

**Parcel Information**

Parcel #: R340301200
Account: 86640
Related:
Site Address: 6501 NE Highway 240 Yamhill OR 97148 - 8507
Owner: Fruithill Inc
Owner2:
Owner Address: 6501 NE Highway 240 Yamhill OR 97148 - 8507
TwN/Range/Section: 03S / 04W / 03
Parcel Size: 3.23 Acres (140,699 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 711-B1
Census Tract/Block: 030400 / 2070
Waterfront:

Assessment Information

Market Value Land:	\$186,424.00
Market Value Impr:	\$582,157.00
Market Value Total:	\$768,581.00
Assessed Value:	\$664,652.00

Tax Information

Levy Code Area: 16.2
Levy Rate: 11.9043
Tax Year: 2017
Annual Tax: \$6,478.06
Exemption Description:

Legal

Township 3S Range 4W Section 03 TaxLot 01200

Land

Cnty Land Use: 351 - Industrial - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use: 0
Land Use Std: IMSC - INDUSTRIAL MISCELLANEOUS	Zoning: RI - Resource Industrial
Neighborhood: IND2	Recreation:
Watershed: North Yamhill River	School District: 1

Improvement

Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Total Area: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 0 SqFt	1st Floor: 0 SqFt	2nd Floor: 0 SqFt

Transfer Information

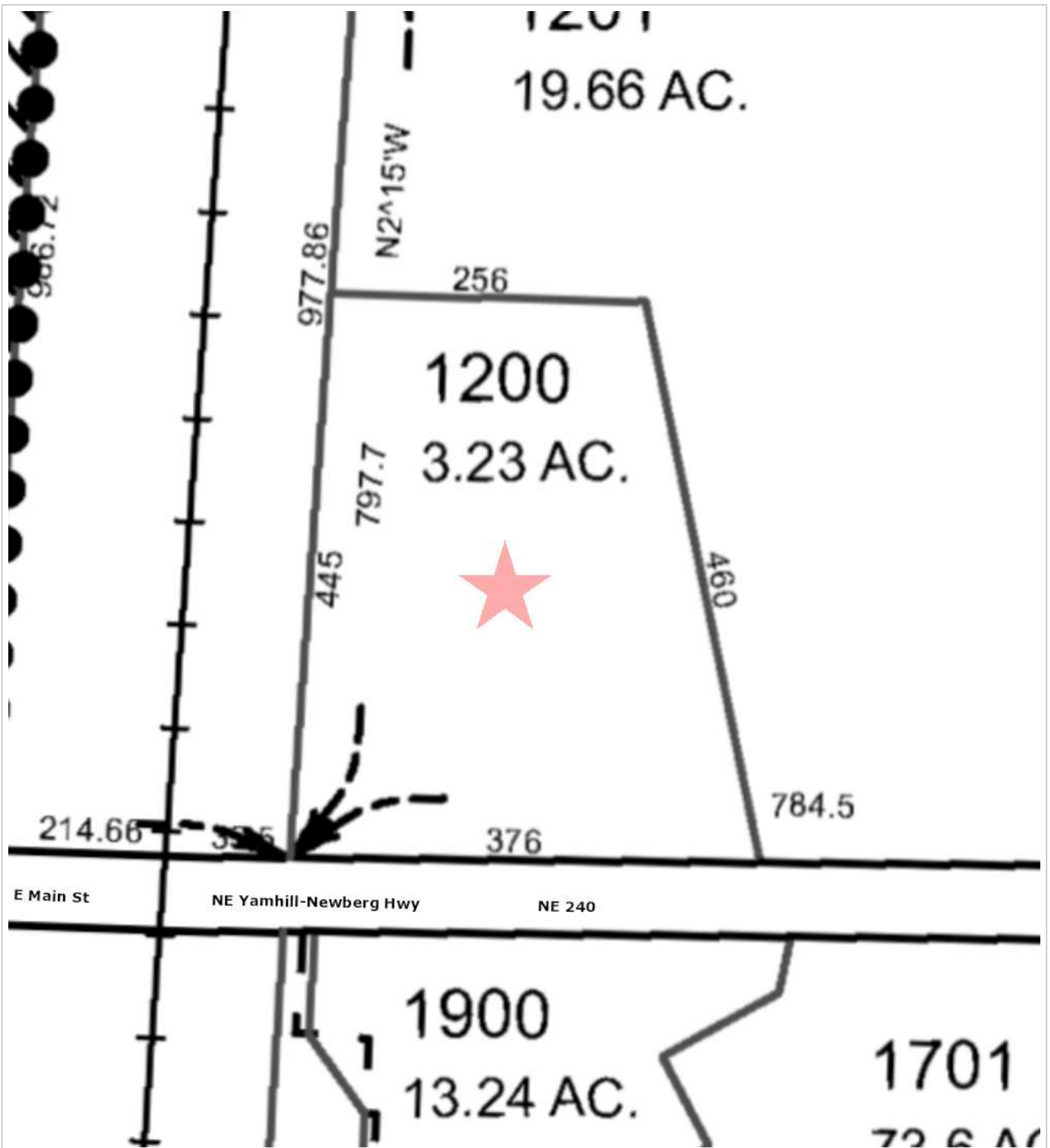
Rec. Date: 6/2/1982	Sale Price: \$48,000.00	Doc Num: 0001711573	Doc Type:
Owner: FRUITHILL INC		Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

