



Property Profile Report

Client Name:

The Kelly Group

Today's Date:

09/20/2023

Owner Name:

Walton Emerson & Margaret Trustees For

Property Address:

**20180 NE Sunnycrest Rd
Newberg OR 97132 6788**

Reference Number:

R332301300

Account Number:

73501

Seven Ticor Mid-Valley locations to serve you:

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

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.TicorMidValley.com

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



Parcel Information

| |
|---|
| Parcel #: 73501 |
| Account: R332301300 |
| Related: |
| Site Address: 20180 NE Sunnycrest Rd Newberg OR 97132 - 6788 |
| Owner: Walton Emerson & Margaret Trustees For |
| Owner2: |
| Owner Address: 20180 NE Sunnycrest Rd Newberg OR 97132 - 6788 |
| TwN/Range/Section: 03S / 03W / 23 |
| Parcel Size: 16.00 Acres (696,960 SqFt) |
| Plat/Subdivision: |
| Lot: |
| Block: |
| Map Page/Grid: 712-F7 |
| Census Tract/Block: 030301 / 3008 |
| Waterfront: |

Assessment Information

| | |
|----------------------------|--------------|
| Market Value Land: | \$215,903.00 |
| Market Value Impr: | \$315,498.00 |
| Market Value Total: | \$531,401.00 |
| Assessed Value: | \$163,947.00 |

Tax Information

| |
|-------------------------------|
| Levy Code Area: 29.2 |
| Levy Rate: 13.1234 |
| Tax Year: 2022 |
| Annual Tax: \$2,151.54 |
| Exemption Description: |

Legal

Township 3S Range 3W Section 23 TaxLot 01300

Land

| | |
|---|---|
| Cnty Land Use: 681 - Forest - Multiple special assessments - Improved (typical of class) | Cnty Bldg Use: 11 - 1 Story |
| Land Use Std: OTHR - Other | Zoning: EF-40 - Exclusive Farm Use |
| Neighborhood: Rural Grand Island | Recreation: |
| Watershed: Chehalem Creek-Willamette River | School District: 29J Newberg |
| Primary School: Dundee Elementary School | Middle School: Chehalem Valley Middle School |
| High School: Newberg Senior High School | |

Improvement

| | | |
|-------------------------------|------------------------------|-------------------------------|
| Year Built: 1974 | Attic Fin/Unfin: | Fireplace: 1 |
| Bedrooms: 3 | Total Baths: 1.5 | Full/Half Baths: 1 / 1 |
| Total Area: 1,356 SqFt | Bsmt Fin/Unfin: | Garage: 460 SqFt |
| Bldg Fin: 1,356 SqFt | 1st Floor: 1,356 SqFt | 2nd Floor: |

Transfer Information

| | | | |
|------------------------------|--------------------|----------------------------|-----------------------|
| Rec. Date: 01/01/1997 | Sale Price: | Doc Num: 1997-01351 | Doc Type: Deed |
| Owner: | | Grantor: | |
| Orig. Loan Amt: | | Title Co: | |
| Finance Type: | Loan Type: | Lender: | |

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.



Parcel Information

| |
|--|
| Parcel #: 511213 |
| Account: R332301301 |
| Related: |
| Site Address: |
| Newberg OR 97132 |
| Owner: Walton, Emerson N |
| Owner2: Walton Margaret A Trustees Of The |
| Owner Address: 20180 NE Sunnycrest Rd |
| Newberg OR 97132 - 6788 |
| TwN/Range/Section: 03S / 03W / 23 |
| Parcel Size: 16.40 Acres (714,383 SqFt) |
| Plat/Subdivision: |
| Lot: |
| Block: |
| Map Page/Grid: 712-F7 |
| Census Tract/Block: 030301 / 3008 |
| Waterfront: |

Assessment Information

| | |
|----------------------------|--------------|
| Market Value Land: | \$126,156.00 |
| Market Value Impr: | \$0.00 |
| Market Value Total: | \$126,156.00 |
| Assessed Value: | \$8,816.00 |

Tax Information

| |
|-------------------------------|
| Levy Code Area: 29.2 |
| Levy Rate: 13.1234 |
| Tax Year: 2022 |
| Annual Tax: \$115.70 |
| Exemption Description: |

