

LAND TITLE COMPANY OF GRANT COUNTY, INC.

145 NE Dayton St., John Day OR 97845
PHONE: 541-575-1529 FAX: 541-575-0149

March 25, 2019

CONSUMER INFORMATION REPORT

ATTENTION: Jane Reeves
PREPARED FOR: AmeriTitle
FAX #/EMAIL: jane.reeves@amerititle.com

TAX INFORMATION

TAX ACCOUNT NUMBER: 17 7-29 TL5300; Ref. 6281

2018/2019 ASSESSED TAXES: \$4,151.25 (Forest)

2018-2019 ASSESSED VALUES

LAND:	\$311,530
IMPROVEMENTS:	\$254,690
REAL MARKET VALUE:	\$566,220
M50 ASSESSED VALUE:	\$327,526

ASSESSED TO: Daniel L. Herold and Robin Herold, husband and wife.

INCLUDED: COPY OF ASSESSORS MAP & ONE DOCUMENT OF RECORD

THE INFORMATION SHOWN ABOVE HAS BEEN COMPILED FROM THE LATEST TAX INFORMATION RECORDS PROVIDED US BY THE TAX ASSESSOR'S OFFICE AND IS PROVIDED AS A COURTESY TO YOU AND YOUR CUSTOMER. NO LIABILITY IS ASSUMED FOR ANY ERRORS IN THIS REPORT.

OAR 836-080-0337 GOVERNS THE INFORMATION WE ARE ABLE TO PROVIDE.
THIS SERVICE MAY BE DISCONTINUED AT ANY TIME WITHOUT NOTICE.

7-29 (33)

MICHAEL GARY DRESS, Grantor, conveys and specially warrants to DANIEL L. HEROLD and ROBIN HEROLD, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Township 7 South, Range 29 East, Willamette Meridian, Grant County, Oregon:

Section 25: SW $\frac{1}{4}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$; SAVE & EXCEPT that portion of the E $\frac{1}{2}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NW $\frac{1}{4}$ conveyed to Grant County, Oregon, by deed dated Sept. 23, 1960, recorded Sept. 26, 1960, in Deed Book 83, page 573, for right of way.

Subject to and excepting:

1. This property was previously specially assessed for Farm Use Deferral. The County Assessor has removed this property from such status and additional taxes, penalties and interest have attached, or may attach, to the land.
2. Rights of the public in streets, roads and highways.
3. An easement to Telephone Utilities of Eastern Oregon, Inc., an Oregon corp., dated June 24, 1983, recorded September 12, 1983, in Deed Book 128, page 787, Records of Grant County, Oregon.

THIS INSTRUMENT WILL 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 APPROVED USES.

C-10210

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

The true and actual consideration for this conveyance is: \$130,000.

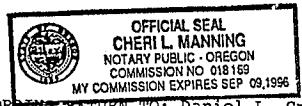
Until a change is requested, all tax statements are to be sent to the following address: Daniel L. and Robin Herold, _____

Dated this 19th day of May, 1995.

Michael Gary Dress
Michael Gary Dress

STATE OF OREGON)
County of Grant) ss.

This instrument was acknowledged before me on the 19th day of May, 1995, by Michael Gary Dress.



Cheri L. Manning
Notary Public for Oregon
My Comm. Expires: 9-9-96

AFTER RECORDING RETURN TO: Daniel L. Cronin, 241 E Main, John Day, OR 97845

wip4/95-b:\may\dress.wd

INST# 991495 REF# FEE 3250
FILED May 26 1999
RECORD OF DEEDS TIME 2:25 P 1 PGS
KATHY MCKINNON BY *West*
COUNTY CLERK DEPUTY



7-29

THIS SKETCH IS FOR LOCATION PURPOSES ONLY AND NO WARRANTIES ARE IMPLIED AS TO ACCURACIES, IF ANY, IN DIMENSIONS OR LOCATION AS REVEALED BY AN ACCURATE SURVEY.

PARCEL 3

20-11

26

25

AC

5302
37.45 AC

5301
118.28 AC

5300
234.96 AC

5300

5400
160.00 AC

5500
295.60 AC

5501

5600

103

103

105

80.10 CH = 5286.60'

80.00 CH = 5280.00'

S89°46'W

S89°49'W

79.80 CH = 5266.80'

79.89 CH = 5272.74'

N38°31'40"W
4653.32'

SEE DETAIL
MAP NO 3

377.96 AC

