



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

289476
663100 400
Polk

OWNER

Bruer, Michael J

DATE PREPARED

02/09/2021

PREPARED BY

cbunn@firstam.com



First American Title

Customer Service 503.219.8746
cs.oregon@firstam.com

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First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 2/9/2021

OWNERSHIP INFORMATION

Owner: Bruer, Michael J

CoOwner:

Site: OR 97378

Mail: 5280 South Kings Valley Hwy Dallas OR 97338

Parcel #: 289476

Ref Parcel #: 663100 400

TRS: 06S / 07W / 36

County: Polk

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 020400 Block: 2130

Neighborhood:

School Dist: 44J Willamina School District

Impr Type: 400 - H & B Use Rural Tract Vacant

Subdiv/Plat:

Land Use: 640 - Vacant H&b Use Tract Forest/Wlo,
Designated, Zoning Not Significant

Std Land Use: AMSC - Agricultural Misc

Zoning: County-FF - Farm/Forest Zone

Lat/Lon: 45.009295 / -123.480047

Watershed: Mill Creek

Legal:

ASSESSMENT AND TAXATION

Market Land: \$220,120.00

Market Impr: \$0.00

Market Total: \$220,120.00 (2020)

% Improved: 0.00%

Assessed Total: \$64,735.00 (2020)

Levy Code: 4415

Tax: \$639.99 (2020)

Millage Rate: 10.5174

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:

Baths, Total:

Baths, Full:

Baths, Half:

Total Units:

Stories:

Fireplaces:

Cooling:

Heating:

Building Style:

Total SqFt:

First Floor:

Second Floor:

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage:

Year Built:

Eff Year Built:

Lot Size Ac: 46.73 Acres

Lot Size SF: 2,035,558 SqFt

Lot Width:

Lot Depth:

Roof Material:

Roof Shape:

Ext Walls:

Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
MICHAEL J BRUER	12/08/2017	14561	\$517,000.00	Deed		Conv/Unk
JOHN K KING	07/23/1999	470392	\$150,000.00	Deed	\$140,000.00	Conventional
MATTHEW L WORRIX	12/31/1998	458910		Deed		Conv/Unk
MARILYN DELL WORRIX	09/10/1998	452858		Deed		Conv/Unk
MATTHEW L WORRIX		10435		Deed		Conv/Unk
RECORD OWNER		13253		Deed		Conv/Unk
RECORD OWNER		19315		Deed		Conv/Unk

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.

POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

February 9, 2021 12:08:46 pm

Account # 289476
Map # 066310000400
Code - Tax # 4415-289476

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name BRUER MICHAEL J

Deed Reference # 2017-14611

Agent

Sales Date/Price 12-08-2017 / \$517,000.00

In Care Of

Appraiser MOSKAL, JAY

Mailing Address 5280 SOUTH KINGS VALLEY HWY
DALLAS, OR 97338

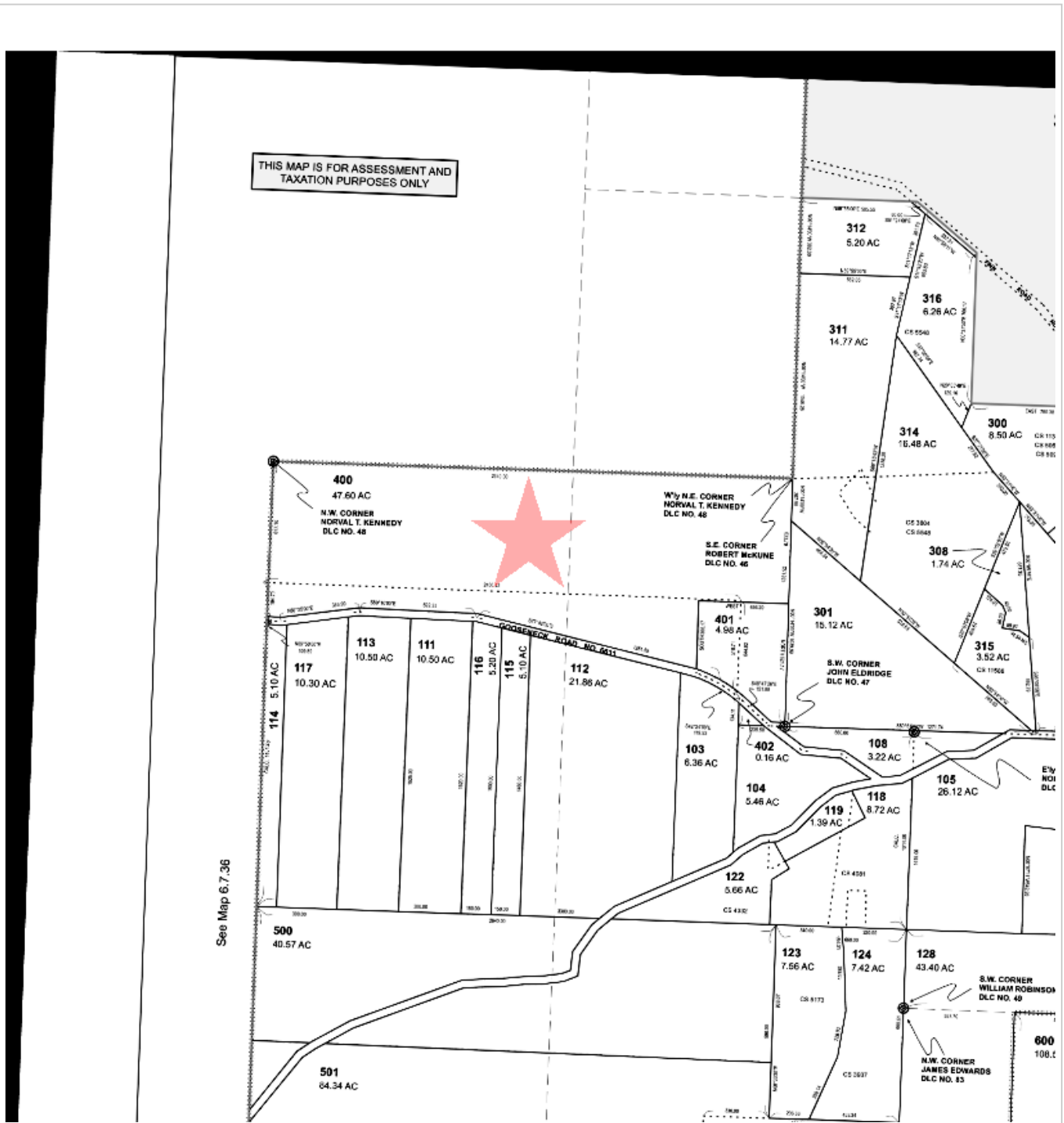
Prop Class 640 **MA** **SA** **NH** **Unit**
RMV Class 400 01 20 000 15759-2

Situs Address(s)				Situs City	
Code Area		RMV	MAV	Value Summary AV	RMV Exception CPR %
4415	Land	220,420			Land 0
	Impr.	0			Impr. 0
Code Area Total		220,420	212,550	66,675	0
Grand Total		220,420	212,550	66,675	0

Land Breakdown											
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
4415	0	☐		FF	Designated Forest Land	100	A	34.59	OFD	007*	163,160
4415	0	☐		FF	Designated Forest Land	100	A	0.60	OFE	007*	2,830
4415	0	☐		FF	Market	100	A	11.54	H3	003	54,430
Grand Total								46.73			220,420

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
NOTATION(S): ■ FOREST POT'L ADD'L TAX LIABILITY ■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT ■ FORESTRY PER ACRE PROTECTION CHARGE ■ FOREST DEFERRAL ADDED 2000 Deferral #1915									
4415	FIRE PATROL: ■ OR FORESTRY FIRE TIMBER								
		Amount	56.73	Acres	46.73	Year	2021		



