



# FIRST AMERICAN TITLE

# Property Research Report

## SUBJECT PROPERTY

233278R  
4S10290000200  
Tillamook

## OWNER

Caspell, Dale W  
Maack, Ramon C

## DATE PREPARED

04/21/2022

## PREPARED BY

ereyes-garcia@firstam.com



*First American Title*

Customer Service 503.219.8746  
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Customer Service Department

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Date: 4/21/2022

## OWNERSHIP INFORMATION

Owner: Caspell, Dale W  
CoOwner: Maack, Ramon C

Site: OR 97112

Mail: 35100 Learned Rd Cloverdale OR 97112

Parcel #: 233278R

Ref Parcel #: 4S10290000200

TRS: 04S / 10W / 29

County: Tillamook

## PROPERTY DESCRIPTION

Map Grid:

Census Tract: 960800 Block: 1057

Neighborhood: 500

School Dist: 101 Nestucca Valley

Impr Type:

Subdiv/Plat:

Land Use: 551 - Farm - Exclusive Farm Use (EFU) -  
Improved (typical of class)

Std Land Use: AFAR - Farms And Crops

Zoning: F-1 - Farm

Lat/Lon: 45.202633 / -123.927623

Watershed: Nestucca River-Frontal Pacific Ocean

Legal:

## ASSESSMENT AND TAXATION

Market Land: \$271,960.00

Market Impr: \$7,410.00

Market Total: \$279,370.00 (2021)

% Improved: 3.00%

Assessed Total: \$40,432.00 (2021)

Levy Code: 2201

Tax: \$494.79 (2021)

Millage Rate: 11.4954

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms:

Total SqFt: 3,660 SqFt

Year Built: 1900

Baths, Total:

First Floor:

Eff Year Built: 1991

Baths, Full:

Second Floor:

Lot Size Ac: 39.55 Acres

Baths, Half:

Basement Fin:

Lot Size SF: 1,722,798 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: AA0 - Barn

Garage:

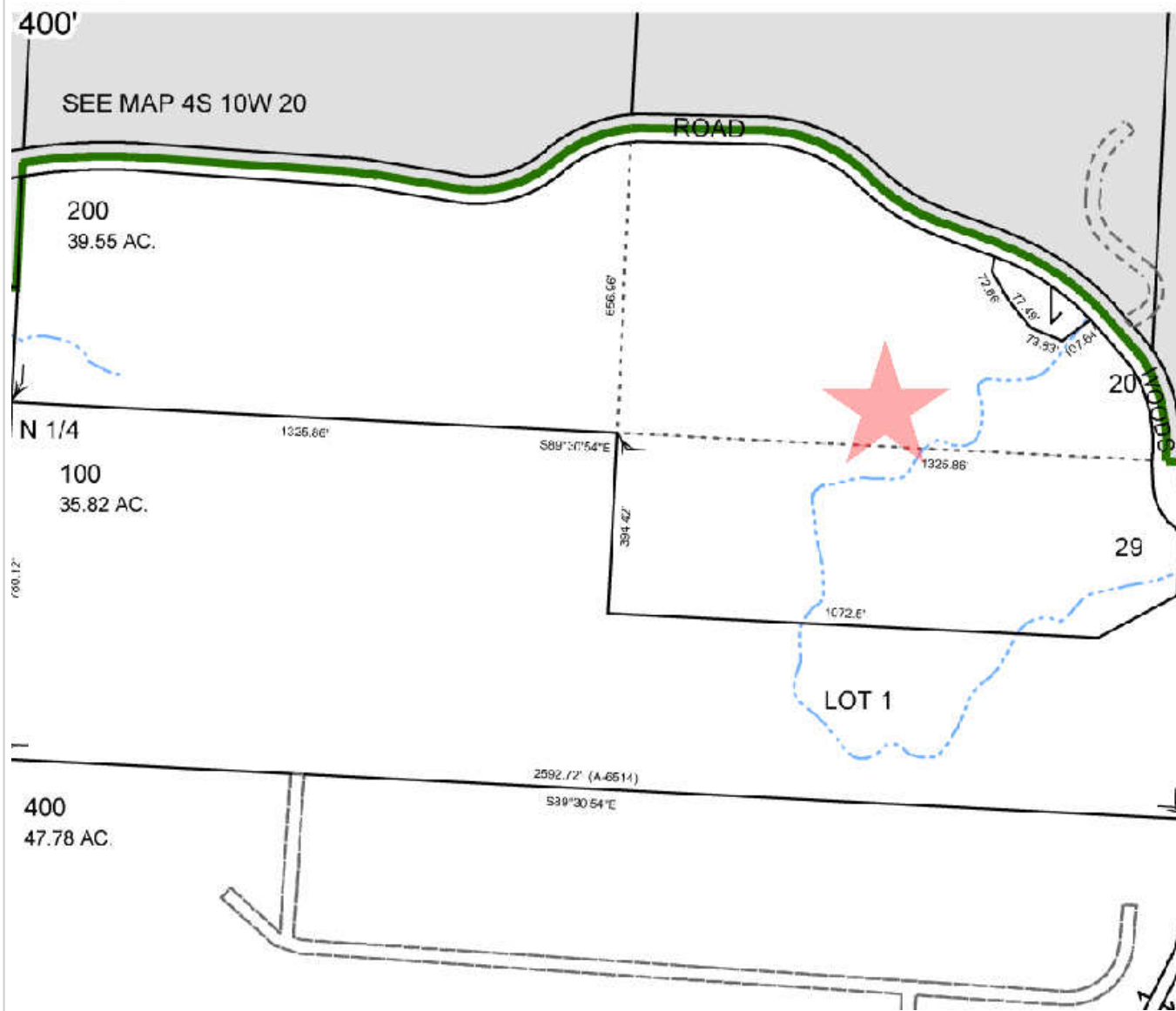
Const Type:

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	01/02/1982	0002790787				Conv/Unk

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# 1S. R.10W. W.M. K COUNTY



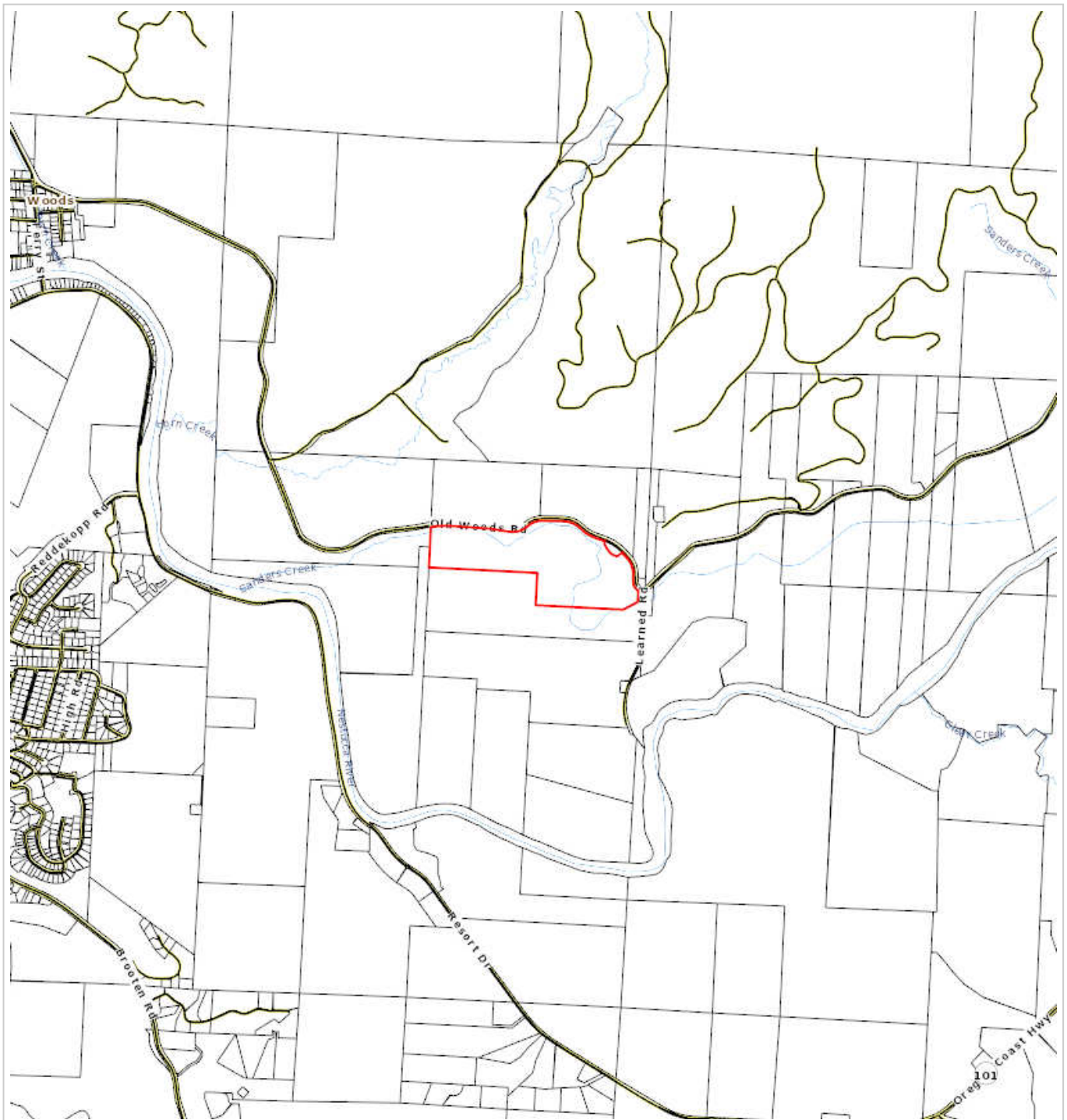
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**Parcel ID: 233278R**

