

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

31-Oct-2019

BRODIE JAMES R & LINDA K
 PO BOX 77
 RAMONA, OK 74061

Tax Account #	433180	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0305
Situs Address		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	\$1,508.20	\$1,554.85	\$0.00	\$46.65	\$1,554.85	Nov 15, 2019	\$0.00
2018	ADVALOREM	\$1,728.05	\$1,542.90	\$185.15	\$0.00	\$1,542.90	Nov 15, 2018	\$0.00
2017	ADVALOREM	\$1,020.36	\$813.14	\$207.22	\$0.00	\$1,534.44	Nov 15, 2017	\$0.00
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,490.72	Nov 15, 2016	\$0.00
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,375.02	Nov 15, 2015	\$0.00
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,272.52	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,274.66	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,297.79	Nov 15, 2012	\$38.93
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,352.53	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,366.46	Nov 15, 2010	\$0.00
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,328.23	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$811.74	Nov 15, 2008	\$24.35
Total		\$4,256.61	\$3,910.89	\$392.37	\$46.65	\$16,201.86		

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

October 31, 2019 3:48:17 pm

Account # 433180
Map # 6N2W11-00-00102
Code - Tax # 0305-433180

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name BRODIE JAMES R & LINDA K

Deed Reference # 2008-9447

Agent

Sales Date/Price 10-03-2008 / \$350,000.00

In Care Of

Appraiser MARIE SANDGATHE

Mailing Address PO BOX 77
 RAMONA, OK 74061

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 04 41 000 51662-1

Situs Address(s)	Situs City
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Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0305 Land	159,710			Land	0
Impr.	1,290			Impr.	0
Code Area Total	161,000	149,650	149,650		0
Grand Total	161,000	149,650	149,650		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0305	1	☒		CO:PF-80	Market	86	A	1.00	3H3	003	4,220
0305	4	☒		CO:PF-80	Market	86	A	9.00	3H3	003	38,030
0305	2	☒		CO:PF-80	Market	86	A	10.00	3H4	003	42,250
0305	3	☐		CO:PF-80	Market	86	A	17.80	FC	003	75,210
Grand Total								37.80			159,710

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0305	1	1940	375	MULTI-PURPOSE SHED		82.83	364		1,290
Grand Total								364	1,290

Code Area	Type	Exemptions/Special Assessments/Potential Liability						
0305								
		SPECIAL ASSESSMENT:						
	■ FIRE PATROL SURCHARGE	Amount	47.50	Acres	0	Year	2019	
	■ FIRE PATROL	Amount	20.52	Acres	17.8	Year	2019	
	NOTATION(S):							
	■ FIRE PATROL							

Comments: 2019 RA- Unable to access building. Appraised from past appraisal cards. MS
 2011 Reappraisal> Bare land with storage building. Estimated condition. DL



00092495200800094470030039

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

Elizabeth E. Huser - County Clerk



After Recording Return To:

James R. Brodie
Linda K. Brodie
PO Box 77
Ramona OK 74061

Send Tax Statements To:

James R. Brodie
Linda K. Brodie
PO Box 77
Ramona OK 74061

Title Order No. 07-63851

Escrow No. 07-63851

Tax Account No. 19289

WARRANTY DEED

(ORS 93.850)

Bighorn Co.
Bighorn Trading, LLC, a Oregon Limited Liability Company, Grantor, conveys and
warrants to **James R. Brodie and Linda K. Brodie, as tenants by the entirety, Grantee**, the
following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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. 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.

The true consideration for this conveyance is \$350,000.00.

Dated this 3rd day of October, 2008.

BIG HORN TRADING, LLC

Harve R. Dethlefs Member
By: Harve R. Dethlefs, Member



State of OR, County of Columbia)ss.

This instrument was acknowledged before me on 10/3, 2008
by Harve R. Dethlefs, as Member, of Big Horn Trading, LLC.

