

Yamhill County Parcel Information



TICOR TITLE™

Parcel Information

Parcel #: R560200100

Account: 210186

Related:

Site Address:
 , OR 97378

Owner: Ohalloran, Joseph

Owner2:

Owner Address: 22555 SW Highland Dr Apt 156
Sherwood, OR 97140

Phone:

Twn/ Range/ Section: T: 05S R: 06W S: 02 Q:

Parcel Size: 131.00 Acres (5,706,360 SF)

Plat/ Subdivision:

Lot:

Block:

Map Page/ Grid:

Census Tract/ Block: 030501/2086

Waterfront:

Land

Cnty Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant

Land Use Std: VAGR - VACANT AGRICULTURE/RURAL

Neighborhood: RLW4

Watershed: Deep Creek-South Yamhill River

Cnty Bldg Use: -

Zoning: EF-80 - Exclusive Farm Use

Recreation: -

School District: 48

Improvement

Year Built: 0

Bedrooms: 0

Bldg Fin: 0 SF

1st Floor: 0 SF

A/ C: No

Attic Fin/ Unfin: 0 / 0 SF

Bathrooms: 0.00

Bsmt Fin/ Unfin: 0 / 0 SF

2nd Floor: 0 SF

FirePlace: 0

Foundation:

Roof Covering:

Garage: 0 SF

Ext Walls:

Heat Type:

Transfer Information

Rec. Date: 09/19/16

Sale Price: \$550,000

Doc Num: 0000014666

Doc Type: Warranty Deed

Orig Loan Amt: \$410,000

Loan Type:

Finance Type:

Lender: DOROTHY M

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Search Again

Account Info:

Account No 210186
Map/Tax Lot Number R5602 00100
Property Class 5504
Tax Code Area 48.2
Property Status ACTIVE
Associated Pin

Owner Info:

Property Owner RESIDENT
Situs Address
Owner Mailing Address 22555 SW HIGHLAND DR NO 156 SHERWOOD OR 97140

Property Info:

Year Built	Acres/ Lot Sq Ft	Square Footage	Number of Bedrooms	Number of Bathrooms	Stories
0000	131.00	0	0	0.00	0

Data Current as of: Mar 6, 2017

Market Land Value \$489,993
Market Structure Value \$0
Total RMV \$489,993
Total Assessed Value \$79,575
Exemption \$0
Net Taxable \$79,575
2016-2017 Levied Tax \$1,044.66
Account Balance \$0.00

Account has no outstanding balance



View this tax lot on the Yamhill County GIS Maps



View the plat map for this tax lot

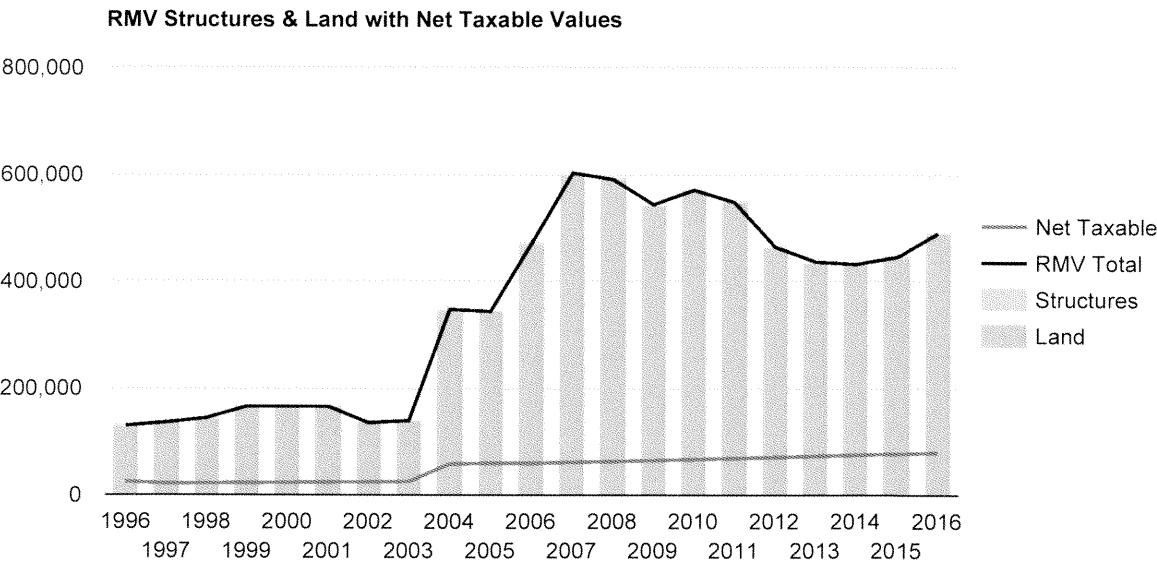
Deed History:

