



## Property Profile Report

*Client Name:*

**Kristin Knutson**

*Today's Date:*

**04/11/2023**

*Owner Name:*

**Miller, Nicholas**

**Miller, Samantha**

*Property Address:*

**29759 To 29789 Bellfountain Rd**

**Corvallis OR 97333**

*Reference Number:*

**135180000100**

*Account Number:*

**324713**

### Seven Ticor Mid-Valley locations to serve you:

|                                                    |                                                                    |                                                         |                                                              |                                                                     |                                                                     |                                                        |
|----------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------|
| 220 SW 6th Ave<br>Albany, OR 97321<br>541.926.2111 | 400 SW 4th St Ste<br>100<br>Corvallis, OR<br>97330<br>541.757.1466 | 52 E Airport Rd<br>Lebanon, OR<br>97355<br>541.258.2813 | 1215 NE Baker St<br>McMinnville, OR<br>97128<br>503.472.6101 | 315 Commercial<br>St SE, Ste 150<br>Salem, OR 97301<br>503.585.1881 | 115 N College St<br>STE 200<br>Newberg, OR<br>97132<br>503.542.1400 | 206 N 1st St<br>Silverton, OR<br>97381<br>503.873.5305 |
|----------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------|

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

### TITLE AND ESCROW SERVICES

[www.TicorMidValley.com](http://www.TicorMidValley.com)

For all your customer service needs: **MVCS@TicorTitle.com**

**Parcel Information**

|                            |                                                      |
|----------------------------|------------------------------------------------------|
| <b>Parcel #:</b>           | 324713                                               |
| <b>Account #:</b>          | 135180000100                                         |
| <b>Site Address:</b>       | 29759 To 29789 Bellfountain Rd<br>Corvallis OR 97333 |
| <b>Owner:</b>              | Miller, Nicholas<br>Miller, Samantha                 |
| <b>Owner2</b>              | Miller, Samantha                                     |
| <b>Owner Address:</b>      | 29759 Bellfountain Rd<br>Corvallis OR 97333          |
| <b>Twn/Range/Section:</b>  | 13S / 05W / 18                                       |
| <b>Parcel Size:</b>        | 29.28 Acres (1,275,437 SqFt)                         |
| <b>Lot:</b>                |                                                      |
| <b>Block:</b>              |                                                      |
| <b>Census Tract/Block:</b> | 010400 / 1059                                        |
| <b>Levy Code Area:</b>     | 0907                                                 |
| <b>Levy Rate:</b>          | 14.9514                                              |
| <b>Market Value Land:</b>  | \$438,917.00                                         |
| <b>Market Value Impr:</b>  | \$378,920.00                                         |
| <b>Market Value Total:</b> | \$817,837.00 (2022)                                  |
| <b>Assessed Value:</b>     | \$276,597.00                                         |

**Tax Information**

| <b>Tax Year</b>               | <b>Annual Tax</b> |
|-------------------------------|-------------------|
| 2022                          | \$4,135.51        |
| 2021                          | \$3,999.83        |
| 2020                          | \$3,856.59        |
| <b>Exemption Description:</b> |                   |

**Legal**

SEE 191845

**Land**

|                        |                         |                         |                                 |
|------------------------|-------------------------|-------------------------|---------------------------------|
| <b>Std Land Use:</b>   | AORC - Orchards Groves  | <b>Zoning:</b>          | County-EFU - Exclusive Farm Use |
| <b>Watershed:</b>      | Marys River             | <b>School District:</b> | Corvallis School 509j           |
| <b>Primary School:</b> | ADAMS ELEMENTARY SCHOOL | <b>Middle School:</b>   | LINUS PAULING MIDDLE SCHOOL     |
| <b>High School:</b>    | CORVALLIS HIGH SCHOOL   | <b>Recreation:</b>      |                                 |

**Improvement**

|                      |      |                        |            |                       |                |
|----------------------|------|------------------------|------------|-----------------------|----------------|
| <b>Year Built:</b>   | 1987 | <b># of Buildings:</b> | 7          | <b>Garage:</b>        | 960 - Detached |
| <b>Bedrooms:</b>     | 3    | <b>Fin SqFt:</b>       | 2,016      | <b>Bsmt Fin SqFt:</b> |                |
| <b>Stories:</b>      | 1    | <b>Floor 1 SqFt:</b>   | 2,016      | <b>Floor 2 SqFt:</b>  |                |
| <b>Baths, Total:</b> | 2    | <b>Baths, Full:</b>    | 2          | <b>Baths, Half:</b>   |                |
| <b>Pool:</b>         |      | <b>Heat Type:</b>      | Forced Air |                       |                |

