



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

OWNERSHIP INFORMATION

Owner(s) : Allison Roger B
 CoOwner(s) : Allison George C
 Site Address : *no Site Address*
 Mail Address : 6370 Lansdowne Ave Saint Louis Mo 63109

Parcel Number : R0575425
 Ref Parcel # : 2S233D0 00900
 T: 02S R: 02W S: 33 Q: SE QQ:
 Telephone :

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 322.00 Block: 3
 Neighborhood : 2S22
 School District : Sherwood
 Subdivision/Plat :
 Class Code :
 Land Use : 6404 Vacant,Forest Zone,Farm Use
 Legal : ACRES 5.07, FORESTLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$432,740
 Mkt Structure :
 Mkt Total : \$435,030
 %Improved :
 M50 Total : \$2,290
 Levy Code : 08802
 17-18 Taxes : \$34.55
 Millage Rate : 15.0857

PROPERTY CHARACTERISTICS

Bedrooms :	Lot Acres : 5.07	Year Built :
Bathrooms :	Lot SqFt : 220,849	EffYearBlt :
HeatMethod :	BsmFin SF :	Floor Cover :
Pool :	BsmUnfinSF :	Foundation :
Appliances :	Bldg SqFt :	Roof Shape :
Dishwasher :	1stFlrSF :	Roof Matl :
Hood Fan :	UpperFISF :	InteriorMat :
Deck :	Porch SqFt :	Paving Matl :
GarageType :	Attic SqFt :	Ext Finish :
Garage SF :	Deck SqFt :	Const Type :

TRANSFER HISTORY

Owner(s)	Date	Doc #	Price	Deed	Loan	Type
:Allison Roger B	:04/29/2010	32372	:	:Bargain & S	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

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



Washington County Tax Statement

-- Property Data Selection Menu --

Owner: ALLISON, ROGER B &

Prop ID : R575425 (Real Estate) (599711) ALLISON, GEORGE C &

Map Tax Lot: 2S233D-00900 CONDIT, JANET E

Legal : ACRES 5.07, FORESTLAND-POTENTIAL 6450 KINSEY PL
ADDITIONAL TAX LIABILITY SAINT LOUIS, MO 63109

Situs : ,

Year Built :

UNINCORPORATED, OR

Living Area:

Name(s) :

2018 Roll Values

Code Area : 088.02

RMV Land Non-LSU \$ 0 (+)

Sale Info :

RMV Land LSU \$ 442,830 (+)

Deed Type : DBS

RMV Improvements \$ 0 (+)

Instrument: 2010032372

RMV Total \$ 442,830 (=)

2018 Tax Status * No Taxes Due * Land LSU \$ 2,350

Current Levied Taxes : 35.17 Total Exemptions \$ 0

Special Assessments :

M5 Net Value \$ 3,550

M50 Assd Value \$ 2,350

Washington County, Oregon 2010-032372
04/29/2010 03:03:45 PM
D-DBS Cnt=1 Stn=12 S PFEIFER
\$20.00 \$5.00 \$11.00 \$15.00 - Total = \$51.00



01477003201000323720040040

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



20
31
George Allison & Janet Condit, Co-Trustees
of the Charlotte N. Allison Trust, Grantors
18501 NE 266th Circle
Battle Ground, WA 98604

George Allison, Janet Condit &
Roger Allison, Grantees
18501 NE 266th Circle
Battle Ground, WA 98604

After recording return to:
Robert E. Kabacy
Kell, Alterman & Runstein, L.L.P.
520 SW Yamhill St., Suite 600
Portland, Oregon 97204

Until a change is requested, all tax
statements shall be sent to:
Roger B. Allison
6370 Lansdowne Avenue
St. Louis, MO 63109

BARGAIN AND SALE DEED

George C. Allison and Janet E. Condit, Co-Trustees of the Charlotte N. Allison Trust U/D/T December 23, 1992, hereinafter called grantors, do hereby grant, bargain, sell, and convey to George C. Allison, Janet E. Condit and Roger B. Allison equally as tenants in common, hereinafter called grantees, all right, title and interest in that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Washington, State of Oregon, identified as Washington County Tax Lot ID No. 2S233D000900, and more particularly described below and on Exhibit A attached hereto and incorporated herein by this reference. The tenant in common interests are defined and restricted by the Co-Tenancy Agreement executed between the grantees, as it may be amended from time to time as provided in the said Agreement.