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.

Transfer Record(s) Found For: R340301200

Recording Date:	07/19/2013	Sale Price:	\$0.00	Loan Amount:	\$200,000.00
Grantee Name:	FRUITHILL INC	Closing Title Co.:	TICOR TITLE	Mortgage Loan Type:	
Grantor Name:				Mortgage Rate Type:	
Recorder Document #:	0000011546 0000011546			Lender:	FARM CREDIT SERVICE
Document Type:	Trust Deed-Deed of Trust			Morgage 2 Loan Amt:	
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Recording Date:	08/08/2011	Sale Price:	\$0.00	Loan Amount:	\$650,000.00
Grantee Name:	FRUITHILL INC	Closing Title Co.:	TICOR TITLE	Mortgage Loan Type:	
Grantor Name:				Mortgage Rate Type:	Fixed
Recorder Document #:	10203 0000010203			Lender:	FARM CREDIT SERVICE
Document Type:	Trust Deed-Deed of Trust			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	



TICOR TITLE COMPANY

Parcel ID: R340301200

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ASSESSMENT & TAX
CARTOGRAPHY

SECTION 3 T.3S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



CANCELLED TAXLOTS:
800

DATE PRINTED: 3/16/2017

This product is for Assessment and Taxation (A&T) purposes only
and has not been prepared or is suitable for legal, engineering,
surveying or any purposes other than assessment and taxation.