**Transfer Information**

|                   |            |                      |              |                 |            |                  |               |
|-------------------|------------|----------------------|--------------|-----------------|------------|------------------|---------------|
| <b>Loan Date:</b> | 02/12/2018 | <b>Loan Amt:</b>     | \$350,000.00 | <b>Doc Num:</b> | 0000567019 | <b>Doc Type:</b> | Deed Of Trust |
| <b>Loan Type:</b> | U          | <b>Finance Type:</b> |              | <b>Lender:</b>  | PENNYMAC   |                  |               |

|                                               |                                 |                                           |                       |
|-----------------------------------------------|---------------------------------|-------------------------------------------|-----------------------|
| <b>Rec. Date:</b> 08/14/2015                  | <b>Sale Price:</b> \$420,000.00 | <b>Doc Num:</b> 0000535297                | <b>Doc Type:</b> Deed |
| <b>Owner:</b> Miller, Nicholas L & Samantha M |                                 | <b>Grantor:</b> BYRNE JANE L LIVING TRUST |                       |
| <b>Orig. Loan Amt:</b> \$336,000.00           |                                 | <b>Title Co:</b> FIRST AMERICAN TITLE     |                       |
| <b>Finance Type:</b> U                        | <b>Loan Type:</b>               | <b>Lender:</b> PACIFIC RESID'L MTG        |                       |

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Transfer Record(s) Found For: 324713  
29759 To 29789 Bellfountain Rd, Corvallis OR 97333

|                       |                                   |                    |              |                        |                   |
|-----------------------|-----------------------------------|--------------------|--------------|------------------------|-------------------|
| <b>Recording Date</b> | 02/12/2018                        | <b>Sale Amount</b> |              | <b>Mtg 1 Amount</b>    | \$350,000.00      |
| <b>Grantee Name</b>   | MILLER,NICHOLAS L<br>& SAMANTHA M | <b>Title Co</b>    | TITLE SOURCE | <b>Mtg 1 Loan Type</b> |                   |
| <b>Grantor Name</b>   |                                   | <b>Doc #</b>       | 0000567019   | <b>Doc Type</b>        | T / Deed Of Trust |
| <b>Lender</b>         | PENNYMAC                          |                    |              |                        |                   |

|                       |                                   |                    |                         |                        |              |
|-----------------------|-----------------------------------|--------------------|-------------------------|------------------------|--------------|
| <b>Recording Date</b> | 08/14/2015                        | <b>Sale Amount</b> | \$420,000.00            | <b>Mtg 1 Amount</b>    | \$336,000.00 |
| <b>Grantee Name</b>   | MILLER,NICHOLAS L<br>& SAMANTHA M | <b>Title Co</b>    | FIRST AMERICAN<br>TITLE | <b>Mtg 1 Loan Type</b> |              |
| <b>Grantor Name</b>   | BYRNE JANE L<br>LIVING TRUST      | <b>Doc #</b>       | 0000535297              | <b>Doc Type</b>        | G / Deed     |
| <b>Lender</b>         | PACIFIC RESID'L MTG               |                    |                         |                        |              |

|                       |                 |                    |        |                        |          |
|-----------------------|-----------------|--------------------|--------|------------------------|----------|
| <b>Recording Date</b> | 06/05/1997      | <b>Sale Amount</b> |        | <b>Mtg 1 Amount</b>    |          |
| <b>Grantee Name</b>   | BYRNE JANE L TR | <b>Title Co</b>    |        | <b>Mtg 1 Loan Type</b> |          |
| <b>Grantor Name</b>   |                 | <b>Doc #</b>       | 230279 | <b>Doc Type</b>        | G / Deed |
| <b>Lender</b>         |                 |                    |        |                        |          |

|                       |                      |                    |     |                        |          |
|-----------------------|----------------------|--------------------|-----|------------------------|----------|
| <b>Recording Date</b> | 06/16/1996           | <b>Sale Amount</b> |     | <b>Mtg 1 Amount</b>    |          |
| <b>Grantee Name</b>   | JANE LEEDOM<br>BYRNE | <b>Title Co</b>    |     | <b>Mtg 1 Loan Type</b> |          |
| <b>Grantor Name</b>   |                      | <b>Doc #</b>       | 256 | <b>Doc Type</b>        | G / Deed |
| <b>Lender</b>         |                      |                    |     |                        |          |

