



# FIRST AMERICAN TITLE Property Research Report

## SUBJECT PROPERTY

024590  
106210002100  
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](mailto:cs.oregon@firstam.com)

©2018 First American Financial Corporation  
and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR





**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 #: 024590

Ref Parcel #: 106210002100

TRS: 10S / 06W / 21

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: 44.685933 / -123.423247

Watershed: Luckiamute River

Legal:

## ASSESSMENT AND TAXATION

Market Land: \$499,455.00

Market Impr: \$0.00

Market Total: \$499,455.00 (2020)

% Improved: 0.00%

Assessed Total: \$43,942.00 (2020)

Levy Code: 1702

Tax: \$718.11 (2020)

Millage Rate: 13.8334

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

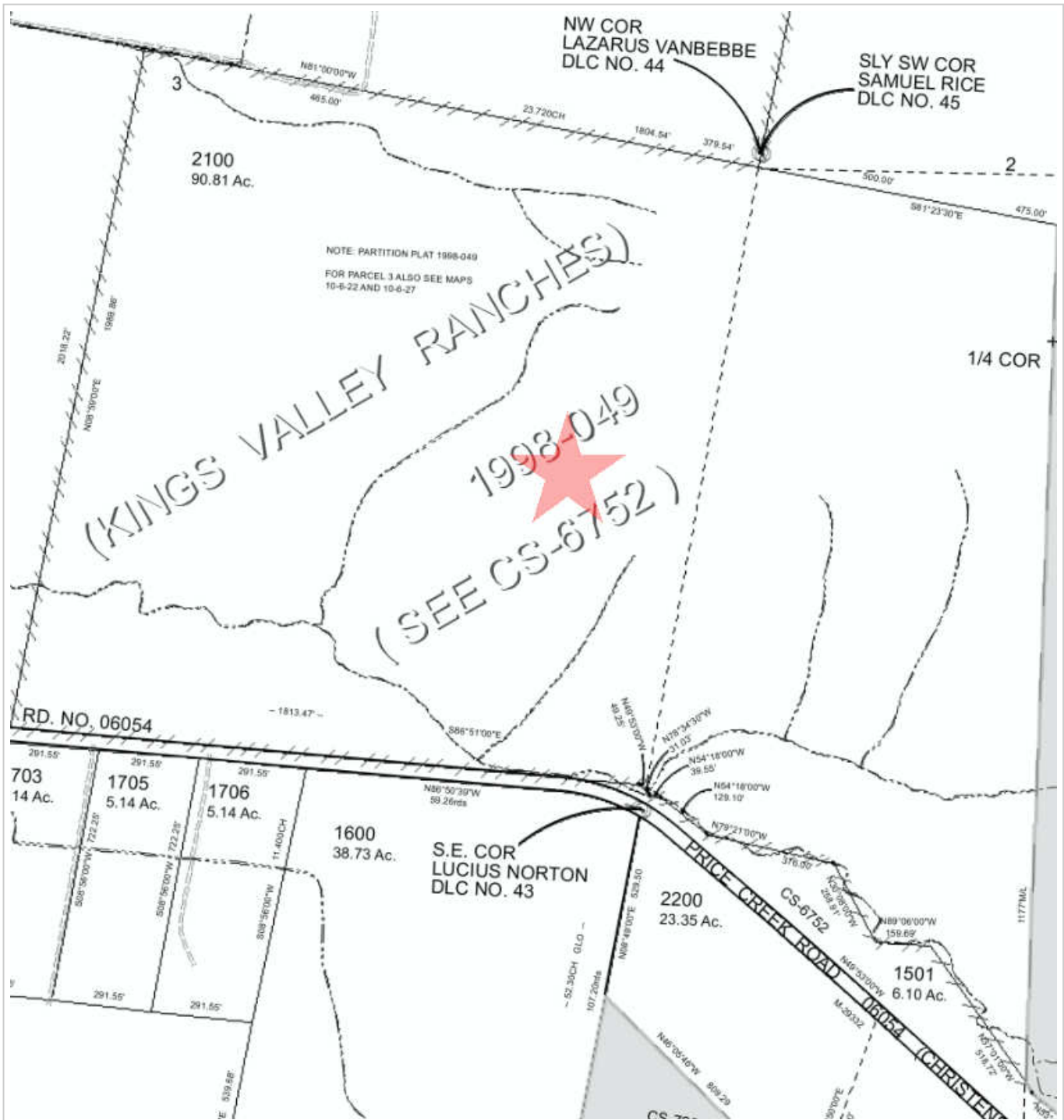
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 90.81 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 3,955,684 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
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	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
JERALD L BUSH	07/27/1999	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

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.

