

**Parcel Information**

Parcel #: 527518
Account: R322800302
Related:
Site Address: 9285 NE Neumann Ln
Newberg OR 97132 - 7021
Owner: Proctor Family Trust
Owner2:
Owner Address: 20540 NW Quail Hollow
Portland OR 97229
Twn/Range/Section: 03S / 02W / 28
Parcel Size: 6.64 Acres (289,238 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 743-G3
Census Tract/Block: 030101 / 2084
Waterfront:

Assessment Information

Market Value Land:	\$173,793.00
Market Value Impr:	\$137,850.00
Market Value Total:	\$311,643.00
Assessed Value:	\$131,227.00

Tax Information

Levy Code Area: 29.2
Levy Rate: 12.1608
Tax Year: 2020
Annual Tax: \$1,595.83
Exemption Description:

Legal

See Metes & Bounds

Land

Cnty Land Use: 541 - Farm - Unzoned farm land - Improved (typical of class)	Cnty Bldg Use: 19 - 1 Story; Attic & Bsmt
Land Use Std: AFAR - Farms And Crops	Zoning: AF-10 - Rural Residential
Neighborhood: Rural Newberg	Recreation:
Watershed: Chehalem Creek-Willamette River	School District: 29J Newberg School District
Primary School: Mabel Rush Elementary School	Middle School: Mountain View Middle School
High School: Newberg Senior High School	

Improvement

Year Built: 1932	Attic Fin/Unfin: 0 SqFt / 896 SqFt	Fireplace:
Bedrooms: 4	Total Baths: 1.5	Full/Half Baths: 1 / 1
Total Area: 2,904 SqFt	Bsmt Fin/Unfin: 0 SqFt / 896 SqFt	Garage:
Bldg Fin: 2,904 SqFt	1st Floor: 1,112 SqFt	2nd Floor:

Transfer Information

Rec. Date: 02/12/2019	Sale Price: \$357,000.00	Doc Num: 1782	Doc Type: Deed
Owner: Paula A Kriz		Grantor:	
Orig. Loan Amt:		Title Co: FIRST AMERICAN TITLE	
Finance Type:	Loan Type:	Lender:	

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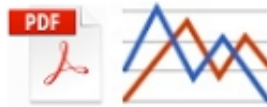
Transfer Record(s) Found For: 527518
9285 NE Neumann Ln, Newberg OR 97132

Recording Date	02/12/2019	Sale Amount	\$357,000.00	Mtg 1 Amount	\$0.00
Grantee Name	PAULA A KRIZ	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	
Grantor Name	PROCTOR FAMILY TRUST	Doc #	1782	Doc Type	G
Lender					

Recording Date	09/11/2017	Sale Amount	\$0.00	Mtg 1 Amount	\$0.00
Grantee Name	PROCTOR FAMILY TRUST	Title Co	ATTORNEY ONLY	Mtg 1 Loan Type	
Grantor Name	PROCTOR MICHAEL D & BARBARA B	Doc #	14651	Doc Type	G
Lender					

Property Account Summary

4/6/2021



Click image above for more information

Account Number	527518	Property Address	9285 NE NEUMANN LN , NEWBERG, OR 97132
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General Information

Alternate Property #	R3228 00302
Property Description	See Metes & Bounds
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	29.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	12.1608

Property Characteristics

Neighborhood	Rural Newberg
Land Class Category	541 Farm Non-EFU Receiving FUV/imp
Account Acres	6.6400
Change Property Ratio	Farm

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016
Assessed Value AVR	\$131,227	\$127,407	\$123,698	\$120,098	\$116,606
Exempt Value EAR					
Taxable Value TVR	\$131,227	\$127,407	\$123,698	\$120,098	\$116,606
Real Market Land MKLTL	\$173,793	\$184,968	\$216,278	\$355,992	\$339,040
Real Market Buildings MKITL	\$137,850	\$140,213	\$112,961	\$115,526	\$95,859
Real Market Total MKTTL	\$311,643	\$325,181	\$329,239	\$471,518	\$434,899
M5 Market Land MKLND	\$38,541	\$40,224	\$45,177	\$66,099	\$62,951
M5 Limit SAV M5SAV	\$15,257	\$14,835	\$13,975	\$12,731	\$11,610
M5 Market Buildings MKIMP	\$137,850	\$140,213	\$112,961	\$115,526	\$95,859
M50 MAV MAVMK	\$126,809	\$123,116	\$119,530	\$116,049	\$112,669
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$4,418	\$4,291	\$4,168	\$4,049	\$3,937

