

63560 JOHNSON RANCH RD

BEND, OR



LOCATION

Located in Deschutes County, Minutes from the community of Alfalfa, 30 Minutes from the town of Bend, Near local recreation activities like hiking, skiing, swimming and the Oregon Badlands

LAND DETAILS

193.190

- **Two Tax Lots**
 - **Parcel 131533 | 115 Acres**
 - **Parcel 131552 | 78.19 Acres**
- **Loamy Sand Soils**
- **Gated and Fenced**
- **Gravel Roads**
- **3 Pivots**
- **157 Acres of Water Rights**
 - **Provided by Central Oregon Irrigation District**
- **Updates**
 - **2 Rebuilt Pumps in Pond, 2019**
- **147 Acres of Farm Ground in a Year to Year Lease**
 - **Handshake**

HOME

1864 SqFt

- **Single Level**
- **3 Bedrooms**
- **2 Bathrooms**
- **Stainless Steel Appliances**
- **Kitchen Island with Seating**
- **Large Windows**
- **Wood Flooring**
- **Covered Deck**
- **Updates**
 - **Paint, 2020**
 - **Roof, 2020**
 - **Windows in Living Room + Kitchen Tinting, 2020**

SYSTEMS

1 Well

1 Septic Tank

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

STRUCTURES

Shop

- 1440 SqFt
- Loft Storage
- Insulated
- 220 Amp Power
- Concrete Floors
- Roll Up Doors

Hay Storage

- 4,320 SqFt
- Gravel Floors

Workshop Shed

- 640 SqFt

Well House

SELLER PREFERRED TERMS

24 Hour Notice for Showings

3 Business Days Response Time for Offers

Use OREF Forms

Fidelity Title Company

Personal Property: Pivot Irrigation, Microwave, Oven, Dishwasher, Fridge All Conveyed at \$0 Value

Exclusions: All Equipment

Showing: Left Side Gate Open By Hand







MAPS

PROVIDED BY LANDID

*SCAN HERE FOR
INTERACTIVE MAP*



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JOHNSON RANCH RD

JOHNSON RANCH RD



**Oregon
Farm & Home**
★ BROKERS ★

Alfalfa

HORSEFLD RD

JOHNSON RANCH RD

JOHNSON RANCH RD



Oregon
Farm & Home
★ BROKERS ★



POWELL BUTTE

BRASADA RANCH

193 ACRE
FARM/RANCH

157 COID
WATER RIGHTS

PORTER CREEK CANAL

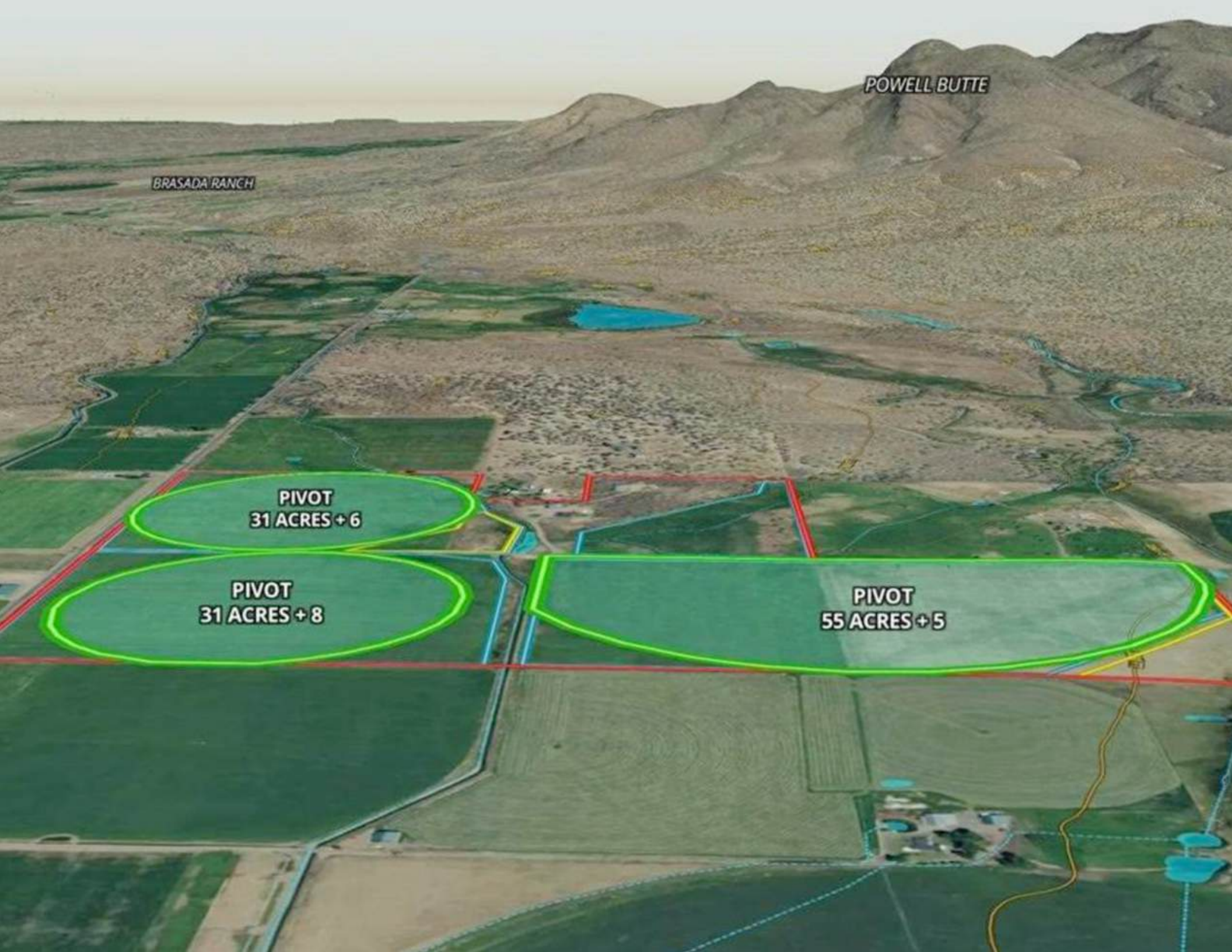
POWELL BUTTE

BRASADA RANCH

PIVOT
31 ACRES + 6

PIVOT
31 ACRES + 8

PIVOT
55 ACRES + 5



THREE SISTERS

BEND

KBDN

193 ACRES

157 COLD
WATER RIGHTS

BRASADA RANCH

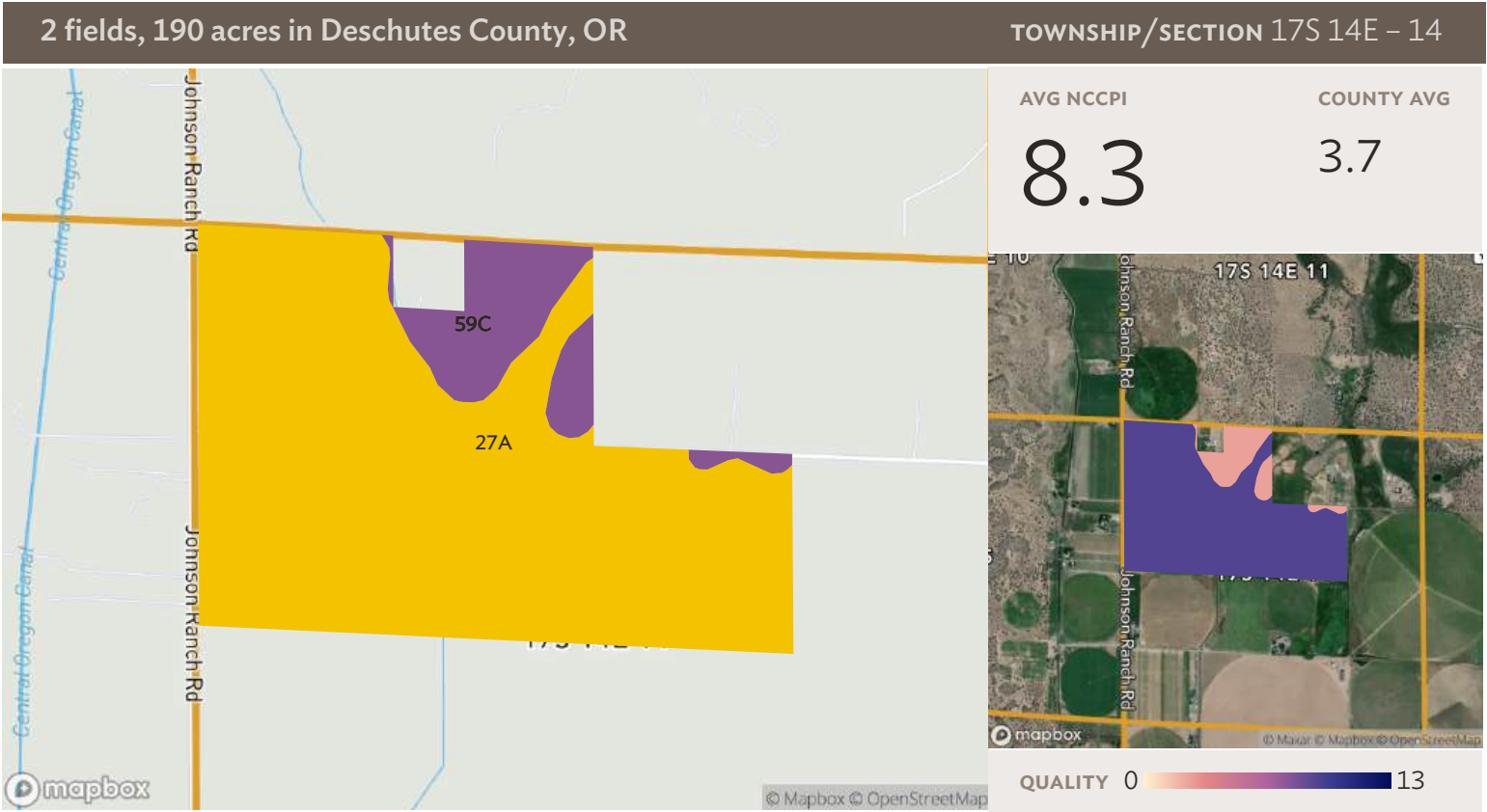
OREGON
BADLANDS
WILDERNESS

SOIL REPORT

PROVIDED BY ACREVALUE

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All fields

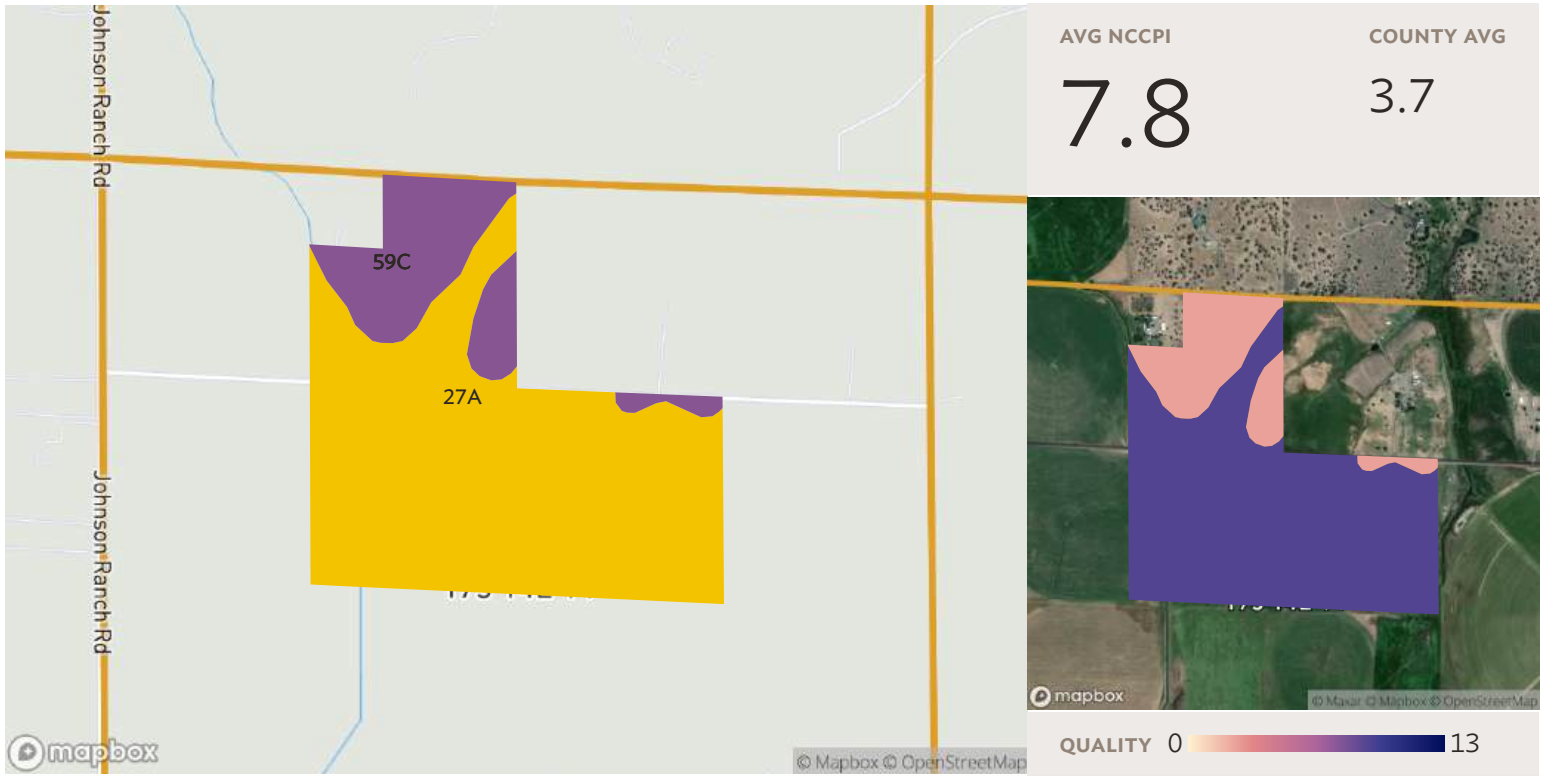
Source: NRCS Soil Survey

190 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
27A	Clovkamp loamy sand, 0 to 3 percent slopes	167.83	88.3%	6	9.1
59C	Gosney-Rock outcrop-Deskamp complex, dry, 0 to 15 percent slopes	22.32	11.7%	7	2.4
		190.15			8.3

