



### Parcel Information

|                            |  |
|----------------------------|--|
| <b>Parcel #:</b>           | 511130                                     |
| <b>Tax Lot:</b>            | 041W22B001100                              |
| <b>Site Address:</b>       | 12728 Donald Loop Rd NE<br>Aurora OR 97002 |
| <b>Owner:</b>              | Green, Joseph W                            |
| <b>Owner2:</b>             |  |
| <b>Owner Address:</b>      | PO Box 1<br>Donald OR 97020                |
| <b>TwN/Range/Section:</b>  | 04S / 01W / 22 / NW                        |
| <b>Parcel Size:</b>        | 3.08 Acres (134,165 SqFt)                  |
| <b>Plat/Subdivision:</b>   |  |
| <b>Lot:</b>                |  |
| <b>Block:</b>              |  |
| <b>Census Tract/Block:</b> | 010202 / 1042                              |
| <b>Waterfront:</b>         |  |

### Tax Information

|                        |            |
|------------------------|------------|
| <b>Levy Code Area:</b> | 01500060   |
| <b>Levy Rate:</b>      | 11.1896    |
| <b>Tax Year:</b>       | 2020       |
| <b>Annual Tax:</b>     | \$8,456.98 |
| <b>Exempt Desc:</b>    |            |

### Legal

ACRES 3.08

### Assessment Information

|                            |                |
|----------------------------|----------------|
| <b>Market Value Land:</b>  | \$139,820.00   |
| <b>Market Value Impr:</b>  | \$1,060,790.00 |
| <b>Market Value Total:</b> | \$1,200,610.00 |
| <b>Assessed Value:</b>     | \$755,790.00   |

### Land

|                         |  |                        |  |
|-------------------------|--|------------------------|--|
| <b>Zoning:</b>          | EFU - Exclusive Farm Use   | <b>Cnty Bldg Use:</b>  | A96 - Agriculture - Class Of Residence 6 |
| <b>Cnty Land Use:</b>   | 641 - Specially assessed forest land, improved, designated forest land | <b>Neighborhood:</b>   |  |
| <b>Std Land Use:</b>    | AMSC - Agricultural Misc   | <b>Recreation:</b>     |  |
| <b>School District:</b> | 15 - North Marion  | <b>Primary School:</b> | NORTH MARION PRIMARY/INTERMEDIATE SCHOOL |
| <b>Middle School:</b>   | NORTH MARION MIDDLE SCHOOL   | <b>High School:</b>    | NORTH MARION HIGH SCHOOL                 |

### Improvement

|                      |       |                   |     |                       |                               |
|----------------------|-------|-------------------|-----|-----------------------|-------------------------------|
| <b>Year Built:</b>   | 1998  | <b>Stories:</b>   | 2   | <b>Finished Area:</b> | 7,428                         |
| <b>Bedrooms:</b>     | 6     | <b>Bathrooms:</b> | 4.5 | <b>Garage:</b>        | 660 Attached Garage, Finished |
| <b>Basement Fin:</b> | 1,988 |                   |     |                       |                               |

### Transfer Information

|                        |                |                      |              |                  |                       |                  |               |
|------------------------|----------------|----------------------|--------------|------------------|-----------------------|------------------|---------------|
| <b>Loan Date:</b>      | 02/28/2003     | <b>Loan Amt:</b>     | \$470,000.00 | <b>Doc Num:</b>  | 20760401              | <b>Doc Type:</b> | Deed Of Trust |
| <b>Loan Type:</b>      | FIX            | <b>Finance Type:</b> | Conventional | <b>Lender:</b>   | WASHINGTON FED'L SVGS |                  |               |
| <b>Rec. Date:</b>      | 04/29/1998     | <b>Sale Price:</b>   |              | <b>Doc Num:</b>  | 14830426              | <b>Doc Type:</b> | Deed          |
| <b>Owner:</b>          | Joseph W Green |                      |              | <b>Grantor:</b>  | GREEN JOSEPH W        |                  |               |
| <b>Orig. Loan Amt:</b> | \$470,000.00   |                      |              | <b>Title Co:</b> |                       |                  |               |
| <b>Finance Type:</b>   | ADJ            | <b>Loan Type:</b>    |              | <b>Lender:</b>   | BANK OF NEWPORT       |                  |               |

