



Property Profile Report

Client Name:

Sherri Gregory

Today's Date:

10/02/2023

Owner Name:

Valentine, Ted H

Valentine, Jacque

Property Address:

41663 Shady Ln

Sweet Home OR 97386 9525

Reference Number:

13S01E30B01715

Account Number:

0722880

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 #:	0722880
Tax Lot:	13S01E30B01715
Site Address:	41663 Shady Ln
	Sweet Home OR 97386 - 9525
Owner:	Valentine, Ted H
	Valentine, Jacque
	41663 Shady Ln
	Sweet Home OR 97386 - 9525
Twn/Range/Section:	13S / 01E / 30 / NW
Parcel Size:	4.57 Acres (199,069 SqFt)
Lot:	
Census Tract/Block:	030401 / 1017
Levy Code Area:	05513
Levy Rate:	14.1309
Market Value Land:	\$256,360.00
Market Value Impr:	\$293,690.00
Market Value Total:	\$550,050.00
Assessed Value:	\$222,400.00

**Tax Information**

Tax Year	Annual Tax
2022	\$3,208.97
2021	\$3,080.07
2020	\$3,023.27

Legal**Land**

Land Use:	409 - TRACT WITH MFG STRUCTURE	Zoning:	County-RR-5 - Rural Residential, 5 Acre Minimum
Watershed:	Hamilton Creek-South Santiam River	Std Land Use:	CMOB - Mobile Home Parks, Trailers
Recreation:		School District:	55 - Sweet Home
Primary School:	Hawthorne Elementary School	Middle School:	Sweet Home Junior High School
High School:	Sweet Home High School		

Improvement

Year Built:	1996	Stories:	1	Finished Area:	2,012 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	453 - Ms Triple Wide				

Transfer Information

Rec. Date:	08/31/2021	Sale Price:	\$499,000.00	Doc Num:	20827	Doc Type:	Deed
Owner:	Ted H Valentine			Grantor:	SHEPHERD FRED J & JAUNIE		
Orig. Loan Amt:				Title Co:	FIRST AMERICAN		
Finance Type:		Loan Type:		Lender:			

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Transfer Record(s) Found For: 0722880
41663 Shady Ln, Sweet Home OR 97386

Recording Date	08/31/2021	Sale Amount	\$499,000.00	Mtg 1 Amount	
Grantee Name	TED H VALENTINE	Title Co	FIRST AMERICAN	Mtg 1 Loan Type	
Grantor Name	SHEPHERD FRED J & JAUNIE	Doc #	20827	Doc Type	G / Deed
Lender					
Recording Date	07/29/2014	Sale Amount	\$269,000.00	Mtg 1 Amount	\$264,092.00
Grantee Name	FRED J SHEPHERD	Title Co	FIDELITY NATIONAL TITLE	Mtg 1 Loan Type	FHA
Grantor Name	CAMPORA GREGORY N & REBECCA M	Doc #	9530	Doc Type	G / Deed
Lender	PINNACLE CAP MTG CORP				
Recording Date	07/29/2009	Sale Amount		Mtg 1 Amount	\$181,623.00
Grantee Name	GREGORY N CAMPORA	Title Co	FIDELITY NATIONAL TITLE	Mtg 1 Loan Type	FHA
Grantor Name		Doc #	13634	Doc Type	T / Deed Of Trust
Lender	TAYLOR, BEAN & WHITAKER MTG				
Recording Date	01/16/2007	Sale Amount		Mtg 1 Amount	\$54,000.00
Grantee Name	GREGORY N CAMPORA	Title Co		Mtg 1 Loan Type	CNV
Grantor Name		Doc #	1141	Doc Type	T / Deed Of Trust
Lender	WASHINGTON MUTUAL BK				
Recording Date	10/20/2005	Sale Amount		Mtg 1 Amount	\$21,000.00
Grantee Name	GREGORY N CAMPORA	Title Co		Mtg 1 Loan Type	CNV
Grantor Name		Doc #	001776000931	Doc Type	T / Deed Of Trust
Lender	WASHINGTON MUTUAL BK FA				
Recording Date	04/01/2003	Sale Amount		Mtg 1 Amount	\$25,000.00
Grantee Name	GREGORY N CAMPORA	Title Co		Mtg 1 Loan Type	CNV
Grantor Name		Doc #	001405000608	Doc Type	T / Deed Of Trust
Lender	WASHINGTON MUTUAL BK				
Recording Date	10/04/1995	Sale Amount	\$14,000.00	Mtg 1 Amount	
Grantee Name	GREGORY N CAMPORA	Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #	000769000144	Doc Type	G / Deed
Lender					