Ref Year	Ref Nbr	Date	Consideration
2016	14666	09/16/2016	550000
2003	20368	06/05/2003	
		08/14/1991	
1988	1524	01/31/1988	00000000
1984	8179	09/30/1984	200000
1981	2176	10/31/1980	000000000
1981	1566	12/01/1979	150000
		08/01/1978	

Tax & Payment History:

Stmts	Tax Year	Payments	Interest/ Discount	Fees	Levied Taxes	Last Activity Date
	2016	-1013.33	-31.33	0.00	1044.66	11/15/2016
	2015	-990.37	-30.63	0.00	1021.00	11/12/2015
	2014	-990.51	-4.42	0.00	994.93	07/09/2015
	2013	-958.05	-8.59	0.00	966.64	06/15/2014
	2012	-1000.30	54.30	0.00	946.00	11/12/2013
	2011	-954.17	28.78	0.00	925.39	07/09/2012
	2010	-957.91	52.31	0.00	905.60	10/11/2011
	2009	-922.49	50.38	0.00	872.11	10/05/2010
	2008	-857.29	18.62	0.00	838.67	06/05/2009
	2007	-812.10	-10.67	0.00	822.77	07/16/2008
	2006	-781.84	0.00	0.00	781.84	12/06/2006
	2005	-832.37	18.08	0.00	814.29	06/15/2006
	2004	-799.29	7.03	0.00	792.26	04/15/2005
	2003	-340.06	3.02	0.00	337.04	06/03/2004
	2002	-256.28	-7.92	0.00	264.20	11/15/2002
	2001	-256.63	1.13	0.00	255.50	12/20/2001
	2000	-232.97	-7.20	0.00	240.17	11/15/2000
	1999	-249.87	0.00	0.00	249.87	12/30/1999
	1998	-265.36	2.33	0.00	263.03	02/08/1999
	1997	-252.80	12.78	0.00	240.02	08/05/1998

(Summary amounts only. Interest and Fees are calculated at time of payment. There are no fees other than those imposed by the county.)



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

AFTER RECORDING RETURN TO:

Joseph O'Halloran
22555 SW Highland Dr, #156
Sherwood, OR 97140

SEND TAX STATEMENTS TO:

Joseph O'Halloran
22555 SW Highland Dr, #156
Sherwood, OR 97140

210186 and R5602 00100
0 Gopher Valley Road, Sheridan, OR 97378

Yamhill County Official Records		201614666
DMR-DDMR		
Stn=0 SUTTONS	09/19/2016 02:21:22 PM	
3Pgs	\$15.00 \$11.00 \$5.00 \$20.00	\$51.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dorothy M. Lloyd, Grantor, conveys and warrants to **Joseph O'Halloran**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

Parcels 1 and 3 of YAMHILL COUNTY PARTITION PLAT NO. 91-55 in Sections 1 and 2, Township 5 South, Range 6 West and Section 35 of Township 4 South, Range 6 West of the Willamette Meridian in Yamhill County, Oregon, the perimeter of which is described as follows:

Beginning at a stone in the centerline of Thompson Mill Road at the Northwest corner of the East one-half of the Stephen Hussey Donation Land Claim; thence South 66°05' East 255 feet along the North line of said Hussey Donation Land Claim to the center of an unnamed creek; thence Southerly and Easterly 1300 feet, more or less, along said unnamed creek to a point that is North 66°36'40" West 12 feet from an iron rod set in CSP-9021; thence South 66°36'40" East 12.00 feet to said iron rod; thence continuing South 66°36'40" East 448.83 feet to an iron rod; thence continuing South 66°36'40" East 965.75 feet to an iron rod; thence continuing South 66°36'40" East 30 feet to the centerline of Gopher Valley Road; thence Southerly along said centerline to the North line of that 82 acre tract of land described in deed from Reid to Lester Potter by Deed recorded in Book 56, Page 176, Yamhill County Deed Records; thence North 67°15'10" West 903.13 feet along said North line to the Southeast corner of that tract of land conveyed to Yamhill County, by Deed recorded in Film Volume 21, Page 973; thence North 06°12'50" West, 934.71 feet to an iron pipe at the Northeast corner of said Yamhill County tract; thence continuing North 06°12'50" West along the East line of that tract of land conveyed to Yamhill County and is described in Film Volume 131, Page 1395 to the center of Deer Creek; thence continuing along the East and North line of said Yamhill County tract the following courses:

- 1) North 06°12'50" West, 200 feet, more or less, to an iron rod;
- 2) North 70°50' West 244.21 feet to an iron rod;
- 3) North 31°38' West 248.89 feet to an iron rod;
- 4) North 62°34' West 375.62 feet to the West line of

said Hussey Donation Land Claim; thence North 23°08'50" West 212.45 feet to an iron pipe at the Re-entrant corner of said Hussey Donation Land Claim; thence South 66°17' East 33.00 feet to an iron rod at an angle corner in the division line of said Hussey Donation Land Claim; thence North 23°52'30" East 2396.32 feet along the West line of said Hussey Donation Land Claim to the point of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (**\$550,000.00**). (See ORS 93.030).

Subject to:

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2016-2017.

Tax Identification No.: 210186; R5602 00100

The Land has been classified as Farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as Gopher Valley Road and Thompson Mill Road.

STATUTORY WARRANTY DEED

(continued)

Any adverse claim based upon the assertion that:

- a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
- b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Deer Creek and an unnamed creek or has been formed by accretion to any such portion.

Terms, provisions and conditions set forth in Affidavit of Farm/Forest Use

Recording Date: September 12, 2003
Recording No.: 200323369

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-16-2016

Dorothy M. Lloyd
Dorothy M. Lloyd

State of _____
County of _____

This instrument was acknowledged before me on _____

by Dorothy M. Lloyd.

Notary Public - State of Oregon

My Commission Expires: _____

ACKNOWLEDGMENT

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 Santa Costa

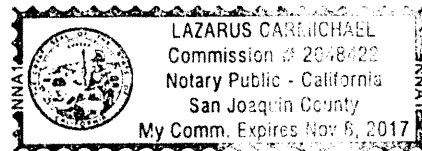
On September 16, 2016 before me, Lazarus Carmichael, Notary Public,
(here insert name and title of the officer)
personally appeared Dorothy M. Lloyd

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.

Signature 



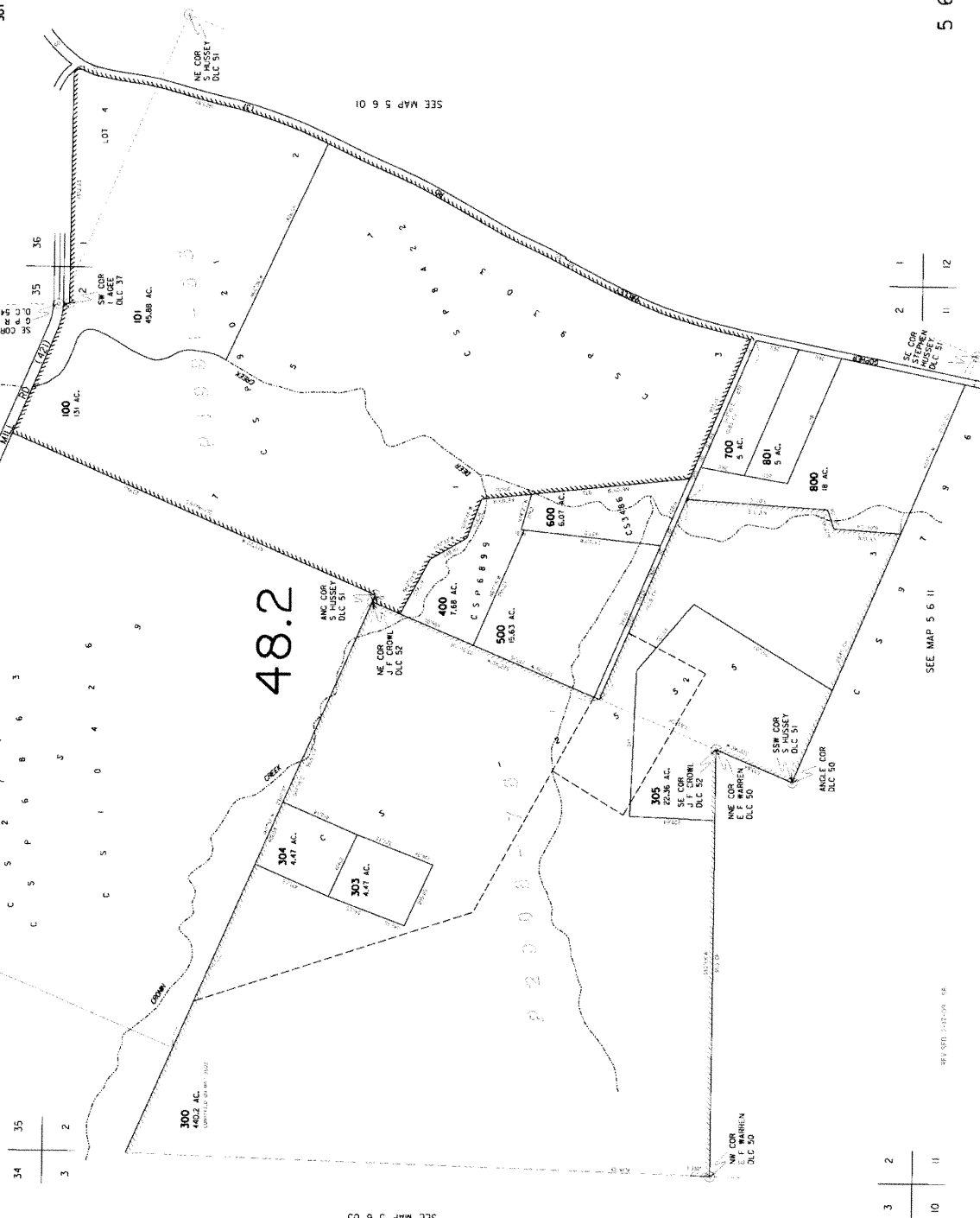
(Seal)

