

**Parcel Information**Parcel #: **0162913**Tax Lot: **12S01W2601100**Site Address: 40450 Hilltop Dr
Lebanon OR 97355 - 9790Owner: Campbell, Charles R
Campbell, Sherron L
40450 Hilltop Dr
Lebanon OR 97355 - 9790

Twn/Range/Section: 12S / 01W / 26

Parcel Size: 42.70 Acres (1,860,012 SqFt)

Lot:

Census Tract/Block: 030906 / 2002

Levy Code Area: 00940

Levy Rate: 14.7199

Market Value Land: \$458,760.00

Market Value Impr: \$1,142,540.00

Market Value Total: \$1,601,300.00

Assessed Value: \$941,050.00

**Tax Information**

Tax Year	Annual Tax
2025	\$13,388.12
2024	\$13,064.84
2023	\$12,704.16

Legal**Land**

Land Use:

Watershed: Hamilton Creek-South Santiam River

Recreation:

Primary School: Hamilton Creek School

High School: Lebanon High School

Zoning: County-F/F - Farm/Forest

Std Land Use: 1001 - Single Family Residential

School District: 9 - Lebanon

Middle School: Hamilton Creek School

Improvement

Year Built: 1989

Stories: 2

Finished Area: 5,688 SqFt

Bedrooms: 3

Bathrooms: 7

Pool:

Bldg Type: 163 - Two Story

Transfer Information

Loan Date: 05/05/2009

Loan Amt: \$938,250.00

Doc Num: 8196

Doc Type: Stand Alone
Mortgage

Loan Type: ADJ

Finance Type: Reverse Mtg

Lender: GENWORTH FINANCIAL HOME EQUITY
ACCESS

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.

