



# TICOR TITLE™

## Property Profile Report

*Client Name:*

*Todays Date:*

**06/13/2023**

*Owner Name:*

**Hunt, Darrell**

**Hunt, Letha**

*Property Address:*

**OR 97374**

*Reference Number:*

**11S01E0600200**

*Account Number:*

**0050878**

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

|  |  |   |  |   |   |  |
|--|--|---|--|---|---|--|
| 220 SW 6th Ave<br>Albany, OR 97321<br>541.926.2111 | 400 SW 4th St<br>Ste 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.

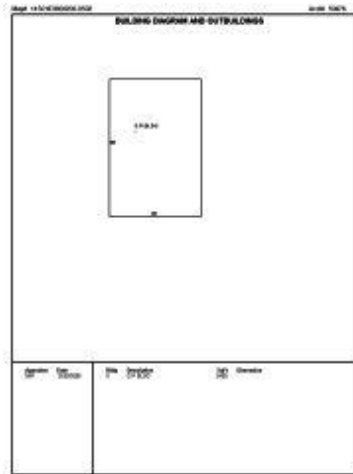
### TITLE AND ESCROW SERVICES

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

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

**Parcel Information**

|                     |                              |
|---------------------|------------------------------|
| Parcel #:           | 0050878                      |
| Tax Lot:            | 11S01E0600200                |
| Site Address:       |                              |
|                     | OR 97374                     |
| Owner:              | Hunt, Darrell<br>Hunt, Letha |
|                     | PO Box 1092                  |
|                     | Jefferson OR 97352           |
| Twn/Range/Section:  | 11S / 01E / 06               |
| Parcel Size:        | 80.00 Acres (3,484,800 SqFt) |
| Lot:                |                              |
| Census Tract/Block: | 030200 / 4108                |
| Levy Code Area:     | 09502                        |
| Levy Rate:          | 11.6802                      |
| Market Value Land:  | \$362,960.00                 |
| Market Value Impr:  | \$45,160.00                  |
| Market Value Total: | \$408,120.00                 |
| Assessed Value:     | \$168,156.00                 |

**Tax Information**

| Tax Year | Annual Tax |
|----------|------------|
| 2022     | \$2,028.88 |
| 2021     | \$1,941.78 |
| 2020     | \$1,907.31 |

**Legal****Land**

|                 |  |                  |                          |
|-----------------|--|------------------|--------------------------|
| Land Use:       | 501 - HBU FARM NO SPECIAL ASSMT IMPROV | Zoning:          | County-F/F - Farm/Forest |
| Watershed:      | Crabtree Creek                         | Std Land Use:    | OTHR - Other             |
| Recreation:     |  | School District: | 95 - Scio                |
| Primary School: | CENTENNIAL ELEMENTARY SCHOOL           | Middle School:   | SCIO MIDDLE SCHOOL       |
| High School:    | SCIO HIGH SCHOOL                       |                  |                          |

**Improvement**

|             |                   |            |  |                |  |
|-------------|-------------------|------------|--|----------------|--|
| Year Built: | 2001              | Stories:   |  | Finished Area: |  |
| Bedrooms:   |                   | Bathrooms: |  | Pool:          |  |
| Bldg Type:  | 317 - Gp Building |            |  |                |  |

**Transfer Information**

|            |            |             |              |          |          |           |  |
|------------|------------|-------------|--------------|----------|----------|-----------|--|
| Sale Date: | 12/01/1999 | Sale Price: | \$105,000.00 | Doc Num: | 1080 847 | Doc Type: |  |
|------------|------------|-------------|--------------|----------|----------|-----------|--|

