

Property Profile Report

Client Name:

Todays Date: 10/13/2023

Owner Name:

Walton Emerson & Margaret Trustees For

Property Address:

20180 NE Sunnycrest Rd Newberg OR 97132 6788

Reference Number:

R332301300

Account Number:

73501

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

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

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TITLE AND ESCROW SERVICES

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



Assessment Information

Parcel Information

Parcel #: 73501Market Value Land:\$215,903.00Account: R332301300Market Value Impr:\$315,498.00Related:Market Value Total:\$531,401.00Site Address: 20180 NE Sunnycrest RdAssessed Value:\$163,947.00Newberg OR 97132 - 6788Tax InformationImage: State			
Related:Market Value Total:\$531,401.00Site Address: 20180 NE Sunnycrest RdAssessed Value:\$163,947.00Newberg OR 97132 - 6788Tax InformationImage: Code Area: 29.2Owner: Walton Emerson & Margaret Trustees ForLevy Code Area: 29.2Owner2:Levy Rate: 13.1234Owner Address: 20180 NE Sunnycrest RdTax Year: 2022Newberg OR 97132 - 6788Annual Tax: \$2,151.54Newberg OR 97132 - 6788Annual Tax: \$2,151.54Twn/Range/Section: 03S / 03W / 23Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:LegalLot:Sownship 3S Range 3W Sectior 13a Lot 13aBlock:Nap Page/Grid: 712-F7Census Tract/Block: 030301 / 3008Annual Tax: \$2,151.54	Parcel #: 73501	Market Value Land:	\$215,903.00
Site Address: 20180 NE Sunnycrest RdAssessed Value:\$163,947.00Newberg OR 97132 - 6788Tax InformationTax InformationOwner: Walton Emerson & Margaret Trustees ForLevy Code Area: 29.2Owner2:Levy Rate: 13.1234Owner Address: 20180 NE Sunnycrest RdTax Year: 2022Newberg OR 97132 - 6788Annual Tax: \$2,151.54Newberg OR 97132 - 6788Annual Tax: \$2,151.54Parcel Size: 16.00 Acres (696,960 SqFt)Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:LegalSlock:ownship 3S Range 3W Section 23 TaxLot 01300Map Page/Grid: 712-F7Census Tract/Block: 030301 / 3008	Account: R332301300	Market Value Impr:	\$315,498.00
Newberg OR 97132 - 6788Newberg OR 97132 - 6788Owner: Walton Emerson & Margaret Trustees ForCowner2:Owner Address: 20180 NE Sunnycrest Rd Newberg OR 97132 - 6788Newberg OR 97132 - 6788Newberg OR 97132 - 6788Parcel Size: 16.00 Acres (696,960 SqFt)Plat/Subdivision:Block:Map Page/Grid: 712-F7Census Tract/Block: 030301 / 3008	Related:	Market Value Total:	\$531,401.00
ConstantTax InformationOwner: Walton Emerson & Margaret Trustees ForLevy Code Area: 29.2Owner2:Levy Rate: 13.1234Owner Address: 20180 NE Sunnycrest RdTax Year: 2022Newberg OR 97132 - 6788Annual Tax: \$2,151.54Twn/Range/Section: 03S / 03W / 23Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:Township 3S Range 3W Section 23 TaxLot 01300Map Page/Grid: 712-F7Township 3S Range 3W Section 23 TaxLot 01300	Site Address: 20180 NE Sunnycrest Rd	Assessed Value:	\$163,947.00
Owner: Walton Emerson & Margaret Trustees ForLevy Code Area: 29.2Owner2:Levy Rate: 13.1234Owner Address: 20180 NE Sunnycrest Rd Newberg OR 97132 - 6788Tax Year: 2022Newberg OR 97132 - 6788Annual Tax: \$2,151.54Twn/Range/Section: 03S / 03W / 23Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:Township 3S Range 3W Section 23 TaxLot 01300Block:Township 3S Range 3W Section 23 TaxLot 01300Map Page/Grid: 712-F7Census Tract/Block: 030301 / 3008	Newberg OR 97132 - 6788	Tau lufa mustia a	
Owner2:Levy Rate: 13.1234Owner Address: 20180 NE Sunnycrest RdTax Year: 2022Newberg OR 97132 - 6788Annual Tax: \$2,151.54Twn/Range/Section: 03S / 03W / 23Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:LegalLot:Township 3S Range 3W Section 23 TaxLot 01300Map Page/Grid: 712-F7Township 3S Range 3W Section 23 TaxLot 01300Census Tract/Block: 030301 / 3008Tax Year: 2022	Owner: Walton Emerson & Margaret	Tax Information	
Owner Address: 20180 NE Sunnycrest RdTax Year: 2022Newberg OR 97132 - 6788Annual Tax: \$2,151.54Twn/Range/Section: 03S / 03W / 23Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:Cownship 3S Range 3W Section 23 TaxLot 01300Block:Township 3S Range 3W Section 23 TaxLot 01300Map Page/Grid: 712-F7Census Tract/Block: 030301 / 3008	Trustees For	Levy Code Area: 29.2	
Newberg OR 97132 - 6788Annual Tax: \$2,151.54Twn/Range/Section: 03S / 03W / 23Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:Census Tract/Block: 030301 / 3008	Owner2:	Levy Rate: 13.1	234
Twn/Range/Section: 03S / 03W / 23Exemption Description:Parcel Size: 16.00 Acres (696,960 SqFt)LegalPlat/Subdivision:LegalLot:Township 3S Range 3W Section 23 TaxLot 01300Block:Map Page/Grid: 712-F7Census Tract/Block: 030301 / 3008Acres (Acres Acres	Owner Address: 20180 NE Sunnycrest Rd	Tax Year: 2022	2
Parcel Size: 16.00 Acres (696,960 SqFt) Plat/Subdivision: Legal Lot: Township 3S Range 3W Section 23 TaxLot 01300 Block: Township 3S Range 3W Section 23 TaxLot 01300 Census Tract/Block: 030301 / 3008 East 1000000000000000000000000000000000000	Newberg OR 97132 - 6788	Annual Tax: \$2,1	51.54
Plat/Subdivision: Legal Lot: Township 3S Range 3W Section 23 TaxLot 01300 Block: Anap Page/Grid: 712-F7 Census Tract/Block: 030301 / 3008 Anap Page/Grid: 712-F7	Twn/Range/Section: 03S / 03W / 23	Exemption Description:	
Plat/Subdivision: Township 3S Range 3W Section 23 TaxLot 01300 Block: Township 3S Range 3W Section 23 TaxLot 01300 Map Page/Grid: 712-F7 Census Tract/Block: 030301 / 3008	Parcel Size: 16.00 Acres (696,960 SqFt)	Land	
Block: Map Page/Grid: 712-F7 Census Tract/Block: 030301 / 3008	Plat/Subdivision:	Legai	
Map Page/Grid: 712-F7 Census Tract/Block: 030301 / 3008	Lot:	Township 3S Range 3W Section	n 23 TaxLot 01300
Census Tract/Block: 030301 / 3008	Block:		
	Map Page/Grid: 712-F7		
Waterfront:	Census Tract/Block: 030301 / 3008		
	Waterfront:		

