

**Parcel Information**

Parcel #: 647317
Account: R562900202
Related:
Site Address:
OR 97378
Owner: Roden W Trustee For
Owner2: Roden, Wayne V Md Sc
Owner Address: 301 Ridge Rd
Palm Harbor FL 34683
Twn/Range/Section: 05S / 07W / 29
Parcel Size: 45.01 Acres (1,960,636 SqFt)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid:
Census Tract/Block: 030502 / 3007
Waterfront:

Assessment Information

Market Value Land:	\$328,571.00
Market Value Impr:	\$0.00
Market Value Total:	\$328,571.00
Assessed Value:	\$3,105.00

Tax Information

Levy Code Area: 30.3
Levy Rate: 9.4965
Tax Year: 2018
Annual Tax: \$29.49
Exemption Description:

Legal

Township 5S Range 6W Section 29 TaxLot 00202

Land

Cnty Land Use: 551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use: 0
Land Use Std: AFAR - Farms And Crops	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: Rural West	Recreation:
Watershed: Deep Creek-South Yamhill River	School District: 30J Willamina School District
Primary School:	Middle School:
High School:	

Improvement

Year Built:	Attic Fin/Unfin	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

Transfer Information

Sale Date: 11/7/2013	Sale Price:	Doc Num: 2013-16938	Doc Type:
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Property Account Summary

10/18/2019



Click image above for more information

Account Number	647317	Property Address	
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General Information

Alternate Property #	R5629 00202
Property Description	Township 5S Range 6W Section 29 TaxLot 00202
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	30.3
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	9.4861

Property Characteristics

Neighborhood	Rural West
Land Class Category	551 Farm EFU Receiving FUV/imp
Account Acres	45.0100
Change Property Ratio	Farm

Related Properties

536791 is Split Code this property

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
Assessed Value AVR	\$3,196	\$3,105	\$3,016	\$2,971	\$2,926
Exempt Value EAR					
Taxable Value TVR	\$3,196	\$3,105	\$3,016	\$2,971	\$2,926
Real Market Land MKLTL	\$344,053	\$328,571	\$270,435	\$257,558	\$234,144
Real Market Buildings MKITL					
Real Market Total MKTTL	\$344,053	\$328,571	\$270,435	\$257,558	\$234,144
M5 Market Land MKLND		\$232,576			
M5 Limit SAV M5SAV	\$10,712	\$10,083	\$9,182	\$8,372	\$7,652
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$3,196	\$3,105	\$3,016	\$2,971	\$2,926

Active Exemptions

No Exemptions Found

Tax Balance

Installments Payable

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2018	Delinquent	11/15/2018	\$29.49	\$4.72	\$34.21	\$34.21	\$0.00	\$34.21
2019	1	11/15/2019	\$30.32	\$0.00	\$30.32	\$64.53	\$0.00	\$64.53

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
06/25/2018 00:00:00	1001071	\$138.52	\$138.52	\$138.52	\$0.00
11/14/2016 00:00:00	405035	\$126.46	\$126.46	\$122.67	
01/04/2016 00:00:00	828439	\$122.14	\$122.14	\$122.14	
03/23/2015 00:00:00	932627	\$125.24	\$125.24	\$125.24	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
11/05/2013	11/05/2013	2013-16938	\$0.00	160335		M	No
08/31/2007	08/31/2007	2007-19474	\$312,000.00	138333		M	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths



<u>Parcel Information</u>		<u>Assessment Information</u>	
Parcel #: 536791		Market Value Land:	\$36,500.00
Account: R562900202		Market Value Impr:	\$10,791.00
Related:		Market Value Total:	\$47,291.00
Site Address:		Assessed Value:	\$11,136.00
OR 97378		<u>Tax Information</u>	
Owner: Roden W Trustee For		Levy Code Area:	30.1
Owner2: Roden, Wayne V Md Sc		Levy Rate:	10.7057
Owner Address: 301 Ridge Rd		Tax Year:	2018
Palm Harbor FL 34683		Annual Tax:	\$112.80
Twn/Range/Section: 05S / 06W / 29		Exemption Description:	
Parcel Size: 5.00 Acres (217,800 SqFt)		<u>Legal</u>	
Plat/Subdivision:		Township 5S Range 6W Section 29 TaxLot 00202	
Lot:			
Block:			
Map Page/Grid:			
Census Tract/Block: 030502 / 3007			
Waterfront:			

