

**Parcel Information**

Parcel #: R243300300
Account: 14932
Related:
Site Address: 6370 NW Bony Rd OR 97148 - 8310
Owner: Llamb LLC 50
Owner2: Wapato Land Company LLC 50
Owner Address: 6501 NE Highway 240 Yamhill OR 97148
Twn/Range/Section: 02S / 04W / 33
Parcel Size: 43.20 Acres (1,881,792 SqFt)
Plat/Subdivision: Goodrich Orchard Tracts
Lot: 21
Block:
Map Page/Grid:
Census Tract/Block: 030400 / 2132
Waterfront:

Assessment Information

Market Value Land:	\$314,132.00
Market Value Impr:	\$95,459.00
Market Value Total:	\$409,591.00
Assessed Value:	\$94,058.00

Tax Information

Levy Code Area: 16.2
Levy Rate: 11.9043
Tax Year: 2017
Annual Tax: \$1,119.69
Exemption Description:

Legal

Township 2S Range 4W Section 33 TaxLot 00300 Lot 21
SubdivisionName GOODRICH ORCHARD TRACTS

Land

Cnty Land Use: 551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use: 13 - 2 Story
Land Use Std: AFAR - FARMS AND CROPS	Zoning: EF-40 - Exclusive Farm Use
Neighborhood: RLX2	Recreation:
Watershed: North Yamhill River	School District: 1

Improvement

Year Built: 1909	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 3	Total Baths: 1.00	Full/Half Baths: 1 / 0
Total Area: 1,364 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
Bldg Fin: 1,364 SqFt	1st Floor: 766 SqFt	2nd Floor: 598 SqFt

Transfer Information

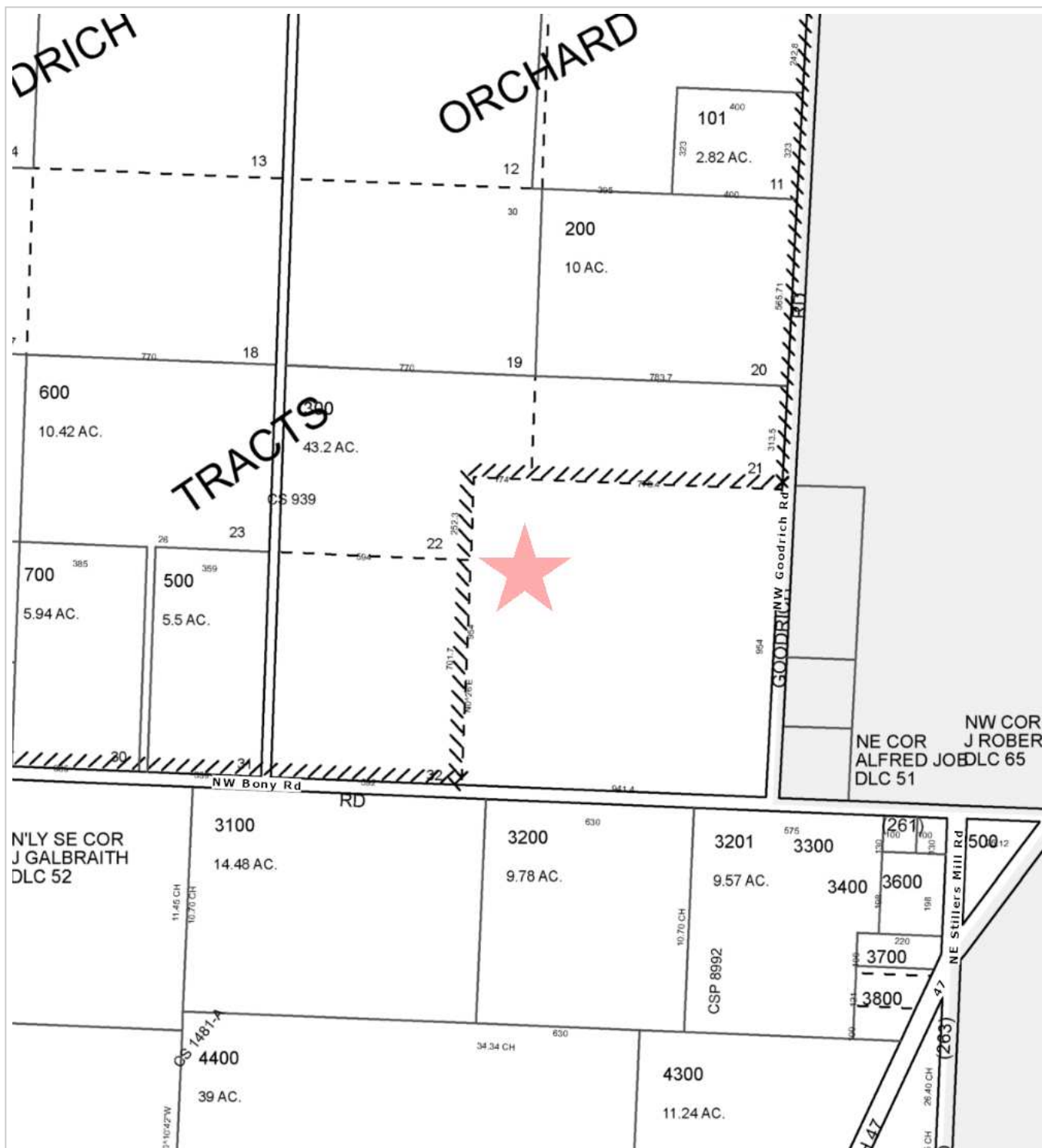
Rec. Date: 12/28/2010	Sale Price:	Doc Num: 2010-18082	Doc Type: Grant Deed
Owner: LLAMB LLC 50%		Grantor: SCHREPEL,LEE W & LINDA M	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

