

# 6605 WALLACE RD

## OREGON FARM & HOME BROKERS



**Oregon  
Farm & Home**  
★ B R O K E R S ★

KW MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

# AGENT INFORMATION



PAUL TERJESON

[pterjy@kw.com](mailto:pterjy@kw.com)

503-999-6777

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330





# PROPERTY DETAILS



- 4 Bedrooms
- 3 Bathrooms
- 2466 SqFt
- 18 Acres
- \$825,000
- Spacious Master Bedroom + Walk In Closet
- Covered Porch
- Wood Burning Fireplace
- Barn + Machine Shed
- Garden w/ Raised Beds





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# PARCEL MAP

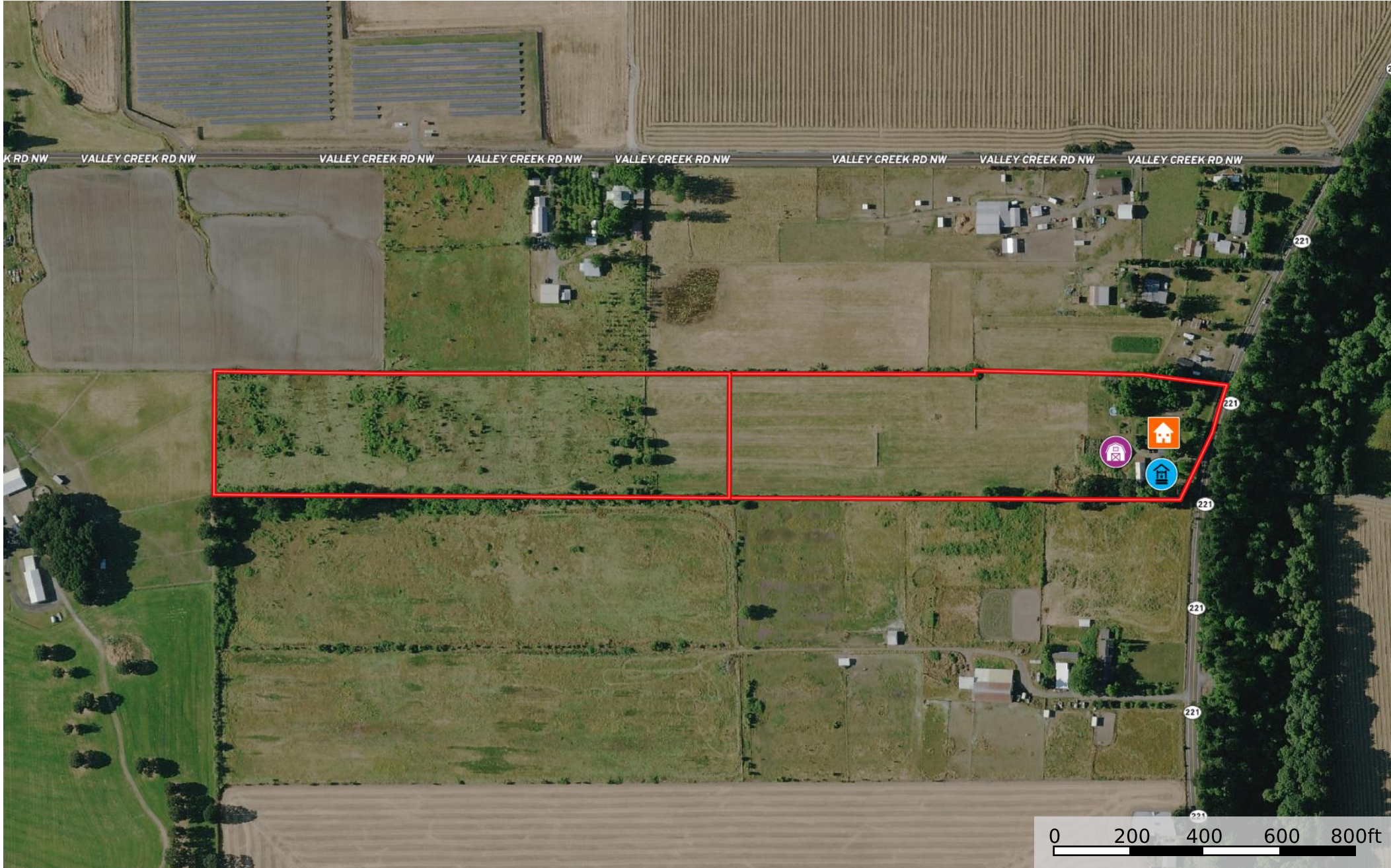


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6605 Wallace Rd + Share Link  
Oregon, AC +/-



- Well
- House
- Barn
- Boundary

# LIST PACK







# Fidelity National Title

## POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **265308**

Tax Lot: **632000 800**

Owner: Gaylor, Timothy C

CoOwner:

Site: 6605 Wallace Rd NW

Salem OR 97304

Mail: 6605 Wallace Rd NW

Salem OR 97304

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:06S R:03W S:20 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$352,020.00**

Market Land: **\$178,610.00**

Market Impr: **\$173,410.00**

Assessment Year: **2021**

Assessed Total: **\$154,597.00**

Exemption:

Taxes: **\$1,701.90**

Levy Code: 3217

Levy Rate: 11.3152

### PROPERTY CHARACTERISTICS

Year Built: 1951

Eff Year Built: 1944

Bedrooms: 3

Bathrooms: 1.5

# of Stories: 1

Total SqFt: 1,776 SqFt

Floor 1 SqFt: 1,376 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 8.96 Acres (390,298 SqFt)

Garage SqFt: 384 SqFt

Garage Type:

AC:

Pool:

Heat Source: Forced Air Heating

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 32J - Salem School District

Census: 4011 - 005300

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 06/30/2016

Sale Amount: \$349,000.00

Document #: 7105

Deed Type: Deed

Loan  
Amount: \$279,200.00

Lender: ROCK RIVER FIN'L INC

Loan Type: Conventional

Interest Type:

