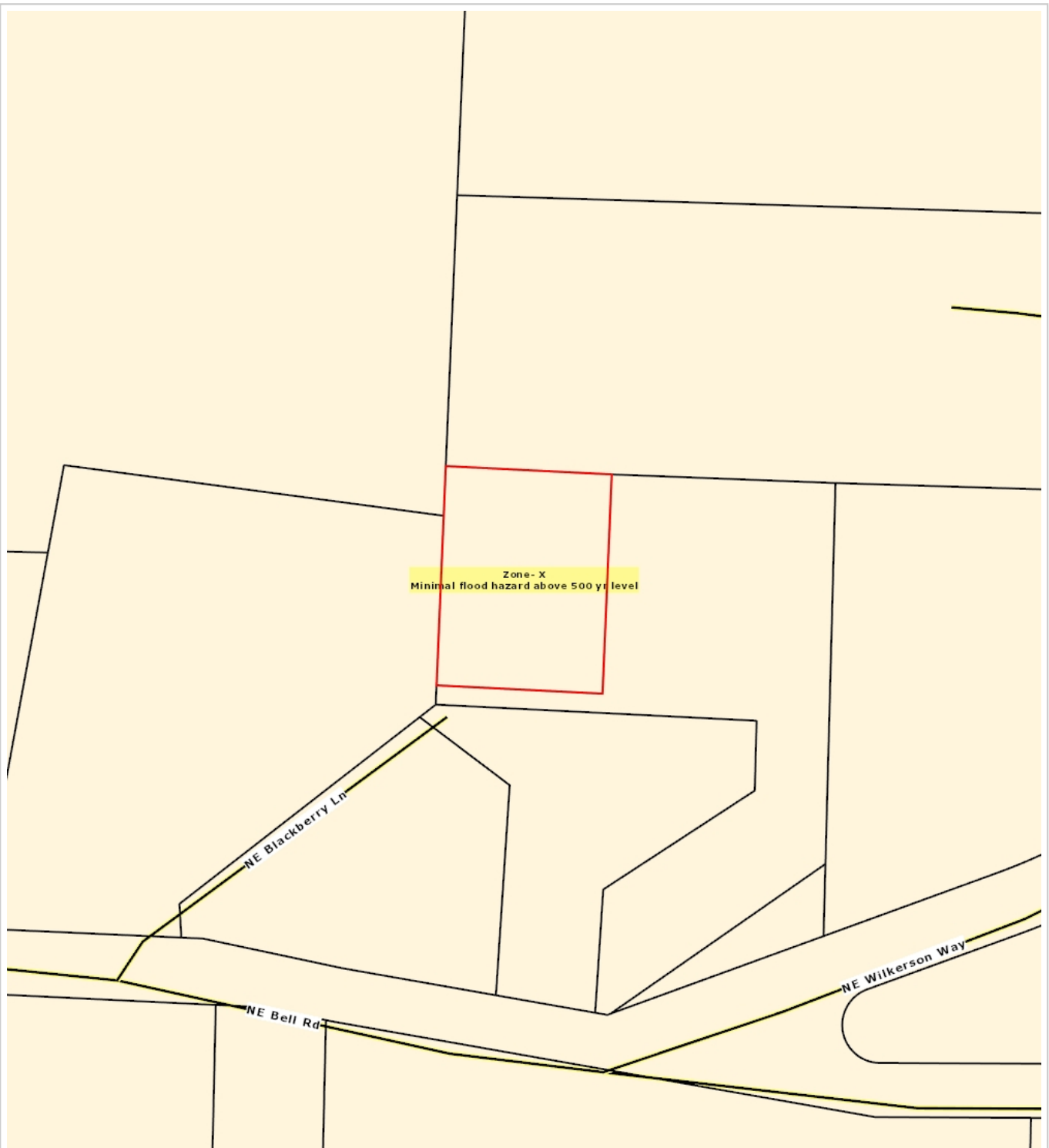
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