

31549 FIRDALE

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
503-999-6777



STEVE
HELMS

STEVHELM@KW.COM
541-979-0118

2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



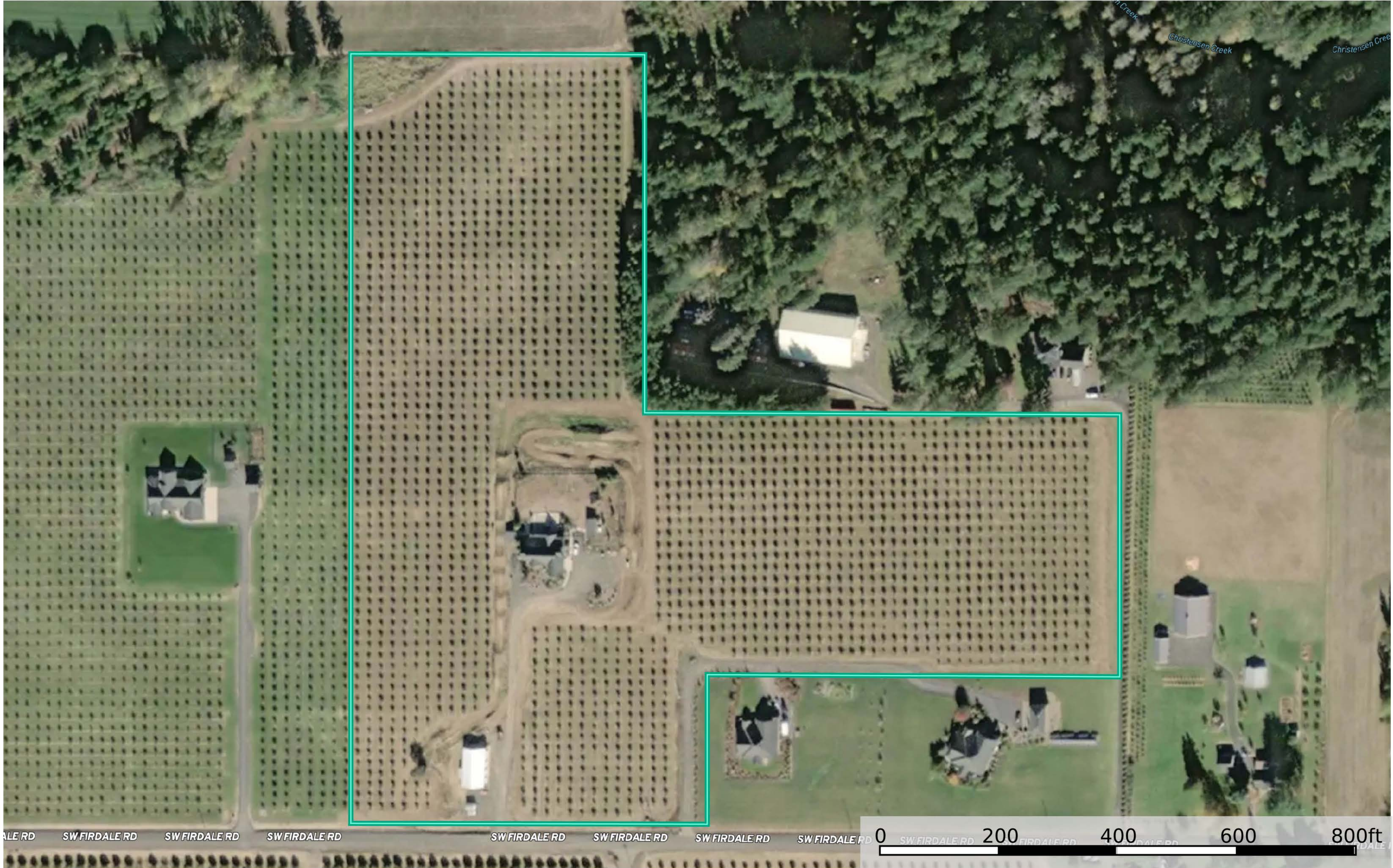
- 2,523 SqFt
 - 4 Bedrooms, 3 Bathrooms
- Recently Remodeled Master Bedroom
- Refinished Floors
- Soft Close Cabinets
- Stamped Concrete Back Patio
- Completely Landscaped
- Gated and Fenced
- Gravel Roads
- 23 Acres
 - 21 Acres of Hazelnuts
 - Underground Drip Irrigation
 - Pending Water Rights Lease Agreement for 21 Ares
- Shop
 - 65 X 35
 - 200 AMP & 3 Phase Power
 - Concrete Floors
 - 3 Bays
- Machine Shed
- Woodshed
- Chicken Coop
- Dog Run