Legal description on attached EXHIBIT "A" subject to and together with an underground easement utility easement recorded under Washington County Document No. 2002-066705.

The true consideration for this conveyance is \$0, distribution from Trust.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE

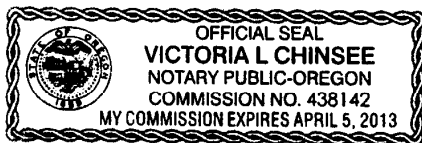
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the grantors have executed this instrument this 23rd day of April, 2010.

George C. Allison
George C. Allison, Co-Trustee of the Charlotte N.
Allison Trust U/D/T December 23, 1992

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 23rd day of April 2010 by George C. Allison.



Notary Public, State of Oregon exp. 4/5/2013

Janet E. Condit
Janet E. Condit, Co-Trustee of the Charlotte N.
Allison Trust U/D/T December 23, 1992

STATE OF COLORADO)
) ss.
County of El Paso)

The foregoing instrument was acknowledged before me on April 16, 2010 by Janet E. Condit.

Janette Kramiam
Notary Public for Colorado
My Commission Expires: 5/16/11

EXHIBIT "A"

(T.L. 900 252 33 D)
AS MODIFIED

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 89°43'08" WEST 1364.05 FEET AND SOUTH 00°23'14" WEST 947.32 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 89°39'57" EAST 467.06 FEET; THENCE NORTH 42°55'39" EAST 177.51 FEET; THENCE SOUTH 89°37'57" EAST 172.47 FEET; THENCE NORTH 00°42'50" EAST 234.69 FEET; THENCE NORTH 20°00'38" EAST 150.79 FEET; THENCE NORTH 00°42'50" EAST 45.00 FEET; THENCE NORTH 89°17'10" WEST 30.00 FEET; THENCE SOUTH 00°42'50" WEST 45.00 FEET; THENCE SOUTH 40°03'39" WEST 253.21 FEET; THENCE SOUTH 89°10'58" WEST 313.80 FEET; THENCE NORTH 89°53'59" WEST 306.14 FEET; THENCE SOUTH 00°23'14" WEST 305.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.068 ACRES, MORE OR LESS.

FOR BASIS OF BEARINGS SEE SURVEY NUMBER 24262.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, LANDSCAPING AND UTILITIES OVER A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, WHICH POINT BEARS SOUTH 00°42'50" WEST 230.00 FEET FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE NORTH 89°17'10" WEST 110.70 FEET; THENCE SOUTH 34°24'14" WEST 180.28 FEET; THENCE NORTH 89°17'10" WEST 339.30 FEET; THENCE NORTH 00°42'50" EAST 25.00 FEET; THENCE NORTH 89°17'10" WEST 30.00 FEET; THENCE SOUTH 00°42'50" WEST 90.00 FEET; THENCE SOUTH 89°17'10" EAST 30.00 FEET; THENCE NORTH 00°42'50" EAST 25.00 FEET; THENCE SOUTH 89°17'10" EAST 372.72 FEET; THENCE NORTH 34°24'14" EAST 180.28 FEET; THENCE SOUTH 89°17'10" EAST 77.28 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°42'50" EAST, ALONG SAID EAST LINE 40.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING HEREFROM ANY PORTION LYING WITHIN THE LIMITS OF SCHMELTZER ROAD (COUNTY ROAD #305).

TOGETHER WITH AN 8.00 FOOT WIDE EASEMENT FOR UNDERGROUND UTILITIES OVER A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER, WHICH POINT BEARS SOUTH 00°42'50" WEST 420.00 FEET FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE NORTH 89°17'10" WEST 550.00 FEET; THENCE SOUTH 00°42'50" WEST 8.00 FEET; THENCE SOUTH 89°17'10" EAST 550.00 FEET TO A POINT ON SAID EAST LINE; THENCE NORTH 00°42'50" EAST, ALONG SAID EAST LINE 8.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING HEREFROM ANY PORTION LYING WITHIN THE LIMITS OF SCHMELTZER ROAD (COUNTY ROAD #305)

FOR BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE THE RECORD OF SURVEY BY "DCS, INC." DATED MAY 8, 1998.



