

Parcel Information

Parcel #: **01129594**
 Tax Lot: **62E06 01500**
 Site Address: 12954 S Wyland Rd
 Molalla OR 97038 - 9745
 Owner: Ehredt, Tyler J
 Owner2: Ehredt, Kristen M
 Owner Address: 12954 S Wyland Rd
 Molalla OR 97038 - 9745
 Twn/Range/Section: 06S / 02E / 06 / SE
 Parcel Size: 20.00 Acres (871,200 SqFt)
 Plat/Subdivision:
 Lot: 1500
 Block:
 Map Page/Grid:
 Census Tract/Block: 024000 / 1026
 Waterfront:
 Building Use: RS0 - Single Family

Tax Information

Levy Code Area: 035-007
 Levy Rate: 11.7662
 Tax Year: 2020
 Annual Tax: \$5,839.60
 Exempt Description:

Legal

Section 06 Township 6S Range 2E TAX LOT 01500|Y|183,867

Assessment Information

Market Value Land: \$212,717.00
 Market Value Impr: \$818,410.00
 Market Value Total: \$1,031,127.00
 Assessed Value: \$491,175.00

Land

Cnty Land Use: 641 - Designated forestland &/or SWO improved
 Zoning: Clackamas Co.-TBR - Timber District
 Watershed: Rock Creek
 Primary School: Rural Dell Elementary School
 High School: Molalla High School

Land Use Std: OTHR - Other

Neighborhood: South Clackamas County
 School District: 35 - Molalla River
 Middle School: Molalla River Middle School

Improvement

Year Built: 1998	Stories: 1	Fin. SqFt: 3,642
Bedrooms: 4	Bathrooms: 3	Garage:
Exterior Wall Type: Clapboard	Basement Fin. SqFt:	Fireplace: 1
Heat: Package	Roof Type-Cover: Hip - Composition	

Transfer Information

Loan Date: 01/07/2021	Loan Amt: \$548,250.00	Doc Num: 2021-001792	Doc Type: Deed Of Trust
Loan Type:	Finance Type: Conventional	Lender: HOMEBRIDGE FIN'L SVCS INC	
Rec. Date: 08/28/2019	Sale Price:	Doc Num: 2019-051766	Doc Type: Deed
Owner: Tyler J Ehredt		Grantor:	
Orig. Loan Amt: \$563,000.00		Title Co: CHICAGO TITLE CO	
Finance Type:	Loan Type: Conventional	Lender: HOMEBRIDGE FIN'L SVCS INC	

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.



150 Beavercreek Rd
Oregon City, OR 97045
503-655-8671

Property Account Summary

4/22/2021

Account Number	01129594	Property Address	12954 S WYLAND RD , MOLALLA, OR 97038
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General Information

Alternate Property #	62E06 01500
Property Description	Section 06 Township 6S Range 2E TAX LOT 01500
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-007
Remarks	

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12224: Molalla rural south all other
Land Class Category	641: Forestland improved
Building Class Category	14: Single family res, class 4
Year Built	1998
Acreage	20.0
Fire patrol acres	19.00
Change property ratio	6XX

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3642	0 X 0	1998	48	1.0	4	3	0

Property Values

Value Type	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016
AVR Total	\$491,175	\$476,993	\$463,235	\$449,851	\$436,868
Exempt					
TVR Total	\$491,175	\$476,993	\$463,235	\$449,851	\$436,868
Real Mkt Land	\$212,717	\$212,717	\$185,270	\$165,827	\$149,816
Real Mkt Bldg	\$818,410	\$819,930	\$742,240	\$612,270	\$553,090

Real Mkt Total	\$1,031,127	\$1,032,647	\$927,510	\$778,097	\$702,906
M5 Mkt Land	\$10,189	\$10,189	\$8,874	\$7,943	\$7,176
M5 Mkt Bldg	\$818,410	\$819,930	\$742,240	\$612,270	\$553,090
M5 SAV	\$19,219	\$17,908	\$17,319	\$17,395	\$17,167
SAVL (MAV Use Portion)	\$13,367	\$13,101	\$12,854	\$12,588	\$12,341
MAV (Market Portion)	\$477,808	\$463,892	\$450,381	\$437,263	\$424,527
Mkt Exception					\$19,180
AV Exception					\$15,689