Land

 Cnty Land Use: 681 - Forest - Multiple special assessments -Improved (typical of class)
 Cnty Bldg Use: 11 - 1 Story

 Land Use Std: OTHR - Other
 Zoning: EF-40 - Exclusive Farm Use

 Neighborhood: Rural Grand Island
 Recreation:

 Watershed: Chehalem Creek-Willamette River
 School District: 29J Newberg

 Primary School: Dundee Elementary School
 Middle School: Chehalem Valley Middle School

 High School: Newberg Senior High School
 Kecreation:

Improvement

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

Transfer Information

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

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Samhill County, Oregon In the heart of the Willamette Valley 535 NE 5th Street McMinnville, OR 97128 503-434-7521

Property Account Summary

10/13/2023



Click image above for more information

Account Number

73501 Property Address

20180 NE SUNNYCREST RD , , OR

General Information

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

Tax Rate

Description	Rate
Total Rate	13.0015

Property Characteristics

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

Parties

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

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	\$168,742	\$163,947	\$159,290	\$154,770	\$150,380
Exempt Value EAR					
Taxable Value TVR	\$168,742	\$163,947	\$159,290	\$154,770	\$150,380
Real Market Land MKLTL	\$250,146	\$215,903	\$199,626	\$193,400	\$185,812
Real Market Buildings MKITL	\$276,707	\$315,498	\$253,012	\$205,434	\$207,172
Real Market Total MKTTL	\$526,853	\$531,401	\$452,638	\$398,834	\$392,984
M5 Market Land MKLND	\$15,002	\$12,821	\$12,043	\$11,493	\$11,022
M5 Limit SAV M5SAV	\$24,715	\$22,819	\$22,225	\$22,000	\$20,984
M5 Market Buildings MKIMP	\$276,707	\$315,498	\$253,012	\$205,434	\$207,172
M50 MAV MAVMK	\$155,931	\$151,389	\$146,980	\$142,699	\$138,543
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUse Portion) SAVL	\$12,811	\$12,558	\$12,310	\$12,071	\$11,837

