



Property Profile

Prepared For:
Tim Mabry
Boylan Realty LLC

Property Address:
No Situs Address (5N2818DB TL 300) OR
Property Parcel Number:
5N2818DB/300

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:
Brianna Earley

Please email your customer service requests to csnortheastoregon@amerititle.com

Serving Baker, Gilliam, Hood River, Morrow, Sherman, Umatilla and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

Umatilla County
2024 Real Property Assessment Report
 Account 128028

Map 5N2818-DB-00300
Code - Tax ID 0601 - 128028

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing COLUMBIA RIVER HEALTH
 PO BOX 397
 BOARDMAN OR 97818-0397

Deed Reference # 2018-6750411
Sales Date/Price 08-09-2018 / \$575,000
Appraiser

Property Class 200 **MA** **SA** **NH**
RMV Class 200 08 02 221

| | | |
|-------------|----------------------|-------------|
| Site | Situs Address | City |
|-------------|----------------------|-------------|

| Value Summary | | | | | |
|------------------------|------|---------|---------|---------|------------------------|
| Code Area | | RMV | MAV | AV | RMV Exception CPR % |
| 0601 | Land | 508,870 | | Land | 0 |
| | Impr | 0 | | Impr | 0 |
| Code Area Total | | 508,870 | 180,710 | 180,710 | 0 |
| Grand Total | | 508,870 | 180,710 | 180,710 | 0 |

| Land Breakdown | | | | | | | | |
|------------------------|------|-------------------------------------|----|-----------|-----------------|---------|------------|---------------------------|
| Code Area | ID # | RFPD | Ex | Plan Zone | Value Source | Trend % | Size | Land Class Trended RMV |
| 0601 | 1 | <input checked="" type="checkbox"/> | | C-3 | Commercial Site | 101 | 286,189 SF | L 508,870 |
| Code Area Total | | | | | | | 286,189 SF | 508,870 |

| Improvement Breakdown | | | | | | | | |
|-----------------------|------|------------|------------|-------------|---------|------------|-------------|-------------|
| Code Area | ID # | 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

30-Jul-2025

COLUMBIA RIVER HEALTH
PO BOX 397
BOARDMAN OR 97818-0397

| | | | |
|----------------|--------|-------------|-----------|
| Tax Account # | 128028 | Lender Name | |
| Account Status | A | Loan Number | |
| Roll Type | Real | Property ID | 0601 |
| Situs Address | | Interest To | 8/15/2025 |

