

**Parcel Information**

Parcel #:	13114
Alternate ID:	0201041080210380000
Account #:	4N1W 8BA 3800
Site Address:	2675 Gable Rd
	St Helens OR 97051
Owner:	St Helens School District #502
	474 N 16th St
	St Helens OR 97051
Twn/Range/Section:	04N / 01W / 08 / NW
Parcel Size:	5.22 Acres (227,384 SqFt)
Lot/Block:	PT TR 1
Census Tract/Block:	970600 / 1020
Levy Code:	0201
Levy Rate:	16.0198
Market Land Value:	\$0.00
Market Impr Value:	\$0.00
Market Total Value:	\$0.00 (2024)
Assessed Land Value:	\$0.00
Assessed Impr Value:	\$0.00
Assessed Total Value:	\$0.00 (2024)

**Tax Information**

Tax Year	Annual Tax
2024	\$21,696.65
2023	\$9,200.12
2022	\$8,824.45

**Legal**

GREENWOOD ACRES

**Land**

Land Use:	921 - SCHOOL IMPROVED	Zoning:	St. Helens-AR - Apartment Residential
Waterfront Name:		Watershed:	1709001203 - Multnomah Channel
School District:	502 - St. Helens	Primary School:	McBride Elementary School
Middle School:	St Helens Middle School	High School:	Plymouth High School

**Improvement**

Year Built:	1939 (1952)	Fireplaces:	1	Bldg Use:	
Bedrooms:	3	Total Baths:	1	Full/Half Baths:	1 / 0
Finished Area:	1,453 SqFt	Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:	4 / 1	Bldg Name:	11883	Bldg Type:	Res

**Transfer Information**

Sale Date:	02/26/2016	Sale Price:		Doc Num:		Doc Type:	BARGAIN & SALE
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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.

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

14-Aug-2025

ST HELENS SCHOOL DISTRICT #502  
474 N 16TH ST  
ST HELENS OR 97051

Tax Account #	13114	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0201
Situs Address	2675 GABLE RD ST HELENS OR 97051	Interest To	Aug 14, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21,696.65	Nov 15, 2024	\$650.90
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,200.12	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,824.45	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,950.82	Nov 15, 2021	\$88.52
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,852.03	Nov 15, 2020	\$85.56
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,806.88	Nov 15, 2019	\$84.21
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,720.95	Nov 15, 2018	\$81.63
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,644.37	Nov 15, 2017	\$79.33
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,605.24	Nov 15, 2016	\$78.16
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,468.27	Nov 15, 2015	\$74.05
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,442.92	Nov 15, 2014	\$73.29
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,292.91	Nov 15, 2013	\$68.79
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,427.71	Nov 15, 2012	\$72.83
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,363.83	Nov 15, 2011	\$70.91
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,411.54	Nov 15, 2010	\$72.35
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,337.22	Nov 15, 2009	\$70.12
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,233.66	Nov 15, 2008	\$67.01
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,173.59	Nov 15, 2007	\$65.21
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,106.21	Nov 15, 2006	\$63.19
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,143.06	Nov 15, 2005	\$64.29
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,045.90	Nov 15, 2004	\$61.38
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,986.49	Nov 15, 2003	\$59.59
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,916.00	Nov 15, 2002	\$57.48
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.57	Nov 15, 2001	\$57.20
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$89,557.39		



**REAL PROPERTY  
CERTIFICATE OF TAXES PAID**

Oregon Revised Statute (ORS) 311.411 requires the Assessor to certify that all charges against real property being conveyed to a public entity exempt from taxation under ORS 307.040 or 307.090 have been paid as of the date of recording.

Real Property Tax Account ID: 13114

New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

Signature: Becky Magnuson Date: 5/31/24  
Print Name: Becky Magnuson Title: Assessment Clerk III

*ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.*

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**Columbia County**  
**2024 Real Property Assessment Report**  
Account 13114

