



TICOR TITLE™

Property Profile Report

Prepared Especially For:
Our Valued Customer

Today's Date:
6/5/2018

Owner Name:
Crinklaw Sandra L & Glen P

Property Address:
**66845 Nehalem Hwy N
Vernonia OR 97064 - 9771**

Reference Number:
6N4W3400 600 & 6N4W3300 100

Account Number:
25077 & 25064

Two Columbia County Locations to serve you:

2534 Skyes Rd.
St Helens, OR 97051
503.397.3537

51669 Columbia River Highway #110
Scappoose, OR 97056
503.543.6177

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.ColumbiaCountyTicor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #: **25077**
 Alternate ID: **0404064340000060000**
 Account #: **6N4W3400 600**
 Site Address: 66845 Nehalem Hwy N
 Vernonia OR 97064
 Owner: Crinklaw Sandra L & Glen P
 66845 Nehalem Hwy N
 Vernonia OR 97064
 Twn/Range/Section: 06N / 04W / 34
 Parcel Size: 74.62 Acres (3,250,447 SqFt)
 Lot/Block:
 Census Tract/Block: 970200 / 5183
 Waterfront: NEHALEM RIVER
 Levy Code: 0404
 Levy Rate: 12.6144
 Market Land Value: \$354,060.00
 Market Impr Value: \$893,900.00
 Market Total Value: \$1,247,960.00 (2017)
 Assessed Land Value: \$116,906.00
 Assessed Impr Value: \$479,140.00
 Assessed Total Value: \$596,046.00 (2017)

Tax Information

Tax Year	Annual Tax
2017	\$7,544.93
2016	\$7,287.91
2015	\$6,990.52

Legal**Land**

Land Use: 641 - IMPRVD H&B USE TRACT FOREST/WLO, DESIGNATED, ZONING NOT SIGNIFICANT	Zoning: PF-80 - Primary Forest
School District: 350 - Vernonia School District	Watershed: 1710020202 - Upper Nehalem River
Waterfront Name: NEHALEM RIVER	

Improvement

Year Built: 2008	FirePlaces: 0	Bldg Use: 401 - H & B Use Rural Tract Improved
Bedrooms: 0	Total Baths: 0	Full/Half Baths: 0 / 0
Finished Area: 0 SqFt	Floor 1: 0 SqFt	Floor 2: 0 SqFt
Garage: 0 SqFt	Carport: 0 SqFt	Heat:
Bldg/Dwelling Count: 1 / 0	Bldg Name: 54743	Bldg Type: Comm - Motel - Bed & Breakfast

Transfer Information

Loan Date: 7/17/2009	Loan Amt: \$75,000.00	Doc Num: 0000006883	Doc Type: Trust Deed-Deed of Trust
Loan Type: Variable	Finance Type:	Lender: BANNER BANK	
Rec. Date 2/23/1999	Sale Price:	Doc Num: F9902680	Doc Type: Grant Deed
Owner: CRINKLAW, SANDRA L & GLEN P		Grantor: OWNER NAME UNAVAILABLE	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

5-Jun-2018

CRINKLAW SANDRA L & GLEN P
66845 NEHALEM HWY N
VERNONIA, OR 97064

Tax Account #	25077	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0404
Situs Address	66845 NEHALEM HWY N VERNONIA, OR 97064	Interest To	Jun 15, 2018

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,544.93	Nov 15, 2017	\$0.00
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,287.91	Nov 15, 2016	\$0.00
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,990.52	Nov 15, 2015	\$0.00
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,018.97	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,559.60	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,243.18	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,017.06	Nov 15, 2011	\$0.00
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,870.52	Nov 15, 2010	\$0.00
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,853.31	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,034.81	Nov 15, 2008	\$0.00
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,064.54	Nov 15, 2007	\$31.94
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,566.42	Nov 15, 2006	\$0.00
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,525.52	Nov 15, 2005	\$45.77
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,488.21	Nov 15, 2004	\$44.65
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,452.61	Nov 15, 2003	\$43.58
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,403.15	Nov 15, 2002	\$42.09
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,381.12	Nov 15, 2001	\$41.43
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$70,302.38		