Title Co: FIRST AMERICAN TITLE



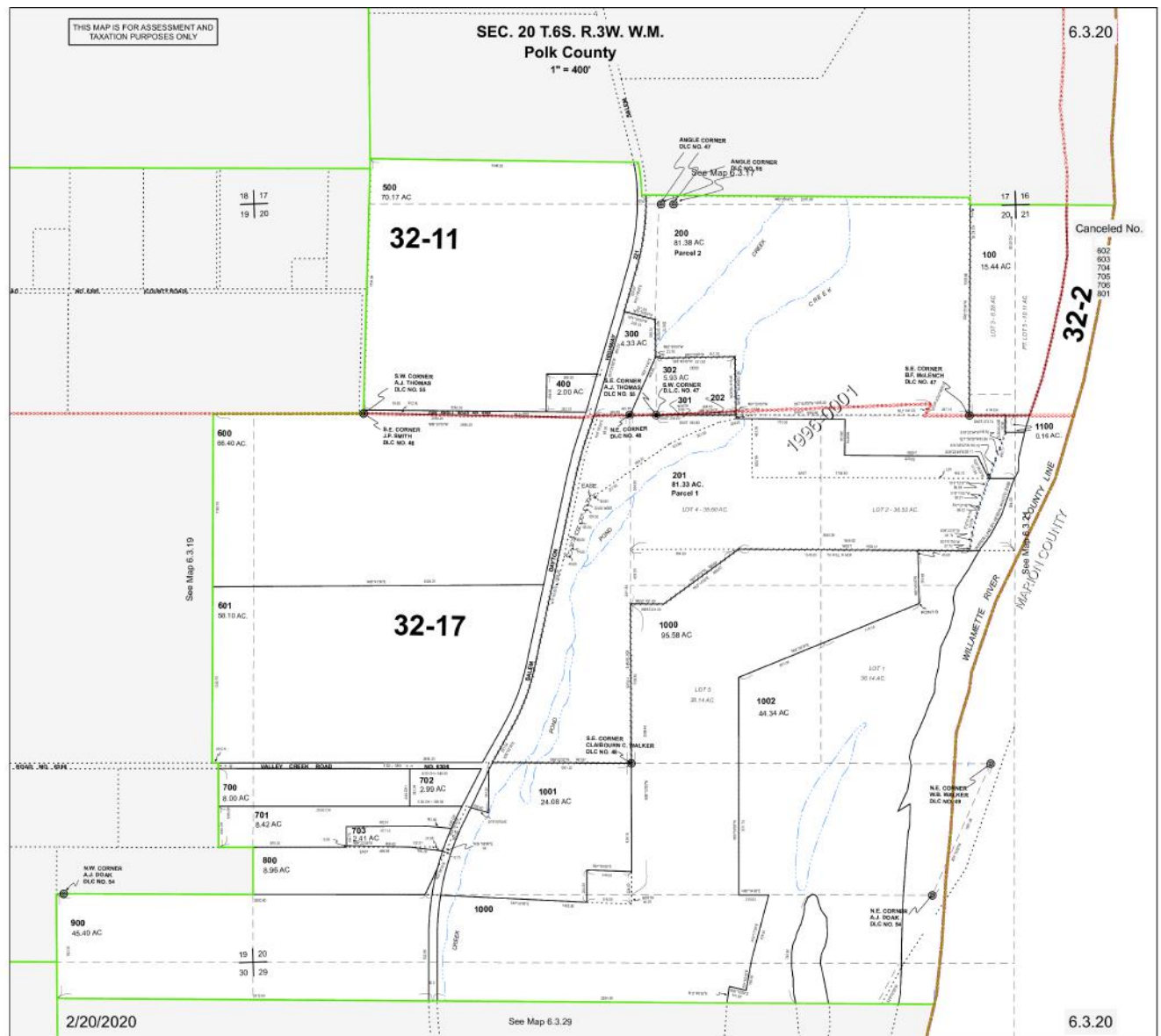


**Fidelity National Title**

Parcel ID: 265308

Site Address: 6605 Wallace Rd NW

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.