# Assessment Property Tax Statement

07/01/2022 to 06/30/2023 BENTON COUNTY PROPERTY TAX STATEMENT  
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 324713

SITUS ADDRESS: 29759 TO 29789 BELLFOUNTAIN RD CORVALLIS, OR 97333

PROP CLASS: 551  
PROP TCA: 0907  
PROP MAP: 135180000100 ACRES: 29.28

|                           |                 |
|---------------------------|-----------------|
| <b>LAST YEARS TAX</b>     | <b>3,999.83</b> |
| Corvallis SD 509J         | 1,234.01        |
| Corvallis SD 509J LO 2022 | 414.90          |
| LinnBenton CC             | 138.82          |
| LinnBentonLincoln ESD     | 84.33           |
| <b>Education Totals</b>   | <b>1,872.06</b> |

| VALUES            | LAST YEAR | THIS YEAR |
|-------------------|-----------|-----------|
| Real Market Value | 378,517   | 438,917   |
| Land              |           |           |
| Real Market Value | 290,740   | 378,920   |
| Structure         |           |           |
| Real Market Value | 669,257   | 817,837   |
| Total             |           |           |

|                                  |                 |
|----------------------------------|-----------------|
| 911 Emergency Service Dist       | 124.47          |
| Benton County                    | 609.95          |
| Benton County Extension Dist     | 22.13           |
| Benton County Library            | 109.17          |
| Benton County Local Option 2018  | 248.94          |
| Benton County Soil & Water       | 13.83           |
| Philomath Fire and Rescue        | 417.11          |
| <b>General Government Totals</b> | <b>1,545.60</b> |

|                        |                |                |
|------------------------|----------------|----------------|
| Special Assessed Value | 34,874         | 35,783         |
| Assessed Value         | 268,674        | 276,597        |
| Exemptions             | 0              | 0              |
| <b>Net Taxable</b>     | <b>268,674</b> | <b>276,597</b> |

|                                |               |
|--------------------------------|---------------|
| Bond LinnBenton CC             | 44.89         |
| Bonds Corvallis SD 2018        | 540.33        |
| LinnBenton CC Bond 2022        | 17.84         |
| Philomath Fire and Rescue Bond | 114.79        |
| <b>Bonds - Other Totals</b>    | <b>717.85</b> |

TAX COLLECTOR (541)766-6808  
ASSESSOR (541)766-6855  
WEB SITE: <https://www.co.benton.or.us/assessment/>

Potential Tax Liability: POTENTIAL TAX  
LIABILITY

**If a mortgage company pays your taxes,  
this statement is for your records only.**

**2022 - 2023 TAXES** 4,135.51

|                               |                              |                              |
|-------------------------------|------------------------------|------------------------------|
| Full Payment with 3% Discount | 2/3 Payment with 2% Discount | 1/3 Payment with No Discount |
| 4,011.44                      | 2,701.87                     | 1,378.51                     |

|                                   |                 |
|-----------------------------------|-----------------|
| TOTAL TAXES OUTSTANDING           | 4,135.51        |
| <b>TOTAL TAX (After Discount)</b> | <b>4,011.44</b> |

-----  
Cut Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

-----  
Cut Here

ACCOUNT NUMBER: 324713

INCLUDES DELINQUENT TAXES OWING, IF AN

|                                |                                           |          |
|--------------------------------|-------------------------------------------|----------|
| Full Payment.....if paid by:   | 11/15/2022                                | 4,011.44 |
| or 2/3 Payment.....if paid by: | 11/15/2022, with final 1/3 due 05/15/2023 | 2,701.87 |
| or 1/3 Payment.....Due:        | 11/15/2022, 02/15/2023, 05/15/2023        | 1,378.51 |

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Enter Payment Amount  
\$

This on-line tax statement reflects the information on the account as of October 1, 2022. This tax statement does not reflect any payments or value corrections

made on your account after that date. If you have made a payment on your property tax account after October 1, 2022, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://www.co.benton.or.us/webform/contact-us>.