PARCEL MAP



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LIST PACKS





Fidelity National Title[®]

PORTLAND

Property Profile Report

31549 SW FIRDALE RD CORNELIUS, OR 97113-6211

Ownership Information

Owner Name: BRADLEY C BOWSHER
KELLIE M BOWSHER
Mailing Address: 31549 SW FIRDALE RD CORNELIUS, OR 97113-6211

Property Description

County: Washington Map / Tax Lot: 1S33600/02600
Account Num: R2174307 Owner Occ.: Yes
Land Use: Single Family Residential Census: 0330.00
Subdivision: 2 WEST VALLEY
Legal Description: 2011-004 PARTITION PLAT, LOT 3, ACRES 23.30, POTENTIAL ADD'L TAX LIABILITY;SAV 83560

Property Characteristics

Property Type:	SINGLE FAMILY	Building SF:	2,523	Heat:	YES
House Style:		Living Area SF:	2,523	Cooling:	Yes
Year Built:	2013	Square Feet:	2,523	Foundation:	Footing
Bedrooms:	4	1st Floor SF:	2,132	Exterior:	COMBINATION
Bathrooms:	3.00	2nd Floor SF:	391	Roof Style:	
Lot Size:	1,014,948	3rd Floor SF:		Roof Cover:	COMPOSITION SHINGLE
Acres:	23.3	Attic SF:		Fireplaces:	Y
Garage Type:	GARAGE	Bsmnt SF:		Bsmnt Type:	
Garage SF:	622	Fin Bsmt SF:			

Assessment Information

Real Market Value:	\$ 894,710	Land Value:	\$ 500,980	Imp. Value:	\$ 393,730
Total Assessed Value:	\$ 439,380	Levy Code:	58.03	M-5 Rate:	13.3120
Taxes:	\$ 5,799.25	Tax Year:	2021	Assessed Year:	2021

Previous Sale Information

Sale Amount:	Sale Date:	Document Num:
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Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
12/24/2020	\$ 0		It	2020-134159	/

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
Accuracy of the information may vary by county.*

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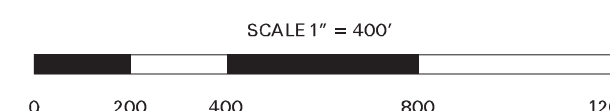


36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
18	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
B		A	
BC	BD	AC	AD
C		D	
CB	CA	DB	DA
CC	CD	DC	DD

