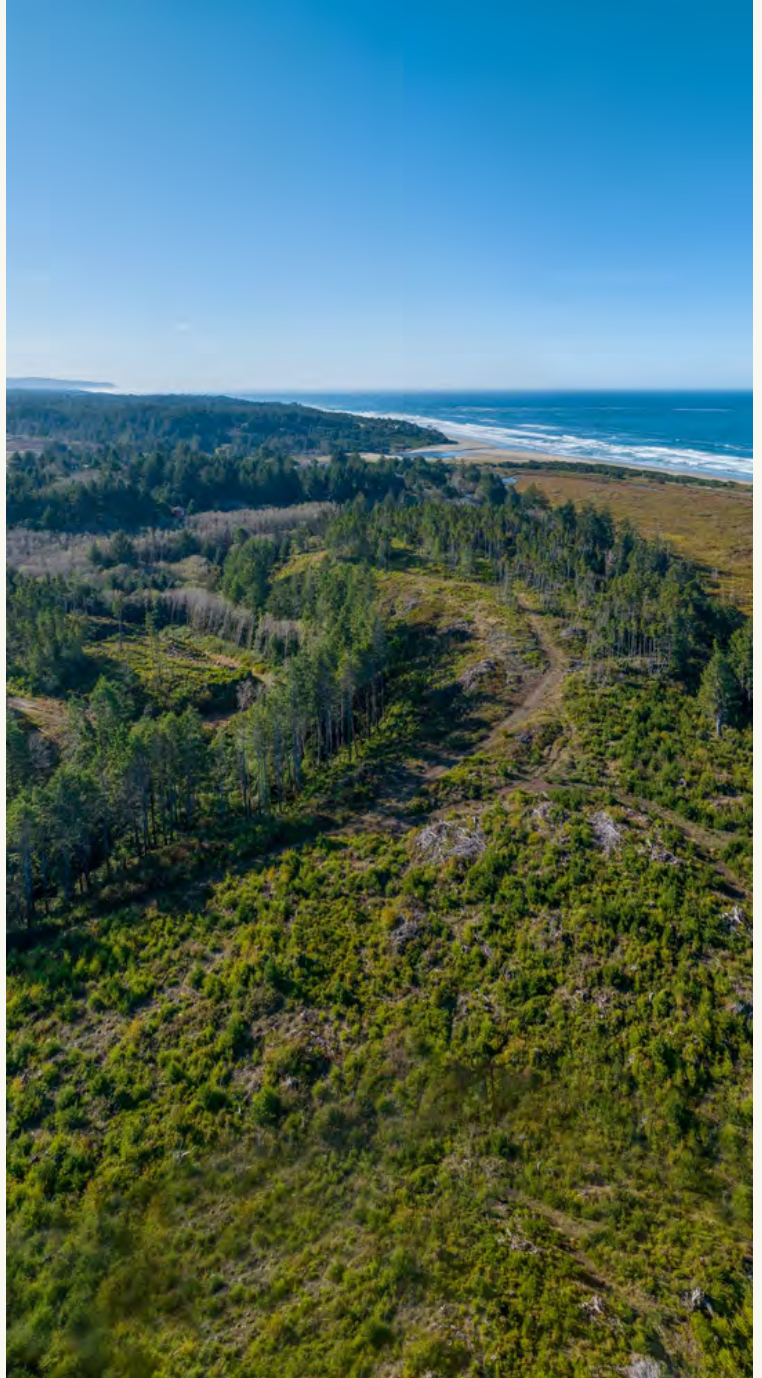


(NEXT TO) 14075 NW ALIKA DR

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**
★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

LAND
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Luxury
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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

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



LAND



- 36.34 Acres
- Zoned for 2 Acre Lots
- Possible Candidate for Greenbelt Overlay
- Hiking Trails



MAP



Pumphouse Creek

NW PAL

LIST PACK





Western Title & Escrow

Property Profile Report

Owner Name: Maguire

Property: R50006

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

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FORTUNE 500® Company

A partnership beyond expectations.

