



Property Profile Report

Today's Date:

07/12/2022

Owner Name:

Cowan, Neal B
Cowan, Melody L

Property Address:

90713 Fort Clatsop Rd
Astoria OR 97103 8493

Reference Number:

710120000500

Account Number:

54780

Four North Coast locations to serve you:

630 Bond St. Astoria, OR 97103 503.325.2144	2263 N. Roosevelt Dr. Seaside, OR 97138 503.738.8433	507 Laneda Ave, Suite 3 Manzanita, OR 97130 503.368.5124	802 Main Ave. Tillamook, OR 97141 503.842.5533
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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

For all your customer service needs: nccs@ticortitle.com

Clatsop County Parcel Information**Parcel Information**

Parcel #: **54780**
 Tax Lot: **710120000500**
 Site Address: 90713 Fort Clatsop Rd
 Astoria OR 97103 - 8493
 Owner: Cowan, Neal B
 Owner2: Cowan, Melody L
 Owner Address: 14720 Tideland Rd
 Nehalem OR 97131
 Twn/Range/Section: 07N / 10W / 12
 Parcel Size: 5.00 Acres (217,800 SqFt)
 Plat/Subdivision:
 Lot:
 Block:
 Census Tract/Block: 950600 / 1040
 Waterfront: Unknown

Assessment Information

Market Land Value: \$32,525.00
 Market Impr Value: \$295,174.00
 Market Total Value: \$327,699.00
 Assessed Value: \$210,160.00

Tax Information

Levy Code Area: 0107
 Levy Rate: 14.9664

Tax Year	Annual Tax
2021	\$3,145.33
2020	\$3,052.83
2019	\$2,957.43

Legal

Metes & Bounds

Land

Cnty Land Use: 551 - Farm - Exclusive Farm Use (EFU) -
 Improved (typical of class)
 Zoning: EFU Clatsop - Exclusive Farm Use
 Watershed: Youngs River-Frontal Columbia River
 Recreation:

Land Use Std: AFAR - Farms And Crops

Neighborhood: B
 School District: 1

Improvement

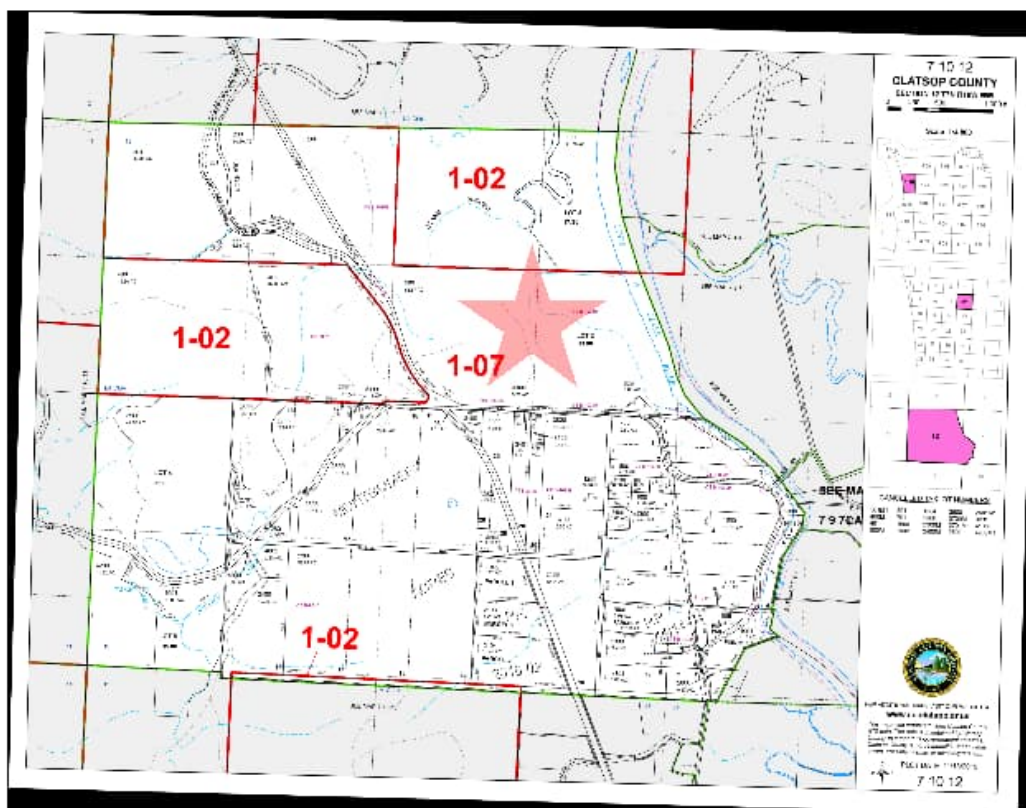
Year Built: 2009	Stories: 1	Total SqFt: 1,188
Eff Year Built: 2009	Bedrooms: 1	Bathrooms: 1
Bsmt SqFt:	Garage: 1,188 - Attached Finished Garage	Full Baths: 1
Exterior Walls: Hardboard	Roof Covering: Composition	Half Baths:
Foundation: Concrete	Roof Style: Gable	Heat:
Primary School: Astor Elementary School	Middle School: Astoria Middle School	High School: Astoria Senior High School

