

14075 NW ALIKA DR

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**

★ BROKERS ★

KWMID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS LAND

KELLERWILLIAMS LUXURY
INTERNATIONAL

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AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STEVHELMS@KW.COM
541-979-0118

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



HOME + LAND



- 2754 SqFt
 - 3 Bedrooms, 2 Bathrooms
 - Victorian Style Home!
- Foyer
- Breakfast Nook
- French Doors
- Formal Dining Area
- Wood Stove
- Covered Wrap Around Deck

- 41.69 Acres
 - 3 Parcels
- Landscaped
- Coastal Wetlands
- Multiple Creeks
- Beautiful Ocean Views
- Surrounded by Woodland Wildlife!



MAP





101

101

Lacey Creek

OREGON COAST HWY

NW PALM ST

LIST PACK





Western Title & Escrow

Property Profile Report

Owner Name: Maguire

Property: R354887

Date: 10/17/22

Newport

255 SW Coast Highway, Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5019

Bend

1777 SW Chandler Avenue, Ste 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road, Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Ave
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street, Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street, Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Parcel Information

| | |
|---------------------|-----------------------------------|
| Parcel #: | R354887 |
| Tax Lot: | 121118000030000 |
| Site Address: | OR 97376 |
| Owner: | Maguire, Walter R |
| Owner2: | Maguire, Sara B |
| Owner Address: | Ste M23 Lake Elsinore CA 92530 |
| TwN/Range/Section: | 12S / 11W / 18 |
| Parcel Size: | 32.07 Acres (1,396,969 SqFt) |
| Plat/Subdivision: | |
| Lot: | |
| Block: | |
| Census Tract/Block: | 951200 / 1016 |
| Waterfront: | |

Assessment Information

| | |
|---------------------|--------------|
| Market Value Land: | \$102,800.00 |
| Market Value Impr: | \$0.00 |
| Market Value Total: | \$102,800.00 |
| Assessed Value: | \$26,180.00 |

Tax Information

| | |
|-----------------|----------|
| Levy Code Area: | 148 |
| Levy Rate: | 12.4560 |
| Tax Year: | 2021 |
| Annual Tax: | \$367.13 |

Legal

TWNSHP 12, RNG 11, ACRES 32.07, MF223-0482

Land

| | | | |
|------------------|------------------------------------|-----------------|--------------------------|
| Cnty Land Use: | 400 - Tract Vacant Land | Land Use Std: | VMSC - Vacant Misc |
| Zoning: | RR-2 - Rural Residential | Neighborhood: | SBNB |
| Watershed: | Beaver Creek-Frontal Pacific Ocean | Recreation: | |
| School District: | Lincoln County School District | Primary School: | CRESTVIEW HEIGHTS SCHOOL |
| Middle School: | WALDPORT MIDDLE SCHOOL | High School: | WALDPORT HIGH SCHOOL |

Improvement

| | | | | | |
|------------------|--|--------------|--|-------------------|---|
| Year Built: | | Fin SqFt: | | Bedrooms: | |
| Bsmt Fin SqFt: | | Flr 1 SqFt: | | Bathrooms: | |
| Bsmt UnFin SqFt: | | Flr 2 SqFt: | | Attic Fin SqFt: | |
| Deck SqFt: | | Garage SqFt: | | Attic Unfin SqFt: | |
| Carport: | | Garage Desc: | | Exterior: | |
| Roof Type: | | Foundation: | | Porch: | 0 |
| Roof Mtl: | | AC: | | Heat Type: | |

Transfer Information

| | | | | | | | |
|------------|------------|---------------|----------------------|----------|---------|-----------|---------------|
| Loan Date: | 12/22/2014 | Loan Amt: | \$35,000.00 | Doc Num: | 11232 | Doc Type: | Deed Of Trust |
| Loan Type: | | Finance Type: | Private Party Lender | Lender: | MONDINI | | |

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.

Property Owner Property Address
R354887 MAGUIRE WALTER R & MAGUIRE SARA B -

2022 In Process Real Market Value
\$116,980

2022 GENERAL INFORMATION

Property Status A Active
Property Type RP Residential
Legal Description TWNShp 12, RNg 11, ACRES 32.07, MF223-0482
Alternate Account Number -
Neighborhood SBNB: SOUTH BEACH RESIDENTIAL LAND
Map Number 12-11-18-00-00300-00
Property Use 400: R - TRACT VACANT
Levy Code Area 148
Zoning RR-2,DR

RELATED PROPERTIES

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

Print
property
information

2022 OWNER INFORMATION

Owner Name MAGUIRE WALTER R & MAGUIRE SARA B
Mailing Address STE M23 LAKE ELSINORE, CA 92530

SPECIAL ASSESSMENTS

| CODE | DESCRIPTION | FROM YEAR | TO YEAR | AMOUNT |
|------|-------------------|-----------|---------|---------|
| FP | STATE FIRE PATROL | 2022 | 2022 | \$41.73 |

PROPERTY FLAGS

| PROPERTY FLAG CODE | PROPERTY FLAG DESCRIPTION |
|--------------------|-----------------------------|
| M_13C | 2013 VALUE CHANGE |
| M_8C | 1998 RED TAG - VALUE CHANGE |

2022 LAND SEGMENTS

| STATE CODE | SEGMENT TYPE | LAND SIZE |
|---------------|-------------------------|--|
| L1 | HSU: UNDEV RES HOMESITE | 1.00 Acres |
| L2 | TR: RESIDENTIAL TRACT | 15.07 Acres |
| L3 | AWL: WET LAND ACREAGE | 16.00 Acres |
| TOTALS | | 1396969.20 Sq. ft / 32.07 acres |

CERTIFIED / IN PROCESS VALUES

| YEAR | IMPROVEMENTS | LAND | RMV | SPECIAL USE | ASSESSED VALUE |
|-------------------|--------------|-----------|-----------|-------------|----------------|
| 2022 (In Process) | \$0 | \$116,980 | \$116,980 | \$0 | \$26,960 |
| 2021 | \$0 | \$102,800 | \$102,800 | \$0 | \$26,180 |
| 2020 | \$0 | \$86,040 | \$86,040 | \$0 | \$25,420 |
| 2019 | \$0 | \$88,910 | \$88,910 | \$0 | \$24,680 |
| 2018 | \$0 | \$86,040 | \$86,040 | \$0 | \$23,970 |
| 2017 | \$0 | \$86,040 | \$86,040 | \$0 | \$23,280 |
| 2016 | \$0 | \$91,420 | \$91,420 | \$0 | \$22,610 |

SALES HISTORY

[GO TO DEED RECORDS](#)

| SALE DATE | SELLER | BUYER | INST # | SALE PRICE | INST TYPE |
|------------|--------|-----------------------------------|------------|------------|------------------|
| 10/17/1990 | MAKAI | MAGUIRE WALTER R & MAGUIRE SARA B | MF223-0482 | \$109,800 | WD WARRANTY DEED |

- 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

Effective Date: [Details](#)

TOTAL TAXES DUE

| | |
|-------------------------|----------|
| Current Year Due | \$382.87 |
| Past Years Due | \$0.00 |

| TAXYEAR | TOTAL BILLED | AD VALOREM | SPECIAL ASMT | PRINCIPAL | INTEREST | DATE PAID | TOTAL OWED |
|---------|--------------|------------|--------------|-----------|----------|-----------|------------|
| 2022 | \$394.71 | \$352.98 | \$41.73 | \$394.71 | \$0.00 | - | \$382.87 |
| 2021 | \$367.13 | \$326.09 | \$41.04 | \$367.13 | \$0.00 | - | \$0.00 |
| 2020 | \$356.91 | \$317.98 | \$38.93 | \$356.91 | \$0.00 | - | \$0.00 |
| 2019 | \$345.73 | \$307.29 | \$38.44 | \$345.73 | \$0.00 | - | \$0.00 |
| 2018 | \$336.65 | \$300.72 | \$35.93 | \$336.65 | \$0.00 | - | \$0.00 |
| 2017 | \$343.07 | \$306.82 | \$36.25 | \$343.07 | \$0.00 | - | \$0.00 |
| 2016 | \$320.91 | \$286.69 | \$34.22 | \$320.91 | \$0.00 | - | \$0.00 |
| 2015 | \$290.44 | \$259.28 | \$31.16 | \$290.44 | \$0.00 | - | \$0.00 |
| 2014 | \$283.61 | \$0.00 | \$0 | \$283.61 | \$0.00 | - | \$0.00 |
| 2013 | \$275.02 | \$0.00 | \$0 | \$275.02 | \$0.00 | - | \$0.00 |
| 2012 | \$210.87 | \$0.00 | \$0 | \$210.87 | \$0.00 | - | \$0.00 |
| 2011 | \$199.24 | \$0.00 | \$0 | \$199.24 | \$0.00 | - | \$0.00 |
| 2010 | \$193.83 | \$0.00 | \$0 | \$193.83 | \$0.00 | - | \$0.00 |
| 2009 | \$208.32 | \$0.00 | \$0 | \$208.32 | \$0.00 | - | \$0.00 |
| 2008 | \$264.46 | \$0.00 | \$0 | \$264.46 | \$0.00 | - | \$0.00 |
| 2007 | \$246.29 | \$0.00 | \$0 | \$246.29 | \$0.00 | - | \$0.00 |
| 2006 | \$233.74 | \$0.00 | \$0 | \$233.74 | \$0.00 | - | \$0.00 |
| 2005 | \$228.57 | \$0.00 | \$0 | \$228.57 | \$0.00 | - | \$0.00 |
| 2004 | \$222.29 | \$0.00 | \$0 | \$222.29 | \$0.00 | - | \$0.00 |
| 2003 | \$221.04 | \$0.00 | \$0 | \$221.04 | \$0.00 | - | \$0.00 |
| 2002 | \$218.42 | \$0.00 | \$0 | \$218.42 | \$0.00 | - | \$0.00 |
| 2001 | \$210.13 | \$0.00 | \$0 | \$210.13 | \$0.00 | - | \$0.00 |
| 2000 | \$203.96 | \$0.00 | \$0 | \$203.96 | \$0.00 | - | \$0.00 |
| 1999 | \$196.51 | \$0.00 | \$0 | \$196.51 | \$0.00 | - | \$0.00 |
| 1998 | \$185.80 | \$0.00 | \$0 | \$185.80 | \$0.00 | - | \$0.00 |
| 1997 | \$188.83 | \$0.00 | \$0 | \$188.83 | \$0.00 | - | \$0.00 |
| 1996 | \$205.06 | \$0.00 | \$0 | \$205.06 | \$0.00 | - | \$0.00 |
| 1995 | \$197.71 | \$0.00 | \$0 | \$197.71 | \$0.00 | - | \$0.00 |

Total Due **\$382.87**

| | | | | | | | |
|------|----------|--------|-----|----------|--------|---|--------|
| 1994 | \$198.27 | \$0.00 | \$0 | \$198.27 | \$0.00 | - | \$0.00 |
|------|----------|--------|-----|----------|--------|---|--------|

| TAXYEAR | RECEIPT NUMBER | TRANSACTION DATE | PAYMENT AMOUNT |
|---------|----------------|------------------|----------------|
| 2021 | 1686339 | 4-18-2022 | \$122.37 |
| 2021 | 1686096 | 4-5-2022 | \$3.32 |
| 2021 | 1685140 | 2-24-2022 | \$249.66 |
| 2020 | 1634456 | 5-11-2021 | \$118.97 |
| 2020 | 1629716 | 2-9-2021 | \$118.97 |
| 2020 | 1625645 | 11-25-2020 | \$120.56 |
| 2019 | 1581870 | 6-4-2020 | \$116.78 |
| 2019 | 1575284 | 2-13-2020 | \$115.24 |
| 2019 | 1571370 | 11-25-2019 | \$116.79 |
| 2018 | 1527585 | 5-16-2019 | \$112.21 |
| 2018 | 1522284 | 2-14-2019 | \$112.22 |
| 2018 | 1505342 | 11-15-2018 | \$112.22 |
| 2017 | 1473768 | 5-9-2018 | \$356.80 |
| 2016 | 1470173 | 2-15-2018 | \$372.26 |
| 2015 | 1370145 | 9-27-2016 | \$321.42 |
| 2014 | 1303950 | 12-23-2014 | \$286.13 |
| 2013 | 1262617 | 8-26-2014 | \$196.79 |
| 2013 | 1238630 | 11-15-2013 | \$91.68 |
| 2012 | 1210753 | 7-9-2013 | \$151.42 |
| 2012 | 1186840 | 11-16-2012 | \$66.42 |
| 2011 | 1157546 | 5-16-2012 | \$66.41 |
| 2011 | 1152815 | 2-16-2012 | \$66.41 |
| 2011 | 1133578 | 11-16-2011 | \$66.42 |
| 2010 | 1107881 | 6-16-2011 | \$133.53 |
| 2010 | 1078166 | 11-16-2010 | \$64.61 |
| 2009 | 1049805 | 5-18-2010 | \$69.44 |

| | | | |
|------|---------|------------|---------|
| 2009 | 1047159 | 4-15-2010 | \$71.29 |
| 2009 | 1040079 | 11-25-2009 | \$69.44 |
| 2008 | 998737 | 5-18-2009 | \$88.15 |
| 2008 | 994104 | 2-17-2009 | \$88.15 |
| 2008 | 978848 | 11-18-2008 | \$88.16 |
| 2007 | 948398 | 5-14-2008 | \$82.09 |
| 2007 | 944247 | 2-15-2008 | \$82.10 |
| 2007 | 922539 | 11-15-2007 | \$82.10 |
| 2006 | 899294 | 5-15-2007 | \$77.91 |
| 2006 | 895698 | 2-26-2007 | \$78.95 |
| 2006 | 879374 | 11-15-2006 | \$77.92 |
| 2005 | 850428 | 5-15-2006 | \$76.19 |
| 2005 | 846361 | 2-16-2006 | \$76.19 |
| 2005 | 820540 | 11-15-2005 | \$76.19 |
| 2004 | 800830 | 5-16-2005 | \$74.09 |
| 2004 | 795977 | 2-15-2005 | \$74.10 |
| 2004 | 772659 | 11-16-2004 | \$74.10 |
| 2003 | 752247 | 5-18-2004 | \$73.68 |
| 2003 | 746691 | 2-11-2004 | \$73.68 |
| 2003 | 728792 | 11-17-2003 | \$73.68 |
| 2002 | 702945 | 5-15-2003 | \$72.80 |
| 2002 | 698173 | 2-18-2003 | \$72.81 |
| 2002 | 677279 | 11-15-2002 | \$72.81 |
| 2001 | 654282 | 5-15-2002 | \$70.04 |
| 2001 | 649056 | 2-15-2002 | \$70.04 |
| 2001 | 631016 | 11-15-2001 | \$70.05 |
| 2000 | 606721 | 5-16-2001 | \$67.98 |
| 2000 | 601241 | 2-14-2001 | \$67.99 |
| 2000 | 584792 | 11-17-2000 | \$67.99 |

| | | | |
|------|--------|------------|----------|
| 1999 | 557659 | 5-10-2000 | \$65.50 |
| 1999 | 553801 | 2-16-2000 | \$65.50 |
| 1999 | 531403 | 11-16-1999 | \$65.51 |
| 1998 | 511605 | 5-13-1999 | \$126.34 |
| 1998 | 485729 | 11-16-1998 | \$61.94 |
| 1997 | 473420 | 7-15-1998 | \$201.42 |
| 1996 | 467229 | 3-16-1998 | \$240.60 |
| 1995 | 464403 | 2-10-1998 | \$260.97 |
| 1994 | 434197 | 10-10-1997 | \$282.86 |