**Site Address:**

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## Street Map



**Parcel ID: 233278R**

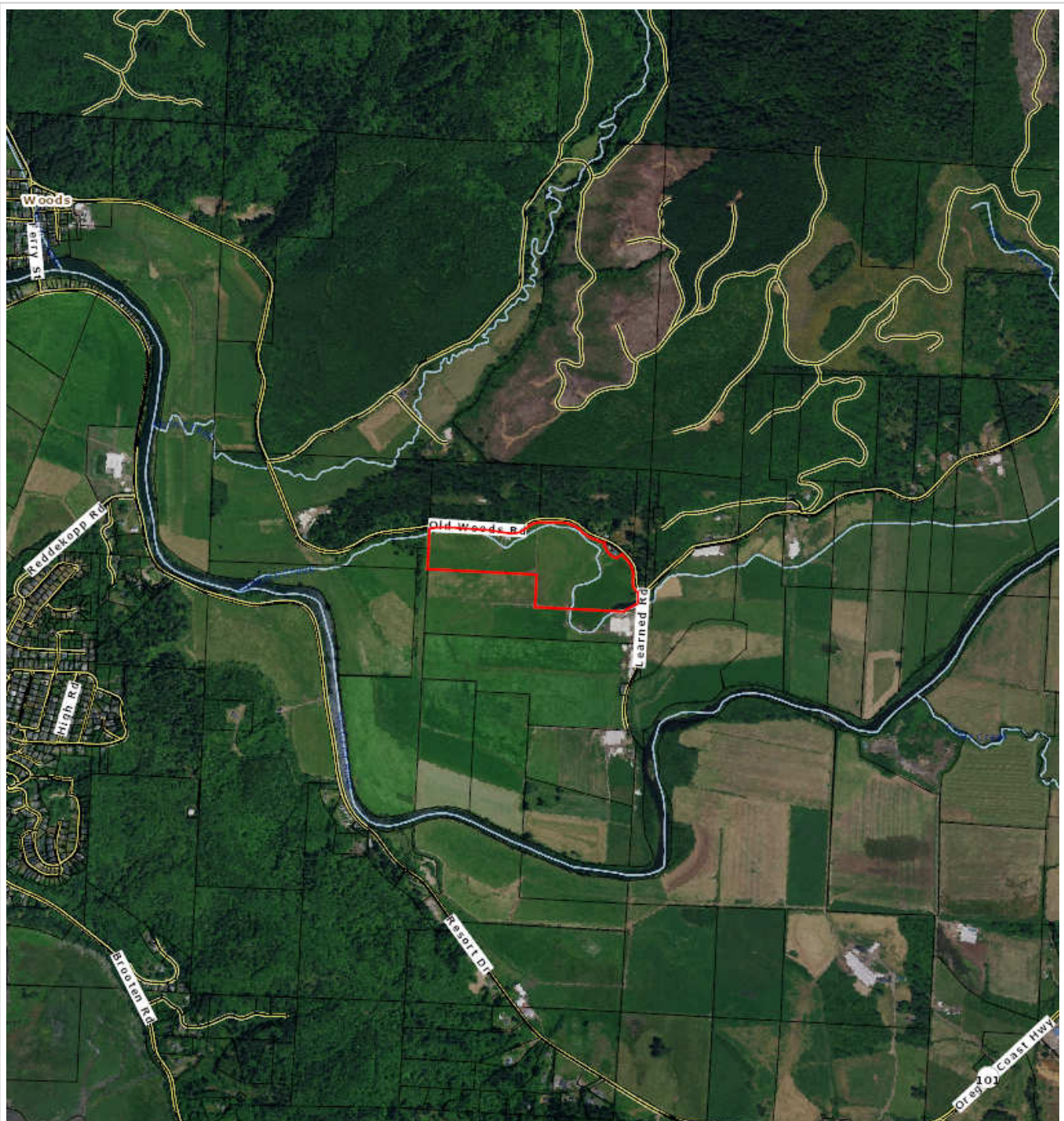
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## Aerial Map