Please make checks payable to:  
**Benton County Tax Collector**  
**PO Box 964**  
**Corvallis, OR 97339-0964**

# Property Detail

## REAL PROPERTY

FOR ASSESSMENT AND TAX PURPOSES ONLY

### Account Information

|                        |                                                          |                                            |            |
|------------------------|----------------------------------------------------------|--------------------------------------------|------------|
| <b>Account #:</b>      | 324713                                                   | <b>LAST CERTIFIED VALUES</b>               |            |
| <b>Map/Tax Lot:</b>    | <a href="#">135180000100</a> <i>[GIS Maps]</i>           | Market Land:                               | \$ 438,917 |
| <b>Acreage:</b>        | 29.28                                                    | Market Structure:                          | \$ 378,920 |
| <b>Property Class:</b> | 551                                                      | Total Real Market Value:                   | \$ 817,837 |
| <b>Tax Code Area:</b>  | 0907                                                     | Special Assessed Taxable Land Value:       | \$ 35,783  |
|                        |                                                          | Assessed:                                  | \$ 276,597 |
| <b>Situs Address:</b>  | 29759 TO 29789<br>BELLFOUNTAIN RD<br>CORVALLIS, OR 97333 | Exemption:                                 | \$ 0       |
|                        |                                                          | Net Taxable:                               | \$ 276,597 |
|                        |                                                          | <a href="#">Property Valuation History</a> |            |

### Owner Information

|                                                                       |                                                                       |                                                                                       |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Owner</b>                                                          | <b>Owner</b>                                                          | <b>Taxpayer</b>                                                                       |
| MILLER SAMANTHA M<br>29759 BELLFOUNTAIN RD<br>CORVALLIS, OR 97333 USA | MILLER NICHOLAS L<br>29759 BELLFOUNTAIN RD<br>CORVALLIS, OR 97333 USA | MILLER NICHOLAS L &<br>SAMANTHA M<br>29759 BELLFOUNTAIN RD<br>CORVALLIS, OR 97333 USA |

### Taxes

|                                          |           |                                                                                                                                   |
|------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Tax Code Area:</b>                    | 0907      | <b>WARNING</b><br><br><b>This account may have potential tax liabilities, taxes due, or other special development conditions.</b> |
| <b>Property Tax (2022):</b>              | \$4135.51 |                                                                                                                                   |
| <a href="#">Tax Payments and History</a> |           |                                                                                                                                   |



After recording return to:  
Nicholas L. Miller and Samantha M.  
Miller  
29759 Bellfountain Road  
Corvallis, OR 97333

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Nicholas L. Miller and Samantha M.  
Miller  
29759 Bellfountain Road  
Corvallis, OR 97333

File No.: 7091-2476618 (SC)  
Date: June 24, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

BENTON COUNTY, OREGON **2015-535297**  
DE-WD **08/14/2015 03:23:10 PM**  
Stn=4 DB  
\$15.00 \$11.00 \$10.00 \$20.00 \$22.00 **\$78.00**

I, James V. Morales, County Clerk for Benton County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

James V. Morales - County Clerk

First American Title 2476618

### STATUTORY WARRANTY DEED

**Diana Kathleen Byrne, Trustee of the Jane L. Byrne Living Trust dated June 5, 1997, Grantor,**  
conveys and warrants to **Nicholas L. Miller and Samantha M. Miller as tenants by the entirety ,**  
Grantee, the following described real property free of liens and encumbrances, except as specifically set  
forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Benton, State of Oregon, described as follows:

**See Attached Exhibit "A"**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in  
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$420,000.00.** (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

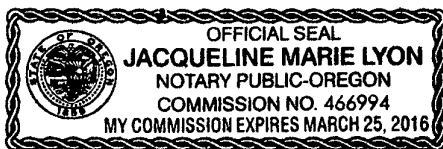
Dated this 12 day of August, 2015.

Diana Kathleen Byrne, Trustee of the Jane L.  
Byrne Living Trust dated June 5, 1997

X Diana Kathleen Byrne, TTE  
Diana Kathleen Byrne, Trustee

STATE OF Oregon )  
County of Multnomah ) ss.

