



Customer Service Department Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 11/19/2018

Parcel #: R1295262

Ref Parcel #: 3N400B003200

County: Washington

# OWNERSHIP INFORMATION

Owner: Widman, Robert M CoOwner: Widman, Carrie A

> Site: 32149 NW Highway 47 Buxton OR 97109 Mail: 32149 NW Hwy 47 Buxton OR 97109

# ASSESSMENT AND TAXATION

TRS: 03N / 04W / 00 / SE

Market Land: \$234,860.00 Market Impr: \$186,370.00 Market Total: \$421,230.00 (2017)

% Improved: 44.00%

Assessed Total: \$288,500.00 (2017)

Levy Code: 013.14

Tax: \$3,776.41 (2017)

Millage Rate: 12.9252 Exemption: \$0.00

## PROPERTY DESCRIPTION

Map Grid:

Census Tract: 033400 Block: 2021

Neightborhood: CPO 14 School Dist: 13 BANKS

Impr Type: R1 - Residence Single Family

Subdiv/Plat:

Land Use: 5015 - Non-Specially Assessed - Farm Zone

(efu/af20) - Improved

Std Land Use: AFAR - FARMS AND CROPS

Zoning: Washington Co.-AF-20 - Agriculture and Forestry

Watershed: Headwaters Nehalem River Legal: ACRES 5.00, CODE SPLIT

# PROPERTY CHARACTERISTICS

Building Area: 3,200 SqFt Bedrooms: 3 Year Built: 1982 Baths, Total: 3.00 First Floor: 1,600 SqFt Eff Year Built: Baths, Full: 0 Second Floor: 0 SqFt Lot Size Ac: 5.00 Acres Baths, Half: 0 Basement Fin: 1,200 SqFt Lot Size SF: 217,800 SqFt Total Units: 1 Basement 400 SqFt Lot Width: 0 Unfin: # Stories: **Basement Total:** Lot Depth: 0 # Fireplaces: 0 Attic Fin: 0 SqFt Roof Material: Comp Shingle Attic Unfin: 0 SqFt Roof Shape: Cooling: Heating: Forced Air Attic Total: Ext Walls: - Siding Building Style: Garage: 0 SqFt Const Type: Wood Frame

SALES AND LOAN INFORMATION										
Owner	Date	Doc#	Sale Price	Deed Type	Loan Amt	Loan Type				
WIDMAN,ROBERT M & CARRIE A	5/8/2012	0000037303	\$417,000.00	Grant	\$406,429.00	FHA				
WHEELOCK,KENNETH R	10/1/2009	0000088189		Trust	\$114,320.00	Conv/Unk				
WHEELOCK,KENNETH R	9/11/2009	0000082404		Trust	\$207,680.00	Conv/Unk				
WHEELOCK,KENNETH R	12/5/2005	0000152648		Quit Claim	\$425,000.00	Conv/Unk				
WHEELOCK KENNETH R TRUST	7/18/2005	0000083735		Quit Claim		Conv/Unk				

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.









Customer Service Department Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 11/19/2018

Parcel #: R825254

Ref Parcel #: 3N400B003200

County: Washington

## OWNERSHIP INFORMATION

Owner: Widman, Robert M CoOwner: Widman, Carrie A

> Site: 32149 NW Highway 47 Buxton OR 97109 Mail: 32149 NW Hwy 47 Buxton OR 97109

# ASSESSMENT AND TAXATION

TRS: 03N / 04W / 00 / SE

Market Land: \$93,350.00 Market Impr: \$0.00

Market Total: \$93,350.00 (2017)

% Improved: 0.00%

Assessed Total: \$54,700.00 (2017)

Levy Code: 013.11

Tax: \$616.12 (2017) Millage Rate: 10.9209

Exemption: \$0.00

# PROPERTY DESCRIPTION

Map Grid:

Census Tract: 033400 Block: 2021

Neightborhood: CPO 14 School Dist: 13 BANKS

> Impr Type: Subdiv/Plat:

> > Land Use: 5015 - Non-Specially Assessed - Farm Zone

(efu/af20) - Improved

Std Land Use: AFAR - FARMS AND CROPS

Zoning: Washington Co.-AF-20 - Agriculture and Forestry

Watershed: Headwaters Nehalem River Legal: ACRES 10.71, CODE SPLIT

# PROPERTY CHARACTERISTICS

Building Area: 0 SqFt Year Built: 0 Bedrooms: 0 Baths, Total: 0.00 First Floor: 0 SqFt Eff Year Built: Baths, Full: 0 Second Floor: 0 SqFt Lot Size Ac: 10.71 Acres Baths, Half: 0 Basement Fin: 0 SqFt Lot Size SF: 466,528 SqFt Total Units: 1 Basement 0 SqFt Lot Width: 0 Unfin: # Stories: **Basement Total:** Lot Depth: 0 # Fireplaces: 0 Attic Fin: 0 SqFt Roof Material: Cooling: Attic Unfin: 0 SqFt Roof Shape: Heating: Attic Total: Ext Walls: - Wood Building Style: Garage: 0 SqFt Const Type:

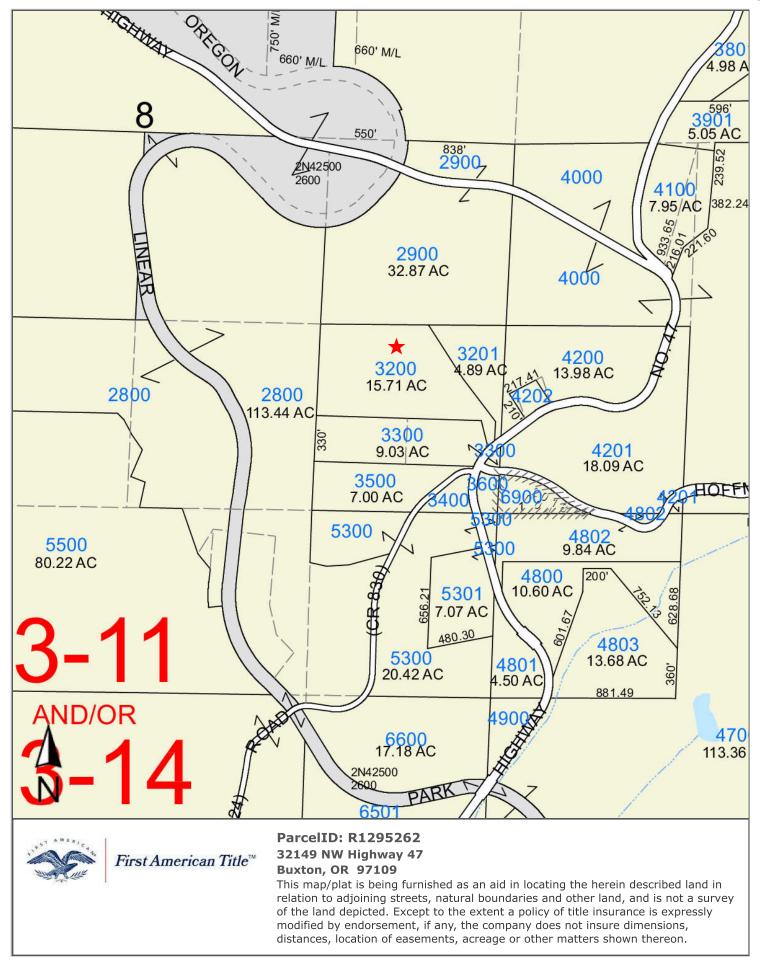
SALES AND LOAN INFORMATION										
Owner	Date	Doc#	Sale Price	Deed Type	Loan Amt	Loan Type				
WIDMAN,CARRIE A	3/5/2018	0000015565		Quit Claim						
WIDMAN,ROBERT M & CARRIE A	5/8/2012	0000037303	\$417,000.00	Grant	\$406,429.00	FHA				
OWNER NAME UNAVAILABLE	7/18/2005	0000083735		Quit Claim		Conv/Unk				

