

14075 NW ALIKA (78.63) OREGON FARM & HOME BROKERS



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

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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

AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STVEHELM@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

- 78.63 Acres
 - 4 Parcels
- Landscaped
- Coastal Wetlands
- Multiple Creeks
- Beautiful Ocean Views
- Surrounded by Woodland Wildlife!
- Zoned for 2 Acre Lots
- Possible Candidate for Greenbelt Overlay
- Hiking Trails



MAP





 Boundary

LIST PACK





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

Part of a
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 #: | R500919 |
| Tax Lot: | 121118000030300 |
| Site Address: | 14075 NW Alika Dr |
| | OR 97376 - 9401 |
| Owner: | Maguire, Walter R |
| Owner2: | Maguire, Sara B |
| Owner Address: | Ste M23 |
| | Lake Elsinore CA 92530 |
| Twn/Range/Section: | 12S / 11W / 18 |
| Parcel Size: | 0.22 Acres (9,583 SqFt) |
| Plat/Subdivision: | |
| Lot: | |
| Block: | |
| Census Tract/Block: | 951200 / 1016 |
| Waterfront: | |

Assessment Information

| | |
|---------------------|-------------|
| Market Value Land: | \$36,260.00 |
| Market Value Impr: | \$0.00 |
| Market Value Total: | \$36,260.00 |
| Assessed Value: | \$10,770.00 |

Tax Information

| | |
|-----------------|----------|
| Levy Code Area: | 181 |
| Levy Rate: | 14.5728 |
| Tax Year: | 2021 |
| Annual Tax: | \$156.93 |

Legal

TWNSHP 12, RNG 11, ACRES 0.22, MF223-0482

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: | | 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: | |

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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

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

TWN5HP 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. Hegi, 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 Landy 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 E. 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 ~~he~~ 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.