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

Transfer Record(s) Found For: 0050878  
null, null OR 97374

|                       |                        |                    |              |                        |          |
|-----------------------|------------------------|--------------------|--------------|------------------------|----------|
| <b>Recording Date</b> | 02/09/1999             | <b>Sale Amount</b> |              | <b>Mtg 1 Amount</b>    |          |
| <b>Grantee Name</b>   | MACGREGOR LAND COMPANY | <b>Title Co</b>    |              | <b>Mtg 1 Loan Type</b> |          |
| <b>Grantor Name</b>   |                        | <b>Doc #</b>       | 001010000556 | <b>Doc Type</b>        | G / Deed |
| <b>Lender</b>         |                        |                    |              |                        |          |

|                       |                   |                    |              |                        |          |
|-----------------------|-------------------|--------------------|--------------|------------------------|----------|
| <b>Recording Date</b> | 12/31/1998        | <b>Sale Amount</b> | \$600,000.00 | <b>Mtg 1 Amount</b>    |          |
| <b>Grantee Name</b>   | TIMBER NET INC    | <b>Title Co</b>    |              | <b>Mtg 1 Loan Type</b> |          |
| <b>Grantor Name</b>   | MCGREW PATRICIA H | <b>Doc #</b>       | 001000000112 | <b>Doc Type</b>        | G / Deed |
| <b>Lender</b>         |                   |                    |              |                        |          |

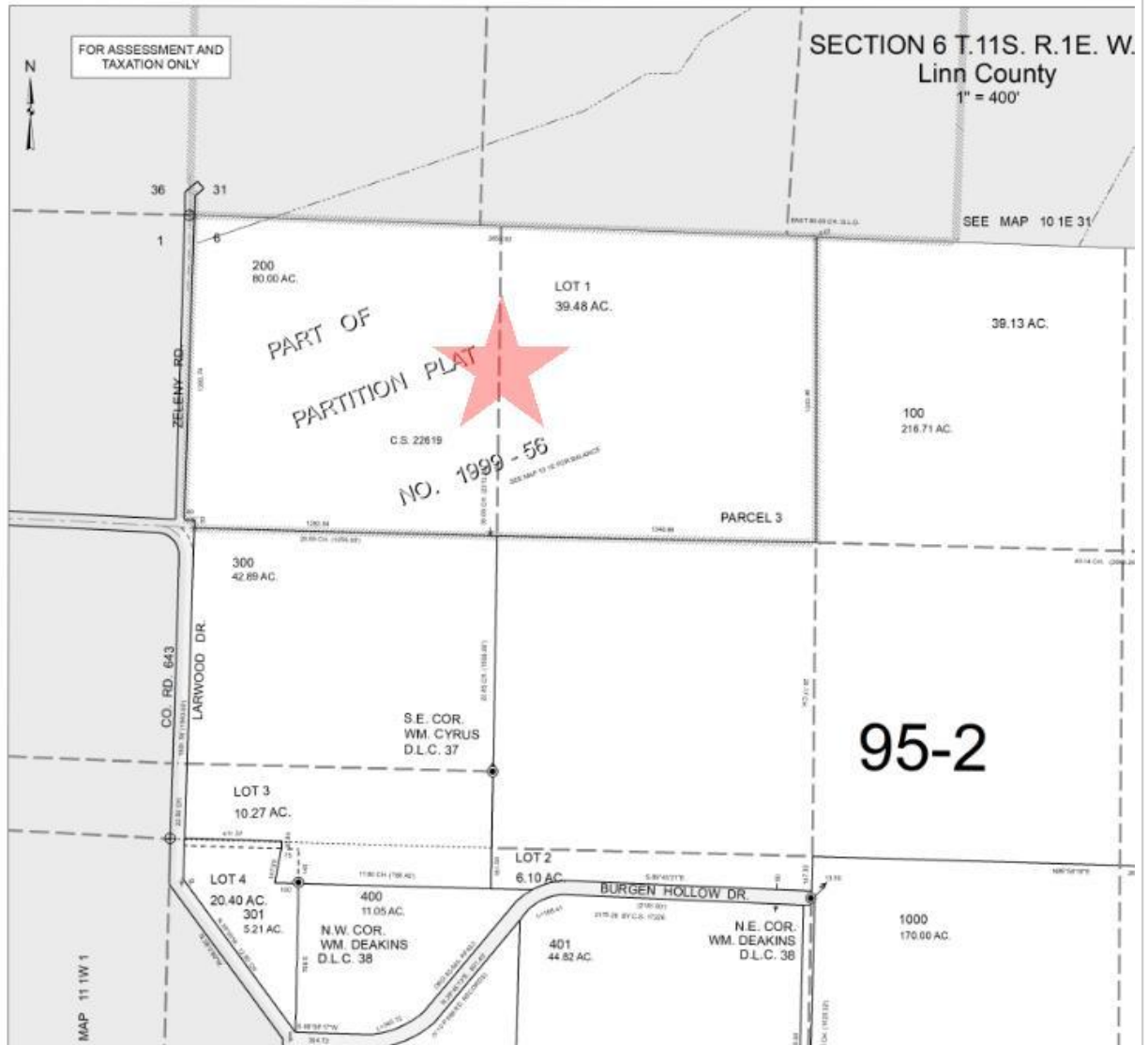
|                       |                   |                    |              |                        |          |
|-----------------------|-------------------|--------------------|--------------|------------------------|----------|
| <b>Recording Date</b> | 12/31/1998        | <b>Sale Amount</b> | \$1.00       | <b>Mtg 1 Amount</b>    |          |
| <b>Grantee Name</b>   | JACOB E HUBER     | <b>Title Co</b>    |              | <b>Mtg 1 Loan Type</b> |          |
| <b>Grantor Name</b>   | MCGREW PATRICIA H | <b>Doc #</b>       | 001000000110 | <b>Doc Type</b>        | G / Deed |
| <b>Lender</b>         |                   |                    |              |                        |          |