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 #:	R50006
Tax Lot:	121118AC0010000
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 / NE
Parcel Size:	36.34 Acres (1,582,970 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	951200 / 1016
Waterfront:	

Assessment Information

Market Value Land:	\$179,280.00
Market Value Impr:	\$0.00
Market Value Total:	\$179,280.00
Assessed Value:	\$93,260.00

Tax Information

Levy Code Area:	148
Levy Rate:	12.4560
Tax Year:	2021
Annual Tax:	\$1,208.16

Legal

TWNSHP 12, RNG 11, ACRES 36.34, 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
R50006 MAGUIRE WALTER R & MAGUIRE SARA B

Property Address
-

2022 In Process Real Market Value
\$208,590

2022 GENERAL INFORMATION

Property Status A Active

Property Type RP Residential

Legal Description TWNShp 12, RNg 11, ACRES 36.34, MF223-0482

Alternate Account Number -

Neighborhood SBNB: SOUTH BEACH RESIDENTIAL LAND

Map Number 12-11-18-AC-00100-00

Property Use 400: R - TRACT VACANT

Levy Code Area [148](#)

Zoning RR-2

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	\$47.28

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	TR: RESIDENTIAL TRACT	1.00 Acres
L2	TR: RESIDENTIAL TRACT	35.34 Acres
TOTALS		1582970.40 Sq. ft / 36.34 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022 (In Process)	\$0	\$208,590	\$208,590	\$0	\$96,050
2021	\$0	\$179,280	\$179,280	\$0	\$93,260
2020	\$0	\$144,670	\$144,670	\$0	\$90,550
2019	\$0	\$150,600	\$150,600	\$0	\$87,920
2018	\$0	\$144,670	\$144,670	\$0	\$85,360
2017	\$0	\$144,670	\$144,670	\$0	\$82,880
2016	\$0	\$155,800	\$155,800	\$0	\$80,470

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: 10/17/2022 [Details](#)

TAXYEAR	TOTAL	AD	SPECIAL	PRINCIPAL	INTEREST	DATE	TOTAL
---------	-------	----	---------	-----------	----------	------	-------

TOTAL TAXES DUE

Current Year Due \$1,265.64

Past Years Due \$0.00

	BILLED	VALOREM	ASMT			PAID	OWED	Total Due	\$1,265.64
2022	\$1,304.79	\$1,257.51	\$47.28	\$1,304.79	\$0.00	-	\$1,265.64		
2021	\$1,208.16	\$1,161.66	\$46.50	\$1,208.16	\$0.00	-	\$0.00		
2020	\$1,176.79	\$1,132.67	\$44.12	\$1,176.79	\$0.00	-	\$0.00		
2019	\$1,138.31	\$1,094.76	\$43.55	\$1,138.31	\$0.00	-	\$0.00		
2018	\$1,111.59	\$1,070.87	\$40.72	\$1,111.59	\$0.00	-	\$0.00		
2017	\$1,133.34	\$1,092.27	\$41.07	\$1,133.34	\$0.00	-	\$0.00		
2016	\$1,059.16	\$1,020.39	\$38.77	\$1,059.16	\$0.00	-	\$0.00		
2015	\$957.72	\$922.42	\$35.30	\$957.72	\$0.00	-	\$0.00		
2014	\$932.63	\$0.00	\$0	\$932.63	\$0.00	-	\$0.00		
2013	\$912.18	\$0.00	\$0	\$912.18	\$0.00	-	\$0.00		
2012	\$358.68	\$0.00	\$0	\$358.68	\$0.00	-	\$0.00		
2011	\$375.43	\$0.00	\$0	\$375.43	\$0.00	-	\$0.00		
2010	\$413.89	\$0.00	\$0	\$413.89	\$0.00	-	\$0.00		
2009	\$457.54	\$0.00	\$0	\$457.54	\$0.00	-	\$0.00		
2008	\$497.37	\$0.00	\$0	\$497.37	\$0.00	-	\$0.00		
2007	\$434.86	\$0.00	\$0	\$434.86	\$0.00	-	\$0.00		
2006	\$326.33	\$0.00	\$0	\$326.33	\$0.00	-	\$0.00		
2005	\$273.93	\$0.00	\$0	\$273.93	\$0.00	-	\$0.00		
2004	\$254.58	\$0.00	\$0	\$254.58	\$0.00	-	\$0.00		
2003	\$254.01	\$0.00	\$0	\$254.01	\$0.00	-	\$0.00		
2002	\$275.16	\$0.00	\$0	\$275.16	\$0.00	-	\$0.00		
2001	\$260.86	\$0.00	\$0	\$260.86	\$0.00	-	\$0.00		
2000	\$246.05	\$0.00	\$0	\$246.05	\$0.00	-	\$0.00		
1999	\$222.60	\$0.00	\$0	\$222.60	\$0.00	-	\$0.00		
1998	\$215.19	\$0.00	\$0	\$215.19	\$0.00	-	\$0.00		
1997	\$816.74	\$0.00	\$0	\$816.74	\$0.00	-	\$0.00		
1996	\$969.77	\$0.00	\$0	\$969.77	\$0.00	-	\$0.00		
1995	\$857.86	\$0.00	\$0	\$857.86	\$0.00	-	\$0.00		
1994	\$879.15	\$0.00	\$0	\$879.15	\$0.00	-	\$0.00		