Gloria A. McEwen, County Clerk
By [Signature] Deputy

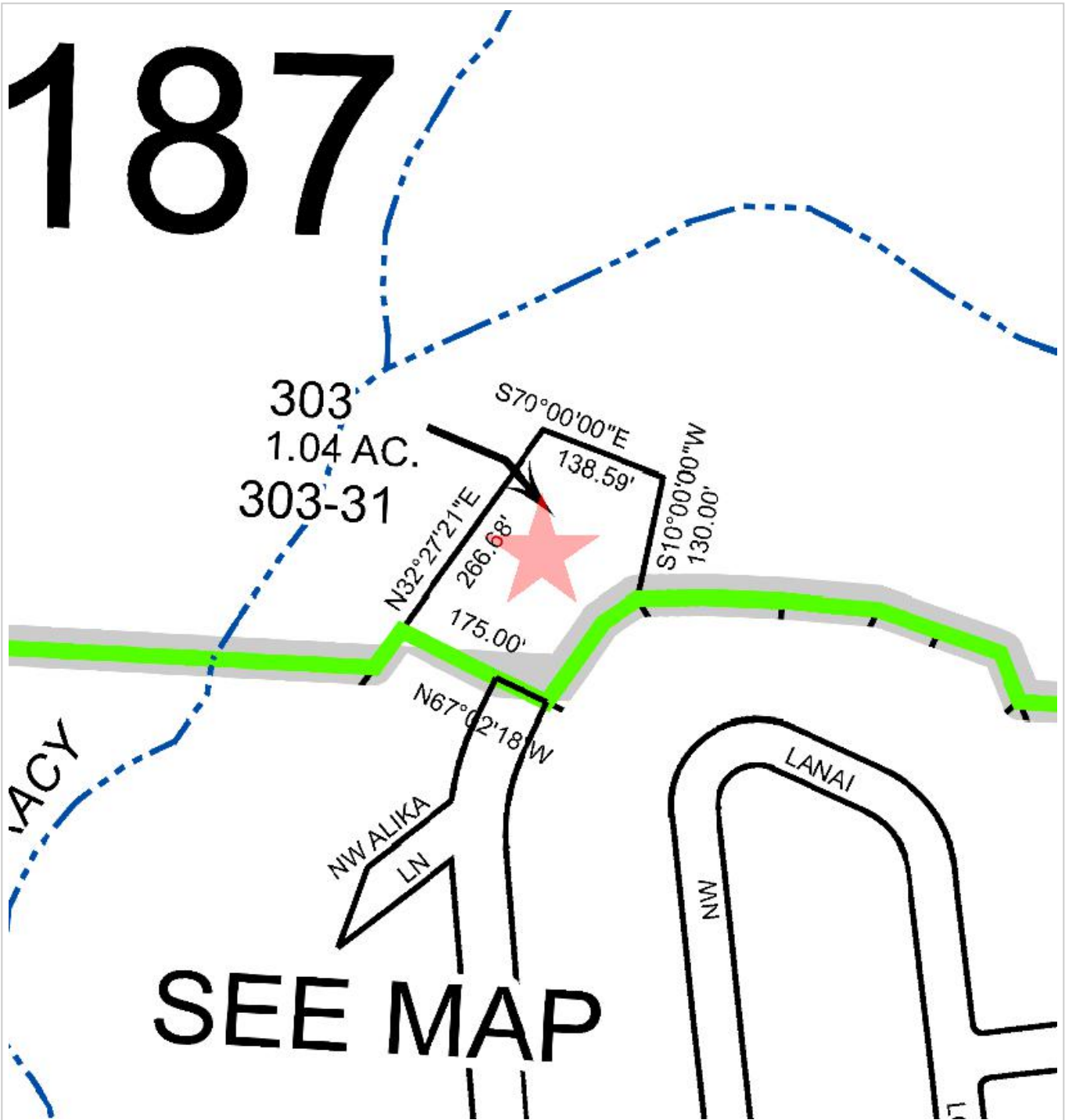
Doc : 6054268

Rept: 15390

10/25/1990 09:34:03AM

55.00

717

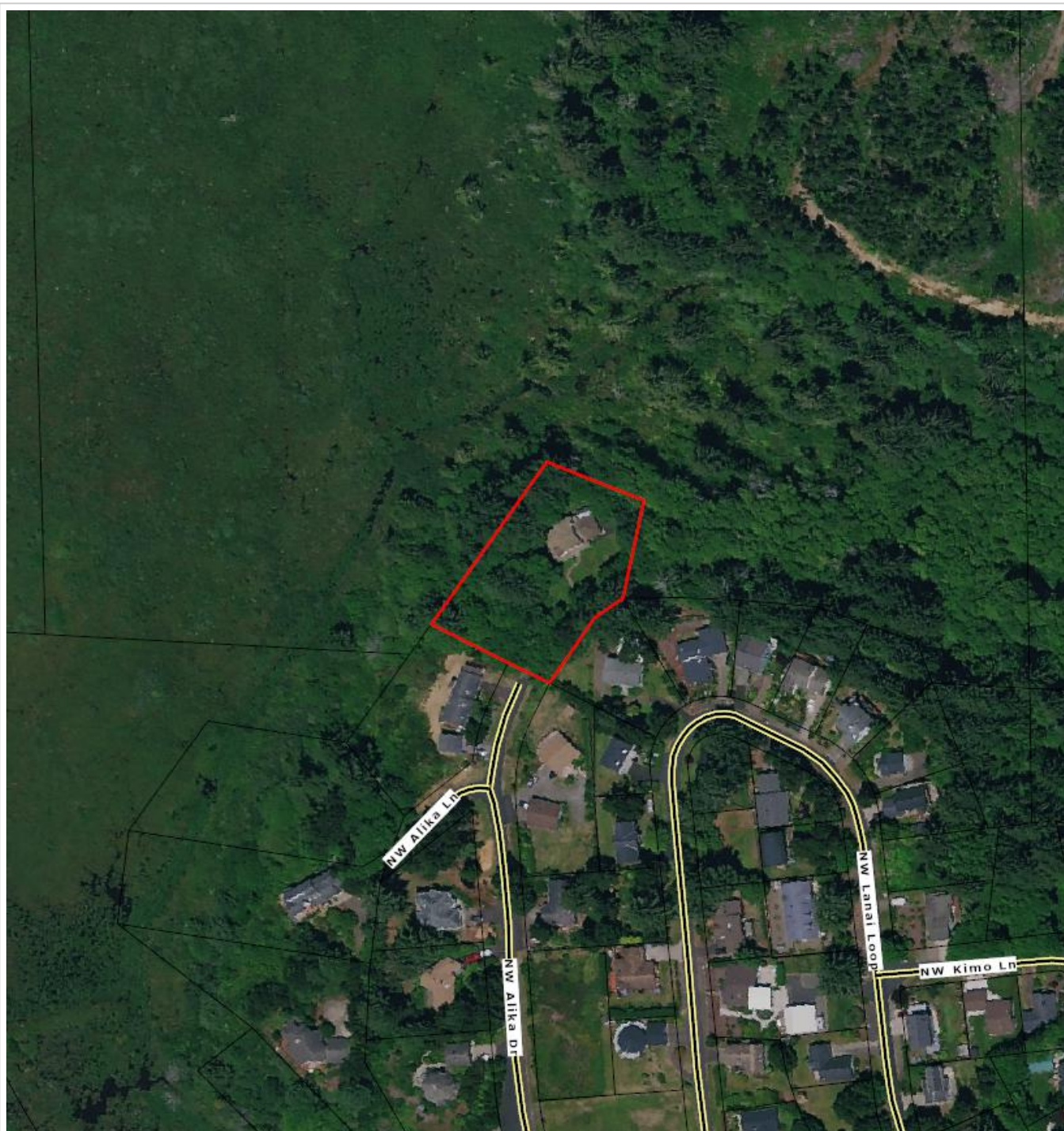


Parcel ID: R500919

Site Address: 14075 NW Alika 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

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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
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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

Part of a
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 |
| Twtn/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: [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 & | | Related Accts: | | ASSESSMENT INFORMATION | | | | | | |
| MAGUIRE SARA B | | | | Land Non-LSU: | 208,590 | Prior MAV: | 93,260 | CPR: | | |
| CAROLYN MAGUIRE | | Owner Comment: | TAX ADDR CHG REQ BY PHONE | Land LSU: | | Prior AV: | 93,260 | EX. MAV: | | |
| STE M23 | | | FROM DAUGHTER CAROLYN. WALT | Improvement: | | AV +3%: | 96,058 | LSU: | | |
| LAKE ELSINORE, CA 92530 | | | DEC'D SARA ELDERLY | RMV Total: | 208,590 | Except RMV: | | New M50 AV: | 96,050 | |
| LEGAL DESCRIPTION | | Road Access: | | SALES INFORMATION | | | | | | |
| TWN5HP 12, RNG 11, ACRES 36.34, MF223-0482 | | | | 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;

TITLE INSURANCE COMPANY 21-87780

OCT 25 1990

EXCEPT that tract described in deed to Ursula J. Hegi, 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 Landy 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 E. 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 ~~he~~ 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

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.

