



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

291587
10627B000100
Benton

OWNER

Bush, Carol
Bush, Jerald

DATE PREPARED

02/16/2021

PREPARED BY

ereyes-garcia@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)

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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 #: 291587

Ref Parcel #: 10627B000100

TRS: 10S / 06W / 27 / NW

County: Benton

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 010200 Block: 2055

Neighborhood:

School Dist: 17J Philomath School 17j

Impr Type:

Subdiv/Plat:

Land Use: 551 - EFU Farm/Range land Imprd

Std Land Use: AORC - Orchards Groves

Zoning: County-EFU - Exclusive Farm Use

Lat/Lon: 44.678738 / -123.408729

Watershed: Luckiamute River

Legal: SEE ACCT 024988

ASSESSMENT AND TAXATION

Market Land: \$54,558.00

Market Impr: \$3,000.00

Market Total: \$57,558.00 (2020)

% Improved: 5.00%

Assessed Total: \$4,701.00 (2020)

Levy Code: 1709

Tax: \$166.66 (2020)

Millage Rate: 16.7751

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 5.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 217,800 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
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

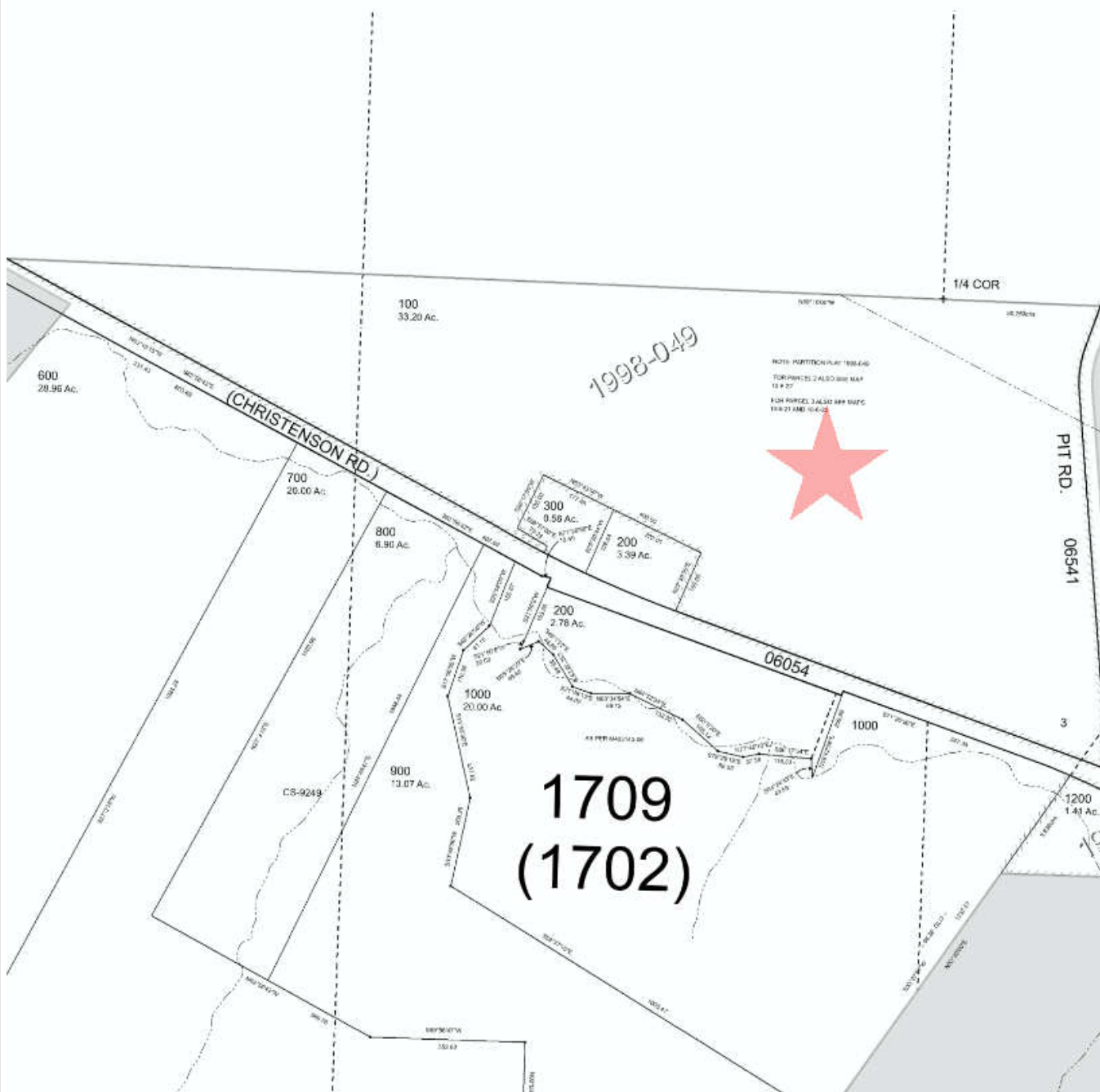
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Assessor Map