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2021	1686339	4-18-2022	\$402.72
2021	1686096	4-5-2022	\$10.88
2021	1685140	2-24-2022	\$821.55
2020	1634457	5-11-2021	\$392.26
2020	1629716	2-9-2021	\$412.90
2020	1625646	11-25-2020	\$377.39
2019	1581870	6-4-2020	\$384.49
2019	1575284	2-13-2020	\$379.44
2019	1571370	11-25-2019	\$384.50
2018	1527585	5-16-2019	\$563.20
2018	1522284	2-14-2019	\$185.27
2018	1505341	11-15-2018	\$370.53
2017	1472202	4-3-2018	\$1,168.59
2016	1471934	3-20-2018	\$1,004.13
2016	1470173	2-15-2018	\$247.26
2015	1466979	12-21-2017	\$1,251.42
2014	1303950	12-23-2014	\$1,069.42
2013	1262617	8-26-2014	\$652.70
2013	1238630	11-15-2013	\$304.06
2012	1210753	7-9-2013	\$244.32
2012	1186840	11-16-2012	\$125.15
2011	1157546	5-16-2012	\$125.14
2011	1152815	2-16-2012	\$125.14
2011	1133578	11-16-2011	\$125.15
2010	1107881	6-16-2011	\$285.12
2010	1078166	11-16-2010	\$137.97

2009	1049805	5-18-2010	\$152.51
2009	1047159	4-15-2010	\$156.58
2009	1040079	11-25-2009	\$152.52
2008	998737	5-18-2009	\$165.79
2008	994104	2-17-2009	\$165.79
2008	978848	11-18-2008	\$165.79
2007	948398	5-14-2008	\$144.95
2007	944247	2-15-2008	\$144.95
2007	922539	11-15-2007	\$144.96
2006	899294	5-15-2007	\$108.77
2006	895698	2-26-2007	\$110.23
2006	879374	11-15-2006	\$108.78
2005	850428	5-15-2006	\$91.31
2005	846361	2-16-2006	\$91.31
2005	820540	11-15-2005	\$91.31
2004	800830	5-16-2005	\$84.86
2004	795977	2-15-2005	\$84.86
2004	772659	11-16-2004	\$84.86
2003	752247	5-18-2004	\$84.67
2003	746691	2-11-2004	\$84.67
2003	728792	11-17-2003	\$84.67
2002	702945	5-15-2003	\$91.72
2002	698173	2-18-2003	\$91.72
2002	677279	11-15-2002	\$91.72
2001	654282	5-15-2002	\$86.95
2001	649056	2-15-2002	\$86.95
2001	631016	11-15-2001	\$86.96
2000	606721	5-16-2001	\$82.01
2000	601241	2-14-2001	\$82.02
2000	584792	11-17-2000	\$82.02

1999	557659	5-10-2000	\$74.20
1999	553801	2-16-2000	\$74.20
1999	531403	11-16-1999	\$74.20
1998	511605	5-13-1999	\$146.33
1998	485729	11-16-1998	\$71.73
1997	473420	7-15-1998	\$213.06
1997	472680	6-15-1998	\$650.00
1996	470909	5-15-1998	\$563.72
1996	470244	5-12-1998	\$600.00
1995	467229	3-16-1998	\$638.88
1995	464403	2-10-1998	\$500.00
1994	438420	12-4-1997	\$611.45
1994	434197	10-10-1997	\$654.25