## Fidelity National Title®

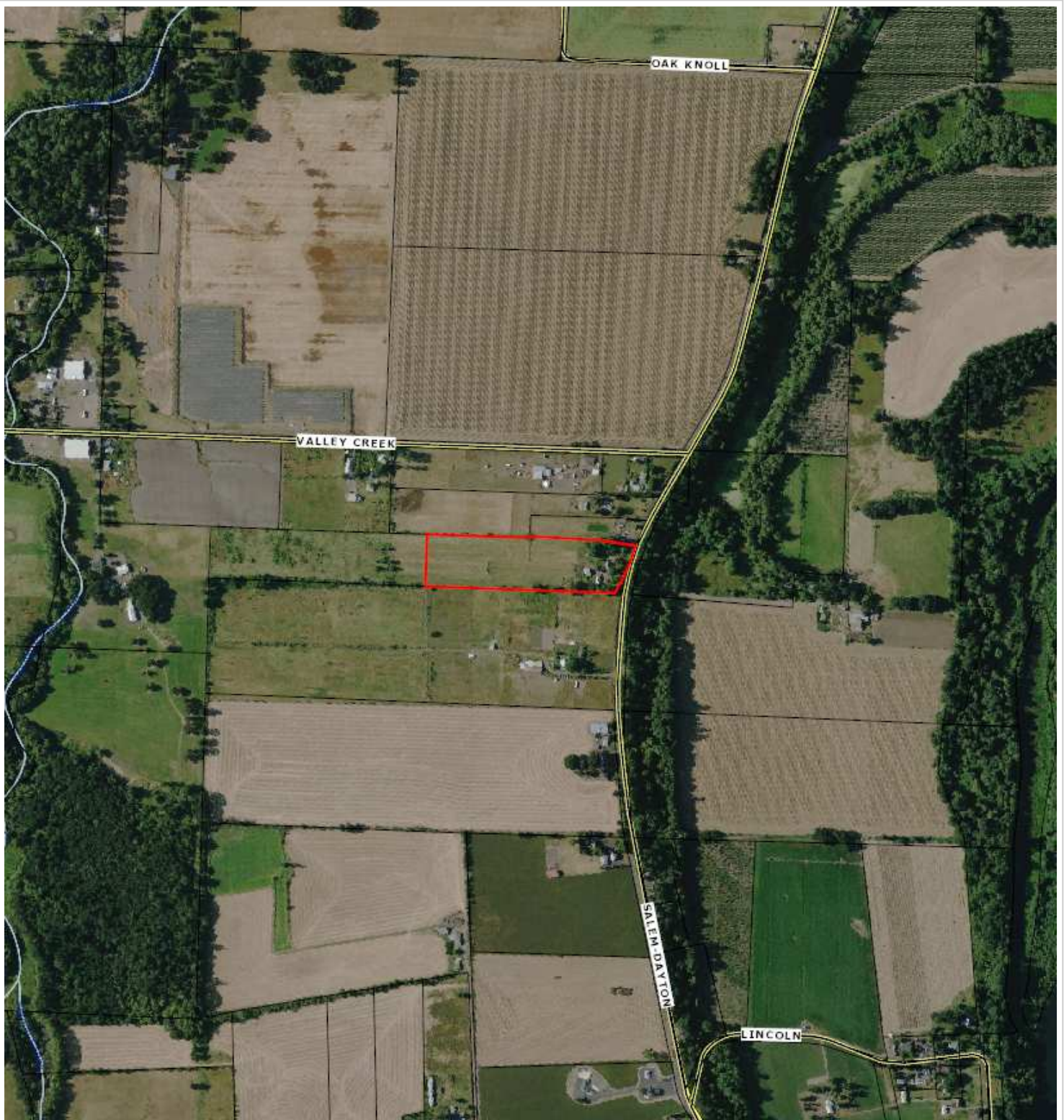
Parcel ID: 265308

**Site Address: 6605 Wallace Rd NW**

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Aerial Map



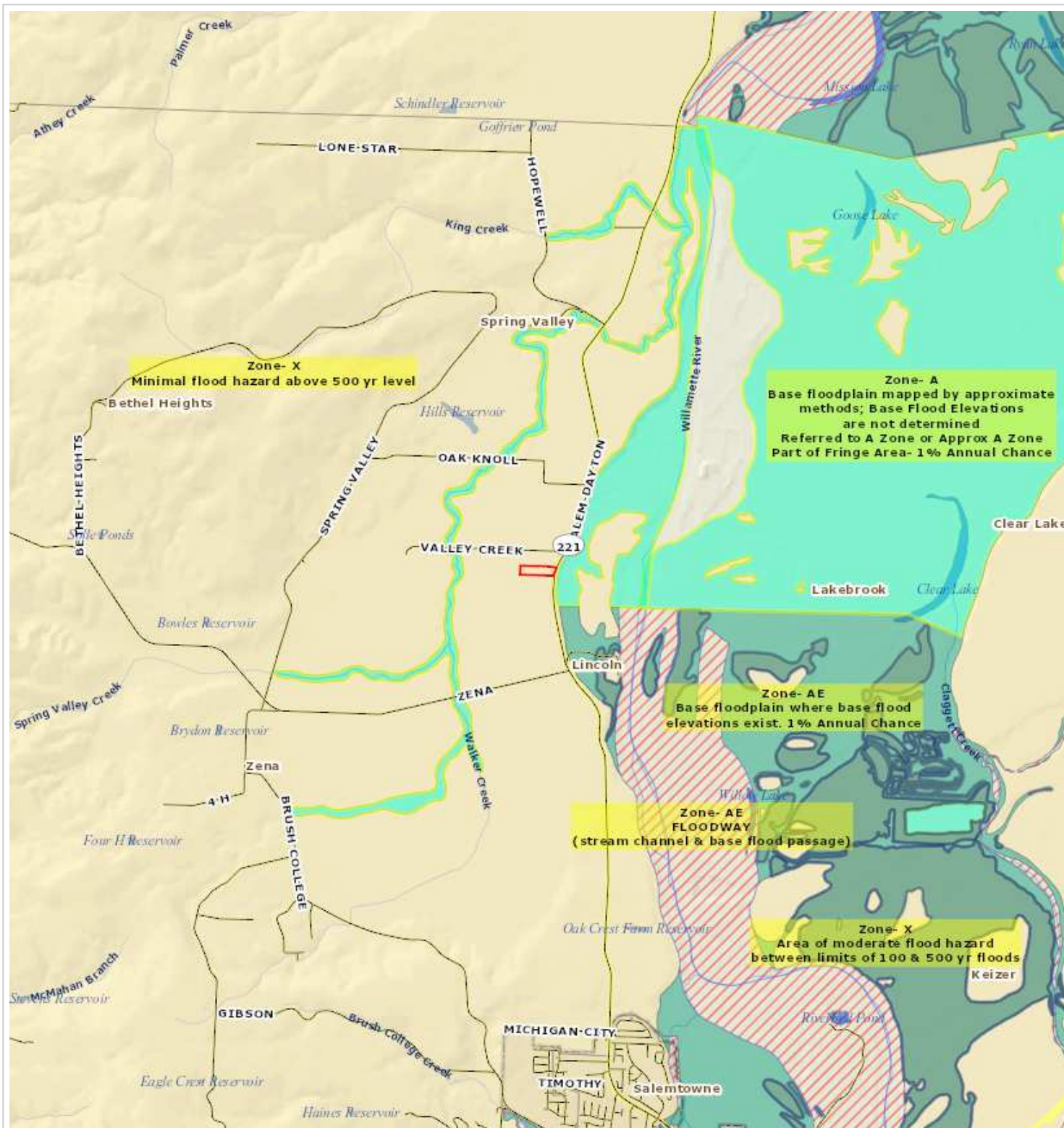
**Fidelity National Title**

**Parcel ID: 265308**

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# Flood Map



**Fidelity National Title**

Parcel ID: 265308

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# POLK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 20, 2021 9:04:28 am

**Account #** 265308  
**Map #** 063200000800  
**Code - Tax #** 3217-265308

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

**Legal Descr** Metes & Bounds - See legal report for full description.

**Mailing Name** GAYLOR TIMOTHY C

**Deed Reference #** 2016-7105

**Agent**

**Sales Date/Price** 06-29-2016 / \$349,000.00

**In Care Of**

**Appraiser** GOTTING, ERIC

**Mailing Address** 6605 WALLACE RD NW  
 SALEM, OR 97304

**Prop Class** 451 **MA** **SA** **NH** **Unit**  
**RMV Class** 401 01 22 000 14458-2

Situs Address(s)	Situs City
ID# 1 6605 WALLACE RD NW	SALEM

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
3217 Land	181,580			Land	56.2
Impr.	233,940			Impr.	
<b>Code Area Total</b>	415,520	243,100	165,687	19,730	
<b>Grand Total</b>	415,520	243,100	165,687	19,730	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
3217	1	<input checked="" type="checkbox"/>		EFU	Farm Site	102	A	1.00	B1	006*	16,910
3217	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	102	A	3.03	B2	006*	51,260
3217	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	102	A	4.93	B3	006*	83,410
3217					OSD - AVERAGE - SA	100					30,000
<b>Grand Total</b>								8.96			181,580

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
3217	7		302	LEAN-TO		100	288			410
3217	4		301	GP SHED		100	128			610
3217	3		302	LEAN-TO		100	1,605			2,270
3217	5		300	GP BUILDING		100	600			2,540
3217	2		301	GP SHED		100	256			7,110
3217	6		303	MACHINE SHED		100	1,680			6,870
3217	1	1951	138	One story with attic		103	2,466			214,130
<b>Grand Total</b>							7,023			233,940

Code Area	Type	Exemptions/Special Assessments/Potential Liability
<b>NOTATION(S):</b> ■ FARM POT'L ADD'L TAX LIABILITY		

**Appr Maint:** 2021 - NEW CONSTRUCTION - RESIDENTIAL (ADDITIONS OR ALTERATION), 2022 - NEW CONSTRUCTION - RESIDENTIAL (% COMPLETE SINGLE FAMILY DWELL)

**Comments:** 2017 - EA adj. in sales review RH 4/17  
 For 2021 - Exception for % complete addition. EG 2/2021

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

20-Oct-2021

GAYLOR TIMOTHY C  
6605 WALLACE RD NW  
SALEM OR 97304

Tax Account #	265308	Lender Name	CLG - SUN WEST MORTGAGE
Account Status	A	Loan Number	
Roll Type	Real	Property ID	3217
Situs Address	6605 WALLACE RD NW SALEM OR 97304	Interest To	Nov 15, 2021

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$1,816.60	\$1,872.78	\$0.00	\$56.18	\$1,872.78	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,701.90	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,644.89	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,638.36	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,418.94	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,411.56	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,446.69	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,351.95	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,309.00	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,328.89	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,316.05	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,251.01	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,245.73	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,198.19	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,164.45	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,111.33	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,102.22	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,124.46	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,051.04	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,015.79	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$999.43	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$931.24	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$945.96	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$829.48	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$813.44	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$822.13	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$821.01	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,073.78	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,199.65	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,125.27	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$965.40	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,152.48	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,085.45	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,072.09	Nov 15, 1988
<b>Total</b>		\$1,816.60	\$1,872.78	\$0.00	\$56.18		



**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

20-Oct-2021

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SALEM OR 97304

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Roll Type	Real	Property ID	3217
Situs Address	6605 WALLACE RD NW SALEM OR 97304	Interest To	Nov 15, 2021

**Tax Summary**

<b>Tax Year</b>	<b>Tax Type</b>	<b>Total Due</b>	<b>Current Due</b>	<b>Interest Due</b>	<b>Discount Available</b>	<b>Original Due</b>	<b>Due Date</b>
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After recording return to:  
Timothy C. Gaylor  
6605 Wallace Road NW  
Salem, OR 97304

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Timothy C. Gaylor  
6605 Wallace Road NW  
Salem, OR 97304

File No.: 7081-2633658 (JK)  
Date: April 11, 2016

consideration  
\$349,000.00

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2016-007105

06/30/2016 01:19:14 PM

REC-WD Cnt=1 Stn=6 A. CAPTAIN  
\$20.00 \$11.00 \$10.00 \$5.00 \$20.00

\$66.00

### STATUTORY WARRANTY DEED

**Allan F. Griffith successor Trustee, of the Olson Family Trust**, Grantor, conveys and warrants to **Timothy C. Gaylor**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Polk, State of Oregon, described as follows:

#### PARCEL 1:

**BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GARY SALEM AS DESCRIBED IN BOOK OF RECORDS 148, PAGE 2393, POLK COUNTY RECORDS WHICH IS 71.47 CHAINS EAST AND 8.88 CHAINS SOUTH AND 870.00 FEET EAST FROM THE NORTHWEST CORNER OF THE W.B. WALKER DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 3, WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE EAST ALONG THE SOUTH LINE OF SAID SALEM'S TRACT 466.59 FEET TO A POINT; THENCE NORTH 89° 22' 48" WEST 466.62 FEET TO A POINT ON THE WEST LINE OF SAID SALEM'S TRACT; THENCE SOUTH 5.05 FEET TO THE POINT OF BEGINNING.**

#### PARCEL 2:

FATCO 2633658

BEGINNING AT A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO GARY SALEM AS DESCRIBED IN BOOK OF RECORDS 148, PAGE 2393, POLK COUNTY RECORDS WHICH IS 71.47 CHAINS EAST AND 8.88 CHAINS SOUTH AND 1488.60 FEET EAST AND 37.08 FEET SOUTH 65° 02' 07" EAST FROM THE NORTHWEST CORNER OF THE W.B. WALKER DONATION LAND CLAIM IN TOWNSHIP 6, SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE SOUTH 65° 02' 07" EAST ALONG SAID SOUTH LINE 38.85 FEET TO A POINT IN THE CENTER OF WALLACE ROAD; THENCE NORTH 24° 58' EAST ALONG SAID CENTER LINE 14.25 FEET TO A POINT; THENCE NORTH 85° 10' 48" WEST 41.38 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

THAT PORTION OF THE WELLINGTON B. WALKER AND WIFE DONATION LAND CLAIM NO. 49 LYING WITHIN SECTIONS 19, 20 AND 30 IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ANDREW J. DOAK DONATION LAND CLAIM NO. 54 IN SAID SECTION 19; THENCE EAST 39.30 CHAINS TO THE MIDDLE OF THE COUNTY ROAD; THENCE NORTH 33° 30' EAST 5.15 CHAINS ALONG THE MIDDLE OF SAID ROAD; THENCE WEST 52.57 CHAINS; THENCE NORTH 8.83 CHAINS; THENCE WEST 16.12 CHAINS; THENCE SOUTH 55.77 CHAINS; THENCE EAST 27.00 CHAINS; THENCE NORTH 42.17 CHAINS; TO THE PLACE OF BEGINNING AND BEING THE SAME REAL ESTATE CONVEYED TO THE UNION CENTRAL LIVE INSURANCE COMPANY BY SHERIFF'S DEED DATED JUNE 1, 1937, AND RECORDED IN BOOK 101, PAGE 138 OF THE DEED RECORDS OF POLK COUNTY, OREGON.

SAVE AND EXCEPT: BEGINNING IN THE CENTER OF A COUNTY ROAD AT A POINT WHICH IS 71.470 CHAINS EAST AND 8.880 CHAINS SOUTH AND 23.848 CHAINS EAST FROM THE NORTHWEST CORNER OF THE W.B. WALKER DONATION LAND CLAIM NO. 49 IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE WEST 1.269 CHAINS; THENCE SOUTH 64° 34' EAST 1.150 CHAINS TO THE CENTER OF SAID COUNTY ROAD; THENCE NORTH 24° 58' EAST 0.545 CHAINS TO THE PLACE OF BEGINNING. SAVE AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

FURTHER SAVE AND EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF THE DONATION LAND CLAIM OF ANDREW J. DOAK IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID CLAIM 42.17 CHAINS; THENCE WEST 27 CHAINS; NORTH 55.77 CHAINS; THENCE EAST 16.12 CHAINS; THENCE SOUTH 8.83 CHAINS; THENCE EAST 740 FEET MORE OR LESS TO A POINT NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 320 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THEREFROM THE NORTH 40 FEET CONVEYED TO POLK COUNTY, OREGON, BY DEED RECORDED IN BOOK 132, PAGE 191, DEED RECORDS, POLK COUNTY, OREGON.

FURTHER SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.



APN: 265308

Statutory Warranty Deed  
- continued

File No.: 7081-2633658 (JK)

**FURTHER SAVE AND EXCEPT ANY PORTION OF THE ABOVE PROPERTY CONVEYED TO GARY A. SALEM BY THE GRANTORS.**

**NOTE: This Legal Description was created prior to January 01, 2008.**

**Subject to:**

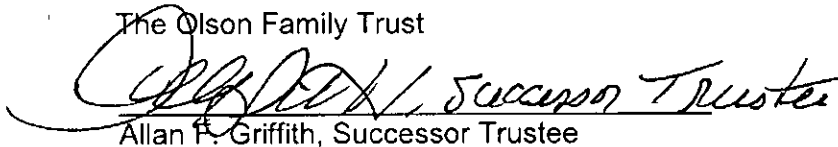
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$349,000.00**. (Here comply with requirements of 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.

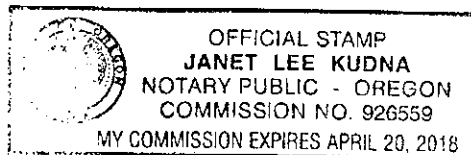
Dated this 29 day of JUNE, 2016.

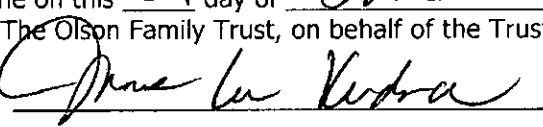
The Olson Family Trust

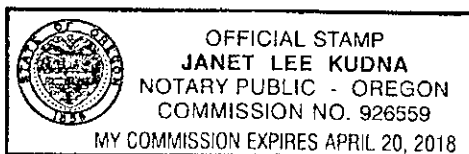
  
Allan F. Griffith, Successor Trustee

STATE OF Oregon )  
)ss.  
County of Marion )

This instrument was acknowledged before me on this 29 day of June, 2016  
by Allan F. Griffith as Successor Trustee of The Olson Family Trust, on behalf of the Trust.



  
Notary Public for Oregon  
My commission expires: 4.20.18





# Fidelity National Title

## POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **265212**  
Tax Lot: **631900 2100**  
Owner: Gaylor, Timothy C  
CoOwner:  
Site:  
OR 97304  
Mail: 6605 Wallace Rd NW  
Salem OR 97304  
Zoning: County-EFU - Exclusive Farm Use Zone  
Std Land Use: VMSC - Vacant Misc  
Legal:  
Twn/Rng/Sec: T:06S R:03W S:19 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$162,380.00**  
Market Land: **\$162,380.00**  
Market Impr:  
Assessment Year: **2021**  
Assessed Total: **\$9,164.00**  
Exemption:  
Taxes: **\$100.66**  
Levy Code: 3217  
Levy Rate: 11.3152

### SALE & LOAN INFORMATION

Sale Date: 06/30/2016  
Sale Amount: \$349,000.00  
Document #: 7105  
Deed Type: Deed  
Loan  
Amount: \$279,200.00  
Lender: ROCK RIVER FIN'L INC  
Loan Type: Conventional  
Interest Type:  
Title Co: FIRST AMERICAN TITLE

### PROPERTY CHARACTERISTICS

Year Built:  
Eff Year Built:  
Bedrooms:  
Bathrooms:  
# of Stories:  
Total SqFt:  
Floor 1 SqFt:  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 9.79 Acres (426,452 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source:  
Fireplace:  
Bldg Condition:  
Neighborhood:  
Lot:  
Block:  
Plat/Subdiv:  
School Dist: 32J - Salem School District  
Census: 4011 - 005300  
Recreation:



# Assessor Map

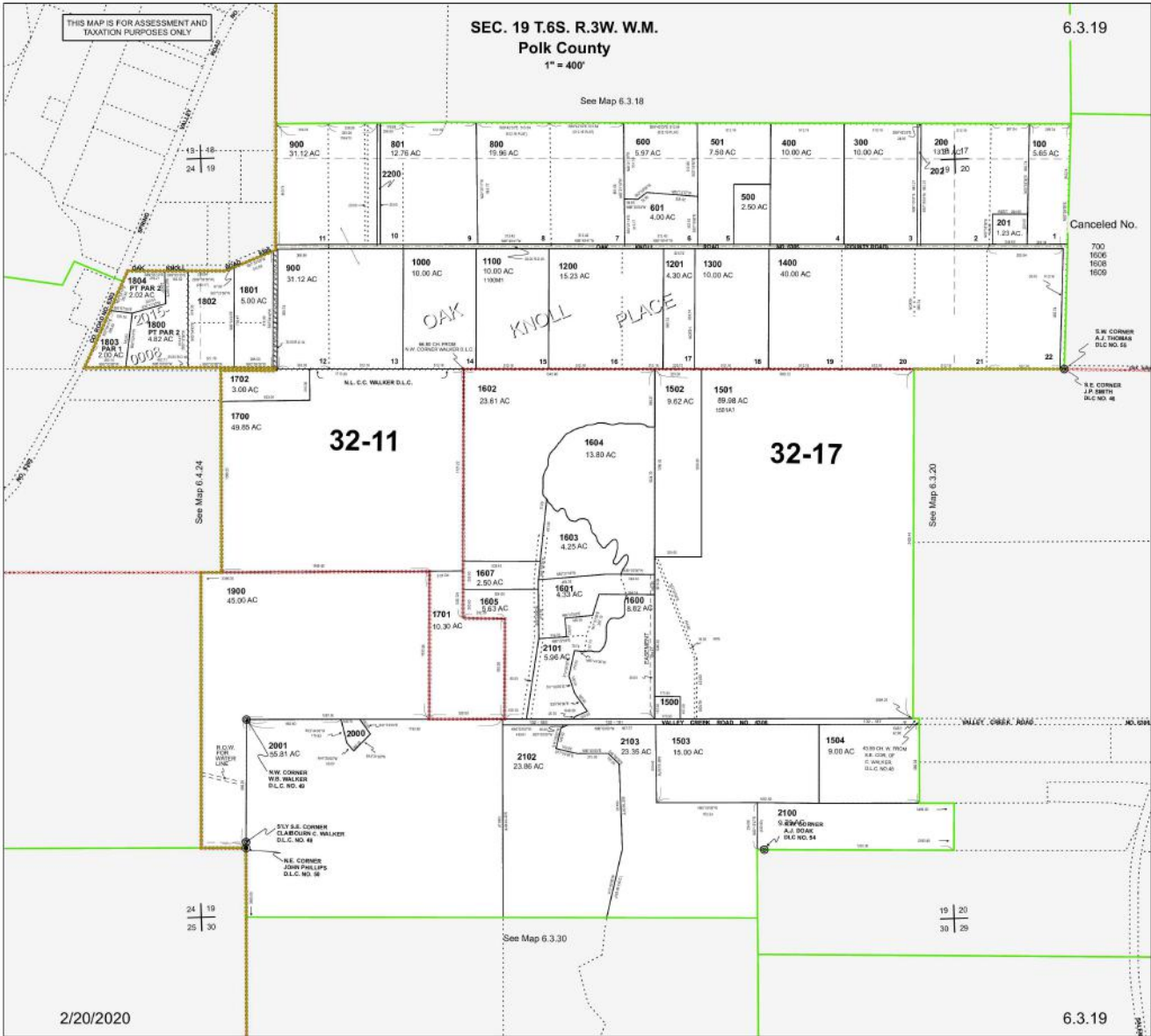


**Fidelity National Title**

Parcel ID: 265212

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.



Fidelity National Title

Parcel ID: 265212

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.





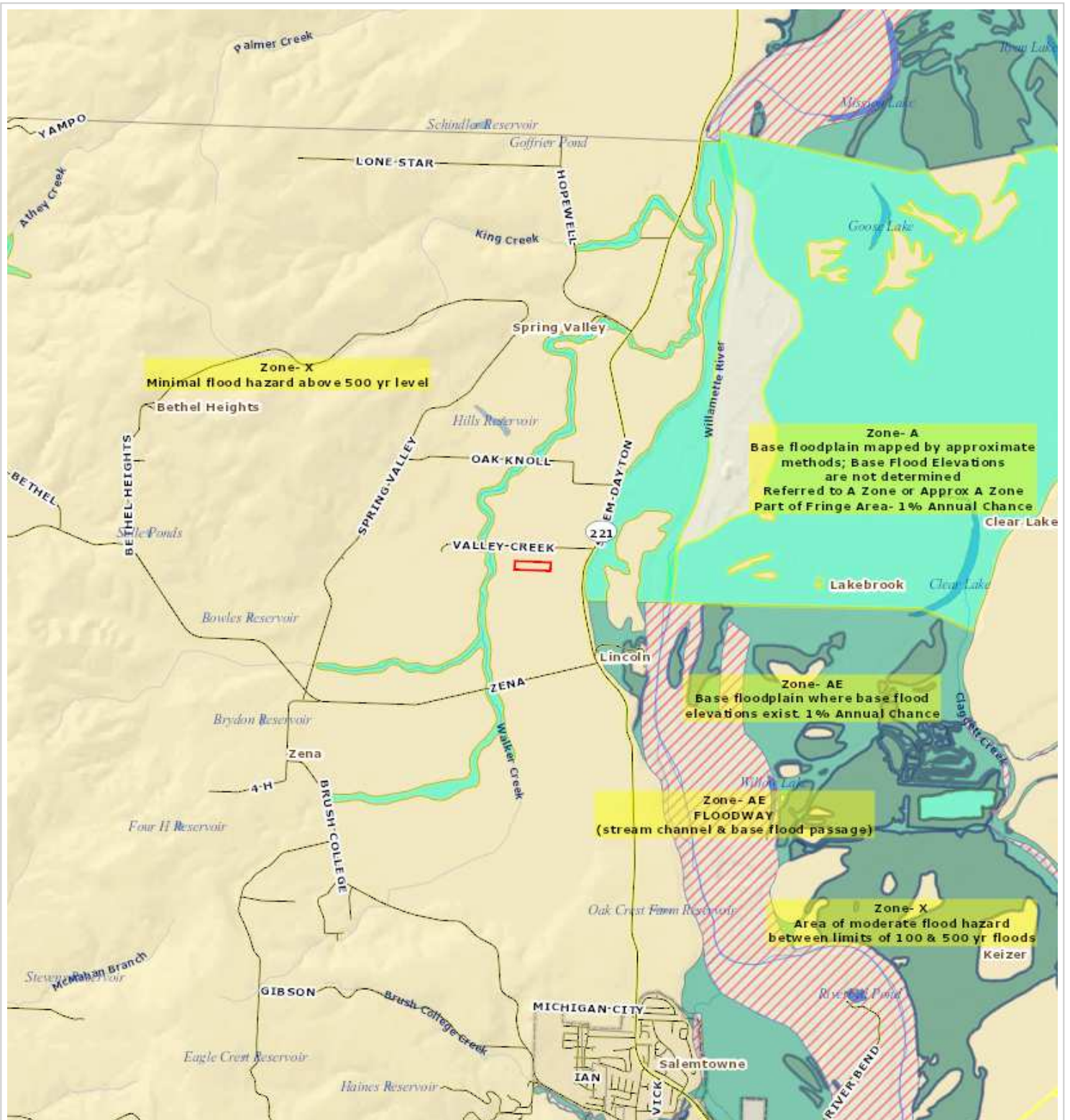
**Fidelity National Title**

Parcel ID: 265212

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



**Fidelity National Title**

Parcel ID: 265212

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# POLK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 21, 2021 1:15:08 pm