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Property Identificaton

Account ID:  
511130

Tax Account ID:  
511130

Tax Roll Type:  
Real Property

Situs Address:  
12728 DONALD LOOP RD NE AURORA, OR 97002

Map Tax Lot:  
041W22B001100

Owner:  
GREEN, JOSEPH W  
PO BOX 1  
DONALD, OR 97020

Manufactured Home Details:

Other Tax Liability:  
SPEC

Subdivision:

Related Accounts:

Owner History

| Grantee  | Grantor               | Sales Info                           | Deed Info  |
|--|-----------------------|--------------------------------------|--|
| GREEN,JOSEPH W<br>PO BOX 1<br>DONALD OR 97020                  |                       |                                      | 4/14/2020<br>43230053<br>MI<br>511130                  |
| GREEN,JOSEPH W   |                       |                                      | 4/29/1998<br>14830426<br>B&S<br>511058, 511130, 511135 |
| GREEN,JOSEPH WILLIAM<br>12597 DONALD LP NE<br>DONALD OR 97020  | JORRITSMA,DAVE & FAYE | 8/22/1997<br>\$175,000.00<br>27<br>3 | 8/22/1997<br>14200569<br>RD<br>511058, 511130, 511135  |
| JORRITSMA,DAVE & FAYE<br>12728 DONALD LP NE<br>DONALD OR 97020 | RUIZ,FELIZ G          | 5/14/1990<br>\$52,000.00<br>27<br>1  | 5/14/1990<br>07700175<br>WD<br>511130                  |
| RUIZ,FELIX G<br>DONALD OR 97020                                | RUIZ,GUSTAVO M ET AL  | 3/29/1982<br>\$0.00<br>29<br>1       | 3/29/1982<br>02791526<br>QC<br>511130                  |

Property Details

Property Class:  
641

Levy Code Area:  
15560

Zoning:

Notes:

Exemption (Begin/End):

Deferral (Begin/End):

(Contact Local Jurisdiction)

**Land/On-Site Developments Information:**

| ID | Type                                  | Acres | Sq Ft |
|----|---------------------------------------|-------|-------|
| 0  | On Site Development - Converted osd   |       |       |
| 1  | 004 Rural Tract                       | 1     | 43560 |
| 3  | 004 Rural Tract DFLC DESIG FOREST FC0 | 2.08  | 90605 |