Active Exemptions

No Exemptions Found

Tax Balanco

Iax								
Insta	allments Pa	ayable						
Tax Year Installment Due Date Princ				Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2023	1	11/15/2023	\$731.30	\$0.00	\$731.30	\$731.30	\$0.00	\$731.30
2023	2	02/15/2024	\$731.30	\$0.00	\$731.30	\$1,462.60	\$29.25	\$1,433.35
2023	3	05/15/2024	\$731.30	\$0.00	\$731.30	\$2,193.90	\$65.82	\$2,128.08

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2023

Receipts

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

Sales History

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

Property Details

Li Ft	ving Area Sq	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
13	356	0 X 0	1974	4-	1	3	1	1



Parcel Information	Assessment Information			
Parcel #: 511213	Market Value Land: \$126,156.00			
Account: R332301301	Market Value Impr: \$0.00			
Related:	Market Value Total: \$126,156.00			
Site Address:	Assessed Value: \$8,816.00			
Newberg OR 97132	Tax Information			
Owner: Walton, Emerson N				
Owner2: Walton Margaret A Trustees Of	Levy Code Area: 29.2			
The	Levy Rate: 13.1234			
Owner Address: 20180 NE Sunnycrest Rd	Tax Year: 2022			
Newberg OR 97132 - 6788	Annual Tax: \$115.70			
Twn/Range/Section: 03S / 03W / 23	Exemption Description:			
Parcel Size: 16.40 Acres (714,383 SqFt)	Legal			
Plat/Subdivision:				
Lot:	Township 3S Range 3W Section 23 TaxLot 01301			
Block:				
Map Page/Grid: 712-F7				
Census Tract/Block: 030301 / 3008				
Waterfront:				
Land				
Cnty Land Use: 680 - Forest - Multiple special assessments - Vacant	Cnty Bldg Use: 0			
Land Use Std: AMSC - Agricultural Misc	Zoning: EF-40 - Exclusive Farm Use			
Neighborhood: Rural Grand Island	Recreation:			
Watershed: Chehalem Creek-Willamette River	School District: 29J Newberg			

Middle School: Chehalem Valley Middle School

High School: Newberg Senior High School

Primary School: Dundee Elementary School

Improvement			
Year Built:	Attic Fin/Unfin:	Fireplace:	
Bedrooms:	Total Baths:	Full/Half Baths:	
Total Area:	Bsmt Fin/Unfin:	Garage:	
Bldg Fin:	1st Floor:	2nd Floor:	
Transfer Information			
Sale Date: 01/22/1998	Sale Price:	Doc Num: 1998-01179	Doc Туре:

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Yamhill County, Oregon

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

Property Account Summary

10/13/2023



Click image above for more information

511213

Account Number

Proper

Property Address

General Information

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

Tax Rate

Description	Rate
Total Rate	13.0015

Property Characteristics

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

Parties

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

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	\$9,075	\$8,816	\$8,561	\$8,318	\$8,078
Exempt Value EAR					
Taxable Value TVR	\$9,075	\$8,816	\$8,561	\$8,318	\$8,078
Real Market Land MKLTL	\$147,628	\$126,156	\$118,504	\$113,091	\$108,451
Real Market Buildings MKITL					
Real Market Total MKTTL	\$147,628	\$126,156	\$118,504	\$113,091	\$108,451
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$21,743	\$19,813	\$19,190	\$18,948	\$17,915
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUse Portion) SAVL	\$9,075	\$8,816	\$8,561	\$8,318	\$8,078

Active Exemptions

No Exemptions Found

Tax Balance Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due		
2023	1	11/15/2023	\$39.33	\$0.00	\$39.33	\$39.33	\$0.00	\$39.33		
2023	2	02/15/2024	\$39.33	\$0.00	\$39.33	\$78.66	\$1.57	\$77.09		
2023	3	05/15/2024	\$39.33	\$0.00	\$39.33	\$117.99	\$3.54	\$114.45		