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Account 722880 [Assessment Summary](#)

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[Sales History](#)

[Value History](#)

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Real Property

Situs Address

41663 SHADY LN SWEET HOME OR 97386

Mailing Address

VALENTINE TED H & JACQUE
41663 SHADY LN
SWEET HOME OR 97386

Map and Taxlot

13S01E30-B0-01715

Owner

VALENTINE TED H & JACQUE

[Related Accounts](#)

[Name Ledger](#) [Names](#)

Assessment

Assessment Year 2022

[Assessment Summary](#)


	RMV	MAV	AV
Land	\$256,360		
Improvements	\$293,690		
Total	\$550,050	\$222,400	\$222,400

Account Status	Active
Size	4.57 Acre(s)
Property Class	409 - TRACT WITH MFG STRUCTURE
Legal Description	See Record

Improvements

[Floor Plan](#)

	Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
Bldg	200	1996	MS Triple wide	2012	453	05513
Bldg	201	1996	Residential Other Improvements	0	110	05513
Bldg	202	0	GP BUILDING	400	317	05513
Bldg	203	0	Residential Other Improvements	0	110	05513
Bldg	204	1998	Res Other Improvement Cls 3	0	130	05513

	Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
	205	2017	GP BUILDING	1728	317	05513

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

2-Oct-2023

VALENTINE TED H & JACQUE
41663 SHADY LN
SWEET HOME OR 97386

Tax Account #	722880	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	05513
Situs Address	41663 SHADY LN SWEET HOME OR 97386	Interest To	Oct 2, 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	\$3,208.97	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,080.07	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,023.27	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,963.52	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,886.01	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,492.51	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,409.50	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,368.33	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,304.07	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,206.05	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,140.55	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,037.02	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,910.61	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,853.03	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,819.76	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,747.39	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,621.20	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,569.21	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,565.66	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,512.85	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,434.17	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.47	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,065.28	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,049.00	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$937.50	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.20	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,176.73	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$455.51	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$436.07	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$496.70	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$544.26	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$519.40	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$55,424.87	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

2-Oct-2023

VALENTINE TED H & JACQUE
41663 SHADY LN
SWEET HOME OR 97386

Tax Account #	722880	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	05513
Situs Address	41663 SHADY LN SWEET HOME OR 97386	Interest To	Oct 2, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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FIRST AMERICAN 3809001



After recording return to:
Ted H. Valentine and Jacque
Valentine
41663 Shady Lane
Sweet Home, OR 97386

Until a change is requested all tax
statements shall be sent to the
following address:
Ted H. Valentine and Jacque Valentine
41663 Shady Lane
Sweet Home, OR 97386

File No.: 7091-3809001 (BR)
Date: August 20, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON **2021-20827**
D-WD
Stn=10131 FORBISJ **08/31/2021 11:44:00 AM**
\$20.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$120.00**

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

Fred J. Shepherd and Jaunie Shepherd, as tenants by the entirety, Grantor, conveys and
warrants to **Ted H. Valentine and Jacque Valentine as tenants by the entirety**, Grantee, the
following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.
2. The **2021-2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$499,000.00**. (Here comply with requirements of ORS 93.030)

APN: 722880

Statutory Warranty Deed
- continued

File No.: 7091-3809001 (BR)

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 30 day of August, 2021.

Fred J. Shepherd
Fred J. Shepherd

Jaunie Shepherd
Jaunie Shepherd

STATE OF California)
County of _____) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Fred J. Shepherd and Jaunie Shepherd.**

Notary Public for California
My commission expires:

am
Please see attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

On 08/30/2021 before me, Jennifer Renee McConnell, Notary Public
Date Here Insert Name and Title of the Officer

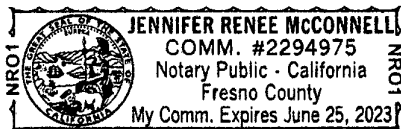
personally appeared Fred J Shepherd

Jannie Shepherd
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 08/30/2021 Number of Pages: 3