12S01W26
LINN COUNTY

Cancelled Nos.
200

FOR ASSESSMENT AND
TAXATION ONLY

9-40

12S01W26
LINN COUNTY

11/3/2023

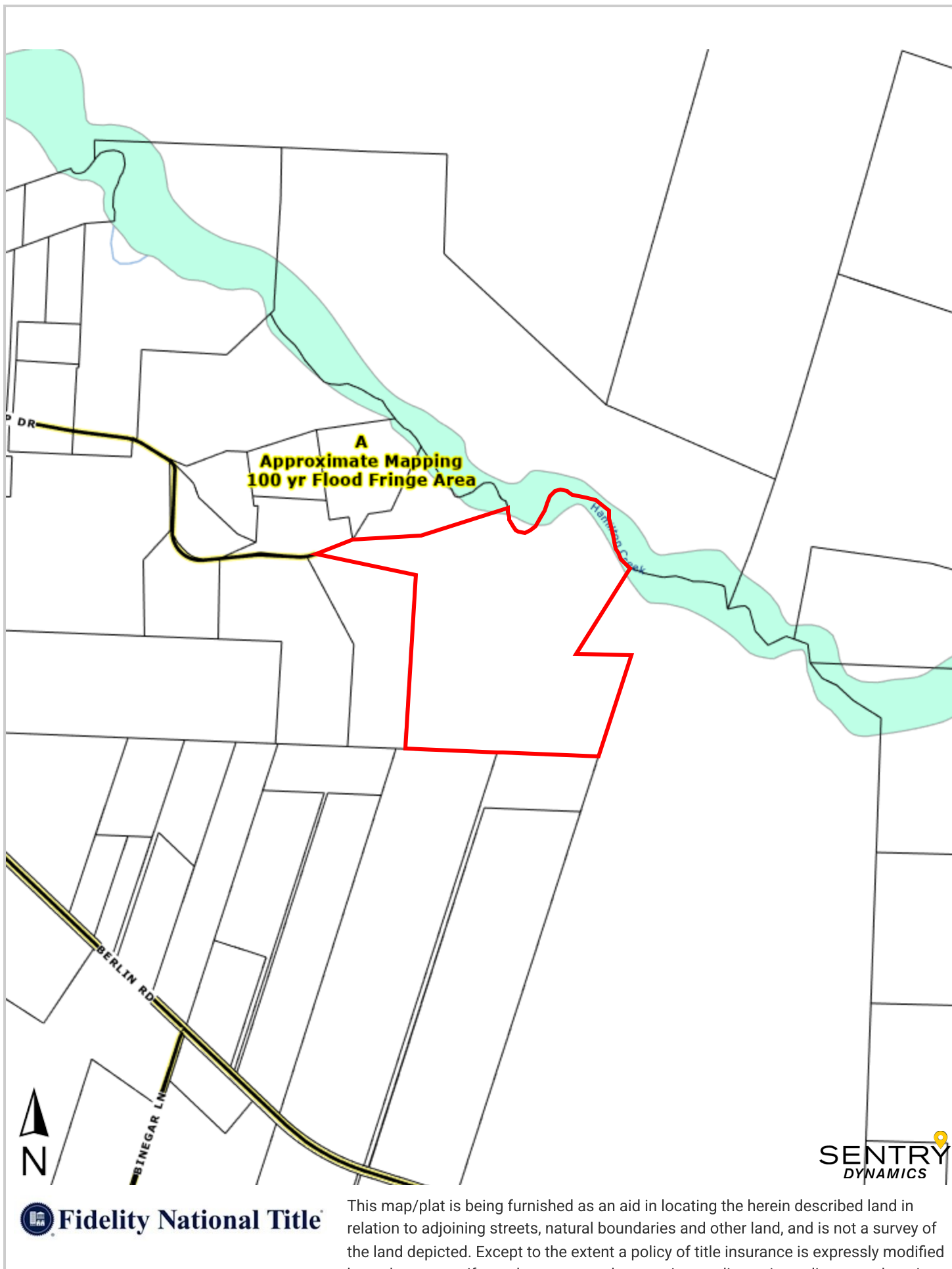
Aerial Map



Fidelity National Title

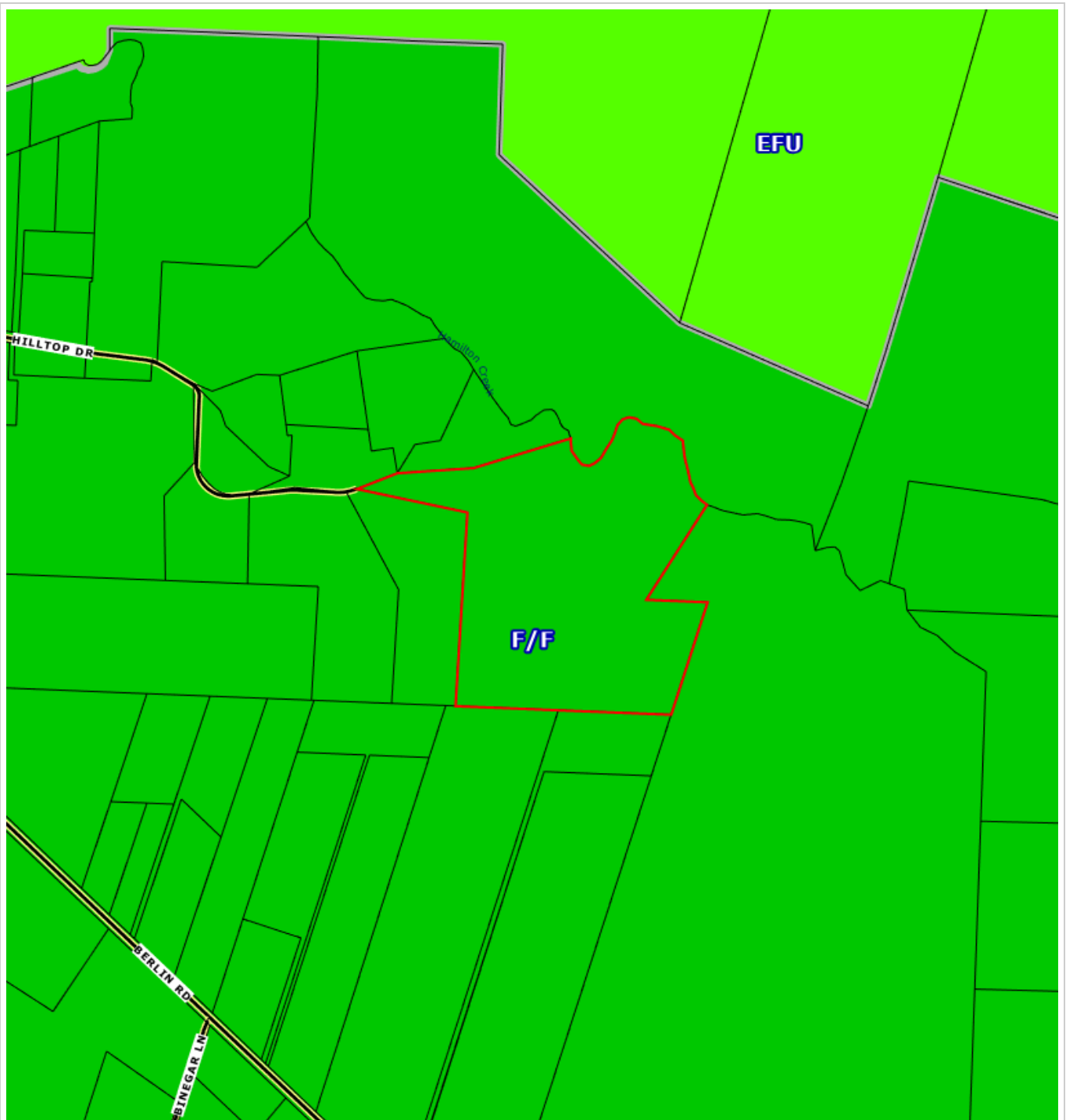
Parcel ID: 0162913

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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the covered description, dimensions, distances, location

Zoning Map



Fidelity National Title

Parcel ID: 0162913

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Linn County
2025 Real Property Assessment Report
Account 162913

Map 12S01W26-00-01100
Code - Tax ID 00940 - 162913

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing CAMPBELL CHARLES R & SHERRON L
40450 HILLTOP DR
LEBANON OR 97355

Deed Reference # See Record
Sales Date/Price See Record
Appraiser GERGER, SAM

Property Class 401 **MA** **SA** **NH**
RMV Class 401 03 00 001

Site	Situs Address	City
2	40450 HILLTOP DR	LEBANON

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00940	Land	458,760		Land	0
	Impr	1,142,540		Impr	0
Code Area Total		1,601,300	941,050	941,050	0
Grand Total		1,601,300	941,050	941,050	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00940					LANDSCAPE - AVERAGE	100			5,000
	3	☒			Market	100	4.00 AC		39,230
	4				Market	100	22.46 AC		220,260
	5				Market	100	15.24 AC		149,460