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2023

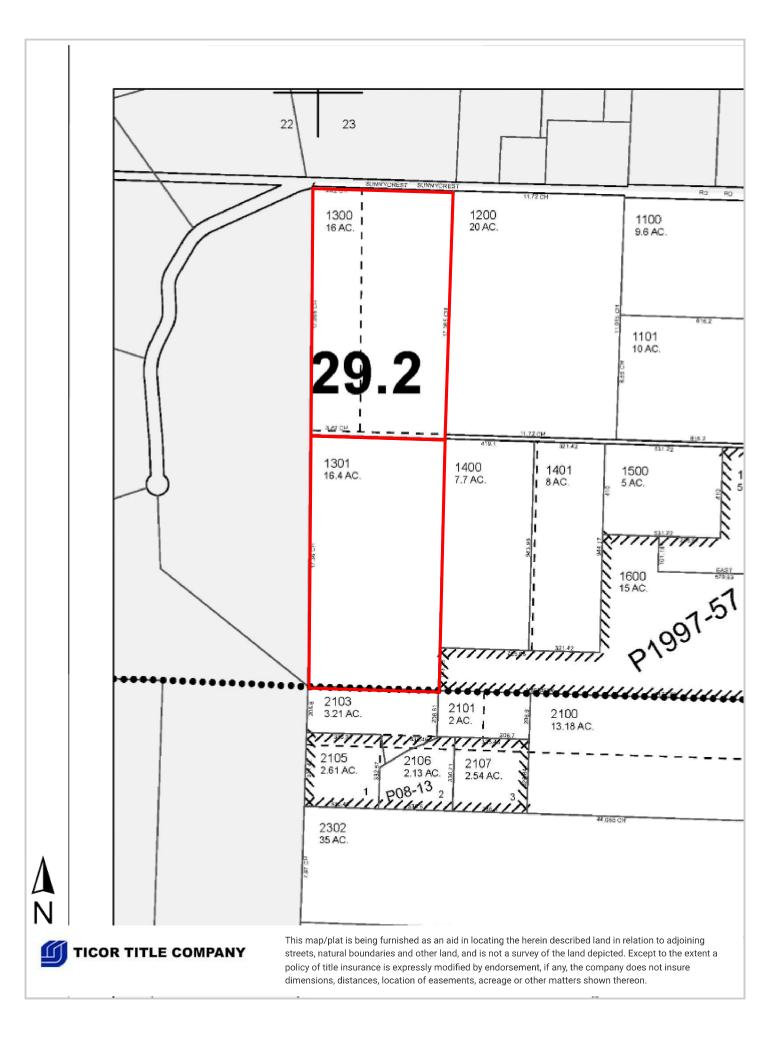
Receipts

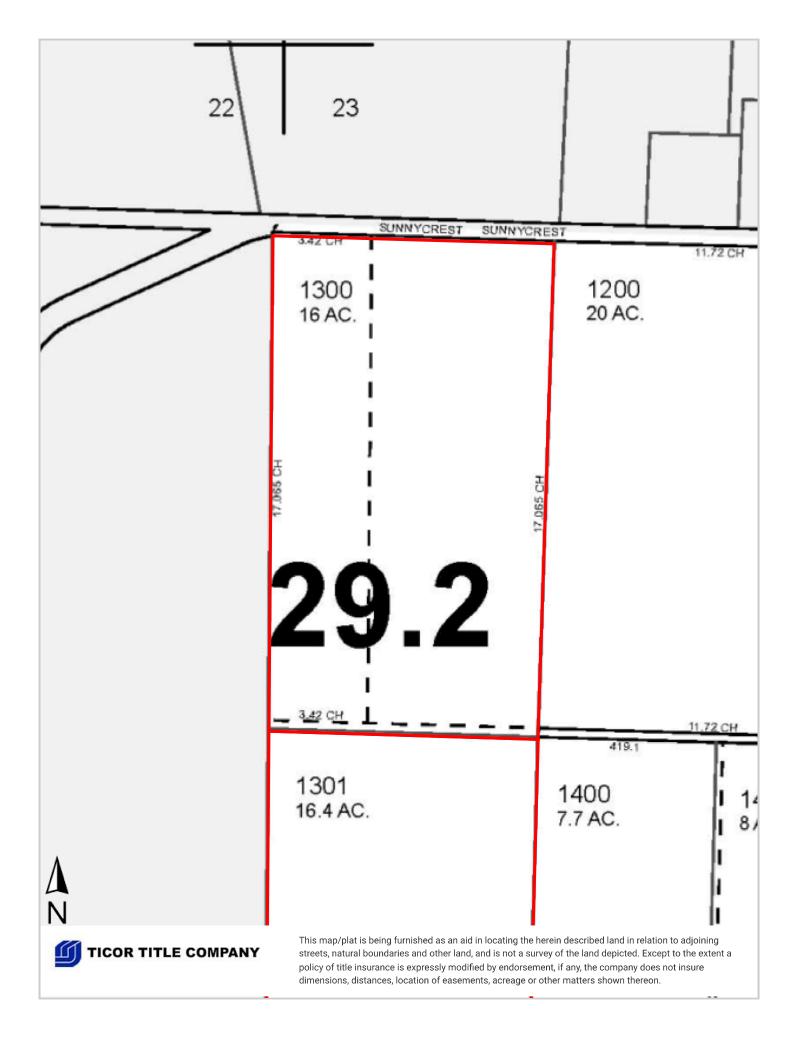
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/03/2022 00:00:00	<u>1199055</u>	\$115.70	\$115.70	\$112.23	\$0.00
11/09/2021 11:24:00	1164576	\$113.34	\$113.34	\$109.94	\$0.00
11/06/2020 00:00:00	1105377	\$101.15	\$101.15	\$98.12	\$0.00
11/01/2019 00:00:00	1051222	\$100.79	\$100.79	\$97.77	\$0.00
11/13/2018 00:00:00	1016727	\$102.66	\$102.66	\$99.58	\$0.00