Transfer Information

Rec. Date: 02/28/2020	Sale Price: \$500,000.00	Doc Num: 202001524	Doc Type: Deed
Owner: Neal B Cowan		Grantor: AFBM III LLC	
Orig. Loan Amt: \$500,000.00		Title Co: PACIFIC TITLE	
Finance Type:	Loan Type: Private Party Lender	Lender: PRIVATE INDIVIDUAL	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map

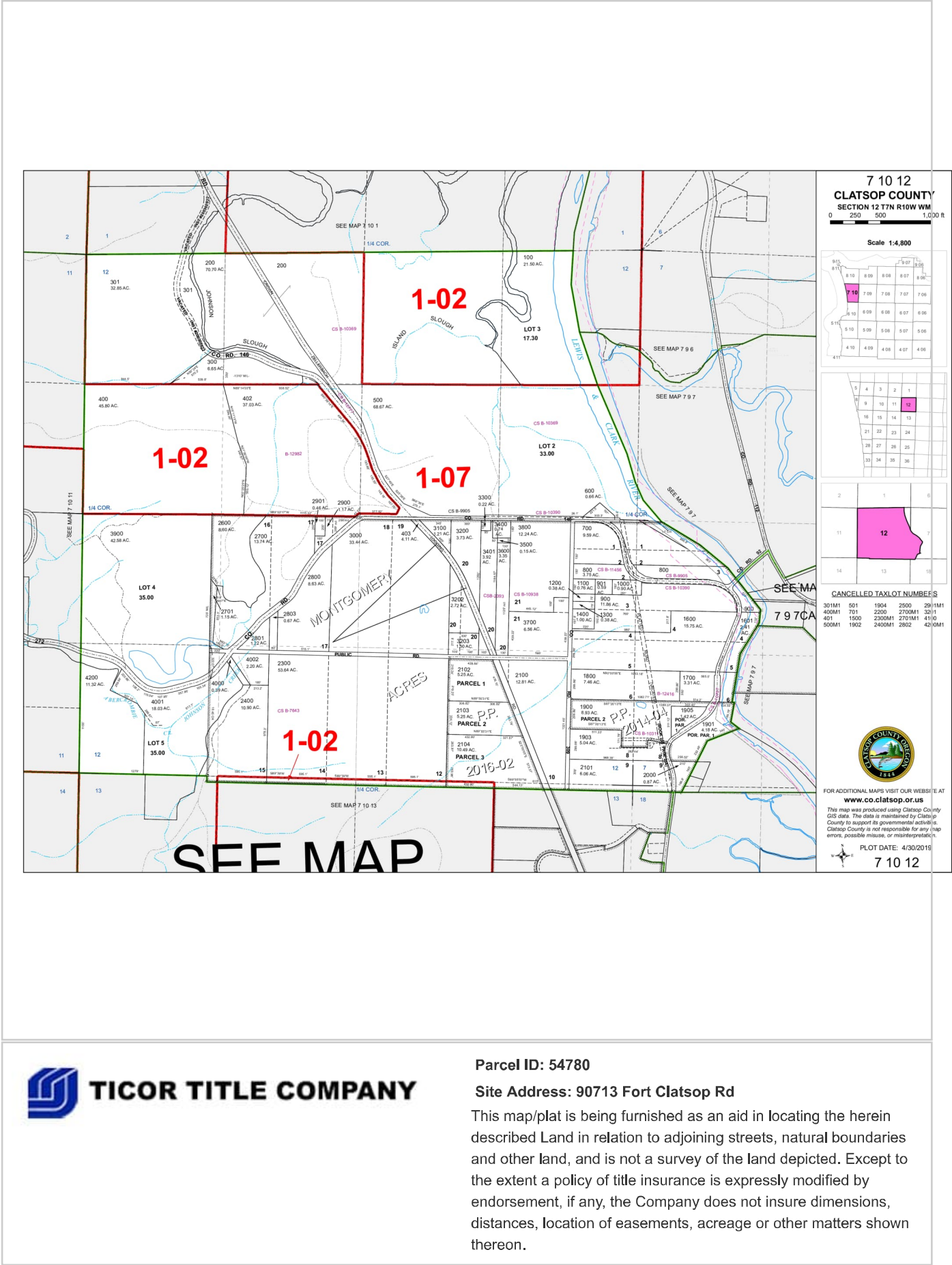


Parcel ID: 54780

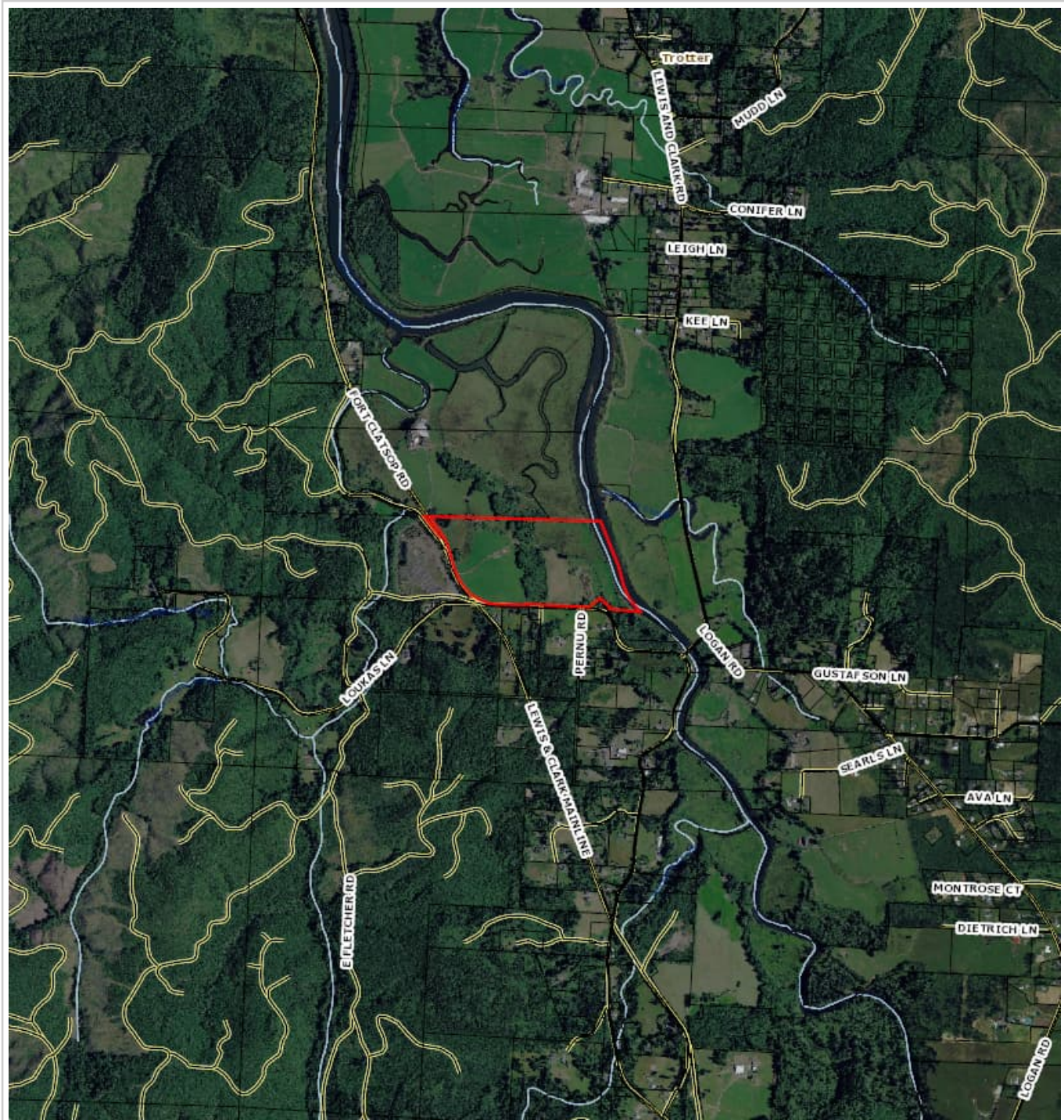
Site Address: 90713 Fort Clatsop Rd

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.