Active Exemptions

No Exemptions Found

Tax Balance

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/06/2020 00:00:00	1105065	\$1,595.83	\$1,595.83	\$1,547.96	\$0.00
10/31/2019 00:00:00	1050323	\$1,589.63	\$1,589.63	\$1,541.94	\$0.00
11/08/2018 14:11:00	1015121	\$1,618.86	\$1,618.86	\$1,570.29	\$0.00
11/13/2017 00:00:00	970918	\$1,575.30	\$1,575.30	\$1,528.04	\$0.00
10/31/2016 00:00:00	657967	\$1,547.28	\$1,547.28	\$1,500.87	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/17/2004	05/17/2004	2016-CONV-14197	\$0.00	192904		S	No
05/17/2004	05/17/2004	2004-09531	\$0.00	119611		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2904	0 X 0	1932	45	1	4	1	1

AFTER RECORDING

RETURN TO:

Send Jax Statements To:

Mike + Barb Proctor
20540 N.W. Quail Hollow
Portland, OR 97229

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK

200409531



\$61.00

00166432200400095310080086

DMR-DDMR Cnt=1 Stn=2 ANITA
\$40.00 \$10.00 \$11.00

05/17/2004 11:55:11 AM

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 8th day of May, 20 04 ,
by first party, Grantor, Michael D. and Barbara B. Proctor
20540 N.W. Quail Hollow Dr. Portland, OR 97229
whose post office address is
to second party, Grantee, Michael D. and Barbara B. Proctor
20540 N.W. Quail Hollow Dr. Portland, OR 97229
whose post office address is

WITNESSETH, That the said first party, for good consideration and for the sum of
NONE Dollars (\$ 0)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Yamhill, State of Oregon to wit:

See attached exhibit C, D, E, F & G

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

Barbara B. Proctor
Signature of First Party

Barbara B. Proctor
Print name of First Party

Michael D. Proctor
Signature of First Party

Michael D. Proctor
Print name of First Party

State of Oregon
County of Washington }

On May 17, 2007 before me, Holly B. Teutsch
appeared Barbara B. Proctor, Michael D. Proctor
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Holly B. Teutsch
Signature of Notary

Affiant _____ Known _____ Produced ID _____
Type of ID DL (Seal)

State of _____ }
County of _____ }
On _____ before me,
appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____ Known _____ Produced ID _____
Type of ID _____ (Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

May 8, 2004

EXHIBIT "C"
PARCEL THREE
PROCTOR TRACTS
YAMHILL COUNTY, OREGON

A tract of land in the Northeast quarter of Section 28, Township 3 South, Range 2 West and in the Northwest quarter of Section 27, Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

COMMENCING at a 3" brass cap, marking the Southeast corner of the Luke McKern D.L.C.; THENCE N00°32'49"E, along the East line of said McKern D.L.C., 531.09 feet to the Northwest corner of "Parcel 2" in that Deed to Glen Stout and Barbara Stout as recorded in Film Volume 50, Page 495, being Instrument No. 82832, Deed Records, Yamhill County, Oregon; THENCE N89°43'59"W, 39.06 to a ¾" diameter iron pipe as noted in the exception to "Parcel 1" and "Parcel 2" in said Stout Deed, said point being at the TRUE POINT OF BEGINNING of the parcel herein described; THENCE N89°46'00"W 623.80 feet to a 5/8" iron rod now there (xxxxx, 2004), said point being on the West line of said Parcel 1 of said Stout Deed; THENCE N00°14'19"E, along said West line, 458.89 feet to the Northwest corner of said Parcel 1; THENCE S89°46'00"E, along the North line of said Parcel 1, a distance of 632.64 feet to the West line of that tract of land conveyed to the Public by Jones and Schick as recorded in Volume 161, Page 629, on June 6, 1951, Deed Records, Yamhill County, Oregon; THENCE S00°00'33"W, along said West line, 285.93 feet; THENCE N89°45'19"W, 7.38 feet to a ¾" diameter iron pipe as noted in the exception to said Parcel 1; THENCE S01°06'14"W, 172.98 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and utilities in the Northeast quarter of Section 28, Township 3 South, Range 2 West, W.M., being more particularly described as follows:

COMMENCING at a 3" brass cap, marking the Southeast corner of the Luke McKern D.L.C.; THENCE N00°32'49"E, along the East line of said McKern D.L.C., 531.09 feet to the Northwest corner of "Parcel 2" in that Deed to Glen Stout and Barbara Stout as recorded in Film Volume 50, Page 495, being Instrument No. 82832, Deed Records,

Proctor- Parcel Three
Page Two

Yamhill County, Oregon; THENCE N89°43'59"W, 39.06 to a ¾" diameter iron pipe as noted in the exception to "Parcel 1" and "Parcel 2" in said Stout Deed, said point being at the TRUE POINT OF BEGINNING of the easement herein described; THENCE N01°06'14"E, 172.98 feet to a ¾" iron pipe as noted in said Stout Deed; THENCE S89°45'19"E, 7.38 feet to the West line of that tract of land conveyed to the Public by Jones and Schick as recorded in Volume 161, Page 629, on June 6, 1951, Deed Records, Yamhill County, Oregon; THENCE N00°00'33"E, along said West line, 48.77 feet; THENCE S46°06'14"W, 51.54 feet; THENCE S01°06'14"W, 185.55 feet; THENCE S00°32'49"W, 30.15 feet; THENCE S89°27'11"E, 30.00 feet; THENCE N00°32'49"E, 30.00 feet to the point of beginning.

April 15, 2004
Job No. 4033

EXHIBIT "E"

**EXISTING PARCEL ONE
(EAST PORTION OF TAX LOT 3228-300)
PROCTER TRACTS
YAMHILL COUNTY, OREGON**

A tract of land in the Northeast quarter Section 27, Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at a point on the West line of Government Lot 5 of said Section 27 at a point on the North line of "Parcel 2" in that Deed to Glen Stout and Barbara Stout as recorded in Film Volume 50, Page 495, being Instrument No. 82832, Deed Records, Yamhill County, Oregon; THENCE S89°53'28"E, along the North line of said Parcel 2, 346.50 feet to the Northeast corner thereof; THENCE S00°32'49"W, along the East line of said Parcel 2, a distance of 206.30 feet to an angle point in the East line of said Parcel; THENCE N89°53'28"W, parallel with the North line of said Parcel 2, a distance of 346.50 feet to an angle point in the East line of said Parcel, said point being on the West line of said Government Lot 5; THENCE N00°32'49"E, along said west line, 206.30 feet to the point of beginning.

April 15, 2004
Job No. 4033

EXHIBIT "F"

**EXISTING PARCEL TWO
(WEST PORTION OF TAX LOT 3228-300)
PROCTER TRACTS
YAMHILL COUNTY, OREGON**

A tract of land in the Northeast quarter Section 28, Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at a point on the East line of Government Lot 1 of said Section 28 at a point on the North line of "Parcel 2" in that Deed to Glen Stout and Barbara Stout as recorded in Film Volume 50, Page 495, being Instrument No. 82832, Deed Records, Yamhill County, Oregon; THENCE S00°32'49"W, 530.38 feet to the South line of said Government Lot 1; THENCE S89°59'24"W, along the South line of said Government Lot 1, 230.53 feet to the Southwest corner thereof; THENCE N00°32'49"E, along the West line of said Government Lot 1, a distance of 531.09 feet to the Northwest corner of said Parcel 2 in said Stout Deed; THENCE S89°43'59"E, along said North line, 82.48 feet; THENCE S89°53'28"E, continuing along said North line, 148.04 feet to the point of beginning.