2 fields, 190 acres in Deschutes County, OR

TOWNSHIP/SECTION 17S 14E - 14



Field 1

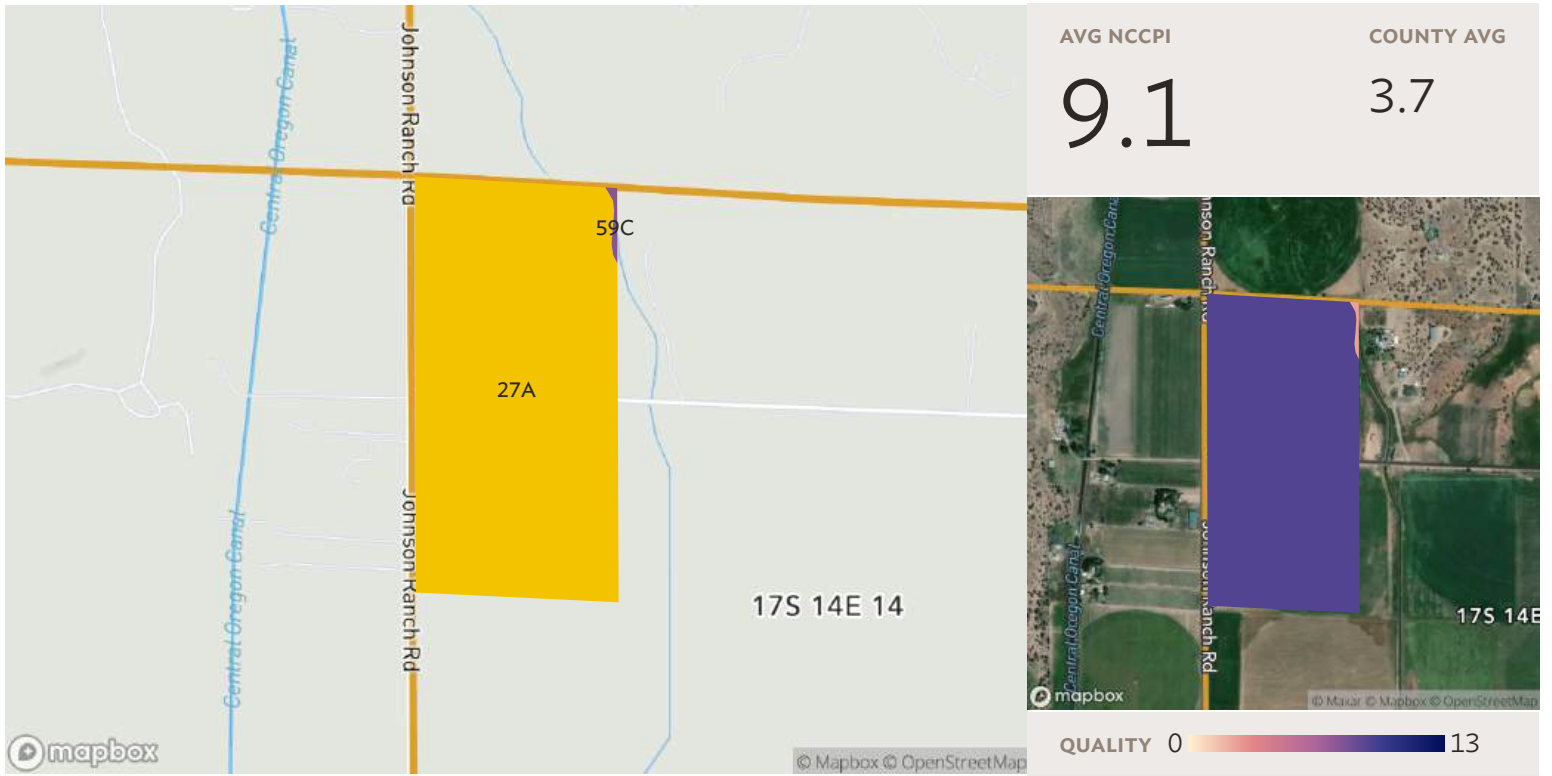
Source: NRCS Soil Survey

113 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
27A	Clovkamp loamy sand, 0 to 3 percent slopes	90.85	80.5%	6	9.1
59C	Gosney-Rock outcrop-Deskamp complex, dry, 0 to 15 percent slopes	21.99	19.5%	7	2.4
112.84					7.8

2 fields, 190 acres in Deschutes County, OR

TOWNSHIP/SECTION 17S 14E - 14



Source: NRCS Soil Survey

Field 2

77 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
27A	Clovkamp loamy sand, 0 to 3 percent slopes	76.98	99.6%	6	9.1
59C	Gosney-Rock outcrop-Deskamp complex, dry, 0 to 15 percent slopes	0.33	0.4%	7	2.4
		77.31			9.1

WATER RIGHTS

PROVIDED BY CENTRAL OREGON IRRIGATION DISTRICT

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4221 Ettinger, Allan/Tara

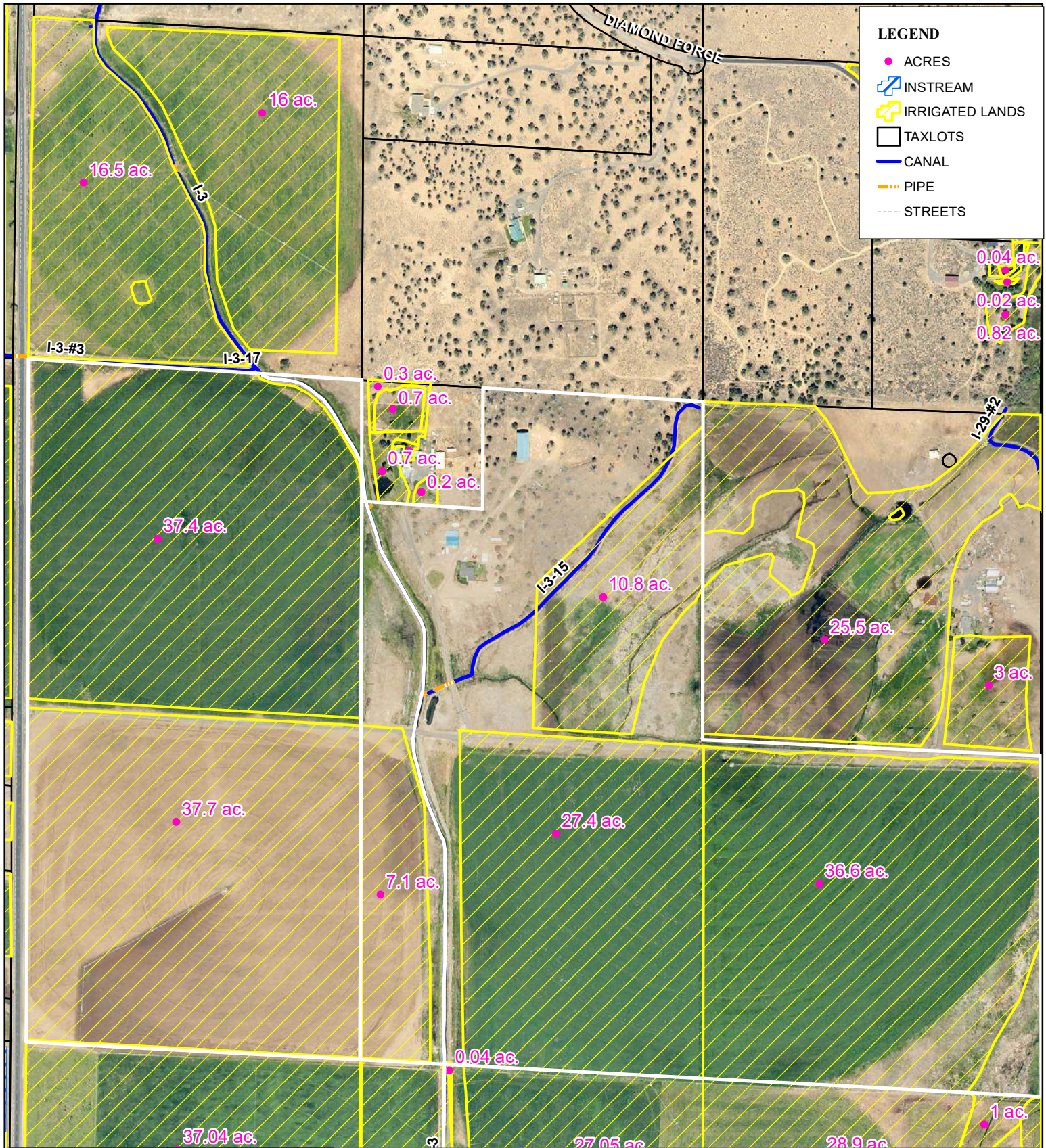
Last Assessment Amount:	\$4,343.50
Last Assessment Date:	01/15/2021
Current Balance:	\$0.00

DistrictText	Division	Acreage	Beat
	Division 4	157.000	CO3

<u>County Tax Map Nbr</u>	<u>County Name</u>	<u>Address1</u>	<u>Acreage</u>
1714140000400	Deschutes	63560 JOHNSON RANCH RD BEND, OR 97701	81.900
1714140000500	Deschutes	63550 JOHNSON RANCH RD BEND, OR 97701	75.100
			157.000

TRSQ	Lot	Usage	Headgate	Quit Claim	Instream Lease	Rot#	Transfer	Petition	Acreage
171414NENW	00400	Irrigation	I-3-14						Acreage: 10.800
Beneficial Use:	2021 - Partial		2020 - Partial		2019 - Partial				Off Lands:
	2018 - Partial		2017 - Partial		2016 - Partial				On Lands:
									Available: 10.800
171414NWNW	00500	Irrigation	I-3-14						Acreage: 37.400
Beneficial Use:	2021 - Partial		2020 - Full		2019 - Full				Off Lands:
	2018 - Partial		2017 - Full		2016 - Full				On Lands:
									Available: 37.400
171414SEnw	00400	Irrigation	I-3-14						Acreage: 34.500
Beneficial Use:	2021 - Partial		2020 - Partial		2019 - Partial				Off Lands:
	2018 - Partial		2017 - Partial		2016 - Partial				On Lands:
									Available: 34.500
171414SWNE	00400	Irrigation	I-3-14						Acreage: 36.600
Beneficial Use:	2021 - Partial		2020 - Partial		2019 - Partial				Off Lands:
	2018 - Partial		2017 - Partial		2016 - Partial				On Lands:
									Available: 36.600
171414SWNW	00500	Irrigation	I-3-14						Acreage: 37.700
Beneficial Use:	2021 - Dry		2020 - Partial		2019 - Full				Off Lands:
	2018 - Partial		2017 - Partial		2016 - Partial				On Lands:
									Available: 37.700

COID WATER RIGHTS MAP



LEGEND

- ACRES
- ▣ INSTREAM
- ▣ IRRIGATED LANDS
- ▣ TAXLOTS
- CANAL
- PIPE
- STREETS

Patron Information:

Name: ETTINGER, ALLAN/TARA

Taxlot: 1714140000400/1714140000500

Address: 63550 JOHNSON RANCH RD
63560 JOHNSON RANCH RD

DISCLAIMER:
THIS MAP IS FOR REFERENCE PURPOSES ONLY.
COID MAKES NO GUARANTEES TO THE ACCURACY
OF THIS MAP OR ITS ASSOCIATED GIS DATA SHOWN
HEREIN. COID IS IN NO WAY RESPONSIBLE FOR THE
USAGE OF ANY DATA OR INFORMATION ASSOCIATED
WITH OR SHOWN ON THIS MAP.