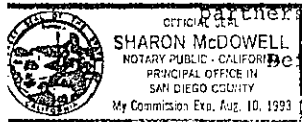
Before me:

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



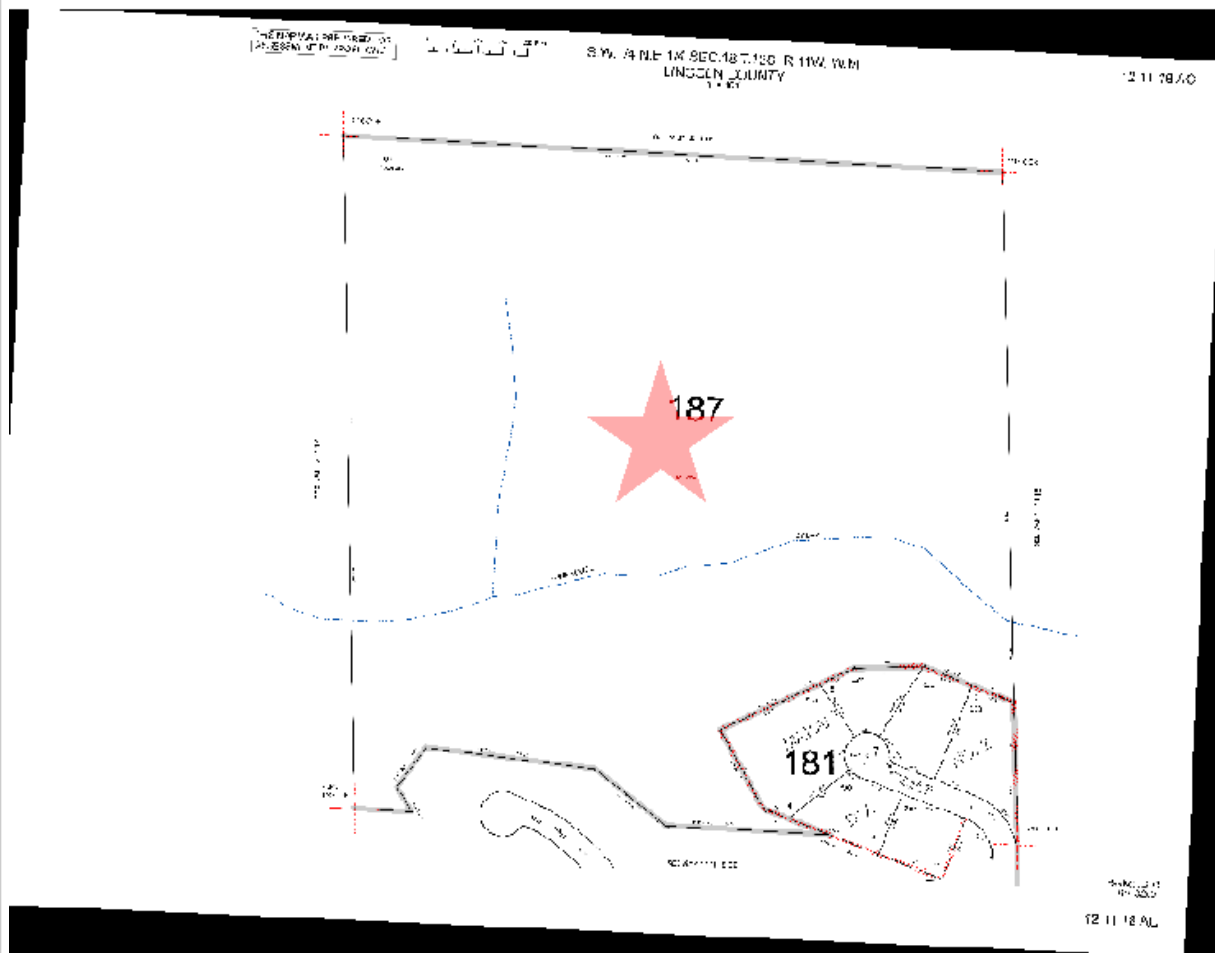
STATE OF OREGON } ss.
County of Lincoln

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
Rent: 15390
10/25/1990 09:34:03AM 55.00
712

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.

An aerial photograph of a residential area with a red-outlined parcel. The map shows a network of roads including Oregon Coast Hwy, SE 143rd St, SE 144th Dr, SE 148th Dr, SE Birch St, NW 11th St, NW 12th St, NW 13th St, NW 14th St, NW 15th St, NW 16th St, NW 17th St, NW 18th St, NW 19th St, NW 20th St, NW 21st St, NW 22nd St, NW 23rd St, NW 24th St, NW 25th St, NW 26th St, NW 27th St, NW 28th St, NW 29th St, NW 30th St, NW 31st St, NW 32nd St, NW 33rd St, NW 34th St, NW 35th St, NW 36th St, NW 37th St, NW 38th St, NW 39th St, NW 40th St, NW 41st St, NW 42nd St, NW 43rd St, NW 44th St, NW 45th St, NW 46th St, NW 47th St, NW 48th St, NW 49th St, NW 50th St, NW 51st St, NW 52nd St, NW 53rd St, NW 54th St, NW 55th St, NW 56th St, NW 57th St, NW 58th St, NW 59th St, NW 60th St, NW 61st St, NW 62nd St, NW 63rd St, NW 64th St, NW 65th St, NW 66th St, NW 67th St, NW 68th St, NW 69th St, NW 70th St, NW 71st St, NW 72nd St, NW 73rd St, NW 74th St, NW 75th St, NW 76th St, NW 77th St, NW 78th St, NW 79th St, NW 80th St, NW 81st St, NW 82nd St, NW 83rd St, NW 84th St, NW 85th St, NW 86th St, NW 87th St, NW 88th St, NW 89th St, NW 90th St, NW 91st St, NW 92nd St, NW 93rd St, NW 94th St, NW 95th St, NW 96th St, NW 97th St, NW 98th St, NW 99th St, NW 100th St. The red-outlined parcel is located in the center of the map, bounded by NW 14th St to the north, NW 15th St to the south, NW 16th St to the east, and NW 17th St to the west. The parcel is surrounded by green fields and some trees. The map also shows a river or stream flowing through the area, and a road labeled North Beaver Creek Rd. The map is oriented with North at the top.