Legal

Township 3S Range 3W Section 23 TaxLot 01301

Land

| | |
|--|---|
| Cnty Land Use: 680 - Forest - Multiple special assessments - Vacant | Cnty Bldg Use: 0 |
| Land Use Std: AMSC - Agricultural Misc | Zoning: EF-40 - Exclusive Farm Use |
| Neighborhood: Rural Grand Island | Recreation: |
| Watershed: Chehalem Creek-Willamette River | School District: 29J Newberg |
| Primary School: Dundee Elementary School | Middle School: Chehalem Valley Middle School |
| High School: Newberg Senior High School | |

Improvement

| | | |
|--------------------|-------------------------|-------------------------|
| Year Built: | Attic Fin/Unfin: | Fireplace: |
| Bedrooms: | Total Baths: | Full/Half Baths: |
| Total Area: | Bsmt Fin/Unfin: | Garage: |
| Bldg Fin: | 1st Floor: | 2nd Floor: |

Transfer Information

| | | | |
|------------------------------|--------------------|----------------------------|------------------|
| Sale Date: 01/22/1998 | Sale Price: | Doc Num: 1998-01179 | Doc Type: |
|------------------------------|--------------------|----------------------------|------------------|

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Yamhill County, Oregon

'In the heart of the Willamette Valley'

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

Property Account Summary

9/20/2023



Click image above for more information

| | | | |
|----------------|-------|------------------|-------------------------------|
| Account Number | 73501 | Property Address | 20180 NE SUNNYCREST RD , , OR |
|----------------|-------|------------------|-------------------------------|

General Information

| | |
|----------------------|--|
| Alternate Property # | R3323 01300 |
| Property Description | Township 3S Range 3W Section 23 TaxLot 01300 |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed, Use Assessed |
| Tax Code Area | 29.2 |
| Remarks | POTENTIAL ADDITIONAL TAX LIABILITY |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 13.1234 |

Property Characteristics

| | |
|-----------------------|--|
| Neighborhood | Rural Grand Island |
| Land Class Category | 681 Forest Multiple Spec. Assess. Improved |
| Account Acres | 16.0000 |
| Change Property Ratio | Forest |

Parties

| Role | Name |
|-------|--|
| Owner | WALTON EMERSON & MARGARET TRUSTEES FOR |
| Owner | WALTON FAMILY TRUST |

Related Properties

No Related Properties Found

Property Values

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

Active Exemptions

No Exemptions Found

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

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

Sales History

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

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 1356 | 0 X 0 | 1974 | 4- | 1 | 3 | 1 | 1 |

BARGAIN AND SALE DEED

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

PARCEL 1 - Tax Lot No. 3220-1200:

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

PARCEL 2 - Tax Lot No. 3323-1300:

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

BEGINNING at a point on the South line of County Road #73, which point is South 20 feet and West 47.175 chains from the Southeast corner of the John Williamson Donation Land Claim #46 in said Township and Range, said point also being the Northwest corner of that tract described in a contract between William F. Kaden, et ux. and Bradley B. Briggs, et ux., recorded November 16, 1972 in Film Volume 91, Page 2305, Deed and Mortgage Records; thence South along West line of said Briggs tract, a distance of 17.065 chains, more or less, to the North line of Parcel No. 2 conveyed to Yamhill County by deed recorded October 22, 1904 in Book 46, Page 63, Deed Records of Yamhill County, Oregon; thence West along North line of said Yamhill County tract, 9.276 chains, more or less, to a point on the west line of Section 23, Township 3 South, Range 3 West; thence North along said Section 23 line, 17.065 chains, more or less, to a point on South line of County Road #73; thence East a distance of 9.276 chains, more or less, to the place of beginning.

After recording, return to:

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

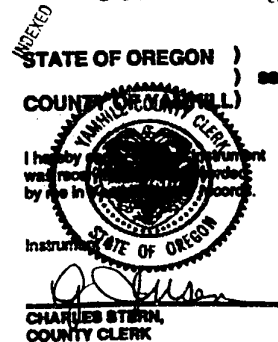
Send Tax Statements to:

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

2-17-93

002086

70.00
10.00
20.00





Yamhill County, Oregon

'In the heart of the Willamette Valley'

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

Property Account Summary

9/20/2023



Click image above for more information

| | | | |
|----------------|--------|------------------|--|
| Account Number | 511213 | Property Address | |
|----------------|--------|------------------|--|

General Information

| | |
|----------------------|--|
| Alternate Property # | R3323 01301 |
| Property Description | Township 3S Range 3W Section 23 TaxLot 01301 |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed, Use Assessed |
| Tax Code Area | 29.2 |
| Remarks | POTENTIAL ADDITIONAL TAX LIABILITY |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 13.1234 |