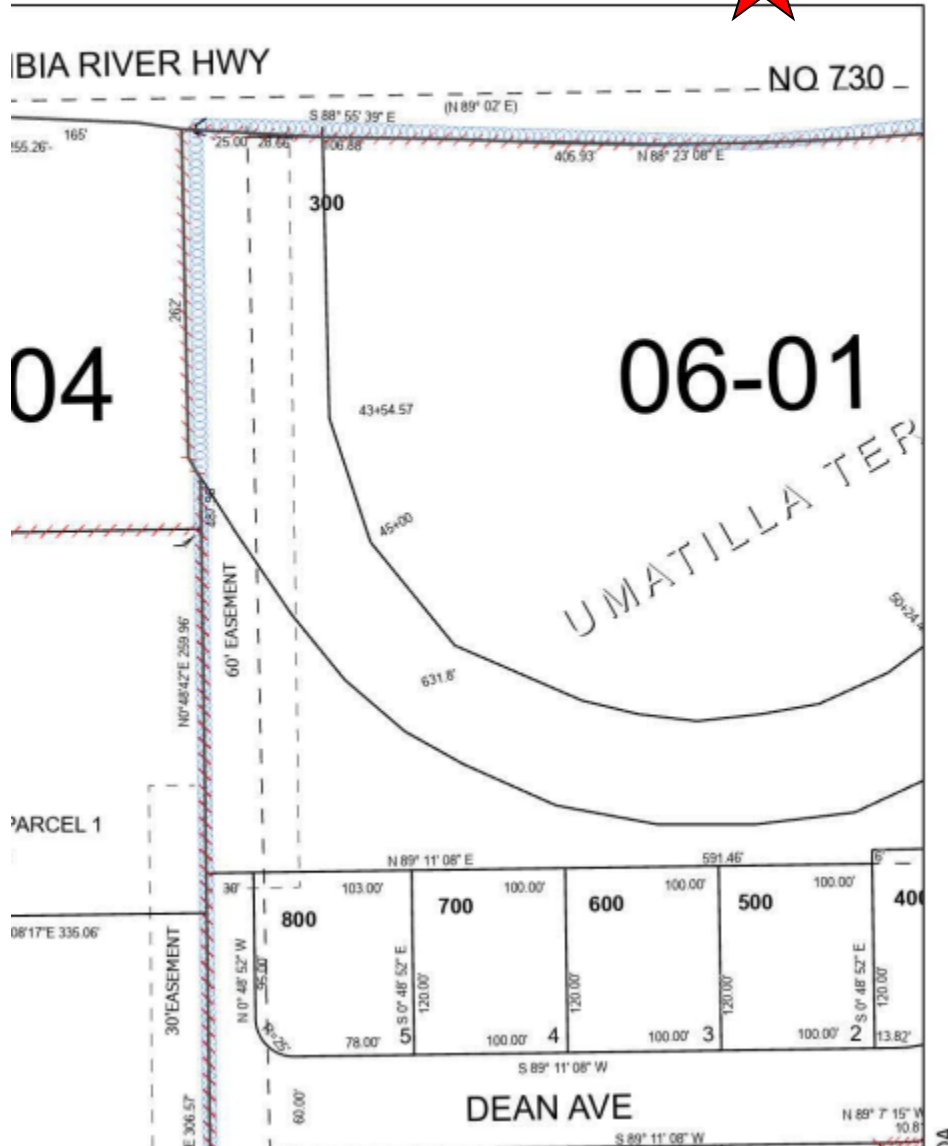
Tax Summary

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2024 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,965.67 | Nov 15, 2024 |
| 2023 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,847.77 | Nov 15, 2023 |
| 2022 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,658.75 | Nov 15, 2022 |
| 2021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,573.08 | Nov 15, 2021 |
| 2020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,517.46 | Nov 15, 2020 |
| 2019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,473.57 | Nov 15, 2019 |
| 2018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,129.46 | Nov 15, 2018 |
| 2017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,218.64 | Nov 15, 2017 |
| 2016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,014.88 | Nov 15, 2016 |
| 2015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,471.12 | Nov 15, 2015 |
| 2014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,483.44 | Nov 15, 2014 |
| 2013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,740.41 | Nov 15, 2013 |
| 2012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,599.86 | Nov 15, 2012 |
| 2011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,639.48 | Nov 15, 2011 |
| 2010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,334.50 | Nov 15, 2010 |
| 2009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,268.10 | Nov 15, 2009 |
| 2008 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,183.98 | Nov 15, 2008 |
| 2007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,089.93 | Nov 15, 2007 |
| 2006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,944.99 | Nov 15, 2006 |
| 2005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,003.06 | Nov 15, 2005 |
| 2004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,881.66 | Nov 15, 2004 |
| 2003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,959.84 | Nov 15, 2003 |
| 2002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,991.07 | Nov 15, 2002 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$68,990.72 | |

JOINT T
0'

Umatilla

SHEET NO.1 5N 28 18DB



No Situs Address (5N2818DB TL 300)
OR

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, locations of easements, acreage or other matters shown thereon.