Rosanne Bellisle
Notary Public

My commission expires: 8/21/2011

EXHIBIT 'A'**Legal Description:**

The Northeast quarter of the Northwest quarter in Section 11, Township 6 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM the following described Parcels:

Parcel 1: That portion of the Northeast quarter of the Northwest quarter of Section 11, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, lying within the tracts described as follows: Commencing where the South limit of the Neer City Road #19 intersects the East line of the Northwest quarter of Northwest quarter of said Section 11; thence South 10 rods; thence East 16 rods; thence North 10 rods and thence West 16 rods to the point of beginning.

Parcel 2: Beginning at a point 16 rods East of Northwest corner of Northeast quarter of Northwest quarter of Section 11, Township 6 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence South 10 rods; thence East 8 rods; thence North 10 rods; thence West 8 rods to the point of beginning.

Together with a 20 foot wide easement, lying 10 feet on each side of centerline, said easement running across a tract of land in the Southwest quarter of Section 2, Township 6 North, Range 2 West of the Willamette Meridian, in Columbia County, Oregon, said centerline more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 2, said point being the Northwest corner of that certain tract of land conveyed to Chamberlain Land Trust in Document No. 2005-015231, Columbia County Deed Records; thence North 86°50'31" West, along the South line of said Southeast quarter of the Southwest quarter, a distance of 59.96 feet to a point on the centerline of an existing driveway, said point being the true point of beginning of the herein described easement centerline; thence North 30°21'00" West, along said centerline, a distance of 23 feet, more or less, to a point on the Southerly right of way line of Neer City Road, and the terminus of the herein described easement centerline.

**RESERVING UNTO THE GRANTOR HEREIN HIS HEIRS AND/OR ASSIGNS A
EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:**

Together with a 20 foot wide easement, lying 10 feet on each side of the centerline, through the Northwest one-quarter of Section 11, Township 6 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, said easement centerline more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 11, said point being the Northwest corner of that certain tract of land conveyed to Chamberlain Land Trust in Document No. 2005-015231, Columbia County Deed Records; thence North 86°50'31" West, along the North line of said Northwest quarter of the Northwest quarter, a distance of 59.96 feet to a point on the centerline of an existing driveway, said point being the true point of beginning of the herein described easement centerline; thence South 30°21'00" East, a distance of 56.43 feet to a point; thence South 14°22'23" East, a distance of 29.73 feet to a point; thence South 01°49'44" East, a distance of 33.85 feet to a point; thence South 04°36'01" West, a distance of 69.95 feet to a point; thence South 00°45'51" West, a distance of 48.75 feet to a point; thence South 13°54'11" East, a distance of 58.43 feet to a point; thence South 20°46'47" East, a distance of 190.48 feet to a point; thence South 29°31'32" East, a distance of 28.00 feet to a point; thence South 43°13'36" East, a distance of 26.82 feet to a point; thence South 62°02'51" East, a distance of 52.24 feet to a point; thence South 68°14'14" East, a distance of 149.70 feet to a point; thence South 74°57'23" East, a distance of 70.79 feet to a point; thence South 80°44'54" East, a distance of 77.30 feet to a point; thence South 82°57'54" East, a distance of 83.72 feet to a point; thence South 68°31'12" East, a distance of 34.50 feet to a point; thence South 56°44'39" East, a distance of 80.20 feet to a point; thence North 78°33'38" East, a distance of 452.42 feet to a point; thence South 88°21'47" East, a distance of 257.26 feet to a point on the East line of the Northeast one-quarter of the Northwest quarter of Section 11, being the terminus of the herein described easement centerline, and said point bears North 01°38'15" East, along the East line of said Northeast one-

Title No. 07-63851 Escrow No. 07-63851

quarter of the Northwest quarter of Section 11, a distance of 775.90 feet from the Southeast corner thereof.

Subject to:

Taxes for the fiscal year 2008-2009, a lien in an amount to be determined, but not yet payable.

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

Waiver for Compensation under Measure 37, including the terms and provisions thereof,

Recorded: June 3, 2005

Fee No.: 2005-007387

Records of County, Oregon.