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R354887

Map and Taxlot: 12-11-18-00-00300-00

Tax Year: 2022

Run Date: 10/17/2022 1:20:36 PM

PROPERTY SITUS ADDRESS

Maintenance Area: F-13

GENERAL PROPERTY INFORMATION

Prop Class: 400
 NBH Code: SBNB
 Prop Type Code: RES
 Last Appr Date:
 Appraiser:
 Zoning:
 Code Area: 148
 Related Accts:
 Owner Comment: TAX ADDR CHG REQ BY PHONE FROM DAUGHTER CAROLYN. WALT DEC'D SARA ELDERLY
 Road Access:

VALUE HISTORY

| Year | Land RMV | Imp RMV | Total RMV | Total AV | LSU Value |
|------|----------|---------|-----------|----------|-----------|
|------|----------|---------|-----------|----------|-----------|

OWNER NAME AND MAILING ADDRESS

MAGUIRE WALTER R &
 MAGUIRE SARA B
 CAROLYN MAGUIRE
 STE M23
 LAKE ELSINORE, CA 92530

ASSESSMENT INFORMATION

| | | | | | |
|---------------|---------|-------------|--------|-------------|--------|
| Land Non-LSU: | 116,980 | Prior MAV: | 26,180 | CPR: | |
| Land LSU: | | Prior AV: | 26,180 | EX. MAV: | |
| Improvement: | | AV +3%: | 26,965 | LSU: | |
| RMV Total: | 116,980 | Except RMV: | | New M50 AV: | 26,960 |

LEGAL DESCRIPTION

TWNSHP 12, RNG 11, ACRES 32.07, MF223-0482

SALES INFORMATION

| Date | Type | Sale Price | Adj Sale Price | Validity | Inst. Type | Sale Ref |
|------------|------|------------|----------------|----------|-----------------|------------|
| 10/17/1990 | 20 | | | SALE | WD WARRANTY DEE | MF223-0482 |

Acres: 32.07 Sqft:

Effective Acres: 32.07

BUILDING PERMITS AND INSPECTIONS

| Type | Appraiser | Issue Date | Date Checked | % Comp | Comment |
|------|-----------|------------|--------------|--------|---------|
|------|-----------|------------|--------------|--------|---------|

PARCEL COMMENTS

GenFlag- 2013 VALUE CHANGE,1998 RED TAG - VALUE CHANGE; GenCom- JV#110 FROM CODE 187 INPUT 11-19-09. JV#730 INPUT 2-22-90 ;JV#24 AC CORR/REMAP INPUT 11-22-02.

EXEMPTIONS

| Code | Exempt RMV |
|------|------------|
|------|------------|

Exceptions

| Code | Year | Amount | Method |
|------|------|--------|--------|
|------|------|--------|--------|

MARKET LAND INFORMATION

| Type | Table | Method | Acres | Base Value | Adjustment Code - % | NBHD % | Total Adj % | Final Value |
|-------------------------|-------|--------|---------------|------------|---------------------|---------------------------------|-------------|----------------|
| HSU: UNDEV RES HOMESITE | SBT | A | 1.000 | 42,175 | T-90,D-90,A-80,S-23 | | | 6,280 |
| TR: RESIDENTIAL TRACT | SBT | A | 15.070 | 635,577 | T-90,D-90,A-80,S-23 | | | 94,700 |
| AWL: WET LAND ACREAGE | WL | A | 16.000 | 16,000 | | | | 16,000 |
| Total Acres: | | | 32.070 | | | Total Market Land Value: | | 116,980 |

LAND SPECIAL USE

| Code | SAV | Unt | Pr | MSAV | Unt | Pr | LSU |
|-------------------|-----|-----|----|------|-----|----|-----|
| Total LSU: | | | | | | | |

10 25 90

BOOK 223 PAGE 0482

WARRANTY DEED - STATUTORY FORM

MAKAI PROPERTIES, a Washington general partnership, Grantor, conveys and warrants to WALTER R. MAGUIRE and SARA B. MAGUIRE, husband and wife, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Lincoln County, Oregon to-wit:

PARCEL 1: Beginning at a point on the north and south center line of Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon, which point is at the intersection of the north right of way line of the Old Spruce Production Railroad and said center line of Section 18; thence northerly along said center line to the center of said Section 18; thence in a westerly direction along the east and west center line of said Section 18 to the east right of way line of the Oregon Coast Highway, which right of way line was formerly the easterly right of way line of the Old Spruce Production Railroad; thence in a general southerly and easterly direction along said railroad right of way line to the point of beginning;

EXCEPT any portion of said land lying westerly of the easterly line of the Oregon Coast Highway;

EXCEPT any portion falling in the Plats of THUNDER BAY ESTATES, MAKAI DIVISION NO. 1 and MAKAI DIVISION NO. 2;

EXCEPT those tracts lying east of the east right of way line of Alika Drive NW, west of the Plat of THUNDER BAY ESTATES and south of that tract described in deed to Richard C. Galbraith, et ux, recorded July 5, 1979, in Volume 102, page 1131, Deed Records;

EXCEPT that tract conveyed to Richard C. Galbraith, et ux, by deed recorded July 5, 1979, in Volume 102, page 1131, Deed Records;

EXCEPT that tract conveyed to Robert Dunn, et ux, by deed recorded February 4, 1982, in Volume 130, page 975, Deed Records;

EXCEPT that tract conveyed to Terry Lynn Shumaker and Dale Shumaker by deed recorded May 26, 1988, in Volume 192, page 2024, Deed Records;

EXCEPT that tract described in deed to Doris H. Brown, et al, recorded October 17, 1989 in Book 209, page 2507, Deed Records;

TITLE INSURANCE COMPANY 21-87780

OCT 25 1990

EXCEPT that tract described in deed to Ursula J. Negi, recorded December 12, 1989 in Book 211, page 2001, Deed Records;

EXCEPT that tract described in deed to Makai Properties recorded December 12, 1989 in Book 211, page 2007, Deed Records; and

EXCEPT that portion lying Southerly of Estate Drive NW.

PARCEL 2: The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon;

EXCEPT therefrom the tract conveyed to Lundy Bros. by deed recorded August 14, 1962, in Book 227, page 587, Deed Records;

EXCEPT any portion falling in the Plats of MAKAI DIVISION NO. 1, MAKAI DIVISION NO. 2 and THUNDER BAY ESTATES;

EXCEPT that tract conveyed to Robert Dunn, et al, by deed recorded November 16, 1978, in Volume 94, page 1426, Film Records;

EXCEPT that tract conveyed to John Hanley by deed recorded July 13, 1967, in Book 279, page 369, Deed Records;

EXCEPT that tract described in deed to Makai Properties recorded December 12, 1989 in Book 211, page 2007, Deed Records;

EXCEPT that portion in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18 which lies Easterly of Kona Street N.W.; and

EXCEPT that portion in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18 which lies Southerly and Westerly of Lots 3 thru 32, Block 5, MAKAI DIVISION NO. 1.

PARCEL 3: An easement for ingress and egress, street improvements and utilities, as granted in easement from Robert G. Miller, et al, to A.J. McMillan Development Co., a Washington partnership, recorded December 21, 1981 in Book 129, page 1347, Deed Records, over and across the North 80 feet of that certain tract of land in the Northwest $\frac{1}{4}$ of Section 18, T 12 S, R 11 W, W.M., Lincoln County, Oregon, which is described in deed to Willamette Pacific Land Company, recorded October 10, 1967 in Book 282, page 381, Deed Records;

ALSO an easement for road purposes, as granted in Easement and Indenture of Access between State of Oregon, by and through its State Highway Commission and Charles Hart, et al, recorded July 8, 1965 in Book 257, page 1, Deed Records, over and across that portion of the North 60 feet of Government Lot 2, in Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon, which lies East of the Oregon Coast Highway.

Parcels 1, 2 and 3 are free of all encumbrances except:

1. Rights of the public in roads, streets and highways.
2. Access restrictions and other restrictions, including the terms and provisions thereof, as set forth in instrument between the State of Oregon, by and through its State Highway Commission, et al, recorded July 8, 1965, in Book 257, page 1, Deed Records.
3. Reservation of 60 foot right of way along the north line of property in question as set forth in Option recorded January 30, 1963, in Book 231, page 477 and in Book 266, page 562, Deed Records. (Affects Parcel 2.)
4. Reservation of interest in all gas, oil and mineral rights as reserved by deeds to Beaver Crest, Inc., recorded May 19, 1966, in Book 267, page 128 and December 6, 1967, in Book 284, page 339, Deed Records and in deed to T. Gaither recorded January 19, 1970, in Volume 16, page 1670, Film Records.
5. Easement for roadway purposes of access and utilities, including the terms and provisions thereof, granted Willamette Pacific Land Co., recorded December 21, 1981, in Volume 129, page 1345, Film Records. (Affects the most Northerly 80 ft. of Parcel 2.)
6. Terms and provisions of easement from Robert G. Miller, et al, to A.J. McMillan Development Co., a Washington partnership, recorded December 21, 1981, in Book 129, page 1347, Deed Records.

PARCEL 4: Commencing at the Northwest corner of Lot 6, Block 6, Makai Division #2, a subdivision in Section 18, T 12 S, R 11 W, W.M., Lincoln County, Oregon, said point being the true point of beginning of the herein described tract; thence North 32°27'21" East 266.68 feet; thence South 70°00'00" East 138.59 feet; thence South 10°00'00" West 130.00 feet to the Northeast corner of Lot 10, Thunder Bay Estates; thence South 52°22'00" West, along the North line of said Lot 10, 46.00 feet to the Northwest corner thereof;

thence South 31°30'19" West 104.32 feet to a point on the Easterly right of way of Alika Drive; thence North 67°02'18" West along the Northerly right of way of said Alika Drive and the Northerly line of said Lot 6, Block 6, 175.00 East to the true point of beginning.

Parcel 4 is free from all encumbrances except:

1. Rights of the public in roads, streets and highways.
2. Reservation by interest in all gas, oil and mineral rights as reserved by deeds to Beaver Crest, Inc., recorded May 19, 1966, in Book 267, page 128 and December 6, 1967, in Book 284, page 339, Deed Records and in deed to T. Gaither recorded January 19, 1970, in Volume 16, page 1670, Film Records.

The true consideration for this conveyance is \$109,800.00.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 17 day of October, 1990.

A.J. McMILLAN DEVELOPMENT COMPANY, A GENERAL PARTNERSHIP, AS GENERAL PARTNER OF MAKAI PROPERTIES

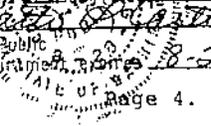
Donald A. McMillan
Donald A. McMillan, Trustee,
Partner

By: Donald A. McMillan
Donald A. McMillan,
Partner

Gertrude McMillan
State of Washington, Gertrude McMillan, Trustee,
County of Island, Partner

I certify that I ~~have~~ have satisfactory evidence that E. Gertrude McMillan is the person who appeared before me, and ~~that~~ she acknowledged that ~~she~~ she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.
Dated this 15 day of October, 1990.

Notary Public
My appointment expires 8-28-92



STATE OF Calif)
County of San Diego) ss. October 17, 1990

Personally appeared the above named Donald A. McMillan, Trustee and Partner of Makai Properties, a Washington general partnership, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.



Before me:

Sharon McDowell
Notary Public for California
My commission expires: August 10, 1993

STATE OF _____)
County of _____) ss. _____, 1990

Personally appeared the above named E. Gertrude McMillan, Trustee and Partner of Makai Properties, a Washington general partnership, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.

Before me:

Notary Public for _____
My commission expires: _____

STATE OF California)
County of San Diego) ss. October 17, 1990

Personally appeared the above named Donald A. McMillan Partner of A.J. McMillan Development Company, a General Partnership, as General Partner of Makai Properties, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.



Before me:

Sharon McDowell
Notary Public for California
My commission expires: August 10, 1993

Until a change is requested, all tax statements shall be sent to the following address:
Walter R. Maguire, 3217 S. Birch Street, Santa Ana, CA. 92707

After Recording Return To: Same as above

BOOK 223 PAGE 0487



STATE OF OREGON } ss.
County of Lincoln

I, Gloria A. McEwen, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.