Signer(s) Other Than Named Above: no other signer's

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT A

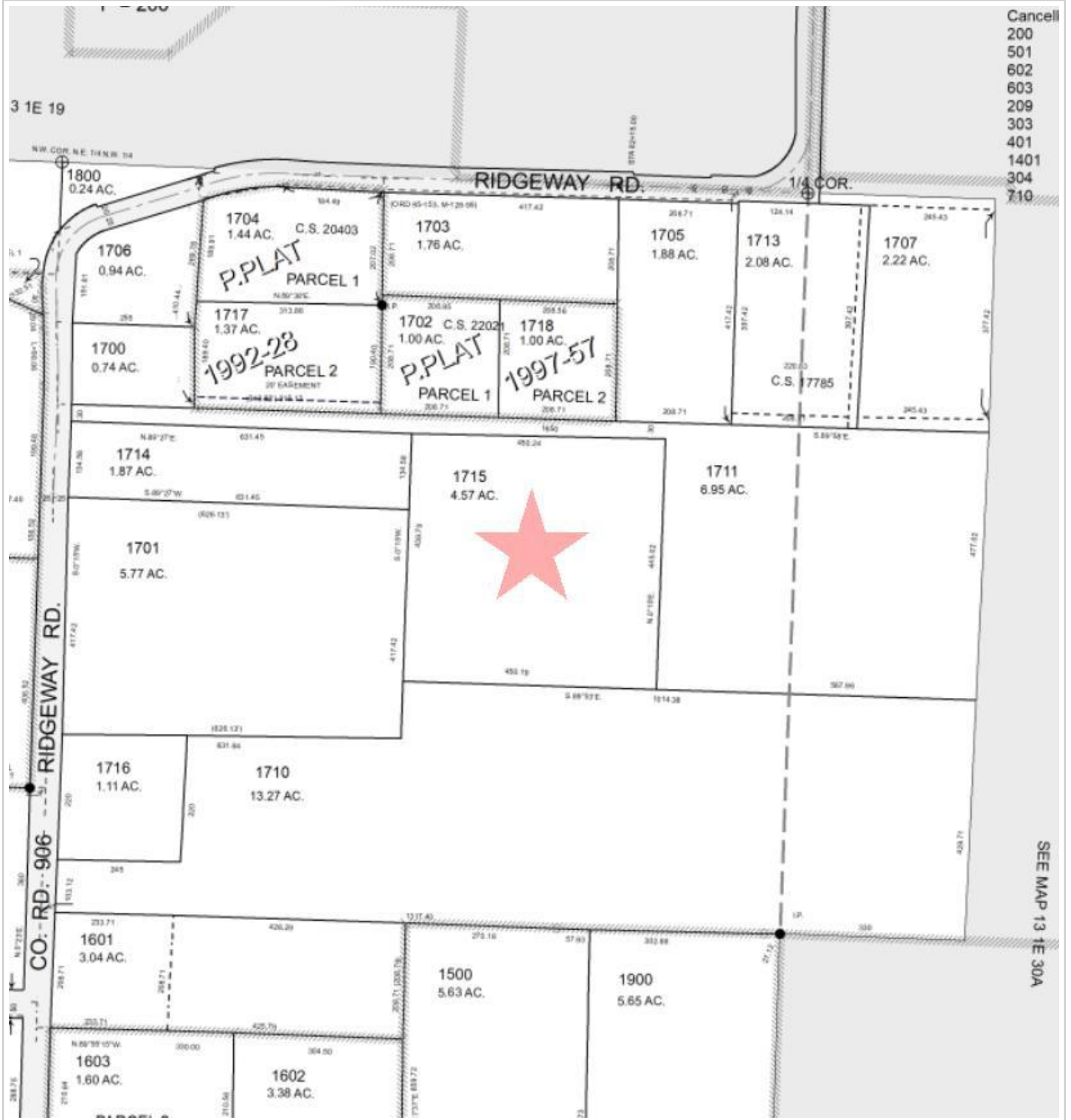
LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

BEGINNING AT A POINT WHICH BEARS SOUTH 0°15' WEST 447.42 FEET AND NORTH 89°27' EAST 631.45 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; RUNNING THENCE SOUTH 0°15' WEST 439.79 FEET; THENCE SOUTH 89°53' EAST 450.19 FEET; THENCE NORTH 0°15' EAST 445.02 FEET; THENCE SOUTH 89°27' WEST 450.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 906, SAID POINT BEING SOUTH 0°15' WEST 417.42 FEET AND NORTH 89°27' EAST 25.00 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; RUNNING THENCE NORTH 89°27' EAST 1081.69 FEET; THENCE SOUTH 0°15' WEST 30.00 FEET; THENCE SOUTH 89°27' WEST 1081.69 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 906; THENCE NORTH 0°15' EAST ALONG SAID RIGHT OF WAY LINE 30.00 FEET TO THE POINT OF BEGINNING.