Cancelled Taxlots For: 1S336
1900,1901,2104,1800,902,800,

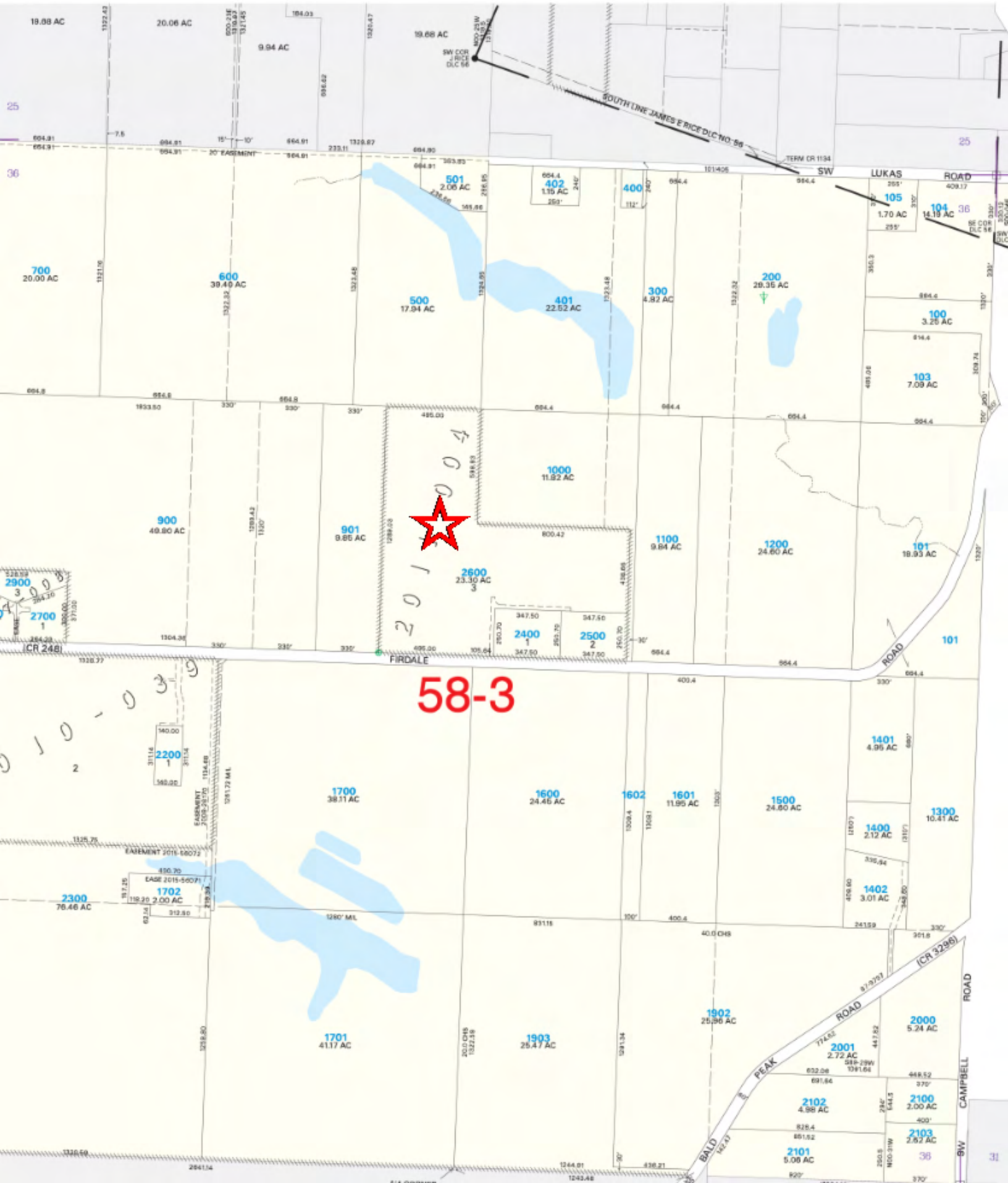


PLOT DATE: March 09, 2017

FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



2022 GENERAL INFORMATION

Property Status	A Active
Property Type	Rural
Legal Description	2011-004 PARTITION PLAT, LOT 3, ACRES 23.30, POTENTIAL ADD'L TAX LIABILITY
Alternate Account Number	-
Neighborhood	1S21 SOUTH HILLSBORO
Map Number	1S3360002600
Property Use	5515: SPECIALLY ASSESSED - ZONED FARMLAND - IMPROVED
Levy Code Area	058.03

RELATED PROPERTIES

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2021 IMPROVEMENTS

? Expand/Collapse All

? Improvement #1	Improvement Type	Beds / Baths
-	Single-Family Residence	4 / 3
? Improvement #2	Improvement Type	
-	Other Improvements	
? Improvement #3	Improvement Type	
-	Other Improvements	

2021 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	59H: FARM HOMESITE	1.00 acres
L2	51: CLASS I FARM	18.10 acres
L3	53: CLASS III FARM	4.00 acres
L4	57: CLASS VII FARM	0.20 acres
L5	59: FARM HOMESITE OSD	0.00 acres
TOTALS		23.30 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2021	\$393,730	\$500,980	\$894,710	\$45,650	\$439,380
2020	\$344,360	\$445,060	\$789,420	\$44,440	\$388,800

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
1/17/2013	Unknown	Unknown	2013006493	\$200,000	DW

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Eéective Date: ? Details

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
2021	\$5,799.25	\$0	\$5,799.25	\$1,933.08	\$25.77	-	\$1,958.85