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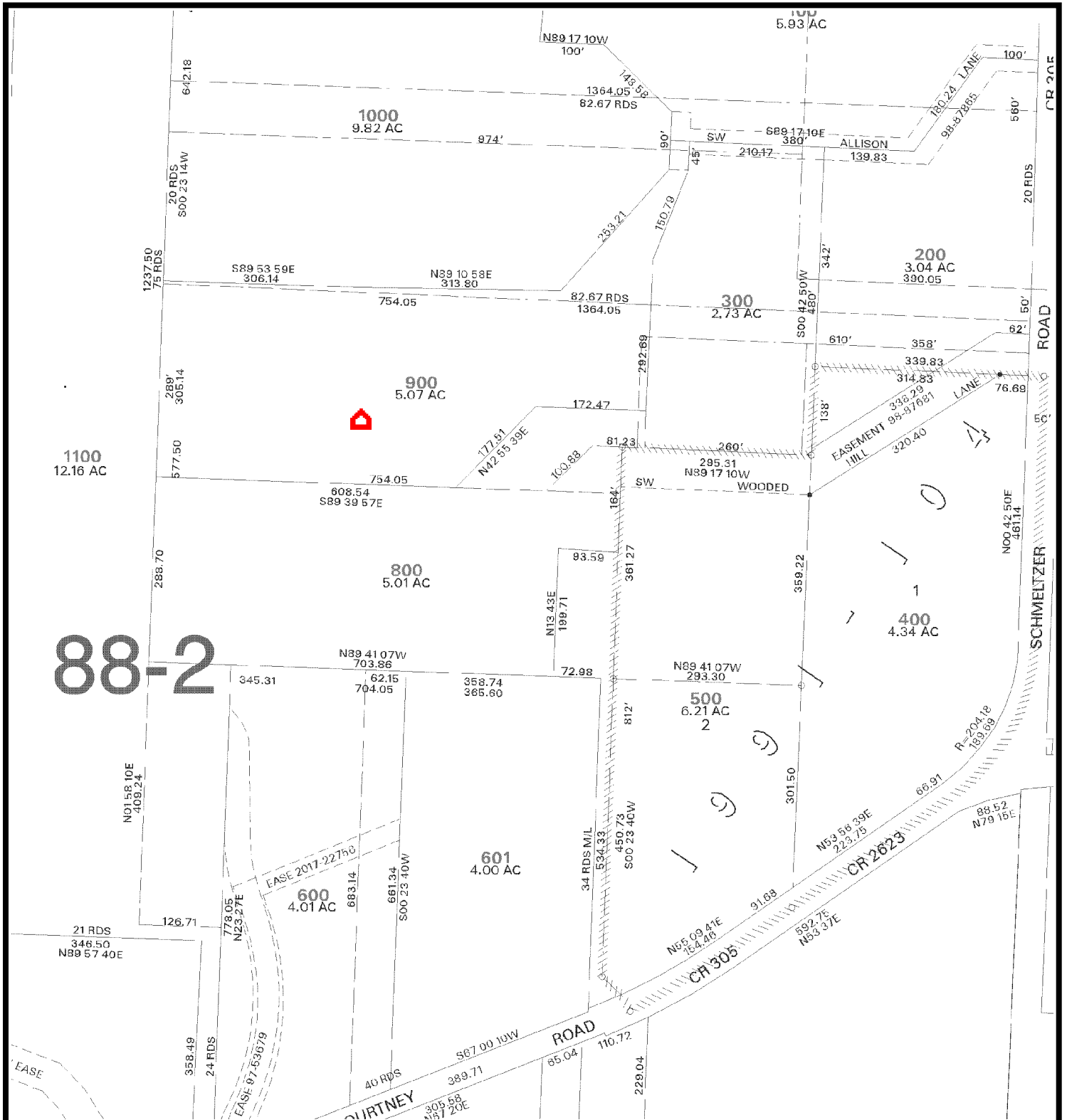
Phone: 503.219.1000

Email: Ticor.Resource@TicorTitle.com



Parcel #: R0575425

Ref Parcel Number: 2S233D0 00900



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.



