

CONSUMER INFORMATION REPORT

Prepared for: ALLEN RIDDLE

Email: ARIDDLEHOMES@GMAIL.COM

Enclosed please find the following information per your request:

Assessed Owners Name: PENDLETON HOMES LLC

Map No:	2N32-15AA	Tax Lot	100	Serial No.	158433
			101		159825
			102		159826
			103		159828
	2N32-15AB		3200		112742
			3201		159827

Taxes: (See attached Umatilla County Statement of Tax Account)

REEL 731 PAGE 569

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 benefitting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any error in this report.

We appreciate this opportunity to be of service to you.

Remember PIONEER TITLE COMPANY for your Title and Escrow needs.

Prepared by : LSF

Date prepared: 10/21/2022

UMATILLA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

October 21, 2022 3:45:38 pm

Account # 158433
 Map # 2N3215AA00100
 Code - Tax # 1601-158433

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name PENDLETON HOMES LLC

Deed Reference # 2021-7310569

Agent

Sales Date/Price 11-09-2021 / \$500,000.00

In Care Of

Appraiser KELLY MILLER

Mailing Address 29715 SE 129TH PL
 AUBURN, WA 98092

Prop Class 190 MA SA NH Unit
 RMV Class 190 01 13 000 158433-1

Situs Address(s) Situs City

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1601	Land	290,040			Land	0
	Impr.	0			Impr.	0
Code Area Total		290,040	441,230	290,040		0
Grand Total		290,040	441,230	290,040		0

Code Area	ID#	RFPD Ex	Plan Zone	Value Source	Land Breakdown			Land Class	Trended RMV
					TD%	LS	Size		
1601	1	<input checked="" type="checkbox"/>	R-1, R-2, NC	Residential Site	104	A	22,30	L	290,040
Grand Total								22,30	290,040

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
Grand Total									
								0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
1601		SPECIAL ASSESSMENT:							
		■ UNZONED FARM ADD. TAX	Amount	21,749.79	Acres	0	Year	2022	

STATEMENT OF TAX ACCOUNT
UMATILLA COUNTY TAX COLLECTOR
216 SE 4TH ST
PENDLETON, OR 97801
(541) 276-7111

21-Oct-2022

PENDLETON HOMES LLC
 29715 SE 129TH PL
 AUBURN WA 98092

Tax Account #	158433	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1601
Situs Address		Interest To	11/15/2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$4,354.83	\$4,718.31	\$0.00	\$363.48	\$26,911.98	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,487.87	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,259.38	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,207.14	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,989.75	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$118.27	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.72	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.75	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$106.99	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$106.68	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$103.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.90	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.69	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.27	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$91.96	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$90.16	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.49	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.71	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$140.59	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$148.80	Nov 15, 2003
Total		\$4,354.83	\$4,718.31	\$0.00	\$363.48	\$55,435.58	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EST COLL	17-Nov-2021	RECEIVED FOR TAX YEAR 2022 \$21,749.79

UMATILLA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

October 21, 2022 3:45:58 pm

Account # 159825
 Map # 2N3215AA00101
 Code - Tax # 1601-159825

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name PENDLETON HOMES LLC

Deed Reference # 2021-7310569

Agent

Sales Date/Price 11-09-2021 / \$500,000.00

In Care Of

Appraiser KELLY MILLER

Mailing Address 29715 SE 129TH PL
 AUBURN, WA 98092

Prop Class 190 MA SA NH Unit
 RMV Class 190 01 13 000 159825-1

Situs Address(s)	Situs City
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		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1601	Land	217,190			Land	0
	Impr.	0			Impr.	0
Code Area Total		217,190	308,660	217,190		0
Grand Total		217,190	308,660	217,190		0

Code Area	ID#	RFPD Ex	Plan Zone	Value Source	Land Breakdown			Land Class	Trended RMV
					TD%	LS	Size		
1601	1	<input checked="" type="checkbox"/>	R-1,R-2	Residential Site	104	A	15.60	L	217,190
Grand Total							15.60		217,190

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total							0		0	

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
1601									
SPECIAL ASSESSMENT:									
	■ UNZONED FARM ADD. TAX	Amount	15,215.10	Acres	0	Year	2022		

