STATEMENT OF TAX ACCOUNT

COLUMBIA COUNTY TAX COLLECTOR

230 STRAND STREET **ST. HELENS, OR 97051**

(503) 397-0060

1-Nov-2019

 $\begin{array}{l} {\it HILLSBERY\ LIV\ TRT\ \&\ HILLSBERY\ FAM\ SUBTRT} \\ {\it HILLSBERY\ BETSY\ \&\ JUDY\ (JUDITH)\ CO-TTES} \end{array}$ 131 WESTOVER DR LONGVIEW, WA 98632

Tax Account #

19459

Account Status Roll Type

Real

Situs Address

Α

Lender Name Loan Number

Property ID 0305

Interest To Nov 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2019	ADVALOREM	\$61.95	\$63.87	\$0.00	\$1.92	\$63.87	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$147.49	Nov 15, 2018	\$4.42
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.47	Nov 15, 2017	\$0.70
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.34	Nov 15, 2016	\$0.70
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.21	Nov 15, 2015	\$0.70
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.09	Nov 15, 2014	\$0.69
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.69	Nov 15, 2013	\$0.68
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.58	Nov 15, 2012	\$0.68
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.31	Nov 15, 2011	\$0.67
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.21	Nov 15, 2010	\$0.67
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.10	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.81	Nov 15, 2008	\$0.71
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.97	Nov 15, 2007	\$0.63
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.84	Nov 15, 2006	\$0.63
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.44	Nov 15, 2005	\$0.61
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.59	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.60	Nov 15, 2003	\$0.62
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.61	Nov 15, 2002	\$0.62
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.53	Nov 15, 2001	\$0.62
	Total	\$61.95	\$63.87	\$0.00	\$1.92	\$584.75		

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

November 1, 2019 11:31:40 am

Account #

19459

Мар#

7N2W07-C0-02200

Code - Tax #

0305-19459

Legal Descr

See Record

Mailing Name

HILLSBERY LIV TRT & HILLSBERY FAM SUBTRT

Agent

In Care Of **Mailing Address**

Situs Address(s)

HILLSBERY BETSY & JUDY (JUDITH) CO-TTES

SA

41

131 WESTOVER DR

LONGVIEW, WA 98632

Prop Class 680

400

000

Tax Status

ASSESSABLE

Acct Status Subtype

ACTIVE NORMAL

Deed Reference # 2018-7052

Sales Date/Price

08-22-2018 / \$0.00

Appraiser

MARIE SANDGATHE

RMV Class

MA 04

NH Unit 2900-2

Situs City

Code Area		RMV	MAV	Value Summary AV	RMV Except	ion CPR %
0305	Land Impr.	36,250 0			Land Impr.	0
Code A	Area Total	36,250	0	569		0
Gr	and Total	36,250	0	569		0

1	Code			Plan		Land Breakdow	1				T
L	Area	ID#	RFPD Ex	Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
	0305	1		CO:PA- 80	Farm Use Zoned	86	Α	6.20	3D7	006*	36,250

				Grand Total	6	.20		36,250
ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
				Grand Tota	al	0		0
уре			Exemption	ons/Special Assessments/Potentia	I Liability			
A ASSE	SSMEN	т.						
	ype	ype	ID# Built Class	ID# Built Class Description Exemption	Yr Stat Improvement Breakdown ID# Built Class Description Grand Tot Exemptions/Special Assessments/Potentia ype	Yr Stat Improvement Breakdown ID# Built Class Description Grand Total Exemptions/Special Assessments/Potential Liability ype	Yr Stat Improvement Breakdown Total ID# Built Class Description Grand Total Grand Total Exemptions/Special Assessments/Potential Liability ype	Yr Stat Improvement Breakdown Total ID# Built Class Description Grand Total Grand Total 0 Exemptions/Special Assessments/Potential Liability ype

■ RAINIER DRAINAGE

■ FIRE PATROL

Amount

40.25

1.61 Year 2019

Amount

18.75 Acres 6.2 Year 2019

NOTATION(S):

- FIRE PATROL ADDED 2006
- FARM POT'L ADD'L TAX LIABILITY ADDED 2007

Comments:

2019 RA- Due to access to acct 19461 PTu'd with this acct. MS 8/4/11 Changed Def land mav for per Sue, RMV x CPR (.772). DL After Recording Return To: KEVIN D. RAHN 1315 – 14TH AVENUE LONGVIEW, WA 98632 COLUMBIA COUNTY, OREGON 2015-010732
DEED-D
Cnt=1 Pgs=5 HUSERB 12/31/2015 10:29:33 AM

Cht=1 Pgs=5 HUSERB 12/31/2015 10:29:33 AM \$25.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$71.00