1 inch = 500 feet

Date: 10/18/2021

User Name: Jessica

PROJECTION COORDINATE SYSTEM:
NAD_1983_StatePlane_Oregon_South_
FIPS_3602 INTL Feet



COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Property Profile Report

Allan Ettinger III & Tara Ettinger

63550 Johnson Ranch Rd
Bend OR 97701

May 9, 2024

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

**Parcel Information**

Parcel #:	131552
Tax Lot:	1714140000500
Record Type:	Farm
Site Address:	63550 Johnson Ranch Rd
	Bend OR 97701 - 9329
Owner:	Ettinger, Allan T III Ettinger, Tara T
Owner Address:	63560 Johnson Ranch Rd
	Bend OR 97701 - 9329
Twn/Range/Section:	17S / 14E / 14
Parcel Size:	78.19 Acres (3,405,956 SqFt)
Plat/Subdivision:	N/A
Lot:	
Block:	
Census Tract/Block:	001200 / 1021
Waterfront:	

Assessment Information

Market Value Land:	\$400,170.00
Market Value Impr:	\$0.00
Market Value Total:	\$400,170.00
Assessed Value:	\$28,539.00

Tax Information

Levy Code Area:	2-045
Levy Rate:	15.1552
Tax Year:	2023
Annual Tax:	\$411.34

Legal**Land**

County Land Use:	550 - Farm - Exclusive Farm Use (EFU) - Vacant	Land Use Std:	VMSC - Vacant Misc
Zoning:	Deschutes County-EFUAL - Efu - Alfalfa Subzone	Neighborhood:	
Watershed:	Lower Dry River	School District:	2J - Redmond
Primary School:	Tumalo Community School	Middle School:	Obsidian Middle School
High School:	Ridgeview High School		

Improvement

Year Built:		Total SqFt:		Bedrooms:	
1st Floor:		Attic Area:		Bathrooms:	
2nd Floor:		Bsmt Area:		Full/Half Baths:	
Fireplace:		Garage:		Carport:	

Transfer Information

Loan Date:	02/24/2014	Loan Amt:	\$387,500.00	Doc Num:	5607	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	BANK OF ESTRN OR		
Rec. Date:	12/30/2013	Sale Price:	\$775,000.00	Doc Num:	52066	Doc Type:	Deed
Owner:	Allan T Ettinger			Grantor:	MILTENBERGER KENNETH H		
Orig. Loan Amt:	\$475,000.00			Title Co:	AMERITITLE		
Finance Type:		Loan Type:		Lender:	MILTENBERGER		

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Deschutes County Property Information

Report Date: 5/9/2024 2:16:14 PM

Disclaimer

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Account Summary

Account Information

Mailing Name: ETTINGER, ALLAN T III & TARA T
Map and Taxlot: 1714140000500
Account: 131552
Tax Status: Assessable
Situs Address: 63550 JOHNSON RANCH RD, BEND, OR 97701

Property Taxes

Current Tax Year: \$411.34
Tax Code Area: 2045

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 78.19
Property Class: 550 -- FARM

Ownership

Mailing Address:
ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND, OR 97701

Valuation

Real Market Values as of Jan. 1, 2023

Land	\$400,170
Structures	\$0
Total	\$400,170

Current Assessed Values:

Maximum Assessed	N/A
Assessed Value	\$28,539
Veterans Exemption	

Warnings, Notations, and Special Assessments

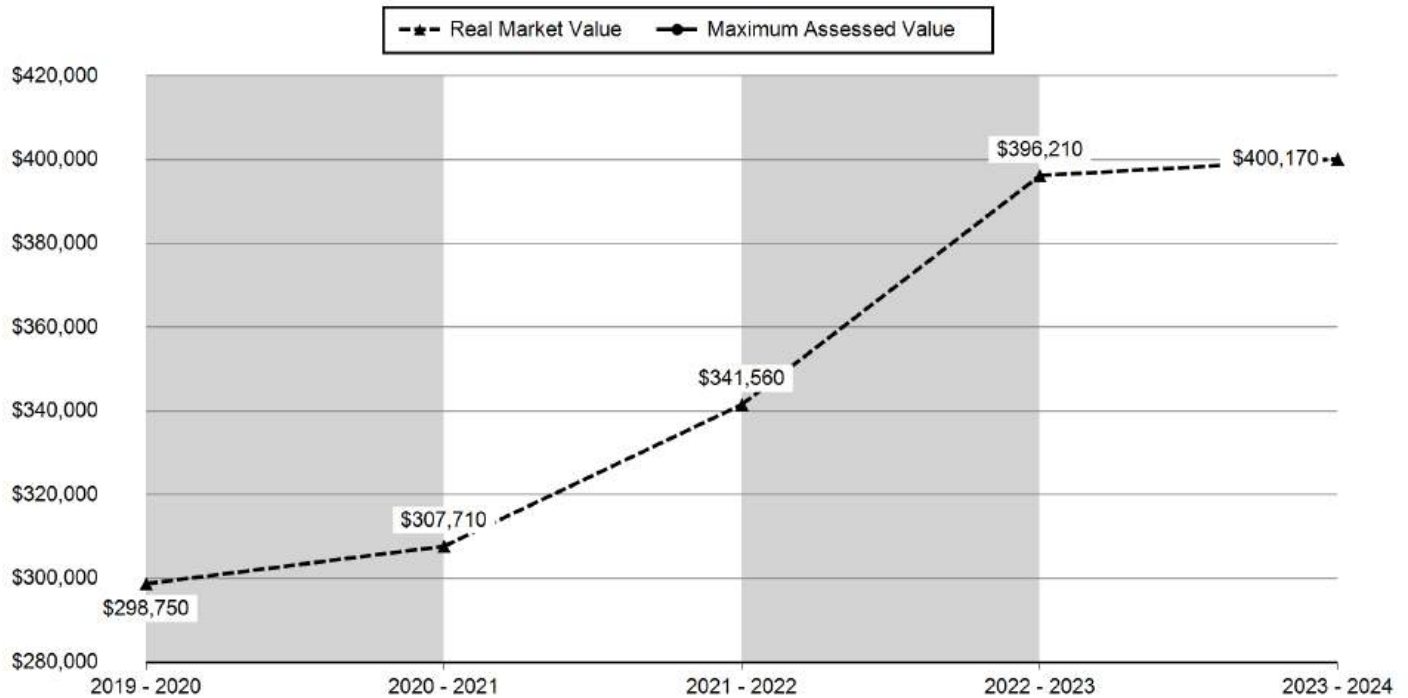
Assessor's Office Notations

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Real Market Value - Land	\$298,750	\$307,710	\$341,560	\$396,210	\$400,170
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$298,750	\$307,710	\$341,560	\$396,210	\$400,170
Maximum Assessed Value	N/A	N/A	N/A	N/A	N/A
Total Assessed Value	\$28,539	\$28,539	\$28,539	\$28,539	\$28,539
Veterans Exemption	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2023	11-15-2023	PAYMENT	10-30-2023	10-30-2023	\$399.00	(\$411.34)	\$12.34	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$411.34	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2022	11-15-2022	PAYMENT	11-14-2022	11-14-2022	\$389.43	(\$401.47)	\$12.04	\$0.00	\$0.00
2022	11-15-2022	IMPOSED	10-12-2022	11-15-2022	\$0.00	\$401.47	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2021	11-15-2021	PAYMENT	11-08-2021	11-08-2021	\$388.94	(\$400.97)	\$12.03	\$0.00	\$0.00
2021	11-15-2021	IMPOSED	10-11-2021	11-15-2021	\$0.00	\$400.97	\$0.00	\$0.00	\$0.00
Total:						\$0.00			

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
12/24/2013	MILTENBERGER, KENNETH HOWARD	ETTINGER, ALLAN T III & TARA T	\$775,000	22-SPECIALLY ASSESSED	2013-52066
07/20/2004	MILTENBERGER, DONALD WILLIAM & JEANNE R	MILTENBERGER, KENNETH H & SHANE L		06-GRANTEE IS RELATED/FRIENDS/BUSINESS ASSOCIATES	2004-43739

No Structures Found.

Land Characteristics

Land Description	Acres	Land Classification
Exclusive Farm Use Zoned	78.19	W3: IRRIGATED GROUND - SOIL CLASS 3

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	ETTINGER, ALLANT	OWNER	100.00%
OWNER	ETTINGER, TARAT	OWNER	100.00%

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	ALFALFA FIRE DISTRICT	541-382-2333	25889 Alfalfa Market Rd., Bend 97701
SCHOOL DISTRICT	REDMOND SCHOOL DISTRICT	(541) 923-5437	145 SE SALMON AVE, REDMOND, OR 97756
ELEMENTARY SCHOOL ATTENDANCE AREA	TUMALO COMMUNITY SCHOOL	(541) 382-2853	19835 SECOND ST, BEND, OR 97703
MIDDLE SCHOOL ATTENDANCE AREA	OBSIDIAN MIDDLE SCHOOL	(541) 923-4900	1335 SW OBSIDIAN, REDMOND, OR 97756
HIGH SCHOOL ATTENDANCE AREA	RIDGEVIEW HIGH SCHOOL	(541) 504-3600	4555 SW ELKHORN AVE, REDMOND, OR 97756
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 1	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jurisdiction:	Deschutes County	County Zone	Description
Urban Growth Boundary:	No	EFUAL	EXCLUSIVE FARM USE - ALFALFA SUBZONE
Urban Reserve Area:	No		

County Development Details

Wetland (National or Local):	Yes
Conservation Easement:	No Conservation Easement Recorded
FEMA 100 Year Flood Plain:	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant:	No TDC/PRC Restrictive Covenant Found
Ground Snow Load:	36 #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-CU99163-PL	Land Use	KEN & SHANE MILTENBERGER	12/22/1999	Finalized
247-LR9975-PL	Land Use	KENNETH AND SHANE MILTENBURGER C/O ROBERT S. LOVLIN	11/15/1999	Finalized

Permit Detail

Land Use Permit Details

Permit Number:	247-CU99163-PL	Submit Date:	12/22/1999	Status:	Finalized
Permit Name:	KEN & SHANE MILTENBERGER	Application Complete Date:	01/11/2000		

Owner: MILTENBERGER KENNETH
HOWARD

Request: CU FOR A FARM DWELLING

Conservation Easement Required: No

Conservation Easement Recording Number:

Conservation Easement Description:

Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-LR9975-PL **Submit Date:** 11/15/1999 **Status:** Finaled

Permit Name: KENNETH AND SHANE
MILTENBURGER C/O ROBERT S.
LOVLIEN

Application Complete Date: 12/01/1999

Owner: MILTENBERGER KENNETH
HOWARD

Request: LOT OF RECORD

Conservation Easement Required: No

Conservation Easement Recording Number:

Conservation Easement Description:

Conservation Easement Comments:

Assessor's Office Supplemental Information

Legal Description: Subdivision: Lot: Block:

Property Class: 550 -- FARM

Maintenance Area: 3

Study Area: 32

Neighborhood: 000

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

9-May-2024

ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND OR 97701

Tax Account #	131552	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2045
Situs Address	63550 JOHNSON RANCH RD BEND 97701	Interest To	May 9, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$411.34	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$401.47	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.97	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$392.21	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$392.12	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.35	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$397.32	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.99	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.11	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$405.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$349.38	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$354.70	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$339.53	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$329.90	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$328.74	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.55	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.33	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.52	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.53	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$240.30	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$227.73	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$221.65	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$214.90	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.43	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.54	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$207.19	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$204.37	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$193.63	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2023 TO JUNE 30, 2024

DESCHUTES COUNTY, OREGON

1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 131552

ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND OR 97701

PROPERTY DESCRIPTION

CODE: 2045 MAP: 171414-00-00500 CLASS: 550

SITUS ADDRESS: 63550 JOHNSON RANCH RD BEND

LEGAL:

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	396,210	400,170
STRUCTURES	0	0
TOTAL RMV	396,210	400,170

TOTAL ASSESSED VALUE 28,539 28,539

VETERAN'S EXEMPTION 0 0

NET TAXABLE: 28,539 28,539

TOTAL PROPERTY TAX: 401.47 411.34

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS (541) 388-6540

ASSESSMENT QUESTIONS (541) 388-6508

For Property Information: dial.deschutes.org

TAX BY DISTRICT

SCHOOL DISTRICT #2J	124.88
C O C C	15.42
HIGH DESERT ESD	2.39
EDUCATION TOTAL:	142.69
DESCHUTES COUNTY	36.48
COUNTY LIBRARY	15.70
COUNTYWIDE LAW ENFORCEMENT	35.67
RURAL LAW ENFORCEMENT	44.24
COUNTY EXTENSION/4H	0.64
9-1-1	10.33
ALFALFA FIRE DISTRICT	49.94
GENERAL GOVT TOTAL:	193.00
COUNTY LIBRARY BOND	8.94
SCHOOL #2J BOND 2004	21.08
SCHOOL #2J BOND 2008	36.19
SCHOOL #2J BOND 2021	7.15
C O C C BOND	2.29
BONDS - OTHER TOTAL:	75.65

Full Payment with 3% Discount \$399.00

Discount is lost after due date and interest may apply

PAYMENT OPTIONS:

- * Online www.deschutes.org/tax
- * By Mail to Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * Drop Box located at 1300 NW Wall Street, Bend
or 411 SW 9th Street, Redmond
- * In Person 1300 NW Wall Street, Ste 203, Bend (2nd Floor)

Please include this coupon with payment. Please do not staple, paper clip or tape your payment.

