



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

35100 Learned Rd
231010R
4S10290000100
Tillamook

OWNER

Maack, Ramon C
Maack, Mary S

DATE PREPARED

04/21/2022

PREPARED BY

ereyes-garcia@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

©2018 First American Financial Corporation and/or its affiliates.

All rights reserved. | NYSE: FAF | 39203000418

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



First American Title™

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 4/21/2022

OWNERSHIP INFORMATION

Owner: Maack, Ramon C

CoOwner: Maack, Mary S

Site: 35100 Learned Rd Cloverdale OR 97112

Mail: 35100 Learned Rd Cloverdale OR 97112

Parcel #: 231010R

Ref Parcel #: 4S10290000100

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: 559 - Farm - Exclusive Farm Use (EFU) -
Manufactured structure

Std Land Use: AFAR - Farms And Crops

Zoning: F-1 - Farm

Lat/Lon: 45.201427 / -123.932583

Watershed: Nestucca River-Frontal Pacific Ocean

Legal:

ASSESSMENT AND TAXATION

Market Land: \$264,500.00

Market Impr: \$386,490.00

Market Total: \$650,990.00 (2021)

% Improved: 59.00%

Assessed Total: \$435,547.00 (2021)

Levy Code: 2201

Tax: \$5,079.22 (2021)

Millage Rate: 11.4954

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 2

Baths, Full: 2

Baths, Half:

Total Units:

Stories:

Fireplaces:

Cooling:

Heating:

Building Style: R0F - Manufactured Home

Total SqFt: 1,782 SqFt

First Floor: 1,782 SqFt

Second Floor:

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage:

Year Built: 1998

Eff Year Built: 1998

Lot Size Ac: 35.00 Acres

Lot Size SF: 1,524,600 SqFt

Lot Width:

Lot Depth:

Roof Material:

Roof Shape:

Ext Walls:

Const Type:

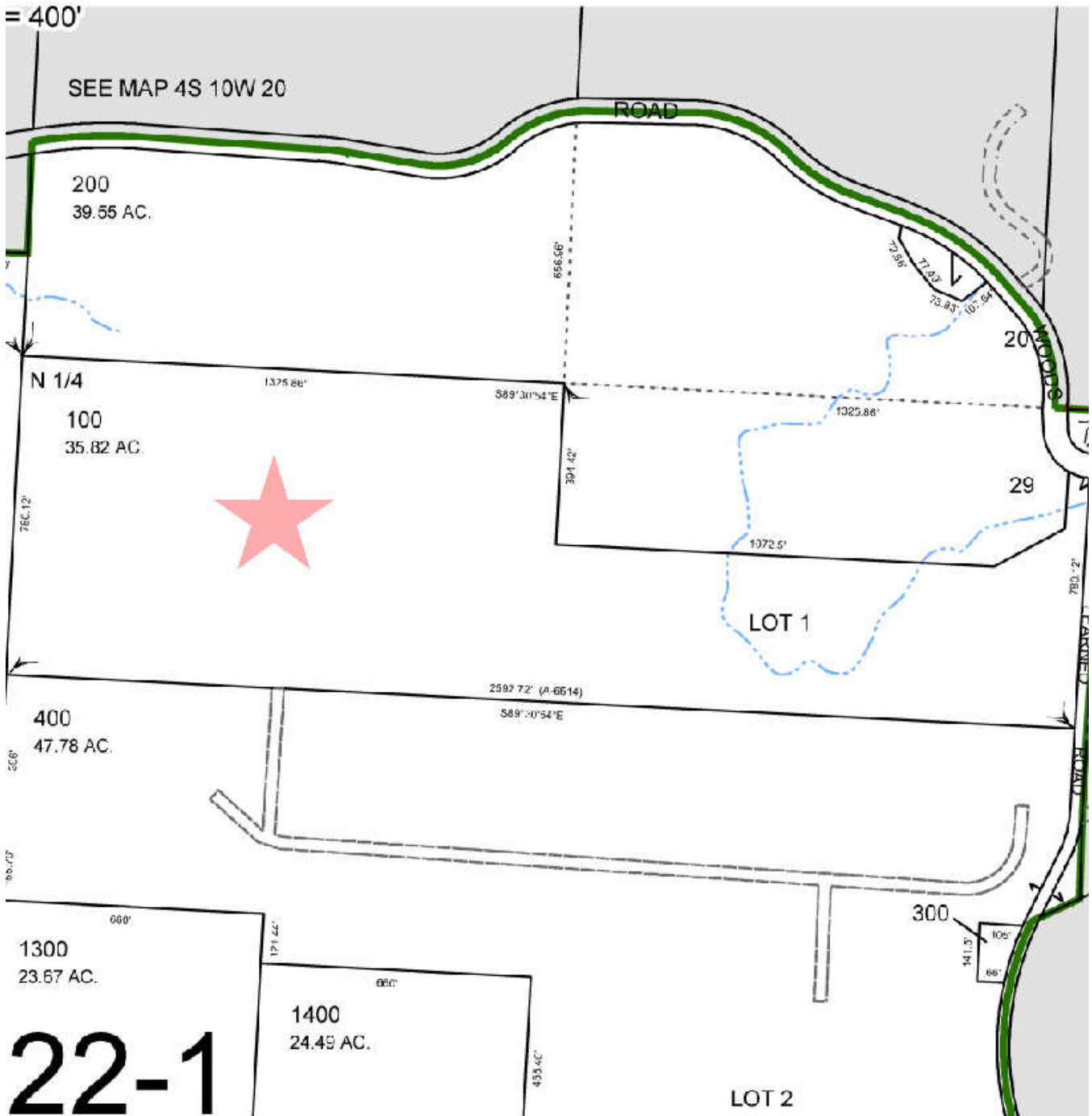
SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
RAMON C MAACK	02/15/2019	864	\$202,000.00	Deed		Conv/Unk
RAMON C MAACK	02/15/2019	864	\$202,000.00	Deed		Conv/Unk
RAMON MAACK	01/13/1999	403682		Deed	\$178,183.00	Conventional