STATEMENT OF TAX ACCOUNT
UMATILLA COUNTY TAX COLLECTOR
216 SE 4TH ST
PENDLETON, OR 97801
(541) 276-7111

21-Oct-2022

PENDLETON HOMES LLC
 29715 SE 129TH PL
 AUBURN WA 98092

Tax Account #	159825	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1601
Situs Address		Interest To	11/15/2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$3,293.17	\$3,555.08	\$0.00	\$261.91	\$19,080.69	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,109.51	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,938.53	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,741.27	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,589.23	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.71	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$78.16	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$78.18	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$74.84	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$74.65	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.40	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$70.58	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.54	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.64	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.33	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.06	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.71	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.37	Nov 15, 2005
Total		\$3,293.17	\$3,555.08	\$0.00	\$261.91	\$39,361.40	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EST COLL	17-Nov-2021	RECEIVED FOR TAX YEAR 2022 \$15,215.10

UMATILLA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

October 21, 2022 3:46:17 pm

Account # 159826
 Map # 2N3215AA00102
 Code - Tax # 1601-159826

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name PENDLETON HOMES LLC

Deed Reference # 2021-7310569

Agent

Sales Date/Price 11-09-2021 / \$500,000.00

In Care Of

Appraiser KELLY MILLER

Mailing Address 29715 SE 129TH PL
 AUBURN, WA 98092

Prop Class 190 MA SA NH Unit
 RMV Class 190 01 13 000 159826-1

Situs Address(s) Situs City

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1601	Land	86,290			Land	0
	Impr.	0			Impr.	0
Code Area Total		86,290	61,270	61,270		0
Grand Total		86,290	61,270	61,270		0

		Land Breakdown							Trended
Code Area	ID#	RFPD Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	RMV
1601	1	<input checked="" type="checkbox"/>	R-1,R-2	Residential Site	104	A	3.56	L	86,290
Grand Total							3.56		86,290

		Improvement Breakdown						Trended
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	RMV
Grand Total								0

		Exemptions/Special Assessments/Potential Liability						
Code Area	Type							
1601	SPECIAL ASSESSMENT:							
	■ UNZONED FARM ADD. TAX	Amount	4,942.37	Acres	0	Year	2022	

STATEMENT OF TAX ACCOUNT
UMATILLA COUNTY TAX COLLECTOR
216 SE 4TH ST
PENDLETON, OR 97801
(541) 276-7111

21-Oct-2022

PENDLETON HOMES LLC
 29715 SE 129TH PL
 AUBURN WA 98092

Tax Account #	159826	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1601
Situs Address		Interest To	11/15/2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$959.92	\$1,041.61	\$0.00	\$81.69	\$6,084.84	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,114.68	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,076.64	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,074.43	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,046.01	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.88	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17.83	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17.83	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.85	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.76	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.63	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.65	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.59	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.56	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.49	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.50	Nov 15, 2005
Total		\$959.92	\$1,041.61	\$0.00	\$81.69	\$10,483.06	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EST COLL	17-Nov-2021	RECEIVED FOR TAX YEAR 2022 \$4,942.37

UMATILLA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

October 21, 2022 3:46:58 pm

Account # 159828
 Map # 2N3215AA00103
 Code - Tax # 1601-159828

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name PENDLETON HOMES LLC

Deed Reference # 2021-7310569

Agent

Sales Date/Price 11-09-2021 / \$500,000.00

In Care Of

Appraiser KELLY MILLER

Mailing Address 29715 SE 129TH PL.
 AUBURN, WA 98092

Prop Class 100 MA SA NH Unit
 RMV Class 100 01 13 000 159828-1

Situs Address(s)	Situs City
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		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1601	Land	37,440			Land	0
	Impr.	0			Impr.	0
Code Area Total		37,440	28,430	28,430		0
Grand Total		37,440	28,430	28,430		0

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
1601	1	<input checked="" type="checkbox"/>		R2	Rural Site	104	A	0.39	L	37,440
Grand Total								0.39		37,440

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
Grand Total										0

Exemptions/Special Assessments/Potential Liability									
Code Area	Type								
1601	SPECIAL ASSESSMENT:								
	■ UNZONED FARM ADD. TAX	Amount	1,336.29	Acres	0	Year	2022		