<u>Land</u>	
Cnty Land Use: 551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use: 0
Land Use Std: AFAR - Farms And Crops	Zoning: EF-80 - Exclusive Farm Use
Neighborhood: Rural West	Recreation:
Watershed: Deep Creek-South Yamhill River	School District: 30J Willamina School District
Primary School:	Middle School:
High School:	

<u>Improvement</u>		
Year Built:	Attic Fin/Unfin	Fireplace:
Bedrooms:	Total Baths:	Full/Half Baths:
Total Area:	Bsmt Fin/Unfin:	Garage:
Bldg Fin:	1st Floor:	2nd Floor:

<u>Transfer Information</u>			
Sale Date: 11/7/2013	Sale Price:	Doc Num: 2013-16938	Doc Type:

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Property Account Summary

10/18/2019



Click image above for more information

Account Number	536791	Property Address	
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General Information

Alternate Property #	R5629 00202
Property Description	Township 5S Range 6W Section 29 TaxLot 00202
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	30.1
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	10.3797

Property Characteristics

Neighborhood	Rural West
Land Class Category	551 Farm EFU Receiving FUV/imp
Account Acres	5.0000
Change Property Ratio	Farm

Related Properties

Split Code 647317

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
Assessed Value AVR	\$11,146	\$11,136	\$11,046	\$10,729	\$10,724
Exempt Value EAR					
Taxable Value TVR	\$11,146	\$11,136	\$11,046	\$10,729	\$10,724
Real Market Land MKLTL	\$38,219	\$36,500	\$30,042	\$28,611	\$26,010
Real Market Buildings MKITL	\$10,791	\$10,791	\$10,791	\$10,791	\$10,791
Real Market Total MKTTL	\$49,010	\$47,291	\$40,833	\$39,402	\$36,801
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$1,190	\$1,120	\$1,020	\$930	\$850
M5 Market Buildings MKIMP	\$10,791	\$10,791	\$10,791	\$10,791	\$10,791
M50 MAV MAVMK	\$11,115	\$11,032	\$10,711	\$10,399	\$10,399
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$355	\$345	\$335	\$330	\$325

Active Exemptions

No Exemptions Found

Tax Balance

Installments Payable

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2018	Delinquent	11/15/2018	\$216.82	\$26.02	\$242.84	\$242.84	\$0.00	\$242.84
2019	1	11/15/2019	\$72.34	\$0.00	\$72.34	\$315.18	\$0.00	\$315.18
2019	2	02/17/2020	\$72.33	\$0.00	\$72.33	\$387.51	\$2.89	\$384.62
2019	3	05/15/2020	\$72.33	\$0.00	\$72.33	\$459.84	\$6.52	\$453.32

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
06/25/2018 00:00:00	1001066	\$120.54	\$120.54	\$120.54	\$0.00
11/14/2016 00:00:00	933184	\$113.00	\$113.00	\$109.61	
01/04/2016 00:00:00	127513	\$114.57	\$114.57	\$114.57	
03/23/2015 00:00:00	99349	\$117.38	\$117.38	\$117.38	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
11/05/2013	11/05/2013	2013-16938	\$0.00	160335		X	No
08/31/2007	08/31/2007	2007-19474	\$312,000.00	138333		X	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

RECORDING REQUESTED BY:

GRANTOR:

The Diefenderfer Family Revocable Trust, dated
May 14, 1990
P.O. Box 911028
St. George, UT 84791



00427244201300169380020026

\$41.00

11/05/2013 10:48:06 AM

DMR-DDMR Cnt=1 Str=2 MILLSA
\$10.00 \$5.00 \$11.00 \$15.00

GRANTEE:

Wayne V. Roden M.D., S.C., Pension Plan Trust

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201316666

SEND TAX STATEMENTS TO:

Wayne V. Roden M.D., S.C., Pension Plan Trust



00426903201300166660030034

\$46.00

10/30/2013 10:30:39 AM

DMR-DDMR Cnt=1 Str=3 SUITONS
\$15.00 \$5.00 \$11.00 \$15.00

*Re-Record to Add Legal

STATUTORY WARRANTY DEED

Judith E. Diefenderfer, Trustee The Diefenderfer Family Revocable Trust, dated May 14, 1990, Grantor, conveys and warrants to W. Roden Trustee of the Wayne V. Roden M.D., S.C., Pension Plan & Trust, 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:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$-0-. (See ORS 93.030)

Subject to and excepting: CCRs, reservations, set back lines, power of special districts and easements of record.