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

Part of a
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 #: | R288845 |
| Tax Lot: | 121118CA0010000 |
| Site Address: | |
| | OR 97366 |
| Owner: | Maguire, Walter R |
| Owner2: | Maguire, Sara B |
| Owner Address: | Ste M23 |
| | Lake Elsinore CA 92530 |
| Twtn/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: 10/17/2022

[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

LEGAL DESCRIPTION

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

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 |

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 - % | NBHD % | Total Adj % | Final Value |
|-----------------------|-------|--------|-------|------------|---------------------|--------------------------|-------------|-------------|
| AWL: WET LAND ACREAGE | WL | A | 9.400 | 9,400 | | | | 9,400 |
| Total Acres: | | | 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. Hegi, 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 Landy 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 E. 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 ~~he~~ 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

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.

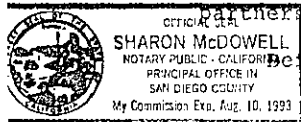
Before me:

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



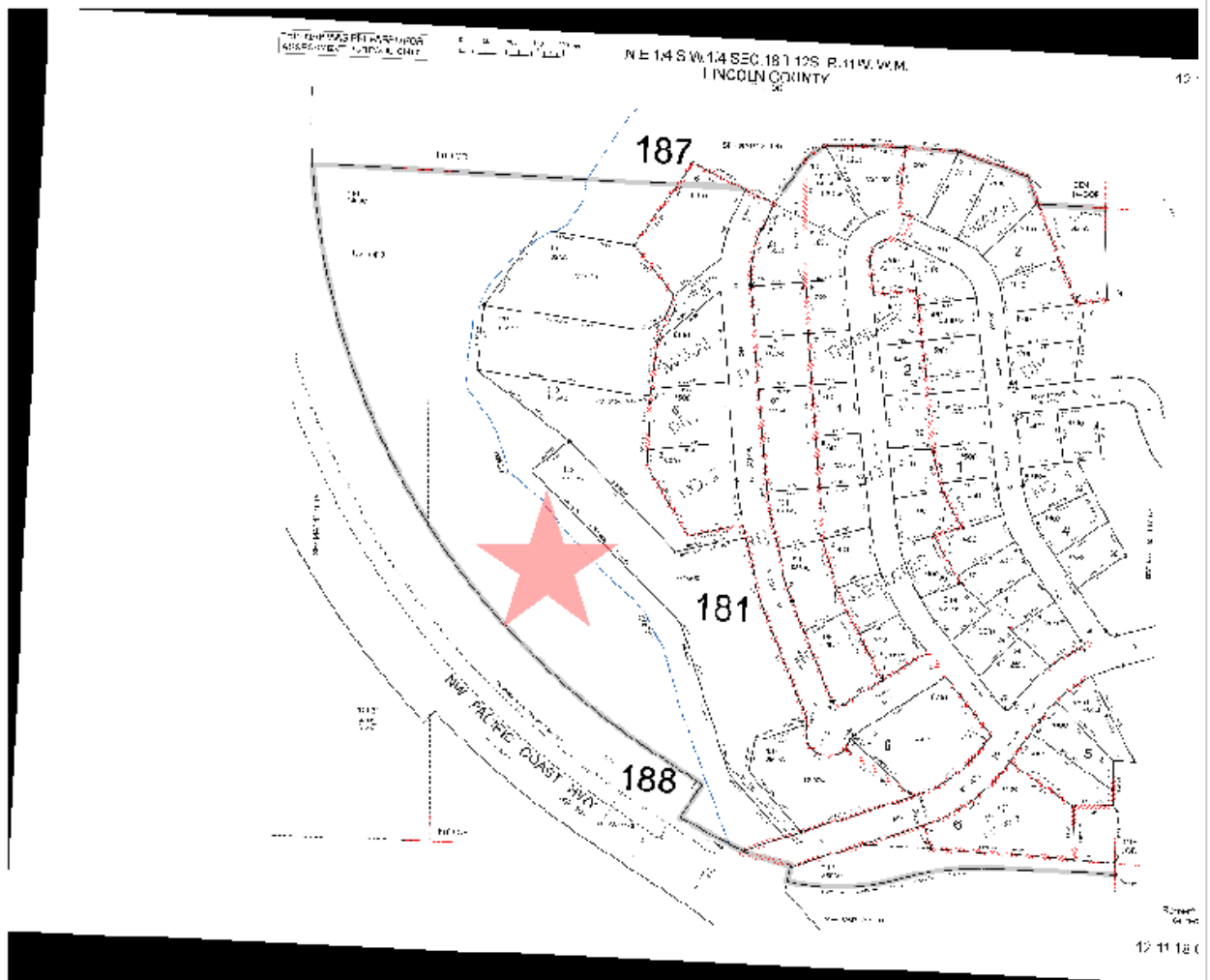
STATE OF OREGON } ss.
County of Lincoln

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.