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 2 T5S R6W W.M.
YAMHILL COUNTY

5 6 02

CANCELLED
102
301
302
306
307



48.2

5 6 02



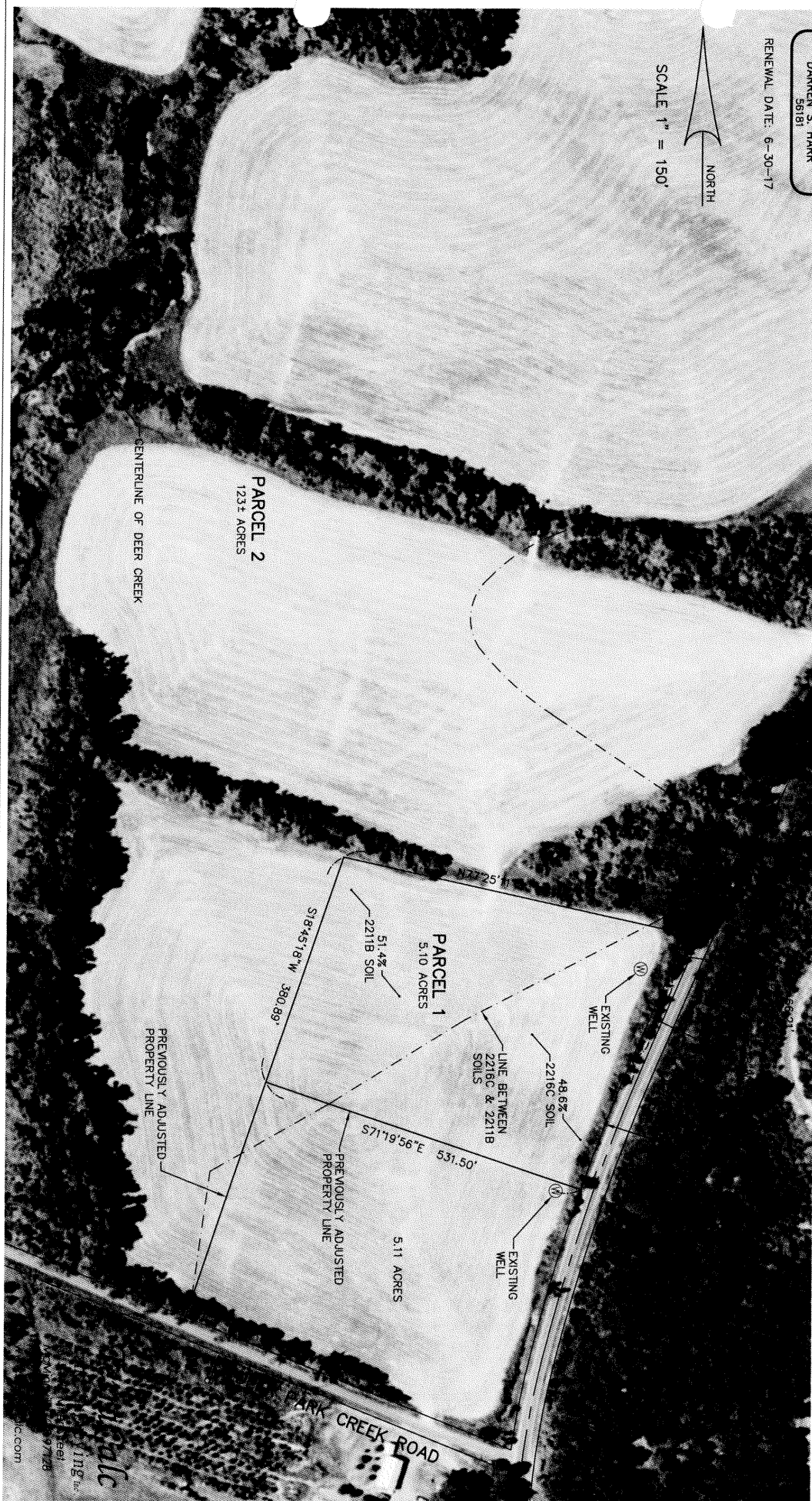
OREGON
JANUARY 11, 2005
DARREN S. HARR
56181

