



PioneerTitleCo
GOING BEYOND

Listing Packet

Prepared for: Katie Clay

Email Address: kaclay@firstam.com

Enclosed please find the following information per your request:

Serial No.: 137497

Map: 4N2932DB Tax Lot: 800, 3800

Assessed Owners Name: Minazadeh, Judah J. Sr

Last Deed of Record: 2015-6320800

Date: 07/11/24

Prepared By: bm

Remember PIONEER TITLE COMPANY for all your Title & Escrow needs.

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

Umatilla County
2024 Real Property Assessment Report
 Account 137494

Map	4N2932-DB-00800	Tax Status	Assessable	
Code - Tax ID	6101 - 137494	Account Status	Active	
		Subtype	NORMAL	
Legal Descr	STANFIELD ORCHARD OUTLOTS Lot - 15,16,17,18,19			
Mailing	MINAZADEH JOUSEPH JUDAH SR 600 E COE STANFIELD OR 97875	Deed Reference #	2015-6320800	
		Sales Date/Price	03-11-2015 / \$400,000	
		Appraiser	VERDIN, MICHAEL	
Property Class	201	MA	SA	NH
RMV Class	201	08	02	222

Site Situs Address	City
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
6101	Land	117,540			Land	0
	Impr	142,580			Impr	0
Code Area Total		260,120	303,190	260,120		0
Grand Total		260,120	303,190	260,120		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
6101					CITY FULL OSD	100			6,000
	1	<input checked="" type="checkbox"/>		R	Market	100	192,535 SF	L	111,540
Code Area Total							192,535 SF		117,540

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
6101	2	1923	810	Schools	100	47,229		142,580
Code Area Total								142,580

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

8-Jul-2024

MINAZADEH JOUSEPH JUDAH SR
600 E COE
STANFIELD OR 97875

Tax Account #	137494	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	6101
Situs Address		Interest To	7/15/2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,949.55	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,272.56	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,236.02	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,206.38	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,151.24	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,133.10	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,531.63	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,860.69	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,148.77	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,462.70	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,798.89	Nov 15, 2013
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$46,751.53	

Umatilla County
2024 Real Property Assessment Report
 Account 137497

Map	4N2932-DB-03800	Tax Status	Assessable
Code - Tax ID	6101 - 137497	Account Status	Active
		Subtype	NORMAL
Legal Descr	COES 1ST ADDITION TO STANFIELD Block - 78		
Mailing	MINAZADEH JOUSEPH JUDAH SR 600 E COE STANFIELD OR 97875	Deed Reference #	2015-6320800
		Sales Date/Price	03-11-2015 / \$400,000
		Appraiser	MCLEOD, MARK
Property Class	100 MA SA NH		
RMV Class	100 02 46 000		

Site Situs Address	City
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
6101	Land	59,580			Land	0
	Impr	0			Impr	0
Code Area Total		59,580	13,840	13,840		0
Grand Total		59,580	13,840	13,840		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
6101	1	<input checked="" type="checkbox"/>		R	Market	100	40,000 SF	L	59,580
Code Area Total							40,000 SF		59,580

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV		

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

8-Jul-2024

MINAZADEH JOUSEPH JUDAH SR
600 E COE
STANFIELD OR 97875

Tax Account #	137497	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	6101
Situs Address		Interest To	7/15/2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$217.22	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$211.39	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$203.50	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$196.63	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$193.09	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$186.82	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$181.00	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.39	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$173.41	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.89	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.75	Nov 15, 2013
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$2,055.09	

3/11/15

State of Oregon
County of Umatilla



Instrument received
and recorded on
8/4/2015 3:05:51 PM

in the record of instrument
code type DE

Instrument number 2015-6320800
Fee \$64.00

Until a change is requested, send all tax statements to:

Jouseph Judah Sr. Minazadeh
P.O. Box 101
Stanfield, OR 97875

After recording return to:

Pioneer Escrow, Inc.
P. O. Box 1538
Pendleton, OR 97801

CE #51060

Umatilla County
Received:8/4/2015



1033653

Office of County Records

Steve Churchill

Records Officer
1033653 P3

STATUTORY SPECIAL WARRANTY DEED

JANET BONNEY, BETTY HIATT, KEN BONNEY, and GEORGE BONNEY, Grantor, conveys and specially warrants to JOUSEPH JUDAH SR MINAZADEH, Grantee, the following described real property free of encumbrances created or suffered by Grantor except as specifically set forth herein:

See Exhibit A attached which is hereby referred to and made a part hereof.