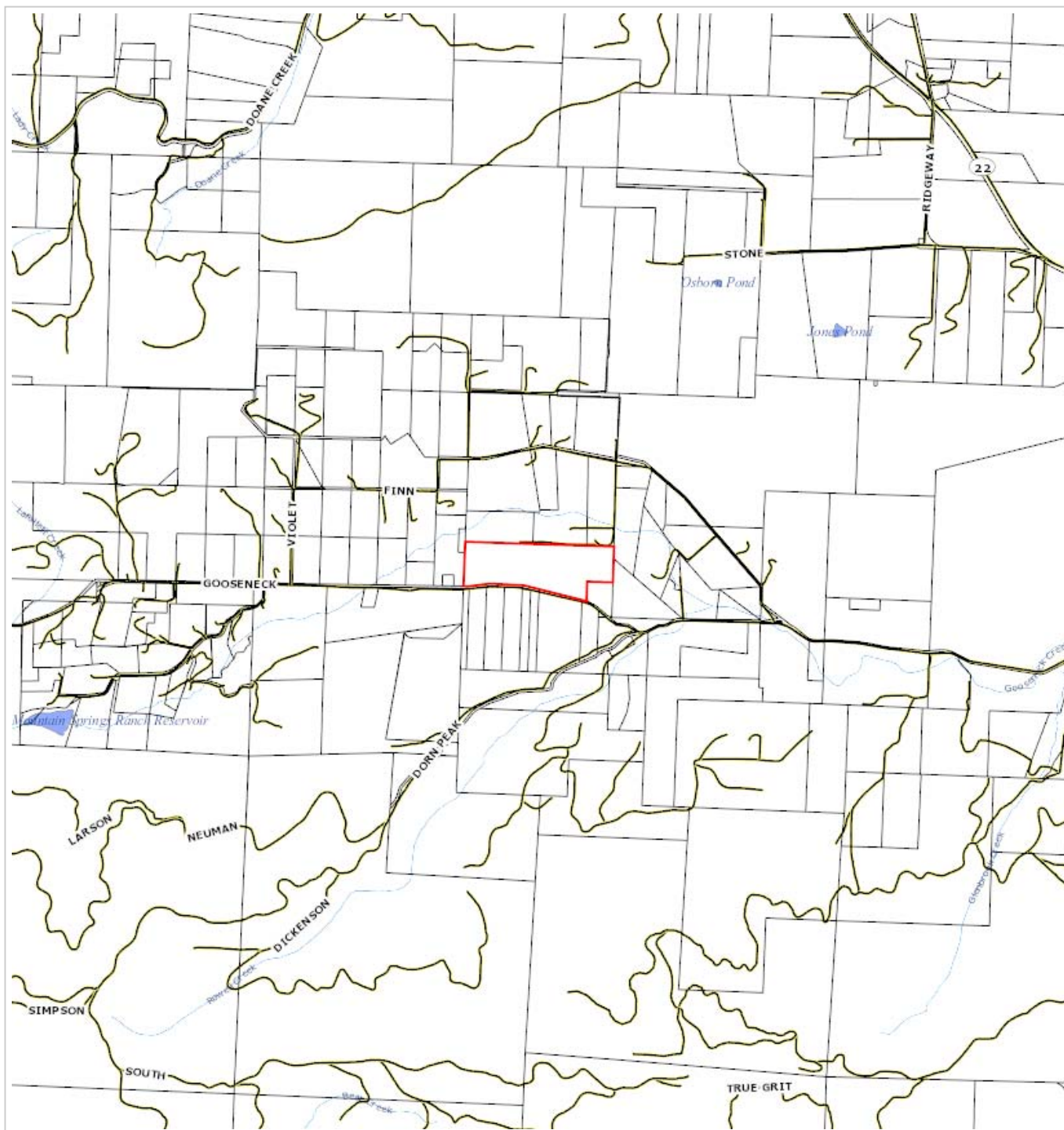
First American Title

Parcel ID: 289476

Site Address:

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Street Map

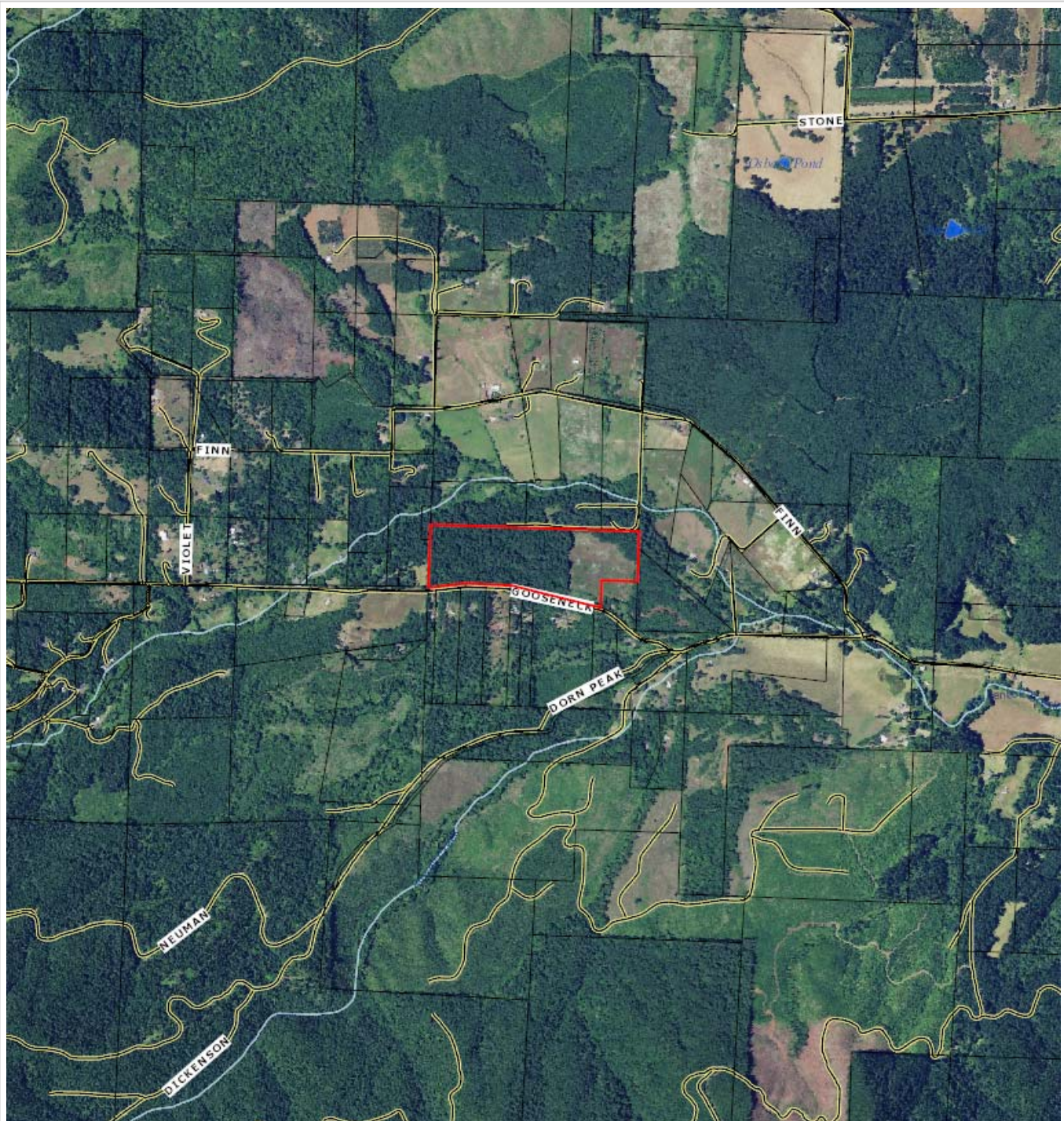


First American Title

Parcel ID: 289476

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Aerial Map

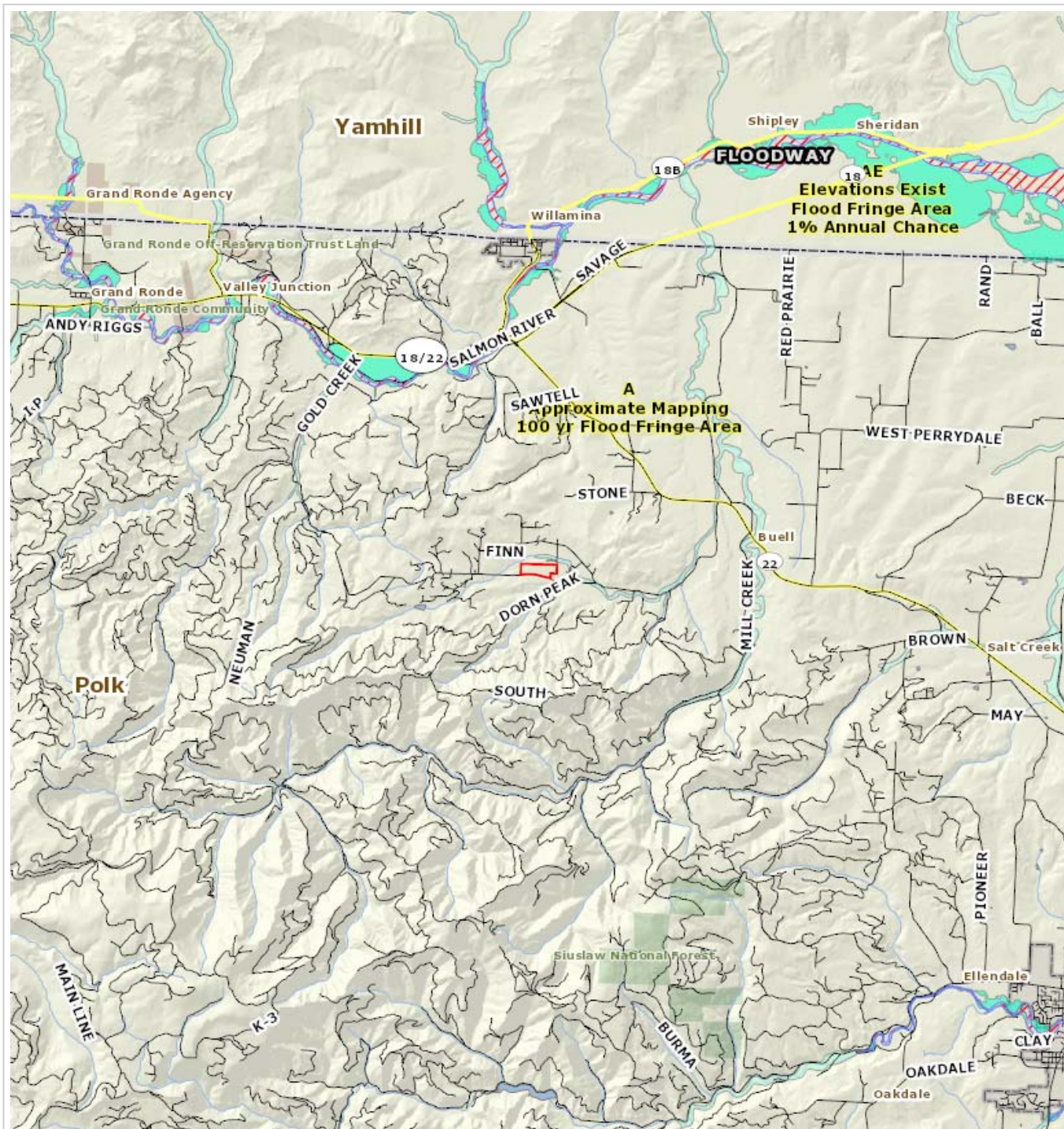


First American Title

Parcel ID: 289476

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Flood Map - 100 Year



First American Title

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*This deed is being re-recorded to correct grantors interest perc
percentage



After recording return to:
Michael J. Bruer
5280 Kings Valley Hwy
Dallas, OR 97338

Until a change is requested all tax
statements shall be sent to the
following address:
Michael J. Bruer
5280 Kings Valley Hwy
Dallas, OR 97338

File No.: 7121-2970483 (CAT)
Date: December 07, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2017-014611