Property Characteristics

| | |
|-----------------------|--|
| Neighborhood | Rural Grand Island |
| Land Class Category | 680 Forest Multiple Spec. Assess. Vacant |
| Account Acres | 16.4000 |
| Change Property Ratio | Forest |

Parties

| Role | Name |
|-------|-----------------------------------|
| Owner | WALTON MARGARET A TRUSTEES OF THE |
| Owner | WALTON FAMILY TRUST |
| Owner | WALTON EMERSON N & |

Related Properties

| |
|-----------------------------|
| No Related Properties Found |
|-----------------------------|

Property Values

NS



EMERSON N. WALTON, TRUSTEE
MARGARET A. WALTON, TRUSTEE

Grantor's Name and Address

EMERSON N. WALTON, TRUSTEE
MARGARET A. WALTON, TRUSTEE

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Emerson & Margaret Walton
20180 NE Sunnycrest Road
Newberg, OR 97132

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____M., and recorded in book/reel/volume No. _____ on page _____.

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



199801179 2:45pm 01/22/98

001 060949 10 04 000200
1 0 D08 2 10.00 10.00 20.00 0.00 0.00 0.00

BARGAIN AND SALE DEED

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

**5, 1992

SEE Exhibit "A" Attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

~~and no consideration was paid for this transfer, stated in terms of dollars, is \$ none~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22 day of January, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Emerson N. Walton

EMERSON N. WALTON, TRUSTEE

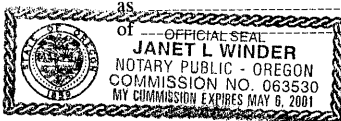
Margaret A. Walton

MARGARET A. WALTON, TRUSTEE

STATE OF OREGON, County of Yamhill) ss.

This instrument was acknowledged before me on January 22, 1998, by Emerson N. Walton and Margaret A. Walton, Trustees