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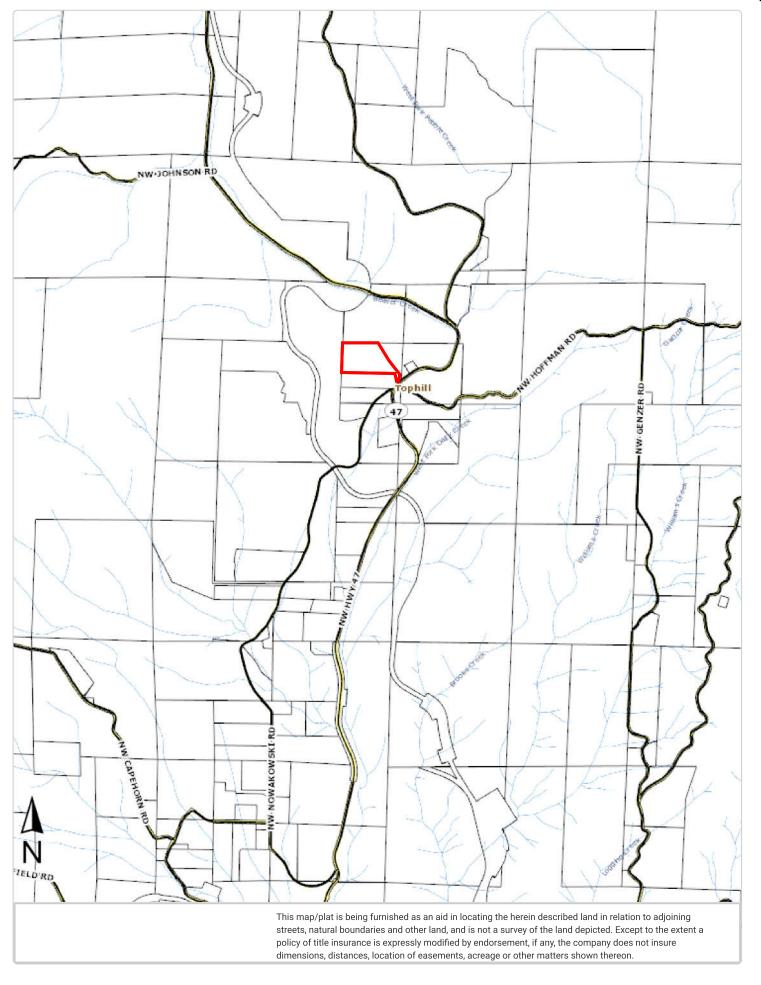
















X

**Grantor:** 

Robert Michael Widman 52365 NW Scofield Rd. Buxton, OR 97109

Grantee:

Carrie A. Widman 16055 SW Walker Rd., #434 Beaverton, OR 97006

After recording, return to:

Carrie A. Widman 16055 SW Walker Rd., #434 Beaverton, OR 97006

Until requested otherwise, send all tax statements to:

Carrie A. Widman 16055 SW Walker Rd., #434 Beaverton, OR 97006 Washington County, Oregon
03/05/2018 01:26:57 PM

D-DBS Cnt=1 Stn=11 C WHITE
\$15.00 \$5.00 \$11.00 \$20.00 - Total =\$51.00

02368828201800155650030038

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 coupty.

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

#### **BARGAIN AND SALE DEED**

Individual Grantor

Robert Michael Widman, Grantor, grants, bargains, sells and conveys unto Carrie Ann Widman, Grantee, and to Grantee's heirs, successors and assigns, Grantor's interest in the real property located at 32149 NW Hwy 47, Buxton, OR 97109, and situated in Glackamas County, State of Oregon, and described as follows, to-wit:

# AS DESCRIBED ON EXHIBIT 1 ATTACHED HERETO AND MADE A PART HEREOF.

The true and actual consideration for this transfer is pursuant to the General Judgment of Dissolution of Marriage entered in Washington County Circuit Court, case no. 16DR25236.

IN WITNESS WHEREOF, the grantor has executed this instrument on Feb. 05, 2018.

Robert Michael Widman, Grantor

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON )
County of Washington ) ss.

February 5, 2018.