|                       |                 |                    |              |                        |          |
|-----------------------|-----------------|--------------------|--------------|------------------------|----------|
| <b>Recording Date</b> | 08/03/1992      | <b>Sale Amount</b> | \$450,000.00 | <b>Mtg 1 Amount</b>    |          |
| <b>Grantee Name</b>   | PATRICIA MCGREW | <b>Title Co</b>    |              | <b>Mtg 1 Loan Type</b> |          |
| <b>Grantor Name</b>   |                 | <b>Doc #</b>       | 000607000858 | <b>Doc Type</b>        | G / Deed |
| <b>Lender</b>         |                 |                    |              |                        |          |

|                       |                   |                    |              |                        |          |
|-----------------------|-------------------|--------------------|--------------|------------------------|----------|
| <b>Recording Date</b> |                   | <b>Sale Amount</b> | \$105,000.00 | <b>Mtg 1 Amount</b>    |          |
| <b>Grantee Name</b>   | DARRELL HUNT      | <b>Title Co</b>    |              | <b>Mtg 1 Loan Type</b> |          |
| <b>Grantor Name</b>   | MACGREGOR LAND CO | <b>Doc #</b>       | 001080000847 | <b>Doc Type</b>        | G / Deed |
| <b>Lender</b>         |                   |                    |              |                        |          |

## Assessor Map

11S01E06



**TICOR TITLE COMPANY**

Parcel ID: 0050878

Site Address:

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SECTION 16, T.12, R.1E, W.1W.  
Linn County  
1" = 400'

31 32  
6 5  
10  
26.81 AC.

38.86 AC.

38.76 AC.

39.13 AC.

100  
216.71 AC.

LOT 1  
39.48 AC.

200  
80.00 AC.

PART OF  
PARTITION PLAT  
C.S. 22619  
NO. 1999-56  
SEE MAP 10 1E FOR BALANCE

PARCEL 3

300  
42.89 AC.

31  
10.27 AC.

LOT 3

LOT 4  
20.40 AC.  
301  
5.21 AC.

LOT 2  
6.10 AC.

LOT 5  
16.60 AC.

800  
39.49 AC.

900  
76.14 AC.

1000  
170.00 AC.

401  
44.82 AC.

400  
11.05 AC.

402  
21.25 AC.

N.W. COR.  
WM. DEAKINS  
D.L.C. 38

N.E. COR.  
WM. DEAKINS  
D.L.C. 38

BURGEN HOLLOW DR.

LARWOOD DR.