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: R243300300

Recording Date:	06/02/2017	Sale Price:	\$0.00	Loan Amount:	\$1,500,000.00
Grantee Name:	LLAMB LLC	Closing Title Co.:	TICOR TITLE INSURANCE CO.	Mortgage Loan Type:	Construction
Grantor Name:				Mortgage Rate Type:	Variable
Recorder Document #:	0000008857 0000008857			Lender:	FARM CREDIT SVCS
Document Type:	Other			Morgage 2 Loan Amt:	
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	

Recording Date:	12/28/2010	Sale Price:	\$0.00	Loan Amount:	\$0.00
Grantee Name:	LLAMB LLC	Closing Title Co.:	ATTORNEY ONLY	Mortgage Loan Type:	
Grantor Name:	SCHREPEL,LEE W & LINDA M			Mortgage Rate Type:	
Recorder Document #:	0000018082			Lender:	
Document Type:	Grant Deed			Morgage 2 Loan Amt:	\$0.00
				Mortgage 2 Loan Type:	
				Mortgage 2 Rate Type:	
				Morgage 2 Lender:	



TICOR TITLE COMPANY

Parcel ID: R243300300

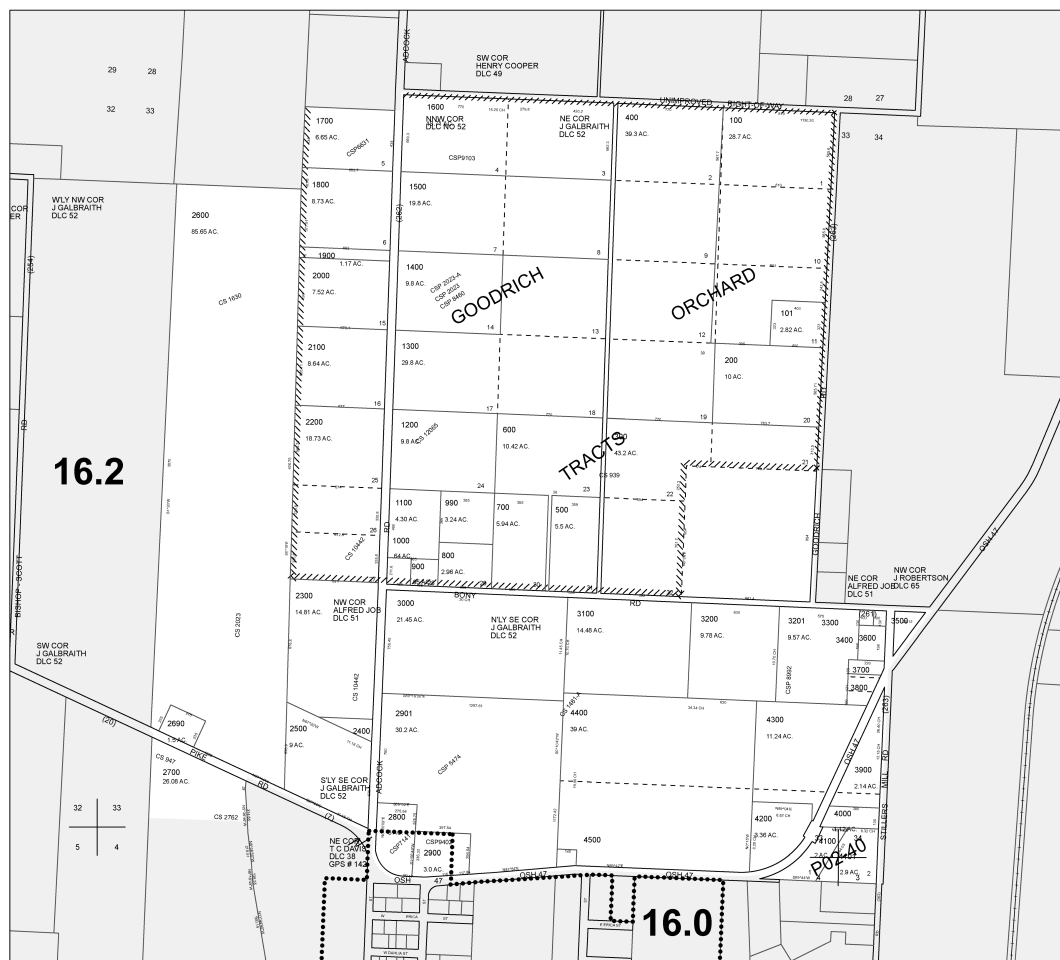
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2 4 33