Personally appeared the above-named Robert Michael Widman and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL STAMP
BRENDA MILLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 929909
MY COMMISSION EXPIRES JUNE 26, 2018

Before me: Brendy July 500 000

NOTARY PUBLIC FOR OREGON



# X

# **EXHIBIT 1**

# 10.71 Acres:

PARCEL 1: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, COUNTY OF WASHINGTON, STATE OF OREGON;

THENCE WEST 150 FEET; THENCE SOUTH TO THE NORTH LINE OF THE STATE HIGHWAY NO. 47, AT A POINT THAT IS 130 FEET WESTERLY FROM THE INTERSECTION OF THE NORTH LINE OF SAID HIGHWAY; AND THE EAST LINE OF SAID SECTION 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID HIGHWAY 130 FEET TO THE EAST LINE OF SECTION 8; THENCE NORTH ALONG EAST LINE OF SECTION 8 TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THAT CERTAIN TRACT DESCRIBED IN CONTRACT OF SALE TO ROBERT M. WATTS, ET UX, RECORDED IN BOOK 927, PAGE 416, RECORDS OF WASHINGTON COUNTY, OREGON.

PARCEL 2: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON AND THENCE RUNNING WEST 80 RODS PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO A POINT; THENCE NORTH 40 RODS TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, OF THE TOWNSHIP AND RANGE AFORESAID; THENCE EAST 80 RODS ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THAT CERTAIN TRACT DESCRIBED IN CONTRACT OF SALE TO ROBERT M. WATTS, ET UX, RECORDED IN BOOK 927, PAGE 416, RECORDS OF WASHINGTON COUNTY, OREGON.

## 5.00 Acres

PARCEL 1: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, COUNTY OF WASHINGTON. STATE OF OREGON:

THENCE WEST 150 FEET; THENCE SOUTH TO THE NORTH LINE OF THE STATE HIGHWAY NO. 47, AT A POINT THAT IS 130 FEET WESTERLY FROM THE INTERSECTION OF THE NORTH LINE OF SAID HIGHWAY; AND THE EAST LINE OF SAID SECTION 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID HIGHWAY 130 FEET TO THE EAST LINE OF SECTION 8; THENCE NORTH ALONG EAST LINE OF SECTION 8 TO THE PLACE OF BEGINNING.







EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THAT CERTAIN TRACT DESCRIBED IN CONTRACT OF SALE TO ROBERT M. WATTS, ET UX, RECORDED IN BOOK 927, PAGE 416, RECORDS OF WASHINGTON COUNTY, OREGON.

PARCEL 2: BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON AND THENCE RUNNING WEST 80 RODS PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO A POINT; THENCE NORTH 40 RODS TO THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, OF THE TOWNSHIP AND RANGE AFORESAID; THENCE EAST 80 RODS ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THAT CERTAIN TRACT DESCRIBED IN CONTRACT OF SALE TO ROBERT M. WATTS, ET UX, RECORDED IN BOOK 927, PAGE 416, RECORDS OF WASHINGTON COUNTY, OREGON.