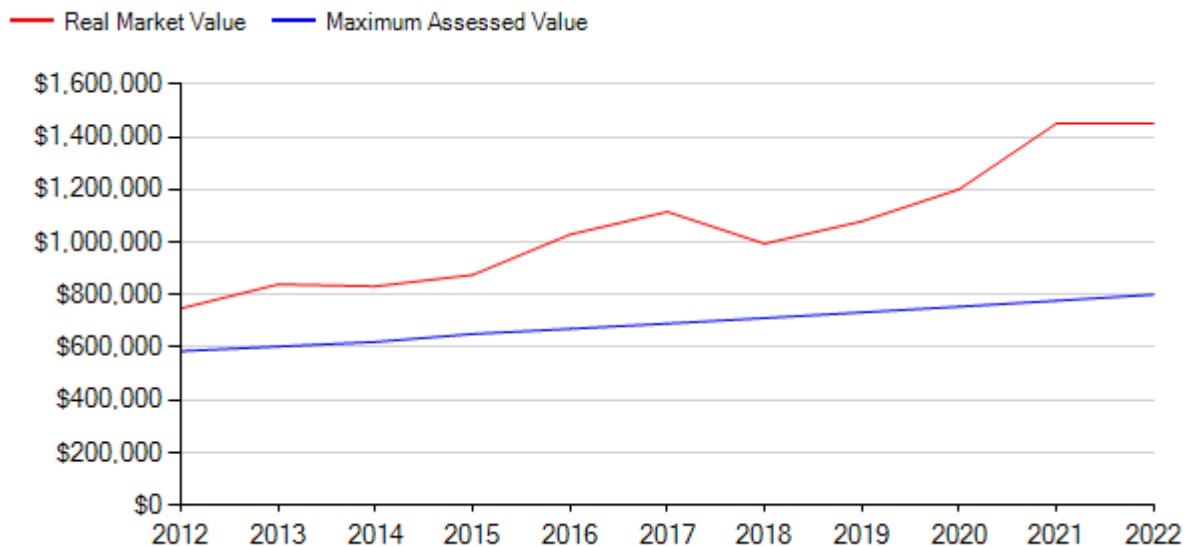
**Improvements/Structures:**

| ID | Type      | Stat CClass                               | Make/Model | Class | Area/Count | Year Built |
|----|-----------|---|------------|-------|------------|------------|
| 1  | RESIDENCE | 164 Multi Story above grade with basement |            | 6     | 7428       | 1998       |
| 2  | RESIDENCE | 138 Res other improvements                |            | 3     | 2048       | 1998       |

**Value Information (per most recent certified tax roll)**

**RMV Land Market:** \$139,820  
**RMV Land Spec.** \$67,410  
**Assess.:**  
**RMV Structures:** \$1,311,240  
**RMV Total:** \$1,451,060  
**AV:** \$778,460  
**SAV:** \$1,680  
**Exception RMV:** \$0  
**Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$1,385,330  
**MAV:** \$777,410  
**MSAV:** \$1,050

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.  
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

| Year | Improvements RMV | Land RMV  | Special Mkt/Use  | Exemptions | Total Assessed Value |
|------|------------------|-----------|------------------|------------|----------------------|
| 2021 | \$1,311,240      | \$139,820 | \$67,410/\$1,050 | None       | \$778,460            |
| 2020 | \$1,060,790      | \$139,820 | \$67,410/\$1,020 | None       | \$755,790            |
| 2019 | \$928,660        | \$70,250  | \$80,150/\$1,270 | None       | \$734,060            |
| 2018 | \$862,270        | \$65,200  | \$66,790/\$1,230 | None       | \$712,680            |
| 2017 | \$990,330        | \$63,340  | \$61,850/\$1,190 | None       | \$691,920            |
| 2016 | \$908,100        | \$62,230  | \$58,900/\$1,160 | None       | \$671,780            |
| 2015 | \$754,380        | \$62,230  | \$58,900/\$1,120 | None       | \$652,210            |
| 2014 | \$717,110        | \$56,230  | \$58,900/\$1,090 | None       | \$622,300            |
| 2013 | \$721,760        | \$57,010  | \$60,970/\$1,060 | None       | \$604,180            |
| 2012 | \$630,300        | \$57,010  | \$60,970/\$1,030 | None       | \$586,590            |
| 2011 | \$646,100        | \$53,010  | \$50,380/\$1,000 | None       | \$569,510            |

Taxes: Levy, Owed

|                            |            |
|----------------------------|------------|
| Taxes Levied 2021-22:      | \$8,666.91 |
| Tax Rate:                  | 11.1334    |
| Tax Roll Type:             | R          |
| Current Tax Payoff Amount: | \$8,406.90 |

| Year | Total Tax Levied | Tax Paid    |
|------|------------------|-------------|
| 2021 | \$8,666.91       | \$0.00      |
| 2020 | \$8,456.98       | \$16,660.25 |
| 2019 | \$8,290.26       | \$8,290.26  |
| 2018 | \$7,684.76       | \$7,684.76  |
| 2017 | \$7,196.60       | \$7,196.60  |
| 2016 | \$7,014.79       | \$7,014.79  |
| 2015 | \$6,849.96       | \$6,849.96  |
| 2014 | \$6,548.90       | \$6,548.90  |

