



Property Profile Report

Client Name:

Today's Date:

12/09/2025

Owner Name:

Jamestreet LLC

C/O Joseph & Jamie Ohalloran

Property Address:

1591 James St

Woodburn OR 97071 3419

Reference Number:

051W08CA09900

Account Number:

107254

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
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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 #:	107254
Tax Lot:	051W08CA09900
Site Address:	1591 James St Woodburn OR 97071 - 3419
Owner:	Jamestreet LLC
Owner2:	C/O Joseph & Jamie Ohalloran
Owner Address:	23575 NE Old Yamhill Rd Newberg OR 97132 - 6831
TwN/Range/Section:	05S / 01W / 08 / SW
Parcel Size:	0.16 Acres (7,100 SqFt)
Plat/Subdivision:	Mauna Kae Park
Lot:	2
Block:	2
Census Tract/Block:	010305 / 1019
Waterfront:	

Tax Information

Levy Code Area:	03039
Levy Rate:	19.2831
Tax Year:	2024
Annual Tax:	\$3,270.22
Exempt Desc:	

Legal

MAUNA KAE PARK IN WOODBURN BLOCK 2 LOT 2 ACRES .16

Assessment Information

Market Value Land:	\$127,500.00
Market Value Impr:	\$268,210.00
Market Value Total:	\$395,710.00
Assessed Value:	\$169,590.00

Land

Zoning:	Woodburn-RM - Medium Density Residential	Cnty Bldg Use:	Multi-Family Res, 2 Units
Cnty Land Use:	101 - Residential Improved, 1 Acre And Under, Inside Ugb	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J/103 - Salem-Keizer/Woodburn	Primary School:	Washington Elementary School
Middle School:	French Prairie Middle School	High School:	Woodburn Arts And Communications Academy

Improvement

Year Built:	1969	Stories:	1	Finished Area:	1,920
Bedrooms:	2	Bathrooms:	2	Garage:	594 Attached Garage
Basement Fin:					

Transfer Information

Sale Date:	03/06/2025	Sale Price:		Doc Num:	2025-6162	Doc Type:	DEED
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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.



Parcel Information

Parcel #:	107255
Tax Lot:	051W08CA09800
Site Address:	1581 James St Woodburn OR 97071 - 3419
Owner:	Jamestreet LLC
Owner2:	C/O Joseph & Jamie Ohalloran
Owner Address:	23575 NE Old Yamhill Rd Newberg OR 97132 - 6831
TwN/Range/Section:	05S / 01W / 08 / SW
Parcel Size:	0.16 Acres (7,074 SqFt)
Plat/Subdivision:	Mauna Kae Park
Lot:	2
Block:	2
Census Tract/Block:	010305 / 1019
Waterfront:	

Tax Information

Levy Code Area:	03039
Levy Rate:	19.2831
Tax Year:	2024
Annual Tax:	\$3,270.22
Exempt Desc:	

Legal

MAUNA KAE PARK IN WOODBURN BLOCK 2 LOT 2 ACRES .16

Assessment Information

Market Value Land:	\$127,500.00
Market Value Impr:	\$268,210.00
Market Value Total:	\$395,710.00
Assessed Value:	\$169,590.00

Land

Zoning:	Woodburn-RM - Medium Density Residential	Cnty Bldg Use:	Multi-Family Res, 2 Units
Cnty Land Use:	101 - Residential Improved, 1 Acre And Under, Inside Ugb	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J/103 - Salem-Keizer/Woodburn	Primary School:	Washington Elementary School
Middle School:	French Prairie Middle School	High School:	Woodburn Arts And Communications Academy

Improvement

Year Built:	1969	Stories:	1	Finished Area:	1,920
Bedrooms:	4	Bathrooms:	2	Garage:	594 Attached Garage
Basement Fin:					

Transfer Information

Sale Date:	03/06/2025	Sale Price:		Doc Num:	2025-6164	Doc Type:	DEED
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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.



Parcel Information

Parcel #:	107256
Tax Lot:	051W08CA09700
Site Address:	1573 James St Woodburn OR 97071 - 3419
Owner:	Jamestreet LLC
Owner2:	C/O Joseph & Jamie Ohalloran
Owner Address:	23575 NE Old Yamhill Rd Newberg OR 97132 - 6831
TwN/Range/Section:	05S / 01W / 08 / SW
Parcel Size:	0.15 Acres (6,678 SqFt)
Plat/Subdivision:	Mauna Kae Park
Lot:	2
Block:	2
Census Tract/Block:	010305 / 1019
Waterfront:	

Tax Information

Levy Code Area:	03039
Levy Rate:	19.2831
Tax Year:	2024
Annual Tax:	\$3,270.22
Exempt Desc:	

Legal

MAUNA KAE PARK IN WOODBURN BLOCK 2 LOT 2 ACRES .15

Assessment Information

Market Value Land:	\$127,500.00
Market Value Impr:	\$261,960.00
Market Value Total:	\$389,460.00
Assessed Value:	\$169,590.00

Land

Zoning:	Woodburn-RM - Medium Density Residential	Cnty Bldg Use:	Multi-Family Res, 2 Units
Cnty Land Use:	101 - Residential Improved, 1 Acre And Under, Inside Ugb	Neighborhood:	
Std Land Use:	1001 - Single Family Residential	Recreation:	
School District:	24J/103 - Salem-Keizer/Woodburn	Primary School:	Washington Elementary School
Middle School:	French Prairie Middle School	High School:	Woodburn Arts And Communications Academy

Improvement

Year Built:	1969	Stories:	1	Finished Area:	1,920
Bedrooms:	4	Bathrooms:	2	Garage:	594 Attached Garage
Basement Fin:					

Transfer Information

Sale Date:	03/06/2025	Sale Price:		Doc Num:	2025-6163	Doc Type:	DEED
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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.