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R50006		Map and Taxlot: 12-11-18-AC-00100-00		Tax Year: 2022		Run Date: 10/17/2022 1:26:05 PM				
PROPERTY SITUS ADDRESS		GENERAL PROPERTY INFORMATION		VALUE HISTORY						
Maintenance Area: F-13		Prop Class:	400	Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value	
		NBH Code:	SBNB							
		Prop Type Code:	RES							
		Last Appr Date:								
		Appraiser:								
		Zoning:								
OWNER NAME AND MAILING ADDRESS		Code Area:	148							
MAGUIRE WALTER R & MAGUIRE SARA B CAROLYN MAGUIRE STE M23 LAKE ELSINORE, CA 92530		Related Accts:								
		Owner Comment:	TAX ADDR CHG REQ BY PHONE FROM DAUGHTER CAROLYN. WALT DEC'D SARA ELDERLY							
LEGAL DESCRIPTION		Road Access:								
TWNShp 12, Rng 11, Acres 36.34, MF223-0482										
				ASSESSMENT INFORMATION						
				Land Non-LSU:	208,590	Prior MAV:	93,260	CPR:		
				Land LSU:		Prior AV:	93,260	EX. MAV:		
				Improvement:		AV +3%:	96,058	LSU:		
				RMV Total:	208,590	Except RMV:		New M50 AV:	96,050	
				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: 36.34 Sqft:
Effective Acres: 36.34

BUILDING PERMITS AND INSPECTIONS					
Type	Appraiser	Issue Date	Date Checked	% Comp	Comment

PARCEL COMMENTS			EXEMPTIONS		Exceptions			
GenFlag- 2013 VALUE CHANGE,1998 RED TAG - VALUE CHANGE			Code	Exempt RMV	Code	Year	Amount	Method

MARKET LAND INFORMATION									LAND SPECIAL USE					
Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value	Code	SAV	Unt Pr	MSAV	Unt Pr	LSU
TR: RESIDENTIAL TRACT	SBT	A	1.000	42,175	T-90,D-90,A-80,S-21			5,740						
TR: RESIDENTIAL TRACT	SBT	A	35.340	1,490,465	T-90,D-90,A-80,S-21			202,850						
Total Acres:			36.340			Total Market Land Value:		208,590	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;

THUNDER BAY ESTATES GENERAL 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 ~~in~~ 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 16 day of October, 1990.

Notary Public
My appointment expires 8-28-92

BOOK 223 PAGE 0486

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

Page 5. Warranty Deed

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 County Clerk

By [Signature] Deputy

Doc : 6034268

Rest: 15390

10/25/1990 09:34:03AM 717 55.00

Assessor Map



Parcel ID: R50006

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.

[illegible]

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

SOILS



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

1 field, 36 acres in Lincoln County, OR

TOWNSHIP/SECTION 12S 11W - 18

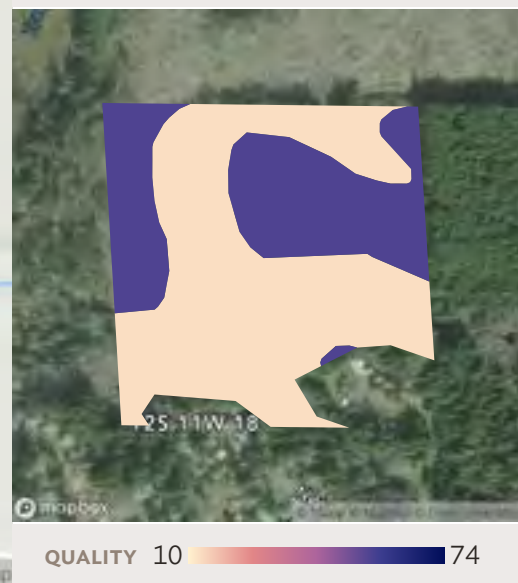


AVG NCCPI

28.1

COUNTY AVG

25.5



Source: NRCS Soil Survey

All fields

36 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
42E	Nelscott loam, 12 to 50 percent slopes	22.99	63.7%	6	12.7
42C	Nelscott loam, 3 to 12 percent slopes	13.10	36.3%	3	55.2
36.09					28.1