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.

OK COUNTY

= 400'



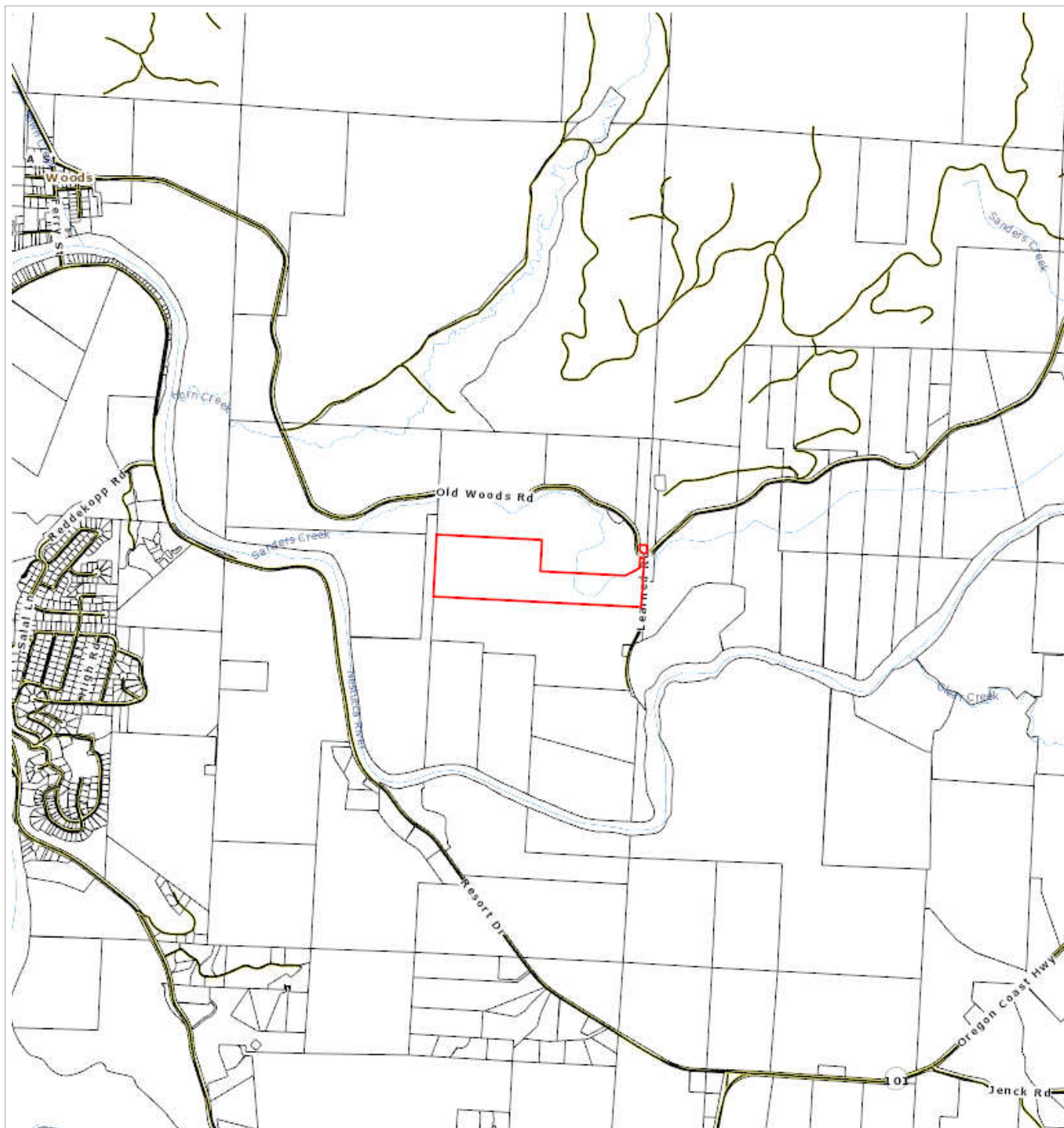
First American Title™

Parcel ID: 231010R

Site Address: 35100 Learned Rd

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.