Payment Due November 15, 2023

Please select payment option

TAX ACCOUNT: 131552

- ☐ Full Payment (3% Discount) \$399.00
- ☐ No Additional Payment Due
- ☐ Two-Thirds Payment (2% Discount) \$268.75
- ☐ Next Payment Due 05/15/24
- ☐ One-Third Payment (No Discount) \$137.12
- ☐ Next Payment Due 02/15/24

AMOUNT ENCLOSED

\$

Please make checks payable
to Deschutes County Tax Collector

☐ Change my Mailing Address
(Mailing address change form on reverse)

Deschutes County Tax Collector
PO Box 7559
Bend OR 97708-7559

09100001315520000013712000002687500000399007

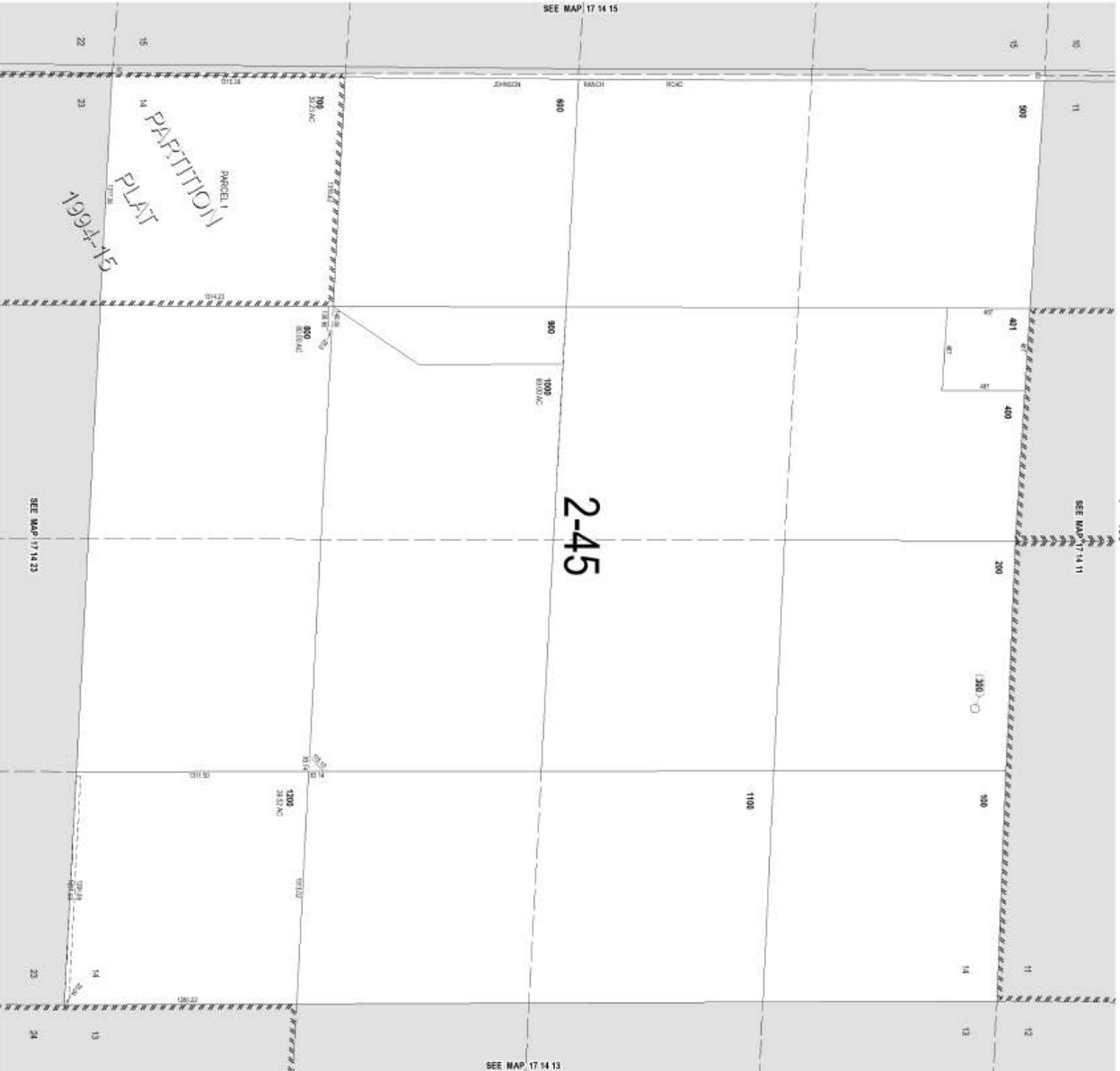
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

2/18/2015

SECTION 14 T.17S. R.14E. W.M.
DESCHUTES COUNTY

1" = 400'

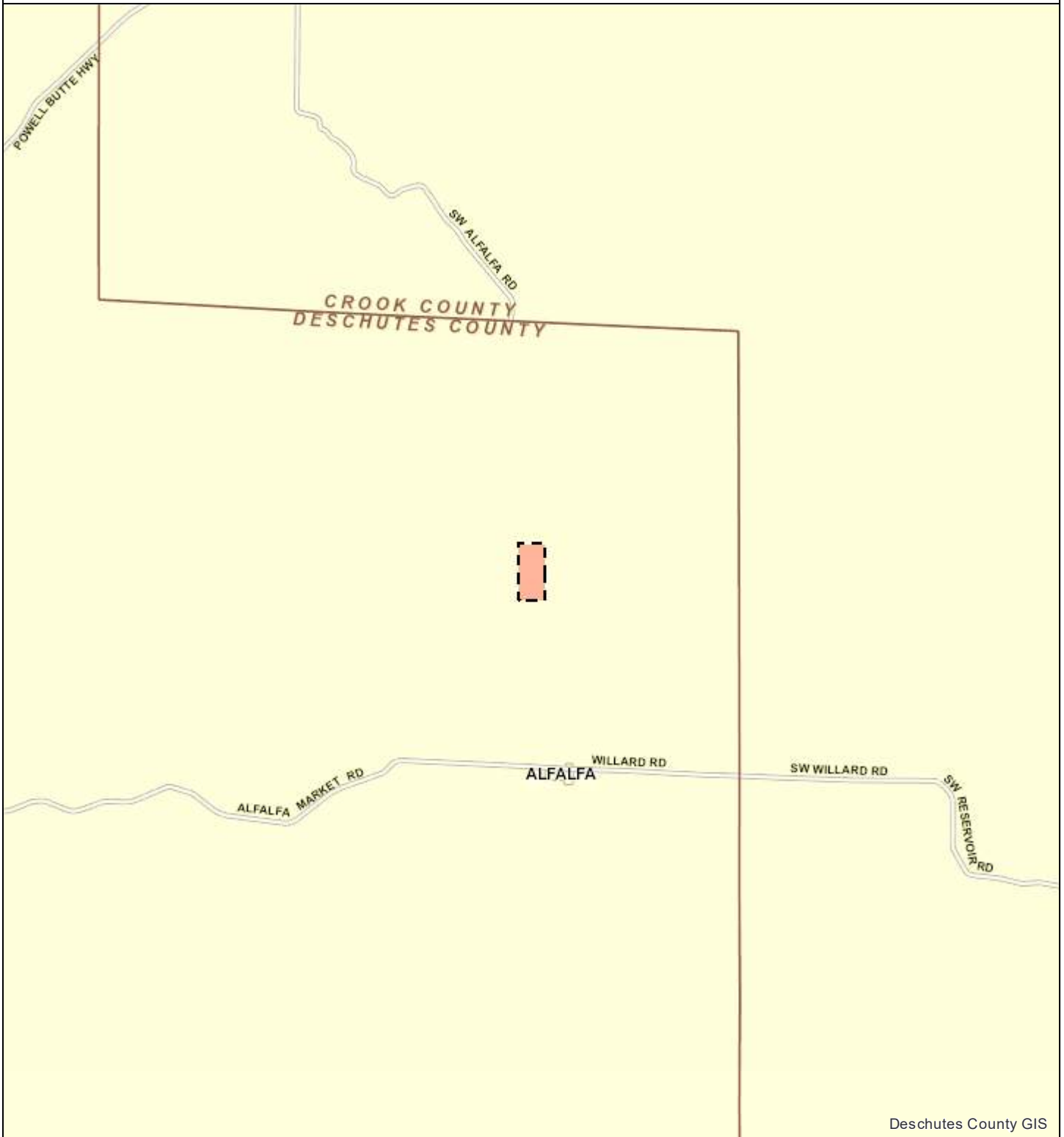
Cancelled Nos.
1300



17 14 14

Deschutes County Property Information - Dial

Road Map



Map and Taxlot: 1714140000500





THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

Until a change is requested all tax statements
shall be sent to the following address:

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

Escrow No. CT92886

Title No. 151111

SWD r.020212

Deschutes County Official Records **2013-052066**

D-D

Stn=2 PG

12/30/2013 10:48:54 AM

\$15.00 \$11.00 \$10.00 \$6.00 \$16.00

\$58.00

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Nancy Blankenship - County Clerk

STATUTORY WARRANTY DEED

Kenneth Howard Miltenberger,

Grantor(s), hereby convey and warrant to

Allan T. Ettinger III and Tara T. Ettinger, husband and wife, as tenants by the entirety,

Grantee(s), the following described real property in the County of **Deschutes** and State of Oregon free of
encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Ref# 131553

17 14 14 00 TL00400

Ref# 131552

17 14 14 00 TL00500

The true and actual consideration for this conveyance is **\$775,000.00**.

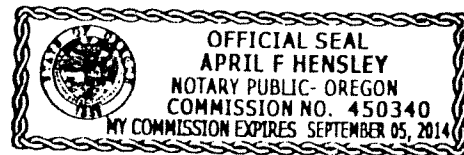
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

Return to: 

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 this 24 day of December, 2013.


Kenneth Howard Miltenberger



State of Oregon
County of Deschutes

This instrument was acknowledged before me on December 24, 2013 by Kenneth Howard Miltenberger.


(Notary Public for Oregon)

My commission expires 9-5-2014

Exhibit "A"

Parcel 1:

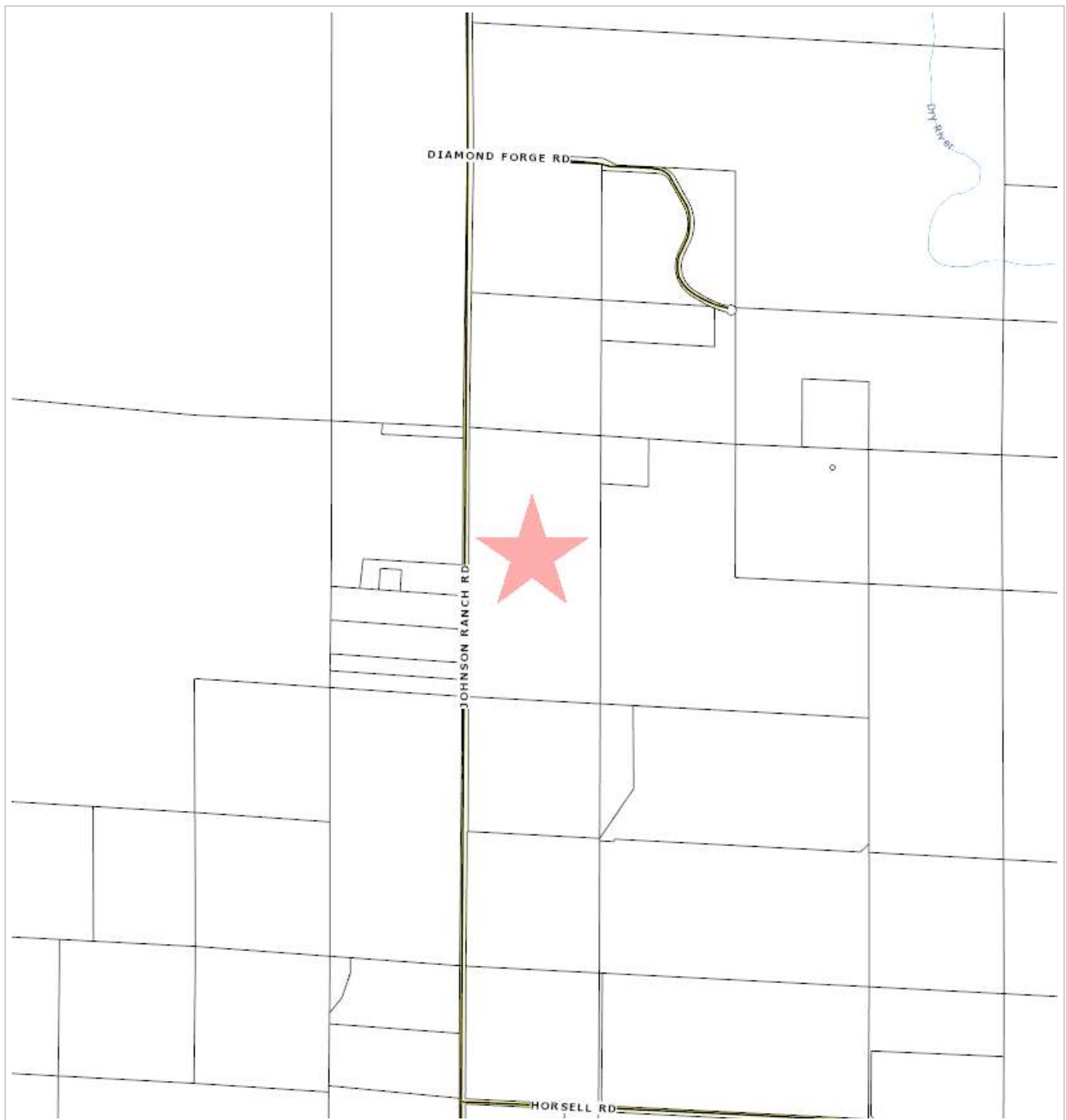
The Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4); the Southeast Quarter of the Northwest Quarter (SE-1/4 NW-1/4); and the Southwest Quarter of the Northeast Quarter (SW-1/4 NE-1/4), all being in Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

EXCEPT a parcel of land in the Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4) of Section 14, Township 17 South, Range 14 East of the Willamette Meridian, Deschutes County, Oregon, described as follows: Beginning at the Northwest corner of the said NE-1/4 NW-1/4, thence East along the said Section line 467 feet, thence South 467 feet, thence West 467 feet, thence North 467 feet to the point of beginning.