MARKET REPORT



NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

WESTERN TITLE'S MARKET REPORT

Western Title & Escrow CO - Oregon



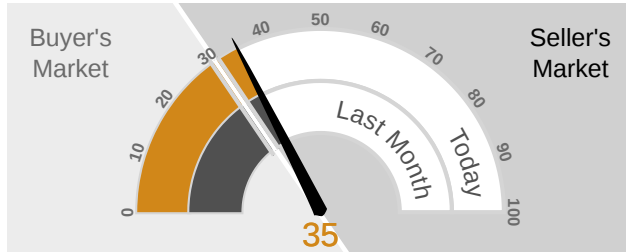
SEAL ROCK, OR 97376

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

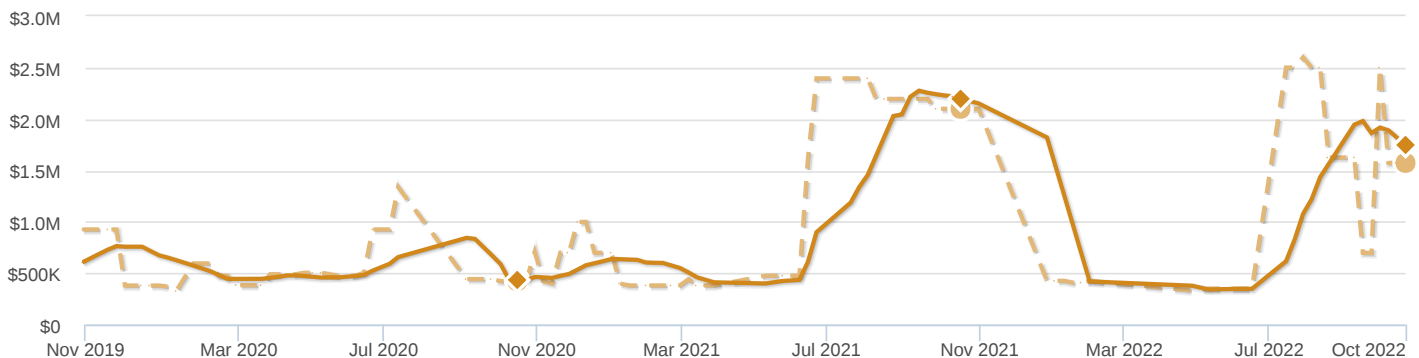
Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

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



— 7-Day Average — 90-Day Average

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

Wed Oct 26 2022

SCHOOL REPORT



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OREGON AT-A-GLANCE DISTRICT PROFILE

Lincoln County SD

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

2020-21

Students We Serve

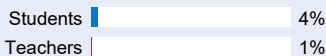


5,048

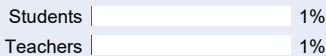
Student Enrollment

DEMOGRAPHICS

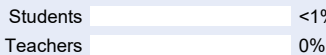
American Indian/Alaska Native



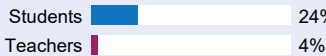
Asian



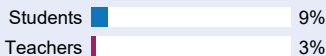
Black/African American



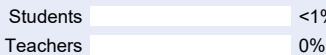
Hispanic/Latino



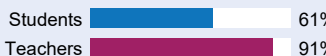
Multiracial



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

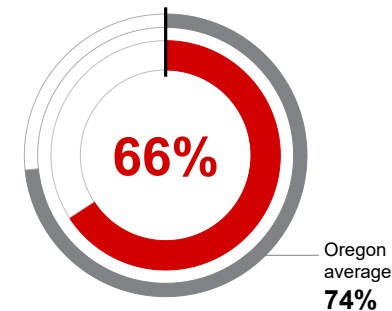
Students meeting state grade-level expectations.

For 2020-21 English Language Arts data please visit:

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

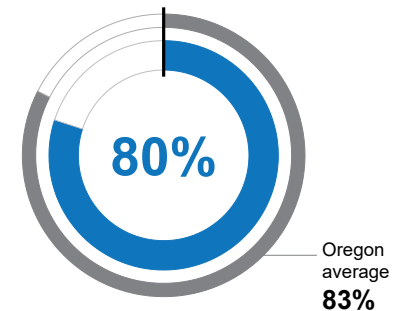
Grade 9 ON-TRACK TO GRADUATE

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 Board's 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.



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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

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

	71%
<10 students or data unavailable	
<10 students or data unavailable	
	69%
	69%
<10 students or data unavailable	
	65%
	66%
	76%
	59%
<10 students or data unavailable	
	49%
	92%
	70%
	63%
<10 students or data unavailable	

Grade 12 ON-TIME GRADUATION

	87%
<10 students or data unavailable	
<10 students or data unavailable	
	78%
	92%
<10 students or data unavailable	
	78%
	81%
	66%
	65%
<10 students or data unavailable	
	67%
	94%
	84%
	77%
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.