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.

DATED: 10/8/13

The Diefenderfer Family Revocable Trust, dated
May 14, 1990

BY:

Judith E. Diefenderfer, Trustee

State of Utah COUNTY of Washington

This instrument was acknowledged before me on October 8, 2013 by Judith E. Diefenderfer Family Revocable Trust, dated May 14, 1990.

My commission expires: 9/29/2014, Notary Public - State of Utah



CORRIE SUE GLOVER
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 600828
COMM. EXP. 09-29-2014

TICOR TITLE COMPANY COURTESY

EXHIBIT A - DEED EXCEPTIONS

Parcel(s) 1, PARTITION PLAT 2006-73, recorded December 14, 2006, as Instrument No. 200628614, County of Yamhill, State of Oregon.

SUBJECT TO AND TOGETHER WITH that 30 foot wide easement for access and utilities, as set forth on Partition Plat No. 2006-73.

SUBJECT TO a 15 foot wide water line easement in Section 32, Township 5 South, Range 6 West of the Willamette Meridian in Yamhill County, Oregon, the centerline of which is more particularly described as follows:

BEGINNING on the North line of Parcel 1 of Yamhill County Partition Plat No. 2006-68, at a point that is North 89°57'10" East 41.68 feet from the Northwest corner of said Parcel 1; thence North 158.62 feet to the end of said centerline.

As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm land use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.

This report/policy does not include a search for financing statements covering crops filed in the office of the Secretary of State, and no liability is assumed on account thereof.

Any improvement located upon the insured property which is described or defined as a mobile home under the provisions of Chapters 803 and 820, OREGON REVISED STATUTES, and is subject to registration as provided therein.

Rights of the public in and to that portion lying within streets, roads and highways.

Affects: That certain 50 foot wide roadway, as dedicated to the public and shown on Partition Plat 2006-68 and 2006-73.

Order No. 05-114 Allowing Measure 37/Ordinance 749 Claim, including the terms and provisions thereof.

Executed By: Yamhill County Board of Commissioners
Recorded Date: March 1, 2005
Recording Number: 200504170

Terms and provisions, including, but not limited to mutual obligations, including rights of lien, for maintenance pursuant to the provisions of ORS 105.170 et seq., of that certain access easement which is set forth in Instrument, including the terms and provisions thereof.

Dated: August 28, 2005
Recorded Date: August 29, 2005
Recording Number: 200518787

Agreement and Affidavit of Partition for Collateral, including the terms and provisions thereof.

Between: Bernard L. Diefenderfer
And: Yamhill County, acting by and through the Yamhill County Department of Planning and Development
Dated: October 18, 2005
Recorded Date: October 18, 2005
Recording Number: 200523065

Easement, as shown on recorded plat, including the terms and provisions thereof.

For: Access and utilities
Plat Name/Number: Partition Plat 2006-73

Road Development Agreement, including the terms and provisions thereof.

Between: Bernard L. Diefenderfer
And: Yamhill County, Oregon
Recorded Date: December 8, 2006
Recording Number: 200626201

The access coverage provided in insuring clause, Paragraph 4 of this policy is subject to the insured's completion of the permitting process required by the railroad and is further limited to the access allowed in that permit subject to the terms, conditions and provisions therein.

Covenants, Conditions, Restrictions and Easements, including the terms and provisions thereof, contained in Declaration.

Executed By: Bernard L. Diefenderfer and Judith E. Diefenderfer Trustees, et al.
Recorded Date: _____
Recording Number: _____

But omitting any covenant or restriction based upon race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, disability, ancestry, or source of income unless and only to the extent that said covenant (a) is exempt under chapter 42, Section 3807 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons and omitting restrictions, if any, based on limitations on facilities authorized under provisions of ORS 443.400 to 443.455 (Residential Facilities and Homes) or 443.705 to 443.825 (Adult Foster Homes).

Roadway Maintenance Agreement, including the terms and provisions thereof.