TOTAL TAXES DUE

Current Year Due	\$1,958.85
Past Years Due	\$0.00
Total Due	\$1,958.85

2020	\$5,175.71	\$0	\$5,175.71	\$0.00	\$0.00	11-16-2020	\$0.00
2019	\$4,596.65	\$0	\$4,596.65	\$0.00	\$0.00	11-6-2019	\$0.00
2018	\$4,927.62	\$0	\$4,927.62	\$0.00	\$0.00	11-7-2018	\$0.00
2017	\$4,545.29	\$0	\$4,545.29	\$0.00	\$0.00	11-13-2017	\$0.00
2016	\$4,372.79	\$0	\$4,372.79	\$0.00	\$0.00	11-14-2016	\$0.00
2015	\$5,062.44	\$0	\$5,062.44	\$0.00	\$0.00	11-12-2015	\$0.00
2014	\$5,044.94	\$5,858.01	\$10,902.95	\$0.00	\$0.00	2-13-2015	\$0.00
2013	\$392.50	\$0	\$392.50	\$0.00	\$0.00	10-29-2013	\$0.00
2012	\$0.00	\$0	\$382.07	\$0.00	\$0.00	10-19-2012	\$0.00
2011	\$0.00	\$0	\$368.18	\$0.00	\$0.00	11-2-2011	\$0.00

*Total Due shown may not reëect current amount due

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2021	WASH-2022-3673	2-10-2022	No	\$1,933.08
2021	WASH-2021-217611	11-22-2021	No	\$1,933.09
2020	WASH-2020-170910	11-16-2020	No	\$5,020.44
2019	6004067	11-6-2019	No	\$4,458.75
2018	5810607	11-7-2018	No	\$4,779.79
2017	5673385	11-13-2017	No	\$4,408.93
2016	5409724	11-14-2016	No	\$4,241.61
2015	5189254	11-12-2015	No	\$4,910.57
2014	5090077	2-13-2015	No	\$3,634.32
2014	5071442	11-20-2014	No	\$7,123.27
2013	4700348	10-29-2013	No	\$380.72
2012	4474566	10-19-2012	No	\$370.61
2011	4295277	11-2-2011	No	\$357.13



After recording return to:
Bradley C. Bowsher and Kellie M.
Bowsher
11820 SW Tiedeman Avenue
Tigard, OR 97223

Until a change is requested all tax
statements shall be sent to the
following address:
Bradley C. Bowsher and Kellie M.
Bowsher
11820 SW Tiedeman Avenue
Tigard, OR 97223

File No.: 7032-1985370 (CAH)
Date: October 29, 2012

THIS SPACE RES

Washington County, Oregon **2013-006493**
D-DW
Stn=11 C WHITE **01/22/2013 01:38:54 PM**
\$10.00 \$11.00 \$5.00 \$15.00 \$200.00 **\$241.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-
Officio County Clerk for Washington County, Oregon, do hereby
certify that the within instrument of writing was received and
recorded in the book of records of said county.

Richard Hobernicht, Director of
Assessment and Taxation, Ex-Officio

STATUTORY WARRANTY DEED

Leland R. Twigg and Shirley A. Twigg, Trustees of the Leland R. Twigg Trust dated June 21, 1991, as to an undivided 1/2 interest, and to Leland R. Twigg and Shirley A. Twigg, Trustees of the Shirley A. Twigg Trust dated June 21, 1991, as to an undivided 1/2 interest, as tenants in common, Grantor, conveys and warrants to **Bradley C. Bowsher and Kellie M. Bowsher, Husband and Wife**, 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 Washington, State of Oregon, described as follows:

PARCEL 3, PARTITION PLAT NO. 2011-004, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

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 **\$200,000.00**. (Here comply with requirements of ORS 93.030)

FATCO. NO. 1985370-4B

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 17 day of January, 2013.

Leland R. Twigg Trust dated June 21, 1991

Leland R. Twigg
Leland R. Twigg, Trustee

Shirley A. Twigg
Shirley A. Twigg, Trustee

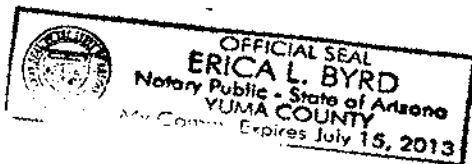
Shirley A. Twigg Trust dated June 21, 1991

Shirley A. Twigg
Shirley A. Twigg, Trustee

Leland R. Twigg
Leland R. Twigg, Trustee

STATE OF Arizona)
County of Yuma) ss.

This instrument was acknowledged before me on this 17 day of January, 2013, by Leland R. Twigg and Shirley A. Twigg as Trustees of Leland R. Twigg Trust dated June 21, 1991 and Shirley A. Twigg Trust dated June 21, 1991, on behalf of the Trust.



