



TICOR TITLE™

Property Profile Report

Client Name:

Sherry Sebree - Cadwell Realty

Today's Date:

03/23/2023

Owner Name:

Marwood, Dale

Property Address:

**35343 Riverside Dr SW
Albany OR 97321 9405**

Reference Number:

11S04W2202204

Account Number:

0149530

Seven Ticor Mid-Valley locations to serve you:

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

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



Parcel Information

Parcel #:	0149530
Tax Lot:	11S04W2202204
Site Address:	35343 Riverside Dr SW
	Albany OR 97321 - 9405
Owner:	Marwood, Dale
	PO Box 2644
	Albany OR 97321
Twn/Range/Section:	11S / 04W / 22
Parcel Size:	45.23 Acres (1,970,219 SqFt)
Lot:	
Census Tract/Block:	030700 / 1019
Levy Code Area:	00802
Levy Rate:	14.5355
Market Value Land:	\$456,150.00
Market Value Impr:	\$466,090.00
Market Value Total:	\$922,240.00
Assessed Value:	\$309,812.00



Tax Information

Tax Year	Annual Tax
2022	\$4,503.27
2021	\$4,189.88
2020	\$4,159.05

Legal

Land

Land Use:	401 - TRACT IMPROVED	Zoning:	County-EFU - Exclusive Farm Use
Watershed:	Lower Calapooya River	Std Land Use:	AFAR - Farms And Crops
Recreation:		School District:	8JZ3 - Greater Albany
Primary School:	CENTRAL ELEMENTARY SCHOOL	Middle School:	MEMORIAL MIDDLE SCHOOL
High School:	WEST ALBANY HIGH SCHOOL		

Improvement

Year Built:	1975	Stories:	2	Finished Area:	2,417 SqFt
Bedrooms:	5	Bathrooms:	3	Pool:	
Bldg Type:	143 - Two Story				

Transfer Information

Rec. Date:	04/18/2016	Sale Price:	\$520,000.00	Doc Num:	5950	Doc Type:	Deed
Owner:	Dale Marwood	Grantor:	MILLER BERNARD & C TRUST				
Orig. Loan Amt:	\$20,000.00	Title Co:	FIRST AMERICAN TITLE				
Finance Type:		Loan Type:	Private Party Lender	Lender:	PRIVATE INDIVIDUAL		

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.

Transfer Record(s) Found For: 0149530
35343 Riverside Dr SW, Albany OR 97321

Recording Date	04/18/2016	Sale Amount	\$520,000.00	Mtg 1 Amount	\$20,000.00
Grantee Name	DALE MARWOOD	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	PP
Grantor Name	MILLER BERNARD & C TRUST	Doc #	5950	Doc Type	G / Deed
Lender	PRIVATE INDIVIDUAL				

Recording Date	06/27/2008	Sale Amount		Mtg 1 Amount	\$240,000.00
Grantee Name	BERNARD V MILLER	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	12979	Doc Type	T / Deed Of Trust
Lender	UMPQUA BK				

Recording Date	08/30/2007	Sale Amount		Mtg 1 Amount	\$180,000.00
Grantee Name	BERNARD V MILLER	Title Co	FIRST AMERICAN TITLE INS LNDRS	Mtg 1 Loan Type	CNV
Grantor Name		Doc #	20860	Doc Type	T / Deed Of Trust
Lender	UMPQUA BK				

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

[Click here to make a credit card or e-check payment](#)

23-Mar-2023

MARWOOD DALE
PO BOX 2644
ALBANY OR 97321

Tax Account #	149530	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
Situs Address	35343 RIVERSIDE DR SW ALBANY OR 97321-9405	Interest To	Apr 15, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$3,042.21	\$3,002.18	\$40.03	\$0.00	\$4,503.27	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,189.88	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,159.05	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,074.53	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,980.51	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,868.21	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,550.07	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,408.05	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,503.92	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,344.79	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,217.54	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,124.34	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,942.10	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,863.09	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,765.30	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,692.12	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,298.21	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,239.00	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,190.47	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,122.74	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,907.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,881.42	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,869.43	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,843.33	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,861.44	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,849.06	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,897.90	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,618.51	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,556.39	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,629.31	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,335.88	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,375.18	Nov 15, 1991
Total		\$3,042.21	\$3,002.18	\$40.03	\$0.00	\$87,662.99	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