Between: Wayne V. Roden and Suzanne M. Roden
And: Diefenderfer revocable trust
Recorded Date: _____
Recording Number: _____

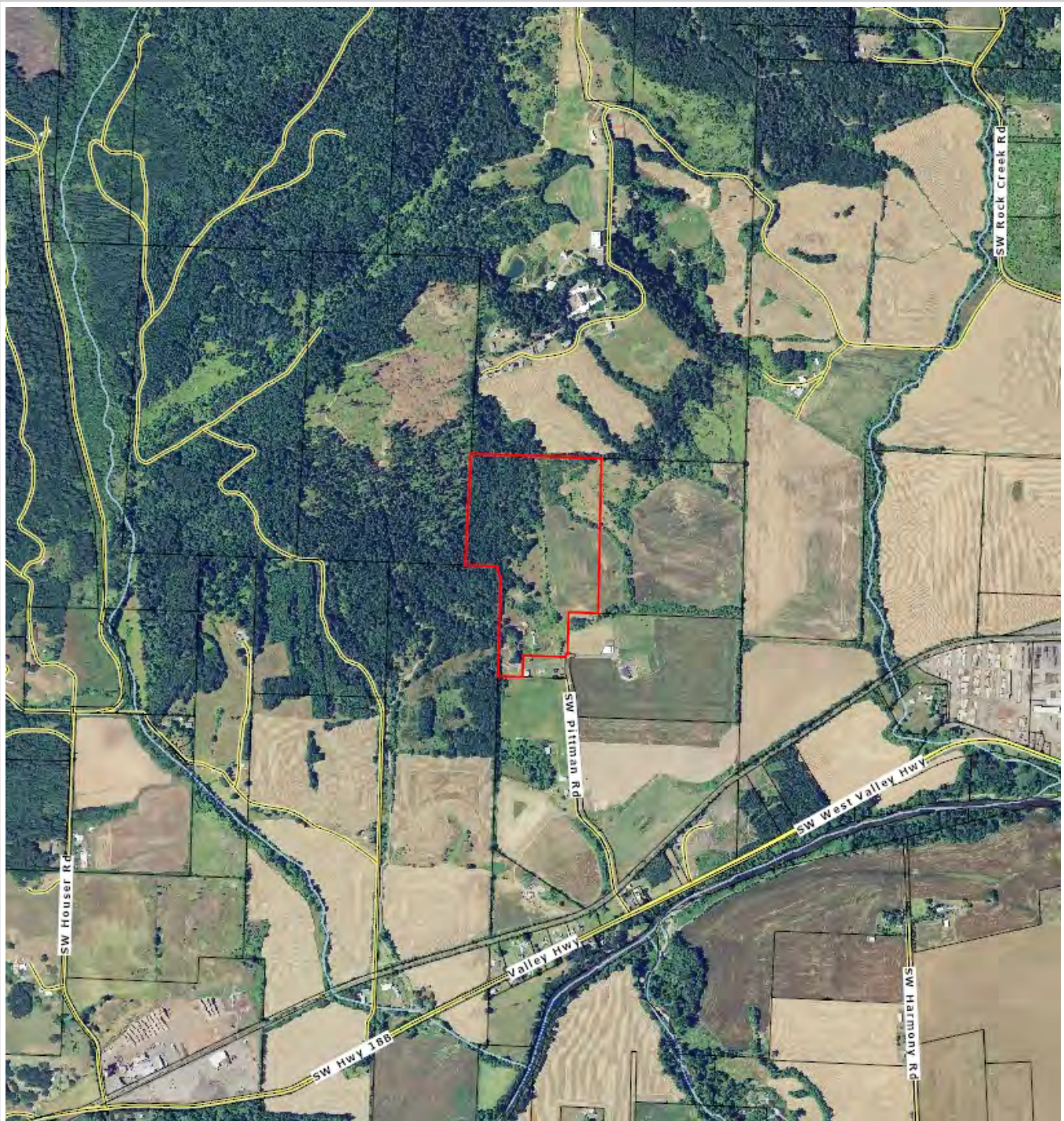
[illegible]