Improvement Summary

COLUMBIA County

For Assessment Year 2018

Account ID 25077

Map 6N4W34-00-00600

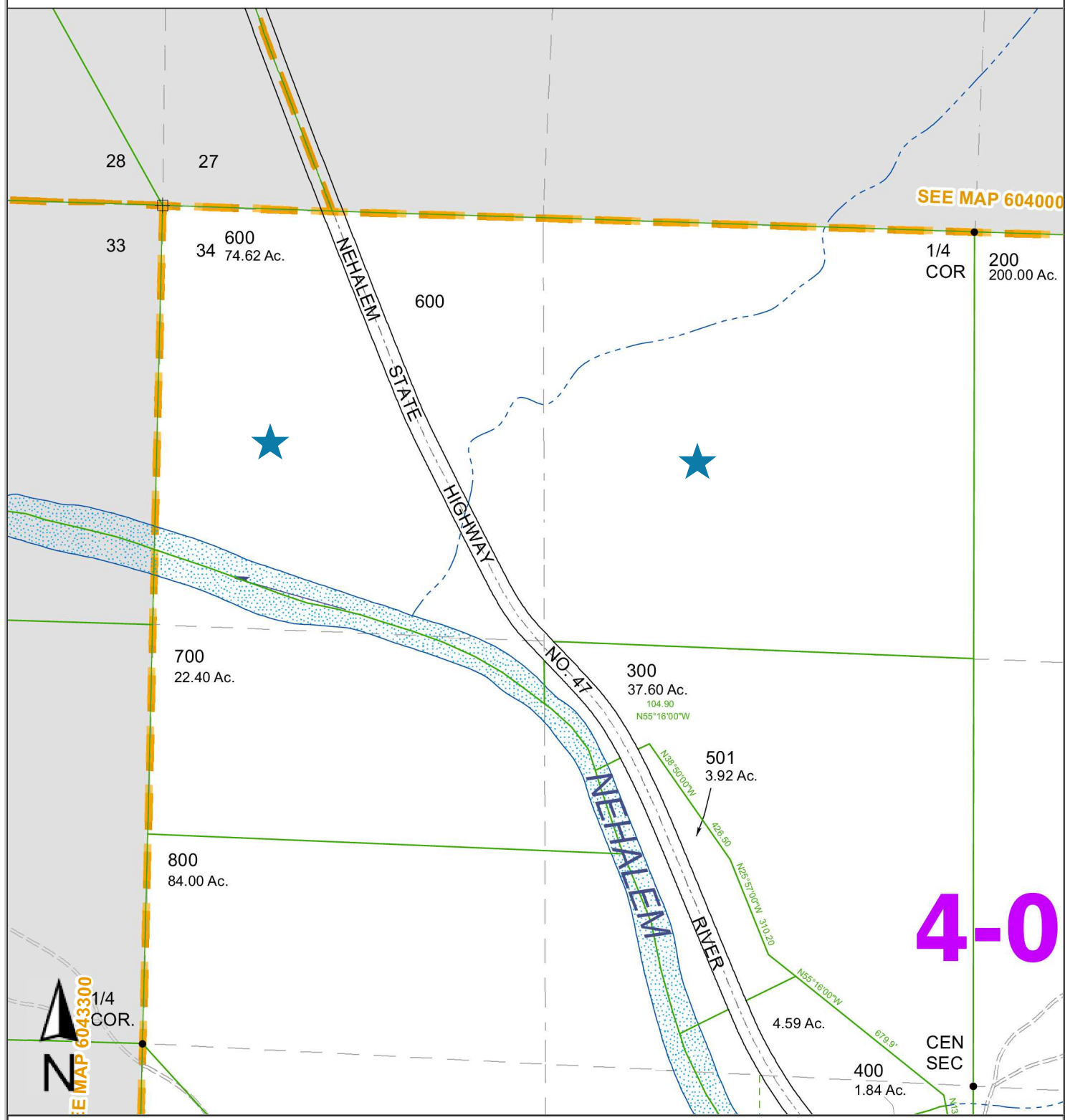
Situs 66845 NEHALEM HWY N VERNONIA, OR 97064

Mailing CRINKLAW SANDRA L & GLEN P
66845 NEHALEM HWY N
VERNONIA, OR 97064

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0404	513	2008	100	513 - Motel - Bed & Breakfast	0