December 9, 2025

Property Identificaton

Account ID:

107254

Tax Account ID:

107254

Tax Roll Type:

Real Property

Situs Address:

1591 JAMES ST WOODBURN OR 97071

Map Tax Lot:

051W08CA09900

Owner:

JAMESTREET LLC

C/O JOSEPH & JAMIE OHALLORAN

23575 NE OLD YAMHILL RD

NEWBERG, OR 97132

Manufactured Home Details:

Other Tax Liability:

Subdivision:

MAUNA KAE PARK IN WOODBURN BLOCK 2 LOT 2

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JAMESTREET LLC NEWBERG OR 97132			3/6/2025 DEED
O'HALLORAN,JOSEPH & O'HALLORAN JAMIE 23575 NE OLD YAMHILL RD NEWBERG OR 97132	WAHL,VIRGINIA G PO BOX 365 NEWBERG OR 97132	1/8/2009 \$422,000.00 22 3	1/8/2009 30240097 WD 107254, 107255, 107256
WAHL,VIRGINIA G PO BOX 365 NEWBERG OR 97132	WAHL,VIRGINIA G 50% & SPRECHER,JOYCE J 50% PO BOX 365 NEWBERG OR 97132	12/19/2008 \$490,000.00 07 3	12/19/2008 30200132 WD 107254, 107255, 107256
WAHL,VIRGINIA G 50% & SPRECHER,JOYCE J 50% PO BOX 365 NEWBERG OR 97132	SLUSHER,DONNA L-TRUSTEE ET AL 1041 SE VINE ST MC MINNVILLE OR 97128	12/15/2008 12 3	12/15/2008 30200131 WD 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 12950686 DEED 107254, 107255, 107256

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 07280142 DEED 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 06540304 CON 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 06540301 CON 107254
MISSING OWNERSHIP INFORMATION			7/1/1998 06520499 DEED 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 03501231 DEED 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132	SLUSHER,JAMES W & DONNA L	7/1/1984 \$150,000.00 15 3	7/1/1984 03490134 CON 107254, 107255, 107256
SLUSHER,JAMES W & DONNA L 4625 JAPONICA NE NEWBERG OR 97132	CUDE,PAUL J & J DARLENE	6/18/1984 \$0.00 12 3	6/18/1984 03490132 DEED 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132		6/18/1984 \$0.00 13 3	6/18/1984 03490130 CON 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132	CUDE,PAUL J & J DARLENE	8/15/1980 \$52,945.00 14 1	8/15/1980 02271592 CONT 107254

Property Details

Property Class:

101

RMV Property Class:

101

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):**RMV Exemption(s):****Deferral(s):****Notes:****Land/On-Site Developments for Tax Account ID 107254**

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - URBAN - NO LANDSCAPE			03039
0	On Site Development - URBAN - FAIR			03039
1	001 Residential	0.16	7100	03039

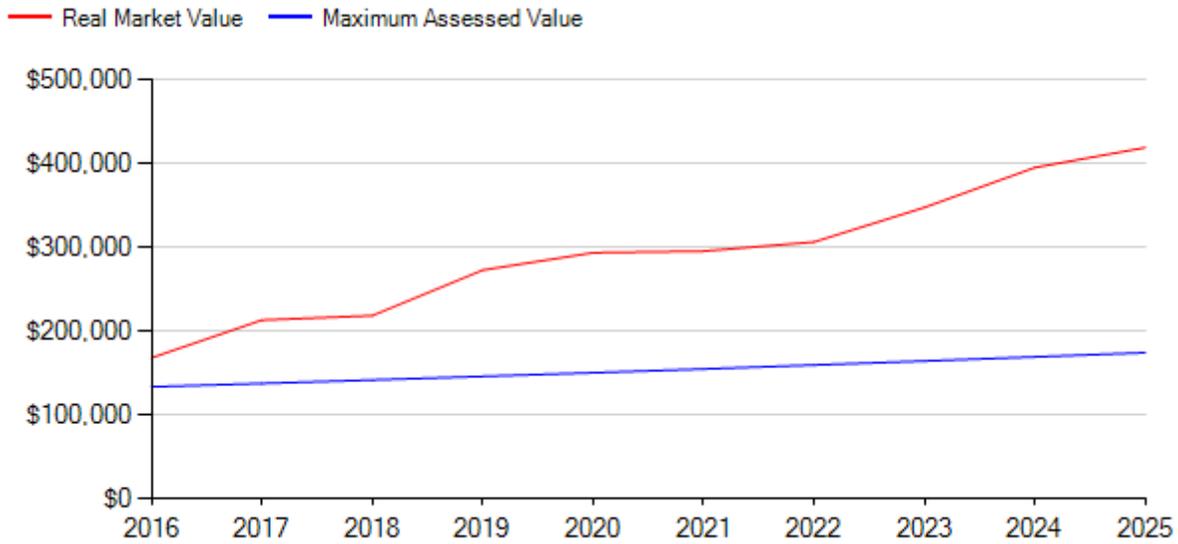
Improvements/Structures for Tax Account ID 107254

ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	MULTI-FMLY	242 Multi-Family Res, 2 Units		4	1920	1969	03039
1.1		YARD IMPROVEMENTS AVERAGE				1979	03039

Value Information (per most recent certified tax roll)

