



Property Profile Report

Logsden Country Store Ltd

R40831
OR 97357

March 27, 2024

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

**Parcel Information**

Parcel #:	R40831
Tax Lot:	090933000120000
Site Address:	
	OR 97357
Owner:	Logsdan Country Store Ltd
Owner2:	Lowe, Carol Pres
Owner Address:	7550 Logsdan Rd
	Logsdan OR 97357 - 9701
Twn/Range/Section:	09S / 09W / 33
Parcel Size:	1.32 Acres (57,499 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	951800 / 2056
Waterfront:	Siletz River

Assessment Information

Market Value Land:	\$82,940.00
Market Value Impr:	\$0.00
Market Value Total:	\$82,940.00
Assessed Value:	\$44,820.00

Tax Information

Levy Code Area:	291
Levy Rate:	12.5430
Tax Year:	2023
Annual Tax:	\$562.17

Legal

TWNSHP 09, RNG 09, ACRES 1.32, MF262-1098 LESS
DOC200800787

Land

Cnty Land Use:	400 - Tract Vacant Land	Land Use Std:	VMSC - Vacant Misc
Zoning:	A-C - Agricultural Conservation	Neighborhood:	RLRB
Watershed:	Middle Siletz River	Recreation:	
School District:	Lincoln County	Primary School:	Toledo Elementary School
Middle School:	Toledo Jr. High	High School:	Toledo Senior High School

Improvement

Year Built:		Fin SqFt:		Bedrooms:	
Bsmt Fin SqFt:		Flr 1 SqFt:		Bathrooms:	
Bsmt UnFin SqFt:		Flr 2 SqFt:		Attic Fin SqFt:	
Deck SqFt:		Garage SqFt:		Attic Unfin SqFt:	
Carport:		Garage Desc:		Exterior:	
Roof Type:		Foundation:		Porch:	0
Roof Mtl:		AC:		Heat Type:	

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2024 GENERAL INFORMATION

Property Status	A Active
Property Type	RP Residential
Legal Description	TWNSHP 09, RNG 09, ACRES 1.32, MF262-1098 LESS DOC200800787
Alternate Account Number	-
Neighborhood	RLRB: EAST SILETZ RIVERFRONT LAND
Map Number	09-09-33-00-01200-00
Property Use	400: R - TRACT VACANT
Levy Code Area	291
Zoning	A-C

RELATED PROPERTIES

Linked Properties	R28976
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2024 OWNER INFORMATION

Owner Name	LOGSDEN COUNTRY STORE LTD
Mailing Address	7550 LOGSDEN RD PO BOX 15 LOGSDEN, OR 97357

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
M_20C	2020 VALUE CHANGE

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	HSURF: UNDEV RIVERFRONT SITE	1.00 Acres
L2	AWS: LAND IN RIVER	0.32 Acres
TOTALS		57499.20 Sq. ft / 1.32 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024 (In Process)	\$0	\$82,940	\$82,940	\$0	\$46,160
2023	\$0	\$82,940	\$82,940	\$0	\$44,820
2022	\$0	\$73,000	\$73,000	\$0	\$43,520
2021	\$0	\$50,050	\$50,050	\$0	\$42,260
2020	\$0	\$42,400	\$42,400	\$0	\$41,030
2019	\$0	\$67,520	\$67,520	\$0	\$39,840
2018	\$0	\$65,720	\$65,720	\$0	\$38,680
2017	\$0	\$60,320	\$60,320	\$0	\$37,560
2016	\$0	\$56,720	\$56,720	\$0	\$36,470

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	COATES BETTY W	LOGSDEN COUNTRY STORE LTD	MF262-1098	-	WD WARRANTY DEED
	COATES BETTY W	COATES BETTY W	M-2625	-	MISC MISCELLANEOUS
10/5/1988	CHANNER, ROBERT O.	COATES BETTY W	MF197-1253	\$70,000	MOC MEMORANDUM OF CONTRACT

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date:

3/27/2024

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$562.17	\$562.17	\$0	\$562.17	\$0.00	-	\$0.00
2022	\$544.82	\$544.82	\$0	\$544.82	\$0.00	-	\$0.00
2021	\$531.04	\$531.04	\$0	\$531.04	\$0.00	-	\$0.00
2020	\$511.11	\$511.11	\$0	\$511.11	\$0.00	-	\$0.00
2019	\$499.50	\$499.50	\$0	\$499.50	\$0.00	-	\$0.00
2018	\$490.23	\$490.23	\$0	\$490.23	\$0.00	-	\$0.00
2017	\$475.03	\$475.03	\$0	\$475.03	\$0.00	-	\$0.00
2016	\$461.81	\$461.81	\$0	\$461.81	\$0.00	-	\$0.00
2015	\$402.03	\$402.03	\$0	\$402.03	\$0.00	-	\$0.00
2014	\$391.14	\$0.00	\$0	\$391.14	\$0.00	-	\$0.00
2013	\$377.72	\$0.00	\$0	\$377.72	\$0.00	-	\$0.00
2012	\$368.30	\$0.00	\$0	\$368.30	\$0.00	-	\$0.00
2011	\$357.90	\$0.00	\$0	\$357.90	\$0.00	-	\$0.00
2010	\$347.64	\$0.00	\$0	\$347.64	\$0.00	-	\$0.00
2009	\$336.64	\$0.00	\$0	\$336.64	\$0.00	-	\$0.00
2008	\$328.17	\$0.00	\$0	\$328.17	\$0.00	-	\$0.00
2007	\$318.51	\$0.00	\$0	\$318.51	\$0.00	-	\$0.00
2006	\$311.08	\$0.00	\$0	\$311.08	\$0.00	-	\$0.00
2005	\$305.10	\$0.00	\$0	\$305.10	\$0.00	-	\$0.00
2004	\$294.20	\$0.00	\$0	\$294.20	\$0.00	-	\$0.00
2003	\$279.38	\$0.00	\$0	\$279.38	\$0.00	-	\$0.00
2002	\$273.55	\$0.00	\$0	\$273.55	\$0.00	-	\$0.00
2001	\$259.90	\$0.00	\$0	\$259.90	\$0.00	-	\$0.00
2000	\$255.92	\$0.00	\$0	\$255.92	\$0.00	-	\$0.00
1999	\$243.18	\$0.00	\$0	\$243.18	\$0.00	-	\$0.00
1998	\$235.11	\$0.00	\$0	\$235.11	\$0.00	-	\$0.00
1997	\$228.08	\$0.00	\$0	\$228.08	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2023	LINC-55751	10-27-2023	\$545.30
2022	LINC-4730	10-28-2022	\$528.48
2021	1639119	10-26-2021	\$515.11
2020	1585419	10-30-2020	\$495.78
2019	1539101	11-5-2019	\$484.51
2018	1480334	10-31-2018	\$475.52
2017	1424867	10-31-2017	\$460.78
2016	1378045	11-3-2016	\$447.96
2015	1318803	10-27-2015	\$389.97
2014	1267144	10-30-2014	\$379.41
2013	1228590	11-12-2013	\$366.39
2012	1164400	11-2-2012	\$357.25
2011	1115057	11-3-2011	\$347.16
2010	1053968	10-28-2010	\$337.21
2009	1003875	10-29-2009	\$326.54
2008	954731	10-29-2008	\$318.32
2007	902999	10-29-2007	\$308.95
2006	857322	11-1-2006	\$301.75
2005	810079	11-7-2005	\$295.95
2004	756740	11-1-2004	\$285.37
2003	707640	10-29-2003	\$271.00
2002	659575	10-31-2002	\$265.34
2001	611759	10-29-2001	\$252.10
2000	605255	5-8-2001	\$85.30
2000	602546	3-1-2001	\$86.45
2000	595582	11-27-2000	\$85.31
1999	556092	4-18-2000	\$81.06
1999	553232	2-14-2000	\$81.06
1999	538428	11-18-1999	\$81.06
1998	488177	11-17-1998	\$228.06
1997	453817	12-19-1997	\$221.24