SEE MAP 10 1E 31

SEE MAP 11 1E 7

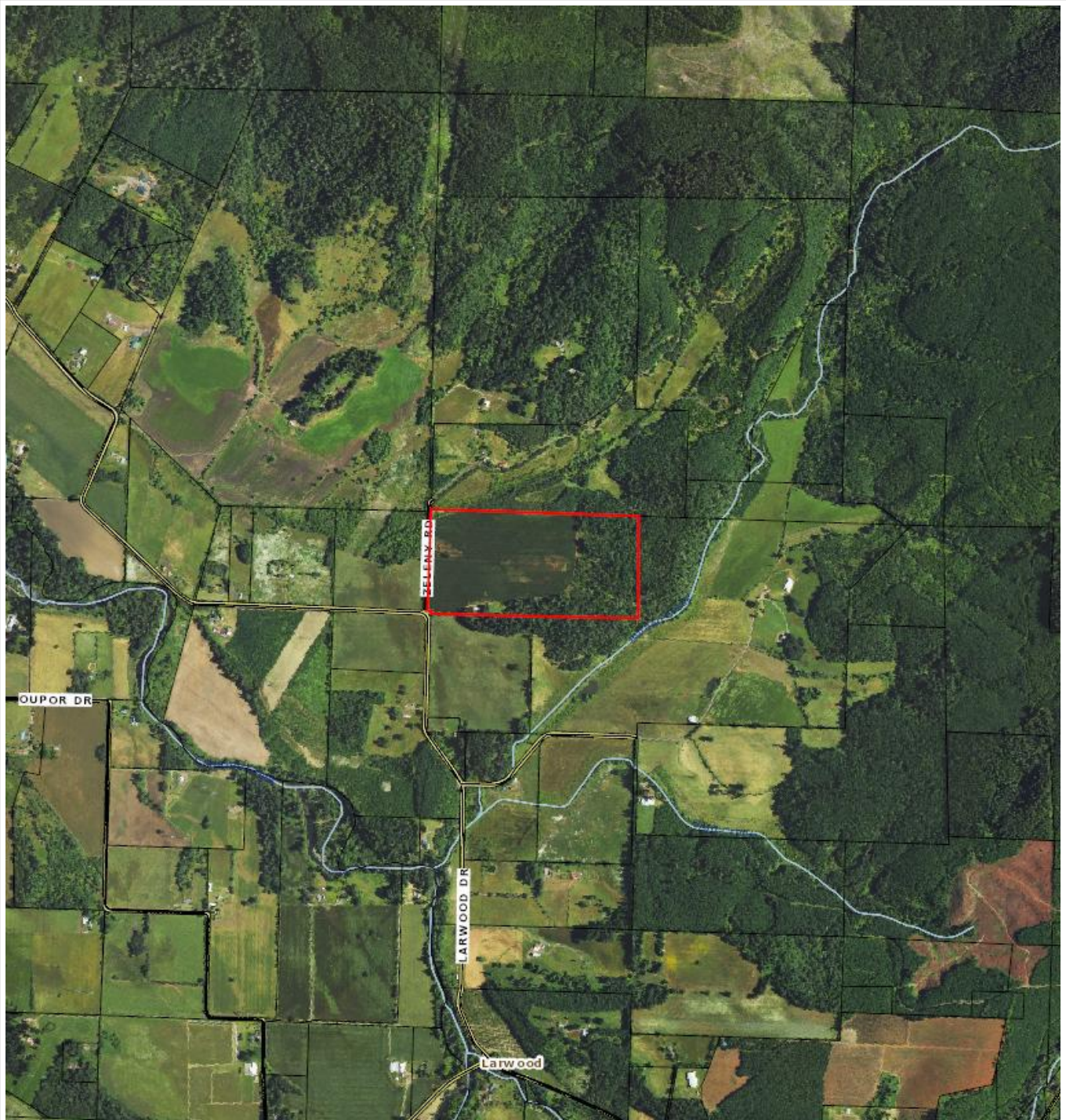
95-2



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## Aerial Map



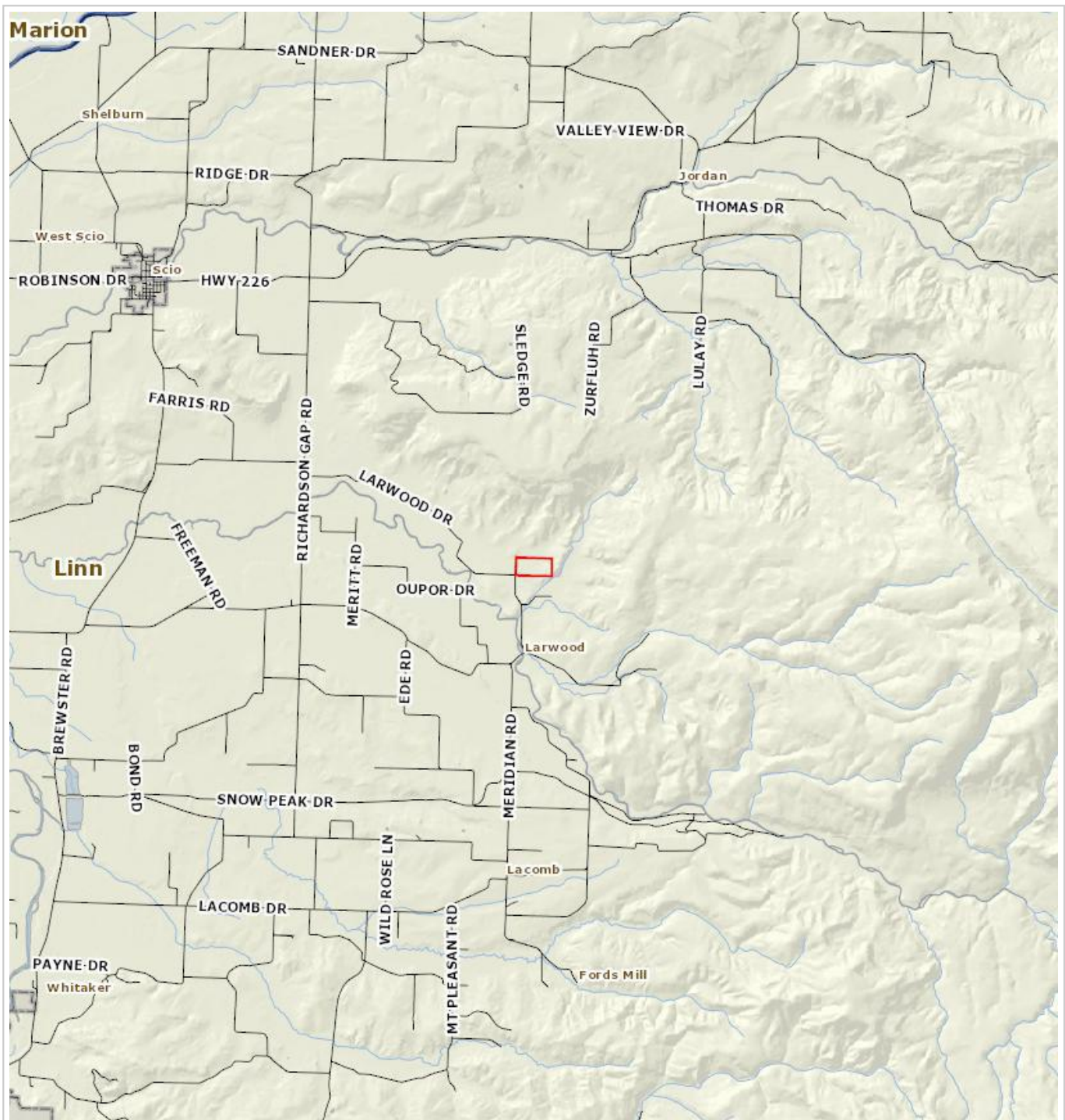
**TICOR TITLE COMPANY**

**Parcel ID: 0050878**

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## Flood Map