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**Parcel ID: 233278R**

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## BARGAIN AND SALE DEED

MAXINE A. CASPELL, Grantor, conveys to DALE W. CASPELL, Grantee, the four parcels of Sections 20 and 29, Township 4 South, Range 10 West of WM in Tillamook County, Oregon, more particularly described in Exhibit A which is attached.

Subject and excepting first mortgage held by Willamette Production Credit in the approximate amount of \$38,600.

The true and actual consideration for this conveyance is \$138,600.

Until a change is requested, tax statements shall be sent to:

35100 Learned Road - Cloverdale, Oregon 97112

DATED this 11th day of JANUARY, 1982.

*Maxine A. Caspell*  
MAXINE A. CASPELL Grantor

STATE OF OREGON, County of Tillamook) ss. Personally appeared the above named MAXINE A. CASPELL and acknowledged the foregoing instrument to be her voluntary act and deed.

*Butler*  
Notary Public for Oregon  
My commission expires: 5-4-83



352048  
3/19/87  
1-11-82

After recording, return to:  
Dale Caspell  
35100 Learned Road  
Cloverdale, OR 97112

2520

State of Oregon, Co  
I hereby certify that  
this instrument was received



Tillamook County Of  
WILLIAM WAGNER  
JUNE WAGNER

*Butler*  
*Reed*

EXHIBIT A

PARCEL I

The Southwest quarter of the Southeast quarter of Section 20, Township 4 South, Range 10 West of the Willamette Meridian in Tillamook County, Oregon.

PARCEL II

Lots 6 and 7 in Section 29, Township 4 South, Range 10 West of the Willamette Meridian in Tillamook County, Oregon.

PARCEL III

Commencing at the Southeast corner of Lot 8, Section 29, running thence North 1791 feet to the hill across slough, thence West 112 feet to include within these boundaries 4.6 acres, running thence South, parallel with first line to point immediately West of point of beginning; thence East on the South line of said Lot 8 to point of beginning, being in Sections 20 and 29, Township 4 South, Range 10 West of the Willamette Meridian in Tillamook County, Oregon.

PARCEL IV

The following described real property situated in Tillamook County, Oregon, to-wit: Beginning at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 20, in Township 4 South, Range 10 West of the Willamette Meridian, and thence South along the one-sixteenth section line 23.91 rods; thence East parallel with the section line between Sections 20 and 29, 65 rods; thence north-easterly along the channel of the lake to a point 5 rods West of the section line between Sections 28 and 29 in said township and range; thence North parallel to the said section line to the intersection of the section line between Sections 20 and 19; thence West along said section line to the place of beginning, in Section 29, Township 4 South, Range 10 West of the Willamette Meridian.

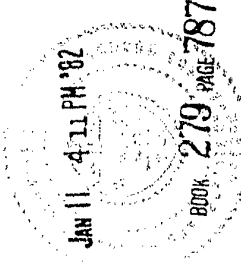
ALSO the Southeast quarter of the Southeast quarter of Section 20, in Township 4 South, Range 10 West of the Willamette Meridian. SAVE AND EXCEPT the following tract: Beginning at the 1/16 section corner on the East line of the Southeast quarter of Section 20, said township and range, between Sections 20 and 21; thence West 10 rods; thence in a southerly direction along a line parallel to the section line between Sections 20 and 21 to the center of the county road; thence along said county road in a southeasterly direction to a point in the section line between Sections 20 and 29, said township and range, intersected by said road; thence in an easterly direction along said section line to the Southeast corner of said Section 20; thence North along the East line of said Section 20 to the place of beginning.

CASPELL BARGAIN AND SALE DEED

Jan. 11, 1982

252048

State of Oregon, County of Tillamook  
I hereby certify that the within instrument  
was received for record at:



Tillamook County Official Records,  
Witness my hand and seal this 11th day of  
JUNE WAGNER, County Clerk

*W. Wagner*  
800  
Hand