



Customer Service  
 Phone: 503.219.1000  
 Email: Ticor.Resource@TicorTitle.com  
 Washington (OR)

## OWNERSHIP INFORMATION

Owner(s) : **Masters Ronald A**  
 CoOwner(s) : Luther Roxanne D Liv  
 Site Address : **42177 SW Dixon Mill Rd Gaston 97119**  
 Mail Address : 42177 SW Dixon Mill Rd Gaston Or 97119

Parcel Number : **R2073808**  
 Ref Parcel # : **1S33100 00705**  
 T: 01S R: 03W S: 31 Q: QQ:  
 Telephone :

## PROPERTY DESCRIPTION

Map Page Grid : 651 H1  
 Census Tract : 330.00 Block: 2  
 Neighborhood : 1S36  
 School District : Forest Grove  
 Subdivision/Plat :  
 Class Code : Single Family Res  
 Land Use : 4010 Res,Rural,Not Spec Assd,Improved  
 Legal : ACRES 5.22  
 :  
 :

## ASSESSMENT AND TAX INFORMATION

Mkt Land : \$243,080  
 Mkt Structure : \$379,460  
 Mkt Total : **\$622,540**  
 %Improved : 61  
 M50 Total : **\$527,590**  
 Levy Code : 01506  
 13-14 Taxes : \$7,194.41  
 Millage Rate : 13.6364

## PROPERTY CHARACTERISTICS

Bedrooms : 3	Lot Acres : 5.22	Year Built : 1999
Bathrooms : 3.00	Lot SqFt : 227,383	EffYearBlt : 1999
HeatMethod : Heat Pump	BsmFin SF :	Floor Cover : Wood
Pool :	BsmUnfinSF :	Foundation : Concrete Ftg
Appliances :	Bldg SqFt : 3,160	Roof Shape : Gable\hip
Dishwasher :	1stFlrSF : 3,160	Roof Matl : Composition
Hood Fan :	UpperFlSF :	InteriorMat : Drywall
Deck : Fir,W\rails	Porch SqFt : 225	Paving Matl : Gravel
GarageType : Multiple	Attic SqFt :	Ext Finish : Wood Std Shtg
Garage SF :	Deck SqFt : 780	Const Type : Wd Stud\shtg

## TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Masters Ronald A	:01/20/2011	6439	:	:Bargain & S :	:	:
:Masters Ronald A	:12/08/2010	99045	:	:Bargain & S	:\$400,000	:Convent
:Masters Ronald A Living Trust	:02/24/2009	14888	:	:Bargain & S :	:	:
:Masters Ronald A	:02/23/2009	14563	:	:Bargain & S	:\$400,000	:Convent
:Masters Ronald A Living Trust	:07/27/2007	82834	:	:Warranty :	:	:
:Masters Ronald A	:06/29/2004	74147	:\$593,000	:Warranty	:\$474,400	:Convent

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.  
 Information is deemed reliable but not guaranteed



**Email: [Ticor.Resource@TicorTitle.com](mailto:Ticor.Resource@TicorTitle.com)**

This map is made solely for assisting in locating said premises. The company assumes no liability for variations, if any, in dimensions and location ascertained by an actual survey.