**Account #** 265212  
**Map #** 063190002100  
**Code - Tax #** 3217-265212

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing Name** GAYLOR TIMOTHY C

**Deed Reference #** 2016-7105

**Agent**

**Sales Date/Price** 06-29-2016 / \$349,000.00

**In Care Of**

**Appraiser** HEATER, RANDY

**Mailing Address** 6605 WALLACE RD NW  
 SALEM, OR 97304

**Prop Class** 450 **MA** **SA** **NH** **Unit**  
**RMV Class** 400 01 22 000 14458-2

Situs Address(s)			Situs City			
Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
3217	Land	165,630			Land	0
	Impr.	0			Impr.	0
Code Area Total		165,630	74,360	9,164		0
Grand Total		165,630	74,360	9,164		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
3217	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	102	A	1.00	B2	006*	16,920
3217	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	102	A	8.79	B3	006*	148,710
<b>Grand Total</b>								9.79			165,630

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
<b>Grand Total</b>								0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability
<b>NOTATION(S):</b> ■ FARM POT'L ADD'L TAX LIABILITY		

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

21-Oct-2021

GAYLOR TIMOTHY C  
6605 WALLACE RD NW  
SALEM OR 97304

Tax Account #	265212	Lender Name	CLG - SUN WEST MORTGAGE
Account Status	A	Loan Number	
Roll Type	Real	Property ID	3217
Situs Address		Interest To	Nov 15, 2021

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$100.49	\$103.60	\$0.00	\$3.11	\$103.60	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.66	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$96.91	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.17	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.36	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$84.61	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$78.96	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$78.33	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$76.37	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.38	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.40	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.71	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.80	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.83	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.23	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.40	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.31	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.32	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.43	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.05	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.16	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.24	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.66	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.92	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.75	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.26	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.24	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.70	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$71.57	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.93	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.02	Nov 15, 1988
<b>Total</b>		\$100.49	\$103.60	\$0.00	\$3.11		

**STATEMENT OF TAX ACCOUNT**  
**POLK COUNTY TAX COLLECTOR**  
**850 MAIN ST**  
**DALLAS, OREGON 97338-3184**  
**(503) 623-9264**

21-Oct-2021

GAYLOR TIMOTHY C  
6605 WALLACE RD NW  
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Tax Account #	265212	Lender Name	CLG - SUN WEST MORTGAGE
Account Status	A	Loan Number	
Roll Type	Real	Property ID	3217
Situs Address		Interest To	Nov 15, 2021

**Tax Summary**

<b>Tax Year</b>	<b>Tax Type</b>	<b>Total Due</b>	<b>Current Due</b>	<b>Interest Due</b>	<b>Discount Available</b>	<b>Original Due</b>	<b>Due Date</b>
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After recording return to:  
Timothy C. Gaylor  
6605 Wallace Road NW  
Salem, OR 97304

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Timothy C. Gaylor  
6605 Wallace Road NW  
Salem, OR 97304

File No.: 7081-2633658 (JK)  
Date: April 11, 2016

Consideration  
\$349,000.00

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2016-007105

06/30/2016 01:19:14 PM

REC-WD Cnt=1 Stn=6 A. CAPTAIN  
\$20.00 \$11.00 \$10.00 \$5.00 \$20.00

\$66.00

### STATUTORY WARRANTY DEED

**Allan F. Griffith successor Trustee, of the Olson Family Trust**, Grantor, conveys and warrants to **Timothy C. Gaylor**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Polk, State of Oregon, described as follows:

#### PARCEL 1:

**BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GARY SALEM AS DESCRIBED IN BOOK OF RECORDS 148, PAGE 2393, POLK COUNTY RECORDS WHICH IS 71.47 CHAINS EAST AND 8.88 CHAINS SOUTH AND 870.00 FEET EAST FROM THE NORTHWEST CORNER OF THE W.B. WALKER DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 3, WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE EAST ALONG THE SOUTH LINE OF SAID SALEM'S TRACT 466.59 FEET TO A POINT; THENCE NORTH 89° 22' 48" WEST 466.62 FEET TO A POINT ON THE WEST LINE OF SAID SALEM'S TRACT; THENCE SOUTH 5.05 FEET TO THE POINT OF BEGINNING.**

#### PARCEL 2:

FATCO 2633658

BEGINNING AT A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO GARY SALEM AS DESCRIBED IN BOOK OF RECORDS 148, PAGE 2393, POLK COUNTY RECORDS WHICH IS 71.47 CHAINS EAST AND 8.88 CHAINS SOUTH AND 1488.60 FEET EAST AND 37.08 FEET SOUTH 65° 02' 07" EAST FROM THE NORTHWEST CORNER OF THE W.B. WALKER DONATION LAND CLAIM IN TOWNSHIP 6, SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE SOUTH 65° 02' 07" EAST ALONG SAID SOUTH LINE 38.85 FEET TO A POINT IN THE CENTER OF WALLACE ROAD; THENCE NORTH 24° 58' EAST ALONG SAID CENTER LINE 14.25 FEET TO A POINT; THENCE NORTH 85° 10' 48" WEST 41.38 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

THAT PORTION OF THE WELLINGTON B. WALKER AND WIFE DONATION LAND CLAIM NO. 49 LYING WITHIN SECTIONS 19, 20 AND 30 IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE ANDREW J. DOAK DONATION LAND CLAIM NO. 54 IN SAID SECTION 19; THENCE EAST 39.30 CHAINS TO THE MIDDLE OF THE COUNTY ROAD; THENCE NORTH 33° 30' EAST 5.15 CHAINS ALONG THE MIDDLE OF SAID ROAD; THENCE WEST 52.57 CHAINS; THENCE NORTH 8.83 CHAINS; THENCE WEST 16.12 CHAINS; THENCE SOUTH 55.77 CHAINS; THENCE EAST 27.00 CHAINS; THENCE NORTH 42.17 CHAINS; TO THE PLACE OF BEGINNING AND BEING THE SAME REAL ESTATE CONVEYED TO THE UNION CENTRAL LIVE INSURANCE COMPANY BY SHERIFF'S DEED DATED JUNE 1, 1937, AND RECORDED IN BOOK 101, PAGE 138 OF THE DEED RECORDS OF POLK COUNTY, OREGON.

SAVE AND EXCEPT: BEGINNING IN THE CENTER OF A COUNTY ROAD AT A POINT WHICH IS 71.470 CHAINS EAST AND 8.880 CHAINS SOUTH AND 23.848 CHAINS EAST FROM THE NORTHWEST CORNER OF THE W.B. WALKER DONATION LAND CLAIM NO. 49 IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; THENCE WEST 1.269 CHAINS; THENCE SOUTH 64° 34' EAST 1.150 CHAINS TO THE CENTER OF SAID COUNTY ROAD; THENCE NORTH 24° 58' EAST 0.545 CHAINS TO THE PLACE OF BEGINNING. SAVE AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

FURTHER SAVE AND EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF THE DONATION LAND CLAIM OF ANDREW J. DOAK IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID CLAIM 42.17 CHAINS; THENCE WEST 27 CHAINS; NORTH 55.77 CHAINS; THENCE EAST 16.12 CHAINS; THENCE SOUTH 8.83 CHAINS; THENCE EAST 740 FEET MORE OR LESS TO A POINT NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 320 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THEREFROM THE NORTH 40 FEET CONVEYED TO POLK COUNTY, OREGON, BY DEED RECORDED IN BOOK 132, PAGE 191, DEED RECORDS, POLK COUNTY, OREGON.