TICOR TITLE COMPANY

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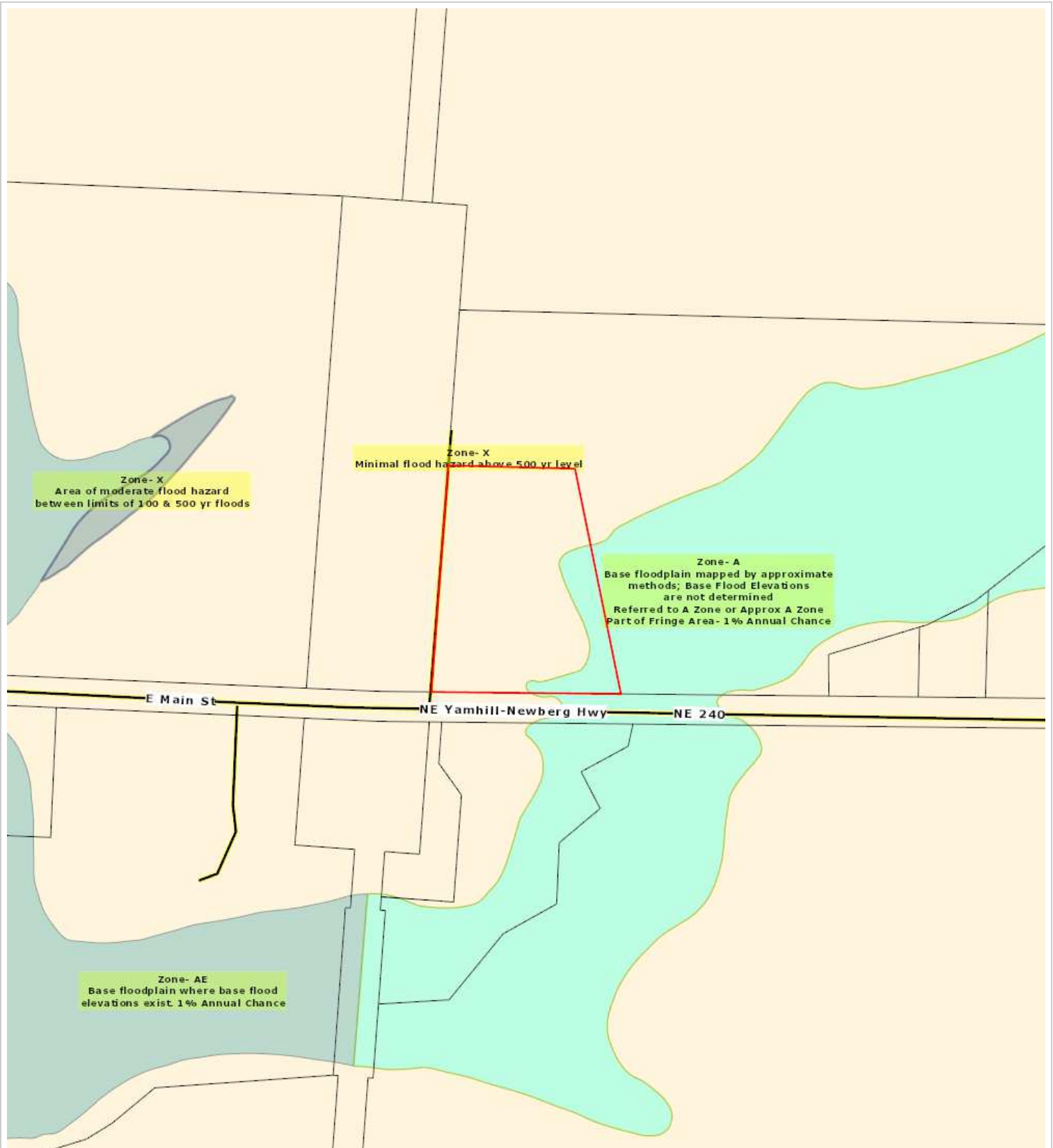


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4-3012
ag 25-466

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3-3-4

may 17 '37

1571 1571

Form No. 101 - 10-15-1960 (Revised 10-1-60)

BARGAIN AND SALE DEED - STATUTORY FORM

KEITH M. SCHREPEL and KATHRYN E. SCHREPEL, husband and wife.

Grantor

Grantee **LEE W. SCHREPEL**

Yamhill

Grantee, the following real property situated in

County, Oregon, to-wit:

PARCEL 1:

Being a part of the Joseph Robertson D.L.C., Notification No. 1581, Claim No. 85, in Section 3 in Township 3 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, and beginning at an iron pipe set South 00°55' West 2297.5 feet and South 89°28' West 20.00 feet from stone at the Northwest corner of the R. R. Laughlin D.L.C.; thence South 00°55' West parallel with and 20 feet West of the East line of said Robertson Claim, 333.00 feet to an iron pipe at the Northeast corner of Lot No. 1 of County Survey No. 2859; thence with North line of said survey, North 75°44' West 196.10 feet; thence South 51°38' West 427.90 feet to iron pipe; thence South 61°50' West 95.20 feet to iron pipe; thence South 71°56' West 223.60 feet to iron pipe; thence South 00°11' West 122.60 feet to the North margin of Secondary State Highway; thence South 88°16' West with Northernly margin of said road 784.50 feet to iron pipe on the Easterly margin of the Southern Pacific Railroad Depot grounds; thence North 2°15' East along the

(CONTINUED ON BACK)

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals.