					RURAL OSD - AVG	100			35,000
	2	☒			Rural Site	100	1.00 AC		9,810
Code Area Total							42.70 AC		458,760

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00940	100	1989	163	RES Two story	100	5,688			1,047,710
	101	1990	110	Residential Other Improvements	100	0			11,900
	104	1990	110	Residential Other Improvements	100	0			6,780
	106	0	327	LOFT BARN	100	1,800			43,730
	107	0	317	GP BUILDING	100	1,260			32,420
Code Area Total						8,748			1,142,540

Exemptions / Special Assessments / Notations				
Notations				
■ FIRE PATROL ADDED 2015				
Code Area 00940				
Fire Patrol				
		Amount		Acres Year
■ FORESTRY FIRE TIMBER - SOUTH		74.37		41.08 2025
■ FORESTRY FIRE SURCHARGE		58.00		2025

Linn County
2025 Real Property Assessment Report
Account 162913

Comments

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

8-23-91 DISQ. 24.08 AC. Q NOT RETURNED. DO NOT COLLECT. RTR
9-18-91 RETURNED Q DOES NOT QUALIFY. DISQ. STANDS. RTR
8-11-92 18.62 AC. TRANSFERRED INTO DESIG. FOREST. 5.46 AC REMAINS DISQ. RTR
93MX: VERIFY THAT 18.62 AC. MEETS STOCKING REQ. RTR
6-30-93 18.62 AC. WAS APPROVED FOR FOREST IN ERROR. 17.0 AC DISQ. COLLECT. RTR
11-21-94 FARMLAND REMAINS DISQ. .62 AC ADDED TO EXISTING FOREST DEFERRAL.
ADJUSTMENT MADE WITHOUT APPLICATION. RTR
4/28/09: OWNER REQUEST - DQ ALL FOREST ACRES. MW
5/07/09: ADDITIONAL TAX HAS BEEN PAID. AS