Gloria A. McEwen, County Clerk
By [Signature] Deputy

Doc : 6054268
Rent: 15390
10/25/1990 09:34:03AM 55.00
717



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.

Aerial Map



Parcel ID: R288845


Western Title & Escrow

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: 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

Part of a
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 #: | 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: 10/17/2022

[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 |

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. Hegi, 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 Landy 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 E. 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 ~~he~~ 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

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.

Gloria A. McEwen, County Clerk
By [Signature] Deputy

Doc : 6054268

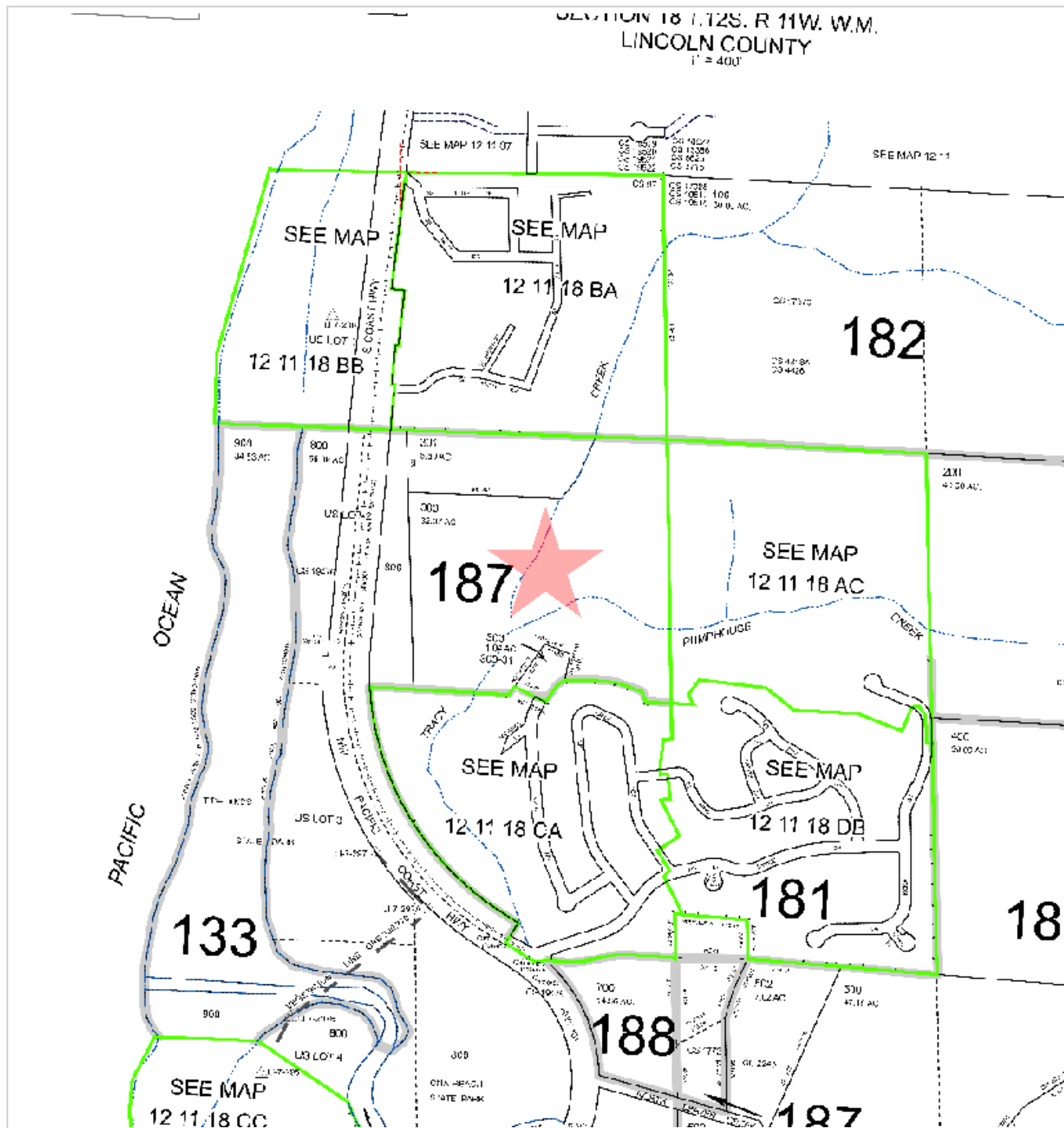
Rept: 15390

10/25/1990 09:34:03AM

55.00

717

Assessor Map



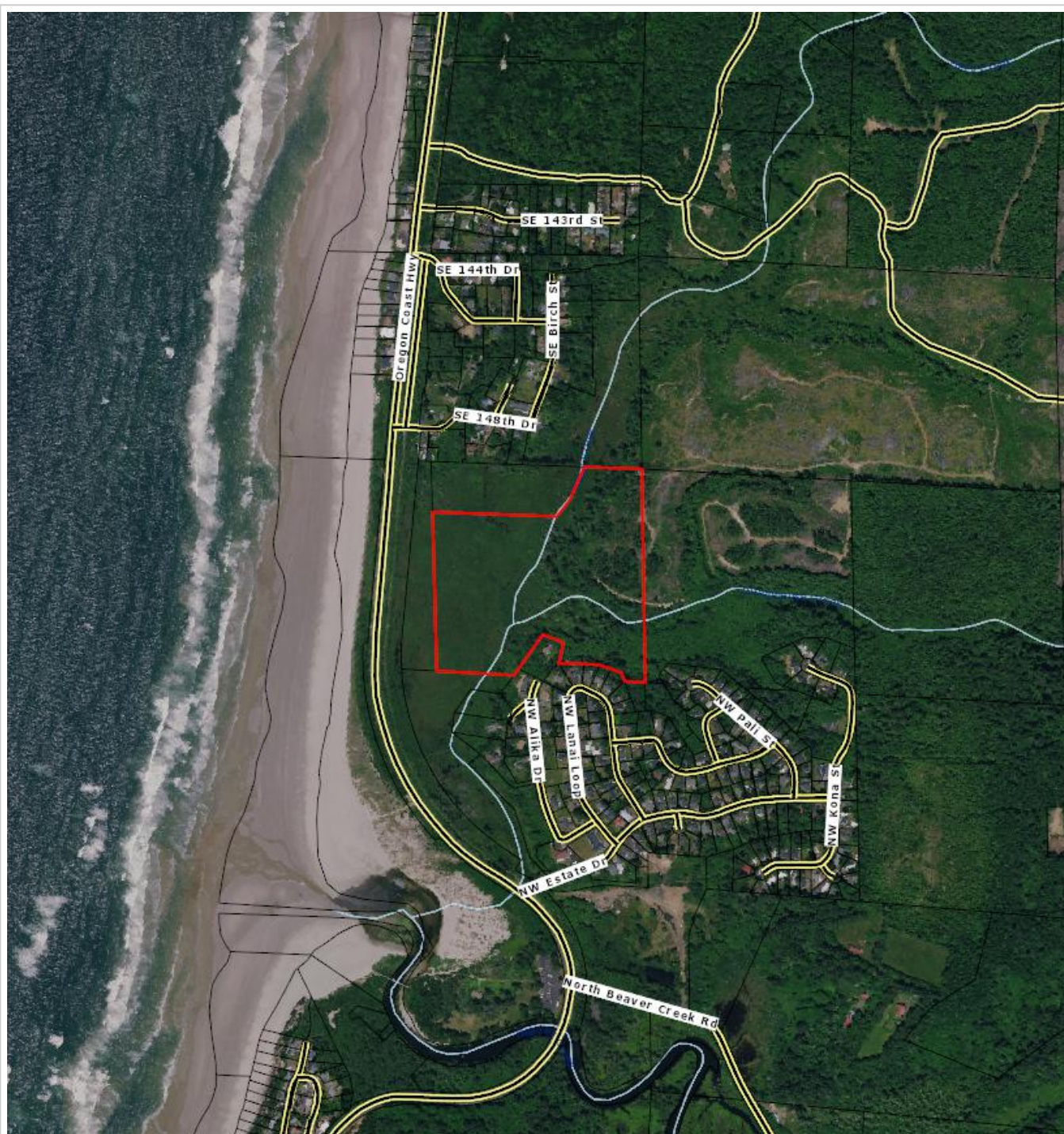
Parcel ID: R354887

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.

