

Property Profile Report

Client Name:

The Kelly Group

Todays Date: 09/20/2023

Owner Name:

Walton Emerson & Margaret Trustees For

Property Address:

20180 NE Sunnycrest Rd Newberg OR 97132 6788

Reference Number:

R332301300

Account Number:

73501

Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave	400 SW 4th St Ste	52 E Airport Rd	1215 NE Baker St	315 Commercial	115 N College St	206 N 1st St
Albany, OR 97321	100	Lebanon, OR	McMinnville, OR	St SE, Ste 150	STE 200	Silverton, OR
541.926.2111	Corvallis, OR	97355	97128	Salem, OR 97301	Newberg, OR	97381
	97330	541.258.2813	503.472.6101	503.585.1881	97132	503.873.5305
	541.757.1466				503.542.1400	

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.TicorMidValley.com

For all your customer service needs:MVCS@TicorTitle.com

Par



rcel Information	Assessment Information
Parcel #: 73501	Market Value Land: \$215,903.00
Account: R332301300	Market Value Impr: \$315,498.00
Related:	Market Value Total: \$531,401.00
Site Address: 20180 NE Sunnycrest Rd	Assessed Value: \$163,947.00
Newberg OR 97132 - 6788	Text Information
Owner: Walton Emerson & Margaret	Tax Information
Trustees For	Levy Code Area: 29.2
Owner2:	Levy Rate: 13.1234
Owner Address: 20180 NE Sunnycrest Rd	Tax Year: 2022
Newberg OR 97132 - 6788	Annual Tax: \$2,151.54
Twn/Range/Section: 03S / 03W / 23	Exemption Description:
Parcel Size: 16.00 Acres (696,960 SqFt)	Logol
Plat/Subdivision:	Legal
Lot:	Township 3S Range 3W Section 23 TaxLot 01300
Block:	
Map Page/Grid: 712-F7	
Census Tract/Block: 030301 / 3008	
Waterfront:	
nd	

Cnty Bldg Use: 11 - 1 Story

School District: 29J Newberg

Recreation:

Title Co:

Lender:

Zoning: EF-40 - Exclusive Farm Use

Middle School: Chehalem Valley Middle School

Land

Cnty Land Use: 681 - Forest - Multiple special assessments -Improved (typical of class) Land Use Std: OTHR - Other Neighborhood: Rural Grand Island Watershed: Chehalem Creek-Willamette River Primary School: Dundee Elementary School High School: Newberg Senior High School

Loan Type:

Improvement

Orig. Loan Amt:

Finance Type:

Year Built: 1974	Attic Fin/Unfin:	Fireplace: 1	
Bedrooms: 3	Total Baths: 1.5	Full/Half Baths: 1 / 1	
Total Area: 1,356 SqFt	Bsmt Fin/Unfin:	Garage: 460 \$	SqFt
Bldg Fin: 1,356 SqFt	1st Floor: 1,356 SqFt	2nd Floor:	
Transfer Information			
Rec. Date: 01/01/1997	Sale Price:	Doc Num: 1997-01351	Doc Type: Deed
Owner:		Grantor:	

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.

Parce

Total Area:



Garage:

Parcel Information		Assessment Information	on
Parcel #: 511213		Market Value Land:	\$126,156.00
Account: R332301	301	Market Value Impr:	\$0.00
Related:		Market Value Total:	\$126,156.00
Site Address:		Assessed Value:	\$8,816.00
Newberg	OR 97132	Tax Information	
Owner: Walton, E	merson N	Tax Information	
Owner2: Walton M The	argaret A Trustees Of	Levy Code Area: 29 Levy Rate: 13	
Owner Address: 20180 NE	E Sunnycrest Rd	Tax Year: 20)22
Newberg	OR 97132 - 6788	Annual Tax: \$1	115.70
Twn/Range/Section: 03S / 03V	V / 23	Exemption Description:	
Parcel Size: 16.40 Act	res (714,383 SqFt)	Logal	
Plat/Subdivision:		<u>Legal</u>	
Lot:		Township 3S Range 3W Section	on 23 TaxLot 01301
Block:			
Map Page/Grid: 712-F7			
Census Tract/Block: 030301 /	3008		
Waterfront:			
Land			
Cnty Land Use: 680 - Forest - Multiple s Vacant	special assessments -	Cnty Bldg Use: 0	
Land Use Std: AMSC - Agricultural Mis	SC	Zoning: EF-40 - E	xclusive Farm Use
Neighborhood: Rural Grand Island		Recreation:	
Watershed: Chehalem Creek-Willar	mette River	School District: 29J News	berg
Primary School: Dundee Elementary Sc	hool	Middle School: Chehalen	n Valley Middle School
High School: Newberg Senior High S	School		
Improvement			
Year Built:	Attic Fin/Unfin:	Firepl	ace:
Bedrooms:	Total Baths:	Full/Half Ba	ths:
Total Annas		0	