This instrument was acknowledged before me on this 12 day of August, 2015  
by **Diana Kathleen Byrne, Trustee of the Jane L. Byrne Living Trust.**



Jacqueline Marie Lyon  
Notary Public for Oregon  
My commission expires: March 25, 2016

## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Benton, State of Oregon, described as follows:

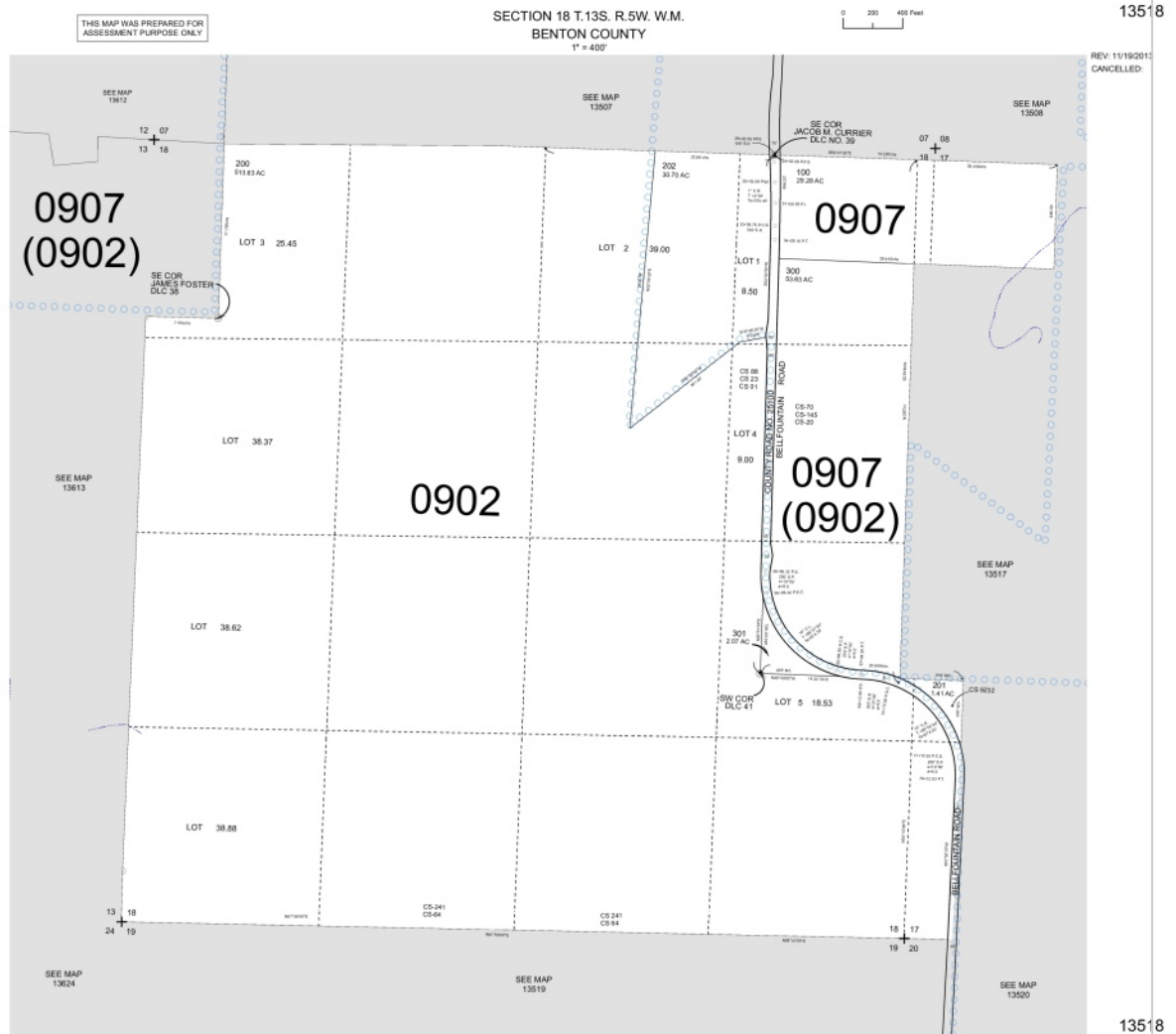
**Part of the Joshua and Elizabeth Herbert Donation Land claim No. 41, Township 13 South, Range 5 West of the Willamette Meridian, Benton County, Oregon, more particularly described as follows:**