STATEMENT OF TAX ACCOUNT

UMATILLA COUNTY TAX COLLECTOR

216 SE 4TH ST

PENDLETON, OR 97801

(541) 276-7111

21-Oct-2022

PENDLETON HOMES LLC
29715 SE 129TH PL
AUBURN WA 98092

Tax Account #	159828	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1601
Situs Address		Interest To	11/15/2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$474.13	\$502.84	\$0.00	\$28.71	\$1,866.41	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$517.35	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$499.73	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$498.68	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$485.63	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.07	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.94	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.95	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.86	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.85	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.76	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.63	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.65	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.59	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.56	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.17	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.17	Nov 15, 2005
Total		\$474.13	\$502.84	\$0.00	\$28.71	\$3,889.81	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EST COLL	17-Nov-2021	RECEIVED FOR TAX YEAR 2022 \$1,336.29

UMATILLA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

October 21, 2022 3:45:15 pm

Account # 112742
 Map # 2N3215AB03200
 Code - Tax # 1601-112742

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name PENDLETON HOMES LLC

Deed Reference # 2021-7310569

Agent

Sales Date/Price 11-09-2021 / \$500,000.00

In Care Of

Appraiser KELLY MILLER

Mailing Address 29715 SE 129TH PL
 AUBURN, WA 98092

Prop Class 190 MA SA NH Unit
 RMV Class 190 01 13 000 112742-1

Situs Address(s)	Situs City
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		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1601	Land	165,770			Land	0
	Impr.	0			Impr.	0
Code Area Total		165,770	208,910	165,770		0
Grand Total		165,770	208,910	165,770		0

		Land Breakdown							
Code Area	ID#	RFPD Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
1601	1	<input checked="" type="checkbox"/>	R-1,R-2	Residential Site	104	A	10.87	L	165,770
Grand Total							10.87		165,770

		Improvement Breakdown						
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0

		Exemptions/Special Assessments/Potential Liability						
Code Area	Type							
1601								
SPECIAL ASSESSMENT:								
	■ UNZONED FARM ADD. TAX	Amount	14,281.46	Acres	0	Year	2022	

STATEMENT OF TAX ACCOUNT
UMATILLA COUNTY TAX COLLECTOR
216 SE 4TH ST
PENDLETON, OR 97801
(541) 276-7111

21-Oct-2022

PENDLETON HOMES LLC
 29715 SE 129TH PL
 AUBURN WA 98092

Tax Account #	112742	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1601
Situs Address		Interest To	11/15/2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$2,433.44	\$2,658.94	\$0.00	\$225.50	\$17,231.86	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,136.52	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,005.89	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,885.94	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.02	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.96	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.79	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.79	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.67	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.66	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.59	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.35	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.39	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.34	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.26	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.77	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.78	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.19	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.19	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$85.94	Nov 15, 2002
Total		\$2,433.44	\$2,658.94	\$0.00	\$225.50	\$27,385.41	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EST COLL	17-Nov-2021	RECEIVED FOR TAX YEAR 2022 \$14,281.46

UMATILLA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

October 21, 2022 3:46:38 pm

Account # 159827
 Map # 2N3215AB03201
 Code - Tax # 1601-159827

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name PENDLETON HOMES LLC

Deed Reference # 2021-7310569

Agent

Sales Date/Price 11-09-2021 / \$500,000.00

In Care Of

Appraiser KELLY MILLER

Mailing Address 29715 SE 129TH PL
 AUBURN, WA 98092

Prop Class 190 MA SA NH Unit
 RMV Class 190 01 13 000 159827-1

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1601 Land	82,700			Land	0
Impr.	0			Impr.	0
Code Area Total	82,700	111,790	82,700		0
Grand Total	82,700	111,790	82,700		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size		
1601	1		<input checked="" type="checkbox"/>	R-1, R-2, NC	Residential Site	104	A	3.23	L	82,700
Grand Total								3.23		82,700

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
					TD%						
Grand Total										0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
1601		SPECIAL ASSESSMENT:								
		■ UNZONED FARM ADD. TAX	Amount	5,762.78	Acres	0	Year	2022		