RMV Land Market:	\$141,150
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$278,490
RMV Total:	\$419,640
AV:	\$174,670
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$419,640
MAV:	\$174,670
MSAV:	\$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	\$278,490	\$141,150	\$0/\$0	None	\$174,670
2024	\$268,210	\$127,500	\$0/\$0	None	\$169,590
2023	\$220,630	\$127,500	\$0/\$0	None	\$164,660
2022	\$179,350	\$127,500	\$0/\$0	None	\$159,870
2021	\$188,400	\$107,500	\$0/\$0	None	\$155,220
2020	\$191,490	\$102,500	\$0/\$0	None	\$150,700
2019	\$195,000	\$78,320	\$0/\$0	None	\$146,320
2018	\$141,430	\$77,500	\$0/\$0	None	\$142,060
2017	\$136,030	\$77,500	\$0/\$0	None	\$137,930
2016	\$92,380	\$76,000	\$0/\$0	None	\$133,920
2015	\$84,340	\$76,000	\$0/\$0	None	\$130,020

Taxes: Levy, Owed

Taxes Levied 2025-26:	\$3,338.55
Tax Rate:	19.1135
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2025	\$3,338.55	\$3,338.55
2024	\$3,270.22	\$3,270.22
2023	\$3,249.91	\$3,249.91
2022	\$3,173.57	\$3,173.57
2021	\$3,081.00	\$3,081.00
2020	\$2,989.04	\$2,989.04
2019	\$2,906.58	\$2,906.58
2018	\$2,761.07	\$2,761.07

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3956673	-\$3,338.55	\$100.16	\$0.00	\$3,238.39	11/18/2025
2024	3936714	-\$3,270.22	\$98.11	\$0.00	\$3,172.11	11/19/2024
2023	3918447	-\$3,249.91	\$97.50	\$0.00	\$3,152.41	11/22/2023
2022	3900182	-\$3,173.57	\$95.21	\$0.00	\$3,078.36	11/22/2022
2021	3881179	-\$3,081.00	\$92.43	\$0.00	\$2,988.57	11/19/2021
2020	3861527	-\$2,989.04	\$89.67	\$0.00	\$2,899.37	11/23/2020
2019	60154	-\$2,906.58	\$87.20	\$0.00	\$2,819.38	11/18/2019

MARION COUNTY RECORDS	2025-06162
D-DEED	03/06/2025 10:58 AM
\$10.00 \$11.00 \$2.00 \$8.00 \$60.00	\$91.00
	I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.
	
	Pgs=2 MD1

AFTER RECORDING, RETURN TO:
James S. Bruce
17040 Pilkington Road, Suite 200
Lake Oswego, OR 97035

GRANTOR'S NAMES AND ADDRESS:
Joseph Ohalloran and Jamie Ohalloran
23575 NE Old Yamhill Road
Newberg, OR 97132

GRANTEE'S NAMES AND ADDRESS:
Jamestreet, LLC
23575 NE Old Yamhill Road
Newberg, OR 97132

UNLESS REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:
Joseph and Jamie Ohalloran
23575 NE Old Yamhill Road
Newberg, OR 97132
APN: 107254

STATUTORY WARRANTY DEED

Joseph Ohalloran and Jamie Ohalloran, Grantors, hereby convey and warrant to **Jamestreet, LLC**, Grantee, all right, title, and interest in and to the following described real property, commonly known as **1593 James Street**, free of encumbrances, except as of record and as specifically set forth herein:

Lot 2, Block 2, MAUNA KAE PARK, Woodburn, Marion County, Oregon.

Subject to: Covenants, conditions, restrictions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this transfer consists of \$0.00 (zero dollars) and for the benefit of the Grantors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 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 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 OF 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.

IN WITNESS WHEREOF, the Grantors executed this instrument on March 6, 2025.



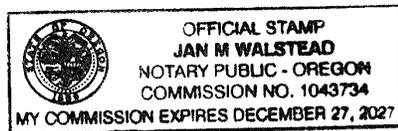
Joseph Ohalloran

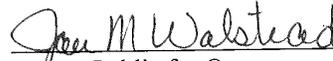


Jamie Ohalloran

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on March 6, 2025, by Joseph Ohalloran and Jamie Ohalloran.





Notary Public for Oregon
My Commission Expires: Dec. 27, 2027

Marion County
Document Separator Page

Instrument # 2025-06162

March 06, 2025 10:58 AM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.

December 9, 2025

Property Identificaton

Account ID:

107255

Tax Account ID:

107255

Tax Roll Type:

Real Property

Situs Address:

1581 JAMES ST WOODBURN OR 97071

Map Tax Lot:

051W08CA09800

Owner:

JAMESTREET LLC

C/O JOSEPH & JAMIE OHALLORAN

23575 NE OLD YAMHILL RD

NEWBERG, OR 97132

Manufactured Home Details:

Other Tax Liability:

Subdivision:

MAUNA KAE PARK IN WOODBURN BLOCK 2 LOT 2

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JAMESTREET LLC C/O JOSEPH & JAMIE OHALLORAN NEWBERG OR 97132			3/6/2025 DEED
O'HALLORAN,JOSEPH & O'HALLORAN JAMIE 23575 NE OLD YAMHILL RD NEWBERG OR 97132	WAHL,VIRGINIA G PO BOX 365 NEWBERG OR 97132	1/8/2009 \$422,000.00 22 3	1/8/2009 30240097 WD 107254, 107255, 107256
WAHL,VIRGINIA G PO BOX 365 NEWBERG OR 97132	WAHL,VIRGINIA G 50% & SPRECHER,JOYCE J 50% PO BOX 365 NEWBERG OR 97132	12/19/2008 \$490,000.00 07 3	12/19/2008 30200132 WD 107254, 107255, 107256
WAHL,VIRGINIA G 50% & SPRECHER,JOYCE J 50% PO BOX 365 NEWBERG OR 97132	SLUSHER,DONNA L-TRUSTEE ET AL 1041 SE VINE ST MC MINNVILLE OR 97128	12/15/2008 12 3	12/15/2008 30200131 WD 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 12950686 DEED 107254, 107255, 107256