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon certify that the instrument identified herein was recorded in the Clerk

Elizabeth E. Huser - County Clerk

BARGAIN AND SALE DEED

THE GRANTOR, JESS L. HILLSBERY, JUDY (JUDITH) ANN HILLSBERY, and BETSY MARIE HILLSBERY, Co-Trustees, or their successors in Trust, under the HILLSBERY LIVING TRUST, dated December 14, 2010, and any amendments thereto, conveys to JESS L. HILLSBERY, JUDY (JUDITH) ANN HILLSBERY, and BETSY MARIE HILLSBERY, Co-Trustees of the HILLSBERY FAMILY SUBTRUST, an undivided one-half (1/2) interest in the following described real property in the County of Columbia and State of Oregon:

Account No. 19459

Code: 0305

Map: 7N2W07-C0-02200

See Exhibit 'A' attached hereto and by this reference incorporated herein. SUBJECT TO covenants, restrictions, reservations, rights of way and provisions of record, if any.

The true consideration for this conveyance is none.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, 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.**

DATED this 17 day of December, 2015.

JUDÝ (JUDÍTH) ANN HILLSBERY, Co-Trustee

BETSY MARIE HILLSBERY, Co-Trustee

STATE OF WASHINGTON

: ss.

)

County of Cowlitz

I certify that I know or have satisfactory evidence that JESS L. HILLSBERY is the person who appeared before me, and said person acknowledged that he signed this

instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 17 day of D	Decemb	per, 2015.
STEED TO STAND TO STA		KEVIN D. RAHN Notary Public in and for the State of Washington residing at: Castle Rock, WA My Commission Expires: May 18, 2016
STATE OF WASHINGTON) : ss.	
County of Cowlitz)	

I certify that I know or have satisfactory evidence that JUDY (JUDITH) ANN HILLSBERY is the person who appeared 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 the instrument.

Dated this 17 day of December, 2015.



KEVIN D. RAHN

Notary Public in and for the State of Washington residing at: Castle Rock, WA My Commission Expires: May 18, 2016

STATE OF WASHINGTON) : ss.
County of Cowlitz)

I certify that I know or have satisfactory evidence that BETSY MARIE HILLSBERY is the person who appeared 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 the instrument.

Dated this 17 day of December, 2015.



KEVIN D. RAHN Notary Public in and for the State of Washington residing at: Castle Rock, WA My Commission Expires: May 18, 2016

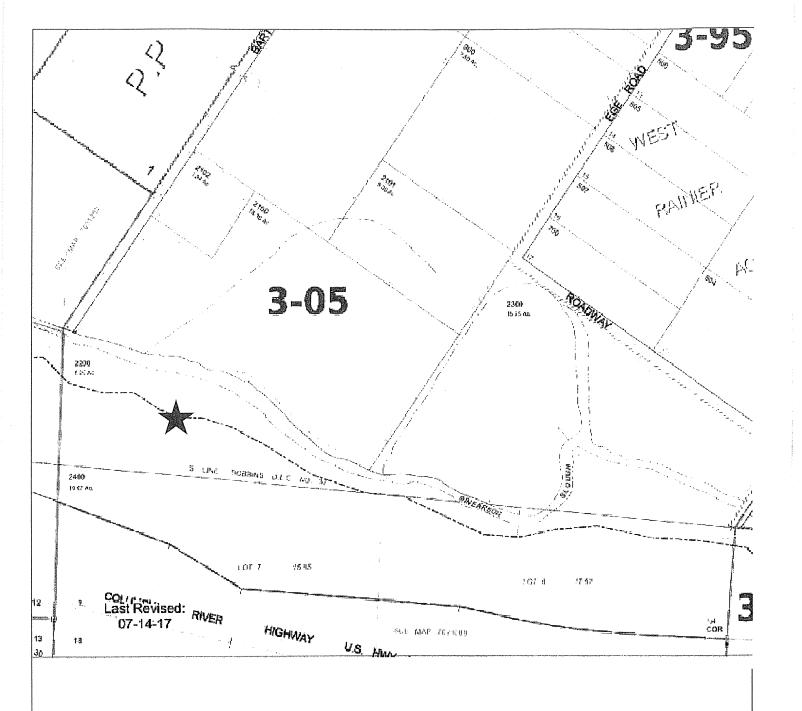
Account Number 19459

All of the land in the West half of Dobbins Donation Land Claim lying South of the South bank of Rinearson Slough and North of the South line of the Dobbins Donation Land Claim being in Section 7, Township 7 North of Range 2 West of the Willamette Meridian, Columbia County, Oregon, and more particularly described as follows:

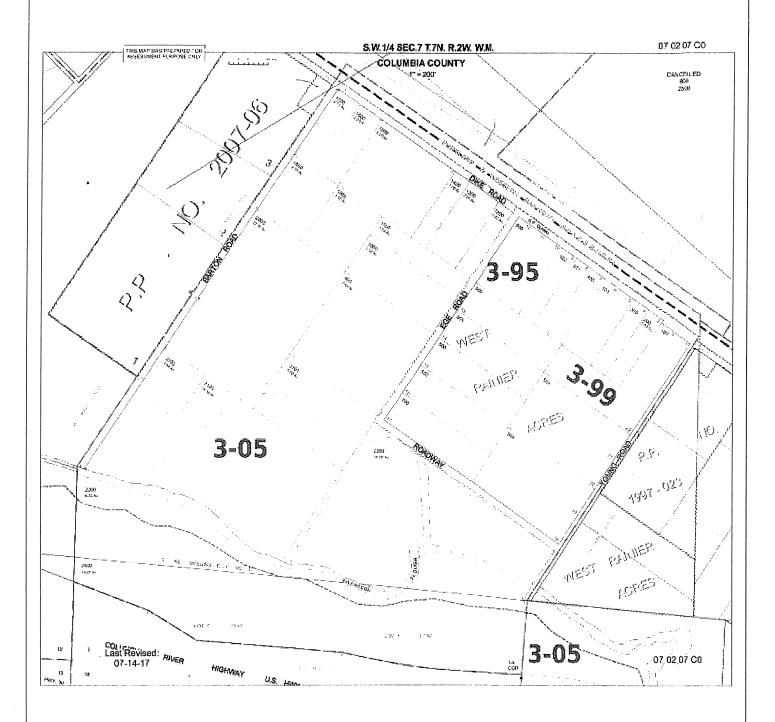
Beginning at a point where the South line of the West half of the James Dobbins Donation Land Claim intersects the West line of Section 7 in Township 7 North, Range 2 West of the Willamette Meridian thence East along the South line of said Dobbins Donation Land Claim to the point where said South line intersects the South bank of Rinearson Slough in said Section 7; thence Westerly following the meandering of the South bank of said Rinearson Slough to the West line of said Section 7; thence South to the place of beginning.

Subject to:

All easements, covenants, restrictions, reservations, rights of way and provisions of record, if any.



N/A





STATEMENT OF TAX ACCOUNT

COLUMBIA COUNTY TAX COLLECTOR

230 STRAND STREET **ST. HELENS, OR 97051**

(503) 397-0060

1-Nov-2019

HILLSBERY LIV TRT & HILLSBERY FAM SUBTRT HILLSBERY BETSY & JUDY (JUDITH) CO-TTES 131 WESTOVER DR LONGVIEW, WA 98632

Tax Account # Account Status 19461

Α Real

Roll Type Situs Address Lender Name Loan Number

Property ID 0305

Interest To Nov 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2019	ADVALOREM	\$105.30	\$108.56	\$0.00	\$3.26	\$108.56	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$472.68	Nov 15, 2018	\$14.18
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.17	Nov 15, 2017	\$2.38
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$77.43	Nov 15, 2016	\$2.32
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$75.91	Nov 15, 2015	\$2.28
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$70.54	Nov 15, 2014	\$2.12
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.32	Nov 15, 2013	\$1.96
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.72	Nov 15, 2012	\$1.88
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.54	Nov 15, 2011	\$1.85
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.20	Nov 15, 2010	\$1.81
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.95	Nov 15, 2009	\$1.77
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.25	Nov 15, 2008	\$1.78
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.44	Nov 15, 2007	\$1.63
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.40	Nov 15, 2006	\$1.63
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.09	Nov 15, 2005	\$1.59
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.46	Nov 15, 2004	\$0.00
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.06	Nov 15, 2003	\$0.90
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.05	Nov 15, 2002	\$0.90
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.01	Nov 15, 2002	\$0.90
	Total	\$105.30	\$108.56	\$0.00	\$3.26	\$1,556.78		

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

November 1, 2019 11:32:32 am

Account #

19461

Tax Status

Map#

Acct Status

ASSESSABLE

Code - Tax #

7N2W07-C0-02400 0305-19461

Subtype

ACTIVE NORMAL

Legal Descr

See Record

Mailing Name

HILLSBERY LIV TRT & HILLSBERY FAM SUBTRT

Deed Reference # Sales Date/Price

2018-7052

Agent

HILLSBERY BETSY & JUDY (JUDITH) CO-TTES

Appraiser

08-22-2018 / \$0.00 MARIE SANDGATHE

In Care Of **Mailing Address**

Prop Class

131 WESTOVER DR

LONGVIEW, WA 98632

680

MA 04

SA 41

NH Unit 000 2900-2

RMV Class 400 Situs Address(s)