Easement and maintenance agreement, including the terms and provisions thereof,

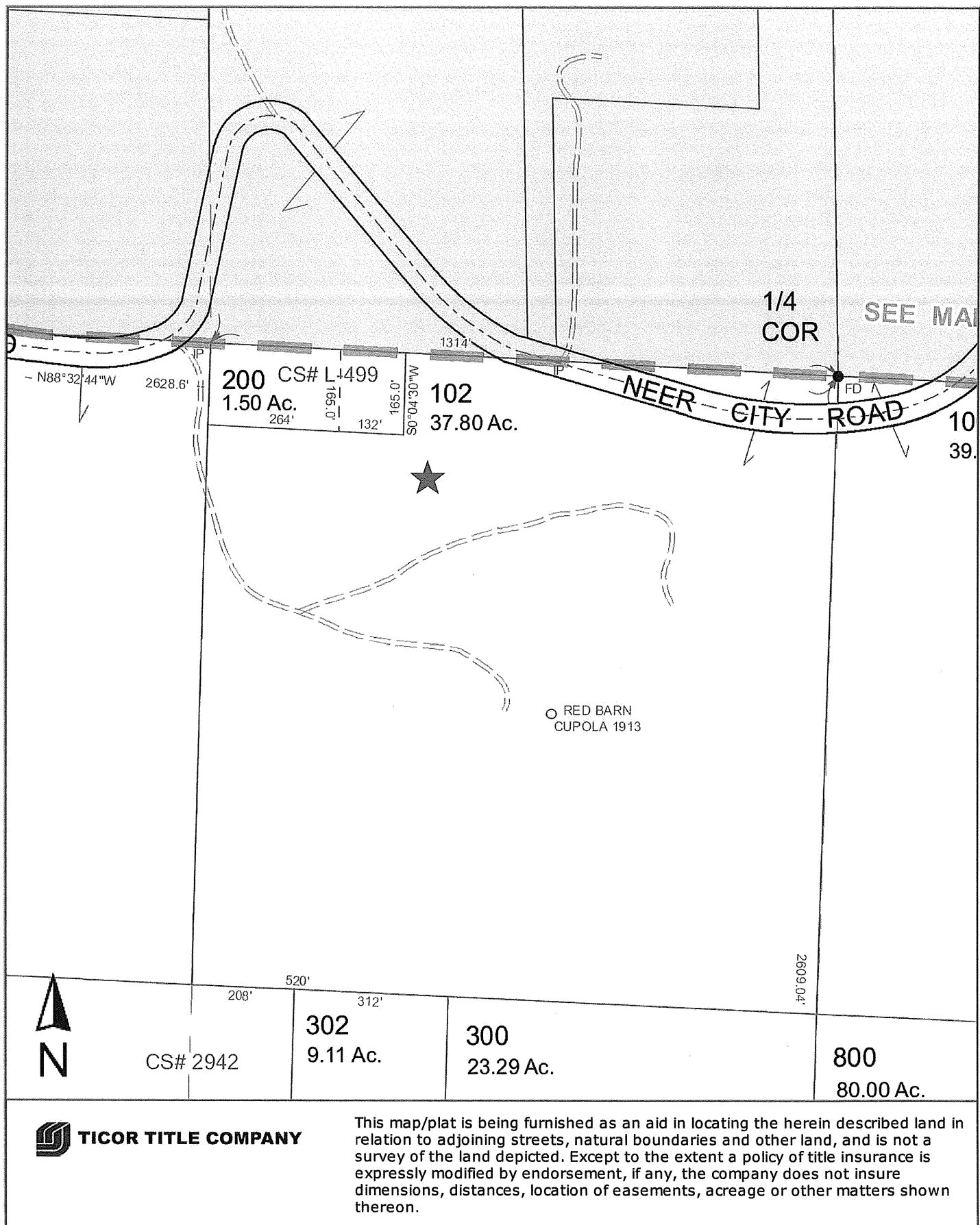
Between: Opal Burkhard and Carole Winegarden, as Trustee of the
Chamberlain Land Trust, an Oregon Land Trust

For: ingress, egress and utilities

Recorded: July 11, 2007

Fee No.: 2007-009137

in County, Oregon.