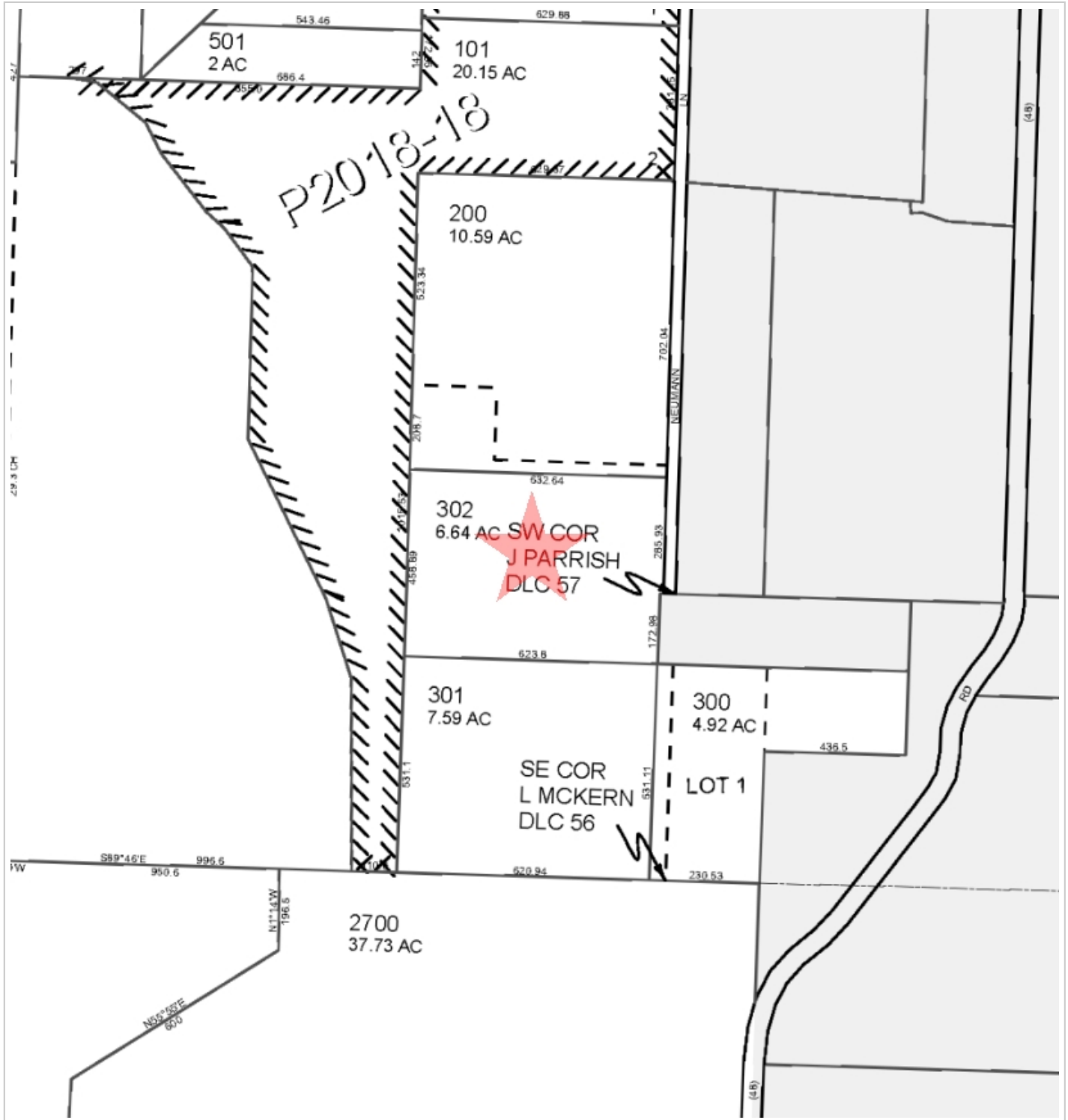
April 15, 2004
Job No. 4033

EXHIBIT "G"

**EXISTING PARCEL THREE
TAX LOT 3228-301
PROCTER TRACTS
YAMHILL COUNTY, OREGON**

A tract of land in the Northeast quarter Section 28, Township 3 South, Range 2 West of the Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at the Southeast corner of the Luke McKern D.L.C. No. 56; THENCE N89°46'00"W, along the South line of said McKern D.L.C., 660.00 feet to the Southwest corner of "Parcel 1" in that Deed to Glen Stout and Barbara Stout as recorded in Film Volume 50, Page 495, being Instrument No. 82832, Deed Records, Yamhill County, Oregon; THENCE N00°14'19"E, along the West line of said Parcel 1, a distance of 989.99 feet to the Northwest corner thereof; THENCE S89°46'00"E, along the North line of said Parcel 1, a distance of 632.34 feet to the West line of that tract of land conveyed to the Public by Jones and Schick as recorded in Volume 161, Page 629, on June 6, 1951, Deed Records, Yamhill County, Oregon; THENCE S00°00'33"W, along said West line 285.93 feet; THENCE N89°45'19"W, 7.38 feet to a ¾" diameter iron pipe as noted in the exception to "Parcel 1" and "Parcel 2" in said Stout Deed; THENCE S01°06'14"W, 172.98 feet to a ¾" diameter iron pipe as noted in the exception to "Parcel 1" and "Parcel 2" in said Stout Deed; THENCE S89°43'59"E, 39.06 feet to the Northwest corner of said Parcel 2 of said Stout Deed; THENCE S00°32'49"W, along the West line of said Parcel 2, a distance of 531.09 feet to the point of beginning.