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OREGON AT-A-GLANCE DISTRICT PROFILE

Lincoln County SD

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

2018-19

Students We Serve

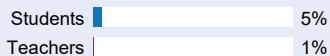


5,453

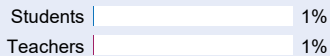
Student Enrollment

DEMOGRAPHICS

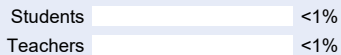
American Indian/Alaska Native



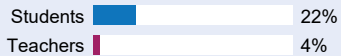
Asian



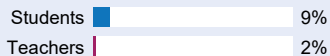
Black/African American



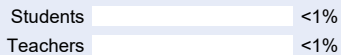
Hispanic/Latino



Multiracial



Native Hawaiian/Pacific Islander



White



13%

Ever English
Learners



24

Languages
Spoken

16%

Students
with
Disabilities

15%

Mobile
Students

>95%

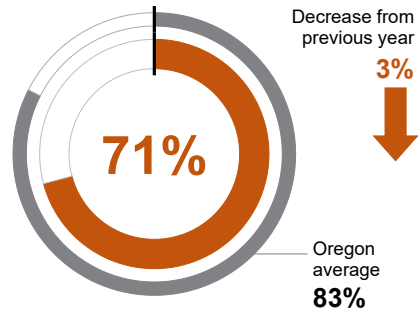
Free/
Reduced
Price Lunch

*<10 students or data unavailable

Start Strong

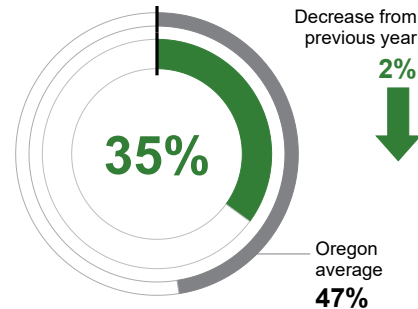
Grades K-2 REGULAR ATTENDERS

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



Grade 3 ENGLISH LANGUAGE ARTS

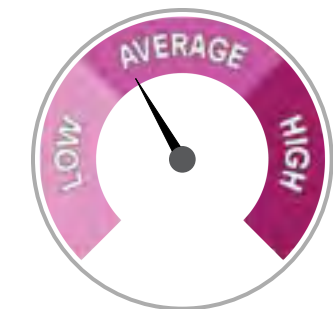
Students meeting state grade-level expectations.



Academic Progress

Grades 3-8 INDIVIDUAL STUDENT PROGRESS

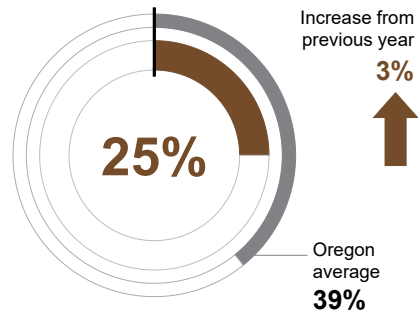
Year-to-year progress in English language arts and mathematics.



High School Success

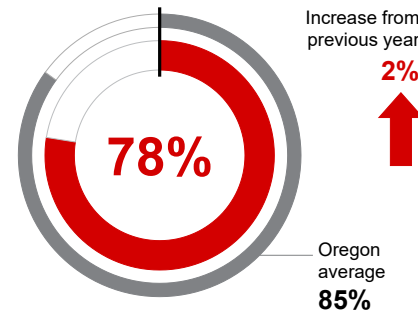
Grade 8 MATHEMATICS

Students meeting state grade-level expectations.



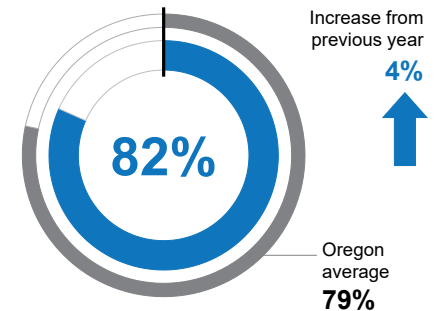
Grade 9 ON-TRACK TO GRADUATE

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.