Tax Rate

Description	Rate
Total Rate	11.7662

Tax Balance

Related Properties

No Related Properties Found

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
08/31/2018	09/05/2018 10:03:00	Taxpayer Changed	Property Transfer Filing No.: 340410 08/31/2018 by SUNDQUISTR
08/31/2018	09/05/2018 10:03:00	Recording Processed	Property Transfer Filing No.: 340410, Warranty Deed, Recording No.: 2018-054178 08/31/2018 by SUNDQUISTR
05/03/2017	05/08/2017 11:35:00	Taxpayer Changed	Property Transfer Filing No.: 315493 05/03/2017 by MMORRIS
05/03/2017	05/08/2017 11:35:00	Recording Processed	Property Transfer Filing No.: 315493, Bargain & Sale, Recording No.: 2017-029988 05/03/2017 by MMORRIS
02/28/2006	02/28/2006 14:58:00	Taxpayer Changed	Party/Property Relationship by VILAPRU
03/07/2005	03/14/2005 11:30:00	Taxpayer Changed	Property Transfer Filing No.: 114135 03/07/2005 by AMANDAOLS
03/07/2005	03/14/2005 11:30:00	Recording Processed	Property Transfer Filing No.: 114135, Warranty Deed, Recording No.: 2005-019665 03/07/2005 by AMANDAOLS
09/11/2001	09/19/2001 16:40:00	Recording Processed	Property Transfer Filing No.: 39144, Quit Claim Deed, Recording No.: 2001-074355 09/11/2001 by MARYNEI
09/11/2001	09/19/2001 16:40:00	Taxpayer Changed	Property Transfer Filing No.: 39144 09/11/2001 by MARYNEI
03/30/2001	04/10/2001 10:09:00	Recording Processed	Property Transfer Filing No.: 29964, Quit Claim Deed, Recording No.: 2001-022094 03/30/2001 by LAURIEB
03/30/2001	04/10/2001 10:09:00	Taxpayer Changed	Property Transfer Filing No.: 29964 03/30/2001 by LAURIEB
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Bargain and Sale: 98-83485, 8/1/98, \$ 0

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/12/2020 00:00:00	4890166	\$5,839.60	\$5,839.60	\$5,664.41	\$0.00
11/15/2019 00:00:00	4719002	\$5,679.01	\$5,679.01	\$5,508.64	\$0.00
11/16/2018 12:34:00	4563204	\$5,518.91	\$5,518.91	\$5,353.34	\$0.00
11/15/2017 00:00:00	4344074	\$5,219.82	\$5,219.82	\$5,063.22	\$0.00
11/15/2016 00:00:00	4154576	\$4,901.60	\$4,901.60	\$4,754.55	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
08/28/2018	09/05/2018	08/31/2018	2018-054178	\$699,000.00	340410		EHREDT TYLER J & KRISTEN M	No
05/03/2017	05/08/2017	05/03/2017	2017-029988	\$0.00	315493		NEVAROV MATTHEW JACK & CHERYL A	No
03/03/2005	03/14/2005	03/07/2005	2005-019665	\$465,000.00	114135		NEVAROV MATTHEW JACK	No

CHICAGO TITLE 4725 1800 3799-55

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

GRANTOR'S NAME:

Matthew Jack Nevarov and Cheryl A. Nevarov

GRANTEE'S NAME:

Tyler J. Ehredt and Kristen M. Ehredt

AFTER RECORDING RETURN TO:

Order No.: 472518003799-KS
Tyler J. Ehredt and Kristen M. Ehredt
32279 S Highway 213
Molalla, OR 97038

SEND TAX STATEMENTS TO:

Tyler J. Ehredt and Kristen M. Ehredt
12954 S Wyland Road
Molalla, OR 97038

APN: 01129594

12954 S Wyland Road, Molalla, OR 97038

Clackamas County Official Records
Sherry Hall, County Clerk

2018-054178

08/31/2018 11:29:03 AM

D-D Cnt=1 Stn=73 KARLYN
\$20.00 \$16.00 \$10.00 \$62.00

\$108.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Matthew Jack Nevarov and Cheryl A. Nevarov, as tenants by the entirety, Grantor, conveys and warrants to Tyler J. Ehredt and Kristen M. Ehredt, as joint tenants, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