TICOR TITLE™

Parcel ID: 527518

Site Address: 9285 NE Neumann Ln

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3 2 28



ASSESSMENT & TAX
CARTOGRAPHY

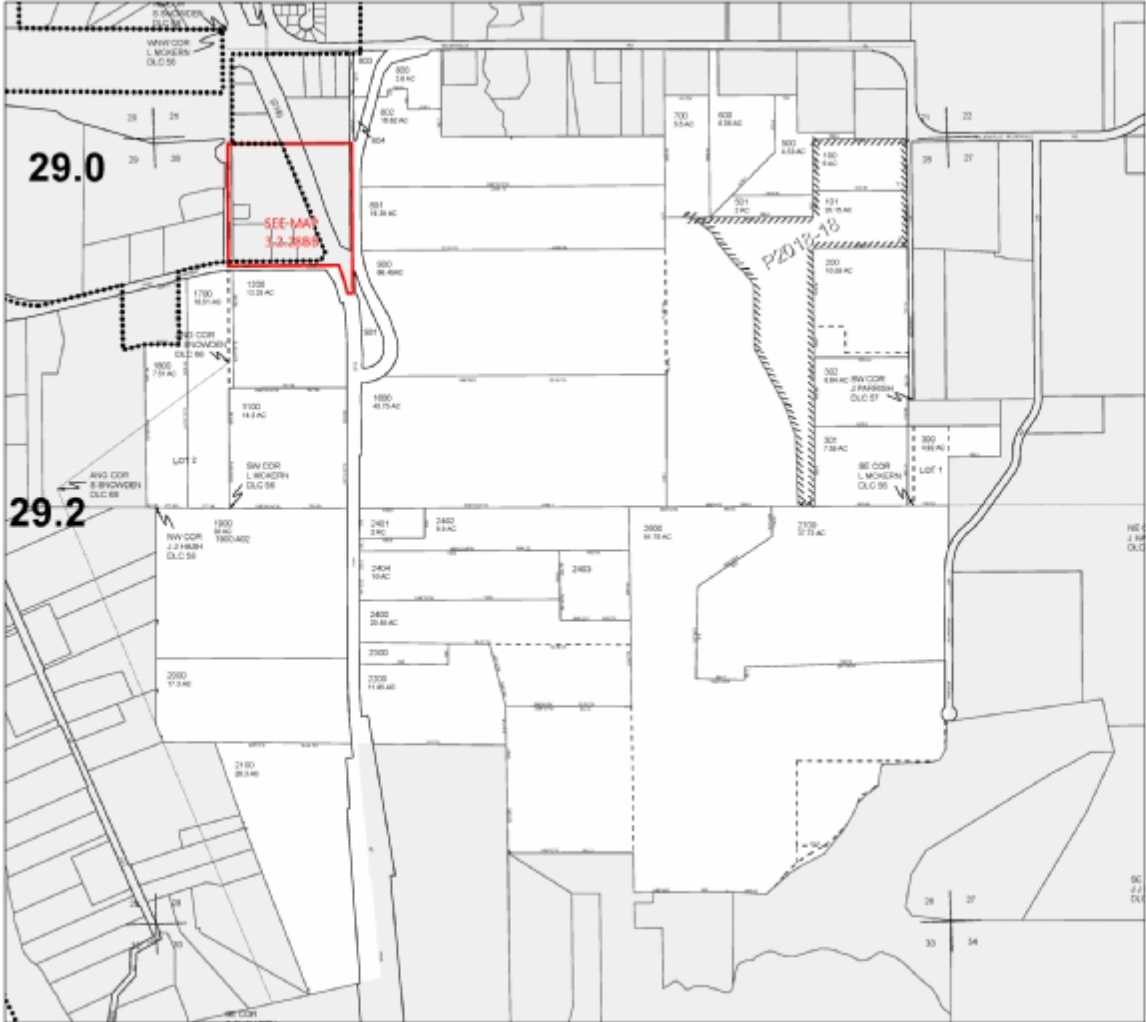
SECTION 28 T.3S. R.2W. W.M.
YAMHILL COUNTY OREGON
1" = 400'