12/11/2017 01:15:40 PM

REC-COR Cnt=1 Stn=0 C. PARIS
\$25.00 \$11.00 \$10.00 \$20.00 \$5.00

\$71.00

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2017-014561

12/08/2017 02:21:40 PM

REC-WD Cnt=1 Stn=0 C. PARIS
\$20.00 \$11.00 \$10.00 \$20.00 \$5.00

\$66.00

STATUTORY WARRANTY DEED

*48.67

Sylvia Lyn Worrix, an undivided 48.66 percent interest, David Matthew Worrix, an undivided 16.16 percent interest and Margaret Leslie King, an undivided 35.17 percent interest, as tenants in common, Grantor, conveys and warrants to **Michael J. Bruer**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$517,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN TITLE 2970483

*this deed is being re-recorded to correct the grantors interest percentage



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The true consideration for this conveyance is **\$517,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN TITLE 2970483

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, 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, 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 8 day of DECEMBER, 2017.

David Matthew Worrix
David Matthew Worrix

Margaret Leslie King
Margaret Leslie King

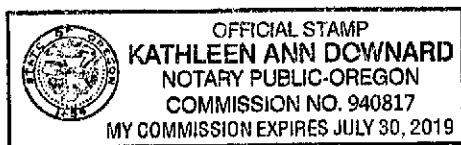
Sylvia Lyn Worrix
Sylvia Lyn Worrix

STATE OF Oregon)

)ss.

County of Polk)

This instrument was acknowledged before me on this 8 day of December, 2017
by **David Matthew Worrix**.

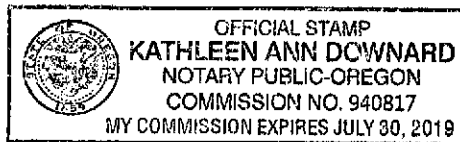


Kathleen Ann Downard
Notary Public for Oregon

My commission expires: 7-30-2019

STATE OF Oregon)
County of Polk)ss.
)

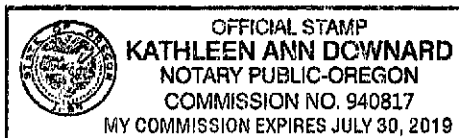
This instrument was acknowledged before me on this 8 day of December, 2017
by **Margaret Leslie King**.



Kathleen Ann Downard
Notary Public for Oregon
My commission expires: 7-30-2019

STATE OF Oregon)
County of Polk)ss.
)

This instrument was acknowledged before me on this 8 day of December, 2017
by **Sylvia Lyn Worrix**.



Kathleen Ann Downard
Notary Public for Oregon
My commission expires: 7-30-2019

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Polk, State of Oregon, described as follows:

A TRACT OF LAND IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 6 WEST, AND SECTION 36, TOWNSHIP 6 SOUTH, RANGE 7 WEST, POLK COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

BEGINNING AT THE NORTHERLY NORTHEAST CORNER OF SAID NORVAL T. KENNEDY DONATION LAND CLAIM #48; THENCE SOUTH (SOUTH 00°00'00" EAST) 633.79 FEET TO AN IRON ROD; THENCE WEST (NORTH 90° 00' 00" WEST) 456.20 FEET TO AN IRON ROD; THENCE SOUTH (SOUTH 00° 00' 00" EAST) 366.17 FEET TO THE CENTER LINE OF GOOSENECK ROAD; THENCE WESTERLY 2130 FEET MORE OR LESS ALONG SAID CENTER LINE TO THE WEST LINE OF SAID KENNEDY DLC; THENCE NORTH ALONG THE WEST LINE OF SAID KENNEDY DLC TO THE NORTHWEST CORNER OF SAID KENNEDY DLC; THENCE EAST 2640 FEET MORE OR LESS ALONG THE NORTH LINE OF SAID KENNEDY DLC TO THE POINT OF BEGINNING.

TRACT 2:

A TRACT OF LAND IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 7 WEST, POLK COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ROBERT MCKUNE DONATION LAND CLAIM #37; THENCE SOUTH 12 RODS; THENCE WEST 6 RODS; THENCE NORTH 26 RODS; THENCE EAST 6 RODS; THENCE SOUTH 14 RODS TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.