Street Map

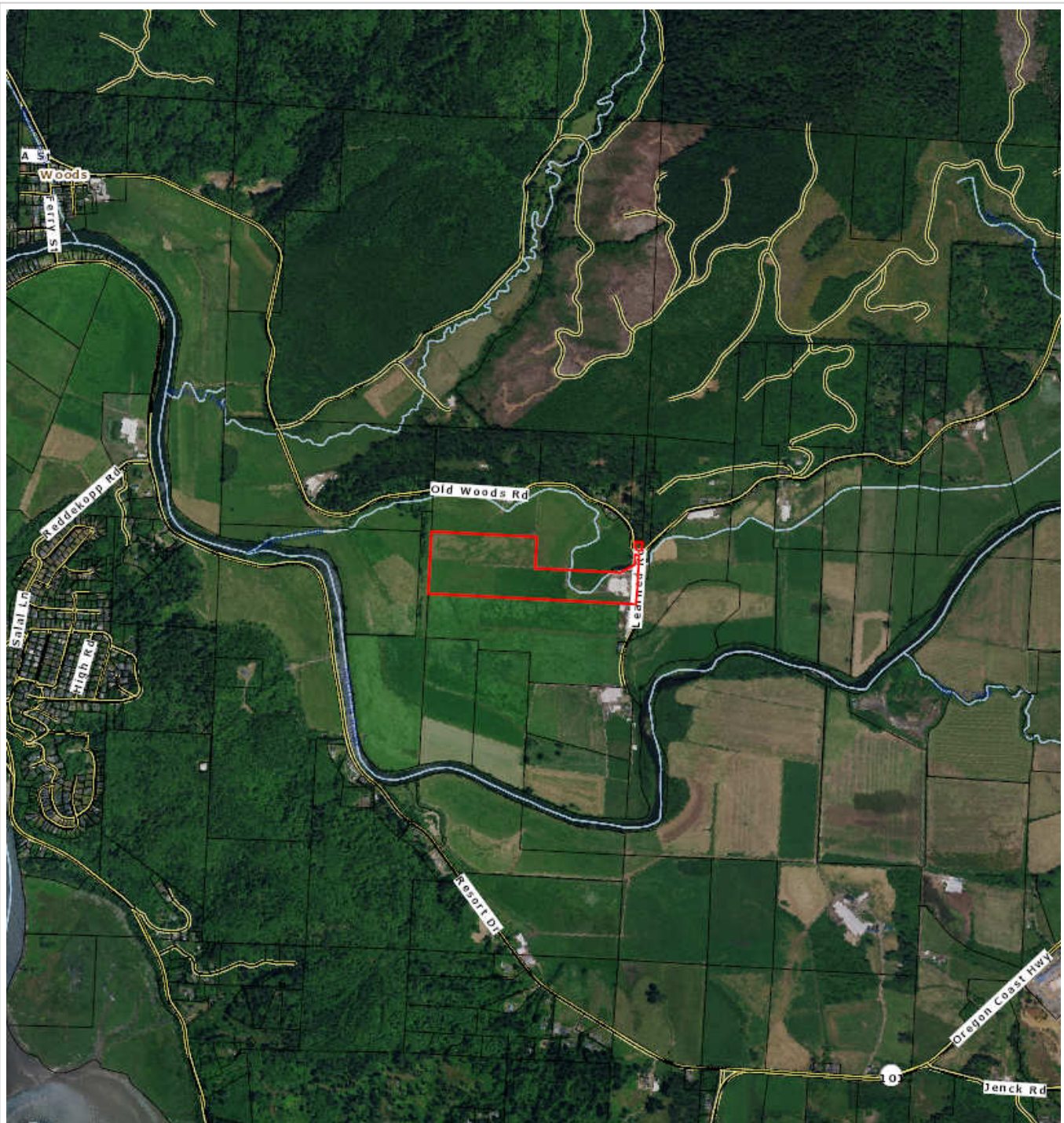


First American Title™

Parcel ID: 231010R

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.

Aerial Map



First American Title™

Parcel ID: 231010R

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.

360418005311
TICOR TITLE™

AFTER RECORDING RETURN TO:

Ticor Title Company
802 Main Ave.
Tillamook, OR 97141

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Ramon and Mary Maack
35100 Learned Rd.
Cloverdale, OR 97112

Tillamook County, Oregon

02/15/2019 09:11:00 AM

2019-00864

DEED-CMEMO

\$25.00 \$11.00 \$10.00 \$61.00 - Total =\$107.00

I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.

Tassi O'Neil, Tillamook County Clerk

MEMORANDUM OF CONTRACT

Date: February 13, 2019

Vendor: Dale W. Caspell

Vendee: Ramon C. Maack and Mary S. Maack, as tenants by the entirety

This Memorandum of Contract ("**Memorandum**") is by and between Dale W. Caspell ("**Vendor**") and Ramon C. Maack and Mary S. Maack, as tenants by the entirety (together, "**Vendee**"). The parties represent as follows:

1. Land Contract of Sale. On the 13th day of February, 2019, parties entered into an agreement entitled Land Contract of Sale for the following real property ("**Property**"):