FURTHER SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.



APN: 265308

Statutory Warranty Deed  
- continued

File No.: 7081-2633658 (JK)

**FURTHER SAVE AND EXCEPT ANY PORTION OF THE ABOVE PROPERTY CONVEYED TO GARY A. SALEM BY THE GRANTORS.**

**NOTE: This Legal Description was created prior to January 01, 2008.**

**Subject to:**

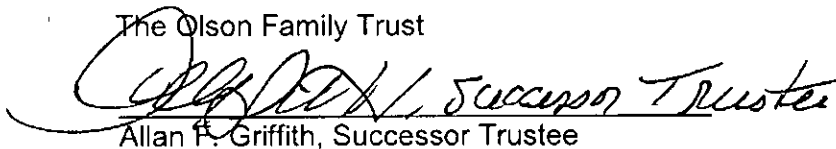
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$349,000.00**. (Here comply with requirements of 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.

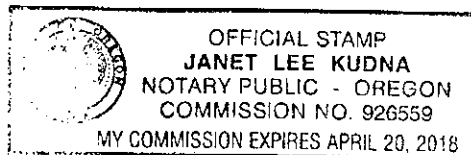
Dated this 29 day of JUNE, 2016.

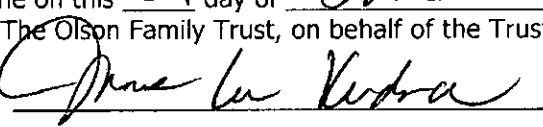
The Olson Family Trust

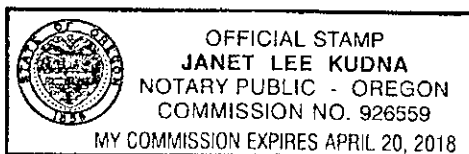
  
Allan F. Griffith, Successor Trustee

STATE OF Oregon )  
)ss.  
County of Marion )

This instrument was acknowledged before me on this 29 day of June, 2016  
by Allan F. Griffith as Successor Trustee of The Olson Family Trust, on behalf of the Trust.