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 07280142 DEED 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 06540304 CON 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 06520499 DEED 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 03501231 DEED 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132	SLUSHER,JAMES W & DONNA L	7/1/1984 \$150,000.00 15 3	7/1/1984 03490134 CON 107254, 107255, 107256
SLUSHER,JAMES W & DONNA L 4625 JAPONICA NE NEWBERG OR 97132	CUDE,PAUL J & J DARLENE	6/18/1984 \$0.00 12 3	6/18/1984 03490132 DEED 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132		6/18/1984 \$0.00 13 3	6/18/1984 03490130 CON 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132	CUDE,PAUL J & J DARLENE	8/15/1980 \$52,945.00 14 1	8/15/1980 02271595 CONT 107255

Property Details

Property Class:

101

RMV Property Class:

101

Zoning:

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

(Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 107255

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - URBAN - NO LANDSCAPE			03039
0	On Site Development - URBAN - FAIR			03039
1	001 Residential	0.16	7074	03039

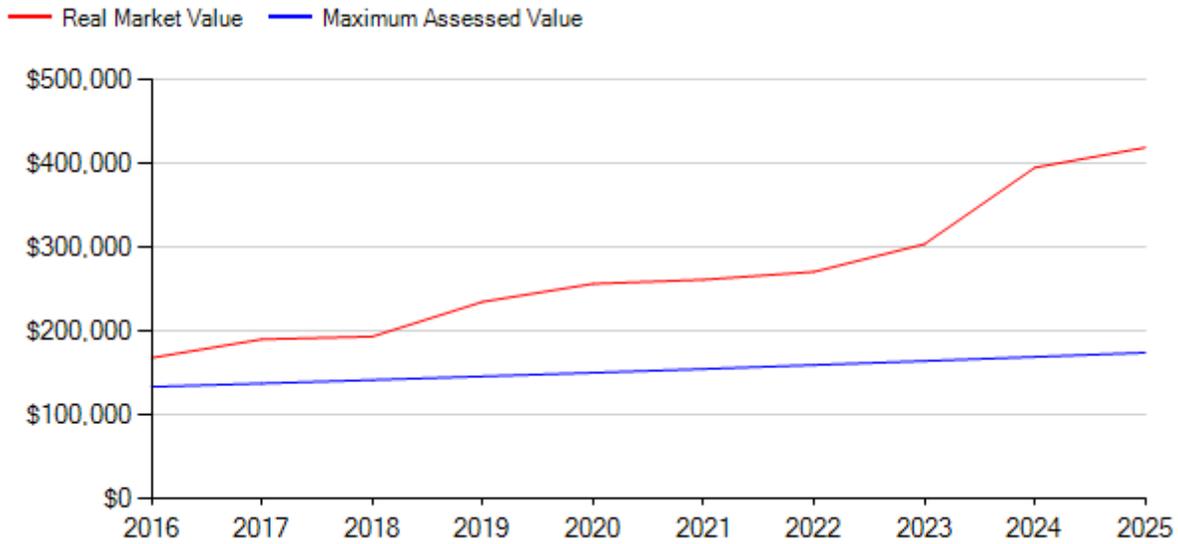
Improvements/Structures for Tax Account ID 107255

ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	MULTI-FMLY	242 Multi-Family Res, 2 Units		4	1920	1969	03039
1.1		YARD IMPROVEMENTS AVERAGE				1979	03039

Value Information (per most recent certified tax roll)

RMV Land Market:	\$141,150
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$278,490
RMV Total:	\$419,640
AV:	\$174,670
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$419,640
MAV:	\$174,670
MSAV:	\$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	\$278,490	\$141,150	\$0/\$0	None	\$174,670
2024	\$268,210	\$127,500	\$0/\$0	None	\$169,590
2023	\$176,750	\$127,500	\$0/\$0	None	\$164,660
2022	\$143,740	\$127,500	\$0/\$0	None	\$159,870
2021	\$154,370	\$107,500	\$0/\$0	None	\$155,220
2020	\$154,370	\$102,500	\$0/\$0	None	\$150,700
2019	\$157,190	\$78,300	\$0/\$0	None	\$146,320
2018	\$116,400	\$77,500	\$0/\$0	None	\$142,060
2017	\$113,090	\$77,500	\$0/\$0	None	\$137,930
2016	\$92,380	\$76,000	\$0/\$0	None	\$133,920
2015	\$84,340	\$76,000	\$0/\$0	None	\$130,020

Taxes: Levy, Owed

Taxes Levied 2025-26:	\$3,338.55
Tax Rate:	19.1135
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2025	\$3,338.55	\$3,338.55
2024	\$3,270.22	\$3,270.22
2023	\$3,249.91	\$3,249.91
2022	\$3,173.57	\$3,173.57
2021	\$3,081.00	\$3,081.00
2020	\$2,989.04	\$2,989.04
2019	\$2,906.58	\$2,906.58
2018	\$2,761.07	\$2,761.07

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3956673	-\$3,338.55	\$100.16	\$0.00	\$3,238.39	11/18/2025
2024	3936714	-\$3,270.22	\$98.11	\$0.00	\$3,172.11	11/19/2024
2023	3918447	-\$3,249.91	\$97.50	\$0.00	\$3,152.41	11/22/2023
2022	3900182	-\$3,173.57	\$95.21	\$0.00	\$3,078.36	11/22/2022
2021	3881179	-\$3,081.00	\$92.43	\$0.00	\$2,988.57	11/19/2021
2020	3861527	-\$2,989.04	\$89.67	\$0.00	\$2,899.37	11/23/2020
2019	60153	-\$2,906.58	\$87.20	\$0.00	\$2,819.38	11/18/2019

MARION COUNTY RECORDS

2025-06164

D-DEED

03/06/2025 11:00 AM

\$10.00 \$11.00 \$2.00 \$8.00 \$60.00

\$91.00



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

A handwritten signature in black ink, appearing to read "Bill Burgess".