See Exhibit A, attached hereto and incorporated herein.

2. Purpose of Memorandum. This Memorandum is prepared for the purpose of recordation in order to give notice of the Land Contract of Sale without recording the entire Land Contract of Sale document or all terms and conditions of that document.

3. Term. The Land Contract of Sale requires full payment by the Vendee within 120 months of the date of this Memorandum of Contract.

4. Consideration. The true consideration for this instrument \$202,000.00

//

(signatures and notaries to follow)

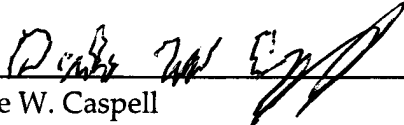
//

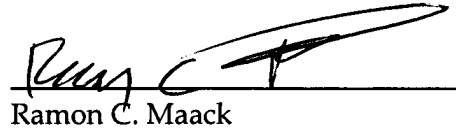
//

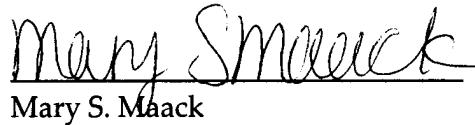
In witness whereof, the parties have executed this instrument on the date referenced above.

VENDOR

VENDEE

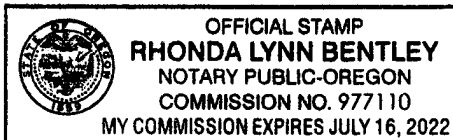

Dale W. Caspell

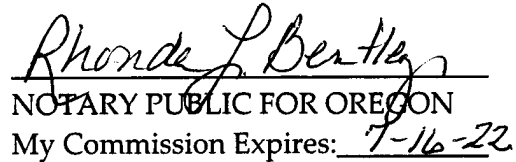

Ramon C. Maack


Mary S. Maack

STATE OF OREGON)
) ss.
County of Tillamook)

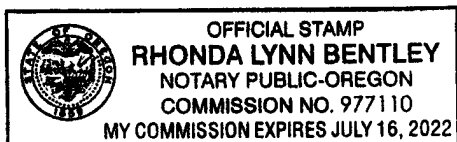
This instrument was acknowledged before me on this 14 day of FEBRUARY, 2019
by Dale W. Caspell.

