



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

024798
106220000900
Benton

OWNER

Bush, Carol
Bush, Jerald

DATE PREPARED

02/16/2021

PREPARED BY

wmalay@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: 2/16/2021

OWNERSHIP INFORMATION

Owner: Bush, Carol

CoOwner: Bush, Jerald

Site: Philomath OR 97370

Mail: 24402 Maxfield Creek Rd Philomath OR 97370

Parcel #: 024798

Ref Parcel #: 106220000900

TRS: 10S / 06W / 22

County: Benton

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 010200 Block: 2055

Neighborhood:

School Dist: 17J Philomath School 17j

Impr Type:

Subdiv/Plat:

Land Use: 550 - EFU Farm/Range land

Std Land Use: AFAR - Farms And Crops

Zoning: County-EFU - Exclusive Farm Use

Lat/Lon: 44.682959 / -123.41285

Watershed: Luckiamute River

Legal:

ASSESSMENT AND TAXATION

Market Land: \$970,860.00

Market Impr: \$0.00

Market Total: \$970,860.00 (2020)

% Improved: 0.00%

Assessed Total: \$71,578.00 (2020)

Levy Code: 1702

Tax: \$1,204.47 (2020)

Millage Rate: 13.8334

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: 176.52 Acres

Lot Size SF: 7,689,211 SqFt

Lot Width:

Lot Depth:

Roof Material:

Roof Shape:

Ext Walls:

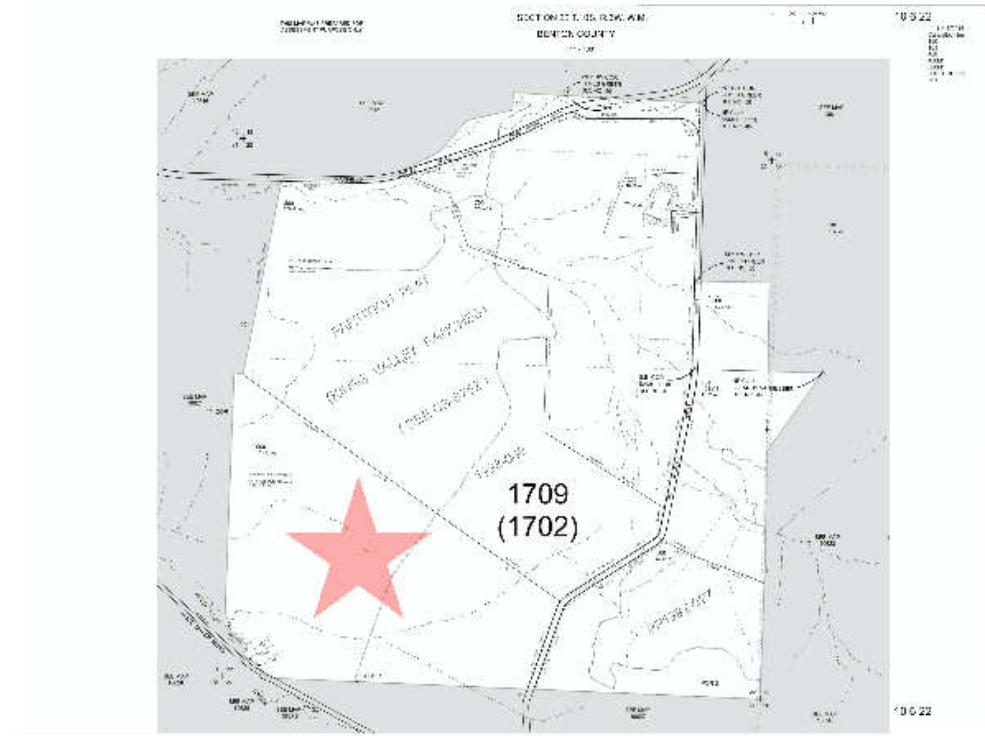
Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
JERALD L BUSH	06/05/2014	519783		Deed Of Trust	\$100,000.00	Conv/Unk
JERALD L BUSH	03/12/2014	517376		Deed Of Trust	\$365,000.00	Conv/Unk
BUSH,JERALD L & CAROL A	07/27/1999	0000270858	\$265,000.00		\$193,000.00	Conv/Unk
JERALD L BUSH	07/22/1999	270858	\$265,000.00	Deed	\$290,000.00	Conventional
RICHARD SIMPSON	03/31/1992	146273	\$700,000.00	Deed		Conv/Unk
US NATL BK OF OREGON	06/14/1988	101594		Deed		Conv/Unk