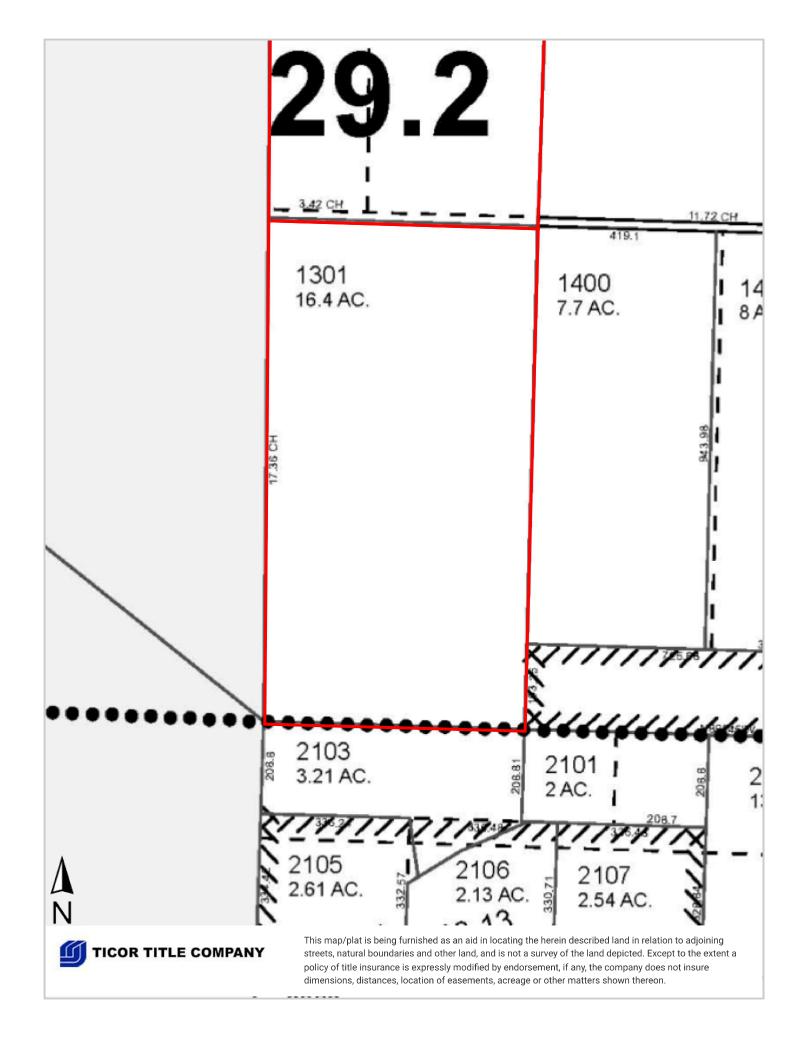
Sales History

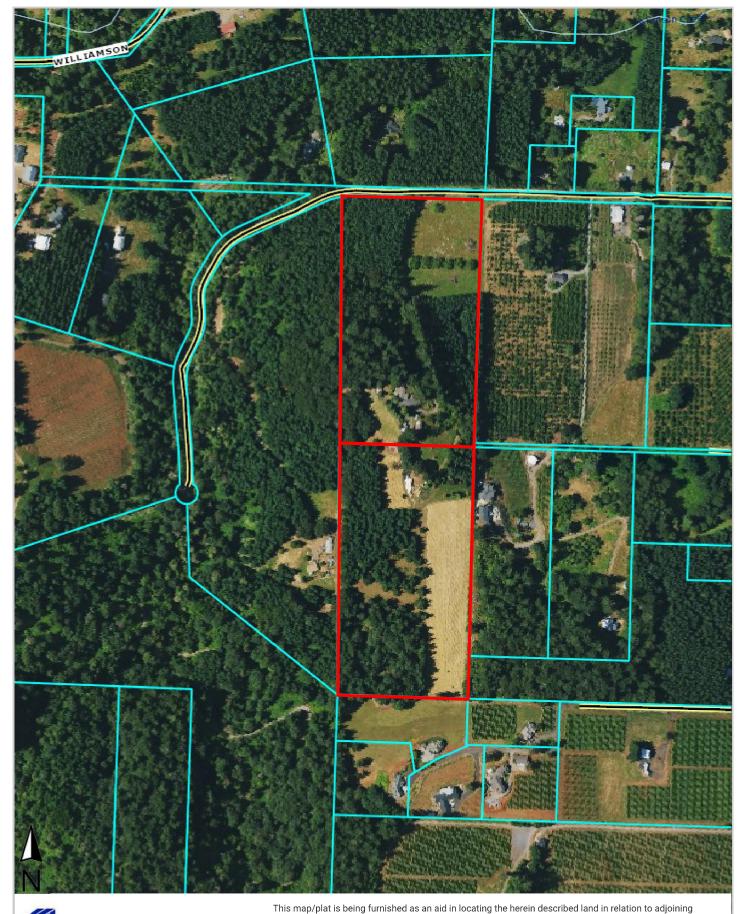
Sale Date	Entry Date	Recording Number		Excise Number	Deed Type	Transfer Type	Other Parcels
01/22/1998	01/22/1998	2016-CONV- 15533	\$0.00	194282		S	No
01/22/1998	01/22/1998	1998-01179	\$0.00	90479		S	No

Property DetailsLiving Area Sq
FtManf Struct
SizeYear
BuiltImprovement
GradeStoriesBedroomsFull
BathsHalf
Baths