Property ID: R40831		Map and Taxlot: 09-09-33-00-01200-00		Tax Year: 2024		Run Date: 3/27/2024 3:53:08 PM				
PROPERTY SITUS ADDRESS		GENERAL PROPERTY INFORMATION		VALUE HISTORY						
Maintenance Area: C-20		Prop Class:	400	Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value	
		NBH Code:	RLRB	2023	82,940		82,940	44,820		
		Prop Type Code:	RES	2022	73,000		73,000	43,520		
		Prop Code:	Z5: RURAL (NON SPECIAL USE)	2021	50,050	0	50,050	42,260	0	
		Next Appr Date:		2020	42,400	0	42,400	41,030	0	
		Next Appr Reason:		2019	67,520	0	67,520	39,840	0	
		Last Appr Date:	04/07/2020	2018	65,720	0	65,720	38,680	0	
OWNER NAME AND MAILING ADDRESS		Appraiser:	CJH	ASSESSMENT INFORMATION						
LOGSDEN COUNTRY STORE LTD		Zoning:	A-C	Land Non-LSU:	82,940	Prior MAV:	44,820	Except RMV:		
LOWE CAROL PRES		Code Area:	291	Improvement:		Prior MAV Adj:		CPR:		
7550 LOGSDEN RD		Related Accts:		Non-LSU RMV Total:	82,940	Prior AV:	44,820	EX. MAV:		
PO BOX 15				Land LSU:		Prior AV Adj:		LSU:		
LOGSDEN, OR 97357				RMV Total:	82,940	AV +3%:	46,165	New M50 AV:	46,160	
LEGAL DESCRIPTION				SALES INFORMATION						
TWN5HP 09, RNG 09, ACRES 1.32, MF262-1098 LESS DOC200800787				Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
				10/05/1988	37			SALE	MOC MEMORANDUM	MF197-1253
					08			SALE	WD WARRANTY DEE	MF262-1098
					10			SALE	MISC MISCELLANE	M-2625
Acres: 1.32 Sqft:										

BUILDING PERMITS AND INSPECTIONS					
Type	Appraiser	Issue Date	Date Checked	% Comp	Comment

PARCEL COMMENTS		EXEMPTIONS		Exceptions			
		Code	Exempt RMV	Code	Year	Amount	Method
GenLink-	R28976-L						
GenFlag-	M_20C						
GenCom-	2016-17 JV#387 SILETZ LAW ENF ORD 6-16-160, NEW CODE, ENTERED 6-17-16. JV#872 REMAP PTN TO ROAD INPU						

MARKET LAND INFORMATION									LAND SPECIAL USE							
Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value	Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
HSURF: UNDEV RIVERFRONT	RLR	A	1.000	108,000	T-85,D-90		0.765	82,620								
AWS: LAND IN RIVER	RWL	A	0.320	1,000				320								
Total Acres:			1.320			Total Market Land Value:			82,940	Total LSU:						

WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

BOOK 262 PAGE 1098

BETTY W. COATES, Grantor, conveys and warrants to LOGSDEN COUNTRY STORE LTD., an Oregon corporation, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Lincoln County, Oregon, to-wit: See "Exhibit A" attached hereto and by this reference incorporated herein.

The said property is free from encumbrances except: See "Exhibit B" attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is \$62,400.00.

Dated this 1 day of June 1993.

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.

Betty W. Coates
BETTY W. COATES

STATE OF OREGON, County of Lincoln)ss.

This instrument was acknowledged before me on June 1, 1993, by Betty W. Coates.

Denise Archambault
Notary Public for Oregon
My commission expires 7-29-95

WARRANTY DEED-STATUTORY FORM

BETTY W. COATES, Grantor

LOGSDEN COUNTRY STORE LTD., Grantee

After recording return to:
Logden Country Store Ltd.
11555 NE Avery
Newport, Oregon 97365

Until a change is requested, all tax statements
shall be sent to the following address:
Logden Country Store Ltd.
11555 NE Avery
Newport, Oregon 97365



JUN 2 1993

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EXHIBIT A

PARCEL I:

That portion of U.S. Lot 20 in Section 33, Township 9 South, Range 9 West, Willamette Meridian, in Lincoln County, Oregon, which lies Southerly and Easterly of the South right of way line of the Upper Siletz-Logsdan County Road.

PARCEL II:

Beginning at the Northwest corner of Lot 30 in Section 33, Township 9 South, Range 9 West, Willamette Meridian, in Lincoln County, Oregon; running thence South 21 rods and 9 feet to a stake marked "A"; thence East to the center of the Siletz river; thence Northeasterly up the center of said Siletz River to the North line of the said Lot 30; thence West along the North line of said Lot 30 to the place of beginning. EXCEPTING County Road right of way.

PARCEL III:

Beginning at a stone in the center of the county road at the corner of Allotments Nos. 19, 20, 29 and 30, in Section 33, Township 9 South, Range 9 West, Willamette Meridian, in Lincoln County, Oregon, the same being 1320 feet North and 1980 feet West from the Southeast corner of said Section 33; thence North along the center of the County Road 119 feet to a stone; thence East 244 feet, more or less, to the right bank of the Siletz River; thence Southwesterly down the right bank of said river following the meander thereof to a point East of the place of beginning; thence West 201 feet, more or less, to the place of beginning. EXCEPT County Road right of way.