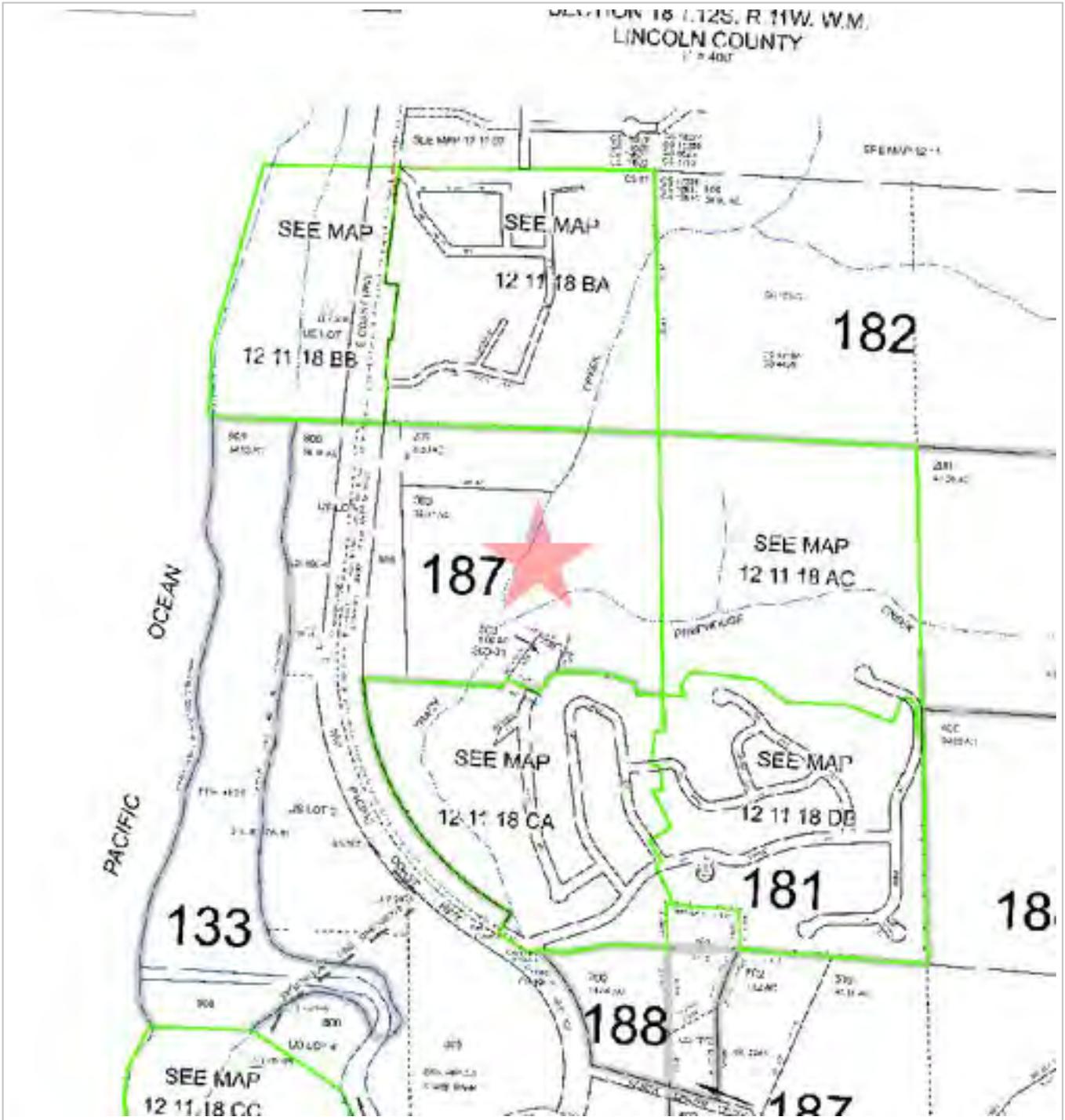
Book 223 Page 487

WITNESS my hand and seal of said office affixed.

By Gloria A. McEwen Deputy
Gloria A. McEwen, County Clerk

Doc : 6054268
Ret: 15390 paid 55.00
10/25/1990 09:34:03AM TIL

Assessor Map



Parcel ID: R354887

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.



Aerial Map



Parcel ID: R354887

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.





Western Title & Escrow

Property Profile Report

Owner Name: Maguire

Property Address: R500919 -14075 NW Alika Dr

Date: 10/07/22

Newport

255 SW Coast Highway, Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5019

Bend

1777 SW Chandler Avenue, Ste 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road, Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Ave
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street, Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street, Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.



| Parcel Information | | Assessment Information | |
|---------------------|-------------------------|---|-------------|
| Parcel #: | R500919 | Market Value Land: | \$36,260.00 |
| Tax Lot: | 121118000030300 | Market Value Impr: | \$0.00 |
| Site Address: | 14075 NW Alika Dr | Market Value Total: | \$36,260.00 |
| | OR 97376 - 9401 | Assessed Value: | \$10,770.00 |
| Owner: | Maguire, Walter R | Tax Information | |
| Owner2: | Maguire, Sara B | Levy Code Area: | 181 |
| Owner Address: | Ste M23 | Levy Rate: | 14.5728 |
| | Lake Elsinore CA 92530 | Tax Year: | 2021 |
| Twn/Range/Section: | 12S / 11W / 18 | Annual Tax: | \$156.93 |
| Parcel Size: | 0.22 Acres (9,583 SqFt) | Legal | |
| Plat/Subdivision: | | TWNShp 12, Rng 11, Acres 0.22, MF223-0482 | |
| Lot: | | | |
| Block: | | | |
| Census Tract/Block: | 951200 / 1016 | | |
| Waterfront: | | | |

| Land | | | |
|------------------|-------------------------------------|-----------------|--------------------------------|
| Cnty Land Use: | 101 - Improved Residential Property | Land Use Std: | RSFR - Single Family Residence |
| Zoning: | RR-2 - Rural Residential | Neighborhood: | SMNI |
| Watershed: | Beaver Creek-Frontal Pacific Ocean | Recreation: | |
| School District: | Lincoln County School District | Primary School: | CRESTVIEW HEIGHTS SCHOOL |
| Middle School: | WALDPORT MIDDLE SCHOOL | High School: | WALDPORT HIGH SCHOOL |

| Improvement | | | |
|------------------|--|-------------------|---|
| Year Built: | | Fin SqFt: | |
| Bsmt Fin SqFt: | | Flr 1 SqFt: | |
| Bsmt UnFin SqFt: | | Flr 2 SqFt: | |
| Deck SqFt: | | Garage SqFt: | |
| Carport: | | Garage Desc: | |
| Roof Type: | | Foundation: | |
| Roof Mtl: | | AC: | |
| | | Bedrooms: | |
| | | Bathrooms: | |
| | | Attic Fin SqFt: | |
| | | Attic Unfin SqFt: | |
| | | Exterior: | |
| | | Porch: | 0 |
| | | Heat Type: | |

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.

Property Owner Property Address
 R500919 MAGUIRE WALTER R & MAGUIRE SARA B 14075 NW ALIKA DR

2022 In Process Real Market Value
\$38,820

2022 GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description TWNShp 12, RNg 11, ACRES 0.22, MF223-0482
 Alternate Account Number -
 Neighborhood SMNI: MAKAI RESIDENTIAL HOME
 Map Number 12-11-18-00-00303-00
 Property Use 101: R - IMPROVED
 Levy Code Area 181
 Zoning RR-2,DR

RELATED PROPERTIES

Linked Properties [R500918](#)

Print property information

2022 OWNER INFORMATION

Owner Name MAGUIRE WALTER R & MAGUIRE SARA B
 Mailing Address STE M23 LAKE ELSINORE, CA 92530

2022 LAND SEGMENTS

| STATE CODE | SEGMENT TYPE | LAND SIZE |
|---------------|--------------------------|------------------------------------|
| L1 | HSOV: DEV OCEANVIEW SITE | 0.22 Acres |
| TOTALS | | 9583.20 Sq. ft / 0.22 acres |

CERTIFIED / IN PROCESS VALUES

| YEAR | IMPROVEMENTS | LAND | RMV | SPECIAL USE | ASSESSED VALUE |
|-------------------|--------------|----------|----------|-------------|----------------|
| 2022 (In Process) | \$0 | \$38,820 | \$38,820 | \$0 | \$11,090 |

| | | | | | |
|------|-----|----------|----------|-----|----------|
| 2021 | \$0 | \$36,260 | \$36,260 | \$0 | \$10,770 |
| 2020 | \$0 | \$26,730 | \$26,730 | \$0 | \$10,460 |
| 2019 | \$0 | \$23,240 | \$23,240 | \$0 | \$10,160 |
| 2018 | \$0 | \$23,240 | \$23,240 | \$0 | \$9,870 |
| 2017 | \$0 | \$23,240 | \$23,240 | \$0 | \$9,590 |
| 2016 | \$0 | \$23,240 | \$23,240 | \$0 | \$9,320 |
| 2015 | \$0 | \$23,240 | \$23,240 | \$0 | \$9,050 |

SALES HISTORY

| SALE DATE | SELLER | BUYER | INST # | SALE PRICE | INST TYPE |
|------------|------------------|-----------------------------------|------------|------------|------------------|
| 10/17/1990 | MAKAI PROPERTIES | MAGUIRE WALTER R & MAGUIRE SARA B | MF223-0482 | \$109,800 | WD WARRANTY DEED |

| |
|-------------------------|
| TOTAL TAXES DUE |
| Current Year Due |
| Past Years Due |
| _____ |
| Total Due |

| TAXYEAR | RECEIPT NUMBER | TRANSACTION DATE | PAYMENT AMOUNT |
|---------|-------------------------|------------------|----------------|
| 2021 | 1686339 | 4-18-2022 | \$52.31 |
| 2021 | 1686096 | 4-5-2022 | \$109.51 |
| 2021 | 1685139 | 3-7-2022 | (\$103.71) |

| | | | |
|------|---------|------------|----------|
| 2021 | 1685139 | 2-24-2022 | \$103.71 |
| 2020 | 1625639 | 11-25-2020 | \$153.67 |
| 2019 | 1581870 | 6-4-2020 | \$49.99 |
| 2019 | 1575284 | 2-13-2020 | \$49.34 |
| 2019 | 1571370 | 11-25-2019 | \$50.00 |
| 2018 | 1527585 | 5-16-2019 | \$48.24 |
| 2018 | 1522284 | 2-14-2019 | \$48.24 |
| 2018 | 1505339 | 11-15-2018 | \$48.24 |
| 2017 | 1444647 | 11-13-2017 | \$142.28 |
| 2016 | 1395853 | 11-15-2016 | \$125.40 |
| 2015 | 1337540 | 11-13-2015 | \$114.09 |
| 2014 | 1313477 | 6-8-2015 | \$40.21 |
| 2014 | 1306288 | 2-12-2015 | \$80.97 |
| 2013 | 1231373 | 11-13-2013 | \$111.17 |
| 2012 | 1212050 | 9-23-2013 | \$75.96 |
| 2012 | 1212051 | 9-23-2013 | \$6.75 |
| 2012 | 1206501 | 4-23-2013 | \$36.63 |
| 2011 | 1157546 | 5-16-2012 | \$36.52 |
| 2011 | 1152815 | 2-16-2012 | \$36.52 |
| 2011 | 1133578 | 11-16-2011 | \$36.53 |
| 2010 | 1057536 | 11-2-2010 | \$102.49 |
| 2009 | 1049805 | 5-18-2010 | \$35.74 |
| 2009 | 1047159 | 4-15-2010 | \$36.69 |
| 2009 | 1040079 | 11-25-2009 | \$35.74 |
| 2008 | 997627 | 5-12-2009 | \$34.68 |
| 2008 | 994104 | 2-17-2009 | \$34.69 |
| 2008 | 978848 | 11-18-2008 | \$34.69 |
| 2007 | 948398 | 5-14-2008 | \$32.83 |
| 2007 | 944247 | 2-15-2008 | \$32.84 |
| 2007 | 922539 | 11-15-2007 | \$32.84 |

| | | | |
|------|--------|------------|---------|
| 2006 | 899294 | 5-15-2007 | \$31.32 |
| 2006 | 895698 | 2-26-2007 | \$31.74 |
| 2006 | 879374 | 11-15-2006 | \$31.33 |
| 2005 | 820540 | 11-15-2005 | \$89.28 |
| 2004 | 800830 | 5-16-2005 | \$30.39 |
| 2004 | 795977 | 2-15-2005 | \$30.39 |
| 2004 | 772659 | 11-16-2004 | \$30.40 |
| 2003 | 752247 | 5-18-2004 | \$29.80 |
| 2003 | 746691 | 2-11-2004 | \$29.82 |
| 2003 | 728792 | 11-17-2003 | \$29.82 |
| 2002 | 702945 | 5-15-2003 | \$29.39 |
| 2002 | 698173 | 2-18-2003 | \$29.39 |
| 2002 | 677279 | 11-15-2002 | \$29.40 |
| 2001 | 654282 | 5-15-2002 | \$28.73 |
| 2001 | 649056 | 2-15-2002 | \$28.73 |
| 2001 | 631016 | 11-15-2001 | \$28.73 |
| 2000 | 606721 | 5-16-2001 | \$27.49 |
| 2000 | 601241 | 2-14-2001 | \$27.50 |
| 2000 | 584792 | 11-17-2000 | \$27.50 |
| 1999 | 557659 | 5-10-2000 | \$26.95 |
| 1999 | 553801 | 2-16-2000 | \$26.96 |
| 1999 | 531403 | 11-16-1999 | \$26.96 |
| 1998 | 485729 | 11-16-1998 | \$74.51 |
| 1997 | 465716 | 2-18-1998 | \$77.90 |

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R500919

Map and Taxlot: 12-11-18-00-00303-00

Tax Year: 2022

Run Date: 10/7/2022 12:47:06 PM

PROPERTY SITUS ADDRESS

14075 NW ALIKA DR
Maintenance Area: F-12

GENERAL PROPERTY INFORMATION

Prop Class: 101
NBH Code: SMNI
Prop Type Code: RES
Last Appr Date:
Appraiser:
Zoning:
Code Area: 181
Related Accts: R500918, R500920
Owner Comment: TAX ADDR CHG REQ BY PHONE FROM DAUGHTER CAROLYN. WALT DEC'D SARA ELDERLY
Road Access: GVL