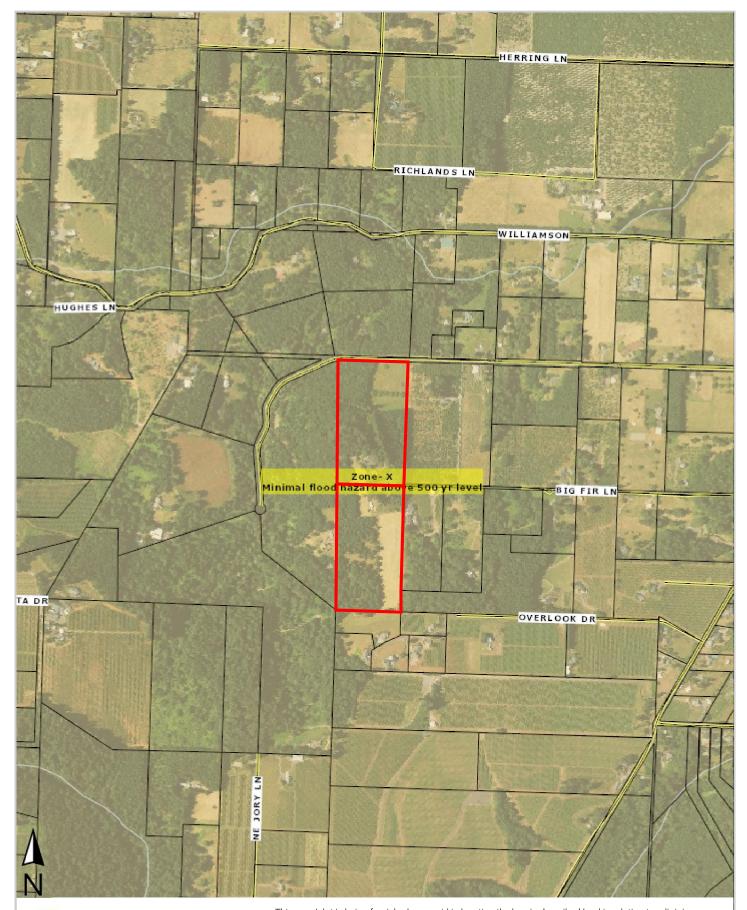






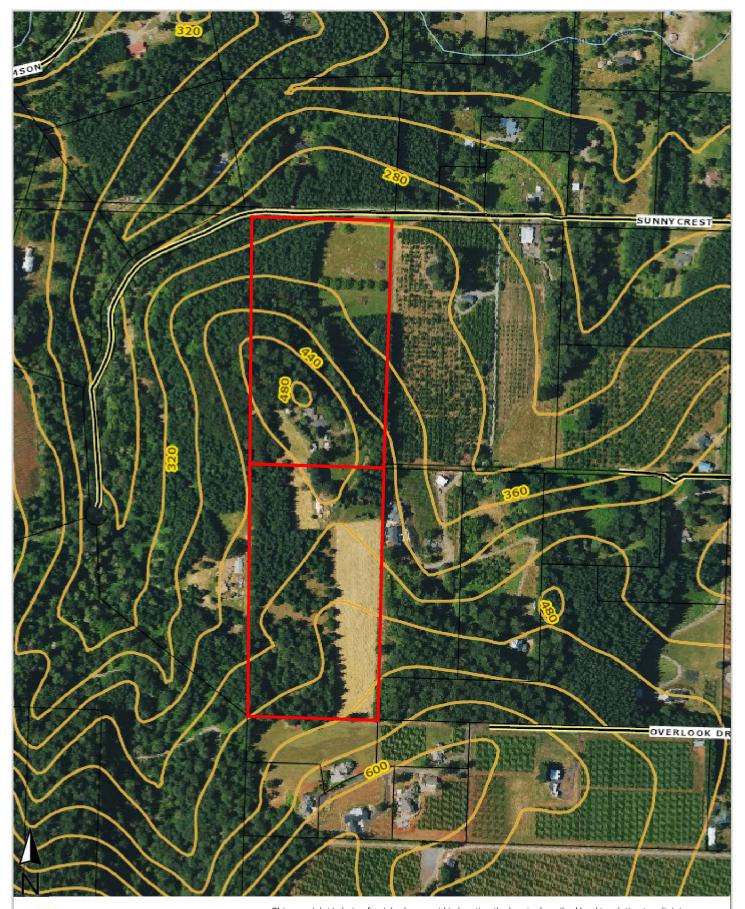
IICOR TITLE COMPANY

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.



