



PioneerTitleCo
GOING BEYOND

Listing Packet

Prepared for: Tim Mabry

Email Address: tmabry@creditsinc.com

Enclosed please find the following information per your request:

Serial No.: 127658

Map: 4N28-11CA Tax Lot: 9100

Assessed Owners Name: McCallum

On: 12/04/2025

Prepared By: Christie Nelson

Remember PIONEER TITLE COMPANY for all your Title & Escrow needs.

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The insurance division cautions intermediaries that this service is designed to benefit the ultimate insureds: Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any error in this report.

Umatilla County
2025 Real Property Assessment Report
Account 127658

Map 4N2811-CA-09100
Code - Tax ID 0818 - 127658

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr NEWPORT ADDITION TO HERMISTON
Lot - 3, 4, 5 & 6 Block - 8

Mailing MCCALLUM SCOTT
PO BOX 264
ECHO OR 97826-0264

Deed Reference # 2020-7020452
Sales Date/Price 05-29-2020 / \$0
Appraiser

Property Class 201 **MA** **SA** **NH**
RMV Class 201 08 03 220

Site	Situs Address	City
	524 E MAIN ST	HERMISTON

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0818	Land	159,720		Land	0
	Impr	241,320		Impr	0
Code Area Total		401,040	340,900	340,900	0
Grand Total		401,040	340,900	340,900	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
0818					CITY FULL OSD	100		6,000
	1	<input checked="" type="checkbox"/>		C-1	Commercial Site	100	21,960 SF	L 153,720
Code Area Total							21,960 SF	159,720

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
0818	1	1951	570	Retail store - convenience market	110	5,480		241,320
Code Area Total						5,480		241,320

STATEMENT OF TAX ACCOUNT
UMATILLA COUNTY TAX COLLECTOR
216 SE 4TH ST
PENDLETON, OR 97801
541-278-6219

4-Dec-2025

MCCALLUM SCOTT
PO BOX 264
ECHO OR 97826-0264

Tax Account #	127658	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0818
Situs Address	524 E MAIN ST HERMISTON OR 97838	Interest To	12/15/2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$4,687.89	\$4,687.89	\$0.00	\$0.00	\$7,031.84	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,917.58	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,922.95	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,504.59	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,927.10	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,622.57	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,522.19	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,650.55	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,539.87	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,259.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,288.98	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,267.02	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,293.77	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,115.07	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,986.24	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,834.44	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,738.68	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,188.98	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,211.29	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,015.09	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,583.54	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,726.85	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,731.59	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,450.57	Nov 15, 2002
Total		\$4,687.89	\$4,687.89	\$0.00	\$0.00	\$123,331.20	

106
3

State of Oregon
County of Umatilla



AFTER RECORDING RETURN TO:

Timothy P. O'Rourke
Corey Byler & Rew LLP
P.O. Box 218
Pendleton, OR 97801-0218

Instrument received
and recorded on
6/10/2020 8:58:42 AM

in the record of instrument
code type DE

Instrument number 2020-7020452
Fee \$106.00

MAIL TAX STATEMENTS TO:

Scott McCallum
PO Box 264
Echo, OR 97826

Umatilla County
Received: 6/10/2020



Office of County Records

Steve Churchill

Records Officer
1115423 P3

STATUTORY BARGAIN AND SALE DEED

SCOTT MCCALLUM, the duly appointed, qualified and acting personal representative of the Estate of Edward L. McCallum, deceased, GRANTOR, conveys to SCOTT MCCALLUM, GRANTEE, the following described real property in Umatilla County, Oregon:

See Exhibit A, attached hereto and incorporated herein by this reference.

The true and actual consideration for this conveyance is none; this conveyance is given pursuant to General Judgment of Final Distribution dated May 22, 2020 filed in Umatilla County Circuit Court, Probate No. 19PB08103

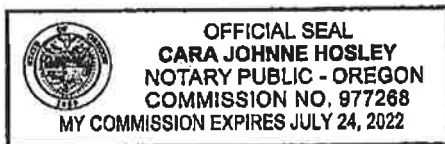
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: May 29, 2020

Scott McCallum, Personal Representative
Scott McCallum, Personal Representative of
the Estate of Edward L. McCallum,
deceased

STATE OF OREGON)
) ss.
County of Umatilla)

The foregoing instrument was acknowledged before me this 29 day of May, 2020, by Scott McCallum, as Personal Representative for the Estate of Edward L. McCallum, deceased.



Cara Johnne Hosley
Notary Public for Oregon
My Commission Expires: July 24, 2022

Parcel 1

**Lots 7 and 8, Block 8, Newport Addition to the Town, now City of Hermiston, Umatilla County, Oregon;
EXCEPTING any and all water rights of way.**

Parcel 2

**Lots 3, 4, 5, and 6 in Block 8, Newport Addition in the City of Hermiston, Umatilla County, Oregon;
EXCEPTING any and all water rights of way.**

**SUBJECT TO: An easement dated August 27, 1943, recorded September 1, 1943 in Deed Book 170 at
page 106, in favor of Pacific Power & Light Company, a corporation, for electrical distribution facilities.**

This Map is not a survey. It does not show the location of any improvements and is provided for identification of the lands only. Pioneer Title Company accepts no liability for the accuracy of boundary lines, easements, roads or other matters shown thereon.