The West half of the Southeast quarter of the Southeast quarter of Section 6, Township 6 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon. TOGETHER WITH that portion of vacated County Road No. 265, known as J. Quinn Road which inures thereto by Vacation Order 74-1528, recorded November 18, 1974, Fee No. 74-32201, Records of Clackamas County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$699,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND 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, 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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/28/18

[Signature]
Matthew Jack Nevarov

[Signature]
Cheryl A. Nevarov

State of OREGON
County of CLACKAMAS

This instrument was acknowledged before me on 8/28/18 by Matthew Jack Nevarov and Cheryl A. Nevarov.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 9.28.21



EXHIBIT "A"
Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within streets, roads and highways.

Any adverse claim based upon the assertion that:

- a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
- b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of unnamed creek or has been formed by accretion to any such portion.

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of unnamed creek.

Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by Ordinance No. 74-1528

Recording Date: November 8, 1974
Recording No: 1974-032201
Affects: J. Quinn Road, No. 265, lying within the herein described land

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement
In favor of: Lee V. Christopherson and M. Jean Christopherson, husband and wife

Purpose: Access Road
Recording Date: November 6, 1978
Recording No: 1978-047786

and Recording Date: September 5, 1991
and Recording No: 1991-045088

Amendment to Easement

Recording Date: January 20, 2010
Recording No.: 2010-004468

Among other things, said Easement provides for: Shared cost of all necessary and reasonable reconstruction, repairs and maintenance of the road.

EXHIBIT "A"
Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Lee V. Christopherson and M. Jean Christopherson, husband and wife
Purpose: Ingress, egress and all utilities, 30 feet in width
Recording Date: November 21, 1983
Recording No: 1983-038922

Among other things, said Easement provides for: Shared cost of all necessary and reasonable reconstruction, repairs and maintenance of the road.

Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Existing forest and farm practices
Recording Date: August 25, 1997
Recording No.: 1997-064955

RECORDING REQUESTED BY:



Chicago Title
Company of Oregon

10151 SE Sunnyside Road, Ste 300
Clackamas, OR 97015

Clackamas County Official Records
Sherry Hall, County Clerk

2019-051766

08/28/2019 01:41:00 PM

D-D Cnt=1 Stn=9 COUNTER1
\$10.00 \$16.00 \$10.00 \$62.00

\$98.00

AFTER RECORDING RETURN TO:

Tyler J. Ehredt and Kristen M. Ehredt, as tenants by the entirety
12954 S Wyland Road
Molalla, OR 97038

SEND TAX STATEMENTS TO:

Tyler J. Ehredt and Kristen M. Ehredt
12954 S Wyland Road
Molalla, OR 97038

12954 S Wyland Road, Molalla, OR 97038

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Tyler J. Ehredt and Kristen M. Ehredt, Grantor, conveys to Tyler J. Ehredt and Kristen M. Ehredt, as tenants by the entirety, Grantee, the following described real property, situated in the County of Clackamas, State of Oregon,

The West half of the Southeast quarter of the Southeast quarter of Section 6, Township 6 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

TOGETHER WITH that portion of vacated County Road No. 265, known as J. Quinn Road which inures thereto by Vacation Order 74-1528, recorded November 18, 1974, Fee No. 74-32201, Records of Clackamas County, Oregon.

ALSO TOGETHER WITH an easement for ingress, egress and all utility purposes described as follows:

Beginning at a point on the Easterly line of the Southeast quarter of said Section 6, which is North a distance of 300 feet, more or less, from the Southeast corner thereof; thence in a generally Westerly direction along the existing road to a point on the Westerly line of the East half of the Southeast quarter of the Southeast quarter of said Section 6, which is 30 feet, more or less, from the Southwest corner thereof and the terminus of the herein described center line.

The true consideration for this conveyance No Dollars And No/100 Dollars **(\$0.00)**. (See ORS 93.030).

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.