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 33 T.2S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



DATE PRINTED: 7/31/2014

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.

2 4 33



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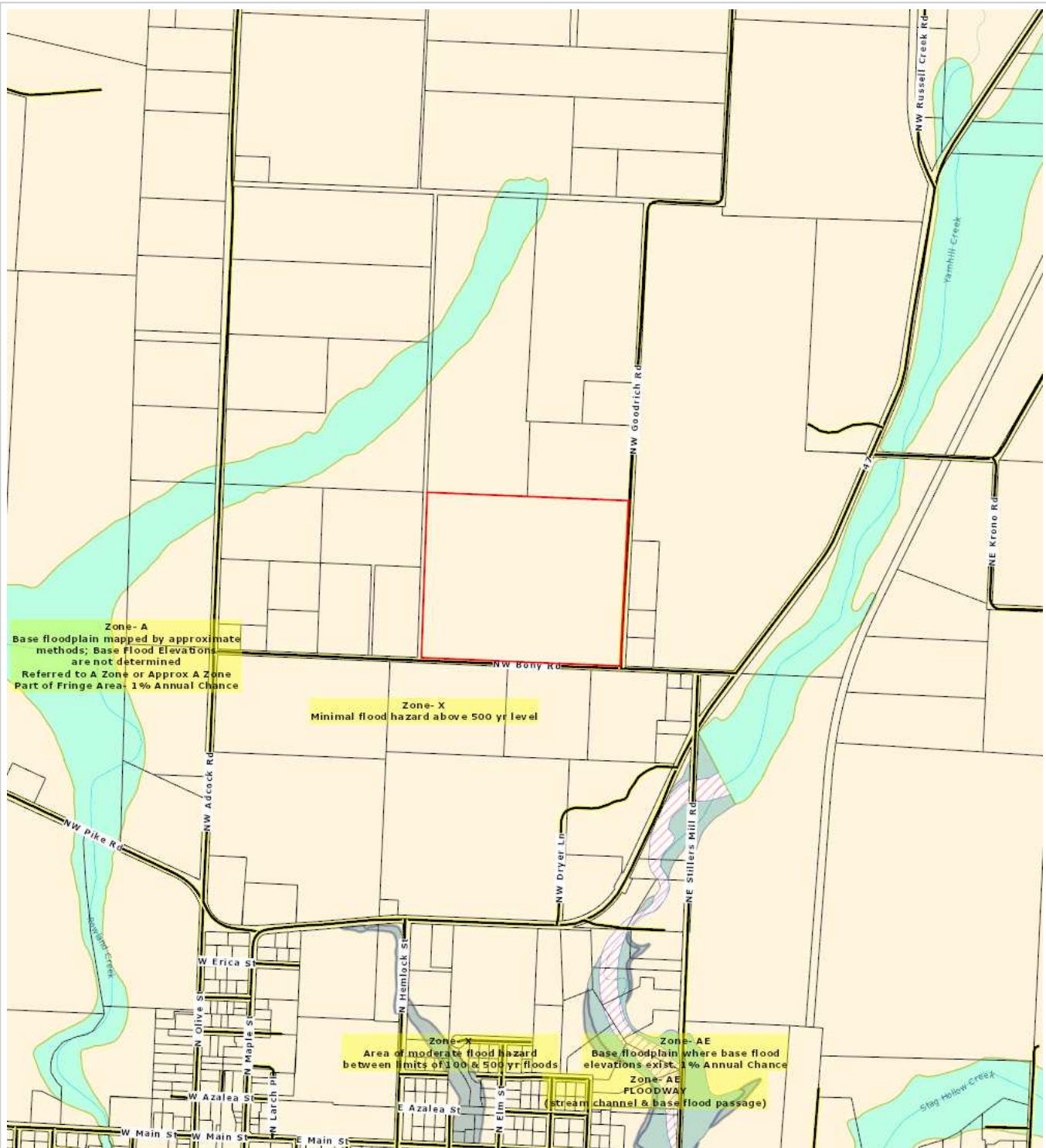
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After recording, return to:
Dianne L. Haugeberg, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:
LLAMB, LLC
6501 NE Highway 240
Yamhill, OR 97148

