



Customer Service
 Phone: 503.219.1000
 Email: Ticor.Resource@TicorTitle.com
 Washington (OR)

OWNERSHIP INFORMATION

Owner(s)	: Snisky Francine M	Parcel Number	: R0432400
CoOwner(s)	:	Ref Parcel #	: 1S32000 00505
Site Address	: 7570 SW Mountainside Dr Cornelius 97113	T: 01S R: 03W S: 20 Q: QQ:	
Mail Address	: 7570 SW Mountainside Dr Cornelius Or 97113	Telephone	:

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 330.00 Block: 2
 Neighborhood : 1S36
 School District : Hillsboro
 Subdivision/Plat :
 Class Code :
 Land Use : 4000 Vacant,Res,Rural,Not Spec Assd
 Legal : ACRES 5.00
 :
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$228,000
 Mkt Structure :
 Mkt Total : \$228,000
 %Improved :
 M50 Total : \$93,640
 Levy Code : 00702
 18-19 Taxes : \$1,108.64
 Millage Rate : 11.8395

PROPERTY CHARACTERISTICS

Bedrooms :	Lot Acres : 5.00	Year Built :
Bathrooms :	Lot SqFt : 217,800	EffYearBlt :
HeatMethod :	BsmFin SF :	Floor Cover :
Pool :	BsmUnfinSF :	Foundation :
Appliances :	Bldg SqFt :	Roof Shape :
Dishwasher :	1stFlrSF :	Roof Matl :
Hood Fan :	UpperFISF :	InteriorMat :
Deck :	Porch SqFt :	Paving Matl :
GarageType :	Attic SqFt :	Ext Finish :
Garage SF :	Deck SqFt :	Const Type :

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Snisky Francine M	:09/13/2019	62643	:	:In Lieu of Fo	:	:
:Lester Nicole	:12/28/2016	107787	:\$400,000	:Contract of	:\$360,000	:Seller
:Snisky Francine M	:05/27/1997	47978	:\$168,000	:Warranty	:\$58,000	:Seller
:Graham Steven R	:04/12/1993	27271	:\$54,000	:Warranty	:\$38,000	:Seller
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.
 Information is deemed reliable but not guaranteed



Washington County Tax Statement

-- Property Data Selection Menu --

Owner: SNISKY, FRANCINE M

Prop ID : R432400 (Real Estate) (351715) PO BOX 133

Map Tax Lot: 1S320-00505

CORNELIUS, OR 97113

Legal : ACRES 5.00

Situs : 7570 SW MOUNTAIN SIDE DR,
UNINCORPORATED, OR

Year Built :
Living Area:

Name(s) :

Code Area : 007.02

Sale Info :

2019 Roll Values

Deed Type : DLF

RMV Land \$ 250,000 (+)

Instrument: 2019062643

RMV Improvements \$ 0 (+)

2019 Tax Status * Unpaid Taxes *

RMV Total \$ 250,000 (=)

Current Levied Taxes :

1,156.97 Total Exemptions \$ 0

Special Assessments :

M5 Net Value \$ 250,000

M50 Assd Value \$ 96,440

Washington County, Oregon
09/13/2019 12:48:21 PM
D-DLF Cnt=1 Stn=30 RECORDS1
\$25.00 \$5.00 \$11.00 \$60.00 - Total = \$101.00

2019-062643



02517724201900626430050054

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



AFTER RECORDING, RETURN TO:

Francine Snisky
PO Box 133
Cornelius, OR 97113

**UNTIL FURTHER NOTICE,
SEND PROPERTY TAX RECORDS TO:**

Francine Snisky
PO Box 133
Cornelius, OR 97113
(This is Owner's address.)

DEED IN LIEU OF FORECLOSURE

Title to the real property described below is vested in Francine Snisky, herein "Owner", subject to a Contract, for which a Memorandum of Land Sale Contract dated May 31, 2016, was recorded December 28, 2016, Instrument No. 2016-107787, Deed Records, Washington County, State of Oregon, wherein Owner sold to a person identified as Nicole Lester, certain property in Washington County, Oregon, described in the attached Exhibit "A". The true name of the buyer upon the Land Sale Contract is Nicole Mae Johansen. Her maiden name was Nicole Lester, and she sometimes uses that name. Her address is 20394 SW Kirkwood Street, Apt 308, Beaverton, OR 97006. She is referred to below as "Buyer".

There is now owing and unpaid on said Land Sale Contract the sum of \$340,000. Said Land Sale Contract is now in default. The last monthly payment was July 1, 2019. Owner could now foreclose upon the Land Sale Contract, or commence forfeiture proceedings under ORS 93.905 to 93.940.