Pgs=2 MD1

AFTER RECORDING, RETURN TO:

James S. Bruce
17040 Pilkington Road, Suite 200
Lake Oswego, OR 97035

GRANTOR'S NAMES AND ADDRESS:

Joseph Ohalloran and Jamie Ohalloran
23575 NE Old Yamhill Road
Newberg, OR 97132

GRANTEE'S NAMES AND ADDRESS:

Jamestreet, LLC
23575 NE Old Yamhill Road
Newberg, OR 97132

UNLESS REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:

Joseph and Jamie Ohalloran
23575 NE Old Yamhill Road
Newberg, OR 97132
APN: 107255

STATUTORY WARRANTY DEED

Joseph Ohalloran and Jamie Ohalloran, Grantors, hereby convey and warrant to **Jamestreet, LLC**, Grantee, all right, title, and interest in and to the following described real property, commonly known as **1583 James Street**, free of encumbrances, except as of record and as specifically set forth herein:

Lot 2, Block 2, MAUNA KAE PARK, Woodburn, Marion County, Oregon.

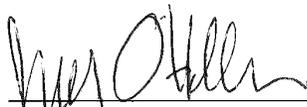
Subject to: Covenants, conditions, restrictions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this transfer consists of \$0.00 (zero dollars) and for the benefit of the Grantors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 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 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 OF 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.

IN WITNESS WHEREOF, the Grantors executed this instrument on March 6, 2025.



Joseph Ohalloran



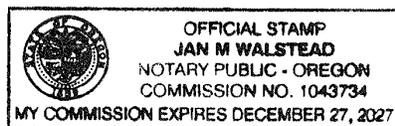
Jamie Ohalloran

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on March 6, 2025, by Joseph Ohalloran and Jamie Ohalloran.



Notary Public for Oregon
My Commission Expires: Dec. 27, 2027



Marion County
Document Separator Page

Instrument # 2025-06164

March 06, 2025 11:00 AM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.

December 9, 2025

Property Identificaton

Account ID:

107256

Tax Account ID:

107256

Tax Roll Type:

Real Property

Situs Address:

1573 JAMES ST WOODBURN OR 97071

Map Tax Lot:

051W08CA09700

Owner:

JAMESTREET LLC

C/O JOSEPH & JAMIE OHALLORAN

23575 NE OLD YAMHILL RD

NEWBERG, OR 97132

Manufactured Home Details:

Other Tax Liability:

Subdivision:

MAUNA KAE PARK IN WOODBURN BLOCK 2 LOT 2

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JAMESTREET LLC NEWBERG OR 97132			3/6/2025 DEED
O'HALLORAN,JOSEPH & O'HALLORAN JAMIE 23575 NE OLD YAMHILL RD NEWBERG OR 97132	WAHL,VIRGINIA G PO BOX 365 NEWBERG OR 97132	1/8/2009 \$422,000.00 22 3	1/8/2009 30240097 WD 107254, 107255, 107256
WAHL,VIRGINIA G PO BOX 365 NEWBERG OR 97132	WAHL,VIRGINIA G 50% & SPRECHER,JOYCE J 50% PO BOX 365 NEWBERG OR 97132	12/19/2008 \$490,000.00 07 3	12/19/2008 30200132 WD 107254, 107255, 107256
WAHL,VIRGINIA G 50% & SPRECHER,JOYCE J 50% PO BOX 365 NEWBERG OR 97132	SLUSHER,DONNA L-TRUSTEE ET AL 1041 SE VINE ST MC MINNVILLE OR 97128	12/15/2008 12 3	12/15/2008 30200131 WD 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 12950686 DEED 107254, 107255, 107256

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 07280142 DEED 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 06540304 CON 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 06520499 DEED 107254, 107255, 107256
MISSING OWNERSHIP INFORMATION			7/1/1998 03501231 DEED 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132	SLUSHER,JAMES W & DONNA L	7/1/1984 \$150,000.00 15 3	7/1/1984 03490134 CON 107254, 107255, 107256
SLUSHER,JAMES W & DONNA L 4625 JAPONICA NE NEWBERG OR 97132	CUDE,PAUL J & J DARLENE	6/18/1984 \$0.00 12 3	6/18/1984 03490132 DEED 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132		6/18/1984 \$0.00 13 3	6/18/1984 03490130 CON 107254, 107255, 107256
4625 JAPONICA NE NEWBERG OR 97132	CUDE,PAUL J & J DARLENE	8/15/1980 \$52,945.00 14 1	8/15/1980 02271598 CONT 107256

Property Details

Property Class:

101

RMV Property Class:

101

Zoning:

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

(Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 107256

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - URBAN - NO LANDSCAPE			03039
0	On Site Development - URBAN - FAIR			03039
1	001 Residential	0.15	6678	03039