BC

JUN 2 1993

BOOK 262 PAGE 1100
EXHIBIT B

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Siletz River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
3. Any adverse claim based on the assertion that some portion of said land is now or at any time has been within the boundaries of the Siletz River, or the assertion that any portion of said land is filled land or has been created by artificial means or has accreted to such portions so created.

BC



STATE OF OREGON } ss.
County of Lincoln

I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.

Book 262 Page 1098

WITNESS my hand and seal of said office at said

By [Signature] Dana W. Jenkins, County Clerk
Deputy

Doc : 6097856

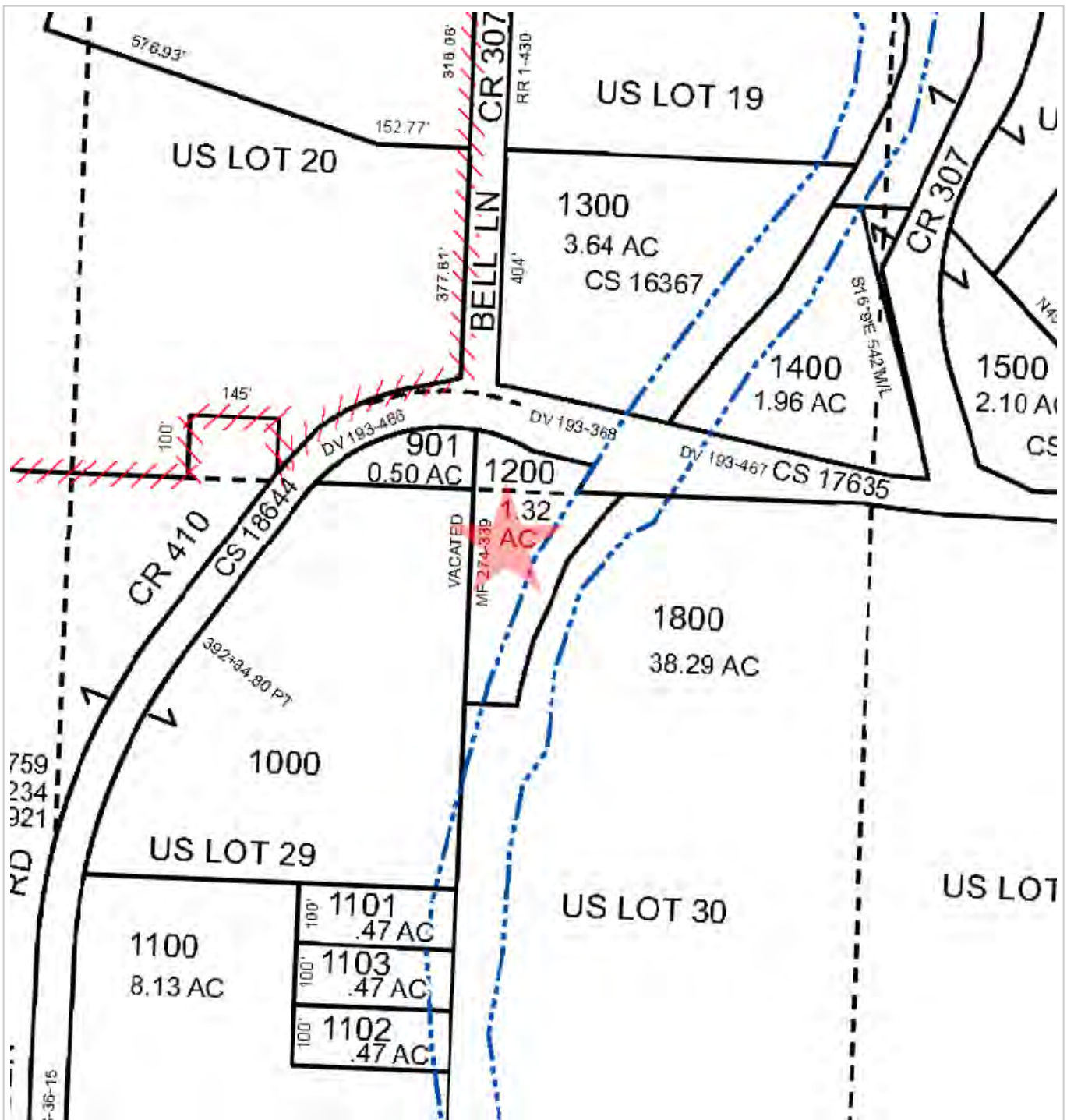
Reel : 38876

06/02/1993 11:25:34am

45.00

KT

JUN 2 1993



Parcel ID: R40831

Site Address:

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.

Aerial Map



Parcel ID: R40831

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