Total RMV

\$893,900



4-0

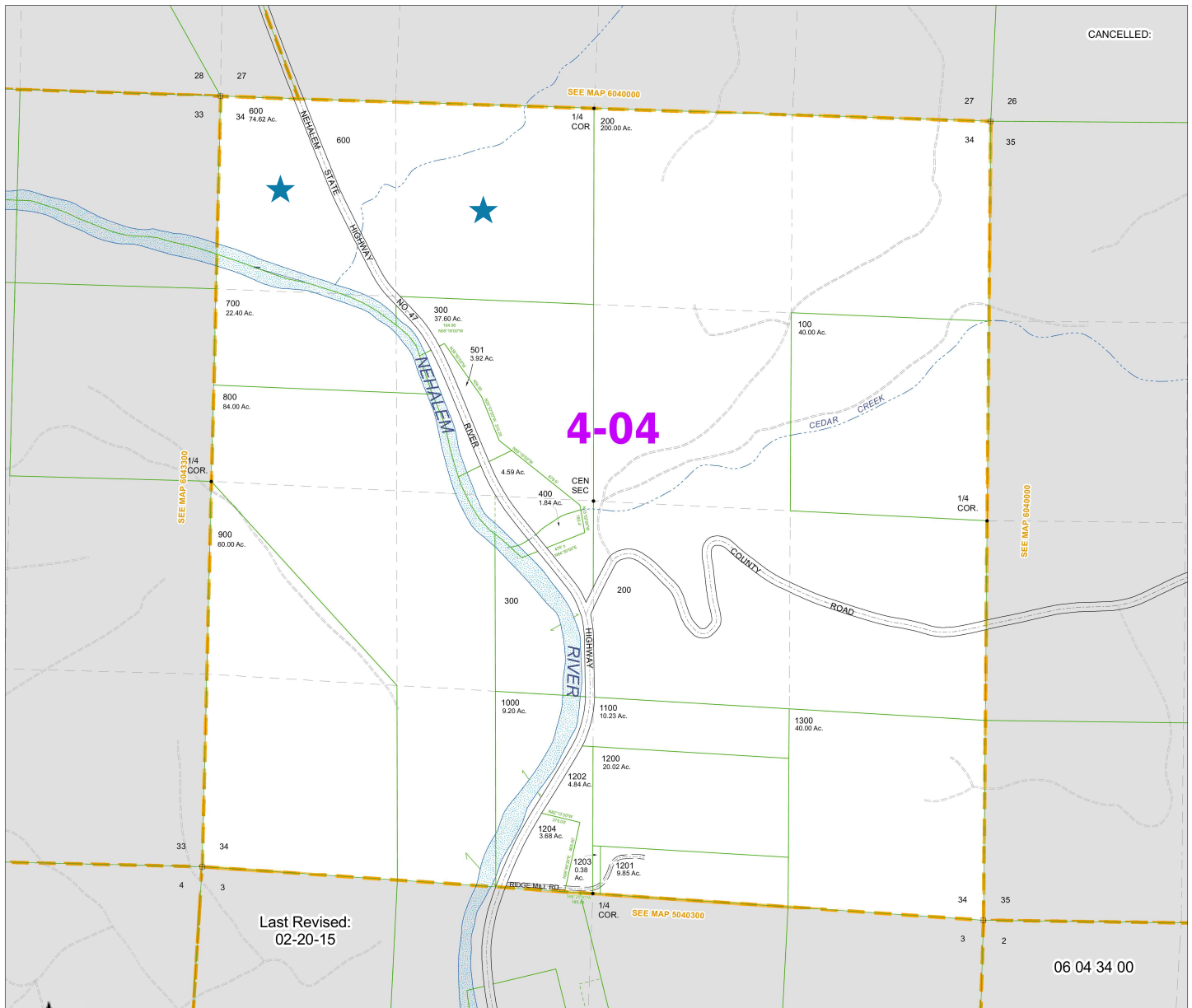


TICOR TITLE COMPANY

ParcelID: 25077

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 company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