# Assessor Map



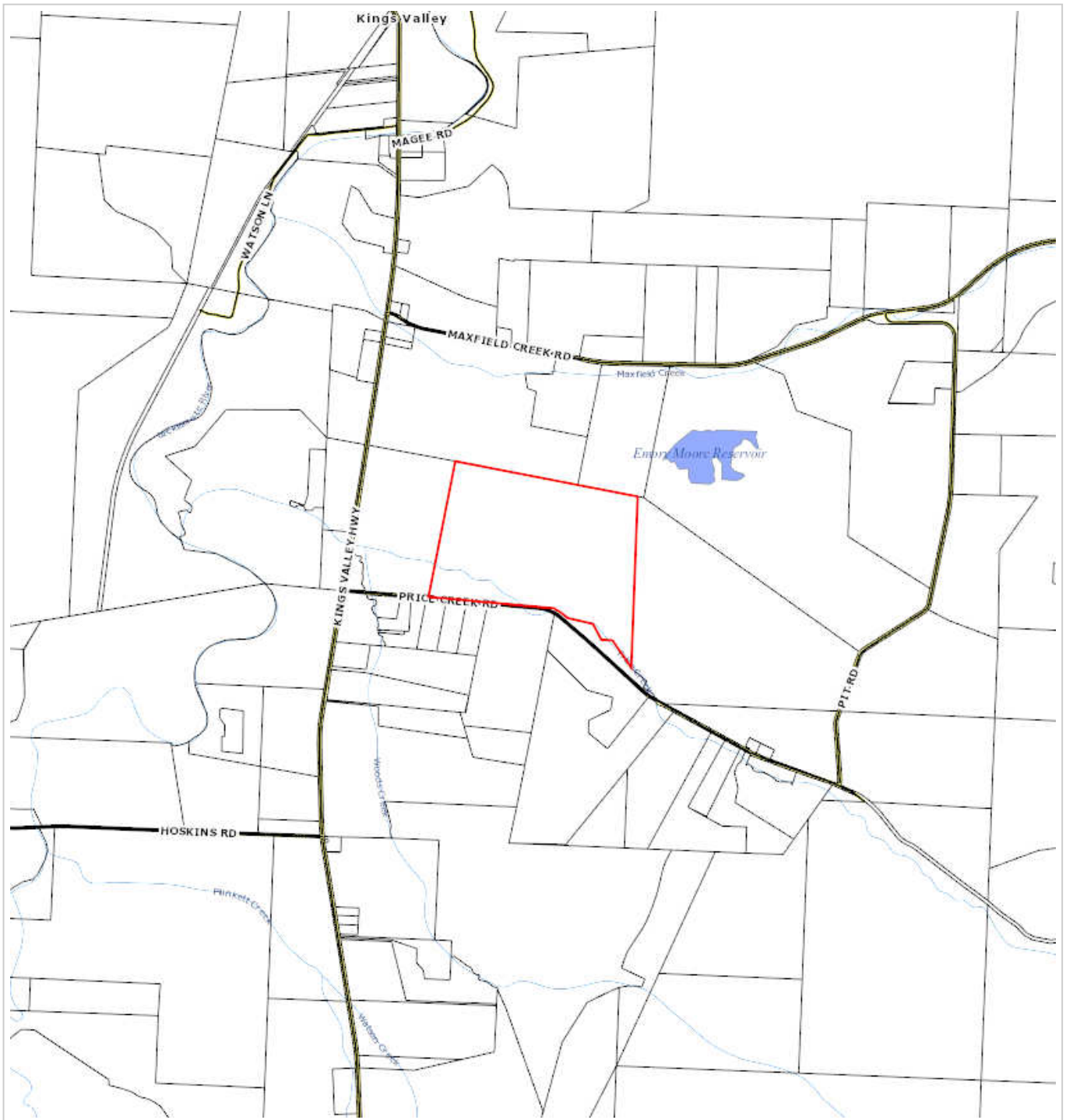
**First American Title™**

**Parcel ID: 024590**

**Site Address:**

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.