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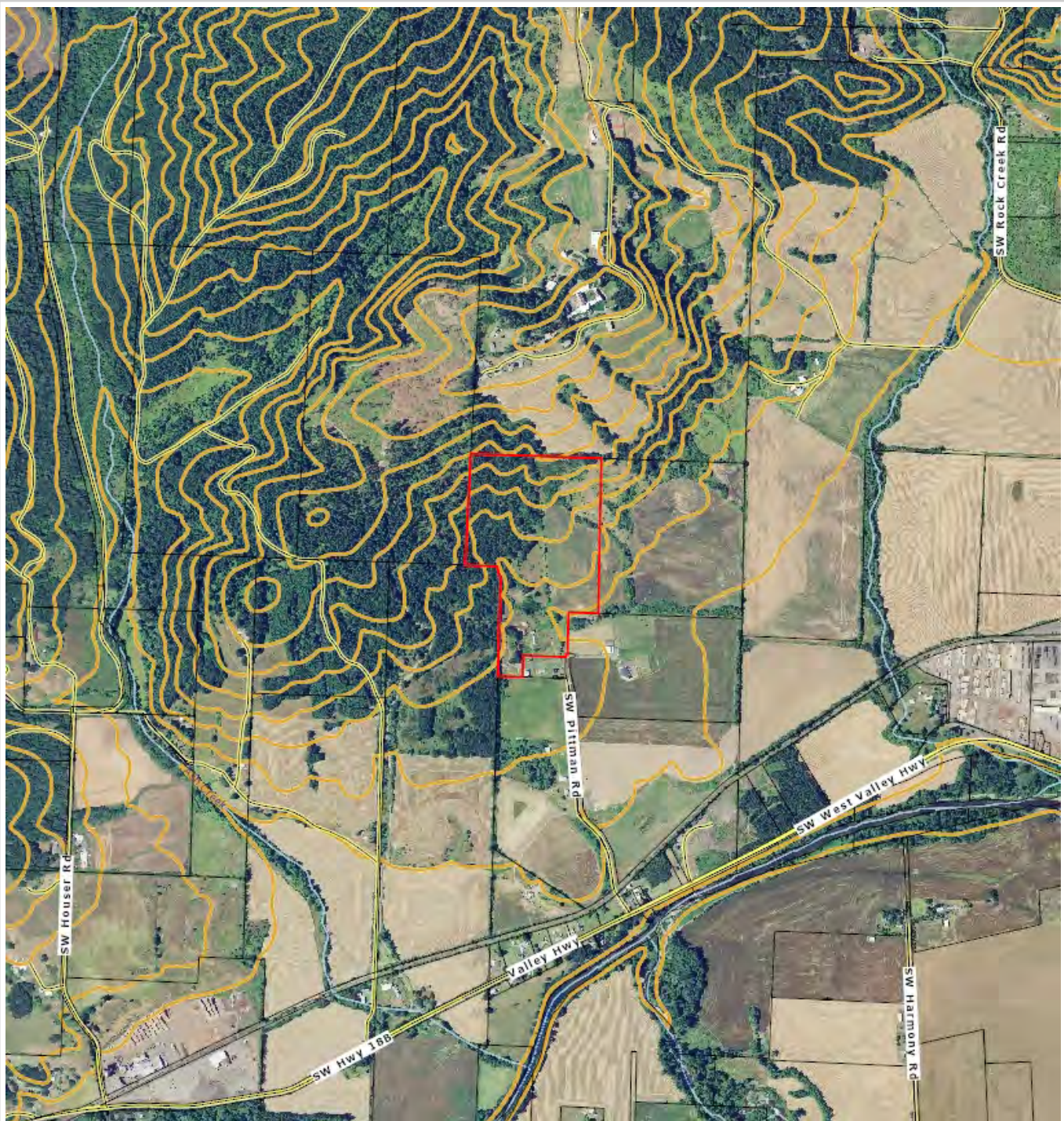
Aerial Map