[Signature]
Notary Public for Arizona
My commission expires: July 15, 2013

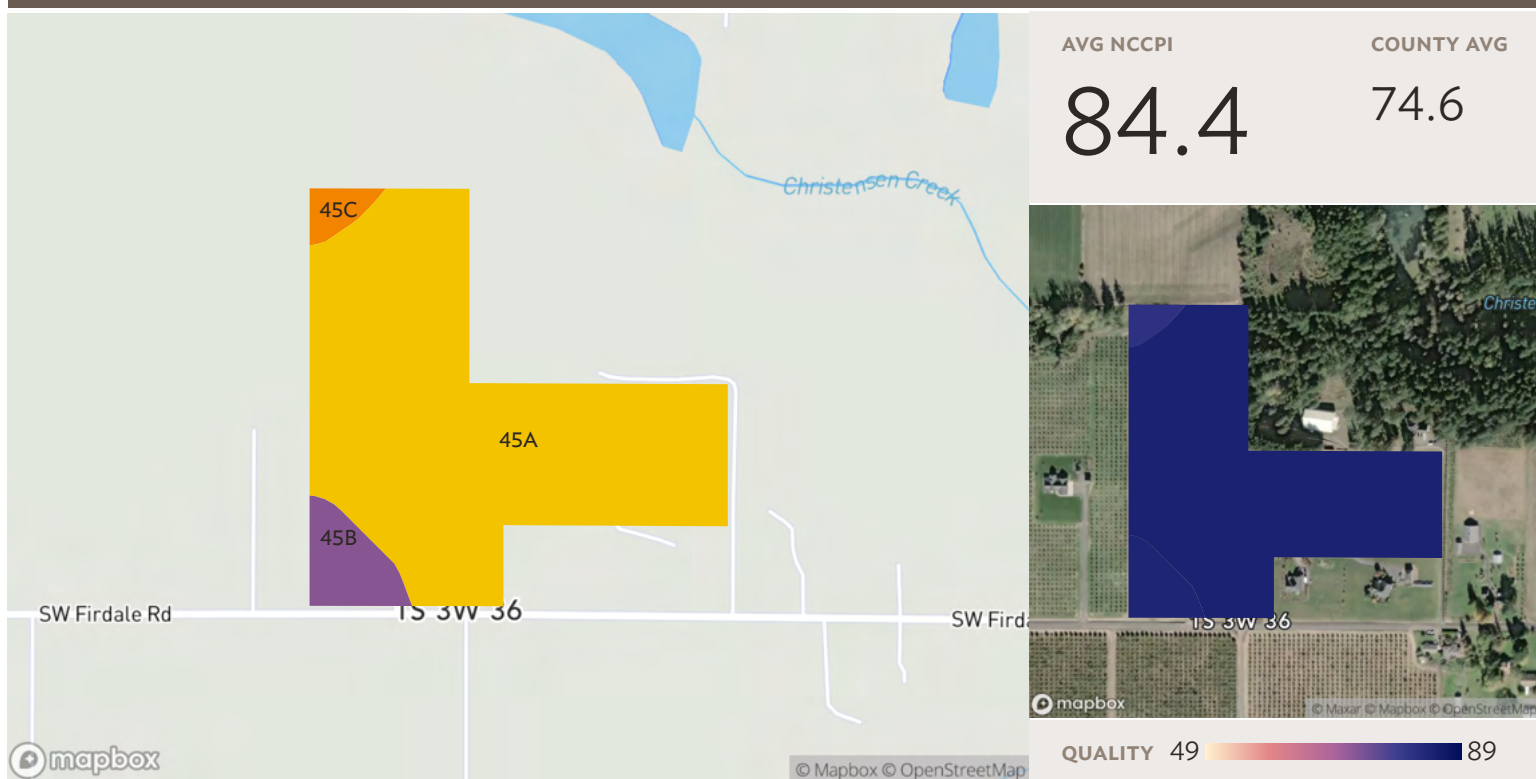
SOILS



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1 field, 23 acres in Washington County, OR

TOWNSHIP/SECTION 1S 3W - 36



All fields

Source: NRCS Soil Survey

23 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
45A	Woodburn silt loam, 0 to 3 percent slopes	21.08	90.5%	2	84.5
45B	Woodburn silt loam, 3 to 7 percent slopes	1.62	7.0%	2	83.8
45C	Woodburn silt loam, 7 to 12 percent slopes	0.59	2.5%	2	81.3
23.29					84.4