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

93MX: INT INSP W/OWNER. 77% COMP 7/1/93. ORIGINAL RES BURNED. CONTRACTOR ON
REPLACEMENT RES DECLARED BANKRUPTCY PRIOR TO COMPLETION. OWNER HAVING TO
PAY OUT OF POCKET TO FINISH. EST \$60,000 TO COMP. EST SELLING PRICE (42+AC) TO
BE \$325K TO \$350K LESS \$60K COST TO CURE = 265 TO 290K RMV. EST W/INDEXES FOR
93-94 TO BE IN THAT RANGE. FOR 93MX W/OUT INDEX IMPS +13,21 TO \$290,000
CURRENT VALUE. ESTIMATE VALUES W/INDEXES FOR 93-94 TO BE IN THAT RANGE. FOR
93MX W/OUT INDEX IMPS: +\$13,210 / LAND: +\$12,880 (AC DISQ FROM FOREST. 8/6/93
VP.
94MX: REVIEWED BLDG PRGRS SHEET W/OWNER. MIN PROGRESS. LITIGATION OVER SO
SHOULD PROCEED. SEE 95MX. 8/10/94 SQ. --- 95MX: MINIMAL PROGRESS. EST 80%
COMP., CABINETS & DOORS ARE IN. TAKING BIDS NOW. SHOULD BE 100% COMP IN
6/96. 5/30/95 JDR. -- 96MX: NO CHANGE. USE PHONE FOR 97MX. 451-4790 & SEE
CYCLE 7/16/96. -- 99MX: LEFT CARD & ASSUME RES COMPLETE. CHANGED to comp.
2/99 jls. 07mx: sf looks ok. reviewed due to mls @7000 sf..

***** CAP NOTE - Type X *****

97MX: LAWSUIT SETTLED PER OWNER. HOUSE SHOULD BE COMPLETE BY CYC/98MX. VALUE
ADDED W/63% ECONOMIC, 90% COMPLETE 43050. OWNER SAYS 100% COMPLETE NEXT
YEAR-97-98, 5/16/97 JDR 97MX: CODED 01 WITH EST "NEW VALUE", SQ 9/8/97.
2018MX: EXT W/OWNER. ADDITION TO GP BLDG COMPLETE. NETTED NEW VALUE WITH EXISTING GP
BLDG. 4-18 SG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

9-Mar-2026

CAMPBELL CHARLES R & SHERRON L
40450 HILLTOP DR
LEBANON OR 97355

Tax Account #	162913	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00940
Situs Address	40450 HILLTOP DR LEBANON OR 97355	Interest To	Mar 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$4,462.70	\$4,462.70	\$0.00	\$0.00	\$13,388.12	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,064.84	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,704.16	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,440.23	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,922.95	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,681.93	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,396.87	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,114.03	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,760.83	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,527.08	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,166.40	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,254.19	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,869.54	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,630.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,526.09	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,990.83	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,062.49	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,315.73	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,155.99	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,744.06	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,388.35	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,280.38	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,644.05	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,821.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,714.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,904.24	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,345.86	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,853.85	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,938.93	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,037.91	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,263.09	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,041.60	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,474.47	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,974.44	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,198.26	Nov 15, 1991

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

9-Mar-2026

CAMPBELL CHARLES R & SHERRON L
40450 HILLTOP DR
LEBANON OR 97355

Tax Account #	162913	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00940
Situs Address	40450 HILLTOP DR LEBANON OR 97355	Interest To	Mar 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	\$4,462.70	\$4,462.70	\$0.00	\$0.00	\$270,598.95	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	6-Jul-2015	CANCELLED ACCOUNT 925380

10 - 06 - 81

FORM No. 633—WARRANTY DEED (Individual or Corporate).