Bldg Fin:	1st Floor:	2nd Floor:	
Transfer Information			
Sale Date: 01/22/1998	Sale Price:	Doc Num: 1998-01179	Doc Туре:

Bsmt Fin/Unfin:

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Yamhill County, Oregon "In the hear of the Willoweite Valley"

535 NE 5th Street McMinnville, OR 97128 503-434-7521

Property Account Summary

9/20/2023



Click image above for more information

account Number 73501 Property Address 20180 NE SUNNYCREST	RD,,OR
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General Information		
Alternate Property #	R3323 01300	
Property Description	Township 3S Range 3W Section 23 TaxLot 01300	
Property Category	Land &/or Buildings	
Status	Active, Locally Assessed, Use Assessed	
Tax Code Area	29.2	
Remarks POTENTIAL ADDITIONAL TAX LIABILITY		
Tax Rate		
Description	Rate	
Total Rate	13.1234	
Property Characteristics		
Neighborhood	Rural Grand Island	
Land Class Category	681 Forest Multiple Spec. Assess. Improved	
Account Acres	16.0000	
Change Property Ratio	Forest	
Parties		
Role	Name	
Owner	WALTON EMERSON & MARGARET TRUSTEES FOR	
Owner	WALTON FAMILY TRUST	
Related Properties		
No Related Properties Found		
Property Values		

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value AVR	\$163,947	\$159,290	\$154,770	\$150,380	\$146,119
Exempt Value EAR					
Taxable Value TVR	\$163,947	\$159,290	\$154,770	\$150,380	\$146,119
Real Market Land MKLTL	\$215,903	\$199,626	\$193,400	\$185,812	\$196,910
Real Market Buildings MKITL	\$315,498	\$253,012	\$205,434	\$207,172	\$191,905
Real Market Total MKTTL	\$531,401	\$452,638	\$398,834	\$392,984	\$388,815
M5 Market Land MKLND	\$12,821	\$12,043	\$11,493	\$11,022	\$11,752
M5 Limit SAV M5SAV	\$22,819	\$22,225	\$22,000	\$20,984	\$20,120
M5 Market Buildings MKIMP	\$315,498	\$253,012	\$205,434	\$207,172	\$191,905
M50 MAV MAVMK	\$151,389	\$146,980	\$142,699	\$138,543	\$134,508
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUse Portion) SAVL	\$12,558	\$12,310	\$12,071	\$11,837	\$11,611

Active Exemptions

No Exemptions Found

Tax Balance

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Change
11/03/2022 00:00:00	<u>1199054</u>	\$2,151.54	\$2,151.54 \$2,086.99	\$0.00
11/09/2021 11:23:00	<u>1164510</u>	\$2,108.87	\$2,108.87 \$2,045.60	\$0.00
11/06/2020 00:00:00	1105378	\$1,882.13	\$1,882.13 \$1,825.67	\$0.00
11/01/2019 00:00:00	1051223	\$1,876.26	\$1,876.26 \$1,819.97	\$0.00
11/13/2018 00:00:00	1016726	\$1,912.29	\$1,912.29 \$1,854.92	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
02/16/1993	02/16/1993	1993-02086	\$0.00	65105		М	No

Property Details							
Living Area S Ft	q Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1356	0 X 0	1974	4-	1	3	1	1

1993 FEB 16 PH 4: 37

F282P0962

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That EMERSON N. WALTON and MARGARET A. WALTON, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey to EMERSON N. WALTON and MARGARET A. WALTON, TRUSTEES OF THE WALTON FAMILY TRUST DATED August 5, 1992, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, in and to that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit:

PARCEL 1 - Tex Lot No. 3220-1200:

BEGINNING at a point 23.66 chains South and 28.37 chains West of center of Donation Land Claim of Richard Everest No. 52 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, said point being the Southwest corner of Lot 2 of County Survey 2071; thence East along the South line of said Lot 2 set apart to Elmer Everest by partition suit No. 4271 in the Circuit Court Records of said County, 486 feet; thence North 599.986 feet to the South line of the tract of land conveyed to public for road purposes by deed recorded in Volume 64, Page 432, Deed Records of Yamhill County; thence West along the South line of said roadway 486 feet to the West line of Lots 1 of said survey; thence South along the West line of Lots 1 and 2, a distance of 599.986 feet to point of beginning.