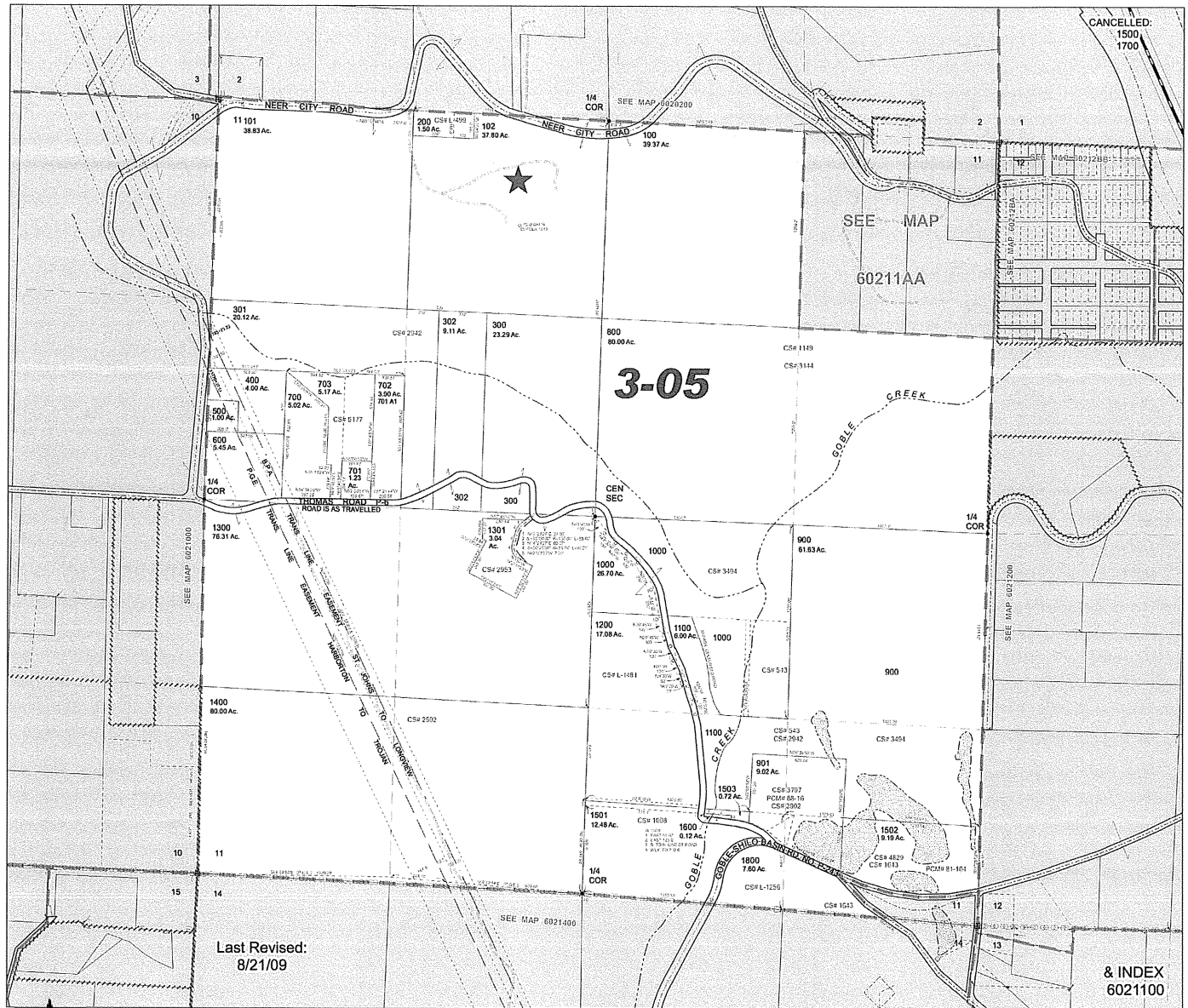


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 100 200 400 Feet

SECTION 11 T.6N. R.2W. W.M.
COLUMBIA COUNTY
1" = 400'

6021100
& INDEX



TICOR TITLE COMPANY

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.