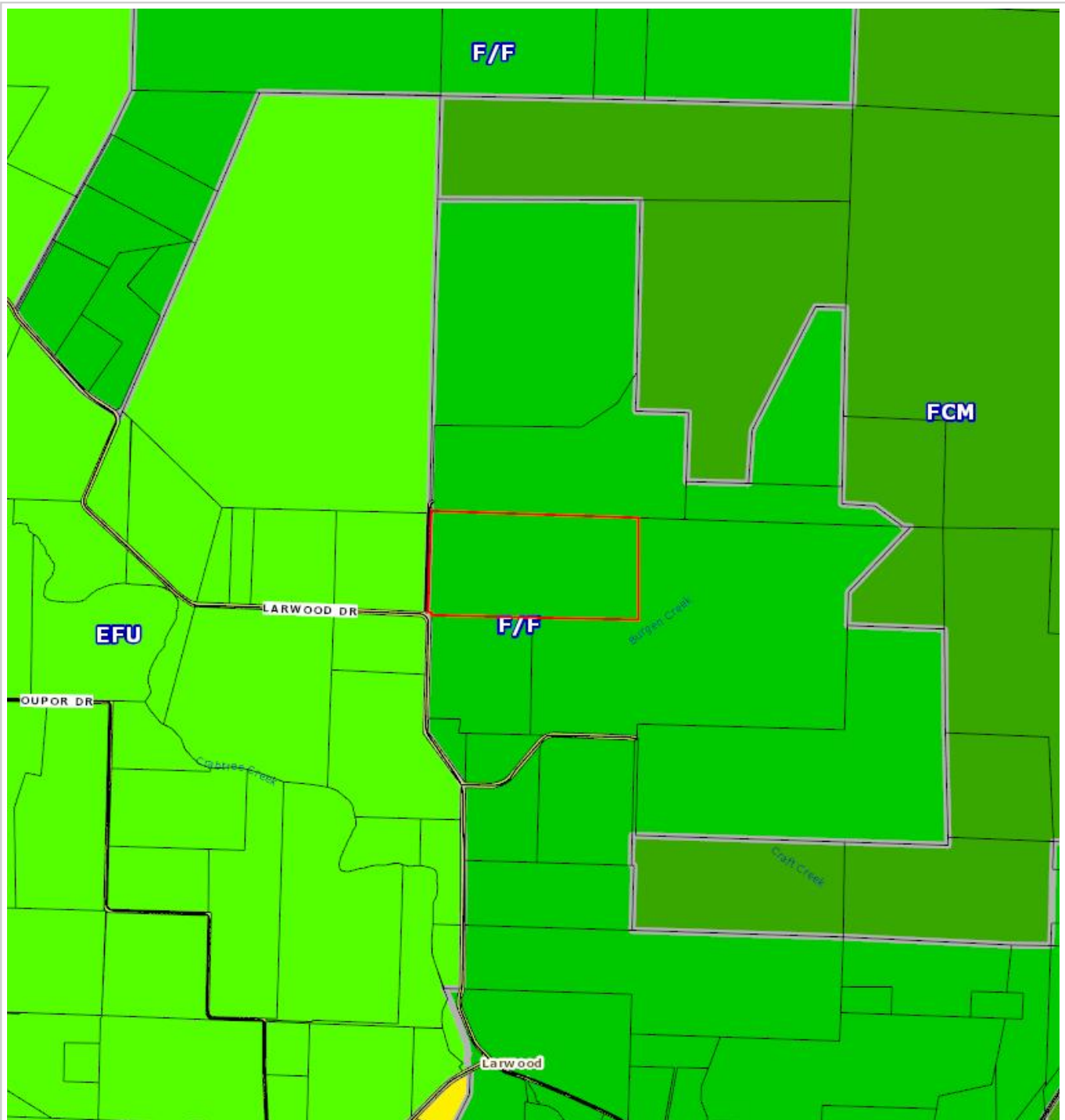


**TICOR TITLE COMPANY**

**Parcel ID: 0050878**

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## Zoning Map



**TICOR TITLE COMPANY**

**Parcel ID: 0050878**

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**Linn County**  
**2022 Real Property Assessment Report**  
Account 50878

**Map** 11S01E06-00-00200  
**Code - Tax ID** 09502 - 50878

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** HUNT DARRELL & LETHA  
PO BOX 1092  
JEFFERSON OR 97352

**Deed Reference #** 1000-0112 (SOURCE ID: MF1000-0112)  
**Sales Date/Price** 12-29-1998 / \$600,000  
**Appraiser** UNKNOWN