VOL 298 PAGE 956

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97226

1-1-74

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That WILBUR S. ROUS and KATHERINE E. ROUS,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. CAMPBELL and SHERRON L. CAMPBELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of LINN and State of Oregon, described as follows, to-wit:
Beginning at a 5/8-inch iron rod, which is North 86°08'35" East 395.44 ft. from the SW corner of Section 23, Township 12-South, Range 1 West, W.M. and 449.15 ft. North of the North line of Joseph Hardman DLC 46 in Linn County, Oregon; thence North 81°30'47" West 632.31 ft. to a railroad spike on the centerline of a 40 ft. roadway; thence following said roadway North 65°31' East 245.50 ft. to a 5/8-inch iron rod; thence leaving said roadway and running North 83°46' East 434.13 ft. to a 5/8-inch iron rod; thence North 70° East 35 ft. to a 5/8-inch iron rod; thence prolonging North 70° East 465.0 ft. more or less to the center of Hamilton Creek; thence following the center of said creek easterly to a point which bears North 88°46'33" East 1,425.60 ft. and North 29° East 594.0 ft. more or less from the intersection of the West line of Section 26 and the North line of the Joseph Hardman DLC 46; thence South 29° West 254.22 ft. more or less to a 5/8-inch rod; thence prolonging South 29° West 339.78 ft. to a 5/8-inch rod on the North line of said Hardman DLC; thence North 88°46'33" East 358.65 ft. (East 300.43 ft. more or less by prior record) to a 5/8-inch rod, which is North 88°46'33" East 4,186.38 ft. from the NW corner of said DLC 46; thence South 16°15' West 668.94 ft. (706.20 ft. by prior record) to a 5/8 inch rod, which is South 638.22 ft. from the North line of DLC 46; thence *

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Subject to exceptions, reservations, easements of record; farm deferral; one-half of oil, gas and mineral rights reserved by R.N. and Marian E. Yates; subject to forest land taxation;
it is agreed that the buyer may remove the necessary timber for * and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-85,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of September, 19 81;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. * the construction of the access road to his building site and for the construction of the home on the building site.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Linn) ss.

STATE OF OREGON, County of Linn) ss.

County of Linn)
September 25, 19 81

Personally appeared _____ and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

Personally appeared the above named
WILBUR S. ROUS and KATHERINE E. ROUS

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Grant L. Rous
Notary Public for Oregon

My commission expires: 5-21-85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

WILBUR S. ROUS and KATHERINE E. ROUS

GRANTOR'S NAME AND ADDRESS

CHARLES R. CAMPBELL and SHERRON L. CAMPBELL

GRANTEE'S NAME AND ADDRESS

After recording return to:
Key Escrow Company
50 E. Sherman
Lebanon, OR 97355

NAME, ADDRESS, ZIP

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

Charles R. Campbell, et ux
34546 Plainview Dr.
Shedd, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ of a document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

10 - 06 - 81

VOL 298 PAGE 957

DESCRIPTION CONTINUED FROM OTHER SIDE

South 88°46'33" West 1,202.39 ft. to a 5/8-inch iron rod; thence North 1,087.37 ft. to the point of beginning; TOGETHER with a 40 foot wide permanent access road easement westerly to the County Road.

12-11W-222
TAX LOT: 410, 415

529803

OCT 6 4 30 PM '81

STATE OF OREGON
County of Linn

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

Volume: MF298 Page: 956

Witness My Hand and Seal

DEL. W. RILEY
Linn County Clerk

Deputy

ALBANY

10 - 06 - 81

FORM No. 633—WARRANTY DEED (Individual or Corporate).

VOL 298 PAGE 956

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97226

1-1-74

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That WILBUR S. ROUS and KATHERINE E. ROUS,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. CAMPBELL and SHERRON L. CAMPBELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of LINN and State of Oregon, described as follows, to-wit:
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And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Subject to exceptions, reservations, easements of record; farm deferral; one-half of oil, gas and mineral rights reserved by R.N. and Marian E. Yates; subject to forest land taxation;
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However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. * the construction of the access road to his building site and for the construction of the home on the building site.

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September 25, 19 81

Personally appeared the above named
WILBUR S. ROUS and KATHERINE E. ROUS

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon

My commission expires: 5-21-85

Personally appeared _____ and _____
who, being duly sworn,
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

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My commission expires:

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WILBUR S. ROUS and KATHERINE E. ROUS

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By _____ Deputy

ALBANY

10 - 06 - 81

VOL 298 PAGE 957

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OCT 6 4 30 PM '81

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Volume: MF298 Page: 956

Witness My Hand and Seal

DEL. W. RILEY
Linn County Clerk

Deputy

ALBANY



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



**If you suspect that a scam is in effect,
immediately report it to local law
enforcement and file a complaint with
the FBI Internet Crime Complaint Center.**

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