STATEMENT OF TAX ACCOUNT
UMATILLA COUNTY TAX COLLECTOR
216 SE 4TH ST
PENDLETON, OR 97801
(541) 276-7111

21-Oct-2022

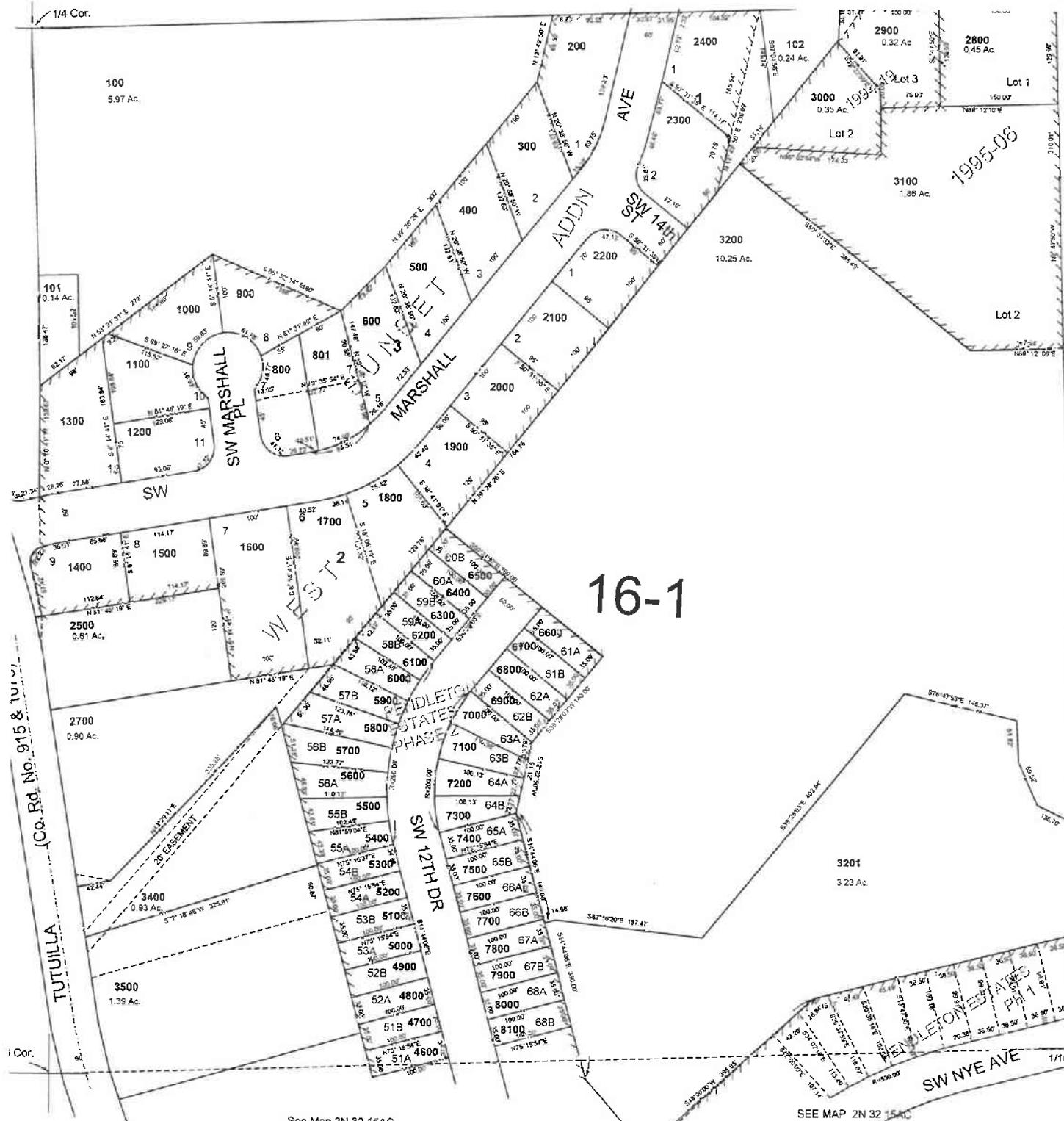
Tax Account #	159827	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1601
Situs Address		Interest To	11/15/2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$1,254.88	\$1,354.31	\$0.00	\$99.43	\$7,234.70	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,564.76	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,499.65	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,939.15	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,085.09	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.89	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.84	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.81	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.78	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.76	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.76	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.69	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.68	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.66	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.40	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.40	Nov 15, 2005
Total		\$1,254.88	\$1,354.31	\$0.00	\$99.43	\$14,332.57	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EST COLL	17-Nov-2021	RECEIVED FOR TAX YEAR 2022 \$5,762.78



- CANCELLED
- 700
 - 3600
 - 3700
 - 3800
 - 3900
 - 4000
 - 4100
 - 4200
 - 4300
 - 4400
 - 4500
 - 3300
 - 2800

1995-08

16-1

See Map 2N 32 15AA

1/4 Cor.