This instrument was acknowledged before me on _____, 19____, by _____



Janet L. Winder

Notary Public for Oregon

My commission expires 5/6/01

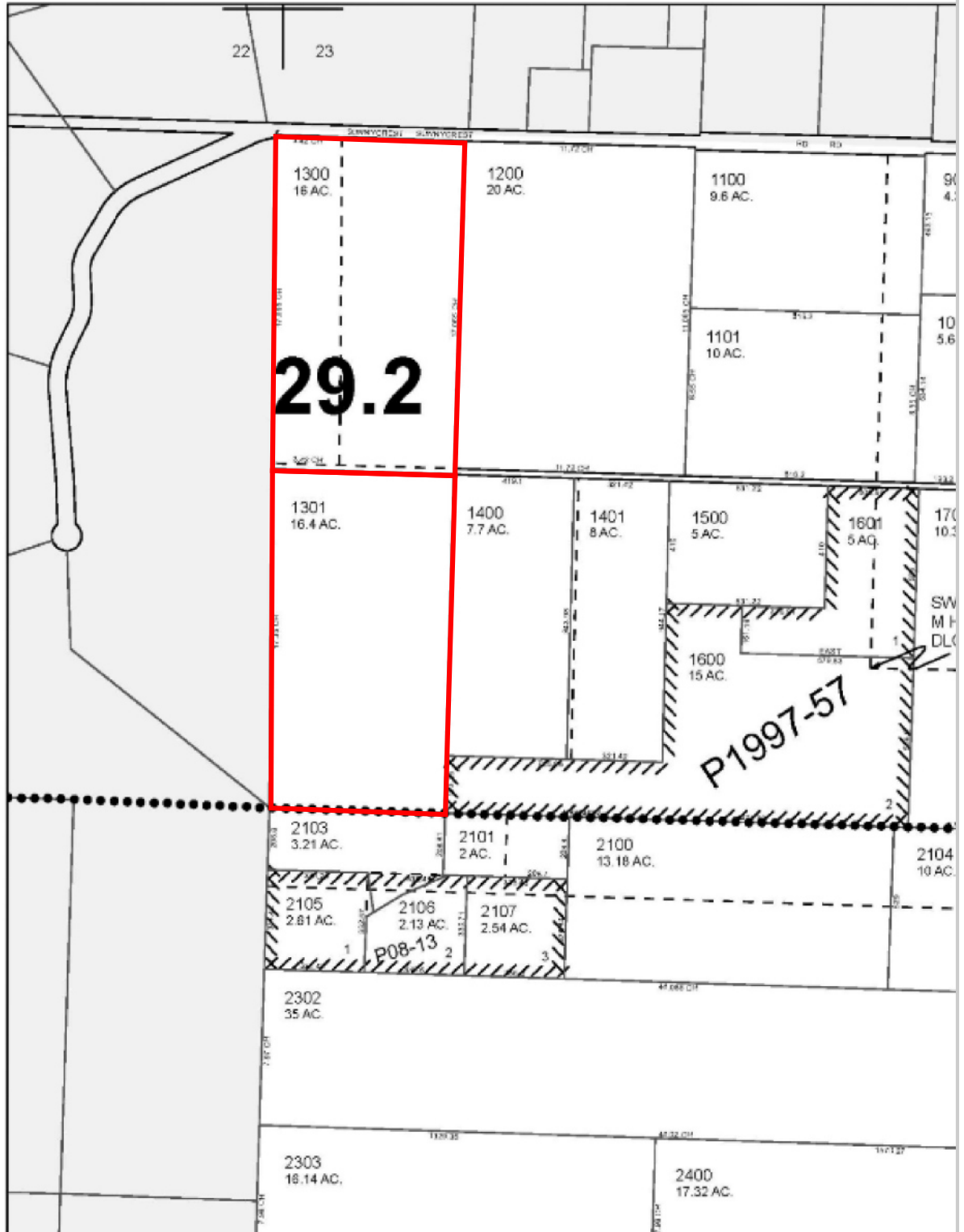
NORTHWEST TITLE COMPANY

EXHIBIT "A"