Parcel 2:

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

Assessor Map



Parcel ID: 131552

Site Address: 63550 Johnson Ranch Rd

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.

Aerial Map



Parcel ID: 131552

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.



Property Profile Report

Allan Ettinger III & Tara Ettinger

63560 Johnson Ranch Rd
Bend OR 97701

May 9, 2024

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Deschutes County Parcel Information

**Parcel Information**

Parcel #:	131553
Tax Lot:	1714140000400
Record Type:	Farm
Site Address:	63560 Johnson Ranch Rd
	Bend OR 97701 - 9329
Owner:	Ettinger, Allan T III Ettinger, Tara T
Owner Address:	63560 Johnson Ranch Rd
	Bend OR 97701 - 9329
Twn/Range/Section:	17S / 14E / 14
Parcel Size:	115.00 Acres (5,009,400 SqFt)
Plat/Subdivision:	N/A
Lot:	
Block:	
Census Tract/Block:	001200 / 1021
Waterfront:	

Assessment Information

Market Value Land:	\$1,055,010.00
Market Value Impr:	\$443,690.00
Market Value Total:	\$1,498,700.00
Assessed Value:	\$247,097.00

Tax Information

Levy Code Area:	2-045
Levy Rate:	15.1552
Tax Year:	2023
Annual Tax:	\$3,744.80

Legal**Land**

County Land Use:	551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Land Use Std:	AFAR - Farms And Crops
Zoning:	Deschutes County-EFUAL - Efu - Alfalfa Subzone	Neighborhood:	
Watershed:	Lower Dry River	School District:	2J - Redmond
Primary School:	Tumalo Community School	Middle School:	Obsidian Middle School
High School:	Ridgeview High School		

Improvement

Year Built:	2000	Total SqFt:	1,864 SqFt	Bedrooms:	3
1st Floor:	1,864 SqFt	Attic Area:		Bathrooms:	2
2nd Floor:		Bsmt Area:		Full/Half Baths:	2 / 0
Fireplace:		Garage:	440 SqFt	Carport:	

Transfer Information

Loan Date:	02/24/2014	Loan Amt:	\$387,500.00	Doc Num:	5607	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	BANK OF ESTRN OR		
Rec. Date:	12/30/2013	Sale Price:	\$775,000.00	Doc Num:	52066	Doc Type:	Deed
Owner:	Allan T Ettinger			Grantor:	MILTENBERGER KENNETH H		
Orig. Loan Amt:	\$475,000.00			Title Co:	AMERITITLE		
Finance Type:		Loan Type:		Lender:	MILTENBERGER		

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Deschutes County Property Information

Report Date: 5/9/2024 2:14:18 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: ETTINGER, ALLAN T III & TARA T
Map and Taxlot: 1714140000400
Account: 131553
Tax Status: Assessable
Situs Address: 63560 JOHNSON RANCH RD, BEND, OR 97701

Property Taxes

Current Tax Year: \$3,744.80
Tax Code Area: 2045

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 115.00
Property Class: 551 -- FARM

Ownership

Mailing Address:
ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND, OR 97701

Valuation

Real Market Values as of Jan. 1, 2023

Land	\$1,055,010
Structures	\$443,690
Total	\$1,498,700

Current Assessed Values:

Maximum Assessed	N/A
Assessed Value	\$247,097
Veterans Exemption	

Warnings, Notations, and Special Assessments

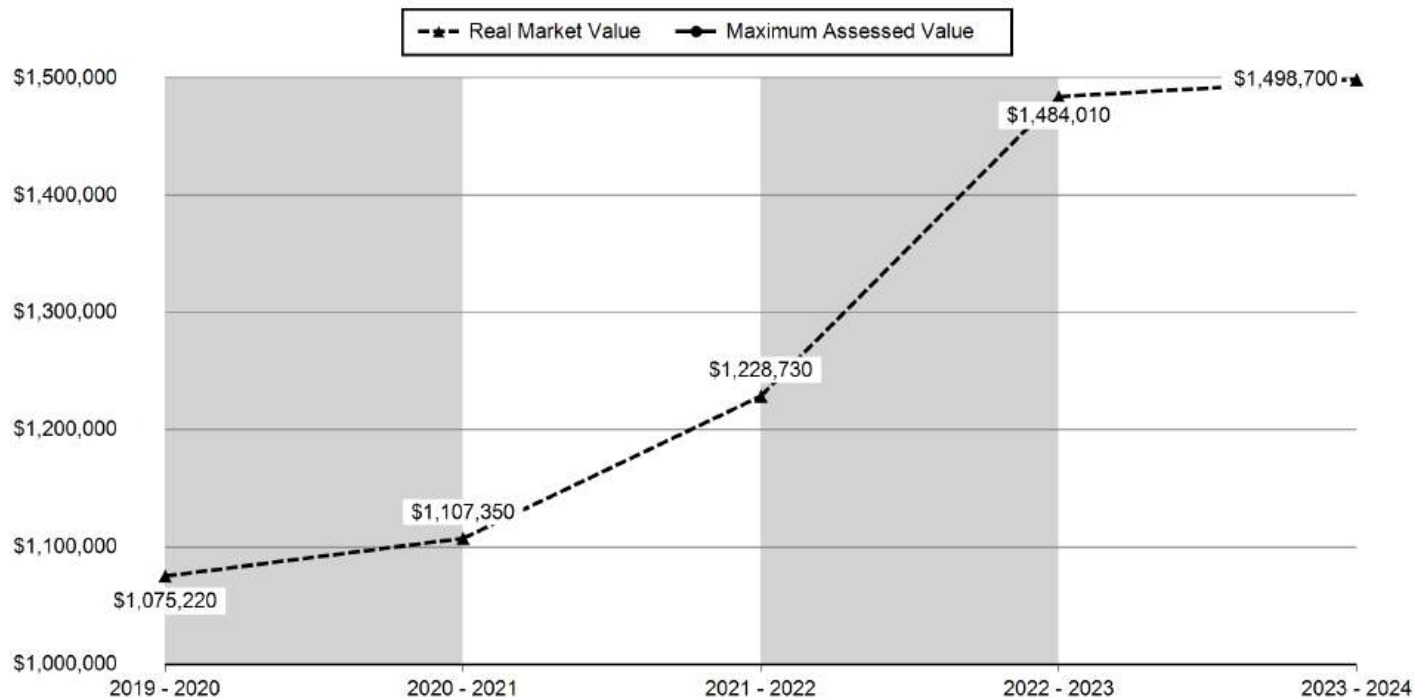
Assessor's Office Notations

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Real Market Value - Land	\$779,660	\$802,930	\$890,820	\$1,044,720	\$1,055,010
Real Market Value - Structures	\$295,560	\$304,420	\$337,910	\$439,290	\$443,690
Total Real Market Value	\$1,075,220	\$1,107,350	\$1,228,730	\$1,484,010	\$1,498,700
Maximum Assessed Value	N/A	N/A	N/A	N/A	N/A
Total Assessed Value	\$223,507	\$229,147	\$234,957	\$240,937	\$247,097
Veterans Exemption	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2023	11-15-2023	PAYMENT	10-30-2023	10-30-2023	\$3,632.46	(\$3,744.80)	\$112.34	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$3,744.80	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2022	11-15-2022	PAYMENT	11-14-2022	11-14-2022	\$3,460.98	(\$3,568.02)	\$107.04	\$0.00	\$0.00
2022	11-15-2022	IMPOSED	10-12-2022	11-15-2022	\$0.00	\$3,568.02	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2021	11-15-2021	PAYMENT	11-11-2021	11-11-2021	\$3,371.17	(\$3,475.43)	\$104.26	\$0.00	\$0.00
2021	11-15-2021	IMPOSED	10-11-2021	11-15-2021	\$0.00	\$3,475.43	\$0.00	\$0.00	\$0.00
Total:					\$0.00				

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
12/24/2013	MILTENBERGER, KENNETH HOWARD	ETTINGER, ALLAN T III & TARA T	\$775,000	22-SPECIALLY ASSESSED	2013-52066

Structures

Stat Class/Description		Improvement Description								Code Area	Year Built	Total	Sq Ft	
131 - RESIDENCE: One story										2045	2000		1,864	
Floor Description										Comp %	Sq Ft			
First Floor										100	1,864			
Rooms														
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other		
1	0	1	0	0	0	3	2	0	0	1	0	0		
Floor Description										Comp %	Sq Ft			

Improvement Inventory

BATHUB W/FIBRGL SHWR	2	ROOF - GABLE	
CARPET		ROOF CVR - COMP	
DISHWASHER	1	TOILET	2
DRYWALL		VINYL FLOOR	
FOUNDATION - CONCRETE		WALL UNITS	1,864
HOOD-FAN	1	WATER HEATER	1
KITCHEN SINK	1	WINDOWS - DOUBLE/THERMAL PANE	
LAVATORY	2	WINDOWS - METAL	

Stat Class/Description	Improvement Description	Code Area	Year Built	Total	Sq Ft
300 - FARM BLDG: GP Building	GP Building - CLASS 6	2045	2000	1,440	
Floor Description	Comp %	Sq Ft			
Building Structure	100	1,440			

Stat Class/Description	Improvement Description	Code Area	Year Built	Total	Sq Ft
306 - FARM BLDG: Hay Cover	Hay Cover - CLASS 4	2045	1995	4,320	
Floor Description	Comp %	Sq Ft			
Building Structure	100	4,320			

Land Characteristics

Land Description	Acres	Land Classification
Exclusive Farm Use Zoned	1.00	D8: DRY GROUND - SOIL CLASS 8
Exclusive Farm Use Zoned	61.50	W3: IRRIGATED GROUND - SOIL CLASS 3
Exclusive Farm Use Zoned	25.00	W4: IRRIGATED GROUND - SOIL CLASS 4
Exclusive Farm Use Zoned	13.50	W5: IRRIGATED GROUND - SOIL CLASS 5
Exclusive Farm Use Zoned	1.50	D6: DRY GROUND - SOIL CLASS 6
Exclusive Farm Use Zoned	11.50	D7: DRY GROUND - SOIL CLASS 7
Farm Site	1.00	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	ETTINGER, ALLANT	OWNER	100.00%
OWNER	ETTINGER, TARAT	OWNER	100.00%

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	ALFALFA FIRE DISTRICT	541-382-2333	25889 Alfalfa Market Rd., Bend 97701
SCHOOL DISTRICT	REDMOND SCHOOL DISTRICT	(541) 923-5437	145 SE SALMON AVE, REDMOND, OR 97756
ELEMENTARY SCHOOL ATTENDANCE AREA	TUMALO COMMUNITY SCHOOL	(541) 382-2853	19835 SECOND ST, BEND, OR 97703

MIDDLE SCHOOL ATTENDANCE AREA	OBSIDIAN MIDDLE SCHOOL	(541) 923-4900	1335 SW OBSIDIAN, REDMOND, OR 97756
HIGH SCHOOL ATTENDANCE AREA	RIDGEVIEW HIGH SCHOOL	(541) 504-3600	4555 SW ELKHORN AVE, REDMOND, OR 97756
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 1	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jurisdiction:	Deschutes County	County Zone	Description
Urban Growth Boundary:	No	EFUAL	EXCLUSIVE FARM USE - ALFALFA SUBZONE
Urban Reserve Area:	No		