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

201018082



\$51.00

DMR-DDMR Cnt=1 Stn=2 ANITA
\$15.00 \$10.00 \$11.00 \$15.00

12/28/2010 04:29:19 PM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Lee W. Schrepel, Linda M. Schrepel, Mark L. Schrepel and Debra A. Schrepel**, hereinafter called "Grantors", for the consideration hereinafter stated, do hereby grant, bargain, sell and convey an undivided 50% interest unto **LLAMB, LLC, an Oregon limited liability company**, and the remaining undivided 50% interest unto **Wapato Land Company, LLC, an Oregon limited liability company**, to be held as tenants in common, hereinafter called "Grantees", and unto Grantees' successors and assigns, Grantors' interest in and to the property situated in the County of Yamhill, State of Oregon, more fully described as follows:

See Attached Exhibit "A" incorporated herein by this reference

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

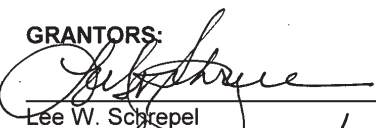
The true consideration for this conveyance stated in terms of dollars is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

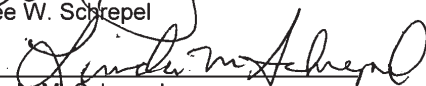
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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


In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

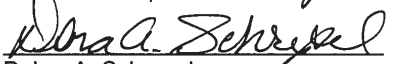
IN WITNESS WHEREOF, the Grantors have executed this instrument this 23rd day of December, 2010.

GRANTORS:


Lee W. Schrepel


Linda M. Schrepel

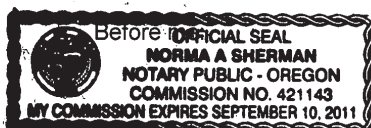

Mark L. Schrepel


Debra A. Schrepel

STATE OF OREGON, County of Yamhill) ss.

Dec. 23, 2010

Personally appeared the above-named Lee W. Schrepel, Mark L. Schrepel and Debra A. Schrepel, and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon

My Commission Expires: 9-10-11

STATE OF OREGON, County of Yamhill) ss.

December 23, 2010

Personally appeared the above-named Linda M. Schrepel, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Stefanie May
Notary Public for Oregon
My Commission Expires: June 28, 2011



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EXHIBIT "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1:

Tracts 21, 22 and 32 of Goodrich Orchard Tracts in Yamhill County, Oregon.

ALSO: Beginning at a point 46.18 chains East of the Northwest corner of the Donation Land Claim of Alfred Job in Township 2 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, which said point is in the center of the County Road running along the North boundary of said Alfred Job Donation Land Claim and directly in line with center of the County Road leading in Northerly direction to Cove Orchard and beyond; thence running a Northerly direction along the center of the said road leading to Cove Orchard and beyond a distance of 57 rods; thence West 57 rods; thence South 57 rods to the center of the County Road; thence East along the center of the County Road to the place of beginning.

[Tax Parcel Number: R2433-300]

PARCEL 2:

Being a part of Section 33, Township 2 South, Range 4 West of the Willamette Meridian and Section 4, Township 3 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, described as follows:

Beginning at the intersection of the North line of State Highway #47 and the West line of that certain tract of land conveyed by C.R. Fryer et ux, to W.C. Little by Warranty Deed recorded in Book 83, Page 25, Deed Records; thence North 00° 15' West along the West line of said Little tract and the Northerly extension thereof to a point on the North line of that certain tract of land conveyed by Emma Perkins et vir to C.R. Fryer et ux, by Warranty Deed recorded in Book 83, Page 480, Deed Records; thence West along the North line of said Fryer tract to the Northwest corner thereof; thence South along the West line of said Fryer tract to the North line of State Highway No. 47; thence East along the North line of said highway to the place of beginning.

SAVE AND EXCEPT that certain tract conveyed by Roy Fryer et ux, to Walter L. Fryer et ux, by Warranty Deed recorded in Book 175, Page 743, Deed Records.

[Tax Parcel Number: R2433-4400]