Situs	City	

Code Area		RMV	MAV	Value Summary AV	RMV Exception		
0305	Land Impr.	115,010 0		·	Land Impr.	0	
Code A	Area Total	115,010	0	6,534		0	
Gr	and Total	115,010	0	6,534		0	

Code			Plan		Land Breakdow	Land Breakdown				
Area	ID#	RFPD Ex		Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0305	2		CO:PA- 80	Designated Forest Land	86	Α	13.80	FD	006*	80,690
0305	1		CO:PA- 80	Farm Use Zoned	86	Α	5.87	3H7	006*	34,320

					Grand Total	19	.67		115,010
Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct#	Trended RMV
					Grand Tot	al	0)	0
Code	Exemptions/Special Assessments/Potential Liability								

Code	
Area	Туре
0305	

SPECIAL ASSESSMENT:

RAINIER DRAINAGE

Amount

30.00 Acres

2019 1.2 Year

FIRE PATROL

Amount

22.67 Acres 19.67 2019 Year

NOTATION(S):

- FIRE PATROL ADDED 2006
- FARM POT'L ADD'L TAX LIABILITY ADDED 2007
- FOREST POT'L ADD'L TAX LIABILITY ADDED 2007

Comments:

2019 RA- Due to access PTU'd with acct 19459 MS

8/4/11 Changed Def land may for per Sue, RMV x CPR (.772). DL

After Recording Return To: KEVIN D. RAHN 1315 – 14TH AVENUE LONGVIEW, WA 98632 COLUMBIA COUNTY, OREGON 2015-010733
DEED-D
Cnt=1 Pgs=5 HUSERB 12/31/2015 10:30:08 AM \$25.00 \$11.00 \$20.00 \$5.00 \$10.00 = \$71.00

 Elizabeth E. Huser. County Clerk for Columbia County, Oregon certify that the instrument Identified herein was recorded in the Cler records.

Elizabeth E. Huser - County Clerk

BARGAIN AND SALE DEED

THE GRANTOR, JESS L. HILLSBERY, JUDY (JUDITH) ANN HILLSBERY, and BETSY MARIE HILLSBERY, Co-Trustees, or their successors in Trust, under the HILLSBERY LIVING TRUST, dated December 14, 2010, and any amendments thereto, conveys to JESS L. HILLSBERY, JUDY (JUDITH) ANN HILLSBERY, and BETSY MARIE HILLSBERY, Co-Trustees of the HILLSBERY FAMILY SUBTRUST, an undivided one-half (1/2) interest in the following described real property in the County of Columbia and State of Oregon:

Account No. 19461 and Account No. 19463

Code: 0305

Map: 7N3W07-C0-02400 and 7N2W07-D0-01100

See Exhibit 'A' attached hereto and by this reference incorporated herein. SUBJECT TO covenants, restrictions, reservations, rights of way and provisions of record, if any.

The true consideration for this conveyance is none.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO

195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, 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.**

DATED this 17 day of December, 2015.

JESS L. HILLSBERY, Co-Trustee

JUDY (JUDITH) ANN HILLSBERY

Co-Trustee

BETSY MARIE HILLSBERY, Co-Trustee

STATE OF WASHINGTON

: ss.

County of Cowlitz

)

I certify that I know or have satisfactory evidence that JESS L. HILLSBERY is the person who appeared before me, and said person acknowledged that he signed this

instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 17 day of December, 2015.



KEVIN D. RAHN

Notary Public in and for the State

of Washington residing at: Castle Rock, WA

My Commission Expires: May 18, 2016

STATE OF WASHINGTON

; ss.

County of Cowlitz

I certify that I know or have satisfactory evidence that JUDY (JUDITH) ANN HILLSBERY is the person who appeared 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 the instrument.

Dated this 17 day of December, 2015.



KEVIN D RAHN

Notary Public in and for the State of Washington residing at: Castle Rock, WA My Commission Expires: May 18, 2016

STATE OF WASHINGTON

) : SS.

County of Cowlitz

z)

I certify that I know or have satisfactory evidence that BETSY MARIE HILLSBERY is the person who appeared 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 the instrument.

Dated this 17 day of December, 2015.

KEVIN D. RAHN

Notary Public in and for the State of Washington residing at: Castle Rock, WA My Commission Expires: May 18, 2016



Account Number 19461 Account Number 19463

Lots 5, 6, 7, in Section 7, Township 7 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, EXCEPT that portion condemned and taken by the State of Oregon, by and through its State Highway Commission in Case No. 16726 of the Circuit Court of Columbia County, Oregon.

Subject to: All easements, covenants, restrictions, reservations, rights of way and provisions of record, if any.