Western Title & Escrow

Aerial Map



Parcel ID: R354887


Western Title & Escrow

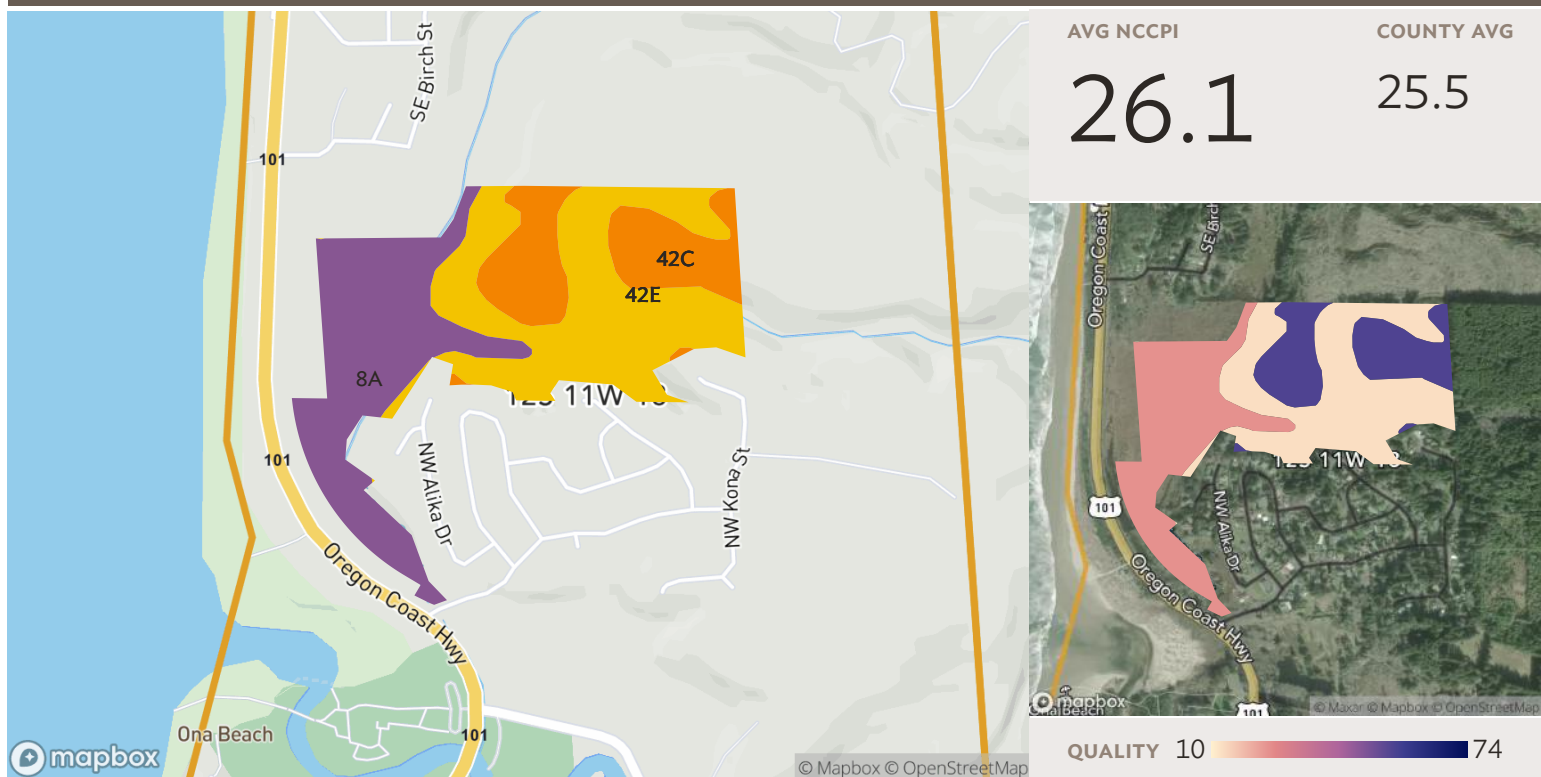
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