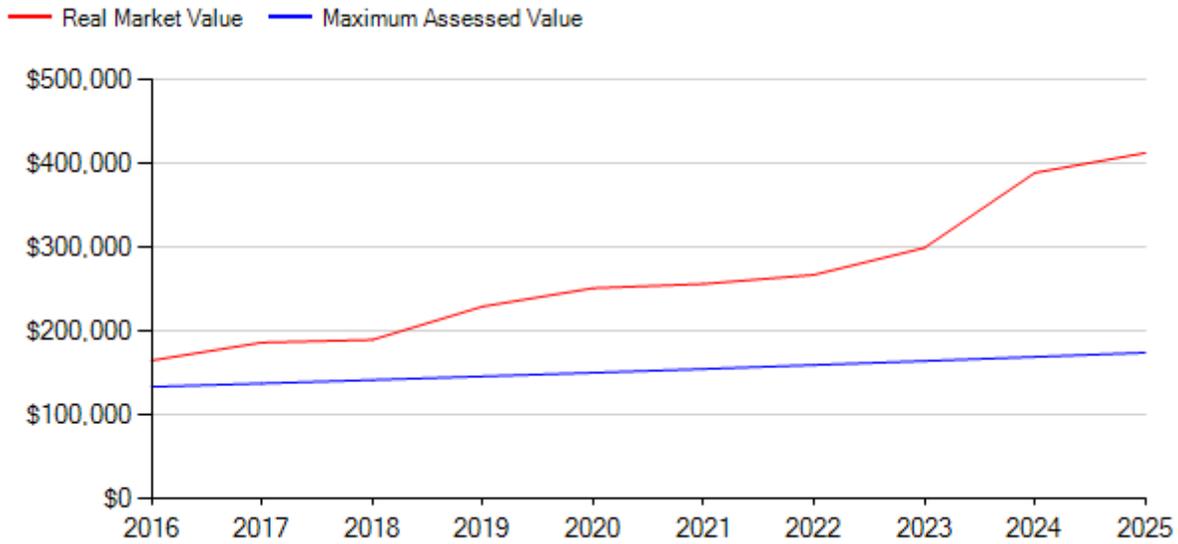
Improvements/Structures for Tax Account ID 107256

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	MULTI-FMLY	242 Multi-Family Res, 2 Units		4	1920	1969	03039
1.1		YARD IMPROVEMENTS AVERAGE				1979	03039

Value Information (per most recent certified tax roll)

RMV Land Market:	\$141,150
RMV Land Spec.	\$0
Assess.:	
RMV Structures:	\$272,000
RMV Total:	\$413,150
AV:	\$174,670
SAV:	\$0
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$413,150
MAV:	\$174,670
MSAV:	\$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	\$272,000	\$141,150	\$0/\$0	None	\$174,670
2024	\$261,960	\$127,500	\$0/\$0	None	\$169,590
2023	\$172,330	\$127,500	\$0/\$0	None	\$164,660
2022	\$140,180	\$127,500	\$0/\$0	None	\$159,870
2021	\$149,210	\$107,500	\$0/\$0	None	\$155,220
2020	\$149,210	\$102,500	\$0/\$0	None	\$150,700
2019	\$151,950	\$77,860	\$0/\$0	None	\$146,320
2018	\$112,540	\$77,500	\$0/\$0	None	\$142,060
2017	\$109,330	\$77,500	\$0/\$0	None	\$137,930
2016	\$89,330	\$76,000	\$0/\$0	None	\$133,920
2015	\$81,560	\$76,000	\$0/\$0	None	\$130,020

Taxes: Levy, Owed

Taxes Levied 2025-26:	\$3,338.55
Tax Rate:	19.1135
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2025	\$3,338.55	\$3,338.55
2024	\$3,270.22	\$3,270.22
2023	\$3,249.91	\$3,249.91
2022	\$3,173.57	\$3,173.57
2021	\$3,081.00	\$3,081.00
2020	\$2,989.04	\$2,989.04
2019	\$2,906.58	\$2,906.58
2018	\$2,761.07	\$2,761.07

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3956673	-\$3,338.55	\$100.16	\$0.00	\$3,238.39	11/18/2025
2024	3936714	-\$3,270.22	\$98.11	\$0.00	\$3,172.11	11/19/2024
2023	3918447	-\$3,249.91	\$97.50	\$0.00	\$3,152.41	11/22/2023
2022	3900182	-\$3,173.57	\$95.21	\$0.00	\$3,078.36	11/22/2022
2021	3881179	-\$3,081.00	\$92.43	\$0.00	\$2,988.57	11/19/2021
2020	3861527	-\$2,989.04	\$89.67	\$0.00	\$2,899.37	11/23/2020
2019	60152	-\$2,906.58	\$87.20	\$0.00	\$2,819.38	11/18/2019

MARION COUNTY RECORDS

2025-06163

D-DEED

03/06/2025 10:59 AM

\$10.00 \$11.00 \$2.00 \$8.00 \$60.00

\$91.00



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

A handwritten signature in black ink, appearing to read "Bill Burgess".

Pgs=2 MD1

AFTER RECORDING, RETURN TO:

James S. Bruce
17040 Pilkington Road, Suite 200
Lake Oswego, OR 97035

GRANTOR'S NAMES AND ADDRESS:

Joseph Ohalloran and Jamie Ohalloran
23575 NE Old Yamhill Road
Newberg, OR 97132

GRANTEE'S NAMES AND ADDRESS:

Jamestreet, LLC
23575 NE Old Yamhill Road
Newberg, OR 97132

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Newberg, OR 97132
APN: 107256

STATUTORY WARRANTY DEED

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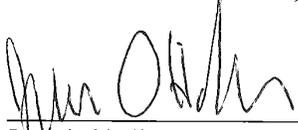
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IN WITNESS WHEREOF, the Grantors executed this instrument on March 6, 2025.



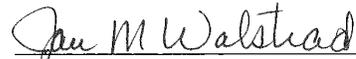
Joseph Ohalloran



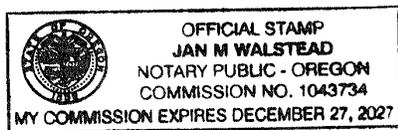
Jamie Ohalloran

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on March 6, 2025, by Joseph Ohalloran and Jamie Ohalloran.