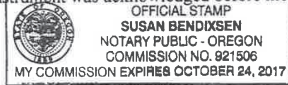
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$400,000.00. This deed is in fulfillment of a Land Sale Contract dated March 6, 2013.

DATED: March 11th, 2015. *Janet Bonney*
Janet Bonney

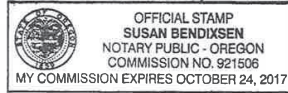
State of OREGON)
)ss:
County of Umatilla)

This instrument was acknowledged before me on March 11, 2015 by Janet Bonney.



Susan Bendixsen
Notary Public for Oregon
My Commission expires: 10/24/17

1 - STATUTORY SPECIAL WARRANTY DEED



PIONEER TITLE CO. CR
126 SE COURT, PEND, OR 97801

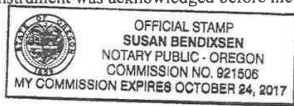
2

DATED: March 11, 2015.

Betty Hiatt
Betty Hiatt

State of OREGON)
)ss:
County of Umatilla)

This instrument was acknowledged before me on March 11, 2015 by Betty Hiatt.



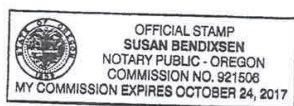
Susan Bendixsen
Notary Public for Oregon
My Commission expires: 10/24/17

DATED: 3/11/15, 2015.

Ken Bonney
Ken Bonney

State of OREGON)
)ss:
County of Umatilla)

This instrument was acknowledged before me on March 11, 2015 by Ken Bonney.



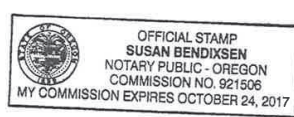
Susan Bendixsen
Notary Public for Oregon
My Commission expires: 10/24/17

DATED: March 11, 2015.

George Bonney
George Bonney

State of OREGON)
)ss:
County of Umatilla)

This instrument was acknowledged before me on March 11, 2015 by George Bonney.



Susan Bendixsen
Notary Public for Oregon
My Commission expires: 10/24/17

EXHIBIT A

TRACT I:

All Block 78, COE'S FIRST ADDITION to the Town, now City of Stanfield, Umatilla, County, Oregon.

TRACT II:

Lots 15, 16, 17, 18, and 19, STANFIELD ORCHARD OUTLOTS, located in the South Half of Section 32, Township 4 North, Range 29, East of the Willamette Meridian, in the City of Stanfield, Umatilla County, Oregon. Subject to any and all water rights of way.

SUBJECT TO:

Right of way easement, including the terms and provisions thereof,

Grantee : Umatilla Electric Cooperative Association

Recorded : April 15, 1938, Book 120, Page 532, Umatilla County Deed Records
(Blanket easement with no defined locations)

Access easement, including the terms and provisions thereof,

Grantee : City of Stanfield

Recorded : February 13, 2013, Instrument No. 2013-6010619, Office of
Umatilla County Records

Pioneer Title Company

THIS MAP IS NOT A SURVEY AND DOES NOT SHOW THE LOCATION OF ANY IMPROVEMENTS AND IS PROVIDED FOR IDENTIFICATION OF THE LANDS ONLY AND THIS COMPANY ACCEPTS NO LIABILITY FOR THE ACCURACY OF BOUNDARY LINES, EASEMENTS, ROAD OR OTHER MATTERS SHOWN THEREON.

MAP NO. 4N-29-32-DB