Tax Payment History

| Year | Receipt ID | Tax Paid | Discount | Interest | Amount Paid | Date Paid |
|------|------------|----------|----------|----------|-------------|-----------|
|------|------------|----------|----------|----------|-------------|-----------|

| Year | Receipt ID | Tax Paid    | Discount | Interest | Amount Paid | Date Paid  |
|------|------------|-------------|----------|----------|-------------|------------|
| 2020 | 3859028    | -\$8,203.27 | \$0.00   | \$0.00   | \$8,203.27  | 11/14/2020 |
| 2020 | 3853717    | -\$8,456.98 | \$253.71 | \$0.00   | \$8,203.27  | 10/30/2020 |
| 2020 |            | \$8,203.27  | \$0.00   | \$0.00   | -\$8,203.27 | 1/26/2021  |
| 2019 | 108052     | -\$8,290.26 | \$248.71 | \$0.00   | \$8,041.55  | 11/13/2019 |
| 2018 | 261570     | -\$7,684.76 | \$230.54 | \$0.00   | \$7,454.22  | 11/9/2018  |
| 2017 | 402193     | -\$7,196.60 | \$215.90 | \$0.00   | \$6,980.70  | 11/13/2017 |
| 2016 | 590883     | -\$7,014.79 | \$210.44 | \$0.00   | \$6,804.35  | 10/28/2016 |
| 2015 | 696029     | -\$6,849.96 | \$205.50 | \$0.00   | \$6,644.46  | 11/13/2015 |
| 2014 | 846899     | -\$6,548.90 | \$196.47 | \$0.00   | \$6,352.43  | 11/14/2014 |

After recording return to:

Joseph W. Green  
PO Box 1  
Donald, OR 97020

REEL 4323 PAGE 53  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
04-14-2020 09:14 am.  
Control Number 596997 \$ 96.00  
Instrument 2020 00019435

Send Tax Statements To:  
Same as above

DEED

For Property Line Adjustment Case \_\_\_\_\_

Joseph W. Green, Grantor, conveys to Joseph W. Green, Grantee, the following real property situated in Marion County, Oregon.

See Exhibits

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2020.

The true consideration for this conveyance is \$ 100 Grantor and Grantee took title under Reel 1483, Page 426, Recorded April 29, 1998 in the Marion County Deed Records.

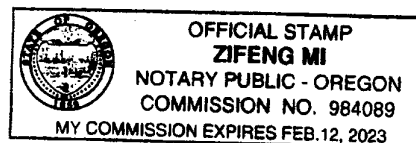
Dated this \_\_\_\_\_ day of April 2020.

By: Joseph W. Green

STATE OF OREGON, County of Clackamas )ss

This instrument was acknowledged be for me on 9th day of April 2020 by Joseph W. Green.

Zifeng Mi  
Notary Public for Oregon



This instrument filed for record by LEX/  
Fidelity National Title as an accommodation  
only, it has not been examined as to its  
execution or as to its effect upon the title.