# TICOR TITLE™

The RIGHT choice...*your choice!*

Customer Service

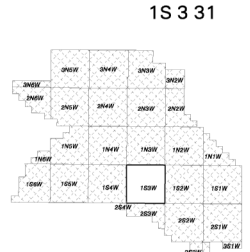
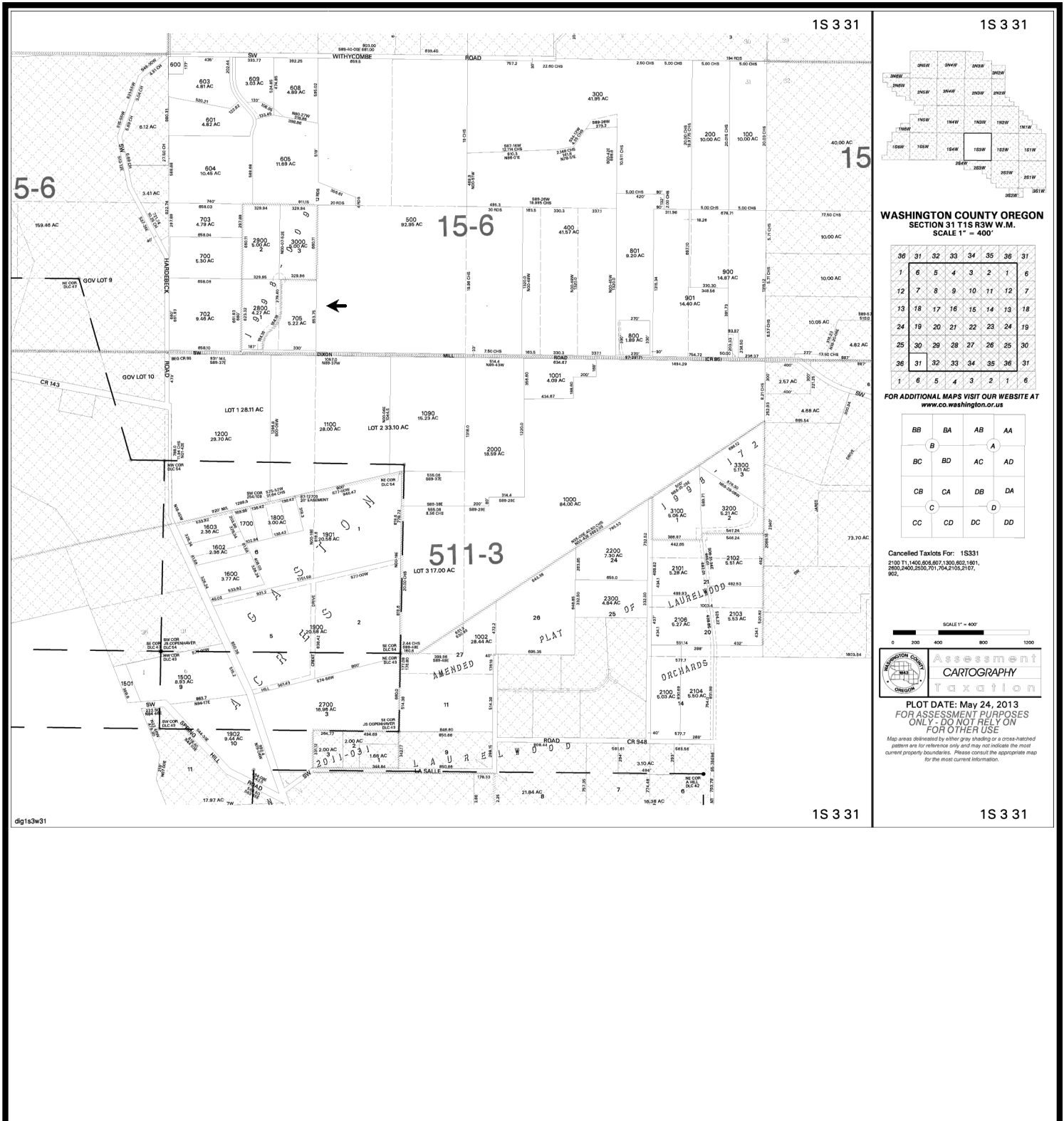
Phone: 503.219.1000

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Parcel # : R2073808

Ref Parcel Number : 1S33100 00705



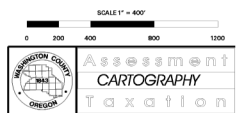
WASHINGTON COUNTY OREGON  
SECTION 31 T1S R3W W.M.  
SCALE 1" = 400'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

BB	BA	AB	AA
B	C	A	
CB	BD	AC	AD
CB	CA	DB	DA
C			D
CC	CD	DC	DD

Cancelled Taxlots For: 1S331  
2100 T1 1400, 608, 607, 1300, 602, 1601,  
2800, 2400, 2500, 701, 704, 2105, 2107,  
902.



PLOT DATE: May 24, 2013  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE  
Map areas delineated by white gray shading or a cross-hatched  
pattern are for reference only and may not indicate the most  
current property boundaries. Please consult the appropriate map  
for the most current information.

This map is made solely for assisting in locating said premises. The company assumes no liability for variations, if any, in dimensions and location ascertained by an actual survey.

10  
31  
20NS



After recording return to:  
Ronald A. Masters  
42177 SW Dixon Mill Road  
Gaston, OR 97119

Until a change is requested all tax statements  
shall be sent to the following address:  
Ronald A. Masters  
42177 SW Dixon Mill Road  
Gaston, OR 97119

File No.: 1032-1653976 (JW)  
Date: December 03, 2010

Washington County, Oregon  
01/20/2011 02:40:19 PM  
D-BBS Cnt=1 Stn=22 I REED  
\$10.00 \$5.00 \$11.00 \$18.00 \$20.00 - Total = \$61.00

2011-006439



01666639201100064390020029

I, Richard Hobernicht, Director of Assessment and  
Taxation and Ex-Officio County Clerk for Washington  
County, Oregon, do hereby certify that the within  
Instrument of writing was received and recorded in the  
book of records of said county.