The true consideration for this conveyance is \$ 1000.00 (Here comply with the requirements of ORS 92.030)

Dated this 24 day of June, 1982

Keith M. Schrepel
Keith M. Schrepel

Kathryn E. Schrepel
Kathryn E. Schrepel

STATE OF OREGON, County of Yamhill.

6-24 1982
KEITH M. SCHREPEL and KATHRYN E. SCHREPEL, husband and wife.

Presently appeared the above named

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon—My commission expires 4-9-1982

(Official Seal)

BARGAIN AND SALE DEED

KEITH M. and KATHRYN E. SCHREPEL
LEE W. SCHREPEL

After recording return to:

Mr. Lee W. Schrepel
Box 2, Rte 29A
Yamhill, OR 97148

Under a change of registered, all the aforementioned

Mr. Lee W. Schrepel
Box 2, Rte 29A
Yamhill, OR 97148

STATE OF OREGON

05507

FILED
YAMHILL COUNTY, OREGON

SEP 1 10 43 AM '82

CHARLES STERN

COUNTY CLERK

Deputy

Recording Officer
Deputy

STATE OF OREGON

County of Yamhill

I, Charles Stern, hereby certify that the within was received and duly recorded by me in Yamhill County records:

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9-1-82

29

171-1573

AGRI 100-460—Farmers Home Loan Publishing Co., Portland, Ore. 97204

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

KEITH W. SCHREPEL and KATHRYN E. SCHREPEL, husband and wife, Grantor.

conveys to FRUITHILL, INC., an Oregon corporation, Grantee, the following real property situated in Yamhill County, Oregon, to-wit:

Being a part of the Joseph Robertson D.L.C. Notification No. 1581, Claim No. 85, in Section 3 in Township 3 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, and beginning at the Southwest corner of that certain tract described in deed recorded in Film Volume 179, Page 88, Yamhill County Deed Records, and running thence Northerly along the West line thereof, 445 feet to a point; thence Easterly on a line parallel with the South line of the said tract, 256.00 feet to a point; thence Southerly approximately 460 feet to a point on the North margin of the State Highway No. 240, which is 376 feet East of the place of beginning; thence Westerly along the South line of said tract to the place of beginning.

SUBJECT TO easements heretofore given by Grantors to William R. VanDyke and Susan I. (VanDyke) Elliott and to Lee W. SchrepeL, for access over a twenty-foot strip along the West line of the premises herein conveyed.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE
The true consideration for this conveyance is \$40,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of Sept., 1982
Keith W. SchrepeL
Kathryn E. SchrepeL
Kathryn E. SchrepeL
Kathryn E. SchrepeL

STATE OF OREGON, County of Yamhill, ss.
Personally appeared the above named KEITH W. SCHREPEL and KATHRYN E. SCHREPEL, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:
Notary Public for Oregon—My commission expires: 4-9-1986

BARGAIN AND SALE DEED
KEITH W. and KATHRYN E. SCHREPEL
FRUITHILL, INC.
After recording return to:
Fruthill, Inc.
RTE 2 Box 17 D
Yamhill, OR 97148
NAME ADDRESS ZIP
Until a change is requested, all tax statements shall be sent to the following address:
Fruthill, Inc.
RTE 2 Box 17 D
Yamhill, OR 97148
NAME ADDRESS ZIP

STATE OF OREGON
05508
FILED
YAMHILL COUNTY, OREGON
SEP 1 10 43 AM '82
CHARLES STERN
COUNTY CLERK
DEPUTY
I hereby certify that the origin was received and duly recorded by me in Yamhill County records:
VOL. 171 Page 1573
By _____
Notary Public