06 04 34 00

**TICOR TITLE COMPANY**

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**Parcel Information**

Parcel #: **25064**
 Alternate ID: **0404064330000010000**
 Account #: **6N4W3300 100**
 Site Address:
 Vernonia OR 97064
 Owner: Crinklaw Sandra L & Glen P
 66845 Nehalem Hwy N
 Vernonia OR 97064
 Twn/Range/Section: 06N / 04W / 33
 Parcel Size: 29 Acres (1,263,240 SqFt)
 Lot/Block:
 Census Tract/Block: 971100 / 2000
 Waterfront: NEHALEM RIVER
 Levy Code: 0404
 Levy Rate: 12.6144
 Market Land Value: \$115,070.00
 Market Impr Value: \$0.00
 Market Total Value: \$115,070.00 (2017)
 Assessed Land Value: \$35,890.00
 Assessed Impr Value: \$0.00
 Assessed Total Value: \$35,890.00 (2017)

Tax Information

Tax Year	Annual Tax
2017	\$458.28
2016	\$443.04
2015	\$425.14

Legal**Land**

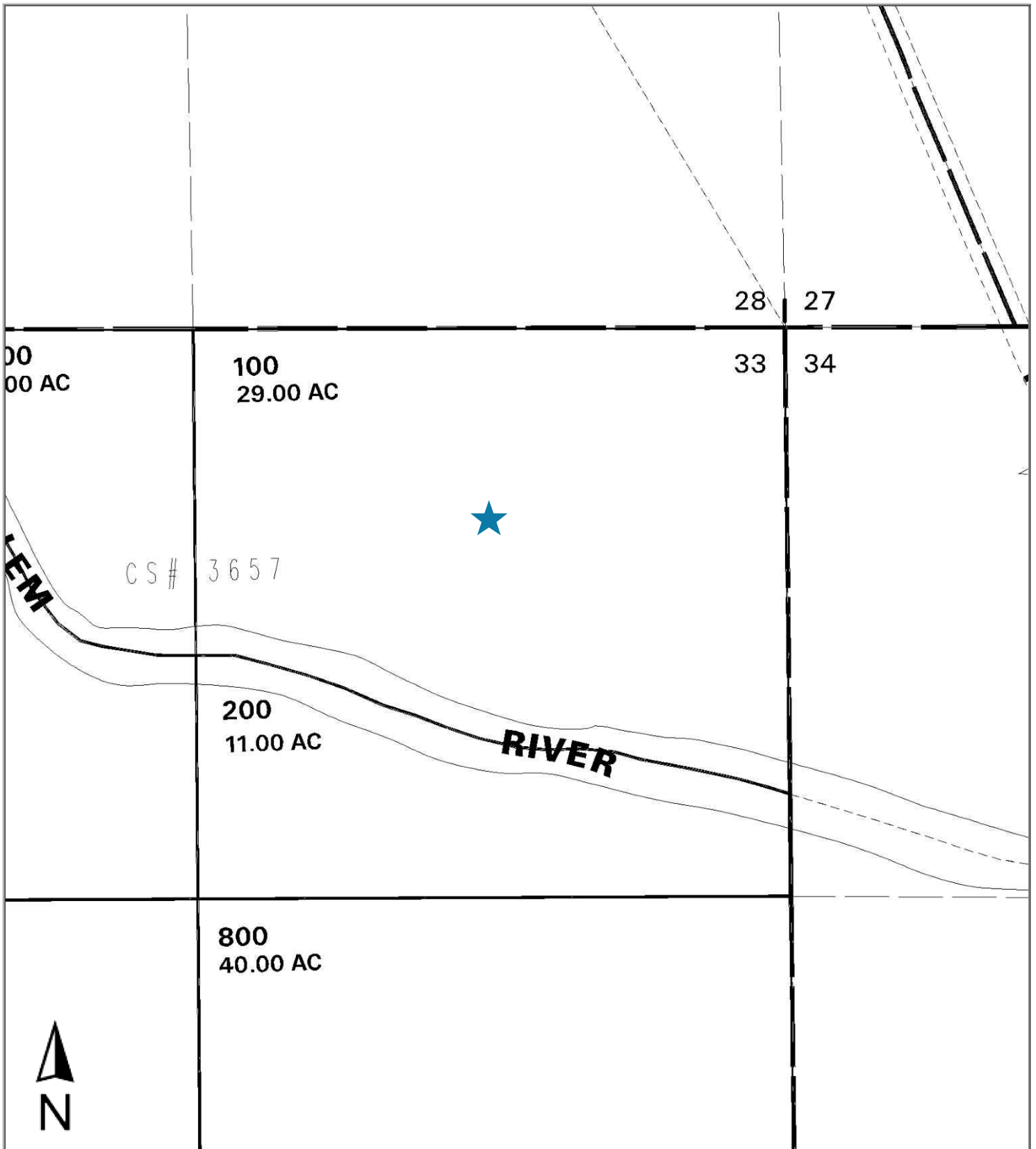
Land Use: 641 - IMPRVD H&B USE TRACT FOREST/WLO, DESIGNATED, ZONING NOT SIGNIFICANT	Zoning: PF-80 - Primary Forest
School District: 350 - Vernonia School District	Watershed: 1710020202 - Upper Nehalem River
Waterfront Name: NEHALEM RIVER	