County Development Details

Wetland (National or Local):	Yes
Conservation Easement:	No Conservation Easement Recorded
FEMA 100 Year Flood Plain:	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant:	No TDC/PRC Restrictive Covenant Found
Ground Snow Load:	36 #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-AG9963	Agricultural	MILTENBERGER KENNETH HOWARD	10/08/1999	Approved
247-AG0012	Agricultural	MILTENBERGER,KENNETH HOWARD	04/10/2000	Approved
247-B45383	Building	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-E55333	Electrical	MILTENBERGER,KENNETH HOWARD	06/19/2000	Finaled
247-E55321	Electrical	MILTENBERGER,KENNETH HOWARD	06/16/2000	Finaled
247-E55135	Electrical	MILTENBERGER,KENNETH HOWARD	06/05/2000	Finaled
247-16-002423-ELEC	Electrical	ETTINGER, ALLAN T III & TARA T	04/28/2016	Finaled
247-E54086	Electrical	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-E53579	Electrical	MILTENBERGER KENNETH HOWARD	01/24/2000	Finaled
247-FS19388	Feasibility	MILTENBERGER KENNETH HOWARD	12/06/1999	Finaled
247-CU99163-PL	Land Use	KEN & SHANE MILTENBERGER	12/22/1999	Finaled
247-D99109-PL	Land Use	KENNETH H. MILTENBERGER C/O ROBERT S. LOVLIN	12/13/1999	Finaled
247-LR9975-PL	Land Use	KENNETH AND SHANE MILTENBURGER C/O ROBERT S. LOVLIN	11/15/1999	Finaled
247-22-000521-AD	Land Use	Norman Bickell	06/28/2022	Withdrawn
247-22-000510-LL	Land Use	Norman Bickell	06/24/2022	Withdrawn
247-22-000511-MP	Land Use	Norman Bickell	06/24/2022	Withdrawn
247-MH1094	Manufactured Structure	MILTENBUGER,KEN	01/01/1979	Expired
247-19-006216-MECH	Mechanical	ETTINGER, ALLAN T III & TARA T	10/10/2019	Finaled
247-16-003937-MECH	Mechanical	ETTINGER, ALLAN T III & TARA T	06/24/2016	Finaled
247-M20020	Mechanical	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-P17530	Plumbing	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-S45058	Septic	MILTENBERGER KENNETH HOWARD	02/11/2000	Finaled

Permit Detail

Agricultural Permit Details

Permit Number:	247-AG0012	Application Date:	04/10/2000	Status:	Approved
Permit Name:	MILTENBERGER,KENNETH HOWARD				
Building Use:	Other	Height:	0.0	Square Feet:	0

Inspections

Date	Init.	Comments
09/27/2013	AA	HAY STORAGE BLDG 108'X40' NO SUPPS CONV

Agricultural Permit Details

Permit Number:	247-AG9963	Application Date:	10/08/1999	Status:	Approved
Permit Name:	MILTENBERGER KENNETH HOWARD				
Building Use:	Other	Height:	0.0	Square Feet:	0

Inspections

Date	Init.	Comments
09/27/2013	AA	AG EXEMPT APPROVED BY CEW. BUILDING IS 30 X 48. NO ELEC.NO PLUMBING,NO SEPTIC. HEIGHT OF BUILDING 22 CONV FEET.
09/27/2013	AA	PC 1464 CONV
09/27/2013	AA	Property ID/Situs Update through Property File Program CONV

Building Permit Details

Permit Number:	247-B45383	Application Date:	02/17/2000	Status:	Finald
Permit Name:	MILTENBERGER KENNETH HOWARD		Issue Date:	03/21/2000	
Contractor:	ADAIR HOMES INC		Final Date:	07/07/2000	
Building Class:	Residential	Square Feet:	1704	On Sewer:	N
Class of Work:	New Construction	Bedrooms:	3	Permit Valuation:	\$105,928
Building Use:	RESIDENCE	Stories:	1		

Inspections

Date	Init.	Comments
07/07/2000	DKP	*FINAL APPROVED
04/27/2000	DEB	INSPECTION NOTICE: INSULATION DENIED- 1)NEARLY EVERY STUD SPACE HAS COMPRESSED BATTS. 2)NOT FITTED AROUND ELECT BOX'S 3)SHORT AT TOP.
04/24/2000	DEB	FRAME APPR
04/10/2000	DAP	UNDERFLOOR APPROVED
03/24/2000	JAD	APPROVED FTG
02/18/2000	DAN	GC-- R-3, 1704 SQ.FT. X \$57.00 = \$97,128.00/ U-1, 440 SQ.FT. X \$20.00 = \$8,800.00/ TOTAL \$105,928.00 .
02/17/2000	STS	115 ACRE RANCH, APPROX 1.7 MILES NORTH OF ALFALFA STORE. DETAILED VICINITY MAP IN ADDRESS FILE
02/17/2000	STS	OK TO TAKE IN PER TKW, ROUTE TO HER FOR CU 99-163
02/17/2000	STS	REISSUE-CHARGED 1/2 PC FEE AT INTAKE. 1702 X 57.00 + 440 X 20 =105014

Electrical Permit Details

Permit Number:	247-16-002423-ELEC	Application Date:	04/28/2016	Status:	Finald
Permit Name:	ETTINGER, ALLAN T III & TARA T		Issue Date:	04/28/2016	
Contractor:	JAMES D BROUHARD		Final Date:	05/06/2016	
Building Class:	Residential	Building Use:	New Irrigation pivot , Add disc to service		
Class of Work:	Alteration - Detached Accessory Structure		Linked Permit:		

Service Description:

Services 200 amps or less
Pump or irrigation circle

Inspections

Date	Init.	Comments
05/06/2016	David	4130 Ditch -- Insp Completed : Approved
05/06/2016	David	4999 Final Electrical -- Insp Completed : Approved

Electrical Permit Details

Permit Number:	247-E55333	Application Date:	06/19/2000	Status:	Finaled
Permit Name:	MILTENBERGER,KENNETH HOWARD	Issue Date:	06/19/2000		
Contractor:	NEWTON PUMP & IRRIGATION INC	Final Date:	07/07/2000		
Building Class:	Residential	Building Use:	WELL PUMP INSTALLATION		
Class of Work:	New Construction	Linked Permit:			

Service Description:

EACH WATER OR SEWAGE PUMP OR IRRIGATION CIRCLE(1)

Inspections

Date	Init.	Comments
07/07/2000	JCM	*FINAL APPROVED

Electrical Permit Details

Permit Number:	247-E55321	Application Date:	06/16/2000	Status:	Finaled
Permit Name:	MILTENBERGER,KENNETH HOWARD	Issue Date:	06/16/2000		
Contractor:	OWNER	Final Date:	07/07/2000		
Building Class:	Residential	Building Use:	AG SHOP, NO ANIMALS		
Class of Work:	New Construction	Linked Permit:			

Service Description:

200 AMPS OR LESS/SERVICES/FEEDERS: INSTALLATION, ALTERATION OR RELOCATION(1)
EACH BRANCH CIRCUIT WITH PURCHASE OF SERVICE OR FEEDER(5)

Inspections

Date	Init.	Comments
07/07/2000	JCM	*FINAL APPROVED

Electrical Permit Details

Permit Number:	247-E55135	Application Date:	06/05/2000	Status:	Finaled
Permit Name:	MILTENBERGER,KENNETH HOWARD	Issue Date:	06/05/2000		
Contractor:	PRINEVILLE ELECTRIC INC	Final Date:	07/07/2000		
Building Class:	Residential	Building Use:	PUMP FROM CISTERN TO HOUSE		
Class of Work:	New Construction	Linked Permit:			

Service Description:

EACH WATER OR SEWAGE PUMP OR IRRIGATION CIRCLE(1)

Inspections

Date	Init.	Comments
07/07/2000	JCM	*FINAL APPROVED

Electrical Permit Details

Permit Number:	247-E54086	Application Date:	02/17/2000	Status:	Finaled
Permit Name:	MILTENBERGER KENNETH HOWARD	Issue Date:	03/21/2000		
Contractor:	PRINEVILLE ELECTRIC INC	Final Date:	06/16/2000		

Building Class: Residential **Building Use:** RESIDENCE/GARAGE
Class of Work: New Construction **Linked Permit:** RES

Service Description:

RESIDENTIAL - SINGLE OR MULTI-FAMILY PER DWELLING UNIT. SERVICE INCLUDED. 1,000 SQ FT OR LESS.(1)
RES WIRING EACH ADD. 500 FT OR PORTION(3)

Inspections

Date	Init.	Comments
06/16/2000	JCM	HOUSE ONLY FINALED
04/25/2000	JCM	ROUGH & SERVICE APPROVED.

Electrical Permit Details

Permit Number:	247-E53579	Application Date:	01/24/2000	Status:	Finaled
Permit Name:	MILTENBERGER KENNETH HOWARD	Issue Date:	01/24/2000		
Contractor:	PRINEVILLE ELECTRIC INC	Final Date:	02/15/2000		

Building Class: Residential **Building Use:** TEMP
Class of Work: New Construction **Linked Permit:**

Service Description:

TEMPORARY SERVICE - INSTALLATION, ALTERATIONS OR RELOCATIONS(1)

Inspections

Date	Init.	Comments
02/15/2000	JCM	*FINAL APPROVED
02/11/2000	JCM	INSPECTION NOTICE: 1)TIGHTEN WIRES FROM METER SECTION TO TOP OF PANEL IN PANEL 2)POST SIGNED PERMIT.

Feasibility Permit Details

Permit Number:	247-FS19388	Application Date:	12/06/1999	Status:	Finaled
Permit Name:	MILTENBERGER KENNETH HOWARD	Issue Date:	12/06/1999		
		Final Date:	12/14/1999		

Building Class: Residential **Class of Work:** Site Evaluation **Daily Flow Rate:** 450
Building Use: FUTURE HOME **Approved System Type Code:** Standard System **Bedrooms:** 3
Service Code: Standard System **Approved System Type:**

Inspections

Date	Init.	Comments
01/12/2000	SLR	GC OLD SITUS= 63536 JOHNSON RANCH RD,BEND
12/23/1999	LEL	GC OLD SITUS= 63560 JOHNSON RANCH RD,BEND
12/14/1999	GDC	FLN Follow Department of Environmental Health Rules and Deschutes County Environmental Health regulations.

Land Use Permit Details

Permit Number:	247-22-000521-AD	Submit Date:	06/28/2022	Status:	Withdrawn
Permit Name:	Norman Bickell	Application Complete Date:	07/21/2022		

Owner:

Request: Major AD - Review of M49 Order

Conservation Easement Required: No

Conservation Easement Recording Number:

Conservation Easement Description:

Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-22-000510-LL **Submit Date:** 06/24/2022 **Status:** Withdrawn
Permit Name: Norman Bickell **Application Complete Date:**
Owner:
Request: Property Line Adjustment (Measure 49)
Conservation Easement Required: No
Conservation Easement Recording Number:
Conservation Easement Description:
Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-22-000511-MP **Submit Date:** 06/24/2022 **Status:** Withdrawn
Permit Name: Norman Bickell **Application Complete Date:** 07/21/2022
Owner:
Request: Partition (Measure 49)
Conservation Easement Required: No
Conservation Easement Recording Number:
Conservation Easement Description:
Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-CU99163-PL **Submit Date:** 12/22/1999 **Status:** Finaled
Permit Name: KEN & SHANE MILTENBERGER **Application Complete Date:** 01/11/2000
Owner: MILTENBERGER KENNETH
HOWARD
Request: CU FOR A FARM DWELLING
Conservation Easement Required: No
Conservation Easement Recording Number:
Conservation Easement Description:
Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-D99109-PL **Submit Date:** 12/13/1999 **Status:** Finaled
Permit Name: KENNETH H. MILTENBERGER C/O **Application Complete Date:** 01/03/2000
ROBERT S. LOVLIN
Owner: MILTENBERGER KENNETH
HOWARD
Request: NONFARM DEPOSIT
Conservation Easement Required: No
Conservation Easement Recording Number:
Conservation Easement Description:
Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-LR9975-PL **Submit Date:** 11/15/1999 **Status:** Finaled
Permit Name: KENNETH AND SHANE **Application Complete Date:** 12/01/1999
MILTENBURGER C/O ROBERT S.
LOVLIN
Owner: MILTENBERGER KENNETH
HOWARD
Request: LOT OF RECORD
Conservation Easement Required: No
Conservation Easement Recording Number:

Conservation Easement Description:**Conservation Easement Comments:****Manufactured Structure Permit Details**

Permit Number:	247-MH1094	Application Date:	01/01/1979	Status:	Expired
Permit Name:	MILTENBUGER,KEN	Issue Date:	01/01/1979		
Contractor:		Final Date:	07/01/1979		
Building Class:	Residential	On Sewer:		Manufactured Structure:	
Class of Work:	New Construction	Square Feet:		Federal Classification:	
Building Use:	MAHO	Bedrooms:		Year Constructed:	
		Width:			

Inspections

Date	Init.	Comments
09/27/2010	LEF	Property ID/Situs Update through Property File Program

Mechanical Permit Details

Permit Number:	247-19-006216-MECH	Application Date:	10/10/2019	Status:	Finaled
Permit Name:	ETTINGER, ALLAN T III & TARA T	Issue Date:	10/10/2019		
Contractor:	BEND FIRESIDE INC	Final Date:	10/23/2019		
Building Class:	Residential	Building Use:			
Class of Work:	Alteration - Single Family Dwelling	Linked Permit:			

Service Description:

Wood/pellet stove

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	247-16-003937-MECH	Application Date:	06/24/2016	Status:	Finaled
Permit Name:	ETTINGER, ALLAN T III & TARA T	Issue Date:	06/24/2016		
Contractor:	CENTRAL OREGON HEATING & COOLING INC	Final Date:	08/30/2016		
Building Class:	Residential	Building Use:			
Class of Work:	Addition - Single Family Dwelling	Linked Permit:			

Service Description:

Mini split system

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	247-M20020	Application Date:	02/17/2000	Status:	Finaled
Permit Name:	MILTENBERGER KENNETH HOWARD	Issue Date:	03/21/2000		
Contractor:	ADAIR HOMES INC	Final Date:	07/07/2000		
Building Class:	Residential	Building Use:			
Class of Work:	New Construction	Linked Permit:			

Service Description:

ISSUANCE FEE (1)
 VENTILATION FAN CONNECTED TO SINGLE DUCT (3)
 VENTILATION SYSTEM WHICH IS NOT A PORTION OF ANY HEATING OR AIR-CONDITIONING SYSTEM AUTHORIZED BY A PERMIT (1)
 INSTALLATION OF HOOD WHICH IS SERVICED BY MECHANICAL EXHAUST, INCLUDING DUCT FOR HOOD (1)

Inspections

No inspection records found.

