



**First American Title™**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 11/19/2018

## 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

Parcel #: R1295262

Ref Parcel #: 3N400B003200

TRS: 03N / 04W / 00 / SE

County: Washington

## PROPERTY DESCRIPTION

Map Grid:

Census Tract: 033400 Block: 2021

Neighborhood: 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

## ASSESSMENT AND TAXATION

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 CHARACTERISTICS

Bedrooms: 3

Baths, Total: 3.00

Baths, Full: 0

Baths, Half: 0

Total Units: 1

# Stories:

# Fireplaces: 0

Cooling:

Heating: Forced Air

Building Style:

Building Area: 3,200 SqFt

First Floor: 1,600 SqFt

Second Floor: 0 SqFt

Basement Fin: 1,200 SqFt

Basement 400 SqFt

Unfin:

Basement Total:

Attic Fin: 0 SqFt

Attic Unfin: 0 SqFt

Attic Total:

Garage: 0 SqFt

Year Built: 1982

Eff Year Built:

Lot Size Ac: 5.00 Acres

Lot Size SF: 217,800 SqFt

Lot Width: 0

Lot Depth: 0

Roof Material: Comp Shingle

Roof Shape:

Ext Walls: - Siding

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.





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## 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

Parcel #: R825254

Ref Parcel #: 3N400B003200

TRS: 03N / 04W / 00 / SE

County: Washington

## PROPERTY DESCRIPTION

Map Grid:

Census Tract: 033400 Block: 2021

Neighborhood: 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

## ASSESSMENT AND TAXATION

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 CHARACTERISTICS

Bedrooms: 0

Baths, Total: 0.00

Baths, Full: 0

Baths, Half: 0

Total Units: 1

# Stories:

# Fireplaces: 0

Cooling:

Heating:

Building Style:

Building Area: 0 SqFt

First Floor: 0 SqFt

Second Floor: 0 SqFt

Basement Fin: 0 SqFt

Basement 0 SqFt

Unfin:

Basement Total:

Attic Fin: 0 SqFt

Attic Unfin: 0 SqFt

Attic Total:

Garage: 0 SqFt

Year Built: 0

Eff Year Built:

Lot Size Ac: 10.71 Acres

Lot Size SF: 466,528 SqFt

Lot Width: 0

Lot Depth: 0

Roof Material:

Roof Shape:

Ext Walls: - Wood

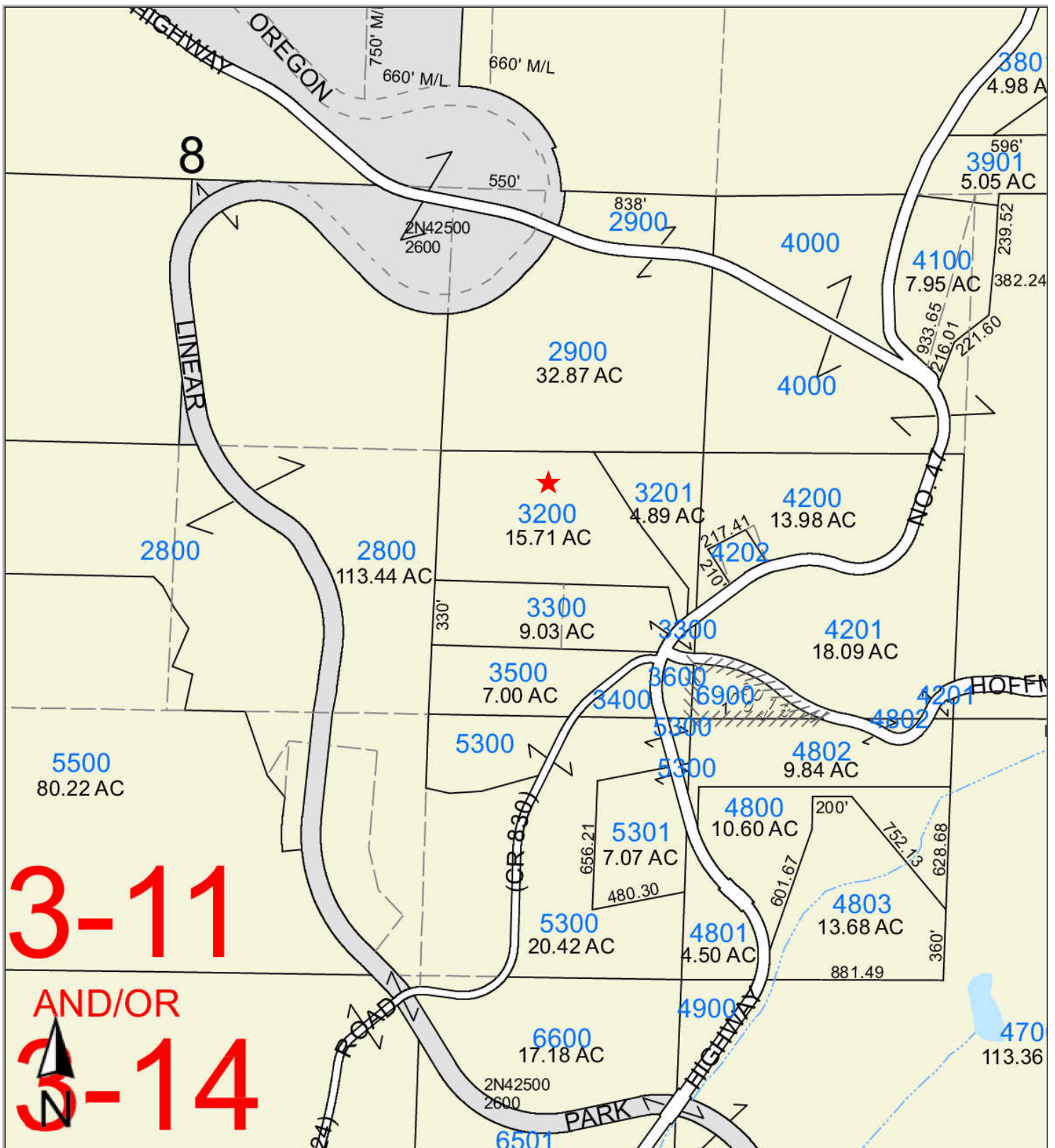
Const Type:

## 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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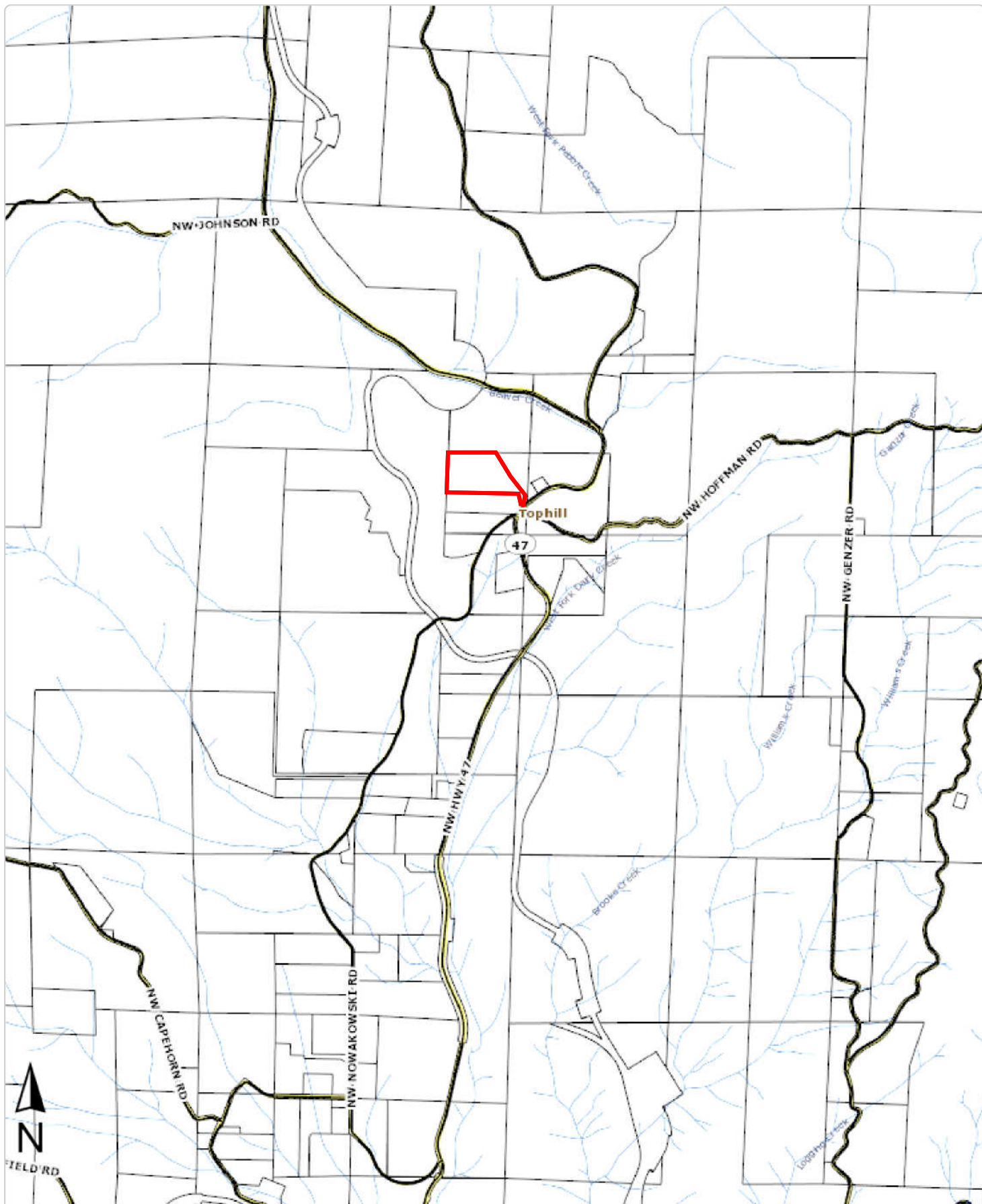


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**ParcelID: R1295262**  
**32149 NW Highway 47**  
**Buxton, OR 97109**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





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**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

2018-015565



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 county.

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 ~~Clackamas~~ Washington 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  
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.



Before me: Brenda Miller  
NOTARY PUBLIC FOR OREGON



## **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 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.





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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.