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23-Mar-2023

MARWOOD DALE
PO BOX 2644
ALBANY OR 97321

Tax Account #	149530	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
Situs Address	35343 RIVERSIDE DR SW ALBANY OR 97321-9405	Interest To	Apr 15, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

March 23, 2023 1:51:55 pm

Account # 149530
Map # 11S04W2200 02204
Code - Tax # 00802-149530

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name MARWOOD DALE

Deed Reference # 2016-5950

Agent

Sales Date/Price 04-14-2016 / \$520,000.00

In Care Of

Appraiser BAUER, NATALIE

Mailing Address PO BOX 2644
 ALBANY, OR 97321

Prop Class 551 **MA** **SA** **NH** **Unit**
RMV Class 401 02 00 006 14153-1

Situs Address(s)			Situs City
ID#	1	35343 RIVERSIDE DR SW	ALBANY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00802 Land	456,150			Land	0
Impr.	466,090			Impr.	0
Code Area Total	922,240	254,320	309,812		0
Grand Total	922,240	254,320	309,812		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00802	3	<input checked="" type="checkbox"/>			Farm Site	107	A	1.00		9,310
00802	1	<input checked="" type="checkbox"/>			Farm Use Zoned	107	A	44.23	3	411,840
00802					S.A. OSD	100				35,000
Grand Total								45.23		456,150

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
00802	101	0	110	Residential Other Improvements		112	0		1,020
00802	508	0	328	MACHINE SHED		112	576		1,300
00802	511	0	328	MACHINE SHED		112	1,128		2,200
00802	512	0	317	GP BUILDING		112	3,168		21,690
00802	100	1975	143	RES Two story		112	2,417		355,110
00802	102	0	130	Res Other Improvement Cls 3		112	0		23,100
00802	107	0	110	Residential Other Improvements		112	0		17,420
00802	503	0	315	FEEDER BARN		112	3,528		7,000
00802	505	0	328	MACHINE SHED		112	1,728		4,910
00802	509	0	317	GP BUILDING		112	2,304		32,340
Grand Total							14,849		466,090

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

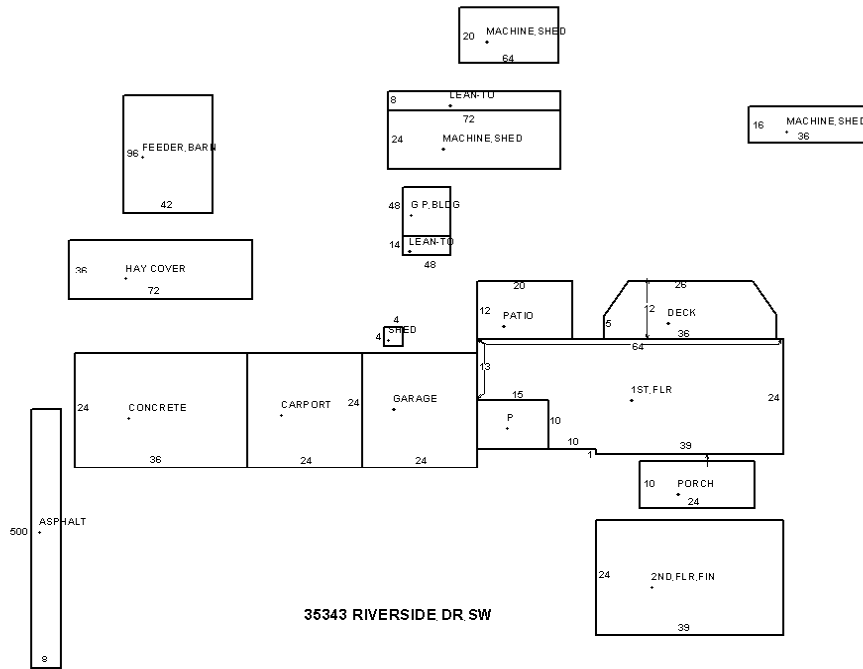
■ POT'L ADD'L TAX LIABILITY ADDED 2009 Amount 0.00 Tax 0.00

Comments:

***** CAP NOTE - Type R *****
 92 MX: FEEDER BARN ADDED LAND N/C IMPS +6250 CHECK IN 93 FOR COMPLETION
 OF BARN 5-15-92 KR
 93MX: NO PROGRESS. N/C IN VALUE. CHECK IN 1994 FOR COMPLETION. 7-93 AS
 94 MX: NO PROGRESS. N/C IN VALUE. SEE IN CYCLE. 9-94 AS