Plumbing Permit Details

Permit Number:	247-P17530	Application Date:	02/17/2000	Status:	Finaled
Permit Name:	MILTENBERGER KENNETH HOWARD	Issue Date:	03/21/2000		
Contractor:	COREYS PLUMBING LLC	Final Date:	07/07/2000		
Building Class:	Residential	Linked Permit:	45383		
Class of Work:	New Construction				

Service Description:

ONE & TWO FAMILY/2 BATH (1)

Inspections

Date	Init.	Comments
07/07/2000	DKP	*FINAL APPROVED
04/19/2000	DEB	ROUGH APPROVED
04/10/2000	DAP	UNDER FLOOR APPROVED

Septic Permit Details

Permit Number:	247-S45058	Application Date:	02/11/2000	Status:	Finaled
Permit Name:	MILTENBERGER KENNETH HOWARD	Issue Date:	03/20/2000		
Contractor:	OWNER	Final Date:	06/16/2000		
Building Class:	Residential	Tank Material:		Maximum Trench Depth:	36
Class of Work:	New System	DEQ Approval Number:		Trench Length:	225
Building Use:	RESIDENCE	Service Code:	Standard System	Tank Capacity:	1000
Linked Feasibility Permit:	19388	System Type		Daily Flow Rate:	450

Inspections

Date	Init.	Comments
06/15/2000	LRL	AS BUILT SUBMITTED, SCHEDULED
03/16/2000	GDC	AWAITING PLANNING DIVISION SIGN OFF SO THAT THE SEPTIC PERMIT CAN BE RELEASED.
02/14/2000	GDC	CALLED OWNER NEEDING ADDITIONAL INFO. PRIOR TO ISSUANCE OF A SEPTIC PERMIT: 1. COI WRITTEN PERMISSION TO CROSS A COI CANAL WITH A SEPTIC EFFLUENT SEWER. 2. DISTANCE OF PROPOSED WELL LOCATION TO PROPOSED SEPTIC TANK LOCATION. ALSO, I ASKED OWNER'S WIFE IF SEASONAL FLOODING EXISTS WHERE THE DRAINFIELD IS TO BE INSTALLED--SHE SAID NO, IT DOES NOT FLOOD IN THE PROPOSED DRAINFIELD AREA. I EXPLAINED TO HER THAT IF THIS AREA DOES FLOOD AND THE DRAINFIELD FAILS THEN THEY WILL HAVE TO INSTALL A NEW DRAINFIELD IN A NON-FLOODED AREA. I ALSO EXPLAINED THAT SEWAGE ON THE GROUND SURFACE IS A PUBLIC HEALTH HAZARD AND THAT IF IT WOULD CONTAMINATE THE CANAL WATER OR MAKE ITS WAY ONTO OTHERS PROPERTY, THEN THEY MAY INCUR LIABILITY.
02/11/2000	JJR	TRACY TO SIGN OFF CU99-163.

Assessor's Office Supplemental Information

Legal Description:	Subdivision: Lot: Block:
Property Class:	551 -- FARM
Maintenance Area:	3
Study Area:	32
Neighborhood:	000

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

9-May-2024

ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND OR 97701

Tax Account #	131553	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2045
Situs Address	63560 JOHNSON RANCH RD BEND 97701	Interest To	May 9, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,744.80	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,568.02	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,475.43	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,319.23	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,236.80	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,174.55	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,119.25	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,114.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,033.27	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,969.42	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,471.35	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,476.92	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,372.37	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,258.15	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,986.13	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,888.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,578.28	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,781.30	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,717.76	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,598.01	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,562.80	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,493.93	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$390.47	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.05	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$227.96	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.75	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.87	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2023 TO JUNE 30, 2024

DESCHUTES COUNTY, OREGON

1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 131553

ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND OR 97701

PROPERTY DESCRIPTION

CODE: 2045 MAP: 171414-00-00400 CLASS: 551

SITUS ADDRESS: 63560 JOHNSON RANCH RD BEND

LEGAL:

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	1,044,720	1,055,010
STRUCTURES	439,290	443,690
TOTAL RMV	1,484,010	1,498,700

TOTAL ASSESSED VALUE 240,937 247,097

VETERAN'S EXEMPTION 0 0

NET TAXABLE: 240,937 247,097

TOTAL PROPERTY TAX: 3,568.02 3,744.80

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS (541) 388-6540

ASSESSMENT QUESTIONS (541) 388-6508

For Property Information: dial.deschutes.org

TAX BY DISTRICT

SCHOOL DISTRICT #2J	1,241.69
C O C C	153.30
HIGH DESERT ESD	23.82
EDUCATION TOTAL:	1,418.81
DESCHUTES COUNTY	315.86
COUNTY LIBRARY	135.90
COUNTYWIDE LAW ENFORCEMENT	308.87
RURAL LAW ENFORCEMENT	383.00
COUNTY EXTENSION/4H	5.53
9-1-1	89.40
ALFALFA FIRE DISTRICT	432.42
GENERAL GOVT TOTAL:	1,670.98
COUNTY LIBRARY BOND	77.37
SCHOOL #2J BOND 2004	182.51
SCHOOL #2J BOND 2008	313.34
SCHOOL #2J BOND 2021	61.92
C O C C BOND	19.87
BONDS - OTHER TOTAL:	655.01

Full Payment with 3% Discount \$3,632.46

Discount is lost after due date and interest may apply

PAYMENT OPTIONS:

- * Online www.deschutes.org/tax
- * By Mail to Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * Drop Box located at 1300 NW Wall Street, Bend
or 411 SW 9th Street, Redmond
- * In Person 1300 NW Wall Street, Ste 203, Bend (2nd Floor)

Please include this coupon with payment. Please do not staple, paper clip or tape your payment.

Payment Due November 15, 2023

Please select payment option

TAX ACCOUNT: 131553

- ☐ Full Payment (3% Discount) \$3,632.46
- ☐ No Additional Payment Due
- ☐ Two-Thirds Payment (2% Discount) \$2,446.60
- ☐ Next Payment Due 05/15/24
- ☐ One-Third Payment (No Discount) \$1,248.27
- ☐ Next Payment Due 02/15/24

AMOUNT ENCLOSED

\$

Please make checks payable
to Deschutes County Tax Collector

ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND OR 97701

☐ Change my Mailing Address
(Mailing address change form on reverse)

Deschutes County Tax Collector
PO Box 7559
Bend OR 97708-7559

09100001315530000124827000024466000003632463

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

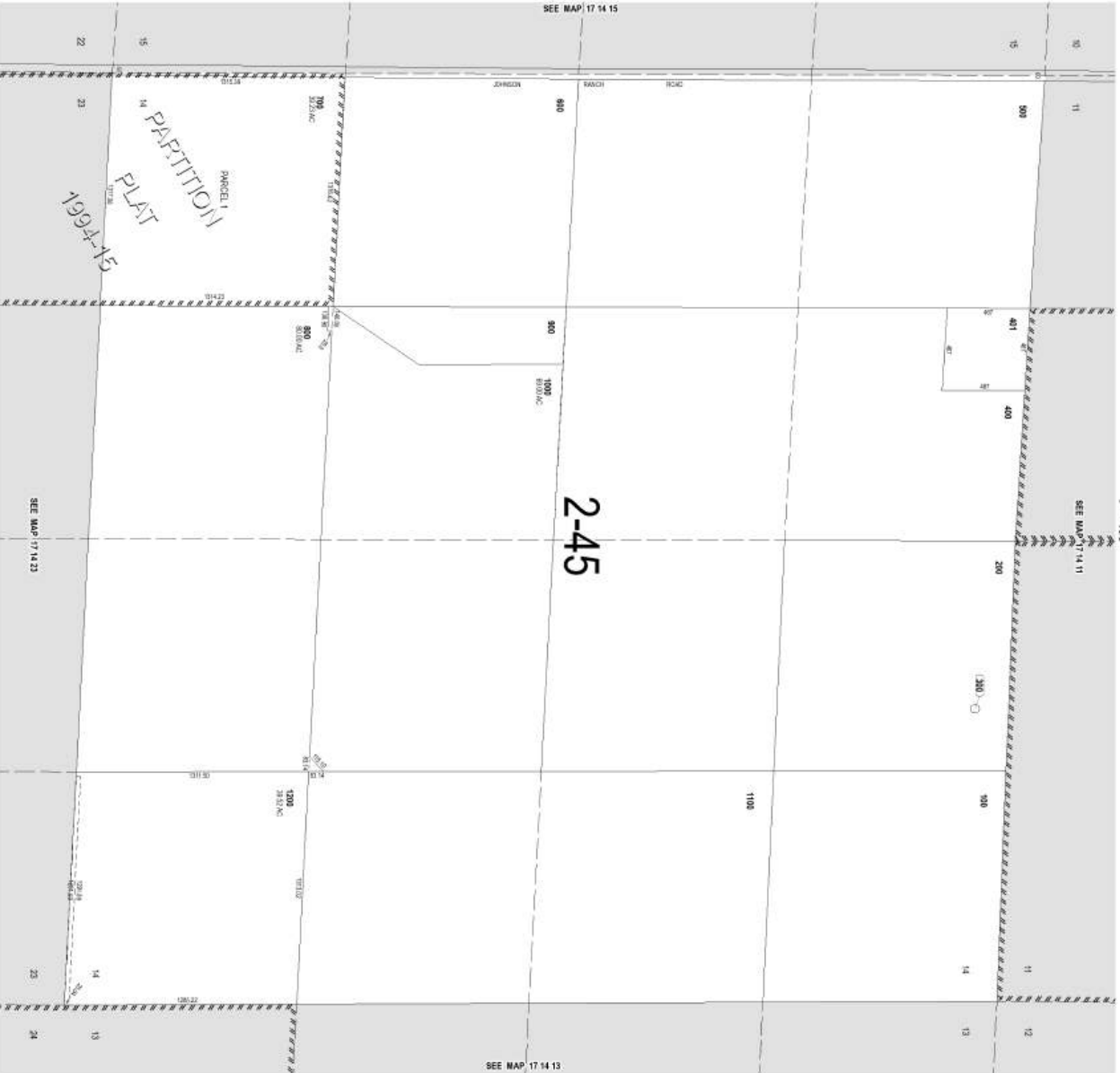
2/18/2015

SECTION 14 T.17S. R.14E. W.M.
DESCHUTES COUNTY

1" = 400'