#3449ACCO

### PROPERTY A

A tract of land situated in the northwest one-quarter of Section 22, Township 4 South, Range 1 West, of the Willamette Meridian, Marion County, Oregon, being a portion of Parcel 1 and Parcel 2 of that property conveyed to Joseph W. Green, by Reel 1483, Page 426, Marion County Deed Records, being more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569" on the North line of said Section 22. Said beginning point bears South 89°59'36" West, 340.73 feet from a railroad spike marking the northeast corner of said Parcel 1 of Reel 1483, Page 426;

thence, South 00°50'03" East, 132.79 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, South 34°17'33" East, 74.49 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, South 71°29'04" East, 36.32 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, South 00°50'03" East, 223.88 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569" on the south line of said Parcel 1;

thence, along the south line of said Parcel 1, South 71°19'25" West, 19.53 feet to the north right of way line of Donald Road (Market Road No. 10) and a point of non-tangent curvature;

thence, along said north right of way line, along a 1402.40 foot radius curve to the right, through a central angle of 5°28'07" (chord bears North 70°25'36" West, 133.80 feet) an arc distance of 133.85 feet to a point of tangency;

thence, continuing along said north right of way line, North 67°41'32" West, 370.46 feet;

thence, continuing along said north right of way line, North 63°52'40" West, 300.62 feet;

thence, continuing along said north right of way line, North 67°41'32" West, 120.51 feet to the easterly right of way line of a couplet between the old and new alignment of Market Road No. 10 (as shown on Survey Number 11274, Marion County Survey Records);

thence, along said easterly right of way line, North 22°18'28" East, 10.49 feet to a point of curvature;

thence, continuing along said easterly right of way line, along a 174.63 foot radius curve to the right, through a central angle of 25°15'59" (chord bears North 34°56'27" East, 76.39 feet) an arc distance of 77.01 feet to the north line of said Section 22;

thence, along the north line of said Section 22, North 89°59'36" East, 739.37 feet to the Point of Beginning.

Containing 4.91 acres, more or less.

Bearings based on Oregon Coordinate Reference System "Salem Zone".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWAL: 6-30-2021

### PROPERTY B

A tract of land situated in the northwest one-quarter of Section 22, Township 4 South, Range 1 West, of the Willamette Meridian, Marion County, Oregon, being a portion of Parcel 1 and Parcel 2 of that property conveyed to Joseph W. Green, by Reel 1483, Page 426, Marion County Deed Records, being more particularly described as follows:

Beginning at a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569" on the North line of said Section 22. Said beginning point bears South 89°59'36" West, 340.73 feet from a railroad spike marking the northeast corner of said Parcel 1 of Reel 1483, Page 426;

thence, along the north line of said Section 22, North 89°59'36" East, 340.73 feet to a railroad spike;

thence, South 29°43'32" East, 287.10 feet to a 1/2" iron rod on the south line of said Parcel 1;

thence, along the south line of said Parcel 1, South 63°24'58" West, 83.88 feet to a 1/2" iron pipe;

thence, continuing along the south line of said Parcel 1, South 17°37'54" East, 30.82 feet to a 1/2" iron pipe;

thence, continuing along the south line of said Parcel 1, South 71°19'25" West, 354.47 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, North 00°50'03" West, 223.88 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

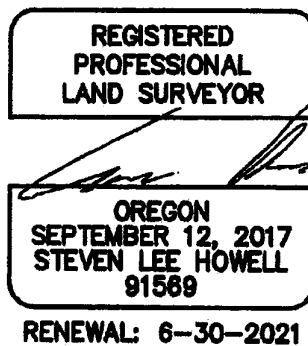
thence, North 71°29'04" West, 36.32 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, North 34°17'33" West, 74.49 feet to a 5/8" iron rod with yellow plastic cap marked "HOWELL LS 91569";

thence, North 00°50'03" West, 132.79 feet to the Point of Beginning.

Containing 3.21 acres, more or less.

Bearings based on Oregon Coordinate Reference System "Salem Zone".