**Property Class** 641 **MA** **SA** **NH**  
**RMV Class** 501 05 00 000

| Site | Situs Address | City |
|------|---------------|------|
|------|---------------|------|

| Value Summary          |      |         |         |         |                     |
|------------------------|------|---------|---------|---------|---------------------|
| Code Area              |      | RMV     | MAV     | AV      | RMV Exception CPR % |
| 09502                  | Land | 362,960 |         | Land    | 0                   |
|                        | Impr | 45,160  |         | Impr    | 0                   |
| <b>Code Area Total</b> |      | 408,120 | 153,480 | 168,156 | 0                   |
| <b>Grand Total</b>     |      | 408,120 | 153,480 | 168,156 | 0                   |

| Land Breakdown         |      |                                     |    |           |                        |         |          |            |             |
|------------------------|------|-------------------------------------|----|-----------|------------------------|---------|----------|------------|-------------|
| Code Area              | ID # | RFPD                                | Ex | Plan Zone | Value Source           | Trend % | Size     | Land Class | Trended RMV |
| 09502                  | 3    |                                     |    |           | Designated Forest Land | 104     | 10.16 AC | FC         | 8,860       |
|                        | 5    |                                     |    |           | Designated Forest Land | 104     | 17.84 AC | FC         | 15,560      |
|                        | 1    | <input checked="" type="checkbox"/> |    |           | Market                 | 104     | 52.00 AC | 3          | 338,540     |
| <b>Code Area Total</b> |      |                                     |    |           |                        |         | 80.00 AC |            | 362,960     |

| Improvement Breakdown  |      |            |            |             |         |            |       |         |             |
|------------------------|------|------------|------------|-------------|---------|------------|-------|---------|-------------|
| Code Area              | ID # | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex%   | MS Acct | Trended RMV |
| 09502                  | 101  | 2001       | 317        | GP BUILDING | 108     | 2,400      |       |         | 45,160      |
| <b>Code Area Total</b> |      |            |            |             |         |            | 2,400 |         | 45,160      |

| Exemptions / Special Assessments / Notations |  |        |            |
|--|--|--------|------------|
| Notations                                    |  | Amount | Tax        |
| ■ POT'L ADD'L TAX LIABILITY ADDED 2009       |  | 0.00   | 0.00       |
| ■ FIRE PATROL ADDED 2015                     |  |        |            |
| Code Area 09502                              |  |        |            |
| Fire Patrol                                  |  | Amount | Acres      |
| ■ FORESTRY FIRE SURCHARGE                    |  | 47.50  | 2022       |
| ■ FORESTRY FIRE TIMBER - NORTH               |  | 43.92  | 28.00 2022 |

**Linn County**  
**2022 Real Property Assessment Report**  
Account 50878

**Comments**

\*\*\*\*\* CAP NOTE - Type F \*\*\*\*\*

'00 MX: CORRECTED PROPERTY CLASS. 12-20-99 TT.....

\*\*\*\*\* CAP NOTE - Type J \*\*\*\*\*

EV#2000-71: LOT LINE ADJUSTEMENT WITH 10-1E-0 #5100.. ACREAGE CHANGE FOR  
TAX CODES, AS WELL.. 4-00 AS

\*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*

'00 MX: CORRECTED PROPERTY CLASS. 12-20-99 TT.....

Permit for 40x60x14' eve pole building

02MX: NEW GP BLDG COMPLETE.. 3-02 AS

Septic is in per certificate of completion

2014 Specially Assessed Zero market acre land review

15MX: LAND AND IMPS TO TABLE. MW

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

13-Jun-2023

HUNT DARRELL & LETHA  
PO BOX 1092  
JEFFERSON OR 97352

|                |       |             |              |
|----------------|-------|-------------|--------------|
| Tax Account #  | 50878 | Lender Name |              |
| Account Status | A     | Loan Number |              |
| Roll Type      | Real  | Property ID | 09502        |
| Situs Address  |       | Interest To | Jun 13, 2023 |