Full Assessor Map



Aerial Map

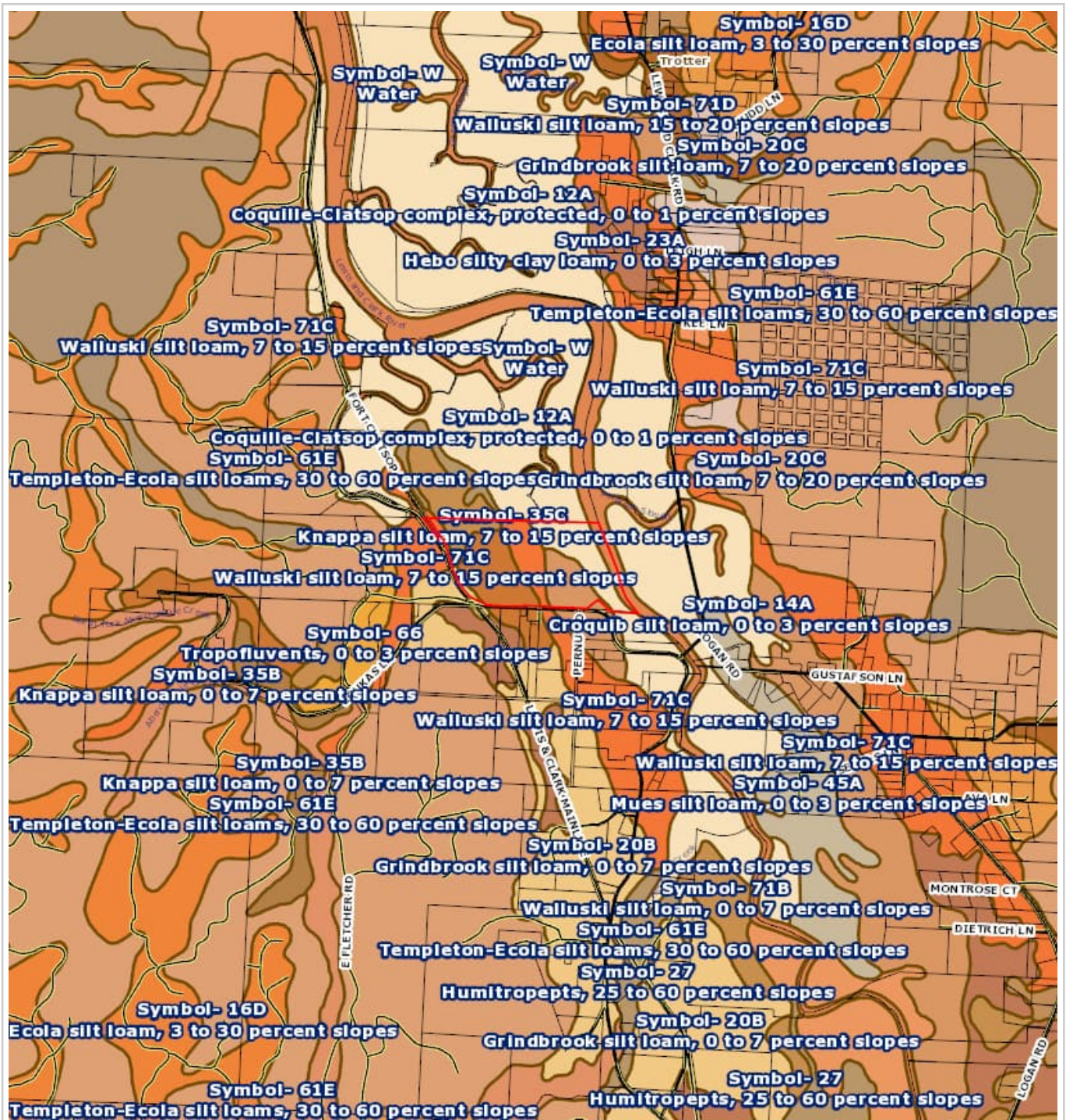


TICOR TITLE COMPANY

Parcel ID: 54780

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Soil Map

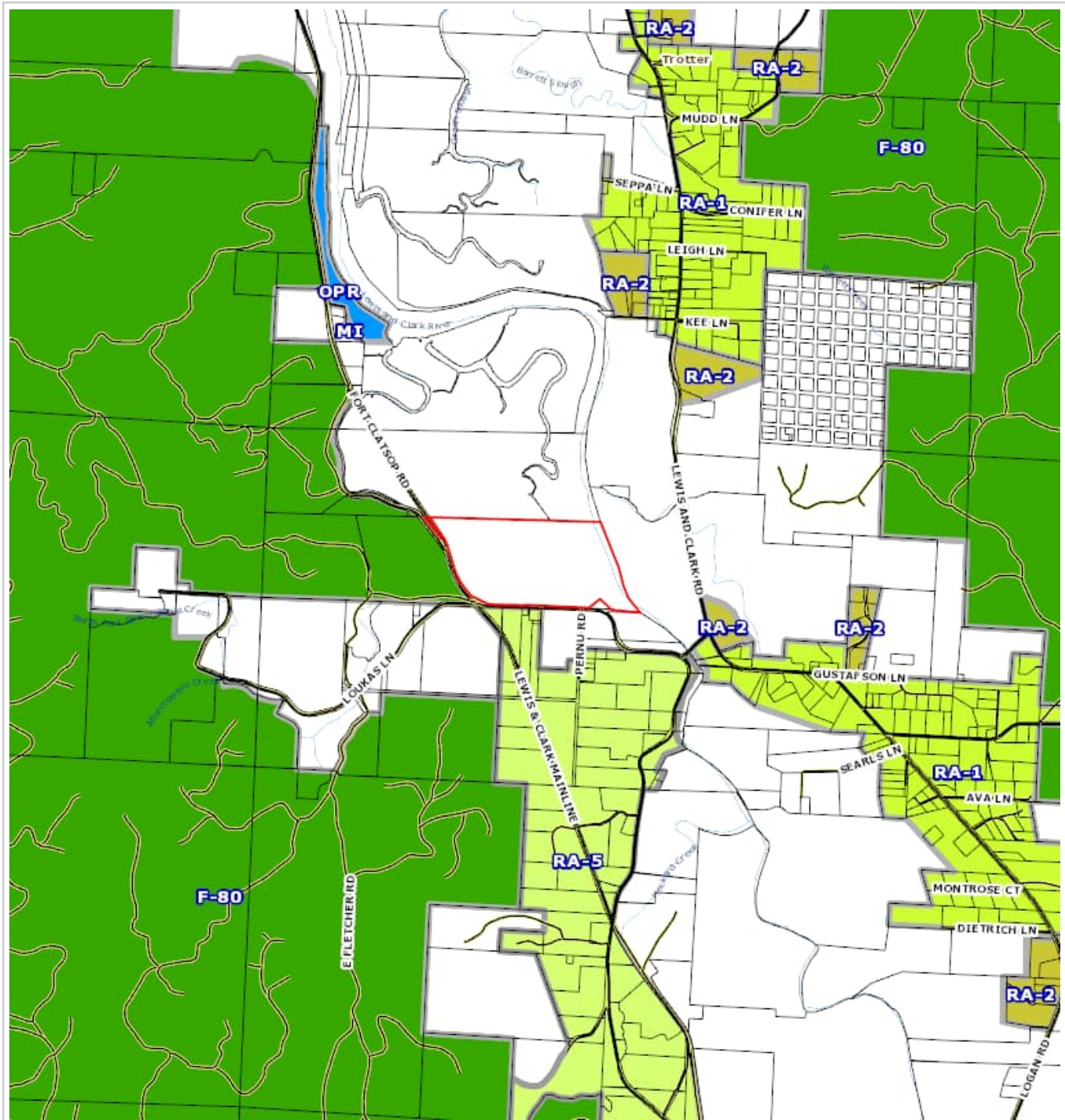


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Zoning Map

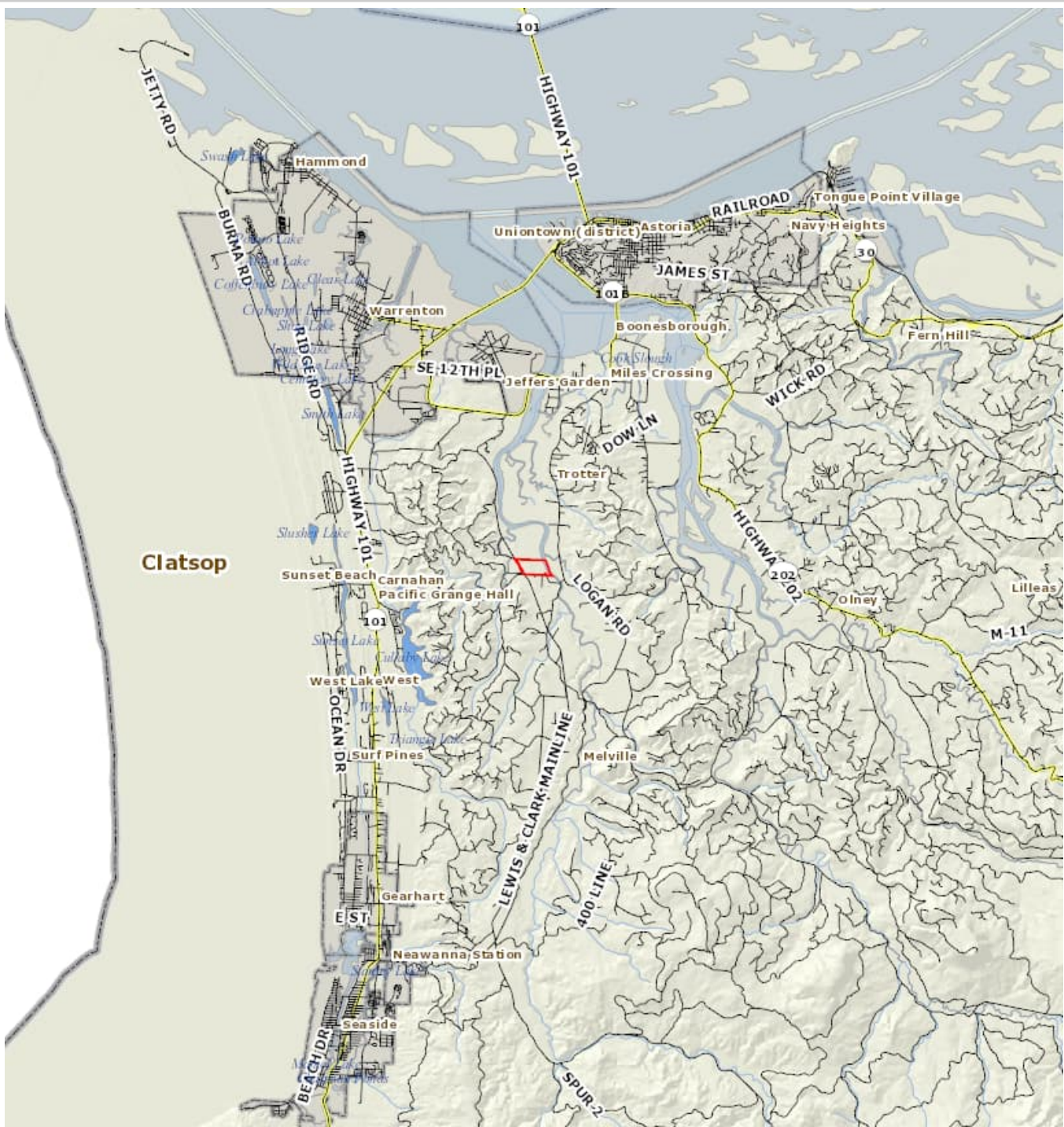


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Flood Map



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NEIKESAFBMtoCOWANStatWarDeed22420



Recording Instrument #: 202001524
Recorded By: Clatsop County Clerk
of Pages: 3 Fee: 97.00
Transaction date: 2/28/2020 10:56:53
Deputy: jkerr

AFTER RECORDING RETURN TO:
DAN VAN THIEL
Attorney at Law
The Red Building
20 Basin St., #105
Astoria, OR 97103