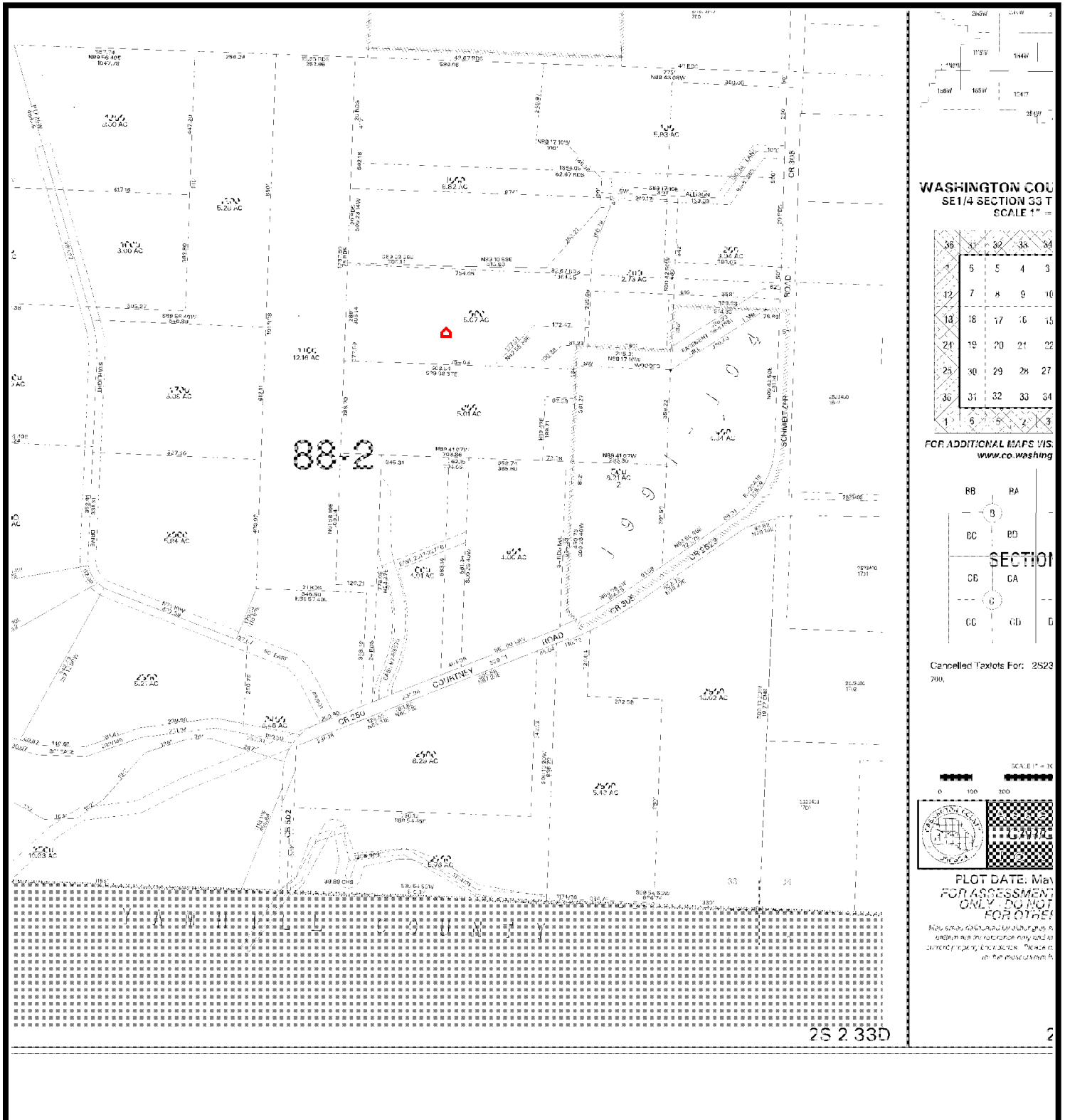
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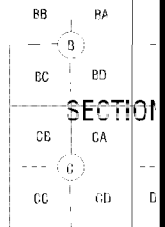
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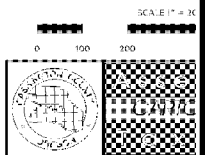
WASHINGTON COU
SE1/4 SECTION 33 T
SCALE 1" =

36	37	38	39	40
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12	7	8	9	10
13	18	17	16	15
24	19	20	21	22
23	30	29	28	27
30	31	32	33	34
1	5	5	4	3

FOR ADDITIONAL MAPS VIS:
www.co.washing



Canceled Taxlots For: 2523
700,



PLOT DATE: May
FOR ASSESSMENT
ONLY. DO NOT
FOR OTHER

How to use: Refer to the plot date for the
assessment year. The plot date is the year
the assessment was made. The plot date is
the year the assessment was made.

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.