See Map 2N 32 15AC

SEE MAP 2N 32 15AC

Revised 12

2N3215AB

SCALE: 1" = 100'

UMATILLA COUNTY, OR

SEE MAP 2N32

1288.06'

8 89° 12' 10" W

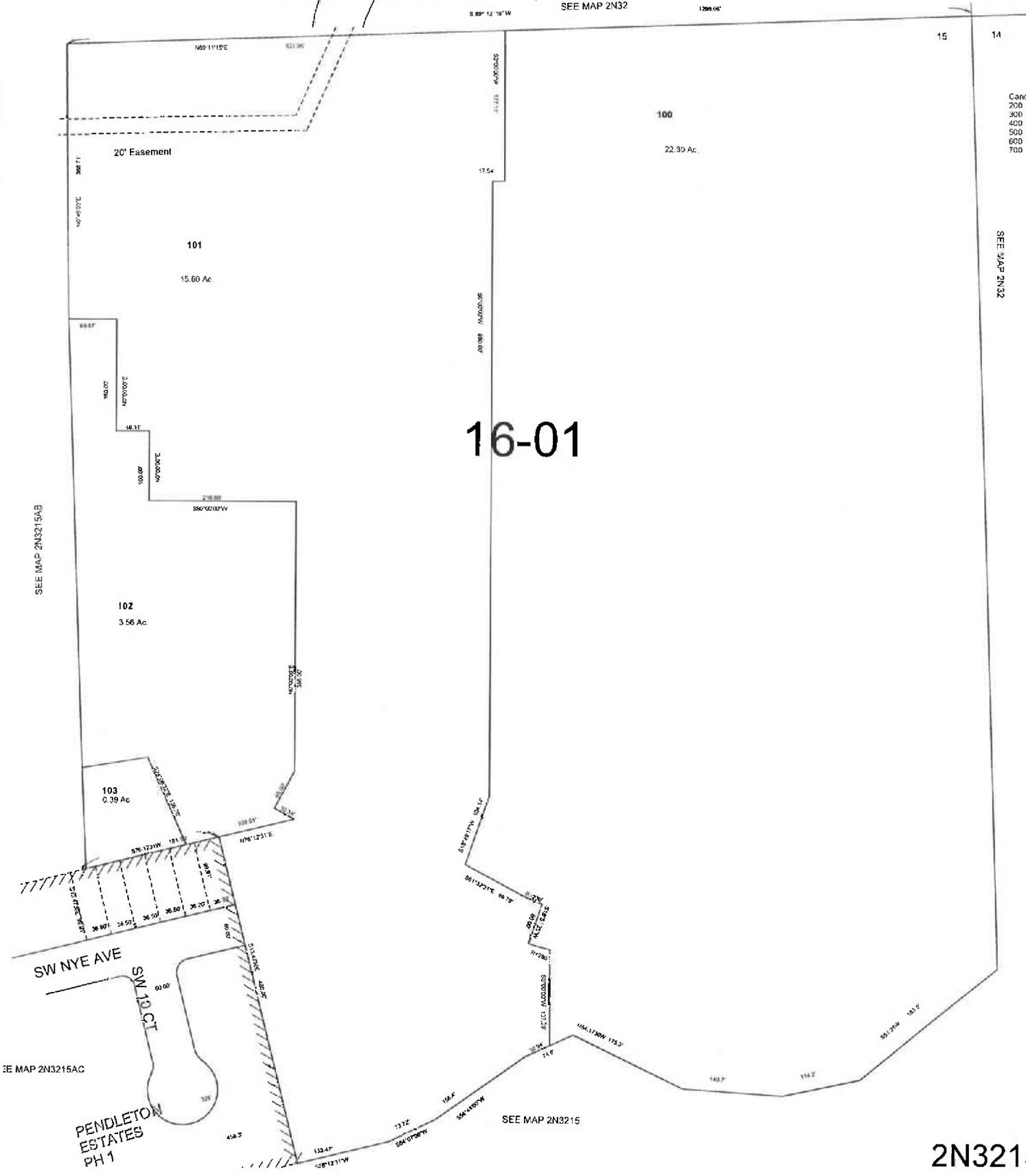
15

14

Cancelled Nos
 200
 300
 400
 500
 600
 700

SEE MAP 2N32

16-01



SEE MAP 2N3215AB

SEE MAP 2N3215AC

SEE MAP 2N3215

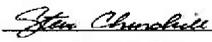
PENDLETON
 ESTATES
 PH 1

2N3215AA

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

GRANTEE'S NAME AND ADDRESS:
PENDLETON HOMES, LLC, an Oregon
limited liability company
29715 SE 129TH PL
AUBURN, WA 98092

GRANTOR'S NAME AND ADDRESS:
EPPING FOUNDATION HOLDINGS, LLC, an
Oregon limited liability company
PO BOX 2305
SALEM, OR 97308

State of Oregon County of Umatilla		
Instrument received and recorded on 11/15/2021 09:30:00 AM		
in the record of instrument code type DE		
Instrument number	2021-7310569	
	\$111.00	
Office of County Records		
		
Records Officer		P4

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

EPPING FOUNDATION HOLDINGS, LLC, an Oregon limited liability company
Grantor, conveys and warrants to: PENDLETON HOMES, LLC, an Oregon limited
liability company, Grantee, the following described real property free of encumbrances except
as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Encumbrances: SEE ATTACHED EXHIBIT 'A' FOR PERMITTED EXCEPTIONS

The true consideration for this conveyance is \$500,000.00. However, if the actual consideration
consists of or includes other property or other value given or promised, such other property or