VALUE HISTORY

| Year | Land RMV | Imp RMV | Total RMV | Total AV | LSU Value |
|------|----------|---------|-----------|----------|-----------|
|------|----------|---------|-----------|----------|-----------|

OWNER NAME AND MAILING ADDRESS

MAGUIRE WALTER R &
MAGUIRE SARA B
CAROLYN MAGUIRE
STE M23
LAKE ELSINORE, CA 92530

Owner Comment: TAX ADDR CHG REQ BY PHONE FROM DAUGHTER CAROLYN. WALT DEC'D SARA ELDERLY

ASSESSMENT INFORMATION

| | | | | | |
|---------------|--------|-------------|--------|-------------|--------|
| Land Non-LSU: | 38,820 | Prior MAV: | 10,770 | CPR: | |
| Land LSU: | | Prior AV: | 10,770 | EX. MAV: | |
| Improvement: | | AV +3%: | 11,093 | LSU: | |
| RMV Total: | 38,820 | Except RMV: | | New M50 AV: | 11,090 |

LEGAL DESCRIPTION

TWNShp 12, Rng 11, Acres 0.22, MF223-0482

SALES INFORMATION

| Date | Type | Sale Price | Adj Sale Price | Validity | Inst. Type | Sale Ref |
|------------|------|------------|----------------|----------|-----------------|------------|
| 10/17/1990 | 20 | | | SALE | WD WARRANTY DEE | MF223-0482 |

Acres: 0.22 Sqft: 9580

Effective Acres: 0.22

BUILDING PERMITS AND INSPECTIONS

| Type | Appraiser | Issue Date | Date Checked | % Comp | Comment |
|------|-----------|------------|--------------|--------|---------|
|------|-----------|------------|--------------|--------|---------|

PARCEL COMMENTS

GenLink- R500918-SpCd, R500918-SpCd; GenFlag- 2012 VALUE CHANGE; GenCom- JV#731 INPUT 2-22-90/JV#2080-2082 INPUT 3-23-93; Prop-Note- HOUSE IS IN CODE 187; Land- RUN AS ONE SITE WITH CODE 187.

EXEMPTIONS

| Code | Exempt RMV |
|------|------------|
|------|------------|

Exceptions

| Code | Year | Amount | Method |
|------|------|--------|--------|
|------|------|--------|--------|

MARKET LAND INFORMATION

| Type | Table | Method | Acres | Base Value | Adjustment Code - % | NBHD % | Total Adj % | Final Value |
|--------------------------|-------|--------|-------|------------|--------------------------------|--------------------------|-------------|-------------|
| HSOV: DEV OCEANVIEW SITE | SMN | LB | 0.220 | 84,845 | T-90,PRO-21,EFF-196,V-130,A-95 | | | 38,820 |
| Total Acres: | | | 0.220 | | | Total Market Land Value: | | 38,820 |

LAND SPECIAL USE

| Code | SAV | Unt | Pr | MSAV | Unt | Pr | LSU |
|------------|-----|-----|----|------|-----|----|-----|
| Total LSU: | | | | | | | |

10 25 90

BOOK 223 PAGE 0482

WARRANTY DEED - STATUTORY FORM

MAKAI PROPERTIES, a Washington general partnership, Grantor, conveys and warrants to WALTER R. MAGUIRE and SARA B. MAGUIRE, husband and wife, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Lincoln County, Oregon to-wit:

PARCEL 1: Beginning at a point on the north and south center line of Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon, which point is at the intersection of the north right of way line of the Old Spruce Production Railroad and said center line of Section 18; thence northerly along said center line to the center of said Section 18; thence in a westerly direction along the east and west center line of said Section 18 to the east right of way line of the Oregon Coast Highway, which right of way line was formerly the easterly right of way line of the Old Spruce Production Railroad; thence in a general southerly and easterly direction along said railroad right of way line to the point of beginning;

EXCEPT any portion of said land lying westerly of the easterly line of the Oregon Coast Highway;

EXCEPT any portion falling in the Plats of THUNDER BAY ESTATES, MAKAI DIVISION NO. 1 and MAKAI DIVISION NO. 2;

EXCEPT those tracts lying east of the east right of way line of Alika Drive NW, west of the Plat of THUNDER BAY ESTATES and south of that tract described in deed to Richard C. Galbraith, et ux, recorded July 5, 1979, in Volume 102, page 1131, Deed Records;

EXCEPT that tract conveyed to Richard C. Galbraith, et ux, by deed recorded July 5, 1979, in Volume 102, page 1131, Deed Records;

EXCEPT that tract conveyed to Robert Dunn, et ux, by deed recorded February 4, 1982, in Volume 130, page 975, Deed Records;

EXCEPT that tract conveyed to Terry Lynn Shumaker and Dale Shumaker by deed recorded May 26, 1988, in Volume 192, page 2024, Deed Records;

EXCEPT that tract described in deed to Doris H. Brown, et al, recorded October 17, 1989 in Book 209, page 2507, Deed Records;

TITLE INSURANCE COMPANY 21-87780

OCT 25 1990

EXCEPT that tract described in deed to Ursula J. Negi, recorded December 12, 1989 in Book 211, page 2001, Deed Records;

EXCEPT that tract described in deed to Makai Properties recorded December 12, 1989 in Book 211, page 2007, Deed Records; and

EXCEPT that portion lying Southerly of Estate Drive NW.

PARCEL 2: The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon;

EXCEPT therefrom the tract conveyed to Lundy Bros. by deed recorded August 14, 1962, in Book 227, page 587, Deed Records;

EXCEPT any portion falling in the Plats of MAKAI DIVISION NO. 1, MAKAI DIVISION NO. 2 and THUNDER BAY ESTATES;

EXCEPT that tract conveyed to Robert Dunn, et al, by deed recorded November 16, 1978, in Volume 94, page 1426, Film Records;

EXCEPT that tract conveyed to John Hanley by deed recorded July 13, 1967, in Book 279, page 369, Deed Records;

EXCEPT that tract described in deed to Makai Properties recorded December 12, 1989 in Book 211, page 2007, Deed Records;

EXCEPT that portion in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18 which lies Easterly of Kona Street N.W.; and

EXCEPT that portion in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18 which lies Southerly and Westerly of Lots 3 thru 32, Block 5, MAKAI DIVISION NO. 1.

PARCEL 3: An easement for ingress and egress, street improvements and utilities, as granted in easement from Robert G. Miller, et al, to A.J. McMillan Development Co., a Washington partnership, recorded December 21, 1981 in Book 129, page 1347, Deed Records, over and across the North 80 feet of that certain tract of land in the Northwest $\frac{1}{4}$ of Section 18, T 12 S, R 11 W, W.M., Lincoln County, Oregon, which is described in deed to Willamette Pacific Land Company, recorded October 10, 1967 in Book 282, page 381, Deed Records;

ALSO an easement for road purposes, as granted in Easement and Indenture of Access between State of Oregon, by and through its State Highway Commission and Charles Hart, et al, recorded July 8, 1965 in Book 257, page 1, Deed Records, over and across that portion of the North 60 feet of Government Lot 2, in Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon, which lies East of the Oregon Coast Highway.

Parcels 1, 2 and 3 are free of all encumbrances except:

1. Rights of the public in roads, streets and highways.
2. Access restrictions and other restrictions, including the terms and provisions thereof, as set forth in instrument between the State of Oregon, by and through its State Highway Commission, et al, recorded July 8, 1965, in Book 257, page 1, Deed Records.
3. Reservation of 60 foot right of way along the north line of property in question as set forth in Option recorded January 30, 1963, in Book 231, page 477 and in Book 266, page 562, Deed Records. (Affects Parcel 2.)
4. Reservation of interest in all gas, oil and mineral rights as reserved by deeds to Beaver Crest, Inc., recorded May 19, 1966, in Book 267, page 128 and December 6, 1967, in Book 284, page 339, Deed Records and in deed to T. Gaither recorded January 19, 1970, in Volume 16, page 1670, Film Records.
5. Easement for roadway purposes of access and utilities, including the terms and provisions thereof, granted Willamette Pacific Land Co., recorded December 21, 1981, in Volume 129, page 1345, Film Records. (Affects the most Northerly 80 ft. of Parcel 2.)
6. Terms and provisions of easement from Robert G. Miller, et al, to A.J. McMillan Development Co., a Washington partnership, recorded December 21, 1981, in Book 129, page 1347, Deed Records.

PARCEL 4: Commencing at the Northwest corner of Lot 6, Block 6, Makai Division #2, a subdivision in Section 18, T 12 S, R 11 W, W.M., Lincoln County, Oregon, said point being the true point of beginning of the herein described tract; thence North 32°27'21" East 266.68 feet; thence South 70°00'00" East 138.59 feet; thence South 10°00'00" West 130.00 feet to the Northeast corner of Lot 10, Thunder Bay Estates; thence South 52°22'00" West, along the North line of said Lot 10, 46.00 feet to the Northwest corner thereof;

thence South 31°30'19" West 104.32 feet to a point on the Easterly right of way of Alika Drive; thence North 67°02'18" West along the Northerly right of way of said Alika Drive and the Northerly line of said Lot 6, Block 6, 175.00 East to the true point of beginning.

Parcel 4 is free from all encumbrances except:

1. Rights of the public in roads, streets and highways.
2. Reservation by interest in all gas, oil and mineral rights as reserved by deeds to Beaver Crest, Inc., recorded May 19, 1966, in Book 267, page 128 and December 6, 1967, in Book 284, page 339, Deed Records and in deed to T. Gaither recorded January 19, 1970, in Volume 16, page 1670, Film Records.

The true consideration for this conveyance is \$109,800.00.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 17 day of October, 1990.

A.J. McMILLAN DEVELOPMENT COMPANY, A GENERAL PARTNERSHIP, AS GENERAL PARTNER OF MAKAI PROPERTIES

Donald A. McMillan
Donald A. McMillan, Trustee,
Partner

By: *Donald A. McMillan*
Donald A. McMillan,
Partner

Gertrude McMillan
State of Washington, Gertrude McMillan, Trustee,
County of Island, Partner

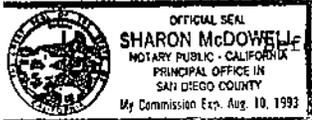
I certify that I ~~have~~ have satisfactory evidence that E. Gertrude McMillan is the person who appeared before me, and ~~that~~ she acknowledged that ~~she~~ she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 15 day of October, 1990.

James A. Jones
Notary Public
My appointment expires 8-28-92

STATE OF Calif)
County of San Diego) ss. October 17, 1990

Personally appeared the above named Donald A. McMillan, Trustee and Partner of Makai Properties, a Washington general partnership, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.



Before me: [Signature]
Notary Public for California
My commission expires: August 10, 1993

STATE OF _____)
County of _____) ss. _____, 1990

Personally appeared the above named E. Gertrude McMillan, Trustee and Partner of Makai Properties, a Washington general partnership, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.

Before me: _____
Notary Public for _____
My commission expires: _____

STATE OF California)
County of San Diego) ss. October 17, 1990

Personally appeared the above named Donald A. McMillan Partner of A.J. McMillan Development Company, a General Partnership, as General Partner of Makai Properties, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.



Before me: [Signature]
Notary Public for California
My commission expires: August 10, 1993

Until a change is requested, all tax statements shall be sent to the following address:
Walter R. Maguire, 3217 S. Birch Street, Santa Ana, CA. 92707

After Recording Return To: Same as above

BOOK 223 PAGE 0487



STATE OF OREGON } ss.
County of Lincoln

I, Gloria A. McEwen, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.

Book 223 Page 487

WITNESS my hand and seal of said office affixed.

By Gloria A. McEwen Deputy

Doc : 6054268
Ret: 15390 paid 55.00
10/25/1990 09:34:03AM TIL



Parcel ID: R500919

Site Address: 14075 NW Alikā Dr

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



Parcel ID: R500919

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.





Western Title & Escrow

Property Profile Report

Owner Name: Maguire

Property: R288845

Date: 10/17/22

Newport

255 SW Coast Highway, Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5019

Bend

1777 SW Chandler Avenue, Ste 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road, Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Ave
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street, Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street, Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Parcel Information

| | |
|---------------------|-----------------------------------|
| Parcel #: | R288845 |
| Tax Lot: | 121118CA0010000 |
| Site Address: | OR 97366 |
| Owner: | Maguire, Walter R |
| Owner2: | Maguire, Sara B |
| Owner Address: | Ste M23 Lake Elsinore CA 92530 |
| Twn/Range/Section: | 12S / 11W / 18 / SW |
| Parcel Size: | 9.40 Acres (409,464 SqFt) |
| Plat/Subdivision: | |
| Lot: | |
| Block: | |
| Census Tract/Block: | 951200 / 1023 |
| Waterfront: | |

Assessment Information

| | |
|---------------------|------------|
| Market Value Land: | \$9,400.00 |
| Market Value Impr: | \$0.00 |
| Market Value Total: | \$9,400.00 |
| Assessed Value: | \$9,060.00 |

Tax Information

| | |
|-----------------|----------|
| Levy Code Area: | 181 |
| Levy Rate: | 14.5728 |
| Tax Year: | 2021 |
| Annual Tax: | \$130.18 |

Legal

TWNSHP 12, RNG 11, ACRES 9.40, MF223-0482 LESS MF311-2446

Land

| | | | |
|------------------|------------------------------------|-----------------|--------------------------------|
| Cnty Land Use: | 100 - Residential Vacant Land | Land Use Std: | RSFR - Single Family Residence |
| Zoning: | RR-2 - Rural Residential | Neighborhood: | SBNB |
| Watershed: | Beaver Creek-Frontal Pacific Ocean | Recreation: | |
| School District: | Lincoln County School District | Primary School: | CRESTVIEW HEIGHTS SCHOOL |
| Middle School: | WALDPORT MIDDLE SCHOOL | High School: | WALDPORT HIGH SCHOOL |

Improvement

| | | | | | |
|------------------|--|--------------|--|-------------------|---|
| Year Built: | | Fin SqFt: | | Bedrooms: | |
| Bsmt Fin SqFt: | | Flr 1 SqFt: | | Bathrooms: | |
| Bsmt UnFin SqFt: | | Flr 2 SqFt: | | Attic Fin SqFt: | |
| Deck SqFt: | | Garage SqFt: | | Attic Unfin SqFt: | |
| Carport: | | Garage Desc: | | Exterior: | |
| Roof Type: | | Foundation: | | Porch: | 0 |
| Roof Mtl: | | AC: | | Heat Type: | |

Transfer Information

| | | | | | | | |
|------------|------------|---------------|----------------------|----------|---------|-----------|---------------|
| Loan Date: | 12/22/2014 | Loan Amt: | \$35,000.00 | Doc Num: | 11232 | Doc Type: | Deed Of Trust |
| Loan Type: | | Finance Type: | Private Party Lender | Lender: | MONDINI | | |

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.