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

Assessor Map



TICOR TITLE™

Parcel ID: 0722880

Site Address: 41663 Shady Ln

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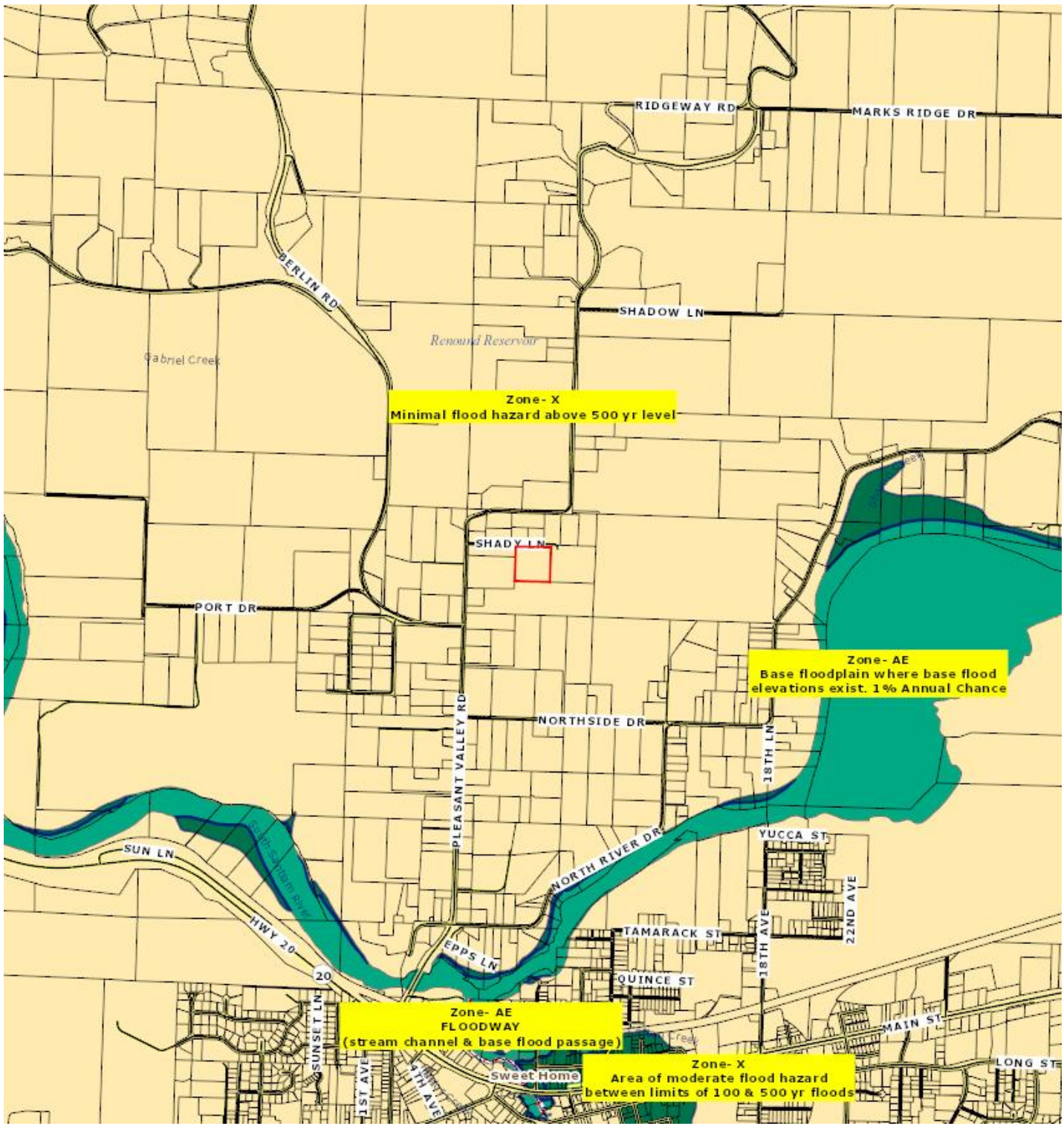