  
Notary Public for Oregon  
My commission expires: 4.20.18

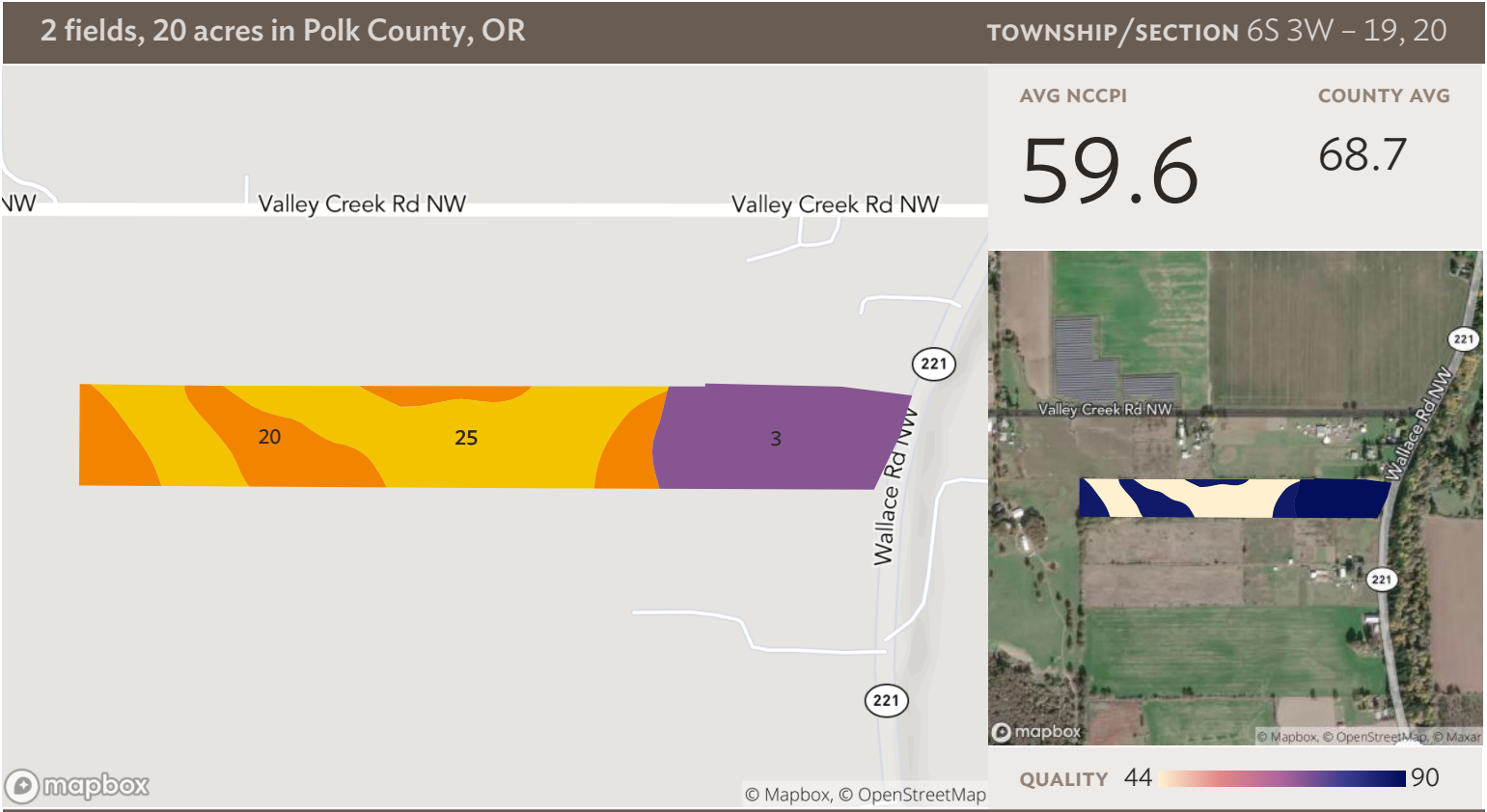


# SOIL REPORT



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

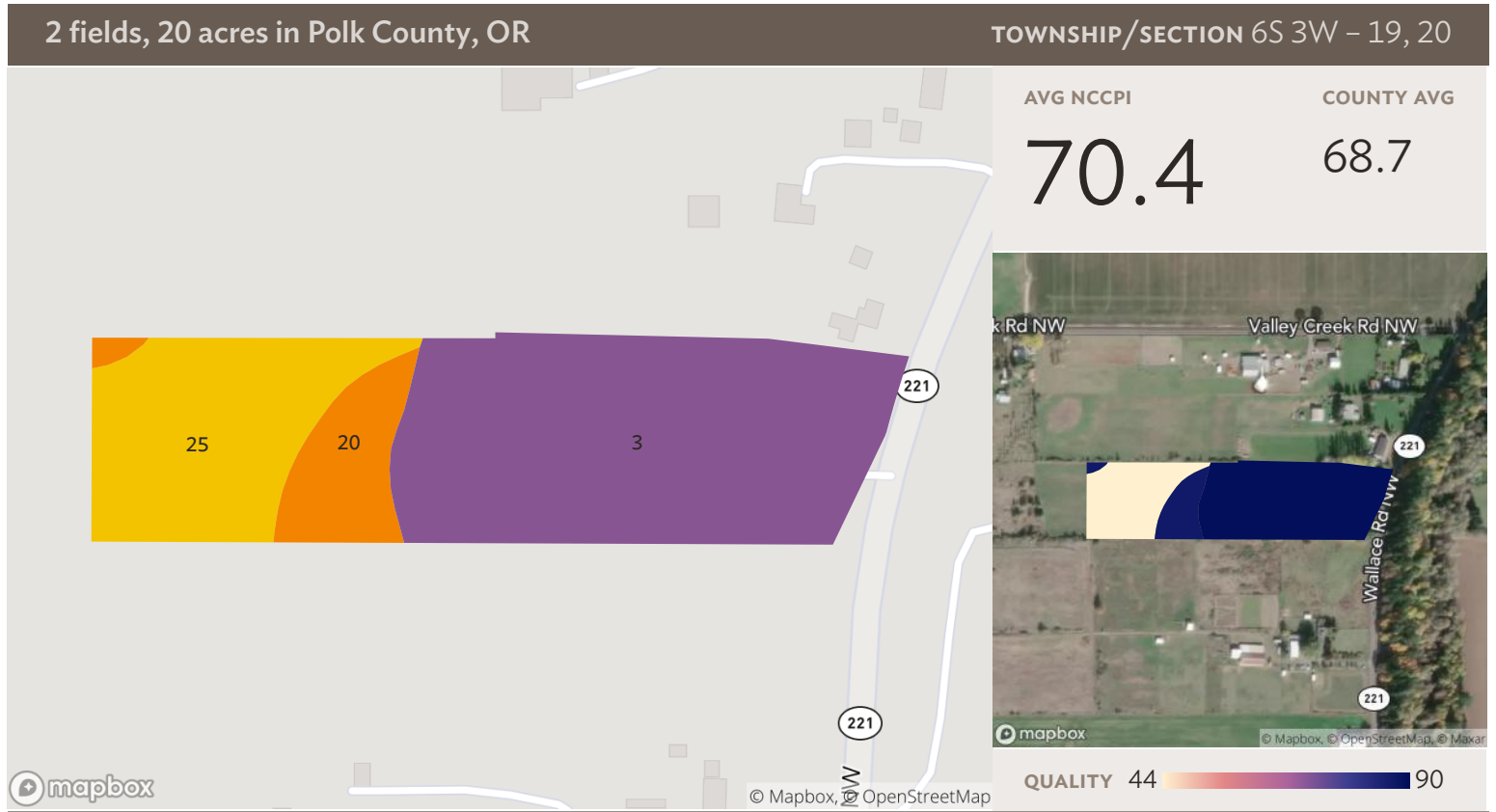


All fields

Source: NRCS Soil Survey

20 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
25	Dayton silt loam	8.74	44.0%	4	23.1
3	Amity silt loam	5.83	29.3%	2	89.4
20	Concord silt loam	5.31	26.7%	3	86.8
19.87					59.6



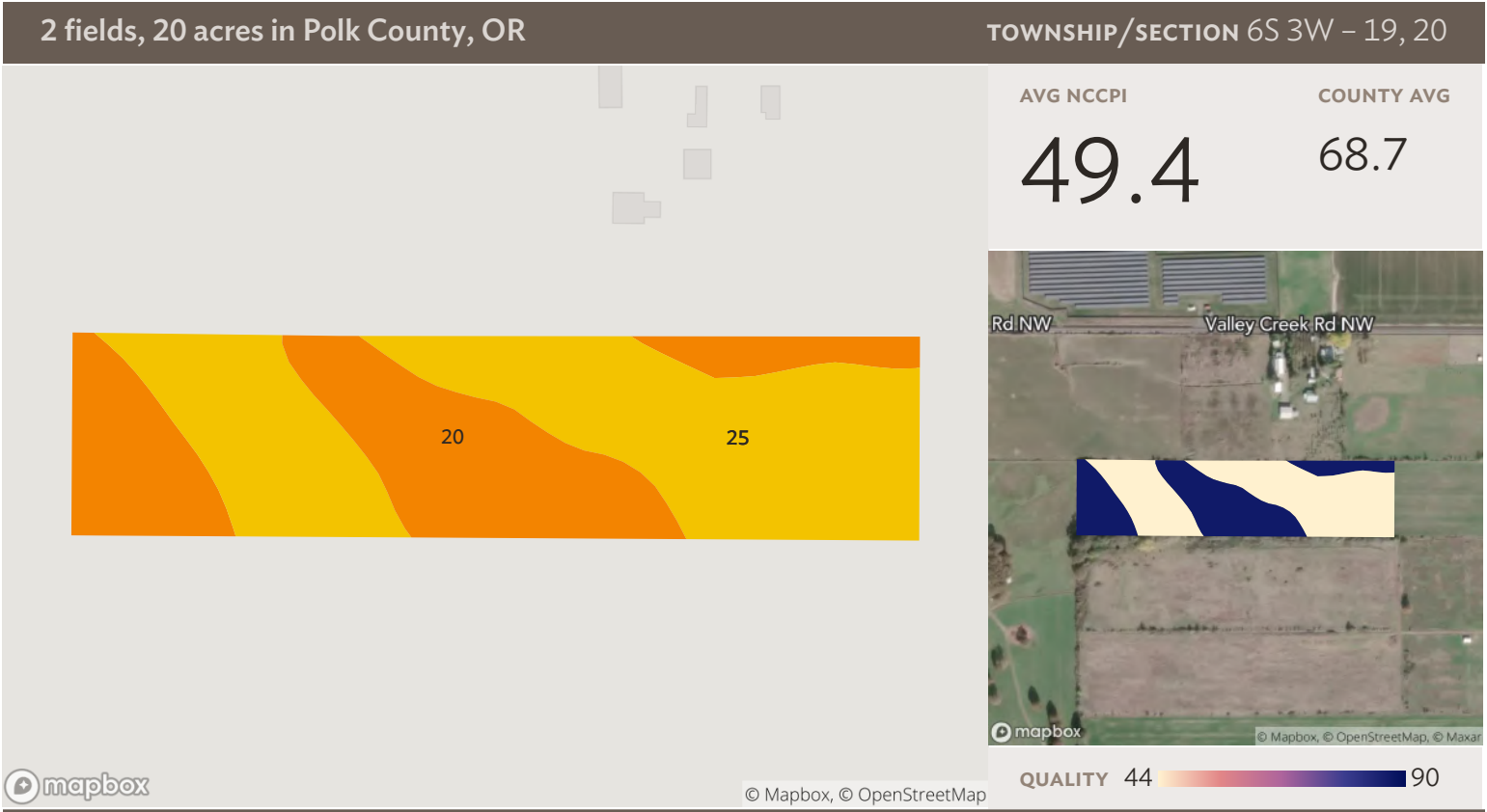
## Field 1

Source: NRCS Soil Survey

10 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
3	Amity silt loam	5.83	60.6%	2	89.4
25	Dayton silt loam	2.72	28.2%	4	23.1
20	Concord silt loam	1.07	11.1%	3	86.8
		9.62			70.4





Field 2

Source: NRCS Soil Survey

10 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
25	Dayton silt loam	6.02	58.7%	4	23.1
20	Concord silt loam	4.23	41.3%	3	86.8
		10.26			49.4