RENEWAL DATE: 6-30-17

SCALE 1" = 150'

NORTH

PROPOSED PARTITION PLAT
LOCATED IN THE EAST ONE-HALF OF SECTION 2, T. 5 S., R. 6 W., W.M.,
THE WEST ONE-HALF OF SECTION 1, T. 5 S., R. 6 W., W.M.,
AND THE SOUTHEAST ONE-QUARTER OF SECTION 35, T. 4 S., R. 6 W., W.M.,
YAMHILL COUNTY, OREGON
FEBRUARY 20, 2017



OREGON
JANUARY 11, 2005
DARREN S. HARR
56181

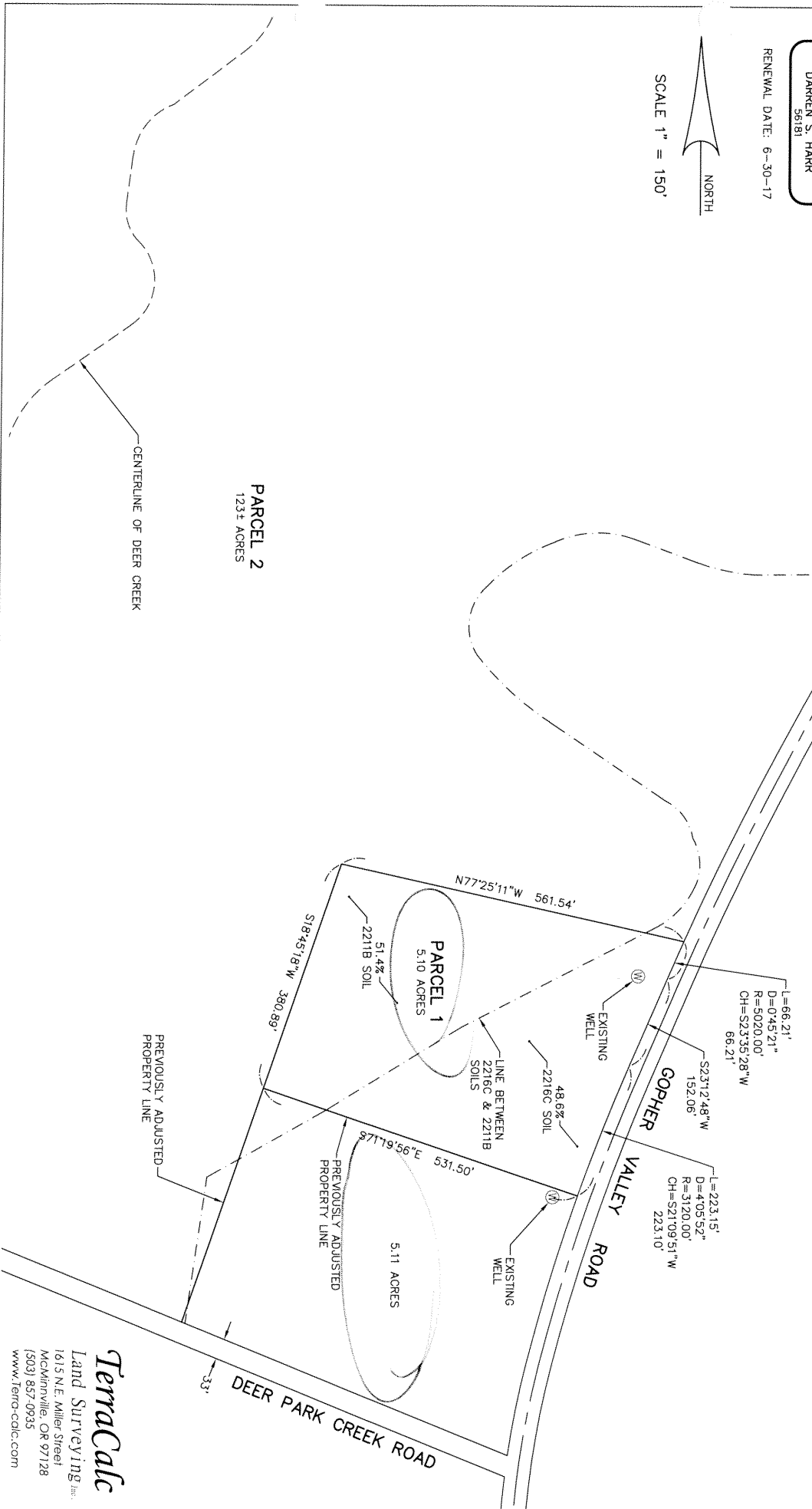
RENEWAL DATE: 6-30-17



SCALE 1" = 150'

PROPOSED PARTITION PLAT
LOCATED IN THE EAST ONE-HALF OF SECTION 2, T. 5 S., R. 6 W., W.M.,
THE WEST ONE-HALF OF SECTION 1, T. 5 S., R. 6 W., W.M.,
AND THE SOUTHEAST ONE-QUARTER OF SECTION 35, T. 4 S., R. 6 W., W.M.,
YAMHILL COUNTY, OREGON

FEBRUARY 20, 2017



TerraCafe
Land Surveying, Inc.
1615 N.E. Miller Street
McMinnville, OR 97128
(503) 857-0935
www.TerraCalc.com

Presented by: **Kelly Hagglund**
The Kelly Group Real Estate

3/7/2017 8:33:05 AM

YAMHILL COUNTY, OR

Tax ID: R560200100

Prop Addr:
City/State/Zip: OR

Latest Listing ID: 16129354
County: Yamhill
Carrier Rt:

OWNER INFORMATION

Owner Name: OHALLORAN JOSEPH
Owner Addr: 22555 SW HIGHLAND DR #156
City/State/Zip: SHERWOOD OR 97140-7043

Phone:
Carrier Rt: R046

LAND INFORMATION