**Beginning at a point on the West line of said Claim which is 52.67 chains North of the Southwest corner thereof, which point is also the Northwest corner of that certain tract of land as conveyed to Clark Dinwiddie, et ux, recorded January 20, 1953, in Book 141, Page 522, Deed Records of Benton County, Oregon; thence East, along the North line of said tract and the North line of that certain tract as conveyed to D. Clark Dinwiddie, et ux, recorded May 4, 1956, in Book 155, Page 37, Deed Records of Benton County, Oregon, 28.44 chains to the Northeast corner of said last mentioned Dinwiddie tract; thence south, along the East line of said last mentioned Dinwiddie tract, 696.20 feet to a point; thence West, parallel to the North line of said Dinwiddies' tracts, 28.44 chains to the West line of said Donation Land Claim No. 41; thence North, along said West line, 696.20 feet to the point of beginning.**

**NOTE:** This legal description was created prior to January 1, 2008.



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**TICOR TITLE™**

Parcel ID: 324713

**Site Address: 29759 To 29789 Bellfountain Rd**

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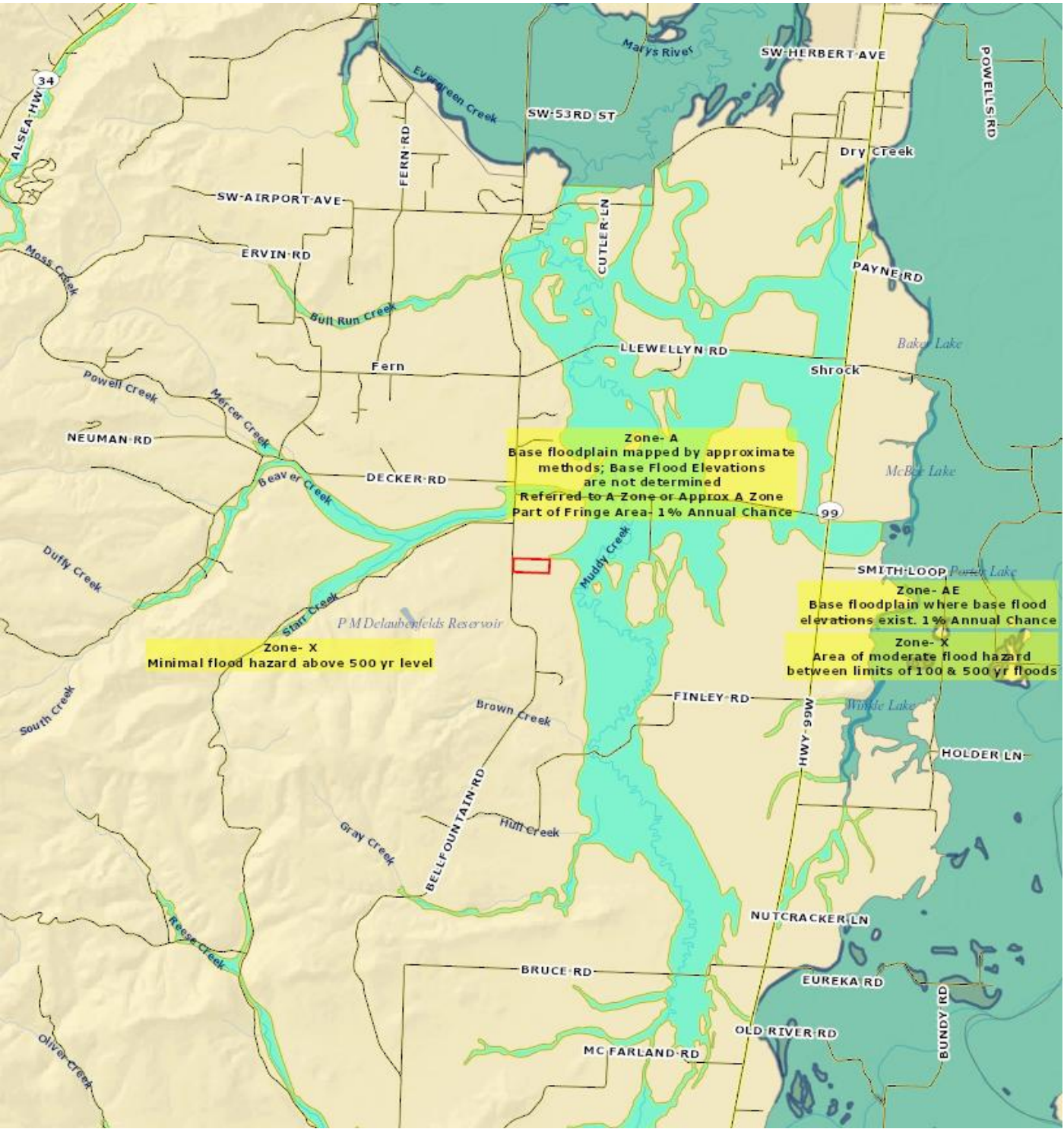