value is the whole of the consideration.

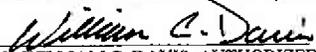
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE
ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative
findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and
Conservation Fund) AND SECTIONS 4 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
(Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 38.930
(Definitions for ORS 38.930 to 38.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF
ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for
restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 4
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.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

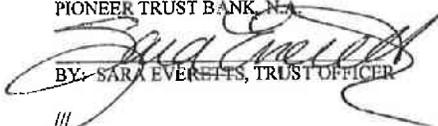
Dated this 9TH day of NOVEMBER, 2021.

GRANTOR(S):

EPPING FOUNDATION HOLDINGS, LLC


BY: WILLIAM C. DAVIS, AUTHORIZED SIGNER

PIONEER TRUST BANK, N.A.


BY: SARA EVERHITTS, TRUST OFFICER

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PIONEER TITLE CO. 103156
100 SW COURT, PEND. OR 97801

State of Oregon
County of Washington

This instrument was acknowledged before me on November 9, 2021 by WILLIAM C. DAVIS,
AUTHORIZED SIGNER FOR EPPING FOUNDATION HOLDINGS, LLC, an Oregon limited liability
company.



Gretchen Crowson
(Notary Public for Oregon)

My commission expires May 03, 2024

State of Oregon
County of Washington

This instrument was acknowledged before me on November 9, 2021 by SARA EVERETTS,
TRUST OFFICER FOR PIONEER TRUST BANK, N.A.



Gretchen Crowson
(Notary Public for Oregon)