Lot SqFt: 5706360

Acreage: 131

BUILDING INFORMATION

Year Built: 0
Stories:
of Bldgs: 1
Bldg Code:
Fireplace:
Heat Method:

Bedrooms:
Bathrooms: 0
Living SF:
Bldg SF Ind:
Bsmnt SF:
Mobile Home:

Garage:
Parking SF:
Foundation:
Floor Cover:
Roof Cover:
Exterior Finish:

SALES INFORMATION

	Deed Type	Sale Date	Sale Price	Document No
Current:	DEED OF TRUST	9/16/2016	\$550,000	000000014666
Prior:		1/31/1988	\$0	000000001524

Title Co: TICOR TITLE
Lender: DOROTHY M LLOYD

Loan Type: PRIVATE PARTY LENDER
Loan Amt: \$410,000

TAX INFORMATION

Tax Period: 16-17	Market Land: \$489,993	Assessed Land: \$0
Tax Year: 2016	Market Impv: \$0	Assessed Imprv: \$0
Tax Amt: \$1,044.66	Market Total: \$489,993	Assessed Total: \$79,575

LEGAL INFORMATION

Map Page: 0	Map Code: 5S-6W-02	Census Tract: 305011151
Map Column:	Township: 05S	Census Block:
Map Row: 0	Range: 06W	Lot: 1,3
	Section: 02	Zoning: EF-80
Nbrhd Code: RLW4	Qtr Section:	Tax Area Code: 48.2
School Dist: S.D. 48J-SHERIDAN	16th Section:	Tax Rate: 13.542
		Account Num: 210186

Prop Class: VACANT
Land Use: AGRICULTURAL LAND
Subdivision: YAMHILL CNTY PARTITION 91
Legal Desc: POTENTIAL ADDITIONAL TAX LIABILITY 131.00 ACRES IN SEC 02 T5S R6W