## Street Map



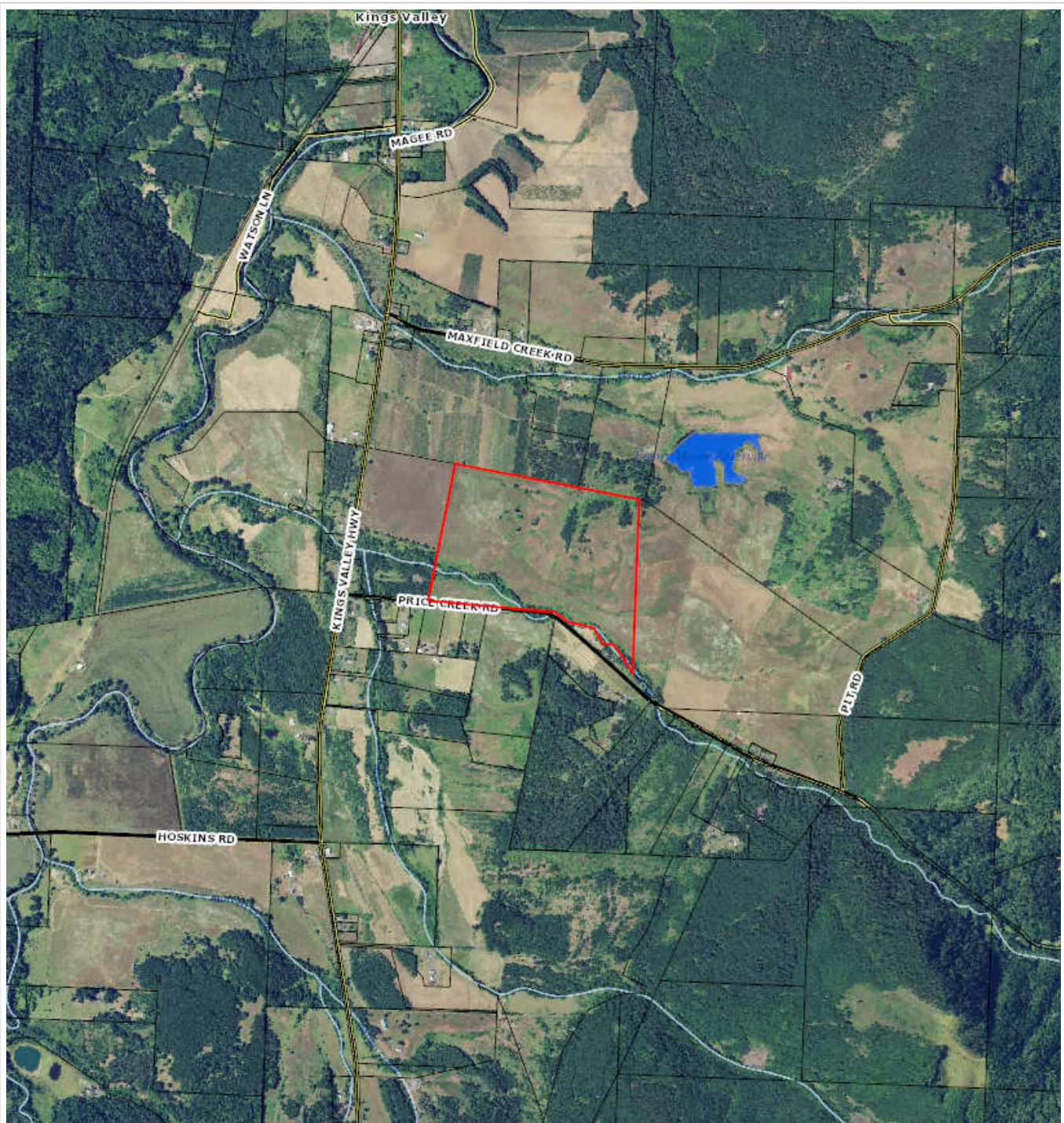
**First American Title™**

**Parcel ID: 024590**

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.