My commission expires May 03, 2024

EXHIBIT A

Tract I

A parcel of land located in the Northeast Quarter of Section 15, Township 2 North, Range 32, East of the Willamette Meridian, City of Pendleton, Umatilla County, Oregon, described as beginning at the Northeast corner of Pendleton Estates Phase 1 (Book 14, Page 32, Plat Records); thence North 76°12'31" East, a distance of 109.61 feet; thence North 61°32'31" West, a distance of 32.34 feet; thence North 28°27'29" East, a distance of 60 feet; thence North 00°00'00" East, a distance of 386 feet; thence South 90°00'00" West, a distance of 210 feet; thence North 00°00'00" East, a distance of 100 feet; thence South 90°00'00" West, a distance of 48.11 feet; thence North 00°00'00" East, a distance of 160 feet; thence South 90°00'00" West, a distance of 69.87 feet to a point on the East line of Lot 1, Partition Plat No. 1994-19 (Instrument No. 1994-195626, Office of Umatilla County Records); thence North 00°45'03" West along the East line of said Lot 1, a distance of 368.71 feet to a point on the North line of said Section 15; thence North 89°11'51" East along the North line of said Section 15, a distance of 627.95 feet; thence South 00°00'00" West, a distance of 177.11 feet; thence South 90°00'00" West, a distance of 17.54 feet; thence South 00°00'00" West, a distance of 880 feet; thence South 18°49'17" West, a distance of 104.14 feet; thence South 61°32'31" West, a distance of 86.79 feet; thence Southeasterly along the arc of a 220.00 foot radius curve to the left (the chord of which bears South 66°20'33" East, 36.82 feet) a distance of 36.86 feet; thence South 18°51'25" West, a distance of 60 feet; thence Southeasterly along the arc of a 280.00 foot radius curve to the left (the chord of which bears South 74°23'27" East, 31.73 feet) a distance of 31.74 feet; thence South 00°00'00" West, a distance of 137.29 feet to a point on the North line of Parcel 2, Partition Plat No. 2000-54 (Instrument No. 2000-3800375, Office of Umatilla County Records); thence South 65°43'00" West along the North line of said Parcel 2, a distance of 36.94 feet; thence South 54°44'00" West and continuing along the North line of said Parcel 2, a distance of 156.40 feet; thence South 64°07'00" West and continuing along the North line of said Parcel 2, a distance of 73.72 feet; thence South 76°12'31" West and continuing along the North line of said Parcel 2, a distance of 133.47 feet to the Southeast corner of said Pendleton Estates Phase 1; thence North 13°47'30" West along the East line of said Pendleton Estates Phase 1, a distance of 480 feet to the point of beginning.

Tract II

A parcel of land located in the Northeast Quarter of Section 15, Township 2 North, Range 32, East of the Willamette Meridian, City of Pendleton, Umatilla County, Oregon, described as beginning at the Northeast corner of Pendleton Estates Phase 1 (Book 14, Page 32, Plat Records); thence North 76°12'31" East, a distance of 109.61 feet; thence North 61°32'31" West, a distance of 32.34 feet; thence North 28°27'29" East, a distance of 60 feet; thence North 00°00'00" East, a distance of 386 feet; thence South 90°00'00" West, a distance of 210 feet; thence North 00°00'00" East, a distance of 100 feet; thence South 90°00'00" West, a distance of 48.11 feet; thence North 00°00'00" East, a distance of 160 feet; thence South 90°00'00" West, a distance of 69.87 feet to a point on the East line of Lot 1 of Partition Plat No. 1994-19 (Instrument No. 1994-195626, Office of Umatilla County Records); thence South 00°45'03" East along the East line of said Lot 1, a distance of 71.26 feet to the Southeast corner of said Lot 1; thence South 89°10'50" West along the South line of said Lot 1, a distance of 116.65 feet to the Southwest corner of said Lot 1; thence North 50°34'54" West along the Southwesterly line of said Lot 1, a distance of 385.63 feet to the most Westerly corner of said Lot 1; thence South 39°28'03" West, a distance of 577.91 feet to the most Northerly corner of Lot 60B, Pendleton Estates Phase 2 (Book 14, Page 66, Plat Records); thence South 50°31'57" East, a distance of 260 feet to the most Easterly corner of Lot 61A of said Pendleton Estates Phase 2; thence South 39°28'03" West, a distance of 140 feet to the Northeast corner of Lot 63A of said Pendleton Estates Phase 2; thence South 12°22'50" West, a distance of 91.12 feet to the Northeast corner of Lot 65A of said Pendleton Estates Phase 2; thence South 14°44'06" East, a distance of 145 feet; thence North 75°15'54" East, a distance of 14.68 feet; thence South 83°16'20" East, a distance of 187.47 feet; thence North 39°28'03" East, a distance of 402.64 feet; thence South 76°47'53" East, a distance of 146.37 feet; thence South 02°48'45" East, a distance of 51.82 feet; thence South 23°58'41" East, a distance of 59.52 feet; thence South 64°21'21" East, a distance of 47.77 feet; thence North 80°19'08" East, a distance of 103.60 feet; thence South 24°08'32" East, a distance of 136.70 feet to a point on the North boundary line of said Pendleton Estates Phase 1; thence North 76°12'31" East along the North boundary line of said Pendleton Estates Phase 1, a distance of 48 feet to the point of beginning.