Notary Public for Oregon
My Commission Expires: Dec. 27, 2027



Marion County
Document Separator Page

Instrument # 2025-06163

March 06, 2025 10:59 AM

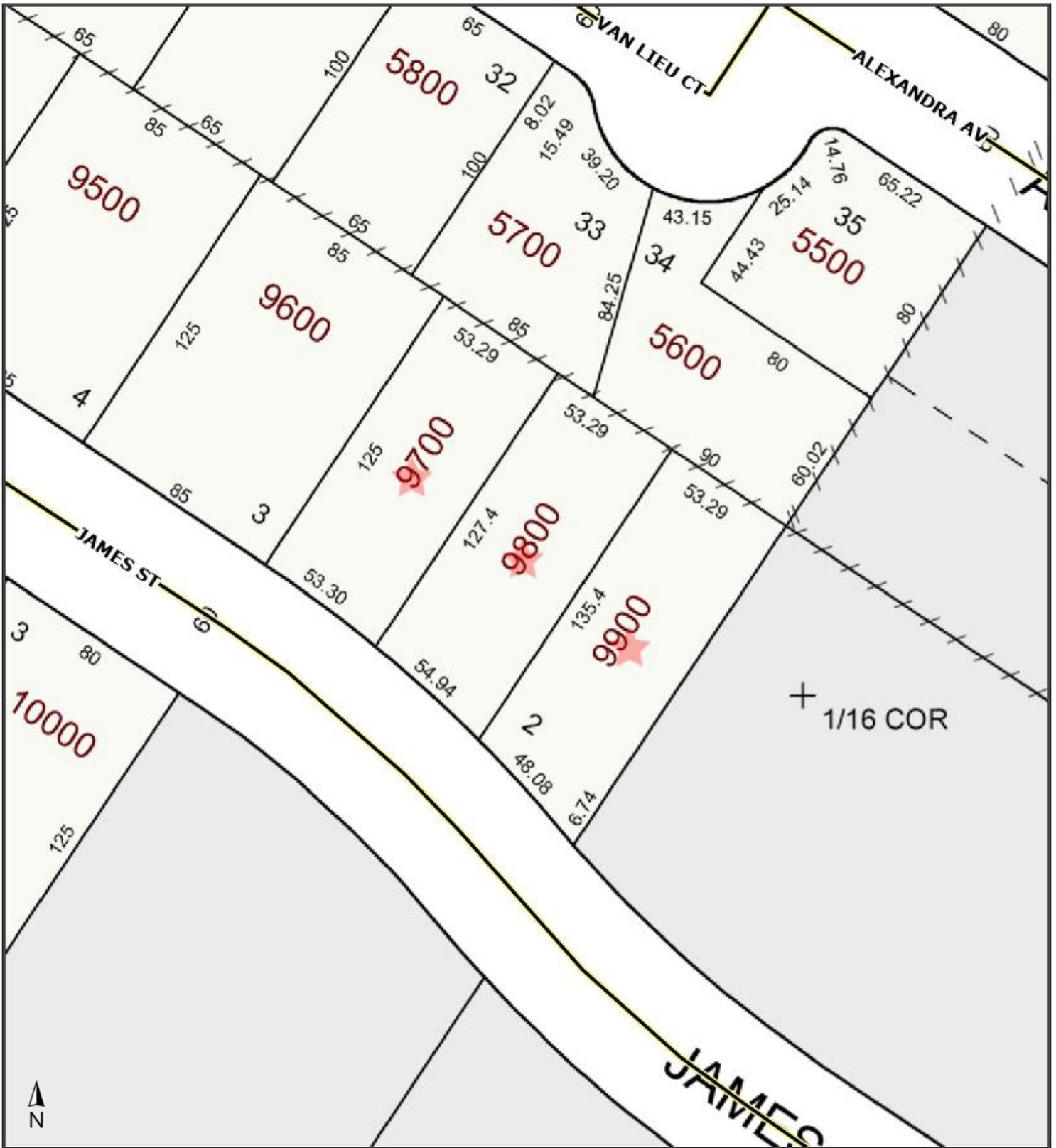
State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.



ParcelID: 107254

Tax Account #: 051W08CA09900

1591 James St, Woodburn OR 97071

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.