Property Owner Property Address
R288845 MAGUIRE WALTER R & MAGUIRE SARA B -

2022 In Process Real Market Value
\$9,400

2022 GENERAL INFORMATION

Property Status A Active
Property Type RP Residential
Legal Description TWNShp 12, RNg 11, ACRES 9.40, MF223-0482 LESS MF311-2446
Alternate Account Number -
Neighborhood SBNB: SOUTH BEACH RESIDENTIAL LAND
Map Number 12-11-18-CA-00100-00
Property Use 100: R - VACANT LAND
Levy Code Area 181
Zoning RR-2,DR

RELATED PROPERTIES

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

Print
property
information

2022 OWNER INFORMATION

Owner Name MAGUIRE WALTER R & MAGUIRE SARA B
Mailing Address STE M23 LAKE ELSINORE, CA 92530

PROPERTY FLAGS

| PROPERTY FLAG CODE | PROPERTY FLAG DESCRIPTION |
|--------------------|-----------------------------|
| M_8C | 1998 RED TAG - VALUE CHANGE |

2022 LAND SEGMENTS

| STATE CODE | SEGMENT TYPE | LAND SIZE |
|---------------|-----------------------|--------------------------------------|
| L1 | AWL: WET LAND ACREAGE | 9.40 Acres |
| TOTALS | | 409464.00 Sq. ft / 9.40 acres |

CERTIFIED / IN PROCESS VALUES

| YEAR | IMPROVEMENTS | LAND | RMV | SPECIAL USE | ASSESSED VALUE |
|-------------------|--------------|---------|---------|-------------|----------------|
| 2022 (In Process) | \$0 | \$9,400 | \$9,400 | \$0 | \$9,330 |
| 2021 | \$0 | \$9,400 | \$9,400 | \$0 | \$9,060 |
| 2020 | \$0 | \$9,400 | \$9,400 | \$0 | \$8,800 |
| 2019 | \$0 | \$9,400 | \$9,400 | \$0 | \$8,550 |
| 2018 | \$0 | \$9,400 | \$9,400 | \$0 | \$8,310 |
| 2017 | \$0 | \$9,400 | \$9,400 | \$0 | \$8,070 |
| 2016 | \$0 | \$9,400 | \$9,400 | \$0 | \$7,840 |

SALES HISTORY

[GO TO DEED RECORDS](#)

| SALE DATE | SELLER | BUYER | INST # | SALE PRICE | INST TYPE |
|------------|--------|-----------------------------------|------------|------------|------------------|
| 10/17/1990 | MAKAI | MAGUIRE WALTER R & MAGUIRE SARA B | MF223-0482 | \$109,800 | WD WARRANTY DEED |

- 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

Effective Date: [Details](#)

| TAXYEAR | TOTAL BILLED | AD VALOREM | SPECIAL ASMT | PRINCIPAL | INTEREST | DATE PAID | TOTAL OWED |
|----------------------|--------------|------------|--------------|-----------|----------|-----------|------------|
| 2022 | \$138.61 | \$138.61 | \$0 | \$138.61 | \$0.00 | - | \$134.45 |
| 2021 | \$130.18 | \$130.18 | \$0 | \$130.18 | \$0.00 | - | \$0.00 |
| 2020 | \$128.30 | \$128.30 | \$0 | \$128.30 | \$0.00 | - | \$0.00 |
| 2019 | \$124.57 | \$124.57 | \$0 | \$124.57 | \$0.00 | - | \$0.00 |
| 2018 | \$121.83 | \$121.83 | \$0 | \$121.83 | \$0.00 | - | \$0.00 |
| 2017 | \$123.46 | \$123.46 | \$0 | \$123.46 | \$0.00 | - | \$0.00 |

TOTAL TAXES DUE

Current Year Due \$134.45

Past Years Due \$0.00

Total Due \$134.45

| | | | | | | | |
|------|----------|----------|-----|----------|--------|---|--------|
| 2016 | \$108.75 | \$108.75 | \$0 | \$108.75 | \$0.00 | - | \$0.00 |
| 2015 | \$99.02 | \$99.02 | \$0 | \$99.02 | \$0.00 | - | \$0.00 |
| 2014 | \$100.21 | \$0.00 | \$0 | \$100.21 | \$0.00 | - | \$0.00 |
| 2013 | \$96.48 | \$0.00 | \$0 | \$96.48 | \$0.00 | - | \$0.00 |
| 2012 | \$92.51 | \$0.00 | \$0 | \$92.51 | \$0.00 | - | \$0.00 |
| 2011 | \$98.63 | \$0.00 | \$0 | \$98.63 | \$0.00 | - | \$0.00 |
| 2010 | \$95.53 | \$0.00 | \$0 | \$95.53 | \$0.00 | - | \$0.00 |
| 2009 | \$96.91 | \$0.00 | \$0 | \$96.91 | \$0.00 | - | \$0.00 |
| 2008 | \$96.79 | \$0.00 | \$0 | \$96.79 | \$0.00 | - | \$0.00 |
| 2007 | \$90.58 | \$0.00 | \$0 | \$90.58 | \$0.00 | - | \$0.00 |
| 2006 | \$86.85 | \$0.00 | \$0 | \$86.85 | \$0.00 | - | \$0.00 |
| 2005 | \$84.53 | \$0.00 | \$0 | \$84.53 | \$0.00 | - | \$0.00 |
| 2004 | \$82.49 | \$0.00 | \$0 | \$82.49 | \$0.00 | - | \$0.00 |
| 2003 | \$84.10 | \$0.00 | \$0 | \$84.10 | \$0.00 | - | \$0.00 |
| 2002 | \$83.15 | \$0.00 | \$0 | \$83.15 | \$0.00 | - | \$0.00 |
| 2001 | \$81.06 | \$0.00 | \$0 | \$81.06 | \$0.00 | - | \$0.00 |
| 2000 | \$76.72 | \$0.00 | \$0 | \$76.72 | \$0.00 | - | \$0.00 |
| 1999 | \$77.15 | \$0.00 | \$0 | \$77.15 | \$0.00 | - | \$0.00 |
| 1998 | \$71.84 | \$0.00 | \$0 | \$71.84 | \$0.00 | - | \$0.00 |
| 1997 | \$74.05 | \$0.00 | \$0 | \$74.05 | \$0.00 | - | \$0.00 |
| 1996 | \$87.75 | \$0.00 | \$0 | \$87.75 | \$0.00 | - | \$0.00 |

| TAXYEAR | RECEIPT NUMBER | TRANSACTION DATE | PAYMENT AMOUNT |
|---------|----------------|------------------|----------------|
| 2021 | 1686339 | 4-18-2022 | \$43.39 |
| 2021 | 1686096 | 4-5-2022 | \$27.80 |
| 2021 | 1685140 | 2-24-2022 | \$62.24 |
| 2020 | 1625644 | 11-25-2020 | \$128.87 |
| 2019 | 1581870 | 6-4-2020 | \$42.07 |
| 2019 | 1575284 | 2-13-2020 | \$41.52 |

| | | | |
|------|---------|------------|-----------|
| 2019 | 1571370 | 11-25-2019 | \$42.08 |
| 2018 | 1527585 | 5-16-2019 | \$40.61 |
| 2018 | 1522284 | 2-14-2019 | \$40.61 |
| 2018 | 1505343 | 11-15-2018 | \$40.61 |
| 2017 | 1473768 | 5-9-2018 | \$128.39 |
| 2016 | 1470173 | 2-15-2018 | \$126.15 |
| 2015 | 1369609 | 8-15-2016 | \$106.94 |
| 2014 | 1303950 | 12-23-2014 | \$101.10 |
| 2013 | 1262617 | 8-26-2014 | \$69.04 |
| 2013 | 1238630 | 11-15-2013 | \$32.16 |
| 2012 | 1210753 | 7-9-2013 | \$62.38 |
| 2012 | 1186840 | 11-16-2012 | \$32.88 |
| 2011 | 1157546 | 5-16-2012 | \$32.87 |
| 2011 | 1152815 | 2-16-2012 | \$32.88 |
| 2011 | 1133578 | 11-16-2011 | \$32.88 |
| 2010 | 1107881 | 6-16-2011 | \$65.80 |
| 2010 | 1078166 | 11-16-2010 | (\$92.66) |
| 2010 | 1078166 | 11-16-2010 | \$92.66 |
| 2010 | 1078166 | 11-16-2010 | \$31.85 |
| 2009 | 1049805 | 5-18-2010 | \$32.30 |
| 2009 | 1047159 | 4-15-2010 | \$33.16 |
| 2009 | 1040079 | 11-25-2009 | (\$94.00) |
| 2009 | 1040079 | 11-25-2009 | \$94.00 |
| 2009 | 1040079 | 11-25-2009 | \$32.31 |
| 2008 | 978848 | 11-18-2008 | \$93.89 |
| 2007 | 948398 | 5-14-2008 | \$30.19 |
| 2007 | 944247 | 2-15-2008 | \$30.19 |
| 2007 | 922539 | 11-15-2007 | \$30.20 |
| 2006 | 879374 | 11-15-2006 | \$84.24 |

| | | | |
|------|--------|------------|---------|
| 2005 | 820540 | 11-15-2005 | \$81.99 |
| 2004 | 772659 | 11-16-2004 | \$80.02 |
| 2003 | 752247 | 5-18-2004 | \$28.02 |
| 2003 | 746691 | 2-11-2004 | \$28.04 |
| 2003 | 728792 | 11-17-2003 | \$28.04 |
| 2002 | 702945 | 5-15-2003 | \$27.71 |
| 2002 | 698173 | 2-18-2003 | \$27.72 |
| 2002 | 677279 | 11-15-2002 | \$27.72 |
| 2001 | 654282 | 5-15-2002 | \$27.02 |
| 2001 | 649056 | 2-15-2002 | \$27.02 |
| 2001 | 631016 | 11-15-2001 | \$27.02 |
| 2000 | 606721 | 5-16-2001 | \$25.57 |
| 2000 | 601241 | 2-14-2001 | \$25.57 |
| 2000 | 584792 | 11-17-2000 | \$25.58 |
| 1999 | 557659 | 5-10-2000 | \$25.71 |
| 1999 | 553801 | 2-16-2000 | \$25.72 |
| 1999 | 531403 | 11-16-1999 | \$25.72 |
| 1998 | 485729 | 11-16-1998 | \$69.68 |
| 1997 | 473420 | 7-15-1998 | \$78.99 |
| 1996 | 434197 | 10-10-1997 | \$97.11 |

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R288845

Map and Taxlot: 12-11-18-CA-00100-00

Tax Year: 2022

Run Date: 10/17/2022 1:29:57 PM

PROPERTY SITUS ADDRESS

Maintenance Area: F-12

GENERAL PROPERTY INFORMATION

Prop Class: 100
 NBH Code: SBNB
 Prop Type Code: RES
 Last Appr Date:
 Appraiser:
 Zoning:
 Code Area: 181
 Related Accts: R291260, R293620
 Owner Comment: TAX ADDR CHG REQ BY PHONE FROM DAUGHTER CAROLYN. WALT DEC'D SARA ELDERLY
 Road Access: PVD

VALUE HISTORY

| Year | Land RMV | Imp RMV | Total RMV | Total AV | LSU Value |
|------|----------|---------|-----------|----------|-----------|
| | | | | | |

OWNER NAME AND MAILING ADDRESS

MAGUIRE WALTER R &
 MAGUIRE SARA B
 CAROLYN MAGUIRE
 STE M23
 LAKE ELSINORE, CA 92530

Owner Comment: TAX ADDR CHG REQ BY PHONE FROM DAUGHTER CAROLYN. WALT DEC'D SARA ELDERLY

ASSESSMENT INFORMATION

| | | | | | |
|---------------|-------|-------------|-------|-------------|-------|
| Land Non-LSU: | 9,400 | Prior MAV: | 9,060 | CPR: | |
| Land LSU: | | Prior AV: | 9,060 | EX. MAV: | |
| Improvement: | | AV +3%: | 9,332 | LSU: | |
| RMV Total: | 9,400 | Except RMV: | | New M50 AV: | 9,330 |

LEGAL DESCRIPTION

TWNSHP 12, RNG 11, ACRES 9.40, MF223-0482 LESS MF311-2446

SALES INFORMATION

| Date | Type | Sale Price | Adj Sale Price | Validity | Inst. Type | Sale Ref |
|------------|------|------------|----------------|----------|-----------------|------------|
| 10/17/1990 | 20 | | | SALE | WD WARRANTY DEE | MF223-0482 |

Acres: 9.40 Sqft:
 Effective Acres: 9.40

BUILDING PERMITS AND INSPECTIONS

| Type | Appraiser | Issue Date | Date Checked | % Comp | Comment |
|------|-----------|------------|--------------|--------|---------|
| | | | | | |