**Map** 4N1W08-BA-03800  
**Code - Tax ID** 0201 - 13114

**Tax Status** Non-Assessable  
**Account Status** Active  
**Subtype** Normal

**Legal Descr** GREENWOOD ACRES  
Lot - PT TR 1

**Mailing** ST HELENS SCHOOL DISTRICT #502  
474 N 16TH ST  
ST HELENS OR 97051

**Deed Reference #** 2024-2992  
**Sales Date/Price** 05-31-2024 / \$1,250,000  
**Appraiser** DAVID L

**Property Class** 921    **MA**    **SA**    **NH**  
**RMV Class** 101    01    00    000

Site	Situs Address	City
	2675 GABLE RD	ST HELENS

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception    CPR %
0201	Land	1,038,200		Land	0
	Impr	169,180		Impr	0
Code Area Total		1,207,380	0	0	0
Grand Total		1,207,380	0	0	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0201	4	<input checked="" type="checkbox"/>		SH:AR	City Residential Acreage	110	0.55 AC		002	105,270
	5	<input checked="" type="checkbox"/>		SH:AR	Market	110	4.28 AC	2H2	002	819,190
					OSD - Single Family	100				39,100
	1	<input checked="" type="checkbox"/>		SH:AR	Residential Site	110	0.13 AC		002	24,880
	2	<input checked="" type="checkbox"/>		SH:AR	Residential Site	110	0.26 AC		002	49,760
Code Area Total							5.22 AC			1,038,200

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0201	1	1939	135	One story with attic	111	1,453	100		141,890
	5	1950	360	Machine Shed	111	888	100		14,940
	6	1950	325	General Purpose Building	111	864	100		6,970
	7	1950	360	Machine Shed	111	1,152	100		5,380
Code Area Total						4,357			169,180

Exemptions / Special Assessments / Notations									
<b>Exemptions (RMV)</b>									
■ ORS 307.090 - State, County, other municipalities, schools & districts									
<b>Code Area</b> 0201									
<b>Special Assessments</b>						<b>Amount</b>		<b>Year Used</b>	
■ Farmland Additional Tax						21,696.65		2024	

**Contig Accts** 13115, 14997

**Appraisal Maint** 2024-TAX STATUS CHANGE TO NON-ASSESSABLE

**Columbia County**  
**2024 Real Property Assessment Report**  
Account 13114

**Comments**

2024 Appraisal Review > Moving to Non-Assessable by ownership. DL  
2024: Paid \$21,696.65 in full to remove farm suspension. BM  
07/2023: remove additional parcel/partition cost adjustments. RMV change only. jl  
2022: DQ 4.28ac from Non EFU farm deferral, due to no response to income questionnaire. Calculated 5 yrs back  
\$21,696.65 put into farm suspension. CL  
2022: Site visit for farm disqualification-no response to Farm Questionnaire. Land put to market and full exception.  
TMB  
2019 road dedication. NS  
2017 RA Some newer windows and room, original siding, well maintained; Avg +. WV  
2017 - Changed PC to Deferred, RMV class unchanged. NS  
2013: HBU is PTA with #14997 & #13115 due to access, location of main residence and outbuildings. Per aerial  
photos, moved RMV and associated MAV of the 33x64 Free Stall Barn and the 24x36 GPB from this taxlot to  
TL3900 (#13115). jl

TICOR TITLE 3604 24001427

COLUMBIA COUNTY, OREGON **2024-02992**  
**DEED-D**  
Cnt=1 Pgs=9 GOLSONK **06/03/2024 10:43:01 AM**  
\$45.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$131.00**

I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

**GRANTOR'S NAME:**

The William E. "Stub" and Gerildyn N. Johnson  
Revocable Living Trust, UTD May 16, 2006 and  
The William E. "Stub" and Gerildyn N. Johnson  
Revocable Living Trust, UTD May 16, 2006, but  
specifically the Disclaimer Trust established under  
Article VII

**GRANTEE'S NAME:**

St. Helens School District #502

**AFTER RECORDING RETURN TO:**

Order No.: 360424001427-JS  
St. Helens School District #502  
474 N 16th St  
Saint Helens, OR 97051

**SEND TAX STATEMENTS TO:**

St. Helens School District #502  
474 N 16th St  
Saint Helens, OR 97051

APN: 13115

13114

14997

Map: 4N1W08-BA-03900

4N1W08-BA-03800

4N1W08-BB-01400

2675 Gable Road, Saint Helens, OR 97051

Total Consideration:

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

\$1,250,000.00

**STATUTORY WARRANTY DEED**

Brien Bramfield, successor trustee of the William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, and Brien Bramfield, successor trustee of the William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, but specifically the Disclaimer Trust established under Article VII, Sections B and D thereof, each as to an undivided one-half interest, as tenants in common, Grantor, conveys and warrants to St. Helens School District #502, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

**PARCEL 1:**

Tract 1, GREENWOOD ACRES, in the City of St. Helens, County of Columbia and State of Oregon.