 17MX: SALE REVIEW, HOME AND OUT BLDGS WERE IN NEED OF SOME REPAIRS. CLEANED UP APPRAISAL TO
 REFLECT WHATS THERE. 8/17 NB

BUILDING DIAGRAM AND OUTBUILDINGS



Appraiser	Date	Bldg	Description	SqFt	Dimension
CF	10/10/2005	0	1ST FLR	1361	
		0	2ND FLR FIN	936	
		0	GARAGE	576	
		0	PORCH	240	
		0	PATIO	240	
		0	CARPORT	576	
		0	DECK	432	
		0	SHED	16	
		0	ASPHALT	4000	
		0	FEEDER BARN	4032	
		0	MACHINE SHED	1728	
		0	LEAN-TO	576	
		0	MACHINE SHED	576	
		0	G.P. BLDG	2304	
		0	LEAN-TO	672	
		0	MACHINE SHED	1280	
		0	HAY COVER	2592	
		0	CONCRETE	864	
		0	P	150	



After recording return to:
Dale Marwood
PO Box 2644
Albany, OR 97321

Until a change is requested all tax
statements shall be sent to the
following address:
Dale Marwood
PO Box 2644
Albany, OR 97321

File No.: 7091-2620620 (SC)
Date: March 21, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON

2016-05950

D-WD

Stn=8 K. PETERSON

04/18/2016 11:23:10 AM

\$15.00 \$11.00 \$10.00 \$19.00 \$20.00

\$75.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

Steve Druckenmiller - County Clerk

STATUTORY WARRANTY DEED

Anita M. Jean, Successor Trustee of the Bernard and Claudette Miller Revocable Living Trust dated March 2, 2005, Grantor, conveys and warrants to **Dale Marwood**, 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 Linn, 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 **\$520,000.00**. (Here comply with requirements of ORS 93.030)

First American Title 2620620

APN: 149530

Statutory Warranty Deed
- continued

File No.: 7091-2620620 (SC)

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.

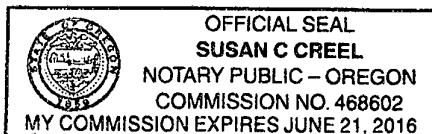
Dated this 14TH day of April, 2016.

Anita M. Jean, Successor Trustee of the
Bernard and Claudette Miller Revocable
Living Trust dated March 2, 2005


Anita M. Jean, Successor Trustee

STATE OF Oregon)
)ss.
County of Linn)

This instrument was acknowledged before me on this 14TH day of April, 2016
by as of Anita M. Jean, Successor Trustee of the Bernard and Claudette Miller Revocable Living Trust
dated March 2, 2005, on behalf of the TRUST