TICOR TITLE™

Parcel ID: 0722880

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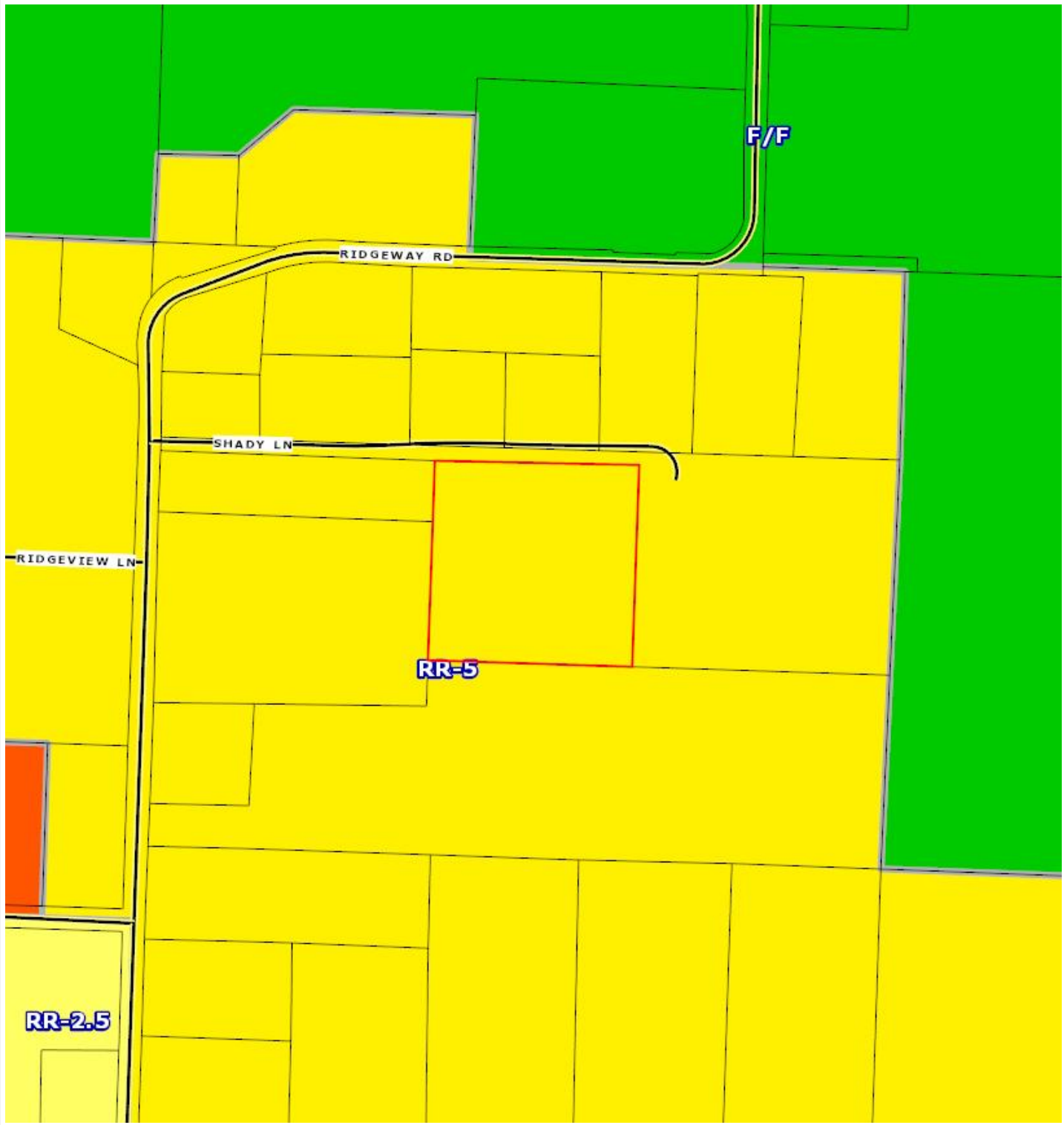
Flood Map



TICOR TITLE™

Parcel ID: 0722880

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TICOR TITLE™

Parcel ID: 0722880

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