PARCEL 2 - Tax Lot No. 3323-1300;

TRACT 1. Being a part of Section 23, Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at a point on the South line of County Road #73, which point is South 20 feet and West 47.175 chains from the Southeast corner of the John Williamson Donation Land Claim #46 in said Township and Range, said; point also being the Northwest corner of that tract described in a contract between William F. Kaden, et ux. and Bradley B. Briggs, et ux., recorded November 16, 1972 in Film Volume 91, Page 2305, Deed and Mortgage Records; thence South along West line of said Briggs tract, a distance of 17.065 chains, more or less, to the North line of Parcel No. 2 conveyed to Yamhill County by deed recorded October 22, JO4 in Book 46, Page 63, Deed Records of Yamhill County, Oregon; thence West along North line of said Yamhill County tract, 9.276 chains, more or less, to a point on the west line of Section 23, Township 3 South, Range 3 West; thence North along said Section 23 line, 17.065 chains, more or less, to a point on South line of County Road #73; thence East a distance of 9.276 chains, more or less, to the place of beginning.

After recording, return to:

Douglas S. Fredricks, Attorney P.O. Box 480 McMinnville, OR 97128

Send Tax Statements to:

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Emerson and Margaret Walton, Trustees 20180 N.E. Sunnycrest Road Newberg, OR 97132

Page 1 - BARGAIN AND SALE DEED





Yamhill County, Oregon "In the hear of the Willowette Valley"

535 NE 5th Street McMinnville, OR 97128 503-434-7521

Property Account Summary

9/20/2023



Click image above for more information

Account Number	511213	Property Address	
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General Information	
Alternate Property #	R3323 01301
Property Description	Township 3S Range 3W Section 23 TaxLot 01301
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	29.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY
Tax Rate	
Description	Rate
Total Rate	13.1234
Property Characteristics	
Neighborhood	Rural Grand Island
Land Class Category	680 Forest Multiple Spec. Assess. Vacant
Account Acres	16.4000
Change Property Ratio	Forest
Parties	
Role	Name
Owner	WALTON MARGARET A TRUSTEES OF THE
Owner	WALTON FAMILY TRUST
Owner	WALTON EMERSON N &
Related Properties	
No Related Properties Found	
Property Values	

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value AVR	\$8,816	\$8,561	\$8,318	\$8,078	\$7,844
Exempt Value EAR					
Taxable Value TVR	\$8,816	\$8,561	\$8,318	\$8,078	\$7,844
Real Market Land MKLTL	\$126,156	\$118,504	\$113,091	\$108,451	\$115,643
Real Market Buildings MKITL					
Real Market Total MKTTL	\$126,156	\$118,504	\$113,091	\$108,451	\$115,643
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$19,813	\$19,190	\$18,948	\$17,915	\$16,996
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUse Portion) SAVL	\$8,816	\$8,561	\$8,318	\$8,078	\$7,844

Active Exemptions

No Exemptions Found

Tax Balance

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/03/2022 00:00:00	<u>1199055</u>	\$115.70	\$115.70	\$112.23	\$0.00
11/09/2021 11:24:00	<u>1164576</u>	\$113.34	\$113.34	\$109.94	\$0.00
11/06/2020 00:00:00	1105377	\$101.15	\$101.15	\$98.12	\$0.00
11/01/2019 00:00:00	1051222	\$100.79	\$100.79	\$97.77	\$0.00
11/13/2018 00:00:00	1016727	\$102.66	\$102.66	\$99.58	\$0.00

Sales History

Sale Date	Entry Date	Recording Number		Excise Number	Deed Type	Transfer Type	Other Parcels
01/22/1998	01/22/1998	2016-CONV- 15533	\$0.00	194282		S	No
01/22/1998	01/22/1998	1998-01179	\$0.00	90479		S	No