Instrument received
and recorded on
8/10/2018 03:47 PM

in the record of instrument
code type DE

Instrument number 2018-6750411
Fee \$116.00

Office of County Records

Sten Churchill

Records Officer

1084661 P5

**Until a change is requested all tax statements
should be sent to Grantee at the following address:**

Columbia River Health
PO Box 397
Boardman, OR 97818

After Recording Please Return to:

MID-COLUMBIA TITLE COMPANY
P.O. BOX 290
BOARDMAN, OR 97818

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, TOMBSTONE INVESTMENTS, LLC, an Idaho Limited Liability Company, *Grantor herein, does hereby grant, bargain, sell, convey and warrant unto* COLUMBIA RIVER HEALTH, AN OREGON NONPROFIT CORPORATION, *Grantee, the following described tract of land in the County of Umatilla, and State of Oregon, more particularly described as follows:*

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the granted premises unto the said Grantees, its heirs and assigns forever.

And the Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any, and that they will, and their successors heirs executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as stated below: See Exhibit "B" attached hereto.

THE TRUE AND ACTUAL CONSIDERATION IS \$575,000.00.

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.

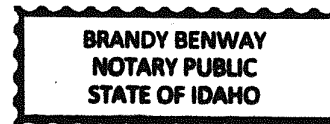
Dated this 9 day of August, 2018.

By: [Signature]
Steve White, Member

By: [Signature]
Greg Gervais, Member

STATE OF IDAHO

COUNTY OF Bootenai



This record was acknowledged before me this 9th day of August, 2018 by Steve White and Greg Gervais, as Members of Tombstone Investments, LLC, an Idaho limited liability company.

[Signature]
Notary Public for the State of IDAHO
My Commission Expires: 5/24/2024

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 13, PLAT OF UMATILLA TERRACE, according to the Plat thereof recorded in Book 13, Page 145, Umatilla County Deed Records, located in the City of Umatilla, Umatilla County, Oregon;

EXCEPTING THEREFROM that portion of said Lot 13 described as follows:

Beginning at the Northwest corner of said Lot 1; thence North 00°48'52" West, 6.00 feet; thence North 89°11'08" East, parallel with said North line, a distance of 163.92 feet to the westerly right-of-way of Dean Avenue; thence South 41°30'41" West, 8.12 feet along said right-of-way the Northeast corner of said Lot 1; thence South 89°11'08" West, 158.46 feet to the point of beginning.

ALSO EXCEPTING therefrom that portion of land deeded to the State of Oregon, by and through its Department of Transportation, by Deed recorded as Instrument No. 2014-6180857 and re-recorded as Instrument No. 2017-6550734, Office of Umatilla County Records.

Exhibit "B"
Permitted Encumbrances

1. The 2018-2019 Taxes: A lien not yet due or payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the West Extension Irrigation District.
(No inquiry has been made. If a search is requested, a charge of \$15.00 per account will be added)
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Telephone and Telegraph Company
Recorded: May 25, 1926
Book: 127, Page: 631
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Umatilla Electric Cooperative Association
Recorded: April 15, 1938
Book: 120, Page: 532
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: July 22, 1940
Book: 160, Page: 85
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Umatilla Electric Cooperative Association
Recorded: January 18, 1943
Book: 160, Page: 587
7. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: February 23, 1961
Book: 262, Page: 282

Amended by instrument,
Recorded: January 11, 1978
Reel: 28, Page: 437
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Cascade Natural Gas Company
Recorded: June 18, 1963
Book: 272, Page: 567

9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Power & Light Company
Recorded: June 21, 1948
Book: 185, Page: 408
10. Easement for ingress and egress, including the terms and provisions thereof,
Recorded: December 14, 1988
Reel: 174, Page: 282
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Cascade Natural Gas Company
Recorded: March 1, 1999
Instrument No.: 1999-3460363
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: U.S. West Communications, Inc.
Recorded: December 30, 1999
Instrument No.: 1999-3630425
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Umatilla
Recorded: February 20, 2001
Instrument No.: 2001-3830256
14. Easements as shown on the official plat of said land.
15. Limited access provisions contained in Deed from Tombstone Investments, LLC, an Idaho Limited Liability Company to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: July 11, 2011
Instrument No.: 2011-5800283
16. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: State of Oregon, by and through its Department of Transportation
Recorded: July 17, 2014
Instrument No.: 2014-6180857

Re-recorded: March 20, 2017
Instrument No.: 2017-6550734