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

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

Bronson Creek



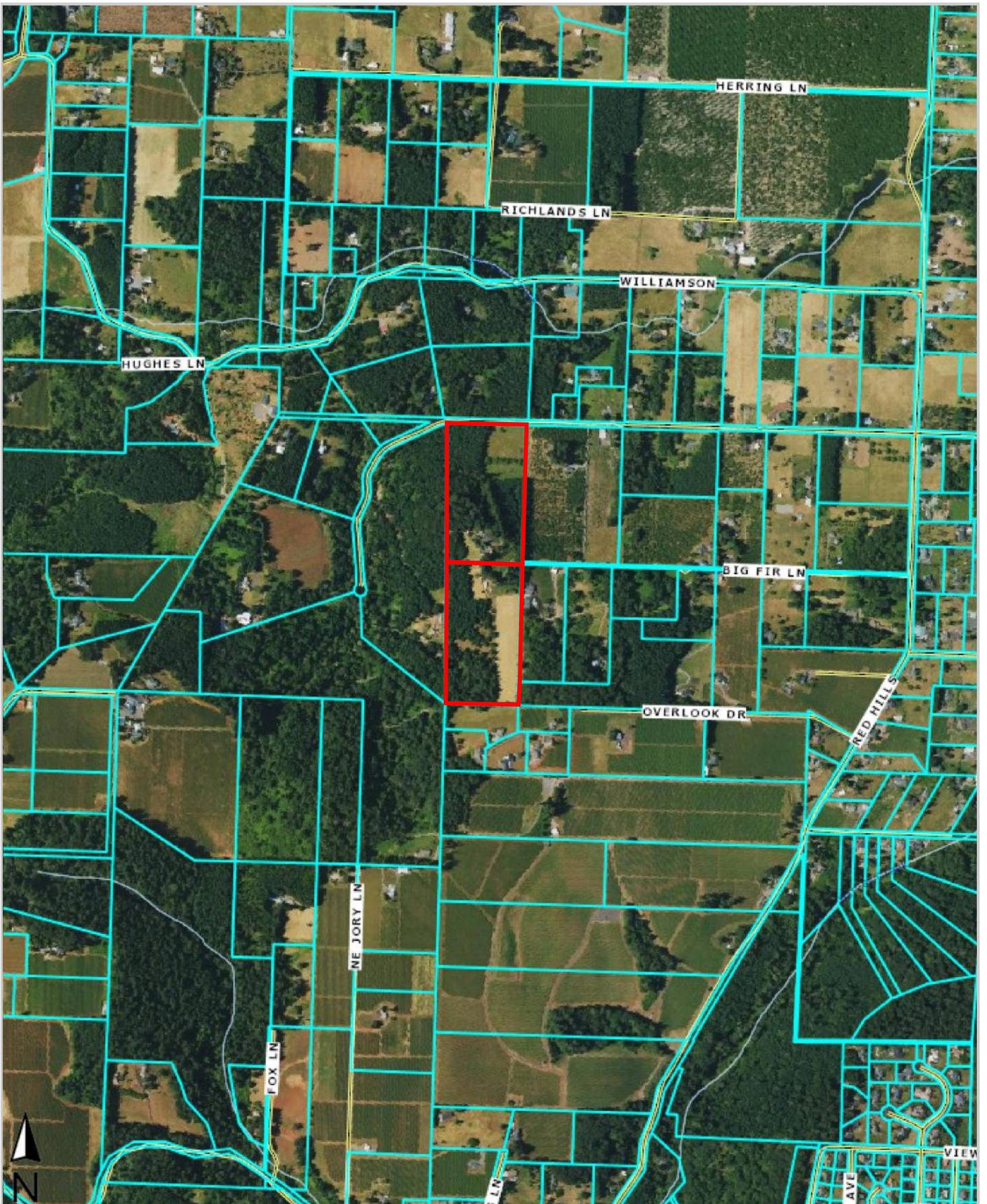
29.2

P1997-57

P08-13

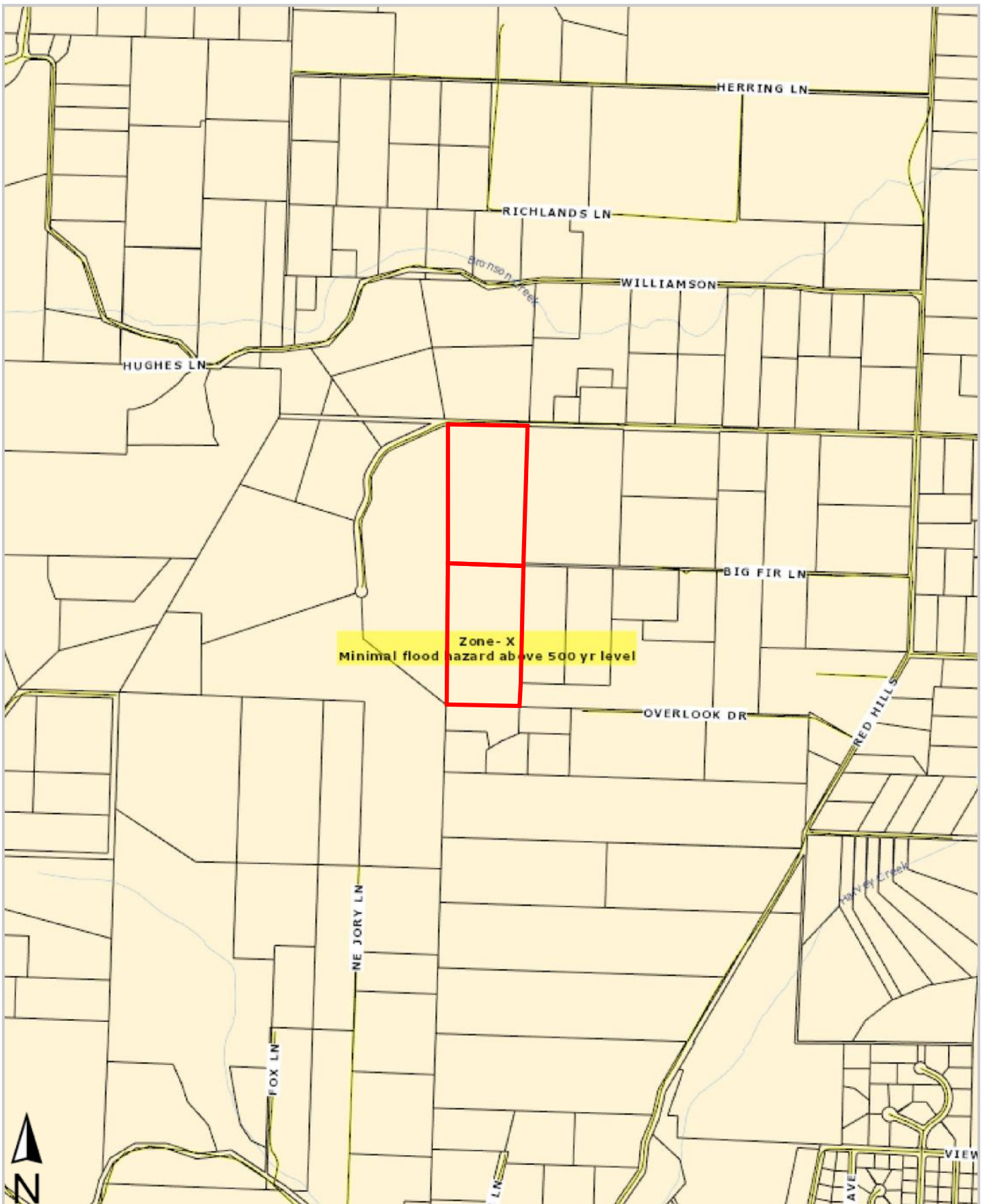


This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does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