9-1-82

EASEMENT FOR AGRICULTURAL AND AGRICULTURAL PROCESSING

ACTIVITIES AND RESTRICTIVE COVENANT

THIS EASEMENT AND RESTRICTIVE COVENANT AGREEMENT is by and between GORDON C. DRINGCOLE, as to an undivided one-third (1/3) interest, and LENOLA ORTHA WALTERS, a protected person, as to an undivided two-thirds (2/3) interest, hereinafter referred to as "Grantor", and FRUITHILL, INC. and LEE W. SCHREFFEL, hereinafter referred to as "Grantee".

RECITALS:

1. Grantor is the owner of those certain real premises described on Exhibit "A" ("Parcel A"), which exhibit is attached hereto and by this reference made a part hereof.
2. Grantees are the owners of those certain three parcels described on Exhibit "B" ("Parcel B"), which exhibit is attached hereto and by this reference made a part hereof.
3. Grantor and Grantee desire to enter into this Agricultural Easement and Restrictive Covenant Agreement respecting the use of Parcel A by Grantor or Grantor's successors and assigns.
4. Grantor and Grantee desire to make the ownership, possession and use of Parcel A subject to this agreement, which agreement is intended to burden and run with the land constituting Parcel A and benefit Parcel B.
5. Grantor desires to acknowledge the ongoing existence of agricultural and agricultural processing activities on Parcel B, and to make the current and/or future ownership of Parcel A, subject to the continuation, future continuation, enlargement or expansion of such agricultural or agricultural processing activities.
6. Grantor acknowledges that the approval of a conditional use permit for residential use on Parcel A may engender conflicts regarding the different uses of adjacent parcels which are intended to be governed by the terms of this easement agreement and restrictive covenant.
7. Grantee is prepared to consent to the establishment of a residential use on Parcel A subject to the terms and conditions of that certain Easement Agreement and Restrictive Covenant as set forth below.

AM 26 11 23

F256P6733

6-26-91

document over

original to 3-3-4

cc to 29

222949

45644

11-28-55

6-16-54

GRACE SHAW, a widow

Id 179- 88

\$10.00 & ovc

to

KEITH W. SCHREPEL and KATHRYN E. SCHREPEL, h&wf

..hby gbs&c all the follwng rl propty sitd in the Co of Y and St of O,
badaf, t-w:

Bap of the Joseph Robertson D.L.C. Notf No. 1581 Cl No. 85 in Sec 3 in T3S, R4W of the WM, Y Co, St of O, and bgngg at an ir pp set S 00° 55' W 2297.5 ft and S 89° 28' W 20.00 ft from stone at the Nw cornr of the R. R. Laughlin D.L.C.; Th S 00° 55' W pll with and 20-ft W of the E li of sd Robertson Cl 333.00 ft to an ir pp at the Ne cornr of Lot No. 1 of Co Survey No. 2859; th with N li of sd survey N 75° 44' W 196.10 ft th S 51° 38' W 427.90 ft to ir pp; th S 61° 50' W 95.20 ft to ir pp; th S 71° 56' W 223.60 ft to ir pp; Th S 00° 11' W 122.60 ft to the N margin of Secondary St Hwy; th S 83° 16' W with Nly margin of sd rd 784.50 ft to ir pp on the Ely margin of the Southern Pacific Railrd Depot grounds; th N 2° 15' E along the Ely margin of sd Depot ground 797.7 ft to ir pp at the S. W. cornr of Co survey No. 2864; th N 89° 28' E 1580.40 ft to bgngg and containing 22.89 acres mol.

..ffi but that this convyance is sbjt to the right of Grantor to enter into and upon sd premises to and including March 31, 1955, to remove certn machinery and equipmnt as provided by contract dated April 1, 1954,

entered into by and between Grantor herein as Seller and Thomas B. Sparks and Peggy Sparks as Purchasers and assigned by sd Purchasers to Grantees herein.

sig&ack

\$7.70 IRS CANC