**REEL: 4323**

**PAGE: 53**

**April 14, 2020, 09:14 am.**

**CONTROL #: 596997**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

**FEE: \$ 96.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**



# TICOR TITLE™

**Site Address: 12728 Donald Loop Rd NE**

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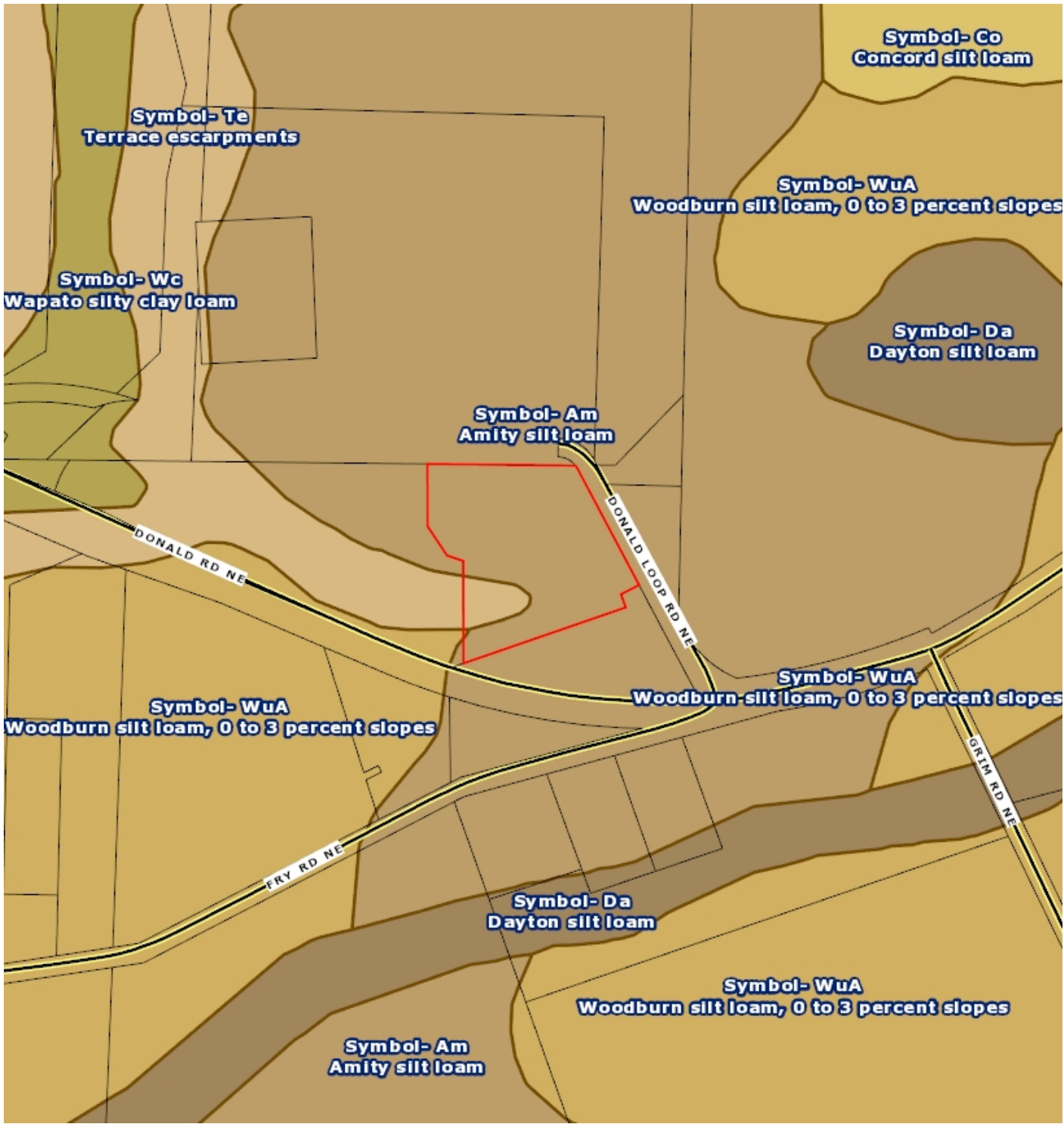
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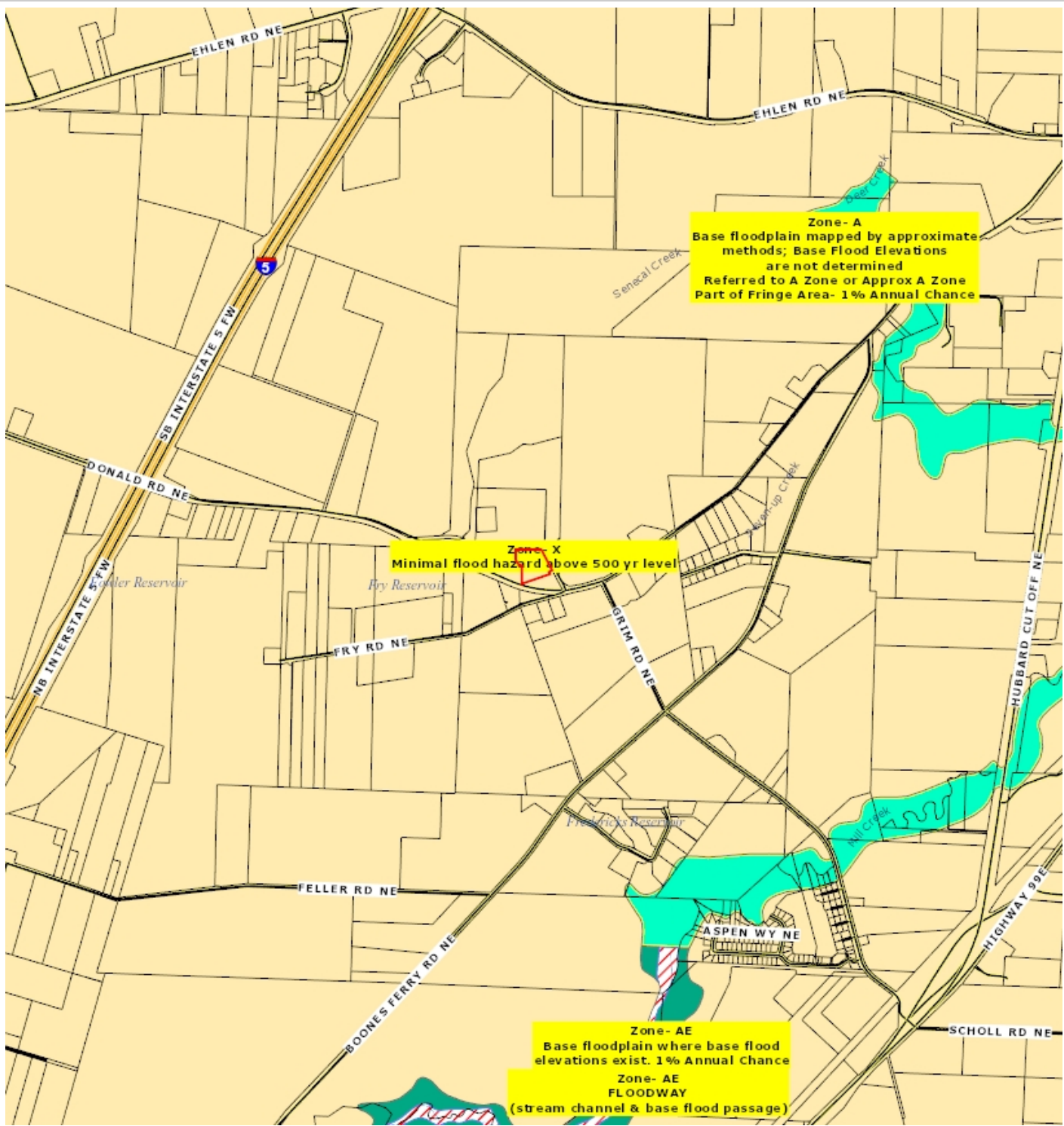


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Flood Map



**TICOR TITLE™**

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