Buyer is unable to pay the amounts owing and unpaid under the above-described Land Sale Contract and has requested the Owner to accept an absolute deed of conveyance of the subject property in lieu of foreclosure under the Land Sale Contract. Owner agrees to accept such a conveyance in this form.

The true consideration for this conveyance is relief to Buyer from indebtedness upon the Land Sale Contract, in the sum of \$340,000.

NOW, THEREFORE, in consideration of Owner's agreement to forbear taking any action against Buyer whatsoever to collect the debt of Buyer on the Land Sale Contract, other than by Forfeiture of the Land Sale Contract or foreclosure of that Land Sale Contract, and in consideration of Owner's agreement that in any proceeding to foreclose the Land Sale Contract to waive any deficiency judgment against Buyer, Buyer grants, bargains, sells and conveys to Owner the following described real property commonly known as 7570 SW Mountainside Drive,

Cornelius, OR 97113, for which the legal description is described on the attached Exhibit "A". The property is located in Washington County, Oregon.

Buyer represents to Owner, as follows:

- A. Buyer has not assigned or conveyed her interest in the Property other than this Deed;
- B. Buyer has not placed or suffered any liens upon the Property other than liens for property tax;
- C. That in executing this Deed, Buyer is not acting under any misapprehension as to the effect hereof, nor under any duress, undue influence, or misrepresentation by Owner or her attorney;
- D. Buyer has been warned that this Deed was prepared by Kit A. Jensen, as attorney only for Owner. Because of conflicting interests, Buyer should consider consulting with a separate attorney before signing;
- E. Since December 1, 2016, Buyer was not subject to a Bankruptcy proceeding in Federal Court;
- F. Buyer is not prohibited by any Court Order from executing this Deed;
- G. The property is not the residence of Buyer. Buyer and all others have voluntarily vacated the property with no intention to occupy the property in the future; and,
- H. Buyer purchased the property under the Land Sale Contract in 2016 for her benefit and not for the benefit of any other person. At the time of purchase and until this date, Buyer has retained the right to sell and convey the Property. Buyer has not established a Trust for Naava Johansen.

Buyer and Owner agree:

- A. That this Deed is intended as a conveyance absolute in effect and to convey all interest of Buyer and her heirs in the Property, and all redemption rights which Buyer may have therein, and does not operate as a mortgage, trust deed, or security of any kind;
- B. That all rights to possession of the property hereby are surrendered to Owner.

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Since December, 2016, the Property was not used for the generation, manufacture, storage, treatment, disposal, release, or threatened release of any hazardous substance, as those terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended, 42 USC §9601 et seq., the Superfund Amendments and Reauthorization Act (SARA), other applicable state or federal laws, or regulations adopted pursuant to any of the foregoing.

Reliance. This Deed is accepted by Owner in reliance upon the representations of Buyer stated above.

"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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

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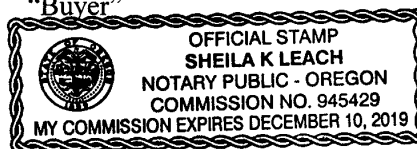
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Dated: 9-13-19

Nicole Mae Johansen
NICOLE MAE JOHANSEN, aka Nicole Lester

"Buyer"

STATE OF OREGON)
)
COUNTY OF WASHINGTON) SS.



Personally appeared NICOLE MAE JOHANSEN, who, being duly sworn, stated she is NICOLE MAE JOHANSEN, aka Nicole Lester, and acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument. She swore under oath that the statements made in the above deed are true.

Dated: 9-13-19

Sheila K. Leach
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/10/19

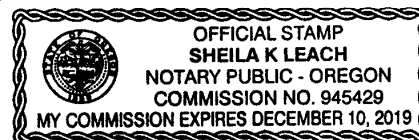
ACCEPTANCE

Francine Snisky, described above as "Owner", agrees to accept this Deed on the terms described therein, and subject to the representations of Buyer.

Dated: 9-13-19

Francine Snisky
FRANCINE SNISKY
"Owner"

STATE OF OREGON)
)
COUNTY OF WASHINGTON) SS.