EXCEPTING THEREFROM that portion dedicated to the public by Deed recorded April

Deed (Statutory Warranty)  
ORD1293.doc / Updated: 01.08.24

Page 1

OR-TT-FTCS-02743.470738-360424001427

STATUTORY WARRANTY DEED  
(continued)

22, 2019, as Instrument No. 2019-002778, Records of Columbia County, Oregon.

PARCEL 2:

Beginning at a point which is South 0°49' West 1,607.80 feet and North 88°50' East 2,077.60 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 7 and 8, Township 4 North of Range 1 West of the Willamette Meridian, in the City of St. Helens, County of Columbia and State of Oregon; thence South 21°30' East 1,348.60 feet; thence South 64°28' West 50.45 feet; thence North 21°30' West 1,370.80 feet to a point that is South 88°50' West 53.66 feet from the point of beginning; thence North 88°50' East 53.66 feet to the point of beginning.

EXCEPTING THEREFROM that portion dedicated to the public by Deed recorded April 22, 2019, as Instrument No. 2019-002778, Records of Columbia County, Oregon.

PARCEL 3:

A strip of land, lying in the plat of GABLE ROAD, recorded in Book 5, page 28, Instrument No. 99-07576, Plat Records of Columbia County, Oregon, being a portion of Tract 2, GREENWOOD ACRES, a duly recorded plat in said county, lying within the John McNulty Donation Land Claim, situated in the Northwest quarter of Section 8, Township 4 North, Range 1 West, Willamette Meridian, in the City of St. Helens, County of Columbia and State of Oregon, and being described as follows:

The Westerly 0.92 feet of Lot 1, and Lots 3 through 9, inclusive, of said plat of GABLE ROAD.

PARCEL 4:

Tract 71, FIRLOK PARK, in the County of Columbia and State of Oregon..

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,250,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

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.



STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: MAY 31, 2024

The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006

BY: B. Bamfield  
Brien Bamfield  
Successor Trustee

The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, but specifically the Disclaimer Trust established under Article VII, Sections B and D thereof

BY: B. Bamfield  
Brien Bramfield  
Successor Trustee

State of Province of Alberta, Canada  
County of \_\_\_\_\_

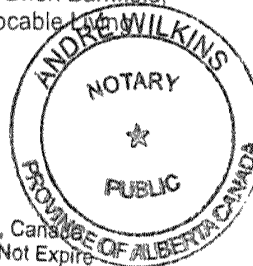
This instrument was acknowledged before me on MAY 31, 2024 by Brien Bamfield, as Successor Trustee for The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006.

Notary Public - State of Oregon Province of Alberta, Canada

My Commission Expires: DOES NOT EXPIRE

ANDRÉ WILKINS  
Barrister and Solicitor

André Wilkins  
Notary Public  
Province of Alberta, Canada  
Commission Does Not Expire



State of Province of Alberta, Canada  
County of \_\_\_\_\_

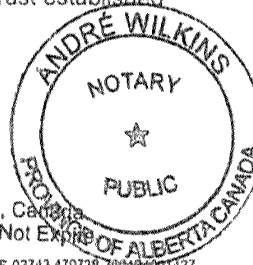
This instrument was acknowledged before me on MAY 31, 2024 by Brien Bramfield, as Successor Trustee for The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, but specifically the Disclaimer Trust established under Article VII.

Notary Public - State of Oregon Province of Alberta, Canada

My Commission Expires: DOES NOT EXPIRE

ANDRÉ WILKINS  
Barrister and Solicitor

André Wilkins  
Notary Public  
Province of Alberta, Canada  
Commission Does Not Expire



Statutory warranty Deed

**EXHIBIT "A"**

Exceptions *Continued*

As of 5-29-24, 2024, Grantee hereby approves and accepts the foregoing conveyance.

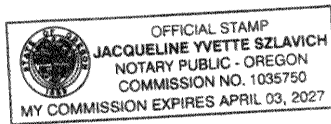
St. Helens School District #502

BY: MA. [Signature]

Scot Stockwell - Chief Administrative Officer, School District Clerk and Budget Officer

State of Oregon  
County of Columbia

This instrument was acknowledged before me on 5-29-24 by Scot Stockwell - Chief Administrative Officer, School District Clerk and Budget Officer on behalf of St. Helen's School District #502



[Signature]

## EXHIBIT "A"

### Exceptions

#### Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets or highways.

Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

In favor of: State of Oregon

Reservation of: All the coal and other minerals in said premises, together with the right to prospect for, mine, and remove the same

Recording Date: September 1, 1942

Recording No.: Book 70, Page 562

Affects Parcels 2 and 4

The Company makes no representation as to the present ownership of this interest or its encumbrances.