## Tax Summary

| Tax Year | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     |
|----------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2022     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$2,028.88   | Nov 15, 2022 |
| 2021     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,941.78   | Nov 15, 2021 |
| 2020     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,907.31   | Nov 15, 2020 |
| 2019     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,876.19   | Nov 15, 2019 |
| 2018     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,815.27   | Nov 15, 2018 |
| 2017     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,769.14   | Nov 15, 2017 |
| 2016     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,722.26   | Nov 15, 2016 |
| 2015     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,676.91   | Nov 15, 2015 |
| 2014     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,628.30   | Nov 15, 2014 |
| 2013     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,656.84   | Nov 15, 2013 |
| 2012     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,619.26   | Nov 15, 2012 |
| 2011     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,431.61   | Nov 15, 2011 |
| 2010     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,269.25   | Nov 15, 2010 |
| 2009     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,237.41   | Nov 15, 2009 |
| 2008     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,358.83   | Nov 15, 2008 |
| 2007     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,300.04   | Nov 15, 2007 |
| 2006     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,232.41   | Nov 15, 2006 |
| 2005     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,205.83   | Nov 15, 2005 |
| 2004     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,191.16   | Nov 15, 2004 |
| 2003     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,097.70   | Nov 15, 2003 |
| 2002     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,044.96   | Nov 15, 2002 |
| 2001     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$692.63     | Nov 15, 2001 |
| 2000     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$682.54     | Nov 15, 2000 |
| 1999     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$809.45     | Nov 15, 1999 |
| 1998     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$755.95     | Nov 15, 1998 |
| 1997     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$845.87     | Dec 15, 1997 |
| 1996     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$840.61     | Nov 15, 1996 |
| 1995     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$650.30     | Nov 15, 1995 |
| 1994     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$275.48     | Nov 15, 1994 |
| 1993     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$307.58     | Nov 15, 1993 |
| 1992     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$335.89     | Nov 15, 1992 |
| 1991     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$355.48     | Nov 15, 1991 |
| Total    |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$38,563.12  |              |

# STATEMENT OF TAX ACCOUNT

**Linn County Courthouse, Room 214**

**300 4th Ave SW, PO Box 100**

**Albany, Oregon 97321-8600**

**(541) 967-3808**

13-Jun-2023

HUNT DARRELL & LETHA  
PO BOX 1092  
JEFFERSON OR 97352

|                |       |             |              |
|----------------|-------|-------------|--------------|
| Tax Account #  | 50878 | Lender Name |              |
| Account Status | A     | Loan Number |              |
| Roll Type      | Real  | Property ID | 09502        |
| Situs Address  |       | Interest To | Jun 13, 2023 |

## Tax Summary

| Tax<br>Year | Tax<br>Type | Total<br>Due | Current<br>Due | Interest<br>Due | Discount<br>Available | Original<br>Due | Due<br>Date |
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|-------------|
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|-------------|

## TAX NOTATION...

| NOTATION CODE   | DATE ADDED | DESCRIPTION              |
|-----------------|------------|--------------------------|
| RFPD CONVERSION | 6-Jul-2015 | CANCELLED ACCOUNT 926041 |



VOL 1080 PAGE 847  
WARRANTY DEED

MACGREGOR LAND COMPANY, AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DARRELL HUNT and LETEA HUNT, as tenants by the entirety,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of LINN and State of Oregon, to wit:

PARCEL 3 OF PARTITION PLAT NO. 1999-56, RECORDED DECEMBER 7, 1999 IN MF  
VOLUME 1077 PAGE 829, COUNTY OF LINN AND STATE OF OREGON

020897

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

Grantee is herein responsible for any reforestation requirements  
pertaining to this property.

and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address:

Dated this 17<sup>th</sup> day of Dec., 1999

MACGREGOR LAND COMPANY, AN OREGON  
CORPORATION  
BY: James M. Worl

JAMES M. WORL, PRESIDENT

State of Oregon  
County of WASHINGTON

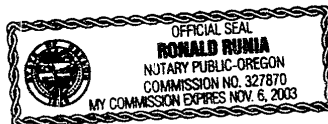
This instrument was acknowledged before me on DECEMBER 17, 1999 by JAMES  
M. WORL, PRESIDENT OF MACGREGOR LAND COMPANY, AN OREGON CORPORATION.

Ronald Ruma  
(Notary Public for Oregon)

My commission expires Nov. 6, 2003

ESCROW NO. 12-401759

Return to:  
DARRELL HUNT



STATE OF OREGON  
County of Linn

I hereby certify that the attached  
was received and duly recorded  
by me in Linn County records.

STEVE DRUCKENMILLER  
Linn County Clerk

By ps Deputy

MF 1080

PAGE 847

DEC 23 11 17 AM '99

35

After Recording Return To: 115 1E 06 TL 200  
Linn County 697296