Tract III

A parcel of land located in the Northeast Quarter of Section 15, Township 2 North, Range 32, East of the Willamette Meridian, City of Pendleton, Umatilla County, Oregon, described as beginning at the Northeast corner of Parcel 2, Partition Plat No. 2000-54, (Instrument No. 2000-3800375, Office of Umatilla County Records) said point also being on the East line of said Section 15; thence Westerly along the North line of said Parcel 2 to the East line of Pendleton Estates, Phase I (Book 14, Page 32, Plat Records); thence Northerly along the East line of said Pendleton Estates Phase I to the Northeast corner thereof; thence Westerly along the North line of said Pendleton Estates Phase I to its intersection with the East line of that tract of land conveyed to MRB Enterprises, Inc. by Deed recorded in Instrument No. 2001-4030447, Office of Umatilla County Records; thence Northerly and Westerly along the East and North lines of said MRB Enterprises, Inc. Tract to the Southeasterly line of Sunset West Addition (Book 12, Page 46, Plat Records); thence Northeasterly along the Southeasterly line of said Sunset West Addition and Southeasterly line extended Northeasterly to the most Westerly corner of Lot 2 of Partition Plat No. 1995-06 (Instrument No. 1995-203606, Office of Umatilla County Records); thence South 50°31'34" East along the Southwesterly line of Lot 2 of said Partition Plat No. 1995-06, a distance of 385.48 feet; thence North 89°12'10" East, a distance of 117.54 feet; thence North 00°47'50" West, a distance of 440 feet to the North line of said Section 15; thence Easterly along the North line of said Section 15 to the Northeast corner thereof; thence Southerly along the East line of said Section 15 to the point of beginning;

Excepting therefrom that tract of land conveyed to MRB Enterprises, Inc. by Deed recorded in Instrument No. 2002-4240198, Office of Umatilla County Records;

Also excepting therefrom that tract of land conveyed to MRB Enterprises, Inc. by Deed recorded in Instrument No. 2004-4550176, Office of Umatilla County Records.

Subject to the Following Permitted Exceptions:

1. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
2. The property described herein consists of portions that are contiguous. Access to such parcels may be through adjoining parcels. Rights of access to the property are limited to dedicated roads which abut or pass through the property described herein and no representation is made that all parcels and/or parts thereof have a physical and/or insurable access.
3. Easement, including the terms and provisions thereof,
Grantee : Pacific Telephone & Telegraph Company
Recorded : May 22, 1942, Book 160, Page 473, Deed Records.
4. Easement, including the terms and provisions thereof,
Grantee : Pacific Power & Light Company
Recorded : May 22, 1948, Book 185, Page 259, Deed Records.
5. Easement, including the terms and provisions thereof,
Grantee : Pacific Power & Light Company
Recorded : December 10, 1951, Book 201, Page 318, Deed Records.
6. Easement, including the terms and provisions thereof,
Grantee : Eastern Oregon Electric Cooperative Association
Recorded : October 19, 1960, Book 260, Page 519, Deed Records.
7. Easement, including the terms and provisions thereof,
Grantee : Eastern Oregon Electric Cooperative Association
Recorded : October 19, 1960, Book 260, Page 520, Deed Records.
8. Terms and provisions contained under easement for right-of-way, sanitary sewer line and utility purposes, contained in Deed,
Grantee : Robert T. Mautz, etal
Recorded : October 17, 1973, Book 332, Page 286, Deed Records.
9. Easement for access and utility purposes, including the terms and provisions thereof, contained in Deed,
Grantee : Blue Mountain Christian Church
Recorded : October 27, 1983, Microfilm Reel 106, Page 1564, Office of Umatilla County Records.
10. Easement for utility purposes, including the terms and provisions thereof,
Grantee : City of Pendleton
Recorded : October 1, 1987, Microfilm Reel 158, Page 1076, Office of Umatilla County Records.