Personally appeared FRANCINE SNISKY, before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-13-19

Sheila K. Leach
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/10/19

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property in the County of Washington, State of Oregon, described as follows:

PARCEL I:

Beginning at an iron on the East line of Section 20, Township 1 South, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, which point bears North 0°54'30" East along the East line of said Section 20, from the Southeast corner of said Section 20, 787.0 feet and running thence North 0°54'30" East 371.0 feet to an iron; thence North 89°05'30" West at right angles to the East line of said Section 20, 501.03 feet to an iron; thence South 24°48'30" West 63.0 feet to a point; thence South 27°01' West 348.47 feet to an iron; thence South 89°03' South parallel with the South line of said Section 20, 680.0 feet to the point of beginning.

PARCEL II:

A non-exclusive easement for road and utility purposes over a 50 foot wide strip of land, the center line of which is described as follows: Beginning at a point on the South line of said Section 20, which bears South 89°03' East from the Southwest corner of the Southeast one quarter of the Southeast one quarter of said Section 20 and running thence North 24°38' West 265 feet; thence North 7°52' East 240 feet; thence North 49°52' East 225 feet to a point which bears North 0°52' East 350 feet. South 89°03' East 321.41 feet. North 0°43'30" East 275 feet from the Southwest corner of the Southeast one quarter of the Southeast one quarter of said Section 20; thence meandering in a Northeasterly direction to a point which bears North 0°54'30" East 162 feet. South 89°03' East 314 feet from the last described point; thence North 27°01' East 348.47 feet, North 24°48'30" East 63.00 feet to the terminus thereof.



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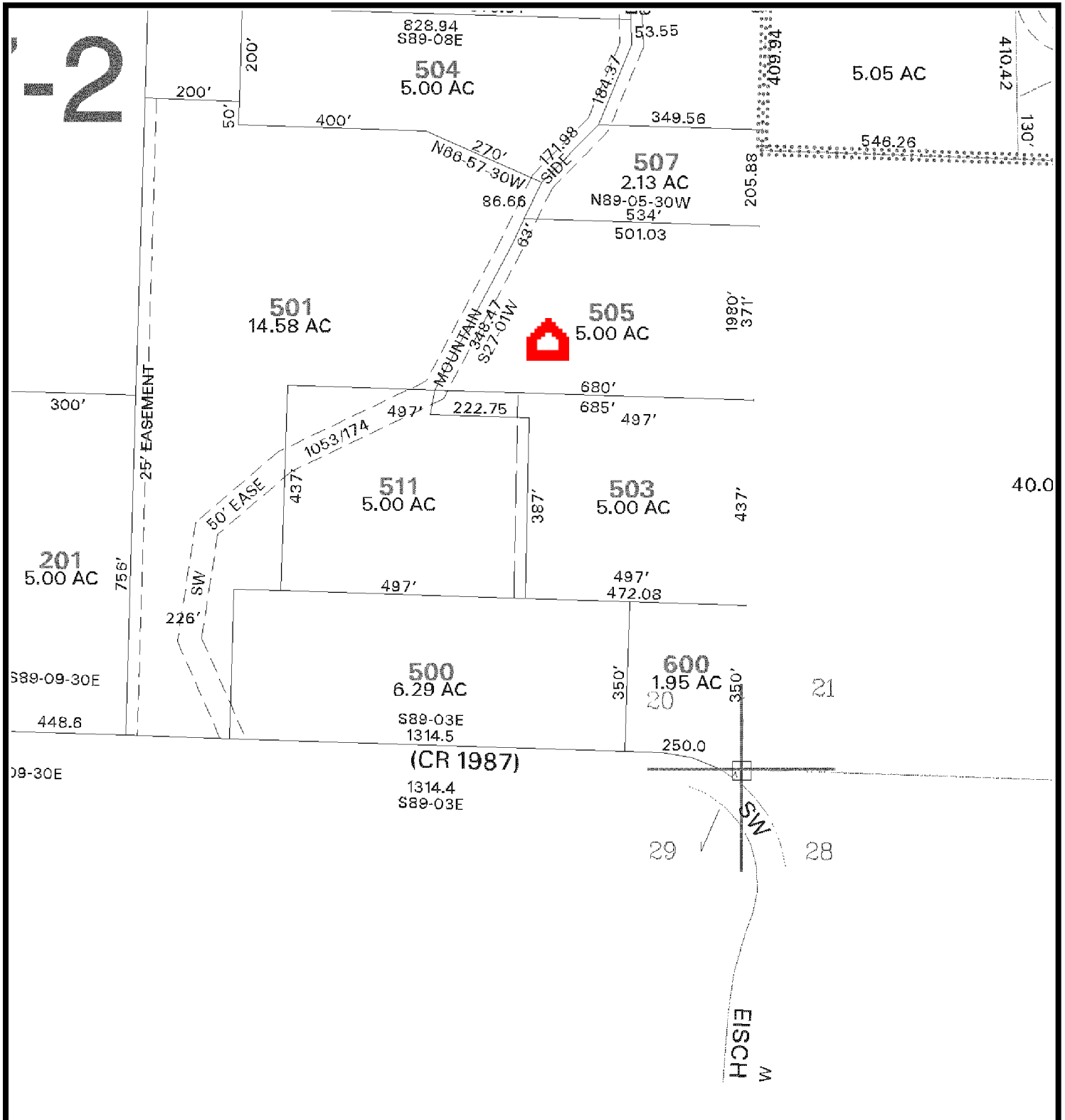
Phone: 503.219.1000