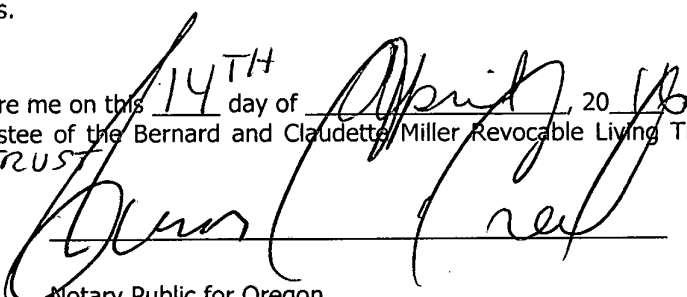

Notary Public for Oregon
My commission expires: 6-21-2016

EXHIBIT A

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

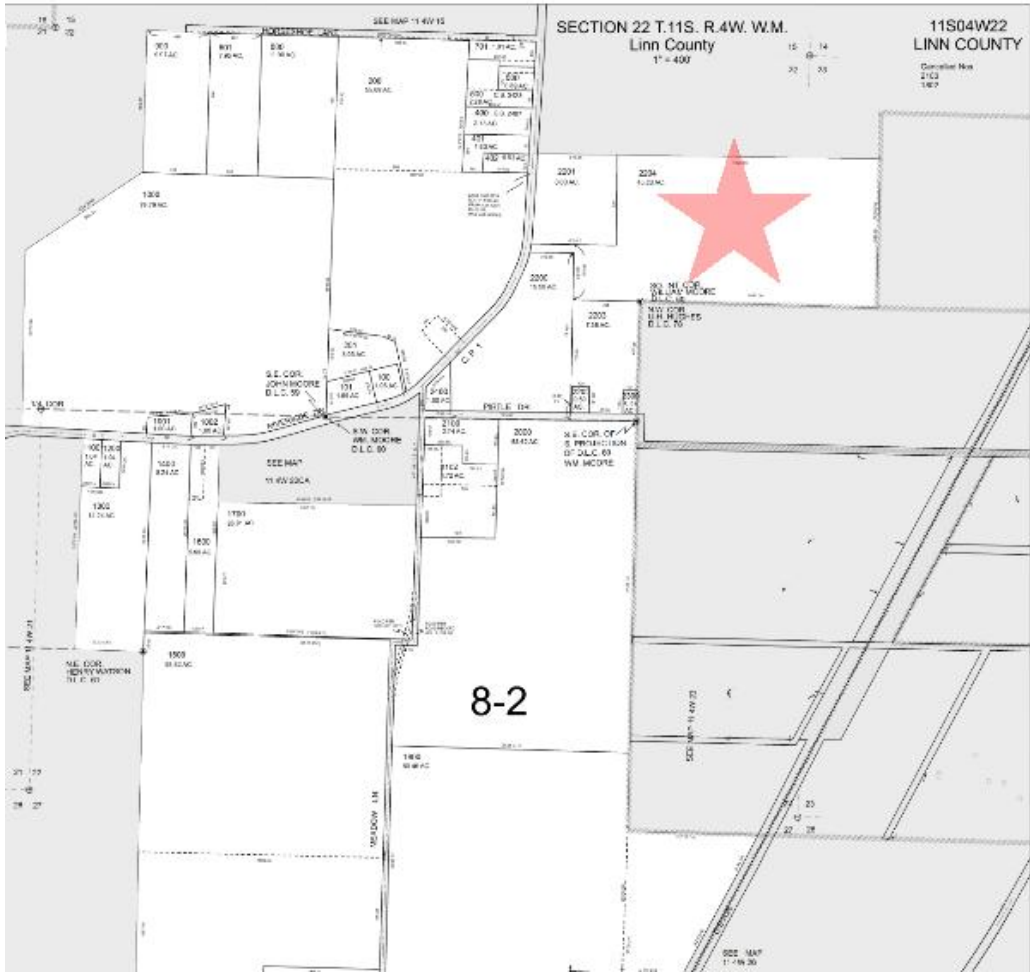
TRACT I:

BEGINNING AT A 1 INCH IRON PIPE ON THE SOUTH LINE OF AND SOUTH 89° 31' WEST 1320.0 FEET FROM THE SOUTHEAST CORNER OF THE EAST PROJECTION OF THE WILLIAM MOORE DONATION LAND CLAIM NO. 60 IN TOWNSHIP 11 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; AND RUNNING THENCE NORTH 0° 09.5' WEST, PARALLEL TO THE EAST LINE OF THE EAST PROJECTION OF SAID DONATION LAND CLAIM 60, A DISTANCE OF 1028.28 FEET TO A 1 INCH PIPE; THENCE SOUTH 88° 52.5' WEST 1820.66 FEET TO THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO WALTER E. FORD, ET UX, BY DEED RECORDED IN BOOK 302, PAGE 750 OF DEED RECORDS; THENCE SOUTH 1° 07.5' EAST, 620.0 FEET TO THE SOUTHEAST CORNER OF SAID FORD TRACT; THENCE SOUTH 88° 52.5' WEST, ALONG THE SOUTH LINE OF SAID FORD TRACT, 277.1 FEET TO A POINT NORTH 0° 45.5' WEST OF A POINT THAT IS SOUTH 89° 31' WEST 466.0 FEET FROM THE NORTHWEST CORNER OF THE GEORGE H. HUGHES DONATION LAND CLAIM 78; THENCE SOUTH 0° 45.5' EAST 384.83 FEET TO SAID POINT THAT IS SOUTH 89° 31' WEST 466.0 FEET FROM THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM 78; THENCE NORTH 89° 31' EAST 466.0 FEET TO SAID NORTHWEST CORNER OF DONATION LAND CLAIM 78; THENCE CONTINUING NORTH 89° 31' EAST 1617.0 FEET TO THE POINT OF BEGINNING. SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

TRACT II:

BEGINNING SOUTH 89° 31' WEST 466.0 FEET AND NORTH 0° 45.5' WEST 384.83 FEET FROM THE NORTHWEST CORNER OF THE GEORGE H. HUGHES DONATION LAND CLAIM 78 IN TOWNSHIP 11 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, SAID BEGINNING POINT BEING ON THE SOUTH LINE OF THAT TRACT CONVEYED TO WALTER E. FORD, ET UX, BY DEED RECORDED IN BOOK 302, PAGE 750 OF DEED RECORDS; AND RUNNING THENCE SOUTH 88° 52.5' WEST, ALONG THE SOUTH LINE OF SAID FORD TRACT, 328.02 FEET TO THE CENTERLINE OF RIVERSIDE DRIVE; THENCE SOUTH 1° 17' WEST, ALONG SAID CENTERLINE, 60.05 FEET; THENCE NORTH 88° 52.5' EAST 330.16 FEET TO A POINT SOUTH 0° 45.5' EAST OF THE POINT OF BEGINNING; THENCE NORTH 0° 45.5' WEST 60.0 FEET TO THE POINT OF BEGINNING. SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND LYING WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

NOTE: This Legal Description was created prior to January 01, 2008.



TICOR TITLE™

Parcel ID: 0149530

Site Address: 35343 Riverside Dr SW

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Aerial Map

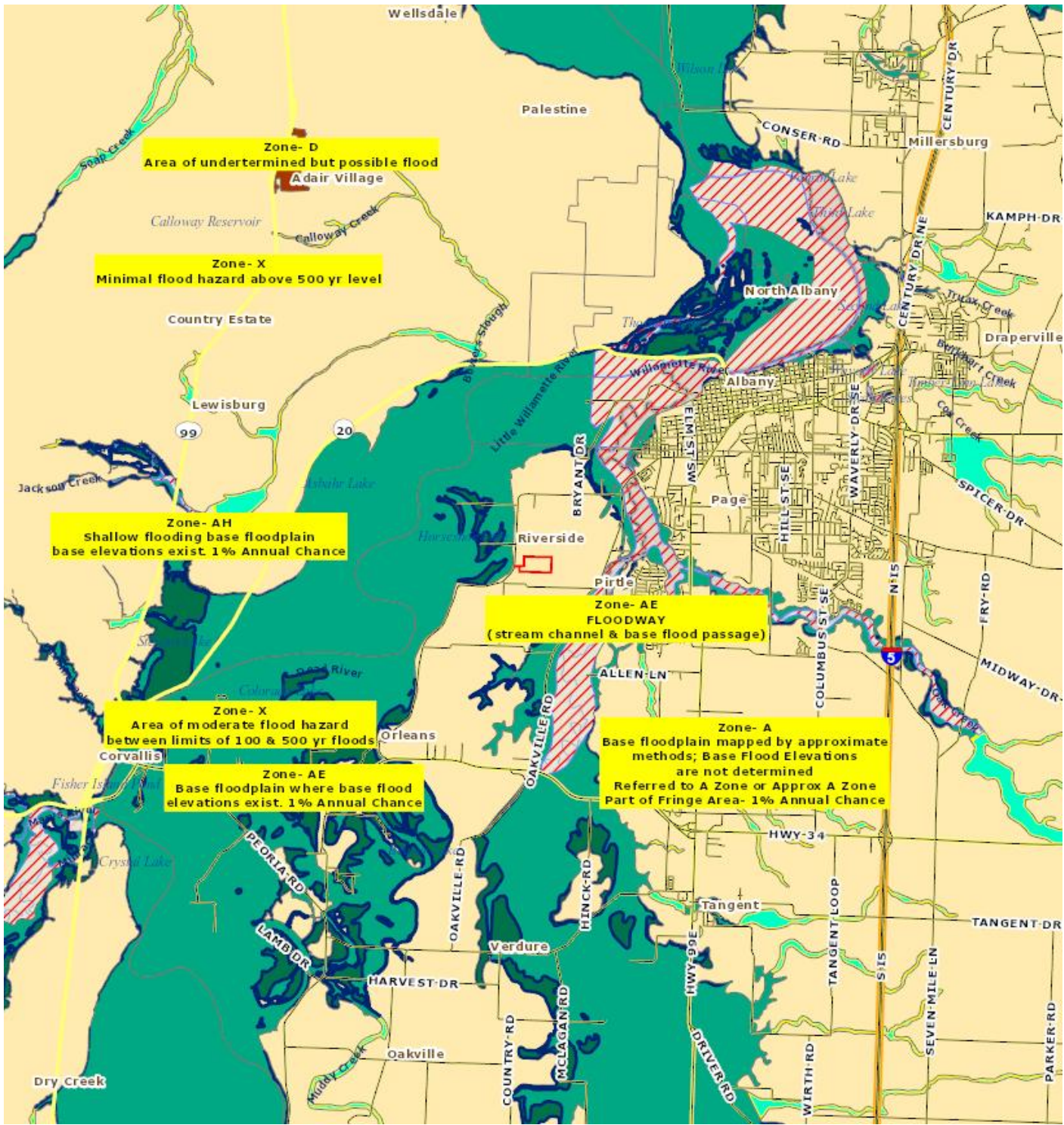


TICOR TITLE™

Parcel ID: 0149530

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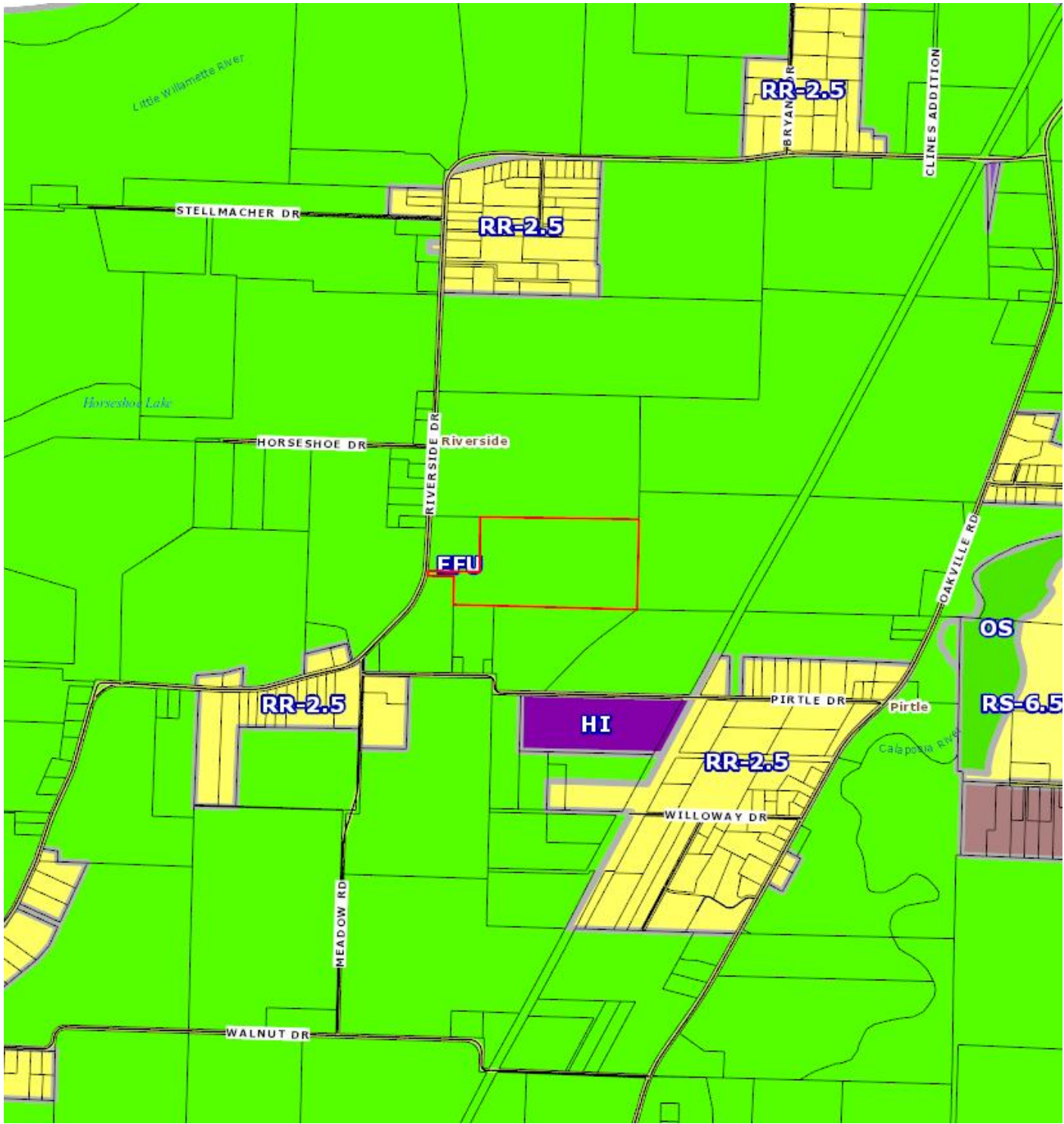
Flood Map



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