CANCELLED TAXLOTS:
1999 A23
1999 A21
2000
1999
1999
1401
1400
1300
800

DATE PRINTED: 7/27/2020

The product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

3 2 28



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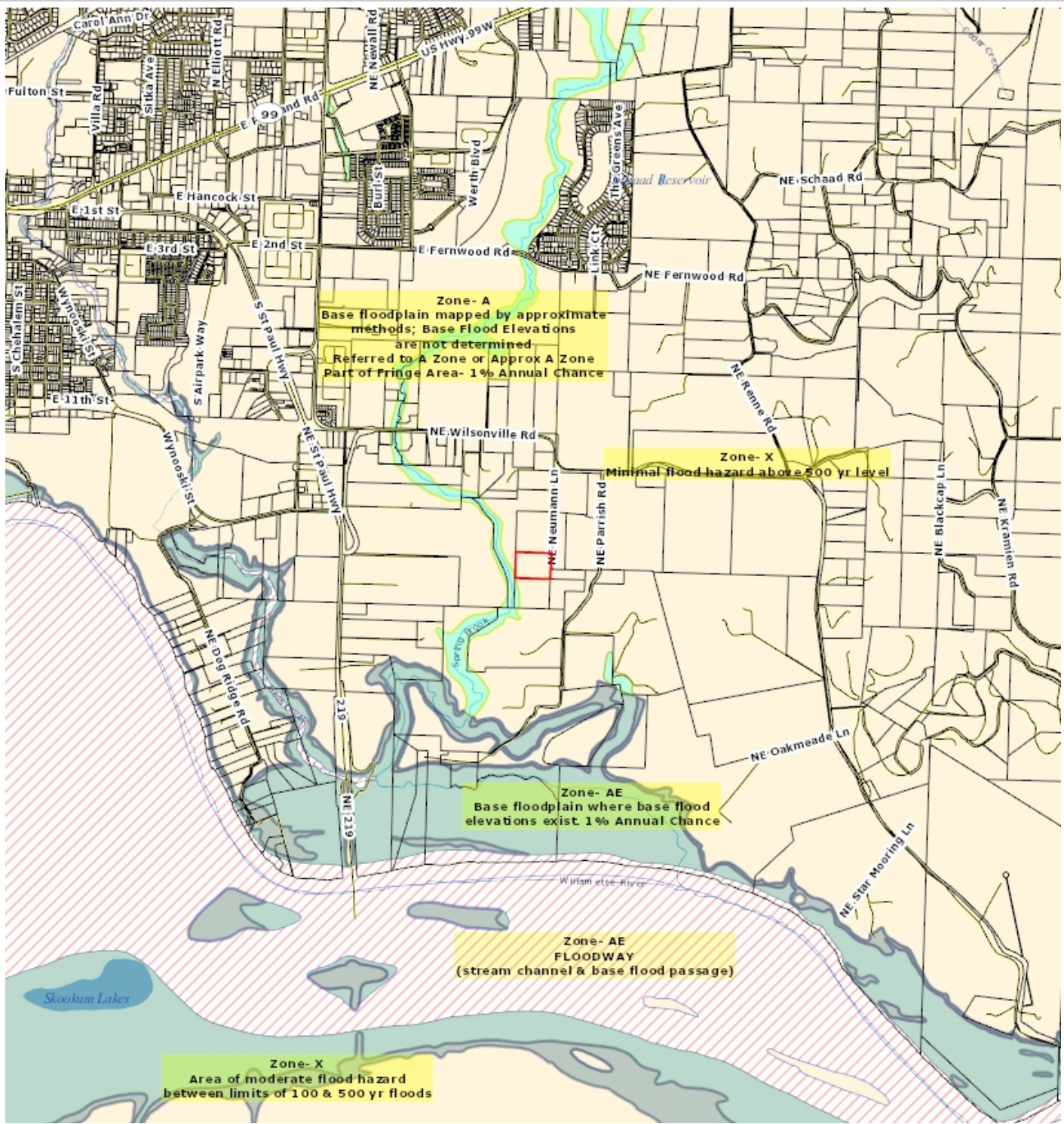