#### Untitled

```
Enter Property ID to Select or <RET> to Exit: 1295262
                  - - Property Data Selection Menu - -
                                     Owner: WIDMAN, CARRIE ANN
Prop ID
                    (Real Estate)
                                    (738451) 16055 SW WALKER RD #434
         : R1295262
Map Tax Lot: 3N4B-03200
                                           BEAVERTON, OR 97006
Legal
         : ACRES 5.00, CODE SPLIT
: 32149 NW HIGHWAY 47,
                                           Year Built : 1982
Situs
          UNINCORPORATED, OR
                                           Living Area: 3200
Name(s)
Area: 013.14
Sale Info :
                                            2018 Roll Values
Deed Type : DBS
                                         RMV Land $
                                                        239,860 (+)
Instrument: 2018015565
                                  RMV Improvements $
                                                        202,080 (+)
    2018 Tax Status * No Taxes Due *
                                        RMV Total $
                                                        441,940 (=)
Current Levied Taxes :
                        3,911.67
                                  Total Exemptions $
                                                             0
Special Assessments :
                           47.50
                                     M5 Net Value $
                                                        441,940
                                   M50 Assd Value $
                                                        297,150
(1) Alt Disp (AD)
                     x (4) Land/Impr (L)
                                           x (5) Gen Appr (G)
 (6) Ownership (0)
                      x (7) History (H)
                                            x (.) More
Enter Option from Above or <RET> to Exit: 17
               - - Property Account Summary (R1295262) - -
Property: R1295262 3N4B-03200 013.14 WIDMAN, CARRIE ANN (738451)
Lender : CLG-CLF (1511410828069)
                                        16055 SW WALKER RD #434
  ACRES 5.00, CODE SPLIT
                                        BEAVERTON, OR 97006
   All
                                               Eff Date Paid: 11/19/2018
                 Batch: Inq -
14.
     2016.134502 0
                   3,734.32
                              3,622.29
                                       <112.03>
                                                  3,622.29 11/15/16
     2017.134678 0
                   3,776.41
                                                  3,663.12 11/09/17
15.
                              3,663.12
                                       <113.29>
ID#
          Bill ID Levied Tax
                             Tax Paid
                                       Interest Amount Paid Date Paid
      Current Taxes for bill 2018.135202, Levied tax of 3,959.17
16.
   1/3
                             1,319.73
          Nov 15
                   1,319.73
                                                  1,319.73 11/08/18
   2/3
          Feb 15
                   1,319.72
                                        <52.79>
                                                  1,266.93 11/08/18
                             1,266.93
   3/3
          May 15
                   1,319.72
                             1,253.73
                                        <65.99>
                                                  1,253.73 11/08/18
                  Total Paid:
                              3,840.39
                                       <118.78>
                                                  3,840.39
                   No taxes are due on this property
                         *** End of Display ***
```







#### Untitled

Enter Property ID to Select or <RET> to Exit: 825254\_ - - Property Data Selection Menu - -Owner: WIDMAN, CARRIE ANN (738451) 16055 SW WALKER RD #434 Prop ID : R825254 (Real Estate) Map Tax Lot: 3N4B-03200 BEAVERTON, OR 97006 : ACRES 10.71, CODE SPLIT Legal : 32149 NW HIGHWAY 47, Situs Year Built : UNINCORPORATED, OR Living Area: Name(s) Area: 013.11 2018 Roll Values Sale Info : Deed Type : DBS RMV Land \$ 93,350 (+) Instrument: 2018015565 RMV Improvements \$ 0 (+) 2018 Tax Status \* No Taxes Due \* RMV Total \$ 93,350 (=) Current Levied Taxes : 619.47 Total Exemptions \$ Special Assessments : 18.75 M5 Net Value \$ 93,350 M50 Assd Value \$ 56,340 (1) Alt Disp (AD) x (4) Land/Impr (L) x (5) Gen Appr (G) (6) Ownership (0) x (7) History (H) x (.) More Enter Option from Above or <RET> to Exit: 17 - - Property Account Summary (R825254) - -Property: R825254 3N4B-03200 013.11 WIDMAN, CARRIE ANN (738451) Lender : CLG-CLF (1511410828069) 16055 SW WALKER RD #434 ACRES 10.71, CODE SPLIT BEAVERTON, OR 97006 A11 Batch: Ing -Eff Date Paid: 11/19/2018 2016.133097 0 590.35 <18.26> 14. 608.61 590.35 11/15/16 15. 2017.133272 0 616.12 597.64 597.64 11/09/17 <18.48> ID# Bill ID Levied Tax Tax Paid Interest Amount Paid Date Paid 16. Current Taxes for bill 2018.133799, Levied tax of 638.22 1/3 Nov 15 212.74 212.74 212.74 11/08/18 Feb 15 212.74 204.23 11/08/18 2/3 204.23 <8.51> 3/3 May 15 212.74 202.10 <10.64> 202.10 11/08/18 Total Paid: 619.07 <19.15> 619.07 \*\*\* No taxes are due on this property \*\*\* \*\*\* End of Display \*\*\* (P)revious x (U#) Up x (T)op x (.) More







# Untitled