CHICAGO TITLE 472519003952-45

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-23-19

[Signature]
Tyler J. Ehredt

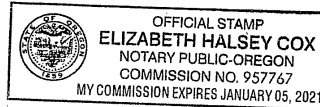
[Signature]
Kristen M. Ehredt

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 8/23/19 by Tyler J. Ehredt and Kristen M. Ehredt.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1-5-21

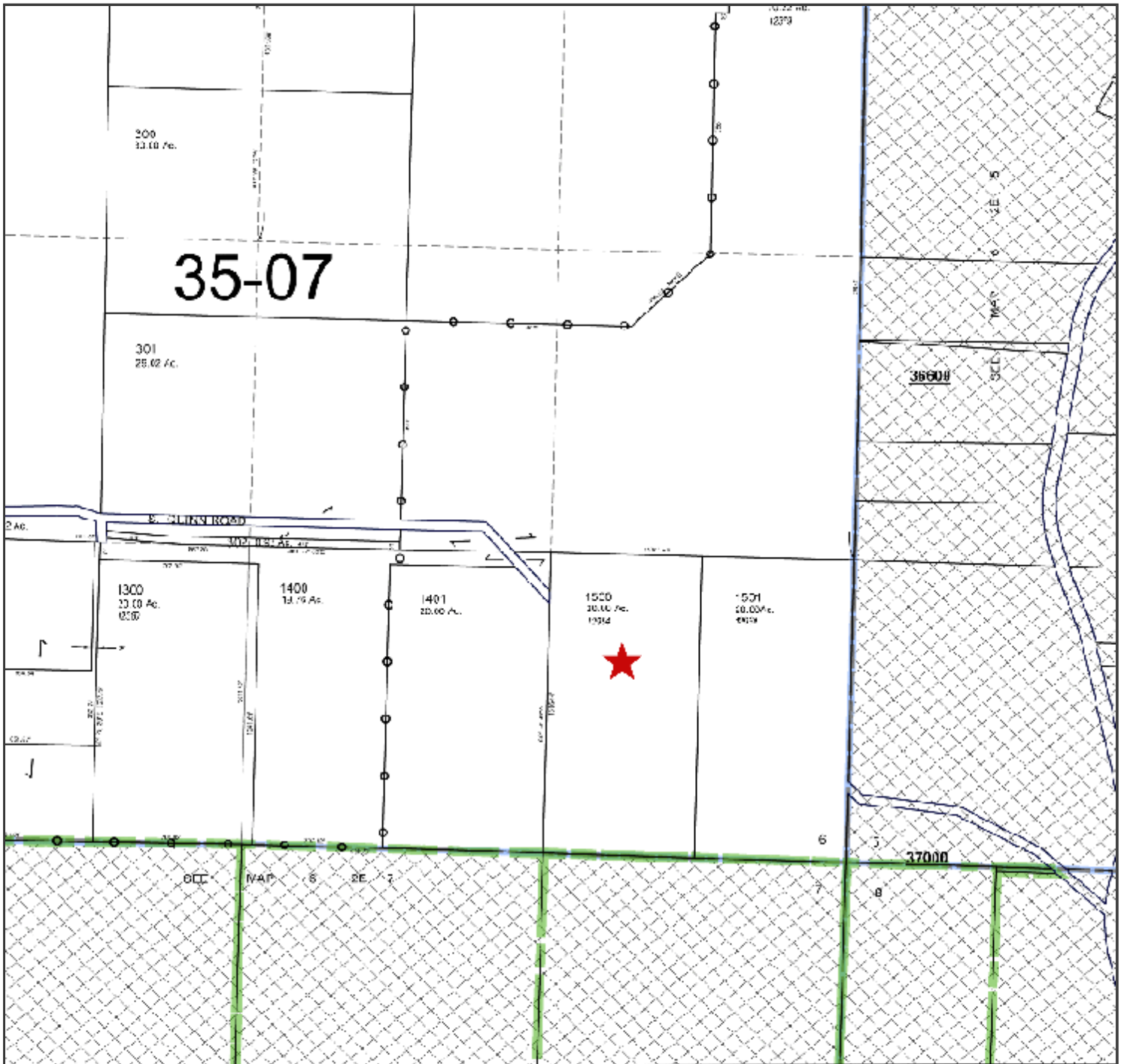




ParcelID: 01129594

**12954 S Wyland Rd
Molalla, OR 97038**

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.



TICOR TITLE COMPANY

ParcelID: 01129594

12954 S Wyland Rd

Molalla, OR 97038

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