Richard Hobernicht, Director of Assessment and  
Taxation, Ex-Officio County Clerk



THIS SPACE RESER

## STATUTORY BARGAIN AND SALE DEED

Ronald A. Masters and Roxanne D. Luther, Grantor, conveys to Ronald A. Masters, Trustee, Ronald A. Masters Revocable Living Trust, U/T/A Dated June 28, 2007, as to an undivided seventy-five (75%) interest and Roxanne D. Luther, Trustee, Roxanne D. Luther Revocable Living Trust, U/T/A dated June 28, 2007, as to an undivided twenty-five percent (25%) interest as tenant in common, Grantee, the following described real property:

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

A portion of that tract of land described per Document No. 88 55221, Washington County Deed Records, located in the Northwest one-quarter of Section 31, Township 1 South, Range 3 West, of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

Beginning at a point on the South line of the Northwest one-quarter of said Section 31, which bears South 89°37'06" East, 845.07 feet from the West quarter corner; thence leaving said line, North 0°07'52" East, 55.00 feet to a point of curvature; thence along the arc of a 200.00 foot radius curve, concave to the East through a central angle of 52°45'48", a distance of 184.18 feet (chord bears North 26°30'46" East, 177.74 feet) to a point of reverse curvature; thence along the arc of a 200.00 foot radius curve concave to the West through a central angle of 52°45'48", a distance of 184.18 feet (chord bears North 26°30'46" East, 177.74 feet) to a point of tangency; thence North 0°07'52" East, 279.40 feet; thence South 89°39'22" East, 314.96 feet to the East line of said tract; thence along said line, South 0°07'45" West, 653.75 feet to said South line of the Northwest one-quarter; thence along said line North 89°37'06" West, 472.94 feet to the point of beginning.

**Excepting therefrom that portion conveyed to Washington County by Deed Recorded July 29, 1997 by Fee Number 97069293 Washington County Deed Records.**

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

The true consideration for this conveyance is **\$0.00**. (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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 3<sup>rd</sup> day of DECEMBER, 20 10.

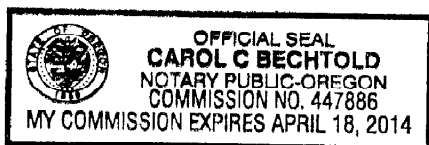
Ronald A. Masters  
Ronald A. Masters

Roxanne D. Luther  
Roxanne D. Luther

STATE OF Oregon )  
)ss.  
County of Washington )

This instrument was acknowledged before me on this 3<sup>rd</sup> day of DECEMBER, 20 10  
by Ronald A. Masters and Roxanne D. Luther as of , on behalf of the .

Carol C. Bechtold



Notary Public for Oregon  
My commission expires: 4/18/14



## Washington County Tax Statement

-- Property Account Summary (R2073808) --

Property: R2073808 1S331-00705 015.06 MASTERS, RONALD A REV LIV  
TRUST &

Lender : CLG-CMM (8888048752429) LUTHER, ROXANNE D REV LIV  
TRUST

ACRES 5.22

42177 SW DIXON MILL RD  
GASTON, OR 97119

All	Batch: Inq -	Eff Date Paid: 08/15/2014
ID#	Bill ID Levied Tax	Tax Paid Interest Amount Paid Date Paid
1.	2003.107188 0	5,190.62 5,034.90 <155.72> 5,034.90 11/12/03
2.	2004.134899 0	5,233.21 5,076.21 <157.00> 5,076.21 11/09/04
3.	2005.135706 0	5,504.44 5,339.31 <165.13> 5,339.31 11/15/05
4.	2006.136982 0	5,569.69 5,402.60 <167.09> 5,402.60 11/14/06
5.	2007.137732 0	5,987.83 5,808.20 <179.63> 5,808.20 11/14/07
6.	2008.138340 0	6,185.26 5,999.70 <185.56> 5,999.70 11/14/08
7.	2009.138593 0	6,398.37 6,206.42 <191.95> 6,206.42 11/13/09
8.	2010.138713 0	6,779.66 6,576.27 <203.39> 6,576.27 11/12/10
9.	2011.138836 0	6,869.97 6,663.87 <206.10> 6,663.87 11/10/11
10.	2012.139002 0	7,051.93 6,840.37 <211.56> 6,840.37 11/09/12
11.	2013.139014 0	7,194.41 6,978.58 <215.83> 6,978.58 11/12/13

\*\*\* No taxes are due on this property \*\*\*

\*\*\* End of Display \*\*\*