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Assessor Map



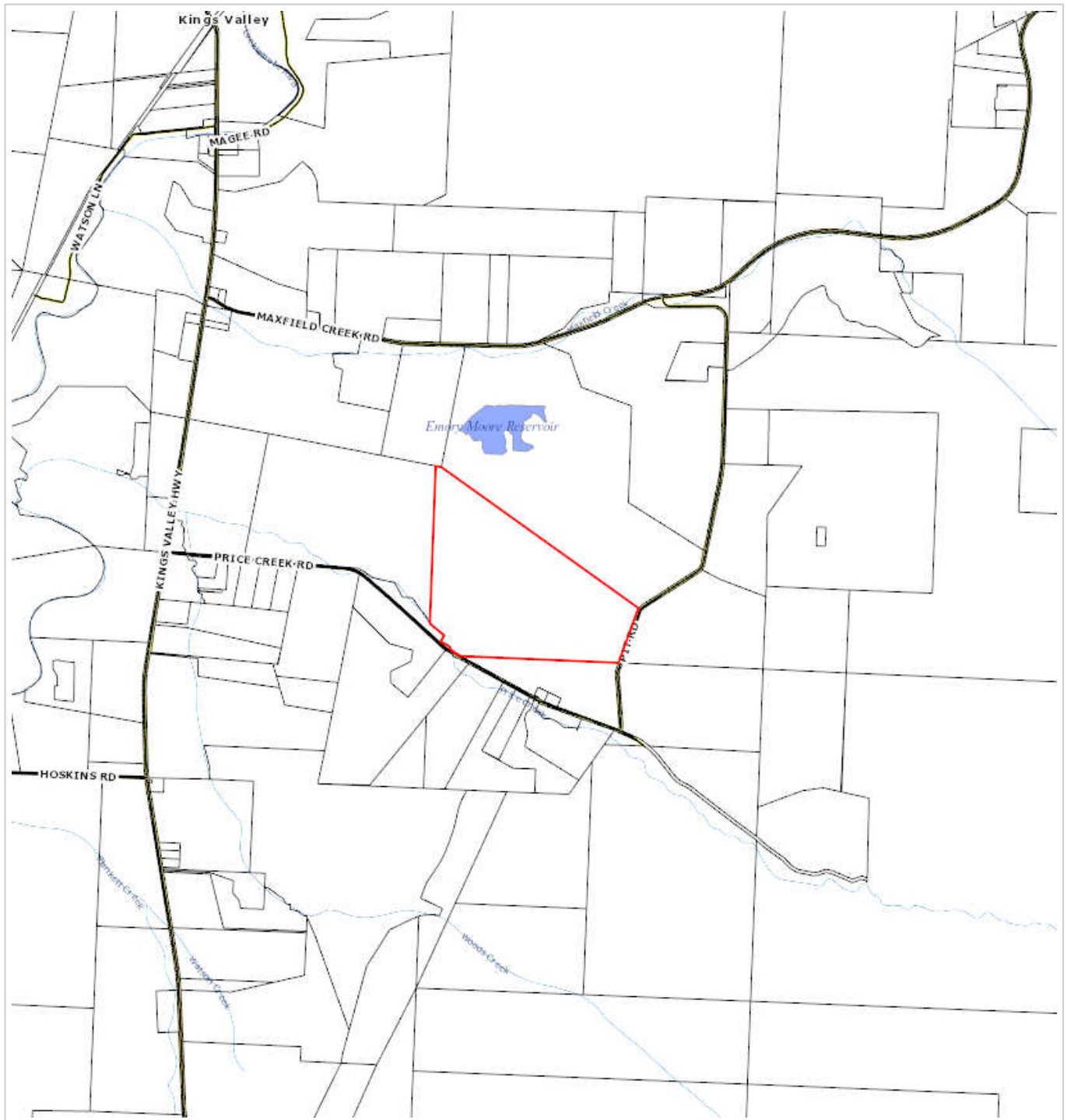
First American Title™

Parcel ID: 024798

Site Address:

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Street Map

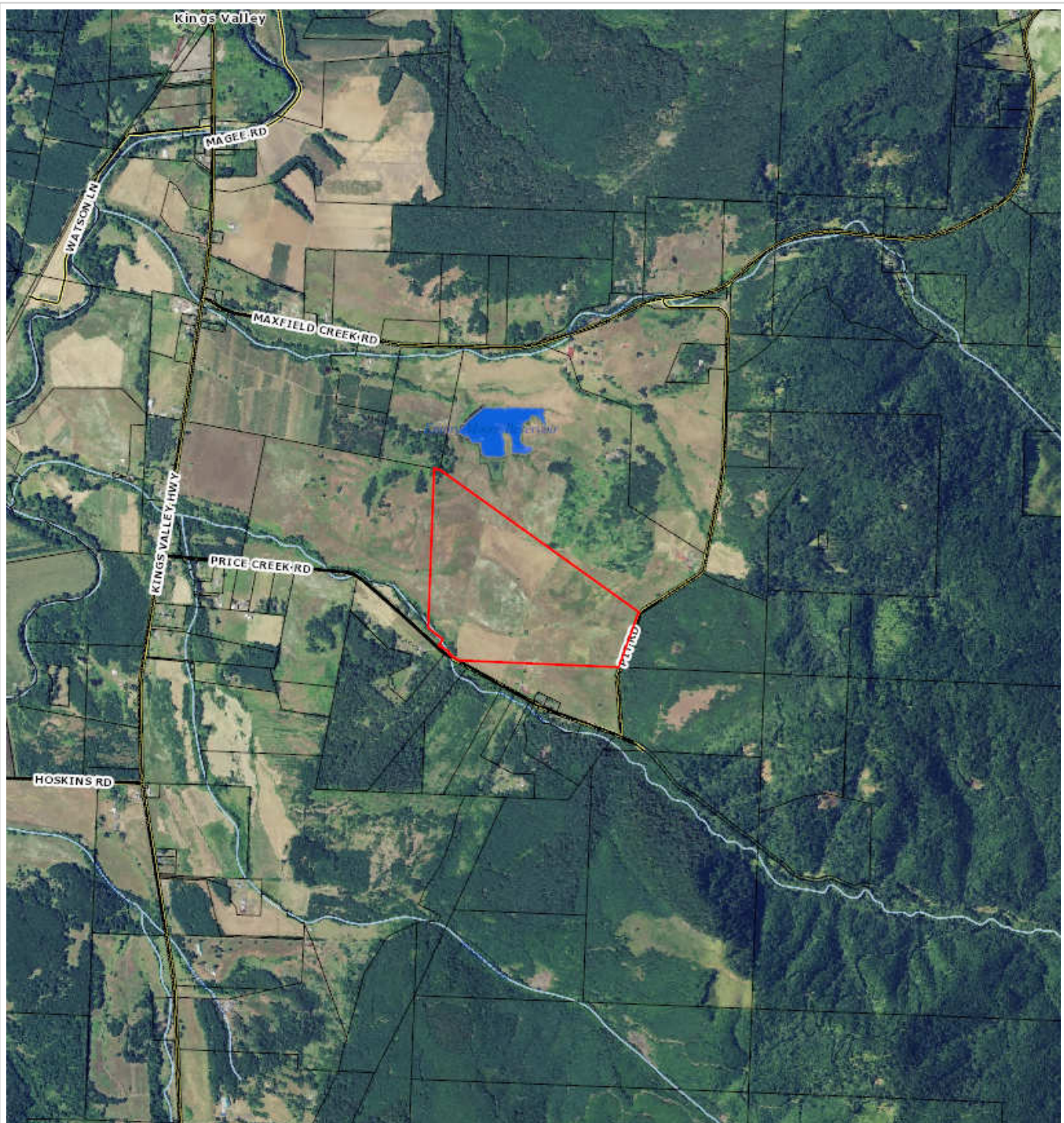


First American Title™

Parcel ID: 024798

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Aerial Map

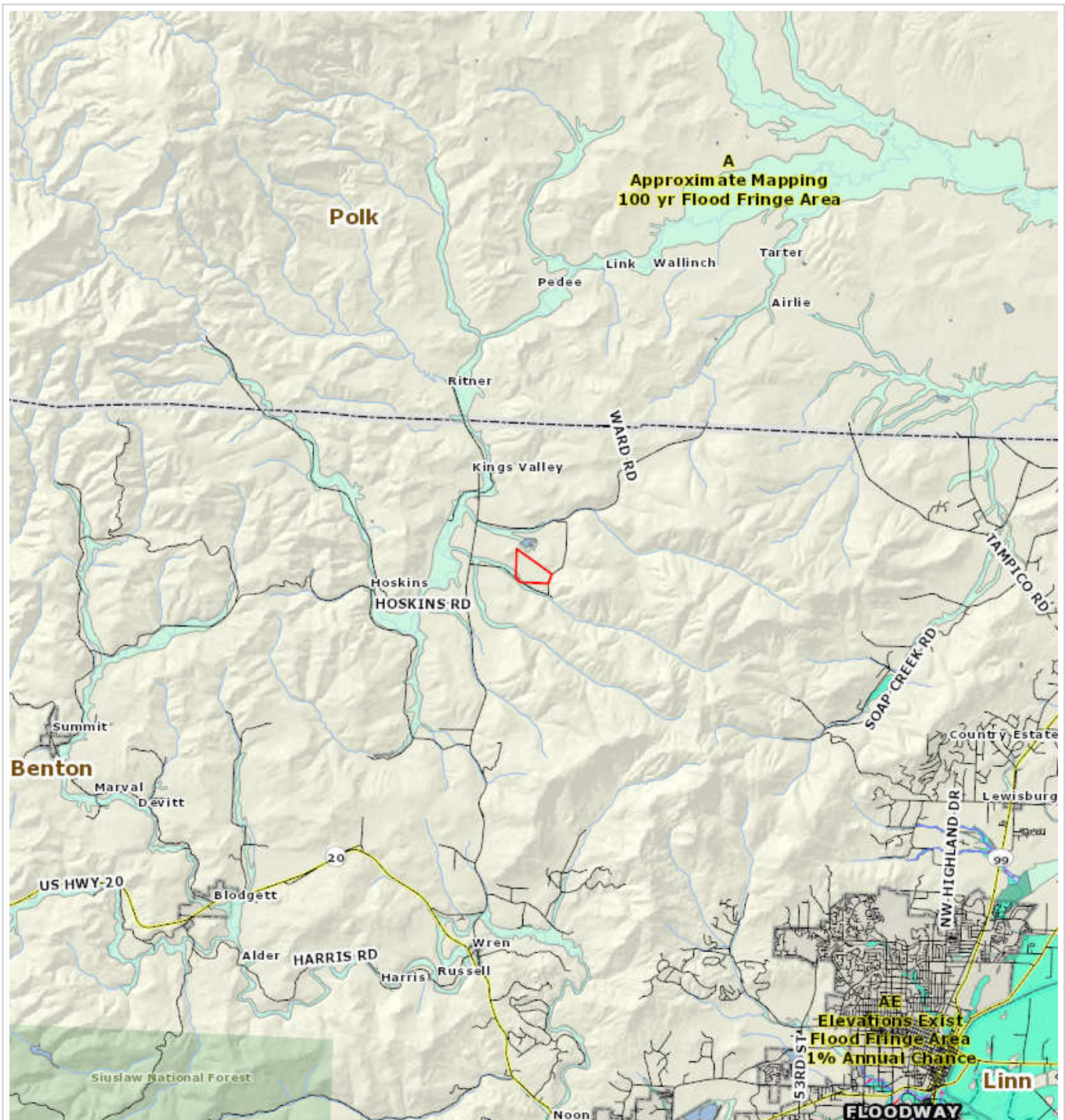


First American Title™

Parcel ID: 024798

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Flood Map - 100 Year



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Parcel ID: 024798

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07/01/2020 to 06/30/2021 BENTON COUNTY PROPERTY TAX STATEMENT
PO BOX 964 Corvallis, OR 97339 • 4077 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 024798

SITUS ADDRESS: UNASSIGNED PHILOMATH , OR 97370

PROP CLASS: 550
PROP TCA: 1702
PROP MAP: 106220000900 ACRES: 176.52

LAST YEARS TAX
LinnBenton CC 35.92
LinnBentonLincoln ESD 21.82
Philomath SD #17 348.33
Philomath SD LO 2018 107.37
Education Totals 513.44

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	970,860	970,860
Real Market Value Structure	0	0
Real Market Value Total	970,860	970,860

911 Emergency Service Dist 32.21
Benton County 157.84
Benton County Extension Dist 5.73
Benton County Library 28.25
Benton County Local Option 2018 64.42
Benton County Soil & Water 3.58
General Government Totals 292.03

Special Assessed Value	69,494	71,578
Assessed Value	69,494	71,578
Exemptions	0	0
Net Taxable	69,494	71,578

Bond LinnBenton CC 12.10
Bonds Philomath SD 17J 2010 172.60
OR Forestry Fire Timber 214.30
Bonds - Other Totals 399.00

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEB SITE: https://www.co.benton.or.us/assessment/	

Potential Tax Liability: POTENTIAL TAX LIABILITY

**If a mortgage company pays your taxes,
this statement is for your records only.**

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment with No Discount
5,478.21	5,096.80	4,711.36