SOILS



3 fields, 77 acres in Lincoln County, OR

TOWNSHIP/SECTION 12S 11W - 18



All fields

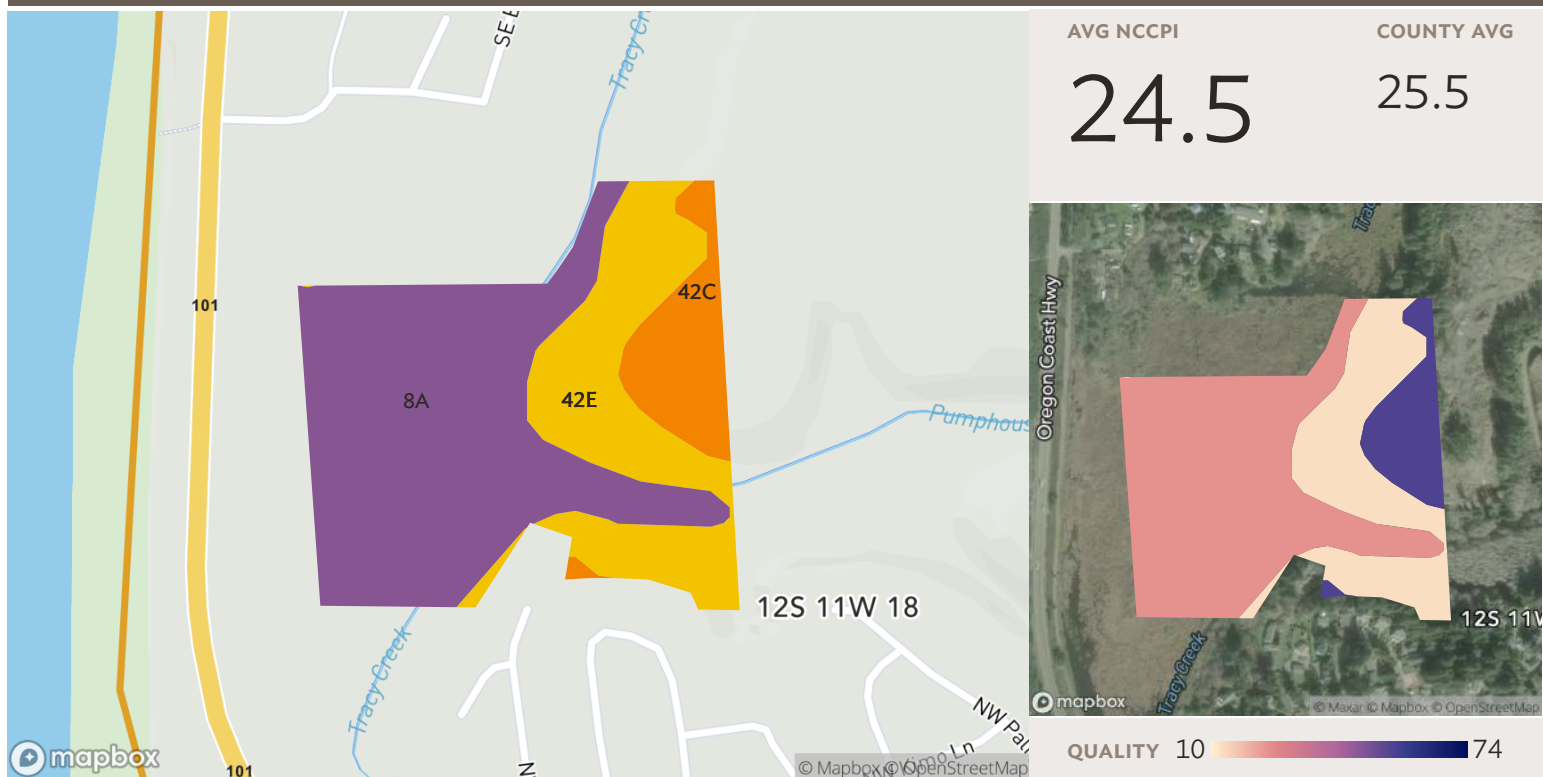
Source: NRCS Soil Survey

77 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|--|--------------|---------------------|------------|-------------|
| 42E | Nelscott loam, 12 to 50 percent slopes | 32.64 | 42.2% | 6 | 12.7 |
| 8A | Brallier mucky peat, 0 to 1 percent slopes | 27.90 | 36.0% | 5 | 24.3 |
| 42C | Nelscott loam, 3 to 12 percent slopes | 16.87 | 21.8% | 3 | 55.2 |
| | | 77.42 | | | 26.1 |

3 fields, 77 acres in Lincoln County, OR

TOWNSHIP/SECTION 12S 11W - 18



Field 1

Source: NRCS Soil Survey

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 |

3 fields, 77 acres in Lincoln County, OR

TOWNSHIP/SECTION 12S 11W - 18

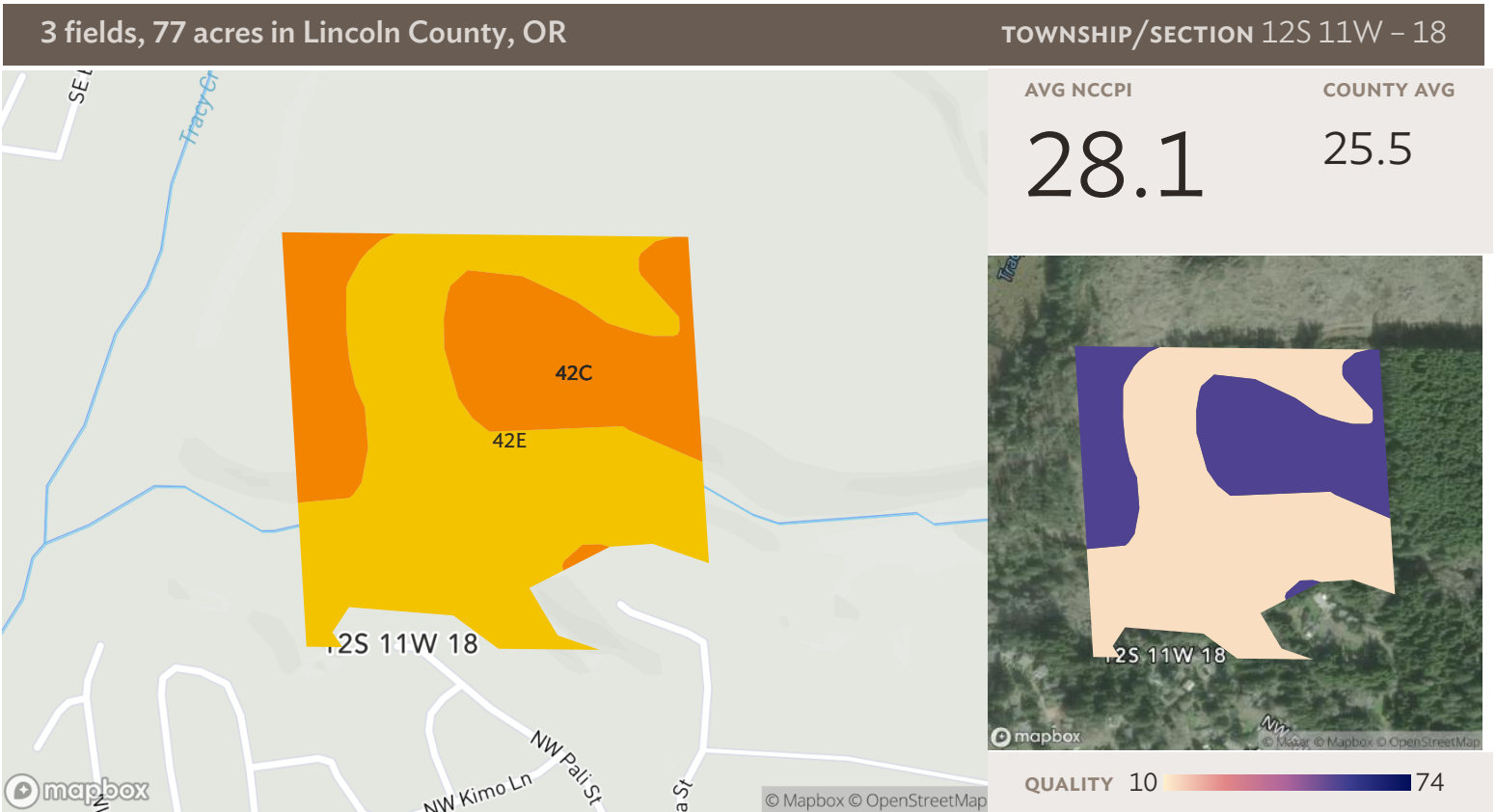


Field 2

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 |



Field 3

Source: NRCS Soil Survey

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 |