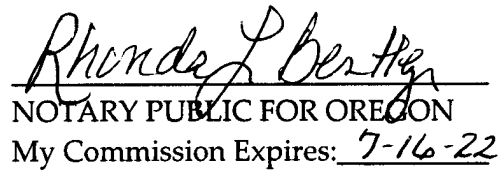



NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-16-22

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me on this 14 day of FEBRUARY, 2019
by Ramon C. Maack.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-16-22

STATE OF OREGON

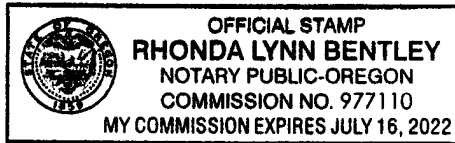
)

) ss.

County of Tillamook

)

This instrument was acknowledged before me on this 14 day of FEBRUARY, 2019 by Mary S. Maack.



Rhonda L. Bentley
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-16-22

NOTARY PUBLIC FOR OREGON

My Commission Expires: 7-16-22

EXHIBIT A

A TRACT LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 LYING SOUTH OF THE CENTERLINE OF WOODS CLOVERDALE ROAD.

TOGETHER WITH THE FOLLOWING TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20;

THENCE SOUTHERLY ALONG THE 1/16 SECTION LINE 23.91 RODS = 395.52 FEET;

THENCE EASTERLY, PARALLEL TO THE SECTION LINE BETWEEN SECTIONS 20 AND 29, 65 RODS = 1072.50 FEET, MORE OF LESS, TO THE CHANEL OF A LAKE;

THENCE NORTHEASTERLY ALONG THE CHANEL OF THE LAKE TO A POINT 5 RODS = 82.50 FEET WEST OF THE EAST LINE OF SECTION 29;

THENCE NORTHERLY, PARALLEL TO THE EAST LINE OF SECTION 29, TO THE NORTH LINE OF SECTION 29;

THENCE WESTERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

TOGETHER WITH: ALL OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20 LYING SOUTH OF THE CENTERLINE OF WOODS CLOVERDALE ROAD EXCEPT THE FOLLOWING TRACT:

BEGINNING AT A 5/8 INCH REBAR AT THE CENTERLINE OF WOODS CLOVERDALE ROAD, SAID REBAR BEING NORTH 461.59 FEET AND WEST 515.71 FEET FROM THE SOUTHEAST CORNER OF SECTION 20;

THENCE SOUTH 05°56'04" WEST 63.52 FEET TO A 5/8 INCH REBAR;

THENCE SOUTH 31°26'22" EAST 72.66 FEET TO A 5/8 INCH REBAR (POINT "A");

THENCE SOUTH 42°16'38" EAST 77.49 FEET TO A 5/8 INCH REBAR;

THENCE SOUTH 69°37'08" EAST 73.83 FEET TO A 5/8 INCH REBAR;

THENCE NORTH 50°39'28" EAST 107.64 FEET TO A 5/8 INCH REBAR AT THE CENTERLINE OF WOODS CLOVERDALE ROAD;

THENCE NORTHWESTERLY ALONG THE CENTERLINE OF WOODS CLOVERDALE ROAD TO THE POINT OF BEGINNING.

TOGETHER WITH: A 20-FOOT-WIDE ACCESS EASEMENT OVER THE PARCEL COMMONLY IDENTIFIED AS MAP AND TAX LOT 4S1029-00-00200 (2019) AND WHICH IS DELINEATED ON SURVEY NUMBER B-3960, OFFICIAL SURVEY RECORDS OF TILLAMOOK COUNTY (THE SURVEY INCORRECTLY IDENTIFIES THE EASEMENT AS 12' WIDE), THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" DESCRIBED ABOVE;

THENCE NORTH 63°21'32" EAST 100 FEET, MORE OR LESS, TO WOODS CLOVERDALE ROAD