



Property Profile

Prepared For:

Anonymous Client

Property Address:

190 / 160 W Washington Street, Huntington, OR 97907

Property Parcel Number:

14S4413DA Tax Lots 7900 & 7800

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:

Please email your customer service requests to bakercity@amerititle.com

Serving Baker County!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. BA-29859JP
 Title Order No. 0029859

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Wayne & Dottie's Cabins, LLC**

Address: **PO Box 807**

City, ST Zip: **Hillsboro, OR 97123**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:
Document Title(s): Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

Seller Name & Address: **Dorothy June Jensen, P. O. Box 8, Huntington, OR 97907**

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

Buyer Name & Address: **Wayne & Dotties Cabins, LLC, P. O. Box 807, Hillsboro, OR 97123**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **Wayne & Dotties Cabins, LLC**

Address: **P. O. Box 807**

City, ST Zip: **Hillsboro, OR 97123**

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$51,000.00

AMERITITLE BA29859



B12 10 0002

After recording return to:

Wayne & Dotties Cabins, LLC

P. O. Box 807

Hillsboro, OR 97123

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

Wayne & Dotties Cabins, LLC

P. O. Box 807

Hillsboro, OR 97123

Escrow No. BA-29859JP

Title No. 0029859

SWD r.020212

STATUTORY WARRANTY DEED

Dorothy June Jensen,

Grantor(s), hereby convey and warrant to

Wayne & Dottie's Cabins, LLC,

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

Lots 1 through 4, inclusive, Block 3, ORIGINAL TOWNSITE OF HUNTINGTON, in the City of Huntington, County of Baker and State of Oregon.

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

Ref #9417 Code #1601

14S4413DA TL #7800

Ref #9418 Code #1601

14S4413DA TL #7900

The true and actual consideration for this conveyance is **\$51,000.00**.

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:

B12 10 0003

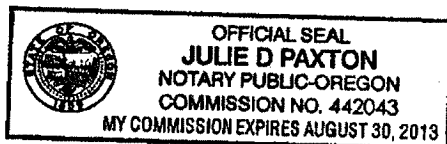
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7 day of March, 2012

Dorothy June Jensen
Dorothy June Jensen

State of Oregon
County of Baker

This instrument was acknowledged before me on March 7, 2012 by Dorothy June Jensen.



Julie D Paxton
(Notary Public for Oregon)
My commission expires 8/30/13

STATE OF OREGON)
COUNTY OF BAKER)
I CERTIFY THAT THIS
INSTRUMENT WAS RECEIVED
AND RECORDED IN THE BOOK
OF RECORDS OF SAID COUNTY
TAMARA J. GREEN, BAKER CO. CLERK
BY Karen Phillips DEPUTY
DOC#: 12100001B
3/08/2012 1:48 PM
REF .00 51.00
DMT CHG

4:24

REAL PROPERTY

INQUIRY

Y1

A10100

9417

REF # 2024 R 9418 PRIOR YEAR

MAP#	LOT#	A	NUM	CODE	PCL	MCL	AP	VA	ZONE	PAR#	%.xxxx	REAL#	PR
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14S4413DA 7900 1601 201 201 6 C

OWNER WAYNE & DOTTIE'S CABINS, LLC - - - - - ET ALS - - - - -

CNTRCT Pg 1

ADDR _____

PO BOX 414

CTY/ST HUNTINGTON, OR 97907

SC DEF _____ SITUS: HUNTINGTON _____

SITUS: 190 W WASHINGTON ST

HOME ID:	ACTION CDS MAPCODE
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YR AP 2024 APPR TB TYLER BOWLING

ACRES .00 SPC ASM

RMV	M5 VALUE	TOTAL AV
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LAND	39,350	39,350	7,362	NOTES
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IMPROV	33,720	33,720	25,326	
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SUBTOT	73,070	73,070	32,688	
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LESS EXEMPTIONS: 0 0