## Aerial Map



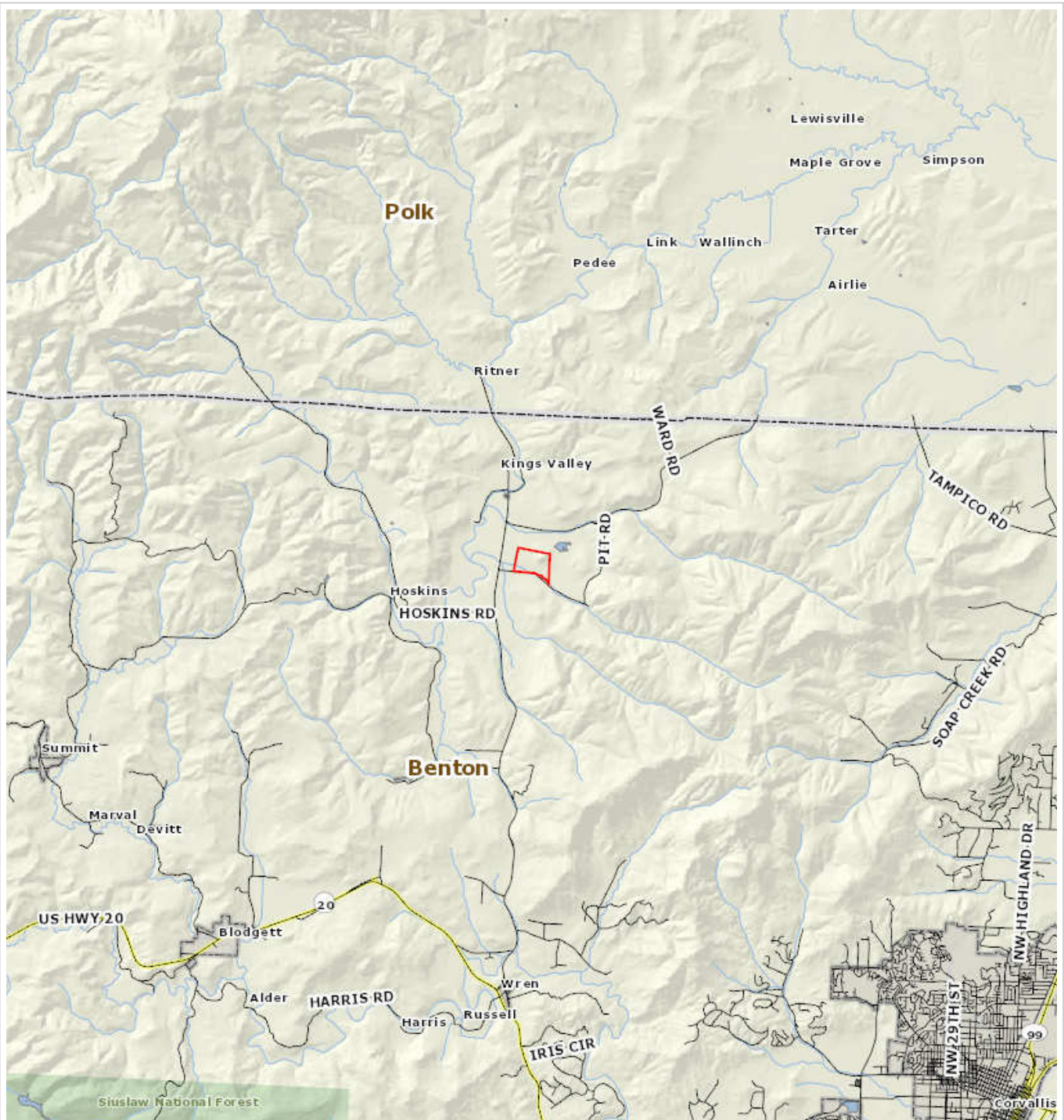
*First American Title*™

**Parcel ID: 024590**

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.



## Flood Map



**First American Title™**

**Parcel ID: 024590**

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.

## Account Information

**Owner:** BUSH CAROL A  
**Owner:** BUSH JERALD L  
**Account #:** 024590  
**Map/Tax Lot:** 106210002100 [1] [\[GIS Maps](#)  
[2]]  
**Acreage:** 90.81  
**Property Class:** 550  
**Tax Code Area:** 1702

**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
718.11	685.52	668.03	656.74	631.38

Tax Year 2015	Tax Year 2014	Tax Year 2013	Tax Year 2012	Tax Year 2011
597.50	594.55	640.03	615.84	478.47

Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007	Tax Year 2006
527.22	588.15	686.08	757.78	708.48

Tax Year 2005	Tax Year 2004	Tax Year 2003	Tax Year 2002	Tax Year 2001
671.68	656.50	359.33	393.08	421.03

Tax Year 2000	Tax Year 1999	Tax Year 1998	Tax Year 1997	Tax Year 1996
448.51	335.96	193.99	211.89	209.54

## Payment History

Transaction Date	Transaction Type	Amount Received
04/04/2017	Payment	\$6776.67
03/31/2017	Payment	\$14072.3
10/21/2014	Payment	\$7504.19
03/15/2012	Payment	\$33895
09/29/2010	Payment	\$4533.99
08/31/2009	Payment	\$671.68
10/02/2008	Payment	\$892.87
10/01/2008	Payment	\$1900
09/30/2008	Payment	\$3000
11/15/1999	Payment	\$335.96
11/15/1998	Payment	\$188.17
11/15/1997	Payment	\$211.89



11/15/1996	Payment	\$203.25
------------	---------	----------

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.

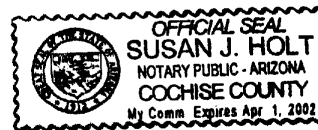
Dated this 22 day of July, 1999.

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 }  
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

---