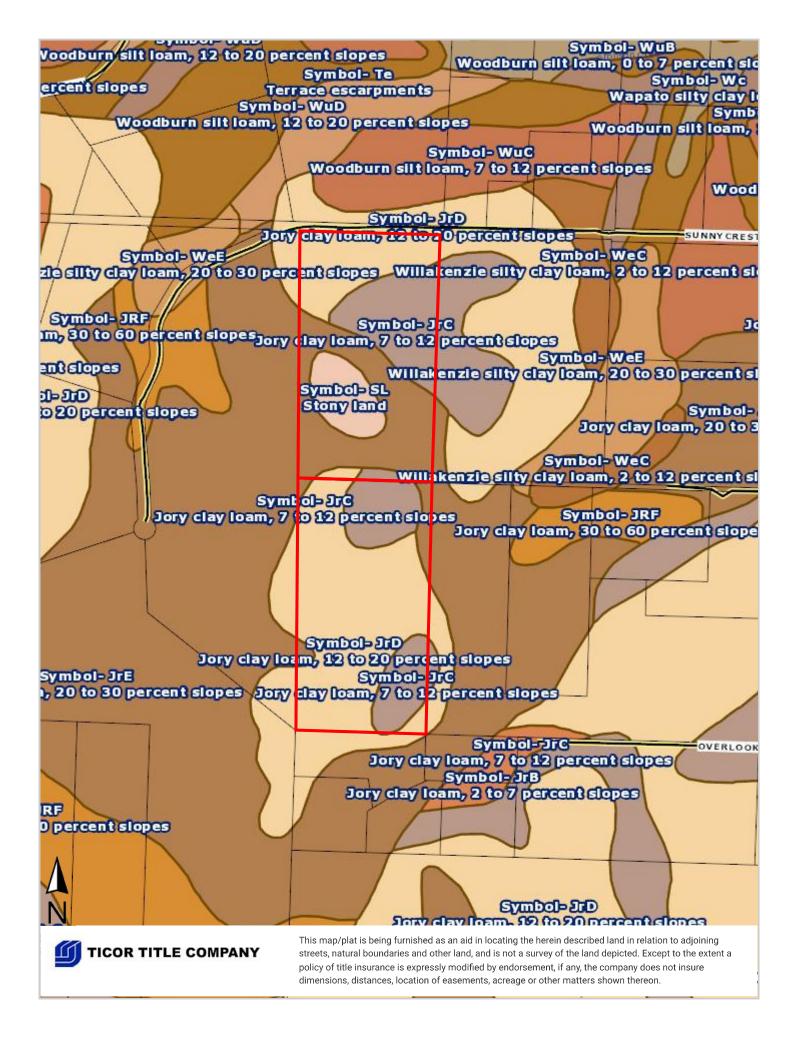
IICOR TITLE COMPANY

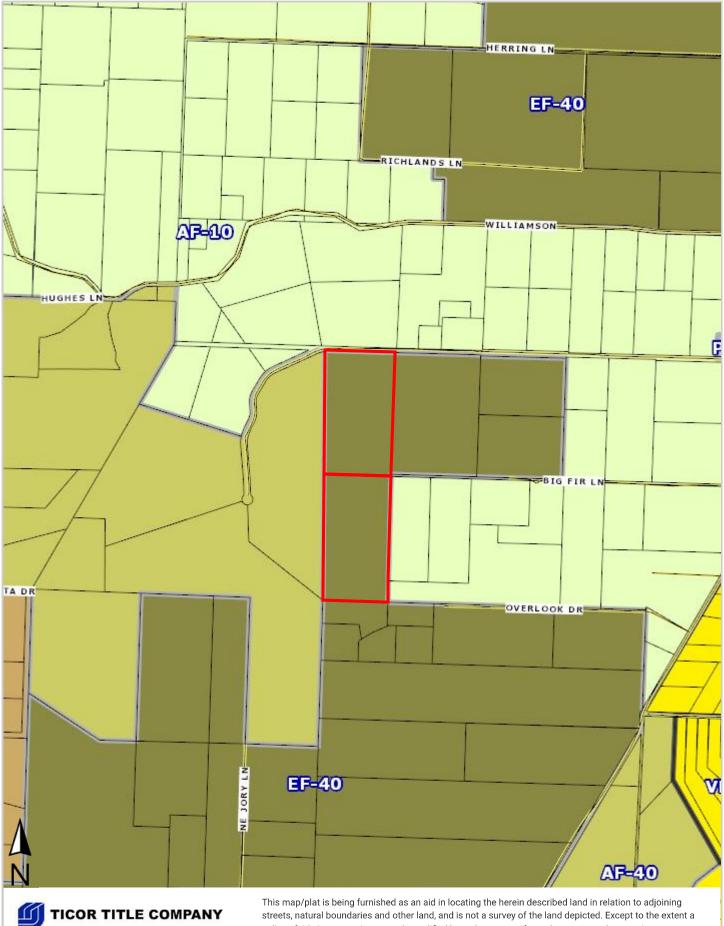
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does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



TICOR TITLE COMPANY

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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.

BTEVENS NEBS LAW PUSILISISHO CO., PONTLAND, ON WIZOH COPYRIGHT 1998 FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate) (S)) NS STATE OF OREGON. } ss. EMERSON N. WALTON, TRUSTEE County of MARGARET A. WALTON, TRUSTEE I certify that the within instrument Granter's Name and Address EMERSON N. WALTON, TRUSTEE was received for record on the day of _____, 19____, at _____, o'clock _____M, and recorded in MARGARET A. WALTON, TRUSTEE book/reei/volume No. on page Grantee's Name and Addre ording, return to (Name, Address, Zip): Recorded in Official Yamhili County Records CHARLES STERN, COUNTY CLERK Emerson & Maryaret Walton 20180 NE Sunnycrest Road Newberg, OR 97132 199801179 2:45pm 01/22/98 astad otherwise, send all tax sistements 001 060949 10 04 000200 1 0 D08 2 10.00 10.00 20.00 0.00 0.00 0.00 Same as above ٧. BARGAIN AND SALE DEED KNOW ALL BY THESE PRESENTS that _____EMERSON N. WALTON and MARGARET A. WALTON TRUSTERS OF THE WALTON FAMILY TRUST DATED August 5, 1992 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto EMERSON N. WALTON AND MARGARET A. WALTON TRUSTERS OF WALTON FAMILY TRUST DATED August hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hered-itaments and appurtenances thereunto belonging or in any way appertaining, situated in Yamiil County, State of Oregon, described as follows, to-wit: ans, suit **5, 1992 SEE Exhibit "A" Attached an a local a local TITLE COMPANY (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$______ none XXXXXXXXXXXX NERSE ROBBING HOLE REPEALED AND R xnick) consideration. (The sentence between the symbols , if not applicable, should be deleted. See ORS 93.030.) In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be NOFTHWEST made so that this deed shall apply equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument this 2.2. day of January 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors. Emerson & Walton THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-LATIONS. BECORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-PRIATE CITY OR COUNTY PLANNING OBFARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. EMERSON N. WALTON, TRUSTEE margaret A walton, TRUSTEE Yamhill)ss. STATE OF OREGON, County of _____ This instrument was acknowledged before me on _____January_____22, 19_98, Emerson N. Walton and Margaret A. Walton, Trustees b١ This instrument was acknowledged before me on _____ by AS COLORIS COL JANET L WINDER OTARY PUBLIC - OREGON OTARY PUBLIC - OREGON OMMISSION NO. 063550 W COMMISSION LAMERS AN 4, 2001 (Int. NOTA Notary Public for Oregon My commission expires ______5/6/01 11-

EXHIBIT "A"

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

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

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