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Flood Map

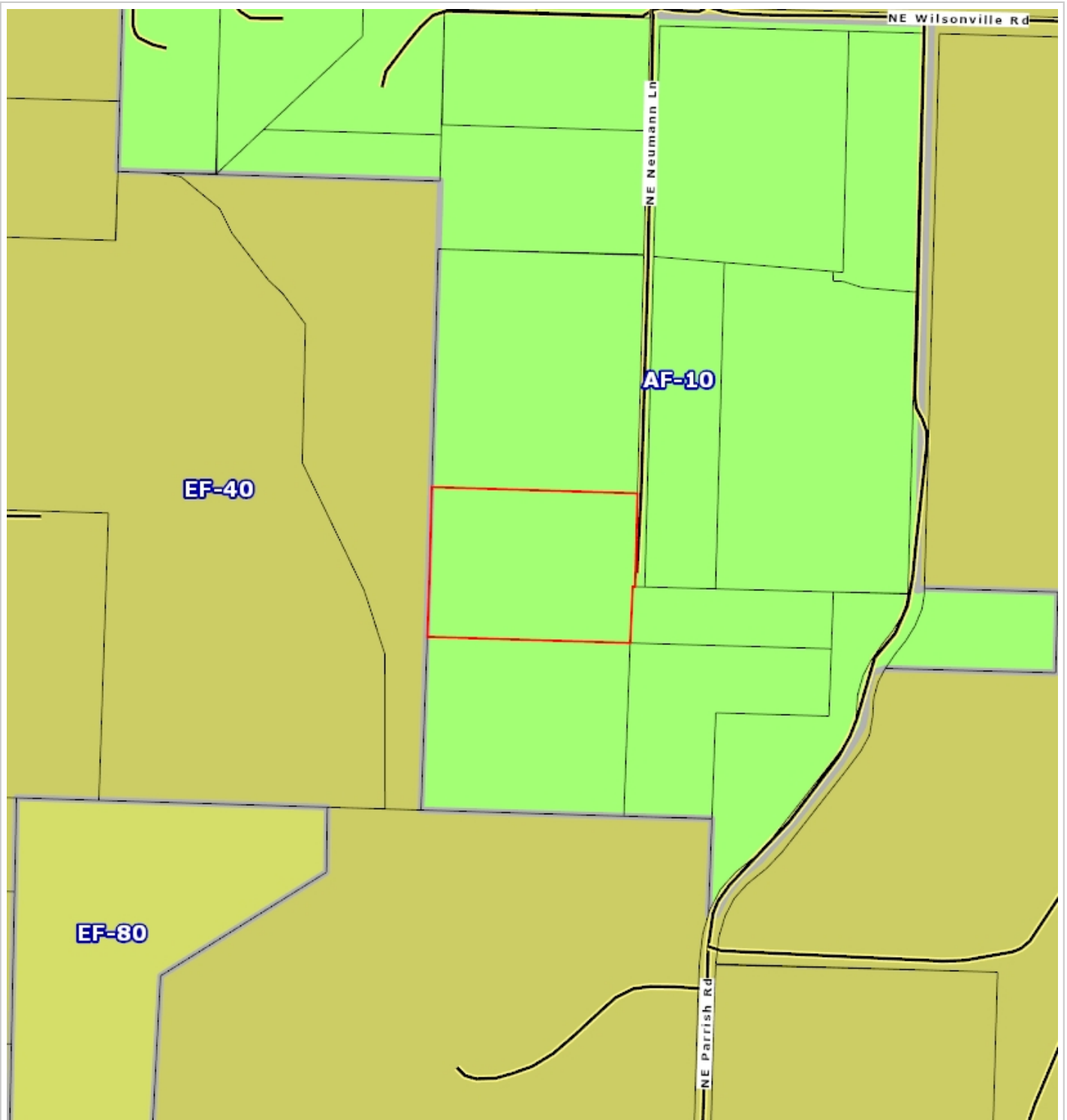


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Zoning Map



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