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 21, 1995

Recording No: 95-02183

Affects: Parcel 3

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 16, 2000

Recording No: 00-01320

Affects: Parcel 3

Drainage Swale disclosed by Warranty Deed

Recording Date: March 2, 2001

Recording No.: 01-02187

Affects: Parcel 3



**REAL PROPERTY  
CERTIFICATE OF TAXES PAID**

Oregon Revised Statute (ORS) 311.411 requires the Assessor to certify that all charges against real property being conveyed to a public entity exempt from taxation under ORS 307.040 or 307.090 have been paid as of the date of recording.

Real Property Tax Account ID: 14997

New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

Signature: Becky Magnuson Date: 5/31/24  
Print Name: Becky Magnuson Title: Assessment Clerk III

*ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.*

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**REAL PROPERTY  
CERTIFICATE OF TAXES PAID**

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Real Property Tax Account ID: 13114

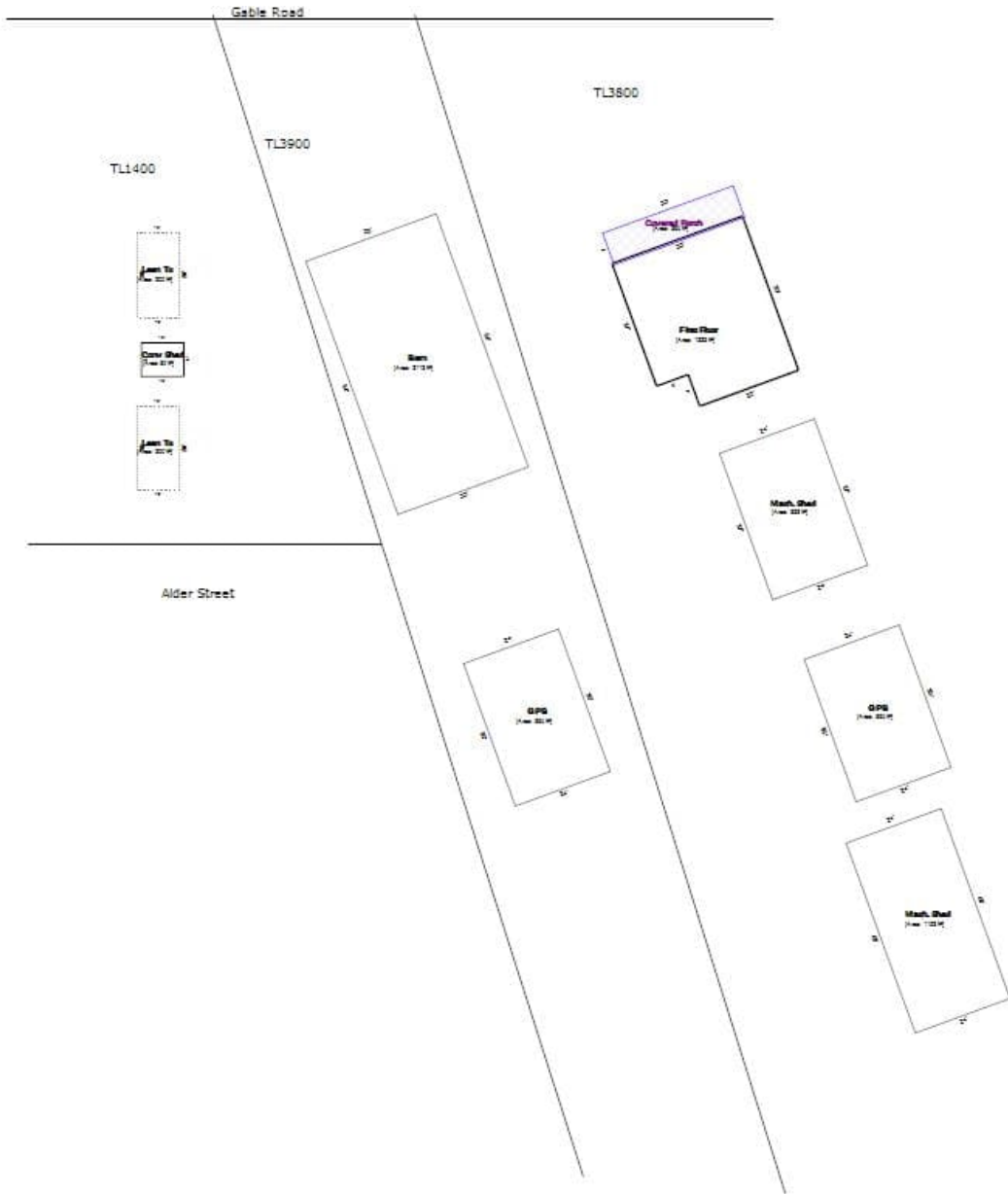
New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