Parcel ID: 536791

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Contour Map

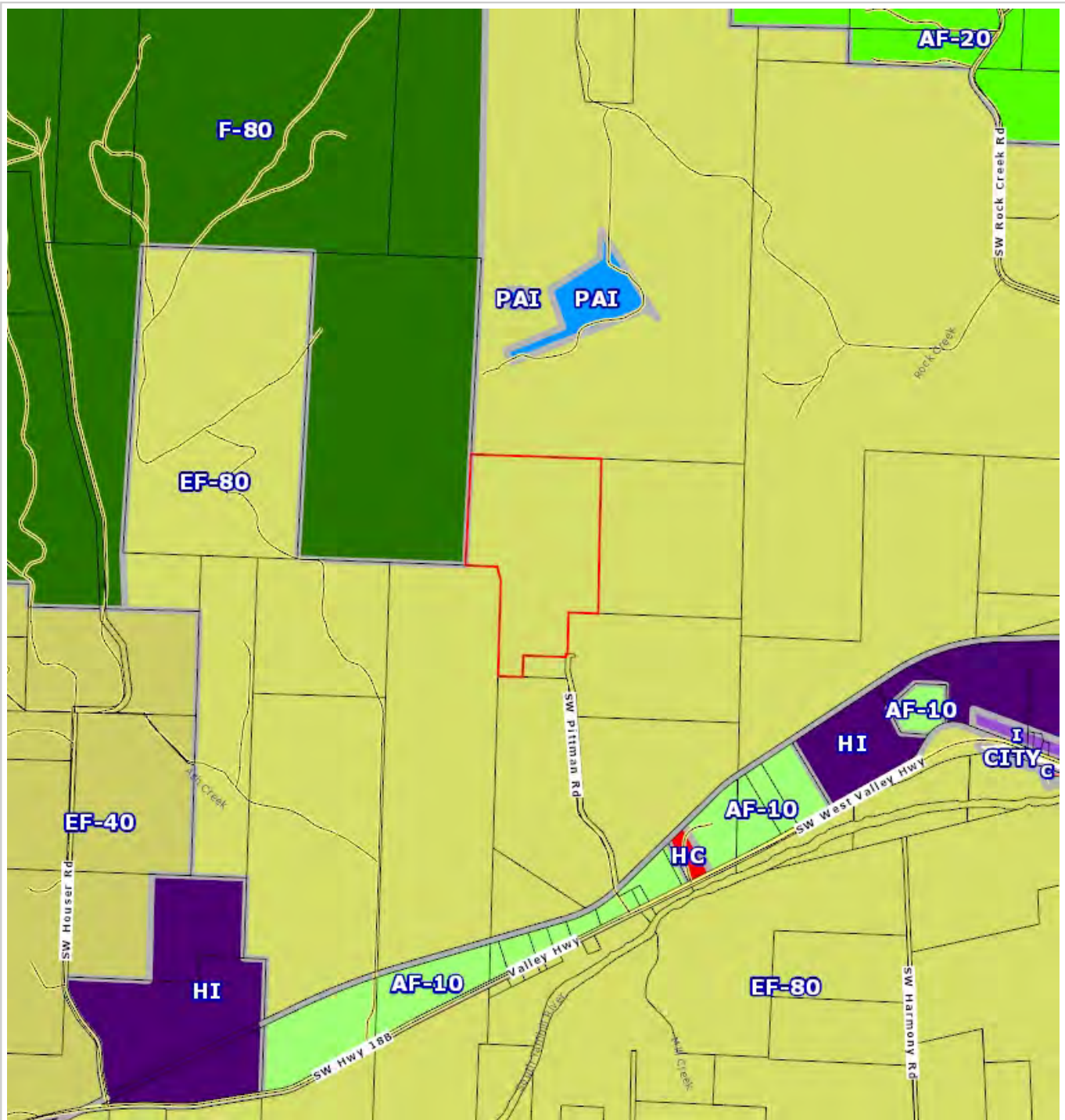


TICOR TITLE™

Parcel ID: 536791

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Zoning Map



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The map displays the Willamina area, Oregon, with various flood hazard zones. The zones are color-coded and labeled as follows:

- Zone-X:** Minimal flood hazard above 500 yr level. Area of moderate flood hazard between limits of 100 & 500 yr floods.
- Zone-A:** Base floodplain mapped by approximate methods; Base Flood Elevations are not determined. Referred to A Zone or Approx A Zone. Part of Fringe Area- 1% Annual Chance.
- Zone-AE:** FLOODWAY (stream channel & base flood passage). Base floodplain where base flood elevations exist. 1% Annual Chance.

The map also shows the following features:

- Creeks:** Coast Creek, East Creek, Willamette River, Beaver Creek, Willet Creek, Tangle Creek, Little Creek, Ash Creek, Lady Creek, Folk Creek, Mule Tail Creek, Gold Creek, Doane Creek, Salmon Creek, and others.
- Roads:** SW-Hwy-18, HWY-22, SW-Hwy-18, SW-Hill Dr, SW-Oak Ln, SW-Regia Dr, SW-Ballston Rd, Pleasant Hill Rd, West Perrydale Rd, Frank Rd, Buell Rd, Beck Rd, Finn Rd, Stone Rd, and others.
- Other Features:** Grand Ronde Off-Reservation Trust Land, Dejong Reservoir, Chumley Lake, Downing Pond, Osborn Pond, Jones Pond, and others.