SEND TAX STATEMENTS TO:
NEAL B. & MELODY L. COWAN
14720 Tideland Road
Nehalem, OR 97131

STATUTORY WARRANTY DEED

AFBM, III, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrant to **NEAL B. COWAN AND MELODY L. COWAN, husband and wife, Grantees**, the following real property situated in Clatsop County, State of Oregon, to-wit:

SEE EXHIBIT "A" attached hereto. Situs: 90713 Fort Clatsop Road Astoria, OR 97103

Tax Acct: 0102 71012 00500 #16660, 0107 71012 00500 #54780
The consideration for this conveyance is \$500,000.00, plus in addition to the mutual exchange of real property and other considerations.

SUBJECT TO:

1. The potential for disqualification of the subject property for taxation purposes because of its present assessment as farmland or forestland. Any additional taxes, interest and or penalties are assumed by the Grantee;
2. The potential for levies, assessments and easements, if any, because of the location of the subject property within the Lewis and Clark Rural Fire Protection District;
3. Rights of way for dikes, if any, along the Lewis & Clark River;
4. Rights of the public in and to that portion of the subject property lying below the ordinary high water line of the Lewis & Clark River, its sloughs or ditches;
5. Any potential assertion of adverse claims due to the movement of the Lewis and Clark River, its sloughs and ditches;
6. An Option to Purchase for the purpose of road widening, granted to Clatsop County, Oregon as set forth in that document recorded October 5, 1995, in Book 882, Page 545, Deed Records of Clatsop County, Oregon;
7. Deed and dedication include the terms and provisions thereof all as set forth in that certain document recorded October 5, 1995, in Book 882, Page 548, Deed Records of Clatsop County, Oregon.

SITUS: 90713 Fort Clatsop Road, Astoria, OR 97103

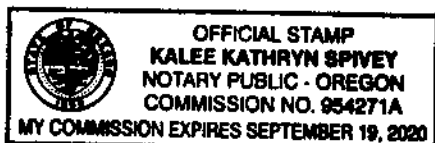
23578
Pacific Title Company

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.

JAMES J. NEIKES, Member

STATE OF OREGON)
)ss.
County of Clatsop)

PERSONALLY APPEARED AFBM, III, an Oregon Limited Liability Company by JAMES J. NEIKES, Member, on behalf of said Company, and acknowledged the foregoing instrument as its voluntary act and deed.