Email: Ticor.Resource@TicorTitle.com



Parcel # : R0432400

Ref Parcel Number : 1S32000 00505



This map is made solely for assisting in locating said premises. The company assumes no liability for variations, if any, in dimensions and location ascertained by an actual survey.



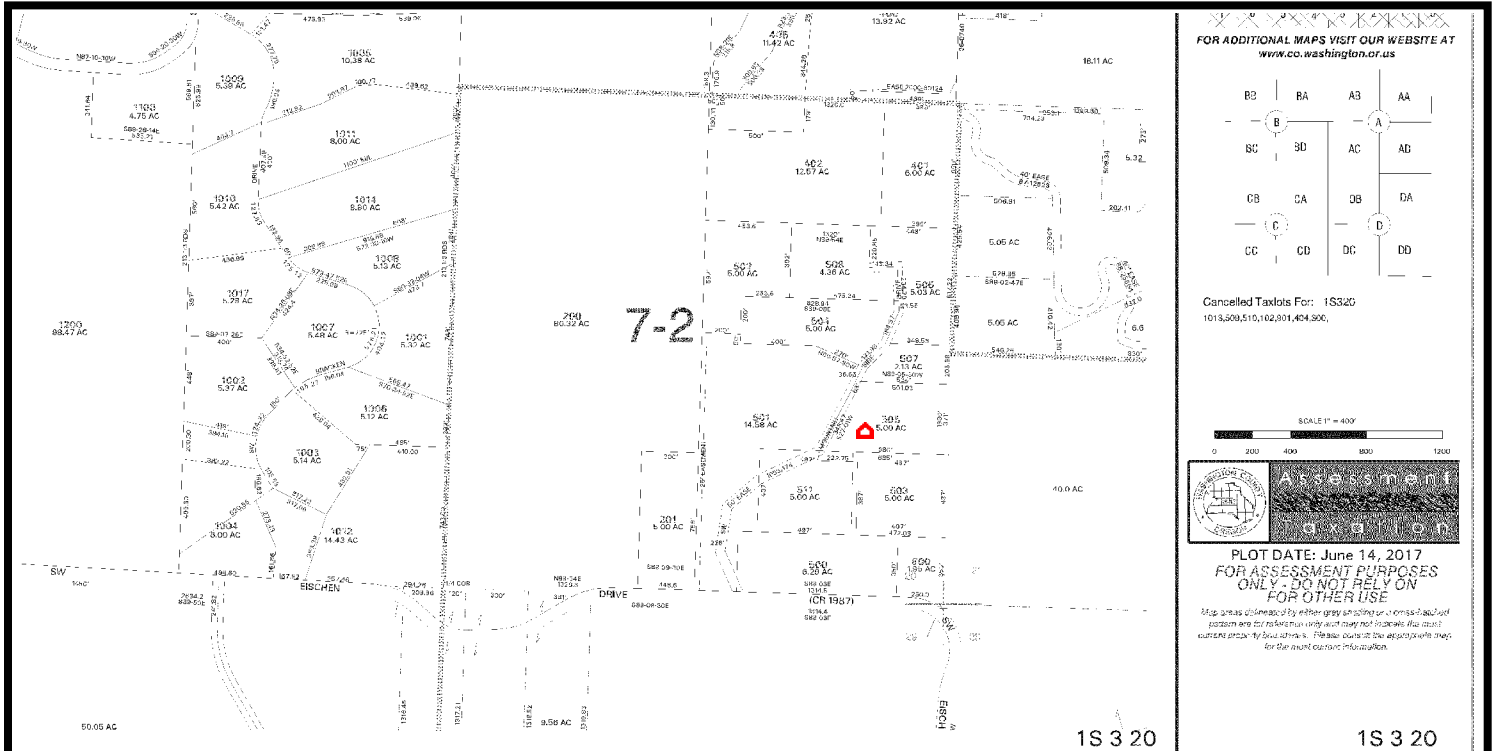
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