ASSESSMENT PURPOSE ONLY

BENTON COUNTY

1" = 200'



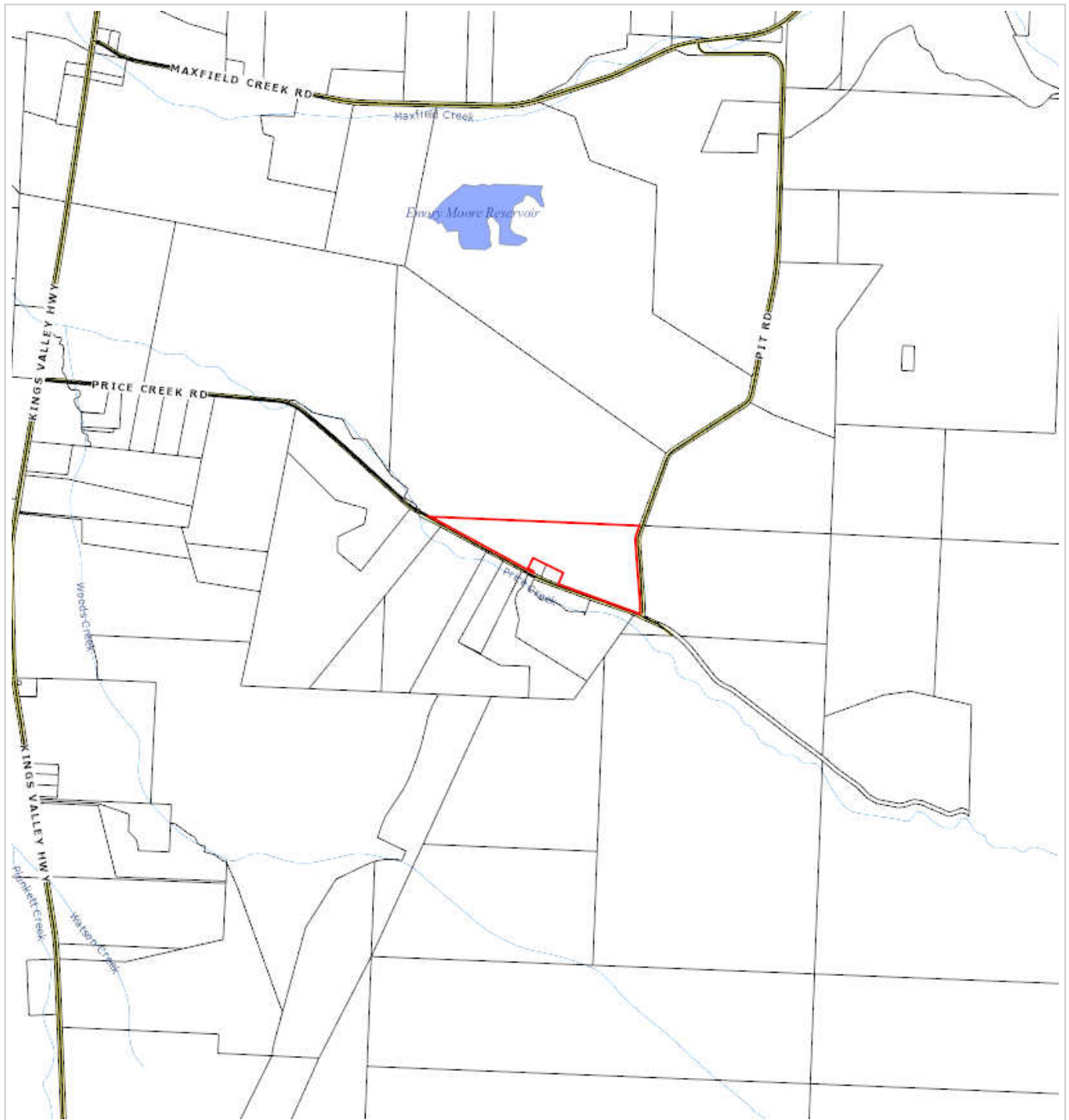
First American Title™

Parcel ID: 291587

Site Address:

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Street Map

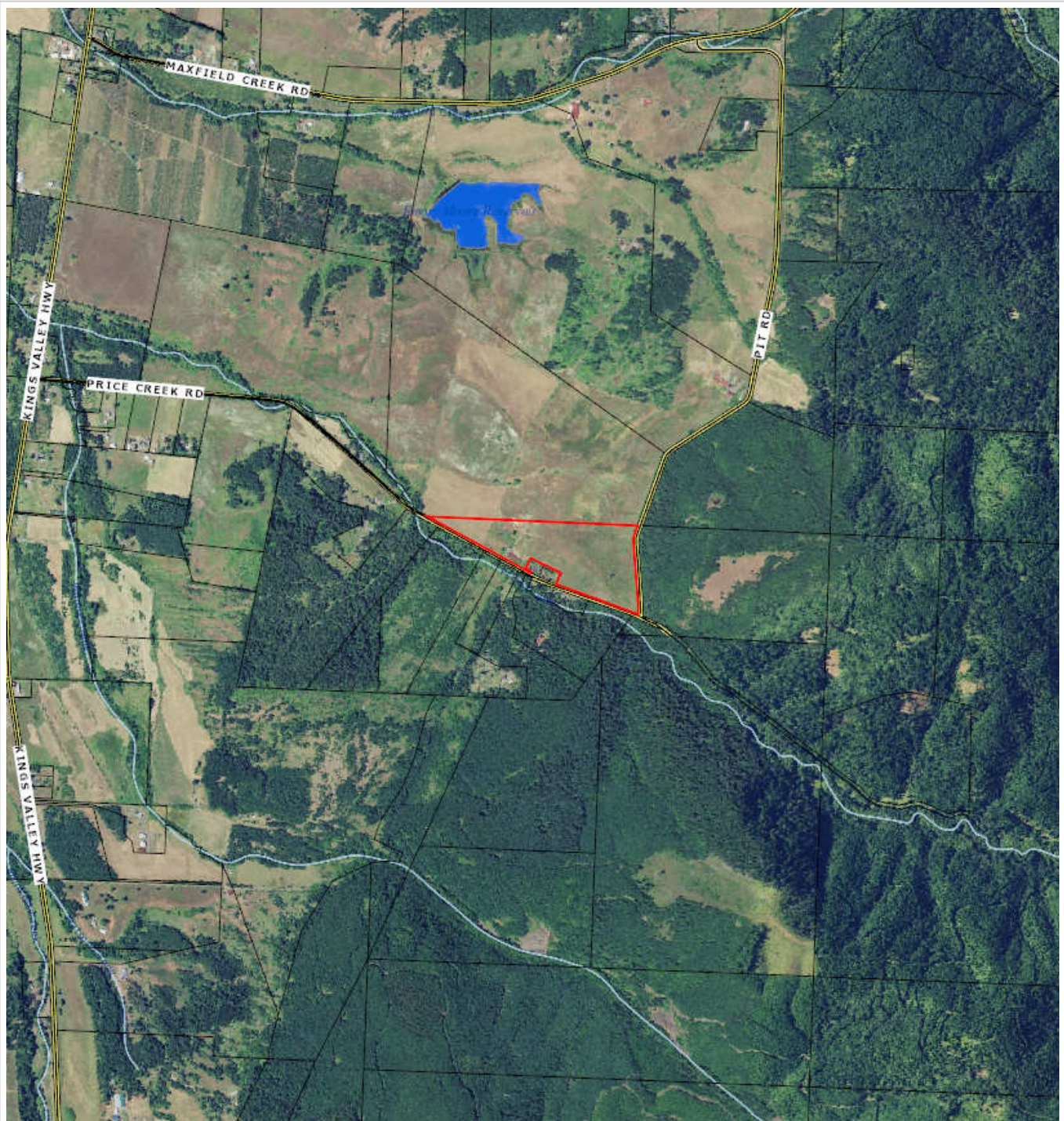


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Parcel ID: 291587

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Aerial Map



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Flood Map



First American Title™

Parcel ID: 291587

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Account Information

Owner: BUSH JERALD L
Owner: BUSH CAROL A
Account #: 291587
Map/Tax Lot: [10627B000100](#) [1] [\[GIS Maps](#)
[2]]
Acreage: 5
Property Class: 551
Tax Code Area: 1709

Situs Address: [UNASSIGNED](#)
[PHILOMATH, OR 97370](#) [4]

Tax Balance Information

Updated tax due values coming soon.

Original Tax Amounts

Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016
166.66	162.28	160.23	160.69	157.51

Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
152.67	172.21	190.05	197.50	138.93

Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007	Tax Year 2006
154.10	183.07	250.71	228.53	229.94

Tax Year 2005	Tax Year 2004	Tax Year 2003	Tax Year 2002	Tax Year 2001
179.86	225.14	101.35	110.59	130.82

Tax Year 2000	Tax Year 1999	Tax Year 1998	Tax Year 1997	Tax Year 1996
88.49	111.30	88.94	94.85	85.63

Payment History

Transaction Date	Transaction Type	Amount Received
11/16/2015	Payment	\$12721.8
03/15/2012	Payment	\$33895
09/29/2010	Payment	\$4533.99
08/14/2009	Payment	\$5046.7
10/02/2008	Payment	\$892.87
10/01/2008	Payment	\$1900
09/30/2008	Payment	\$3000
11/15/1999	Payment	\$111.3
11/15/1998	Payment	\$86.27
11/15/1997	Payment	\$94.85
11/15/1996	Payment	\$83.06

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.

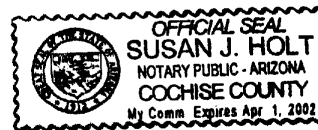
Dated this 22 day of July, 1999.

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

10-20128



✓

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 }
County of Benton } SS.
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 *Opney Carver*
40-615 Deputy