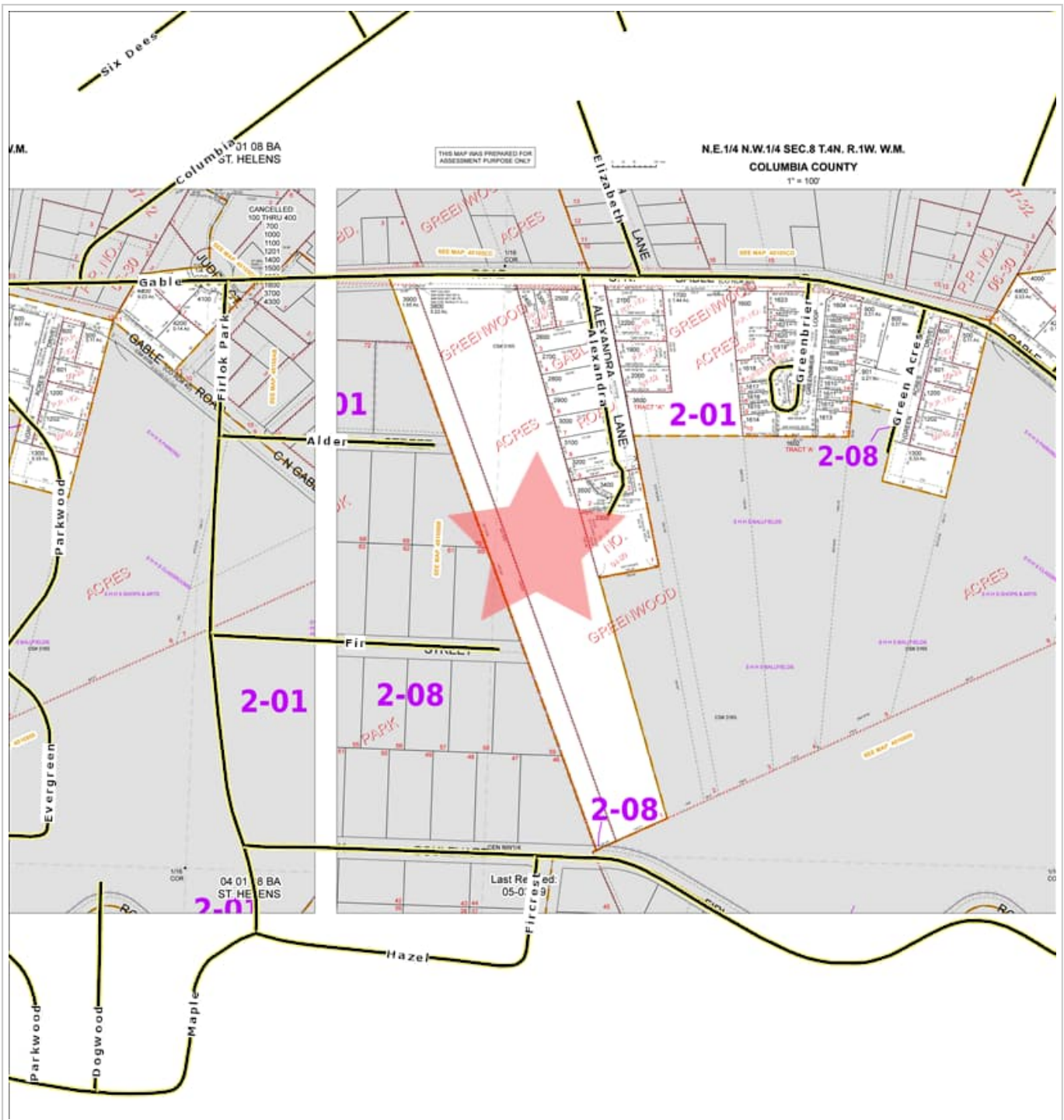
Signature: Becky Magnuson Date: 5/31/24  
Print Name: Becky Magnuson Title: Assessment Clerk III

*ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.*

*Service ~ Engagement ~ Connection ~ Innovation*



# Assessor Map



Parcel ID: 13114

Site Address: 2675 Gable Rd

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



## Aerial Map



**TICOR TITLE™**

**Parcel ID: 13114**

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