2020 - 2021 TAXES 1,204.47
2019 - 2020 DELINQUENT TAXES 1,289.01
2018 - 2019 DELINQUENT TAXES 1,433.86
2017 - 2018 DELINQUENT TAXES 1,587.01

TOTAL TAXES OUTSTANDING 5,514.35
TOTAL TAX (After Discount) 5,478.21

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Cut Here

ACCOUNT NUMBER: 024798
INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment.....if paid by:	11/16/2020	5,478.21
or 2/3 Payment.....if paid by:	11/16/2020, with final 1/3 due 05/17/2021	5,096.80
or 1/3 Payment.....Due:	11/16/2020, 02/15/2021, 05/17/2021	4,711.36

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

This on-line tax statement reflects the information on the account as of October 1, 2020. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after October 1, 2020, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://www.co.benton.or.us/webform/contact-us>.

Enter Payment Amount
\$

Please make checks payable to:
Benton County Tax Collector
PO Box 964
Corvallis, OR 97339-0964

M 270858-99

After recording return to:

JERALD L. BUSH

24402 MAXFIELD CREEK RD.

PHILOMATH, OR 97370

TITLE ORDER NO: 10-20128

KEY ESCROW NO: 19-4739

Until a change is requested tax statements
shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

RICHARD SIMPSON and BONNELYN SIMPSON, as tenants by the entirety, and
MATTHEW KRUMPOTIC, Grantor,

conveys and warrants to:

JERALD L. BUSH and CAROL A. BUSH, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 29157	Map No: 10627-00-00600
Tax Account No: 024988	Map No: 10627-00-00600
Tax Account No: 024798	Map No: 10622-00-00900
Tax Account No: 024590	Map No: 10621-00-02100

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$265,000.00 (Which is paid
by an accommodator as part of an IRC 1031 exchange). However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration. If the grantor is a corporation,
this has been signed by authority of the Board of Directors.

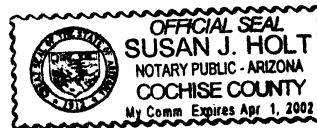
Dated this 22 day of July, 1999.

GRANTOR(S):

Richard Simpson
RICHARD SIMPSON

Bonnelyn Simpson
BONNELYN SIMPSON

Matthew Krumpotic
MATTHEW KRUMPOTIC



STATE OF Arizona, County of Cochise) ss.

This instrument was acknowledged before me on 22 July, 1999,
by RICHARD SIMPSON, BONNELYN SIMPSON and MATTHEW KRUMPOTIC.

Susan J. Holt
Notary Public for Arizona.

My commission expires: 4-1-2002

Parcel 3 of PARTITION PLAT 98-49, Partition Plat records of
Benton County, Oregon

1. Taxes for the fiscal year 1999-2000 a lien in an amount to be determined but not yet payable.

2. An easement created by instrument, including the terms and provisions thereof,

Recorded: August 30, 1967 as M-4267, Microfilm Records of
Benton County, Oregon
In favor of: Consumers Power, Inc
For: Electric and telephone transmission lines
Affects: See recorded instrument for exact location

3. An easement created by instrument, including the terms and provisions thereof,

Recorded: February 5, 1975 as M-53673, Microfilm Records of
Benton County, Oregon
In favor of: Consumers Power, Inc
For: Electric and telephone transmission lines
Affects: See recorded instrument for exact location

4. An easement created by instrument, including the terms and provisions thereof,

Dated: September 10, 1974
Recorded: February 5, 1975 as M-53674, Microfilm Records of
Benton County, Oregon
In favor of: Consumers Power, Inc
For: Electric and telephone transmission lines
Affects: See recorded instrument for exact location

5. An easement created by instrument, including the terms and provisions thereof,

Dated: September 10, 1974
Recorded: February 5, 1975 as M-53675, Microfilm Records of
Benton County, Oregon
In favor of: Consumers Power, Inc
For: Electric and telephone transmission lines
Affects: See recorded instrument for exact location

6. Easement as delineated or dedicated on Partition Plat 98-49,
For: Waterline
Affects: 15 feet across Parcel 3

7. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

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

STATE OF OREGON } SS.
County of Benton } **265821**

I hereby certify that the within instrument
was received for record

'99JUL27 PM 2:18

AND 1999
ASSIGNED **M270858**

In the microfilm records of said county

Witness My Hand and Seal of County Affixed

JOHN K. ANDERSON

County Administrative Officer

By *Deputy Clerk*
48-615 Deputy