Improvement

Year Built:	FirePlaces: 0	Bldg Use: 401 - H & B Use Rural Tract Improved
Bedrooms: 0	Total Baths: 0	Full/Half Baths: 0 / 0
Finished Area: 0 SqFt	Floor 1: 0 SqFt	Floor 2: 0 SqFt
Garage: 0 SqFt	Carport: 0 SqFt	Heat:
Bldg/Dwelling Count: 0 / 0	Bldg Name:	Bldg Type:

Transfer Information

Loan Date: 7/17/2009	Loan Amt: \$75,000.00	Doc Num: 0000006883	Doc Type: Trust Deed-Deed of Trust
Loan Type: Variable	Finance Type:	Lender: BANNER BANK	
Rec. Date 2/23/1999	Sale Price:	Doc Num: F9902680	Doc Type: Grant Deed
Owner: CRINKLAW, SANDRA L & GLEN P		Grantor: OWNER NAME UNAVAILABLE	
Orig. Loan Amt:		Title Co:	
Finance Type:	Loan Type:	Lender:	



TICOR TITLE COMPANY

ParcelID: 25064

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NS



Sandra L. & Glen P. Crinklaw

290 NE Donelson Street

Hillsboro, Oregon 97124

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Sandra L. & Glen P. Crinklaw

290 NE Donelson Street

Hillsboro, Oregon 97124

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Sandra L. & Glen P. Crinklaw

290 NE Donelson Street

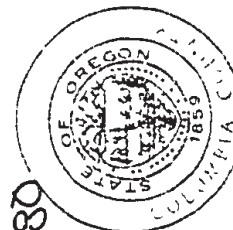
Hillsboro, Oregon 97124

STATE OF OREGON,

} ss.

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon

2600-99 FEB 25 AM 0:31



ELIZABETH HUSER, County Clerk

By: G. Long Deputy

Receipt 16002 # of Pages 2

FEES \$40.00

by _____, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL GRANTOR)

Sandra L. Crinklaw

_____, Grantor,
conveys to Sandra L. Crinklaw and Glen P. Crinklaw, husband and wife_____, Grantee,
the following real property situated in Columbia County, Oregon, to-wit:

See legal description attached and made a part hereof as Exhibit "A"

**This deed is given to create Tenants by Entirety.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

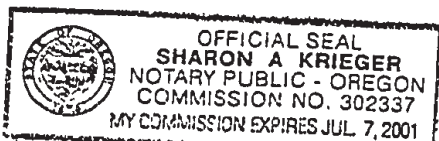
The true consideration for this conveyance is \$ 0 **. (Here, comply with the requirements of ORS 93.030.)

Dated this 23rd day of February, 19 99

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.

Sandra L. Crinklaw

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on February 23rd, 19 99,
by Sandra L. Crinklaw

Notary Public for Oregon

My commission expires 7-7-2001

EXHIBIT "A"

Parcel 1: All of that part of the Northeast quarter of the Northeast quarter of Section 33, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Northerly of the Nehalem River.

Also all of that part of the West half of the Northwest quarter of Section 34, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Northerly of the Nehalem River and Westerly of the Nehalem Highway.

Parcel 2: The Northeast quarter of the Northwest quarter of Section 34, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon.

Also all of that part of the West half of the Northwest Quarter of Section 34, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Easterly of the Nehalem Highway.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.