NOTARY PUBLIC FOR OREGON

(OFFICIAL SEAL)

EXHIBIT "A"

LEGAL DESC - AFBM, III TO COWAN

All of Government Lot numbered 2 and the SW 1/4 of the NE 1/4 and 3-1/2 acres of the East end of the South 1/2 of the NW 1/4 lying East of the County Road, all in Section 12, Township 7 North, Range 10 West, Willamette Meridian, EXCEPTING THEREFROM the following two parcels of land:

(Parcel #1)

Commencing at an iron pipe marking the center of Section 12, Township 7 North, Range 10 West, Willamette Meridian, Clatsop County, Oregon, said pipe being set flush with the surface of County Road No. 146 at its point of intersection with County Road #73;
thence on a bearing of North 89° 00' West a distance of 28.16 feet to an iron pipe;
thence running along the center line of County Road No. 146 on a bearing of North 3° 45' West a distance of 848.0 feet to a point;
thence East a distance of 98.0 feet to a point on the center line of Lewis & Clark truck road of Crown Zellerbach Corporation;
thence Southerly along the center line of said Lewis & Clark truck road on a bearing of South 19° 59' East a distance of 403.39 feet;
thence on a bearing of South 27° 40' East a distance of 151.05 feet;
thence on a bearing of South 35° 36' East a distance of 139.21 feet;
thence on a bearing of South 42° 36' East a distance of 309.08 feet, to a point which marks the intersection of the center line of said Lewis & Clark truck road with the center line of County Road No. 146;
thence following along said center line of County Road No. 146 on a bearing of North 89° 00' West a distance of 512.75 feet to the point of beginning.

EXCEPTING therefrom that portion of right of way of County Road No. 146, included in the above description;

EXCEPTING ALSO therefrom that portion of the right of way of the Lewis & Clark truck road of Crown Zellerbach Corporation included in the above description.

(Parcel #2)

Commencing at a point located in the East-West center line of Section 12, Township 7 North, Range 10 West, Willamette Meridian, Clatsop County, Oregon, which point is located at a distance of 512.75 feet on a bearing of South 89° 00' East from an iron pipe marking the center of said Section 12, said point of beginning being the point of intersection of the center line of County Road No. 146 with the intersection of the Lewis & Clark truck road of Crown Zellerbach Corporation;
thence on a bearing of North 49° 00' East a distance of 29.2 feet to a point set at the intersection of the North boundary line of the said right of way of County Road No. 146 & the East boundary line of the right of way of said Lewis & Clark truck road, said point marking the point of beginning of the parcel herein described;
thence on a bearing of North 42° 36' West following along the East boundary line of the right of way of said Lewis & Clark truck road a distance of 150.0 feet to a point;
thence on bearing of South 66° 30' East a distance of 275.1 feet to a point on the North boundary line of the right of way of County Road No. 146;
thence following along said North boundary line of the right of way of County Road No. 146 on a bearing of North 89° 00' West a distance of 150.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion set out in Deed from Lauri O. Pernu et ux to Clatsop County, a legal subdivision of the State of Oregon, recorded in Book 329, Page 374, Film Records, dated December 23, 1969, recorded December 24, 1969.

ALSO EXCEPTING THEREFROM the following described parcel:

Beginning at the quarter section corner between Sections 7 and 12, Township 7 North, Range 10 West, Willamette Meridian;
thence North 79° 00' West 73.6 feet to a point;
thence South 84° 52' West 151.0 feet to a point;
thence North 15.2 feet to a 1 inch iron pipe on the North right of way line of the County Road No. 146, the true point of beginning of this description;
thence North 26.8 feet to a 1 inch iron pipe;
thence North 46° 52' West 197.0 feet to a 1 inch iron pipe;
thence South 49° 46' West 221.5 feet to a 1 inch iron pipe;
thence South 26.1 feet to a 1 inch iron pipe on the above mentioned right of way;
thence East along said right of way 303.3 feet to the point of beginning.

All being situate in Section 12, Township 7 North, 10 West, Willamette Meridian, Clatsop County, Oregon.

EXCEPTING THEREFROM that portion contained in Deed of Dedication recorded in Book 882 page 548, Deed Records of Clatsop County, Oregon