LESS VET EXEMPT: _____

NET VALUES:	73,070	32,688	
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1-KEY 2-IMP 3-LND 7-E0J 8-CLR 9-BACK 10-FORWARD 17-JV/TL 22-SALES 23-TAX INQ

1/30/25

4:25

2024

IMPROVEMENTS

INQUIRY

Y1

A10127

REF #	CODE	MAP/LOT	NAME	AA	VA	PCL	MCL					
9418	1601	14S4413DA 07900 000	WAYNE & DOTTIE'S CABINS, L 6			201	201					
INT	INSP	N BY	DATE	60123	COMB	IMP	ADJ: DESC	% 100	DESC	% 100	P	1
LN	BC	MAIN-SQFT	YRBL	YRAP	RMV	M5	VALUE	DEL	M/S#	RMV		
1	3E3	3,191	1920	2024	33720		33720	-				

TOTAL

33,720

33,720

F1 SER F2 IMP

F9 PRV

F10 NXT

F11 COM

F12-SIT

F19 MENU

1/30/25

4:25

2024

IMPROVEMENT/INVENTORY SUMMARY INQUIRY

Y1

A10128

REF/LN

CODE

MAP/LOT

NAME

AA VA

PCL MCL

9418

1

1601

14S4413DA 07900 000

WAYNE & DOTTIE'S CABINS, L 6

201

201

BK 2024

BC 3E3

MOTEL

APPR TB YRAP 2024

BEGTR 2024

YRBL 1920

SITUS

190

W

WASHINGTON

ST

HUNTINGTON

P 1

ENDTR

YRREM

C=Cost, I=Income C

INCOME APPROACH:

ELEM

UNITS

UTYP

D

DESCRIPTION

ELEM

INVENTORY DESCRIPTION

S1

3190

SQFT

S

MAIN FLOOR AREA

0001

FLOOR AREA MAIN

1

1

EACH

S

M/S SEC12 P9 8/18

1001

FOUNDATION CONCRETE

2003

2 X 4 WALL

2109

SDG STUCCO/CC SHEETS

3004

ROOF GABLE

3115

ROOF BAKED ENAM/GALV

4103

FLR CVR CARPET/RSLNT

4201

WALL CVR DRYWALL

4205

WALL CVR PANELING

6001

BATH FULL (3 FIXT)

6003

LAVATORY

6004

TOILET

6007

TUB/SHOWER/TILE

SQFT:(

3,191

-MAIN)(

-BASEMENT)(

-UPPER FLOOR)

F2 IMP

F3 RM

F7 EOJ

F8 CLR

F9 PRV

F10 NXT

F11 COM

1/30/25
 4:25 2024 IMPROVEMENT COST ELEMENTS INQUIRY Y1
 REF/LN CODE MAP/LOT NAME AA VA PCL MCL A10129
 9418 1 1601 14S4413DA 07900 000 WAYNE & DOTTIE'S CABINS, L 6 201 201
 BK 2024 BC 3E3 MOTEL APPR TB YRAP 2024 BEGTR 2024
 YRBL 1920 SITUS 190 W WASHINGTON ST HUNTINGTON
 P 1 ENDTR YRREM C=Cost, I=Income C INCOME AMT:
 ELEM UNITS UTP D DESCRIPTION W/C CST/UN.xx ADJUSTMENT AMOUNT
 S1 3190 SQFT S MAIN FLOOR AREA 100
 1 1 EACH S M/S SEC12 P9 8/18 193813.00 100 193813

ECL % DES % DES % DES % DES % DES % ADJUSTED BASE: 193,813
 LCM 100 PHY 20 100 100 100 100 100 = 38,763
 MAIN SQFT 3,191 COND = ADJUDICATED VALUE: YEAR AMT
 TRENDING:YEAR 2024 = RMV 33,720
 % 87 X 100 X 100 X 100 X 100 X 100 X 100 X 100 = M5 33,720
 F2 M/S F3 RM F5 DFT F6 INV F7 EOJ F8 CLR F9PRV F10 NXT F11 COM F14 DEL