Cancelled Nos.
1300

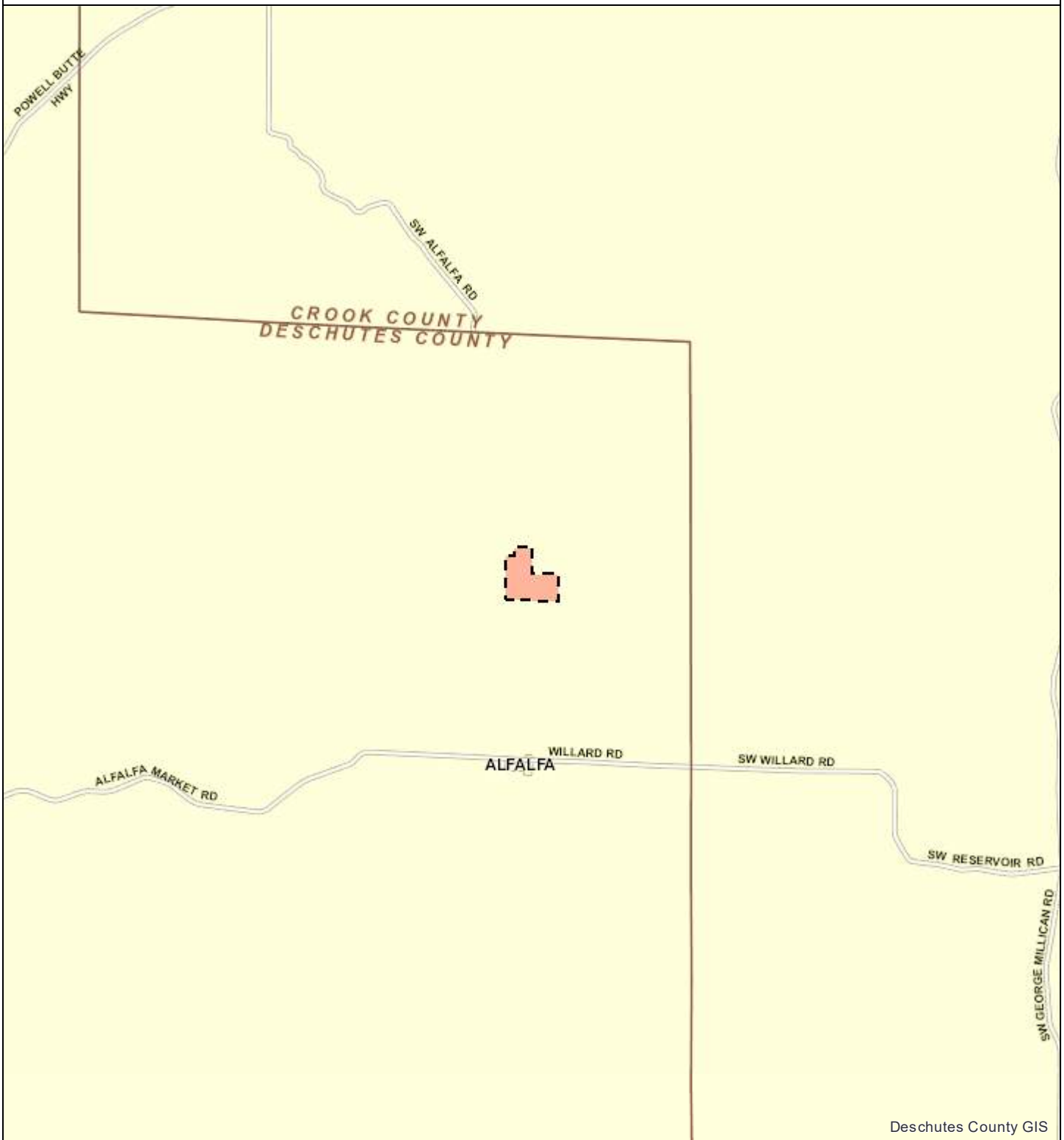
17 14 14



17 14 14

Deschutes County Property Information - Dial

Road Map



Map and Taxlot: 1714140000400





THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

Until a change is requested all tax statements
shall be sent to the following address:

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

Escrow No. CT92886

Title No. 151111

SWD r.020212

Deschutes County Official Records **2013-052066**

D-D

Stn=2 PG

12/30/2013 10:48:54 AM

\$15.00 \$11.00 \$10.00 \$6.00 \$16.00

\$58.00

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Nancy Blankenship - County Clerk

STATUTORY WARRANTY DEED

Kenneth Howard Miltenberger,

Grantor(s), hereby convey and warrant to

Allan T. Ettinger III and Tara T. Ettinger, husband and wife, as tenants by the entirety,

Grantee(s), the following described real property in the County of **Deschutes** and State of Oregon free of
encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Ref# 131553

17 14 14 00 TL00400

Ref# 131552

17 14 14 00 TL00500

The true and actual consideration for this conveyance is **\$775,000.00**.

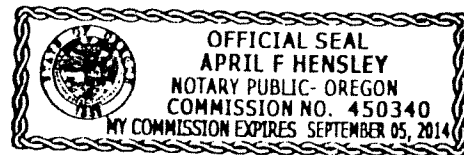
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

Return to: 

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 this 24 day of December, 2013.


Kenneth Howard Miltenberger



State of Oregon
County of Deschutes

This instrument was acknowledged before me on December 24, 2013 by Kenneth Howard Miltenberger.


(Notary Public for Oregon)

My commission expires 9-5-2014

Exhibit "A"

Parcel 1:

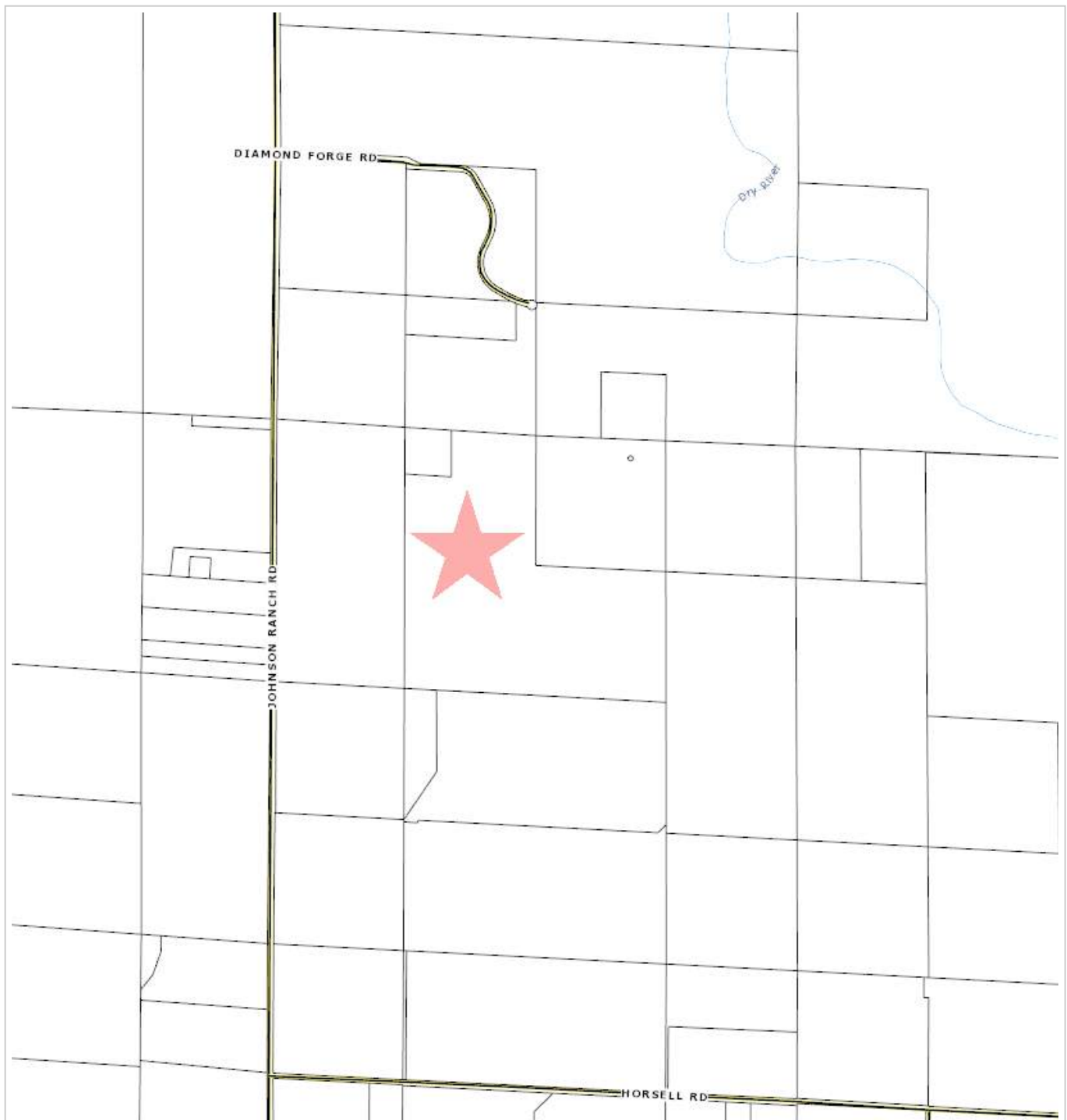
The Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4); the Southeast Quarter of the Northwest Quarter (SE-1/4 NW-1/4); and the Southwest Quarter of the Northeast Quarter (SW-1/4 NE-1/4), all being in Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

EXCEPT a parcel of land in the Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4) of Section 14, Township 17 South, Range 14 East of the Willamette Meridian, Deschutes County, Oregon, described as follows: Beginning at the Northwest corner of the said NE-1/4 NW-1/4, thence East along the said Section line 467 feet, thence South 467 feet, thence West 467 feet, thence North 467 feet to the point of beginning.

Parcel 2:

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

Assessor Map

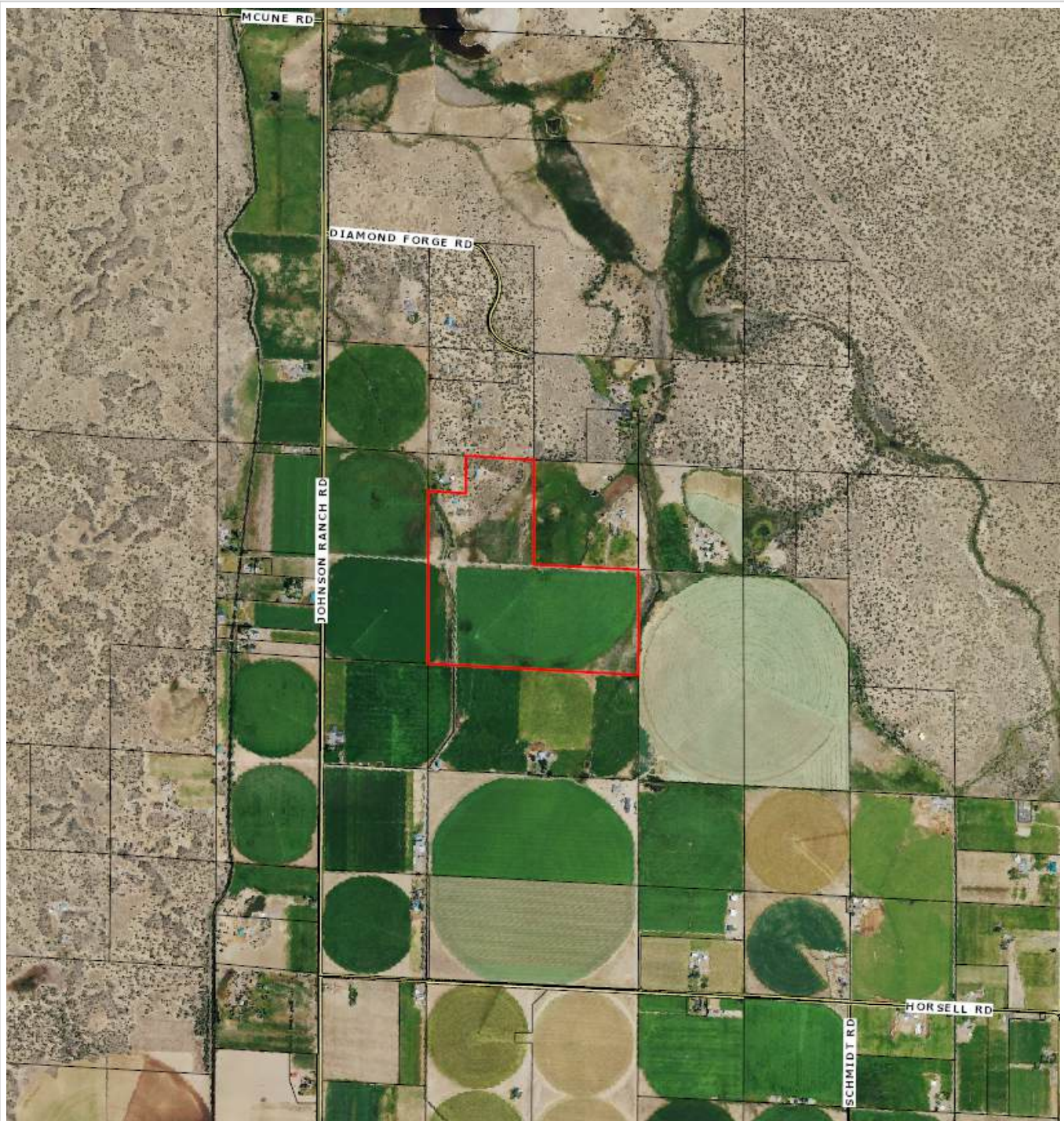


Parcel ID: 131553

Site Address: 63560 Johnson Ranch Rd

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.

Aerial Map



Parcel ID: 131553


Western Title & Escrow

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.



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