PARCEL COMMENTS

GenFlag- 1998 RED TAG - VALUE CHANGE; GenCom- JV#216 FROM CODE 147 INPUT 12-30-11. JV#448 AC RECALC INPUT 3-21-11. JV#711 INPUT 12-8-89 JV#731 INP; Land- PTO 82.40 ACRES

EXEMPTIONS

| Code | Exempt RMV |
|------|------------|
| | |

Exceptions

| Code | Year | Amount | Method |
|------|------|--------|--------|
| | | | |

MARKET LAND INFORMATION

| Type | Table | Method | Acres | Base Value | Adjustment Code - % |
|-----------------------|-------|--------|-------|------------|---------------------|
| AWL: WET LAND ACREAGE | WL | A | 9.400 | 9,400 | |
| Total Acres: | | | 9.400 | | |

| NBHD % | Total Adj % | Final Value |
|--------------------------|-------------|-------------|
| | | 9,400 |
| Total Market Land Value: | | 9,400 |

LAND SPECIAL USE

| Code | SAV | Unt | Pr | MSAV | Unt | Pr | LSU |
|------------|-----|-----|----|------|-----|----|-----|
| | | | | | | | |
| Total LSU: | | | | | | | |

10 25 90

BOOK 223 PAGE 0482

WARRANTY DEED - STATUTORY FORM

MAKAI PROPERTIES, a Washington general partnership, Grantor, conveys and warrants to WALTER R. MAGUIRE and SARA B. MAGUIRE, husband and wife, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Lincoln County, Oregon to-wit:

PARCEL 1: Beginning at a point on the north and south center line of Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon, which point is at the intersection of the north right of way line of the Old Spruce Production Railroad and said center line of Section 18; thence northerly along said center line to the center of said Section 18; thence in a westerly direction along the east and west center line of said Section 18 to the east right of way line of the Oregon Coast Highway, which right of way line was formerly the easterly right of way line of the Old Spruce Production Railroad; thence in a general southerly and easterly direction along said railroad right of way line to the point of beginning;

EXCEPT any portion of said land lying westerly of the easterly line of the Oregon Coast Highway;

EXCEPT any portion falling in the Plats of THUNDER BAY ESTATES, MAKAI DIVISION NO. 1 and MAKAI DIVISION NO. 2;

EXCEPT those tracts lying east of the east right of way line of Alika Drive NW, west of the Plat of THUNDER BAY ESTATES and south of that tract described in deed to Richard C. Galbraith, et ux, recorded July 5, 1979, in Volume 102, page 1131, Deed Records;

EXCEPT that tract conveyed to Richard C. Galbraith, et ux, by deed recorded July 5, 1979, in Volume 102, page 1131, Deed Records;

EXCEPT that tract conveyed to Robert Dunn, et ux, by deed recorded February 4, 1982, in Volume 130, page 975, Deed Records;

EXCEPT that tract conveyed to Terry Lynn Shumaker and Dale Shumaker by deed recorded May 26, 1988, in Volume 192, page 2024, Deed Records;

EXCEPT that tract described in deed to Doris H. Brown, et al, recorded October 17, 1989 in Book 209, page 2507, Deed Records;

TITLE INSURANCE COMPANY 21-87780

OCT 25 1990

EXCEPT that tract described in deed to Ursula J. Negi, recorded December 12, 1989 in Book 211, page 2001, Deed Records;

EXCEPT that tract described in deed to Makai Properties recorded December 12, 1989 in Book 211, page 2007, Deed Records; and

EXCEPT that portion lying Southerly of Estate Drive NW.

PARCEL 2: The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon;

EXCEPT therefrom the tract conveyed to Lundy Bros. by deed recorded August 14, 1962, in Book 227, page 587, Deed Records;

EXCEPT any portion falling in the Plats of MAKAI DIVISION NO. 1, MAKAI DIVISION NO. 2 and THUNDER BAY ESTATES;

EXCEPT that tract conveyed to Robert Dunn, et al, by deed recorded November 16, 1978, in Volume 94, page 1426, Film Records;

EXCEPT that tract conveyed to John Hanley by deed recorded July 13, 1967, in Book 279, page 369, Deed Records;

EXCEPT that tract described in deed to Makai Properties recorded December 12, 1989 in Book 211, page 2007, Deed Records;

EXCEPT that portion in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18 which lies Easterly of Kona Street N.W.; and

EXCEPT that portion in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18 which lies Southerly and Westerly of Lots 3 thru 32, Block 5, MAKAI DIVISION NO. 1.

PARCEL 3: An easement for ingress and egress, street improvements and utilities, as granted in easement from Robert G. Miller, et al, to A.J. McMillan Development Co., a Washington partnership, recorded December 21, 1981 in Book 129, page 1347, Deed Records, over and across the North 80 feet of that certain tract of land in the Northwest $\frac{1}{4}$ of Section 18, T 12 S, R 11 W, W.M., Lincoln County, Oregon, which is described in deed to Willamette Pacific Land Company, recorded October 10, 1967 in Book 282, page 381, Deed Records;

ALSO an easement for road purposes, as granted in Easement and Indenture of Access between State of Oregon, by and through its State Highway Commission and Charles Hart, et al, recorded July 8, 1965 in Book 257, page 1, Deed Records, over and across that portion of the North 60 feet of Government Lot 2, in Section 18, T 12 S, R 11 W, W.M., in Lincoln County, Oregon, which lies East of the Oregon Coast Highway.

Parcels 1, 2 and 3 are free of all encumbrances except:

1. Rights of the public in roads, streets and highways.
2. Access restrictions and other restrictions, including the terms and provisions thereof, as set forth in instrument between the State of Oregon, by and through its State Highway Commission, et al, recorded July 8, 1965, in Book 257, page 1, Deed Records.
3. Reservation of 60 foot right of way along the north line of property in question as set forth in Option recorded January 30, 1963, in Book 231, page 477 and in Book 266, page 562, Deed Records. (Affects Parcel 2.)
4. Reservation of interest in all gas, oil and mineral rights as reserved by deeds to Beaver Crest, Inc., recorded May 19, 1966, in Book 267, page 128 and December 6, 1967, in Book 284, page 339, Deed Records and in deed to T. Gaither recorded January 19, 1970, in Volume 16, page 1670, Film Records.
5. Easement for roadway purposes of access and utilities, including the terms and provisions thereof, granted Willamette Pacific Land Co., recorded December 21, 1981, in Volume 129, page 1345, Film Records. (Affects the most Northerly 80 ft. of Parcel 2.)
6. Terms and provisions of easement from Robert G. Miller, et al, to A.J. McMillan Development Co., a Washington partnership, recorded December 21, 1981, in Book 129, page 1347, Deed Records.

PARCEL 4: Commencing at the Northwest corner of Lot 6, Block 6, Makai Division #2, a subdivision in Section 18, T 12 S, R 11 W, W.M., Lincoln County, Oregon, said point being the true point of beginning of the herein described tract; thence North 32°27'21" East 266.68 feet; thence South 70°00'00" East 138.59 feet; thence South 10°00'00" West 130.00 feet to the Northeast corner of Lot 10, Thunder Bay Estates; thence South 52°22'00" West, along the North line of said Lot 10, 46.00 feet to the Northwest corner thereof;

thence South 31°30'19" West 104.32 feet to a point on the Easterly right of way of Alika Drive; thence North 67°02'18" West along the Northerly right of way of said Alika Drive and the Northerly line of said Lot 6, Block 6, 175.00 East to the true point of beginning.

Parcel 4 is free from all encumbrances except:

1. Rights of the public in roads, streets and highways.
2. Reservation by interest in all gas, oil and mineral rights as reserved by deeds to Beaver Crest, Inc., recorded May 19, 1966, in Book 267, page 128 and December 6, 1967, in Book 284, page 339, Deed Records and in deed to T. Gaither recorded January 19, 1970, in Volume 16, page 1670, Film Records.

The true consideration for this conveyance is \$109,800.00.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 17 day of October, 1990.

A.J. McMILLAN DEVELOPMENT COMPANY, A GENERAL PARTNERSHIP, AS GENERAL PARTNER OF MAKAI PROPERTIES

Donald A. McMillan
Donald A. McMillan, Trustee,
Partner

By: *Donald A. McMillan*
Donald A. McMillan,
Partner

Gertrude McMillan
State of Washington, Gertrude McMillan, Trustee,
County of Island, Partner

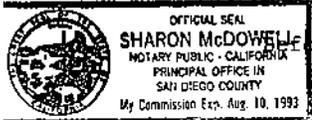
I certify that I ~~have~~ have satisfactory evidence that E. Gertrude McMillan is the person who appeared before me, and ~~that~~ she acknowledged that ~~she~~ she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 15 day of October, 1990.

James A. Jones
Notary Public
My appointment expires 8-28-92

STATE OF Calif)
County of San Diego) ss. October 17, 1990

Personally appeared the above named Donald A. McMillan, Trustee and Partner of Makai Properties, a Washington general partnership, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.



Before me: [Signature]
Notary Public for California
My commission expires: August 10, 1993

STATE OF _____)
County of _____) ss. _____, 1990

Personally appeared the above named E. Gertrude McMillan, Trustee and Partner of Makai Properties, a Washington general partnership, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.

Before me: _____
Notary Public for _____
My commission expires: _____

STATE OF California)
County of San Diego) ss. October 17, 1990

Personally appeared the above named Donald A. McMillan Partner of A.J. McMillan Development Company, a General Partnership, as General Partner of Makai Properties, and acknowledged the foregoing instrument to be the partnership's voluntary act and deed.



Before me: [Signature]
Notary Public for California
My commission expires: August 10, 1993

Until a change is requested, all tax statements shall be sent to the following address:
Walter R. Maguire, 3217 S. Birch Street, Santa Ana, CA. 92707

After Recording Return To: Same as above

BOOK 223 PAGE 0487

(11)



STATE OF OREGON } ss.
County of Lincoln

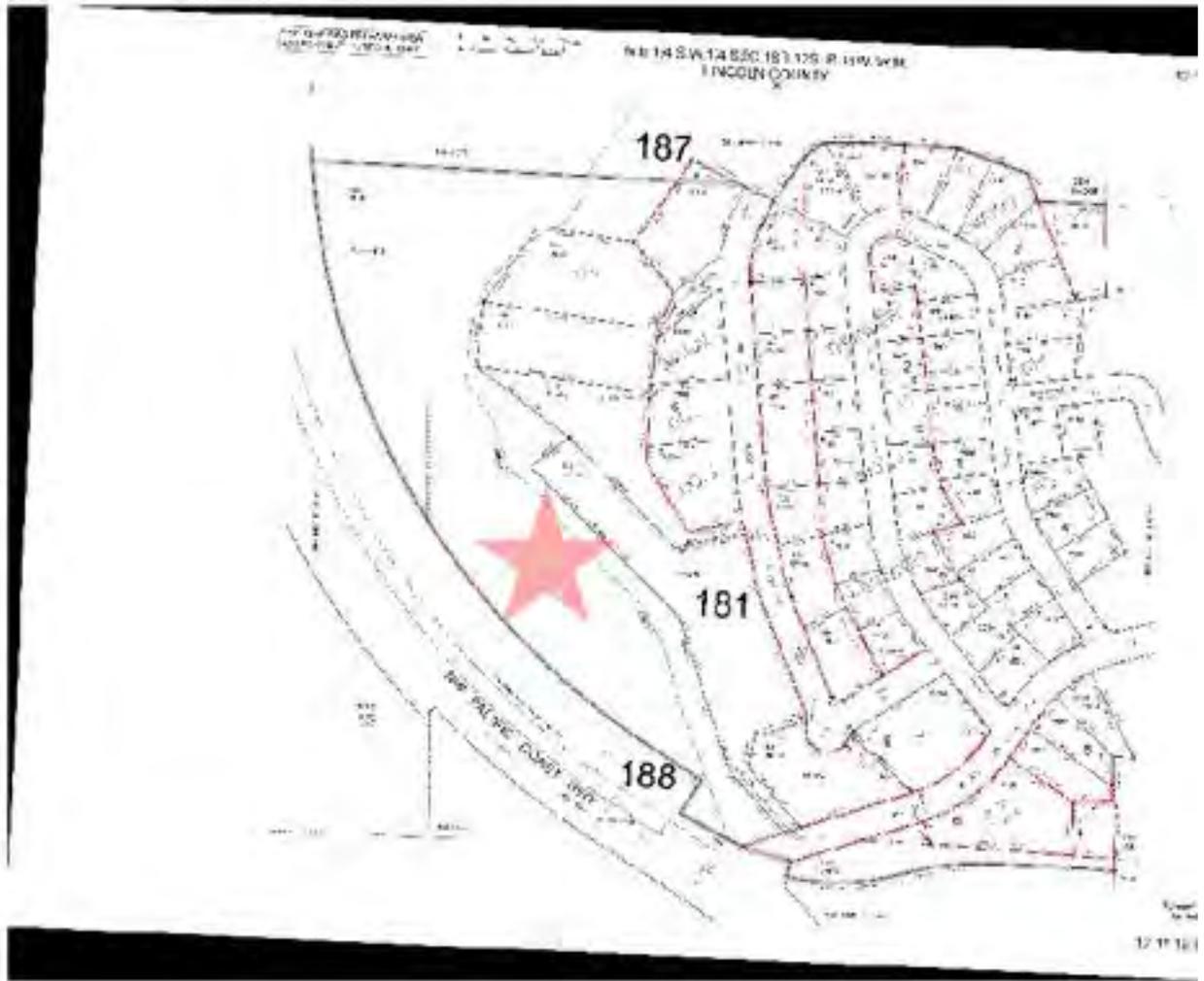
I, Gloria A. McEwen, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.

Book 223 Page 487

WITNESS my hand and seal of said office affixed.

By Gloria A. McEwen Deputy
Gloria A. McEwen, County Clerk

Doc : 6054268
Ret: 15390 paid 55.00
10/25/1990 09:34:03AM TIL



Parcel ID: R288845

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.