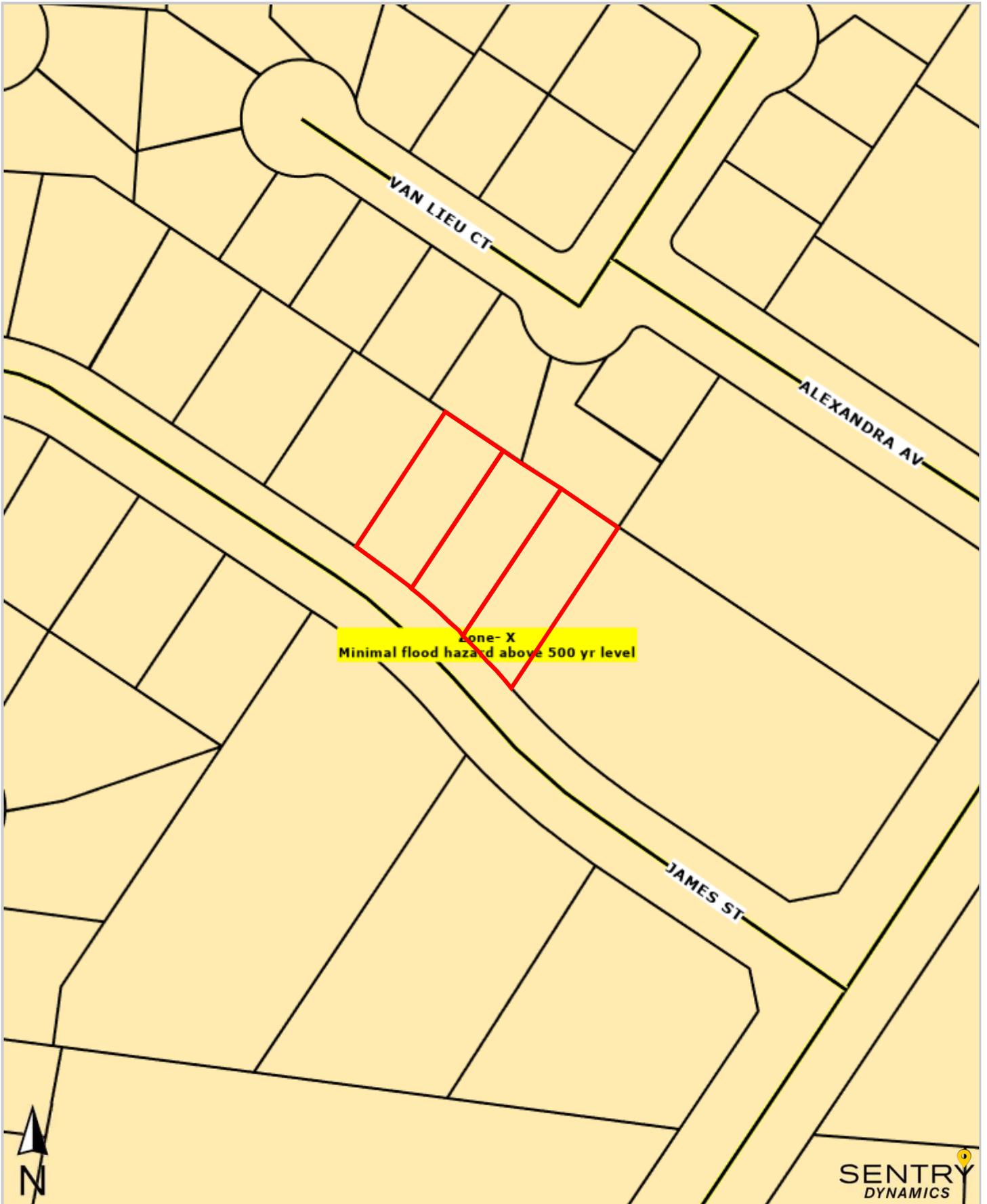


SENTRY
DYNAMICS

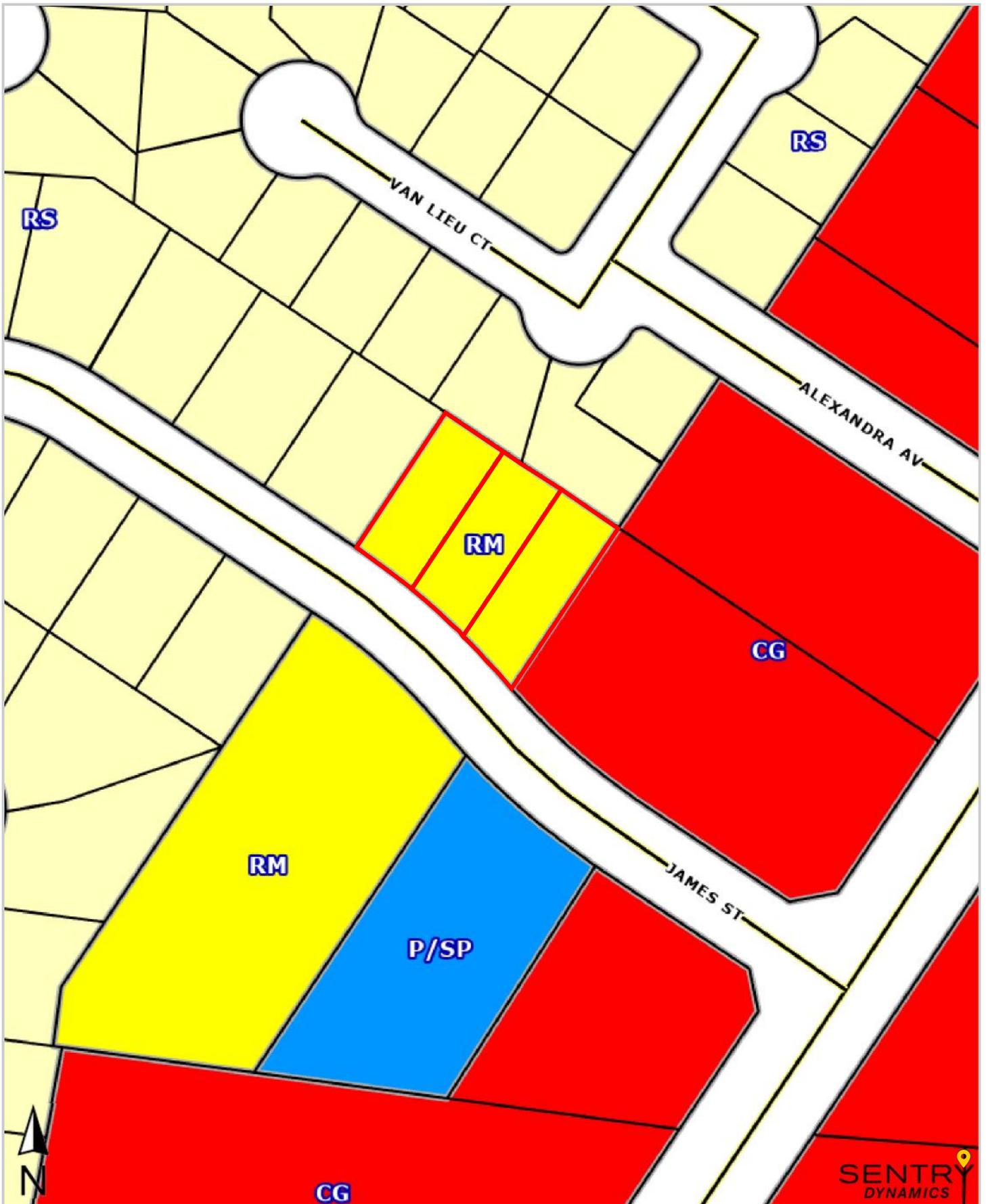
HEXAGON

 **TICOR TITLE™**

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