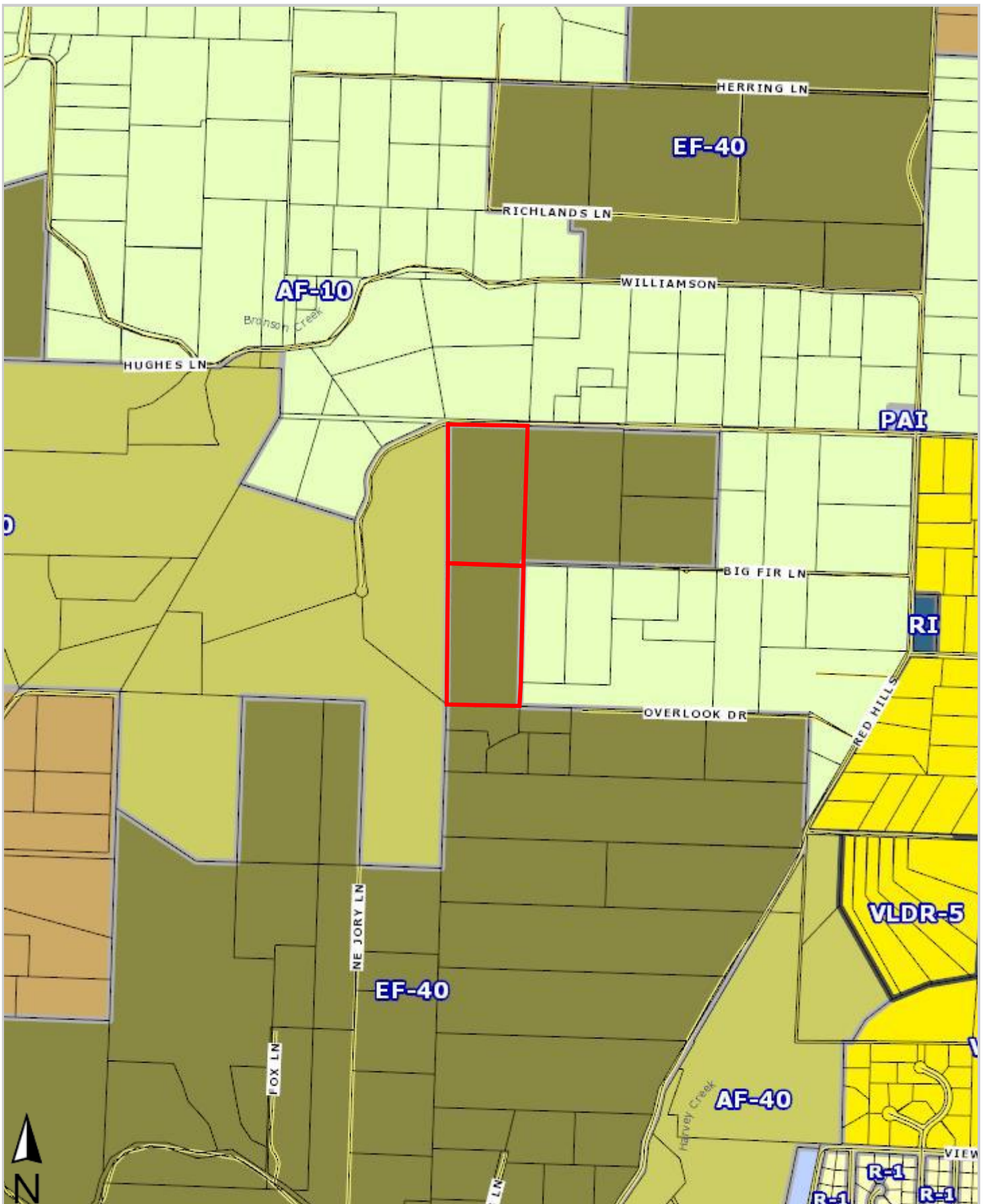


TICOR TITLE™

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



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