SOILS



2 fields, 41 acres in Lincoln County, OR

TOWNSHIP/SECTION 12S 11W - 18



AVG NCCPI

24.4

COUNTY AVG

25.5



Source: NRCS Soil Survey

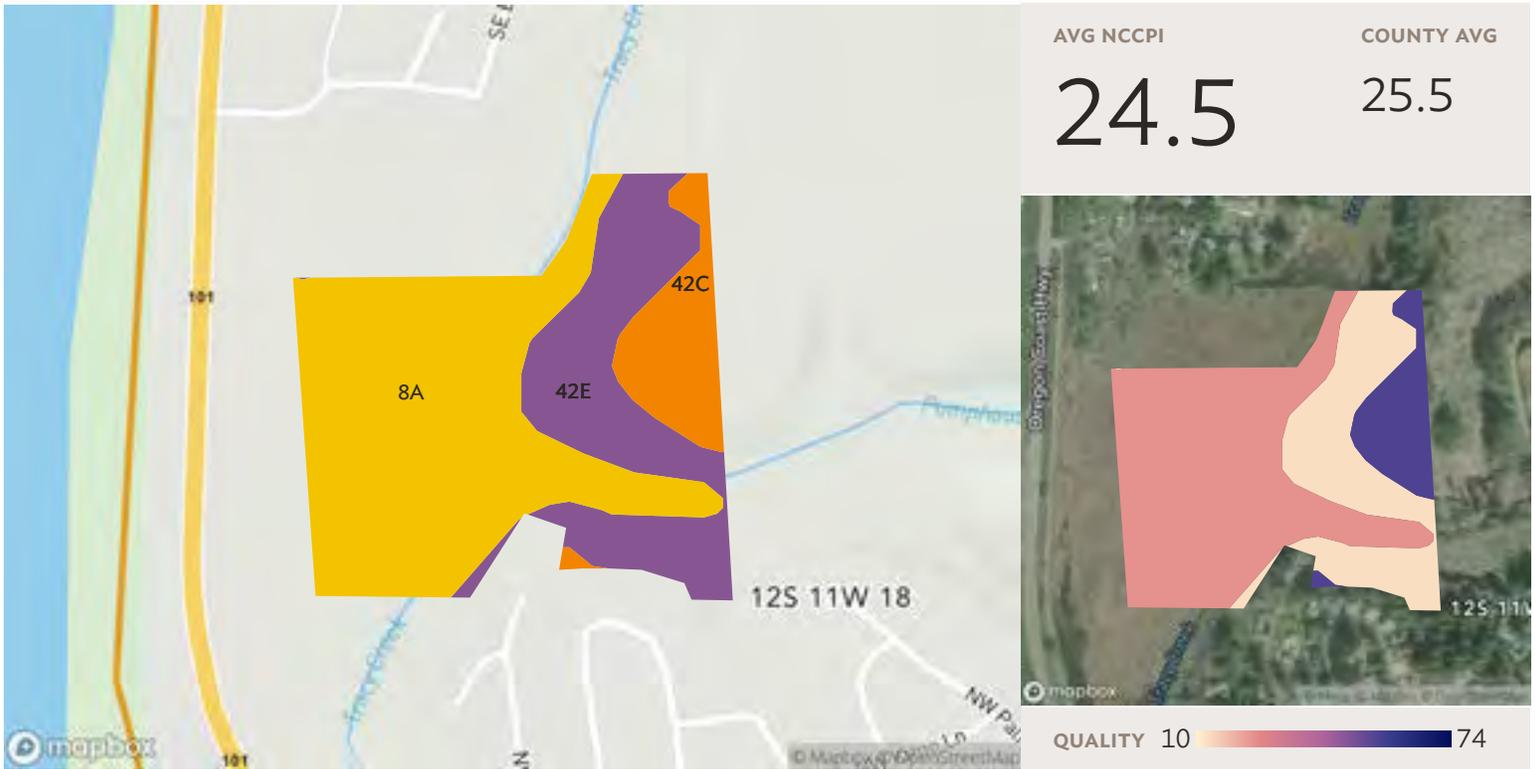
All fields

41 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|--------------|--|-------|---------------------|------------|-------------|
| 8A | Brallier mucky peat, 0 to 1 percent slopes | 27.90 | 67.5% | 5 | 24.3 |
| 42E | Nelscott loam, 12 to 50 percent slopes | 9.65 | 23.4% | 6 | 12.7 |
| 42C | Nelscott loam, 3 to 12 percent slopes | 3.77 | 9.1% | 3 | 55.2 |
| 41.33 | | | | | 24.4 |

2 fields, 41 acres in Lincoln County, OR

TOWNSHIP/SECTION 12S 11W - 18



Source: NRCS Soil Survey

Field 1

32 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|--------------|--|-------|---------------------|------------|-------------|
| 8A | Brallier mucky peat, 0 to 1 percent slopes | 18.91 | 58.8% | 5 | 24.3 |
| 42E | Nelscott loam, 12 to 50 percent slopes | 9.45 | 29.4% | 6 | 12.7 |
| 42C | Nelscott loam, 3 to 12 percent slopes | 3.77 | 11.7% | 3 | 55.2 |
| 32.14 | | | | | 24.5 |

2 fields, 41 acres in Lincoln County, OR

TOWNSHIP/SECTION 12S 11W - 18



Field 2

Source: NRCS Soil Survey

9 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-------------|--|-------|---------------------|------------|-------------|
| ■ 8A | Brallier mucky peat, 0 to 1 percent slopes | 8.99 | 97.8% | 5 | 24.3 |
| ■ 42E | Nelscott loam, 12 to 50 percent slopes | 0.20 | 2.2% | 6 | 12.7 |
| 9.20 | | | | | 24.0 |

MARKET REPORT



SEAL ROCK, OR 97376

Single-Family Homes

This week the median list price for Seal Rock, OR 97376 is \$1,572,500 with the market action index hovering around 35. This is less than last month's market action index of 36. Inventory has increased to 4.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

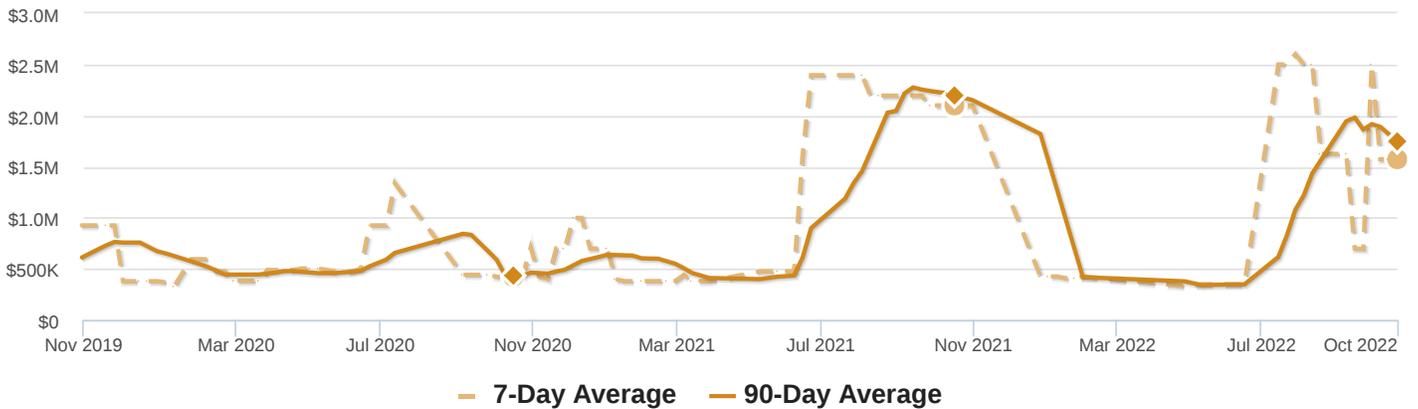
Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

REAL-TIME MARKET PROFILE

| | |
|------------------------------|-------------|
| Median List Price | \$1,572,500 |
| Median Price of New Listings | \$0 |
| Per Square Foot | \$565 |
| Average Days on Market | 63 |
| Median Days on Market | 70 |
| Price Decreased | 50% |
| Price Increased | 0% |
| Relisted | 0% |
| Inventory | 4 |
| Median Rent | |
| Market Action | 35 |

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

| Median Price | Sq. Ft. | Lot Size | Beds | Bath | Age | New | Absorbed | DOM |
|--------------|---------|---------------|------|------|-----|-----|----------|-----|
| \$2,500,000 | 3,630 | 1 - 2.5 acres | 4 | 2 | 66 | 0 | 0 | 21 |
| \$2,500,000 | 3,630 | N/A | 4 | 2 | 66 | 0 | 0 | 91 |
| \$645,000 | 1,455 | 10 - 20 acres | 2 | 1 | 28 | 0 | 0 | 77 |
| \$349,900 | 1,704 | 0.5 - 1 acre | 3 | 2 | 30 | 0 | 0 | 63 |

SCHOOL REPORT



OREGON AT-A-GLANCE DISTRICT PROFILE

Lincoln County SD



SUPERINTENDENT: Karen Gray | 459 SW Coast Highway, Newport 97365 | 541-265-9211

Students We Serve

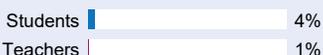


5,048

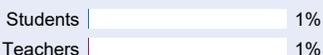
Student Enrollment

DEMOGRAPHICS

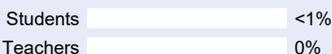
American Indian/Alaska Native



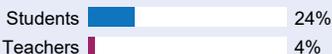
Asian



Black/African American



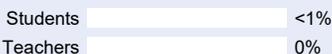
Hispanic/Latino



Multiracial



Native Hawaiian/Pacific Islander



White



14%

Ever English Learners



26

Languages Spoken

16%

Students with Disabilities

17%

Mobile Students

>95%

Free/Reduced Price Lunch

*<10 students or data unavailable

Special Note

The At-A-Glance School and District profiles tell a story about Oregon's schools and districts. The story is harder to tell this year as the COVID-19 pandemic significantly impacted our schools and the data we collect. As a result, statewide assessment and attendance data cannot be compared to prior years and are not shown here. We have included links to our website where you can view the 2020-21 statewide assessment and attendance data and read a detailed description of how these data were impacted. We're thankful for your partnership as we focus on care, connection and the creation of safe, inclusive and supportive learning environments.

High School Success

Grade 8 MATHEMATICS

Students meeting state grade-level expectations.

For 2020-21 Mathematics data please visit:

www.oregon.gov/ode/schools-and-districts/reportcards/reportcards/Pages/Statewide-Assessment-Results-2021.aspx

Start Strong

Grades K-2 REGULAR ATTENDERS

Students who attended more than 90% of their enrolled school days.

For 2020-21 Regular Attenders data please visit:

www.oregon.gov/ode/schools-and-districts/reportcards/reportcards/Pages/Regular-Attenders-2021.aspx

Grade 3 ENGLISH LANGUAGE ARTS

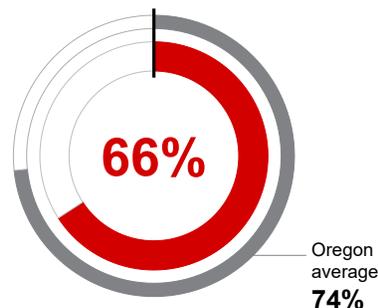
Students meeting state grade-level expectations.

For 2020-21 English Language Arts data please visit:

www.oregon.gov/ode/schools-and-districts/reportcards/reportcards/Pages/Statewide-Assessment-Results-2021.aspx

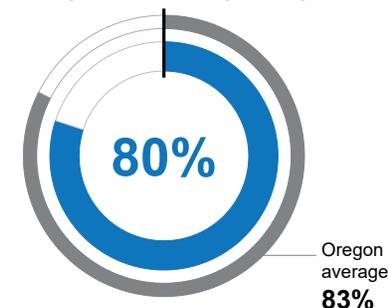
Grade 9 ON-TRACK TO GRADUATE

Students earning one-quarter of graduation credits in their 9th grade year.



Grade 12 ON-TIME GRADUATION

Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2016-17 graduating in 2019-20.



District Goals

- Goals of Board of Education, Superintendent and District Administration:
 - Academic Achievement and Student Success as measured by:
 - Increase attendance
 - Increase implementation of PBIS systems and decrease behavioral exclusions
 - Align K-12 Mathematics
 - Continue to Align K-12 AVID Implementation and Strategies
 - Increase Student Engagement
 - Create an Equity Plan and Provide Culturally Specific Outreach to our Growing Hispanic Community
 - Implement the Boards Five Year Strategic Plan

State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2025. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.