1/30/25

BAKER COUNTY
TAX HISTORY

T10200

REF# 9418 REAL MAP/LOT 14S4413DA 7900

CODE 1601

OWNER WAYNE & DOTTIE'S CABINS, LLC

C/O

COM

FEES DUE .00

ADDR PO BOX 414

TOTAL DUE 2227.34

1 CTY/ST HUNTINGTON, OR 97907 INTEREST DATE(CMD-22 TO CHANGE) 021525

SITUS CITY HUNTINGTON

ADDRESS

190

W WASHINGTON

ST

YR M JV ASD VAL TAX AMT - TAX PD = TAX DUE + INT/-DISC = BAL DUE

24 32688 659.59 659.59 5.87 665.46

23 31736 641.99 641.99 99.87 741.86

22 30812 623.32 623.32 196.70 820.02

21 29915 605.25 605.25

20 29044 587.69 587.69

19 28199 570.49 570.49

18 27378 553.94 553.94

17 26581 476.07 476.07

16 25807 475.00 475.00

15 25056 471.06 471.06

14 24327 506.04 506.04

13 23619 501.31 501.31

TOTALS 14778.87 12853.97 1924.90 302.44 2227.34

1-HLP 2-FE 3-PHS 4-JV 5-DET 7-E0J 8-CLR 9-PRV 10-NXT 13-1/3 14-LEN 16-COM F23 AI

4:08

REAL PROPERTY

INQUIRY

Y1

A10100

6657

REF # 2024 R 9417 PRIOR YEAR

MAP# LOT# A NUM

PRIOR YEAR

CODE	PCL	MCL	AP	VA	ZONE
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PAR# %.xxxx REAL# PR

NAME	EST#	ANON	CODE	FE	RS
14S4413DA	7800		1601	200	200

OWNER WAYNE & DOTTIE'S CABINS, LLC

WATKINS & DOFFLE & CABINS, LLC
CNRCT

ADDR _____

Pg 1

PO BOX 414

CTY/ST HUNTINGTON, OR 97907

SC DEF HUNTINGTON, OR SITUS: HUNTINGTON

SITUS: 160 W WASHINGTON ST

HOME ID:

ACTION CDS MAPCODE 1601

YR AP 2024 APPR TB TYLER BOWLING

ACRES .00 SPC ASM

ACRES	1990 RMV	SPC ASH M5 VALUE
1.00	100	100
2.00	200	200
3.00	300	300
4.00	400	400
5.00	500	500
6.00	600	600
7.00	700	700
8.00	800	800
9.00	900	900
10.00	1000	1000
11.00	1100	1100
12.00	1200	1200
13.00	1300	1300
14.00	1400	1400
15.00	1500	1500
16.00	1600	1600
17.00	1700	1700
18.00	1800	1800
19.00	1900	1900
20.00	2000	2000
21.00	2100	2100
22.00	2200	2200
23.00	2300	2300
24.00	2400	2400
25.00	2500	2500
26.00	2600	2600
27.00	2700	2700
28.00	2800	2800
29.00	2900	2900
30.00	3000	3000
31.00	3100	3100
32.00	3200	3200
33.00	3300	3300
34.00	3400	3400
35.00	3500	3500
36.00	3600	3600
37.00	3700	3700
38.00	3800	3800
39.00	3900	3900
40.00	4000	4000
41.00	4100	4100
42.00	4200	4200
43.00	4300	4300
44.00	4400	4400
45.00	4500	4500
46.00	4600	4600
47.00	4700	4700
48.00	4800	4800
49.00	4900	4900
50.00	5000	5000

TOTAL AV

LAND	8,560	8,560	5,605
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NOTES

IMPROV	0	0	0
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SUBTOT	8,560	8,560	5,605
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LESS EXEMPTIONS: 0 0

LESS VET EXEMPT:

NET VALUES:	8,560	<u>5,605</u>
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1-KEY 2-IMP 3-LND 7-EQJ 8-CLR 9-BACK 10-FORWARD 17-JV/TL 22-SALES 23-TAX INQ

1/30/25

BAKER COUNTY
TAX HISTORY

T10200

REF# 9417 REAL MAP/LOT 14S4413DA 7800

CODE 1601

OWNER WAYNE & DOTTIE'S CABINS, LLC

C/O

FEES DUE

.00

ADDR PO BOX 414

TOTAL DUE

300.29

1 CTY/ST HUNTINGTON, OR

97907

INTEREST

DATE(CMD-22 TO CHANGE) 021525

SITUS CITY HUNTINGTON

ADDRESS

160

W WASHINGTON

ST

YR M JV ASD VAL TAX AMT - TAX PD = TAX DUE + INT/-DISC = BAL DUE

24 5605 113.10 113.10 1.01 114.11

23 4890 73.35 73.35 11.40 84.75

22 5140 77.10 77.10 24.33 101.43

21 4020 60.30 60.30

20 3720 55.80 55.80

19 2980 44.70 44.70

18 2730 40.95 40.95

17 1920 31.88 31.88

16 1920 31.89 31.89

15 1900 31.66 31.66

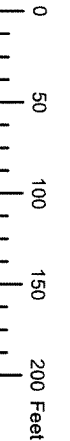
14 2110 35.23 35.23

13 2110 35.30 35.30

TOTALS 2497.08 2233.53 263.55 36.74 300.29

1-HLP 2-FE 3-PHS 4-JV 5-DET 7-E0J 8-CLR 9-PRV 10-NXT 13-1/3 14-LEN 16-COM F23 AI

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



N.E. 1/4 S.E. 1/4 SEC.
BAKER
1"

AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE
PURPOSE OF ASSISTING IN LOCATING
CERTAIN PREMISES AND NO LIABILITY IS
ASSUMED FOR VARIATIONS IF ANY, IN
DIMENSIONS AND LOCATIONS ASCERTAINED
BY ACTUAL SURVEY.



1/16 COR

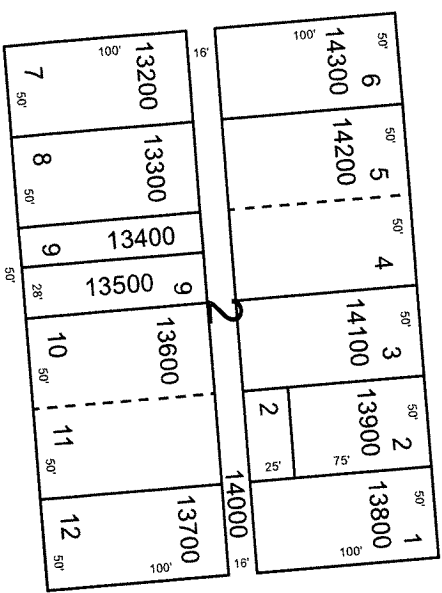
SEE MAP 14S 44E 13

WASHINGTON

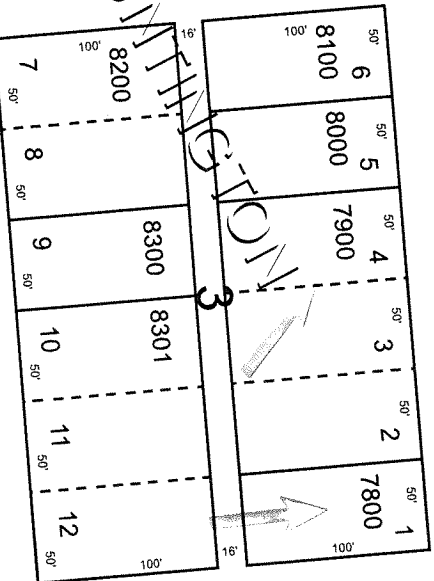
3RD ST

ST

ADAMS



2ND



1ST