Property Details

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

ORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate).	COPYRIGHT 1996 STEVENS NESS LAW PUBLISHING CO., PORTLAND, OR 97204
S	
· · · · · ·	
EMERSON N. WALTON, TRUSTEE	STATE OF OREGON, County of } ss.
MARGARET A. WALTON, TRUSTEE	I certify that the within instrument
Grantor's Name and Address	was received for record on the day
EMERSON N. WALTON, TRUSTEE MARGARET A. WALTON, TRUSTEE	of, at, o'clockM., and recorded in
	book/reel/volume No on page
Grantee's Name and Address ter recording, return to (Name, Address, Zip):	Recorded im organization and
Emerson & Maryaret Walton	Recorded in Official Yamhill County Records , CHARLES STERN, COUNTY CLERK
20180 NE Sunnycrest Road Newberg, OR 97132	y 40.00
ntil requested otherwise, send all tax statements to (Name, Address, Zip):	199801179 2:45pm 01/22/98
	001 060949 10 04 000200 1 0 D08 2 10.00 10.00 20.00 0.00 0.00 0.00
Same as above	
	у.
ΒΔ	I
KNOW ALL BY THESE PRESENTS that TRUSTEES OF THE WALTON FAMILY '	EMERSON N. WALTON and MARGARET A. WALTON
erginafter called grantor, for the consideration hereinaft	ter stated does hereby grant bargain sell and convey unto EMERSON N.
WALTON AND MARGARET A. WALTON	TRUSTEES OF WALTON FAMILY TRUST DATED Adguige
ereinafter called grantee, and unto grantee's heirs, succ	essors and assigns, all of that certain real property, with the tenements, hered-
aments and appurtenances thereunto belonging or in a tate of Oregon, described as follows, to-wit:	my way appertaining, situated inCounty_12
ale of oregon, described as follows, to-wit.	
**5, 1992	
SEE E	xhibit "A" Attached
	Allbit A Attached
	ICIENT, CONTINUE DESCRIPTION ON REVERSE)
To Have and to Hold the same unto grantee and	grantee's heirs, successors and assigns forever.
To Have and to Hold the same unto grantee and The true and actual consideration paid for this tr sual consideration consists of or includes other proper	l grantee's heirs, successors and assigns forever. ransfer, stated in terms of dollars, is \$NONEXONE CONTRACT AND A CONTRACT
To Have and to Hold the same unto grantee and The true and actual consideration paid for this to and somethor atom sconsists of or hold desenders proper high your products atom. Of the sentence between the symbols 9.	l grantee's heirs, successors and assigns forever. ransfer, stated in terms of dollars, is <u>none</u> XXEGWERGENERGENERGENERGENERGENERGENERGENER
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To Have and to Hold the same unto grantee and The true and actual consideration paid for this tr gran consideration consists of the indices after proper hick construing this deed, where the context so re ade so that this deed shall apply equally to corporatio IN WITNESS WHEREOF. the grantor has exec	I grantee's heirs, successors and assigns forever. ransfer, stated in terms of dollars, is <u>none</u> <u>xoxpowerer, thex</u> to xox value given or provinced which bis <u>xopart</u> of thex where <u>xinesises</u> if not applicable, should be deleted. See ORS 93.030.) quires, the singular includes the plural, and all grammatical changes shall be ons and to individuals. uted this instrument this <u>2.2.</u> day of <u>January</u> , 1998; if
To Have and to Hold the same unto grantee and The true and actual consideration paid for this tr stat sonxideration sonsists of or kost kost were proper high your side stion. ⁽¹⁾ (The sentence between the symbols ⁽²⁾ , In construing this deed, where the context so re adde so that this deed shall apply equally to corporation IN WITNESS WHEREOF, the grantor has exect rantor is a corporation, it has caused its name to be sign	l grantee's heirs, successors and assigns forever. ansfer, stated in terms of dollars, is <u>none</u> XXROWENER, thex try or wake given or promised which is high for the singular includes the plural, and all grammatical changes shall be
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To Have and to Hold the same unto grantee and The true and actual consideration paid for this tr guat consideration consists of ox includes after proper high consideration . ⁽¹⁾ (The sentence between the symbols ⁽⁰⁾ , In construing this deed, where the context so re lade so that this deed shall apply equally to corporatic IN WITNESS WHEREOF, the grantor has exect rantor is a corporation, it has caused its name to be sig o do so by order of its board of directors. HIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DES	I grantee's heirs, successors and assigns forever. ansfer, stated in terms of dollars, is <u>none</u> Conservative given or promised which is boart of the constant given or promised which is boart of the constant of the cons
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NORTHWEST TITLE COMPANY V

Being a part of Section 23, Township 3 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southeast corner of the John Williamson Donation Land Claim #46 in said Township and Range; thence South 17.68 chains to the Southeast corner of Parcel #2 conveyed to Yamhill County by deed recorded October 22, 1904 in Book 46, Page 63, Deed Records of Yamhill County, Oregon; thence West along the South line of said Yamhill County tract 47.48 chains to the Northwest corner of that tract conveyed to William V. Brady, et ux.. by deed recorded August 21, 1964 in Film Volume 39, Page 686, Deed and Mortgage Records and the true point of beginning of the tract herein described; thence West along the South line of said Yamhill County tract 9.38 chains, more or less, to the West line of Section 23; thence South along said Section line, 17.36 chains, more or less, to the Northwest corner of that tract conveyed to Donald H. Gunnell, et ux, by deed recorded October 13, 1965 in Film Volume 48, Page 577, Deed and Mortgage Records; thence East along the North line of said Gunnell tract, 9.43 chains, more or less, to the Southwest corner of that tract conveyed to Milliam V. Brady, et ux, by deed recorded August 21, 1964 in Film Volume 39, Page 686, Deed and Mortgage Records; thence North along the West line of said Brady tract, 17.43 chains, more or less, to the true place of beginning.

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TICOR TITLE

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



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