OREGON AT-A-GLANCE DISTRICT PROFILE CONTINUED

Lincoln County SD



2020-21

Outcomes

Our Staff (rounded FTE)



30

Administrators



295

Teachers



85

Educational assistants



12

Counselors



0

Licensed Librarians



5

Psychologists



67%

% of licensed teachers with more than 3 years of experience

Grades K-2 REGULAR ATTENDERS

| | |
|----------------------------------|--|
| American Indian/Alaska Native | |
| Asian | |
| Black/African American | |
| Hispanic/Latino | |
| Multiracial | |
| Native Hawaiian/Pacific Islander | |
| White | |
| Free/Reduced Price Lunch | |
| Ever English Learner | |
| Students with Disabilities | |
| Migrant | |
| Homeless | |
| Talented and Gifted | |
| Female | |
| Male | |
| Non-Binary | |

Grade 3 ENGLISH LANGUAGE ARTS

| | |
|----------------------------------|--|
| American Indian/Alaska Native | |
| Asian | |
| Black/African American | |
| Hispanic/Latino | |
| Multiracial | |
| Native Hawaiian/Pacific Islander | |
| White | |
| Free/Reduced Price Lunch | |
| Ever English Learner | |
| Students with Disabilities | |
| Migrant | |
| Homeless | |
| Talented and Gifted | |
| Female | |
| Male | |
| Non-Binary | |

Grade 8 MATHEMATICS

| | |
|----------------------------------|--|
| American Indian/Alaska Native | |
| Asian | |
| Black/African American | |
| Hispanic/Latino | |
| Multiracial | |
| Native Hawaiian/Pacific Islander | |
| White | |
| Free/Reduced Price Lunch | |
| Ever English Learner | |
| Students with Disabilities | |
| Migrant | |
| Homeless | |
| Talented and Gifted | |
| Female | |
| Male | |
| Non-Binary | |

Grade 9 ON-TRACK TO GRADUATE

| | |
|----------------------------------|----------------------------------|
| American Indian/Alaska Native | 71% |
| Asian | <10 students or data unavailable |
| Black/African American | <10 students or data unavailable |
| Hispanic/Latino | 69% |
| Multiracial | 69% |
| Native Hawaiian/Pacific Islander | <10 students or data unavailable |
| White | 65% |
| Free/Reduced Price Lunch | 66% |
| Ever English Learner | 76% |
| Students with Disabilities | 59% |
| Migrant | <10 students or data unavailable |
| Homeless | 49% |
| Talented and Gifted | 92% |
| Female | 70% |
| Male | 63% |
| Non-Binary | <10 students or data unavailable |

Grade 12 ON-TIME GRADUATION

| | |
|----------------------------------|----------------------------------|
| American Indian/Alaska Native | 87% |
| Asian | <10 students or data unavailable |
| Black/African American | <10 students or data unavailable |
| Hispanic/Latino | 78% |
| Multiracial | 92% |
| Native Hawaiian/Pacific Islander | <10 students or data unavailable |
| White | 78% |
| Free/Reduced Price Lunch | 81% |
| Ever English Learner | 66% |
| Students with Disabilities | 65% |
| Migrant | <10 students or data unavailable |
| Homeless | 67% |
| Talented and Gifted | 94% |
| Female | 84% |
| Male | 77% |
| Non-Binary | Coming in 2022-23 |

Lincoln County Useful Contacts



Electricity

| | |
|-------------------------|--------------|
| Central Lincoln PUD: | |
| Toledo | 541-336-2303 |
| Newport | 541-265-3211 |
| South County | 541-563-2112 |
| Depoe Bay | 541-265-3211 |
| Consumers Power, Inc. | 800-872-9036 |
| Pacific Power and Light | 800-221-7070 |

Internet

| | |
|---------------------|--------------|
| Earthlink | 877-216-6054 |
| Spectrum | 866-874-2389 |
| Pioneer Connect DSL | 888-929-1014 |
| HughesNet | 866-641-8709 |
| CenturyLink | 877-837-5738 |
| Wave Broadband | 866-928-3123 |
| Coast Com | 866-248-9857 |

Gas

| | |
|-----------------------|--------------|
| Amerigas | 541-265-2213 |
| Northwest Natural Gas | 541-994-2111 |

Cable TV

| | |
|-----------------|--------------|
| Alsea Bay Cable | 541-563-4807 |
| Spectrum | 866-874-2389 |
| Direct TV /AT&T | 866-481-6433 |
| Dish Network | 833-830-4329 |
| Wave Cable | 866-928-3123 |

DMV

| | |
|--------------|--------------|
| Newport | 541-265-2373 |
| Lincoln City | 541-994-9655 |

Yaquina Cab Company

| | |
|---------------|--------------|
| Frank Geltner | 541-265-9552 |
|---------------|--------------|

WATER

| | |
|---|--------------|
| City of Depoe Bay | 541-765-2361 |
| City of Lincoln City | 541-996-2151 |
| City of Newport | 541-574-0611 |
| City of Siletz | 541-444-2521 |
| City of Toledo | 541-336-2247 |
| City of Waldport | 541-563-2111 |
| City of Yachats | 541-547-3565 |
| Beverly Beach Water District | 541-265-8083 |
| Kernville Gleneden Beach Water District | 541-764-2475 |
| Otter Creek Water District | 541-765-2660 |
| Panther Creek Water District | 541-994-7293 |
| Seal Rock Water District | 541-563-3529 |
| SW Lincoln County Water District | 541-547-3315 |
| Highland Water Co. | 503-554-8333 |
| Neskowin Water | 503-392-3966 |

Garbage/Recycling

| | |
|------------------------|--------------|
| Dahl Disposal: | |
| Toledo | 541-336-2932 |
| Waldport | 541-563-3888 |
| North Lincoln Sanitary | 541-994-5555 |
| Thompsons Sanitary | 541-265-7249 |
| Salishan Sanitary | 541-764-2208 |
| Neskowin Sanitary | 503-392-3404 |

Telephone

| | |
|--------------------------|--------------|
| Pioneer | 800-808-9000 |
| Century Link Business | 800-603-6000 |
| Century Link Residential | 800-573-1311 |
| Spectrum | 866-874-2389 |
| Comcast Business | 855-219-6432 |
| Wave | 866-928-3123 |

**Remember to specify Western Title on
your next transaction.**



OREGON AT-A-GLANCE DISTRICT PROFILE

Lincoln County SD

SUPERINTENDENT: Karen Gray | 459 SW Coast Highway, Newport 97365 | 541-265-9211



Students We Serve

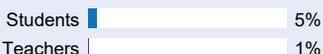


5,453

Student Enrollment

DEMOGRAPHICS

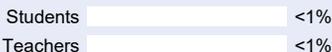
American Indian/Alaska Native



Asian



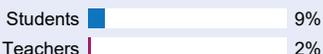
Black/African American



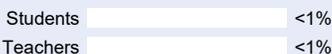
Hispanic/Latino



Multiracial



Native Hawaiian/Pacific Islander



White



13%

Ever English Learners



24

Languages Spoken

16%

Students with Disabilities

15%

Mobile Students

>95%

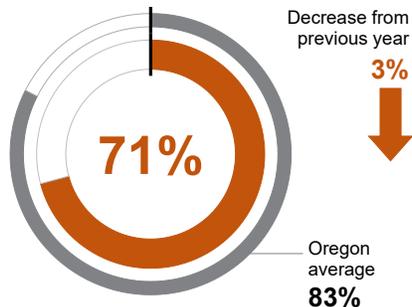
Free/Reduced Price Lunch

*<10 students or data unavailable

Start Strong

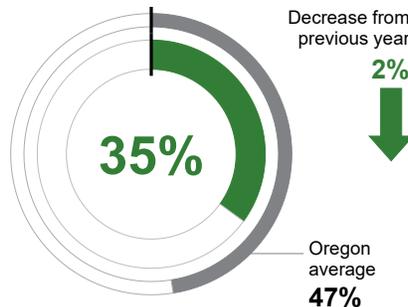
Grades K-2 REGULAR ATTENDERS

Students who attended more than 90% of their enrolled school days.



Grade 3 ENGLISH LANGUAGE ARTS

Students meeting state grade-level expectations.



Academic Progress

Grades 3-8 INDIVIDUAL STUDENT PROGRESS

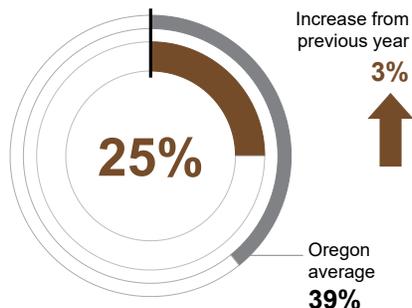
Year-to-year progress in English language arts and mathematics.



High School Success

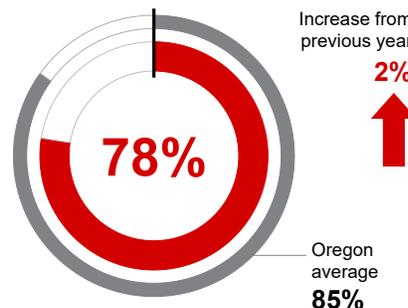
Grade 8 MATHEMATICS

Students meeting state grade-level expectations.



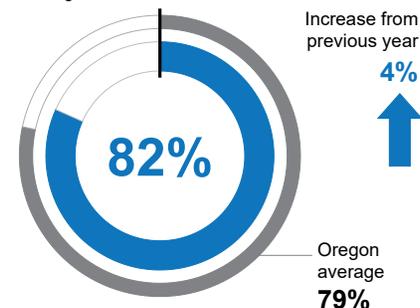
Grade 9 ON-TRACK TO GRADUATE

Students earning one-quarter of graduation credits in their 9th grade year.



Grade 12 ON-TIME GRADUATION

Students earning a diploma within four years. Cohort includes students who were first-time ninth graders in 2014-15.



District Goals

- Goals are developed by the Board of Education and Superintendent and District Administration.
- Increase Student Achievement in reading and math, increase attendance and decrease referrals for behavior.
- Grow as an AVID K-12 school district
- Recruit and retain excellent instructors
- Develop a new Short and Long Range Facility Plan
- Develop a District Wide Safety Plan
- New K-5 Math Adoption
- Increase culturally specific outreach in our community.
- ALL goals will align K-12 across our district.

State Goals

The Oregon Department of Education is partnering with school districts and local communities to ensure a 90% on-time, four year graduation rate by 2025. To progress toward this goal, the state will prioritize efforts to improve attendance, provide a well-rounded education, invest in implementing culturally responsive practices, and promote continuous improvement to close opportunity and achievement gaps for historically and currently underserved students.



OREGON AT-A-GLANCE DISTRICT PROFILE CONTINUED

Lincoln County SD

SUPERINTENDENT: Karen Gray | 459 SW Coast Highway, Newport 97365 | 541-265-9211

Our Staff (rounded FTE)



25

Administrators



287

Teachers



99

Educational assistants



12

Counselors



1

Licensed Librarians



5

Psychologists

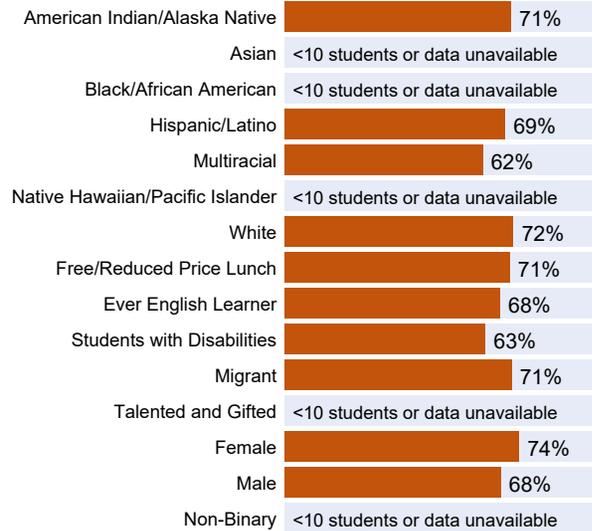


75%

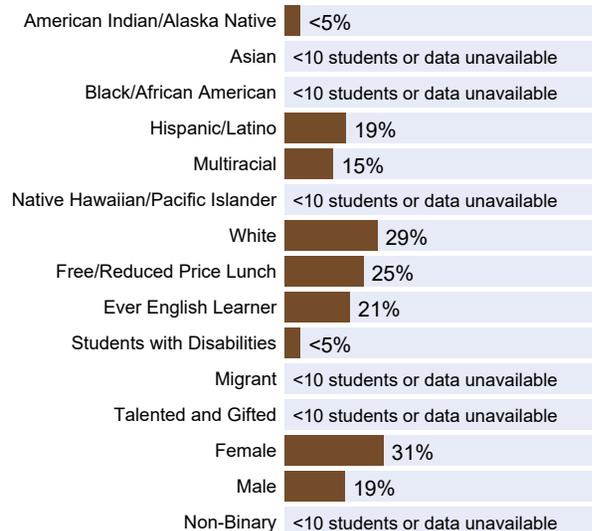
% of licensed teachers with more than 3 years of experience

Outcomes

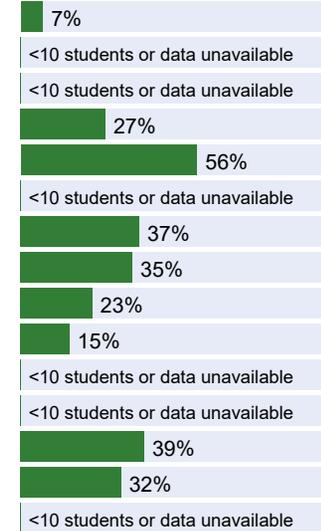
Grades K-2 REGULAR ATTENDERS



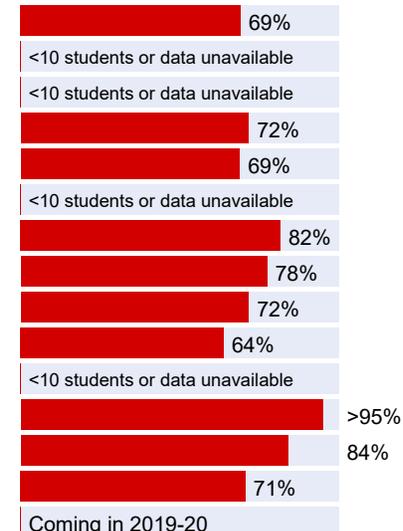
Grade 8 MATHEMATICS



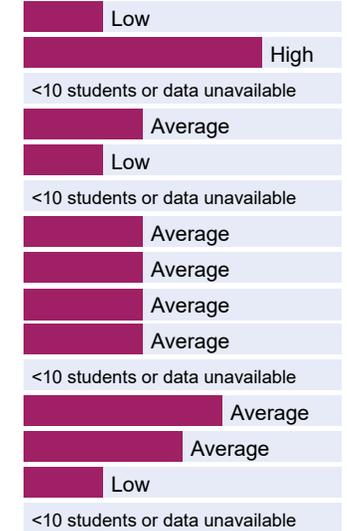
Grade 3 ENGLISH LANGUAGE ARTS



Grade 9 ON-TRACK TO GRADUATE



Grades 3-8 INDIVIDUAL STUDENT PROGRESS



Grade 12 ON-TIME GRADUATION