**TICOR TITLE™**

**Parcel ID: 324713**

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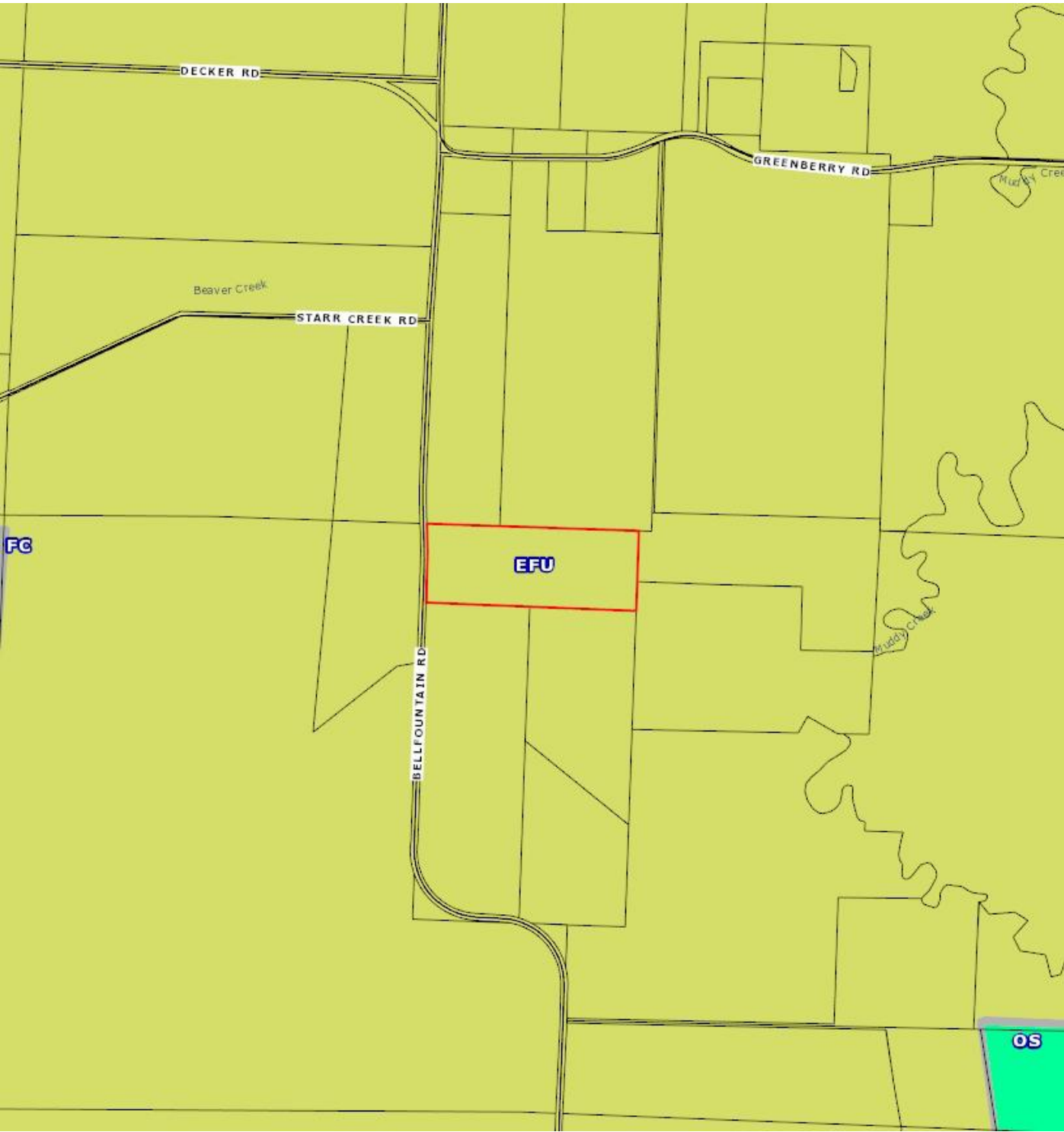
Flood Map



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Zoning Map



**TICOR TITLE™**

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