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OREGON AT-A-GLANCE DISTRICT PROFILE CONTINUED

Lincoln County SD

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

2018-19

Our Staff (rounded FTE)



25

Administrators



287

Teachers



99

Educational assistants



12

Counselors



1

Licensed Librarians



5

Psychologists

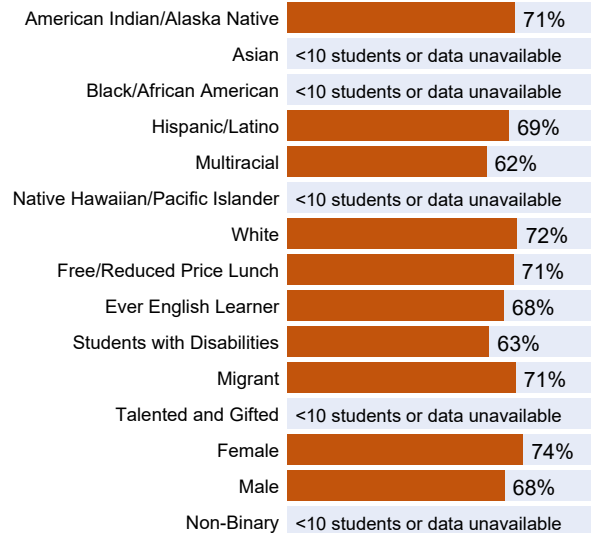


75%

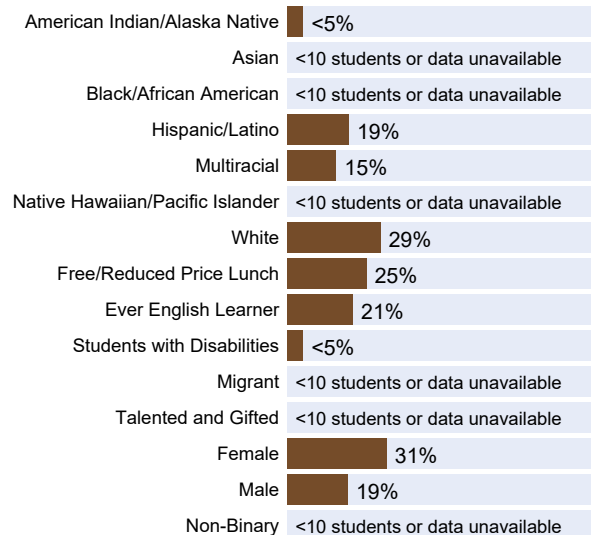
% of licensed teachers with more than 3 years of experience

Outcomes

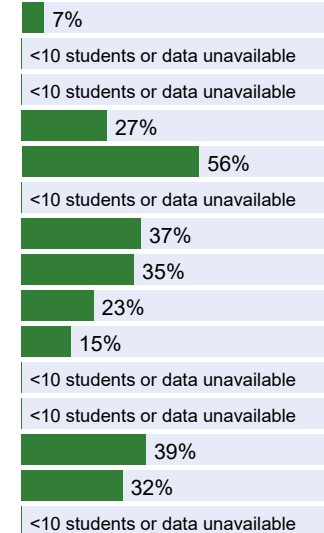
Grades K-2 REGULAR ATTENDERS



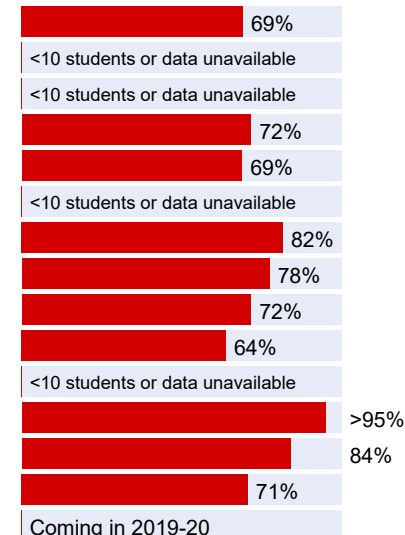
Grade 8 MATHEMATICS



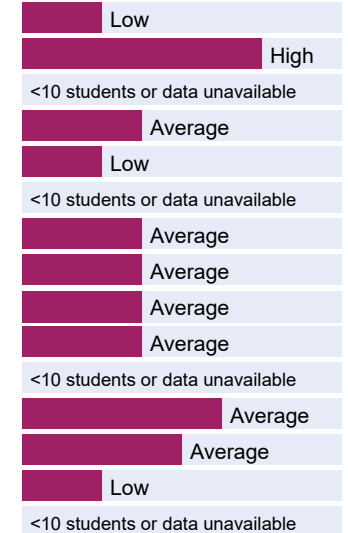
Grade 3 ENGLISH LANGUAGE ARTS



Grade 9 ON-TRACK TO GRADUATE



Grades 3-8 INDIVIDUAL STUDENT PROGRESS



Grade 12 ON-TIME GRADUATION

