



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

0237137
13S01E27DB03000
Linn

OWNER

Erik Von Gottsegen Family Trust
Von Gottsegen Erik Trust

DATE PREPARED

Date: 03/21/2024

PREPARED BY

cbunn@firstam.com



First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 03/21/2024

OWNERSHIP INFORMATION

Owner: Erik Von Gottsegen Family Trust
CoOwner: Von Gottsegen Erik Trust

Site: Sweet Home OR 97386
Mail: 2200 Main St Sweet Home OR 97386

Parcel #: 0237137
Ref Parcel #: 13S01E27DB0300
0
TRS: 13S / 01E / 27 / SE
County: Linn

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 030403 Block: 1029
Neighborhood:
School Dist: 55 Sweet Home
Impr Type:
Subdiv/Plat:
Land Use: 200 - COMMERCIAL VACANT
Std Land Use: CMSC - Commercial Miscellaneous
Zoning: Sweet Home-C2 - Highway Commercial
Lat/Lon: 44.407567 / -122.669298
Watershed: Wiley Creek
Legal: - LOT 1-8 - BLOCK 17

ASSESSMENT AND TAXATION

Market Land: \$85,020.00
Market Impr: \$0.00
Market Total: \$85,020.00 (2023)
% Improved: 0.00%
Assessed Total: \$32,900.00 (2023)
Levy Code: 05501
Tax: \$750.95 (2023)
Millage Rate: 22.8253
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.52 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 22,651 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
VON GOTTSEGEN ERIK FAM TRUST	10/19/2020	21458	\$70,000.00	Deed		Conv/Unk
LAUNE BROWN	10/19/2020	21459	\$50,000.00	Deed		Conv/Unk
LAUNE BROWN	10/19/2020	21459	\$50,000.00	Deed		Conv/Unk
LAUNE BROWN	04/03/2007	8225	\$75,000.00	Deed		Conv/Unk
YVONNE NEILL	09/10/1992	00061200087 2	\$17,000.00	Deed		Conv/Unk

Linn County
2023 Real Property Assessment Report
 Account 237137

Map 13S01E27-DB-03000
Code - Tax ID 05501 - 237137

Tax Status Assessable
Account Status Active
Subtype NORMAL

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

Mailing ERIK VON GOTTSEGEN FAMILY TRUST
 VON GOTTSEGEN ERIK TR
 2200 MAIN ST
 SWEET HOME OR 97386

Deed Reference # 2020-21458
Sales Date/Price 10-16-2020 / \$70,000
Appraiser UNKNOWN

Property Class 200 **MA SA NH**
RMV Class 200 04 03 014

Site	Situs Address	City
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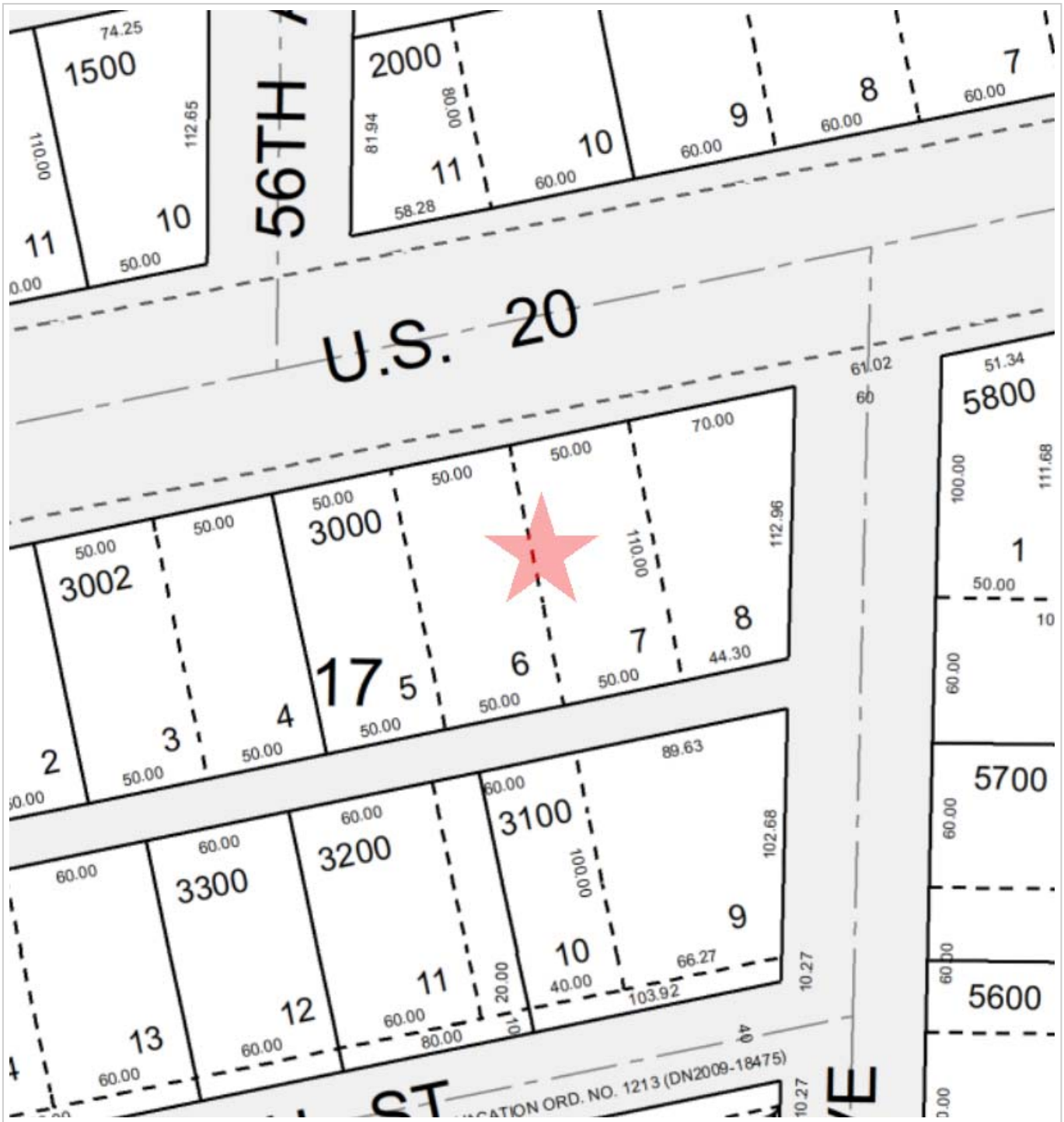
Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
05501 Land	85,020		Land	0	
Impr	0		Impr	0	
Code Area Total	85,020	32,900	32,900	0	
Grand Total	85,020	32,900	32,900	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
05501	1	<input checked="" type="checkbox"/>			Commercial Site	103	22,786 SF		85,020
Code Area Total							22,786 SF		85,020

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

Comments ***** CAP NOTE - Type J *****
 EV98-40: 11000SF SEGED TO ACC 849365, 11000SF SEGED TO ACC 849373 GJ 3/20/98

***** CAP NOTE - Type R *****
 CHECK ON NEW IMPS-DUPLEX? OWNER CALLED AND MENTIONED NEW RENTALS. ML 3/20/98
 99MX: NO DUPLEX, BUT MANUFACTURED HOMES PLACED ON TAXLOTS 3001 & 3002, SQ 1/99.
 12/28/05 84K Coldwell.



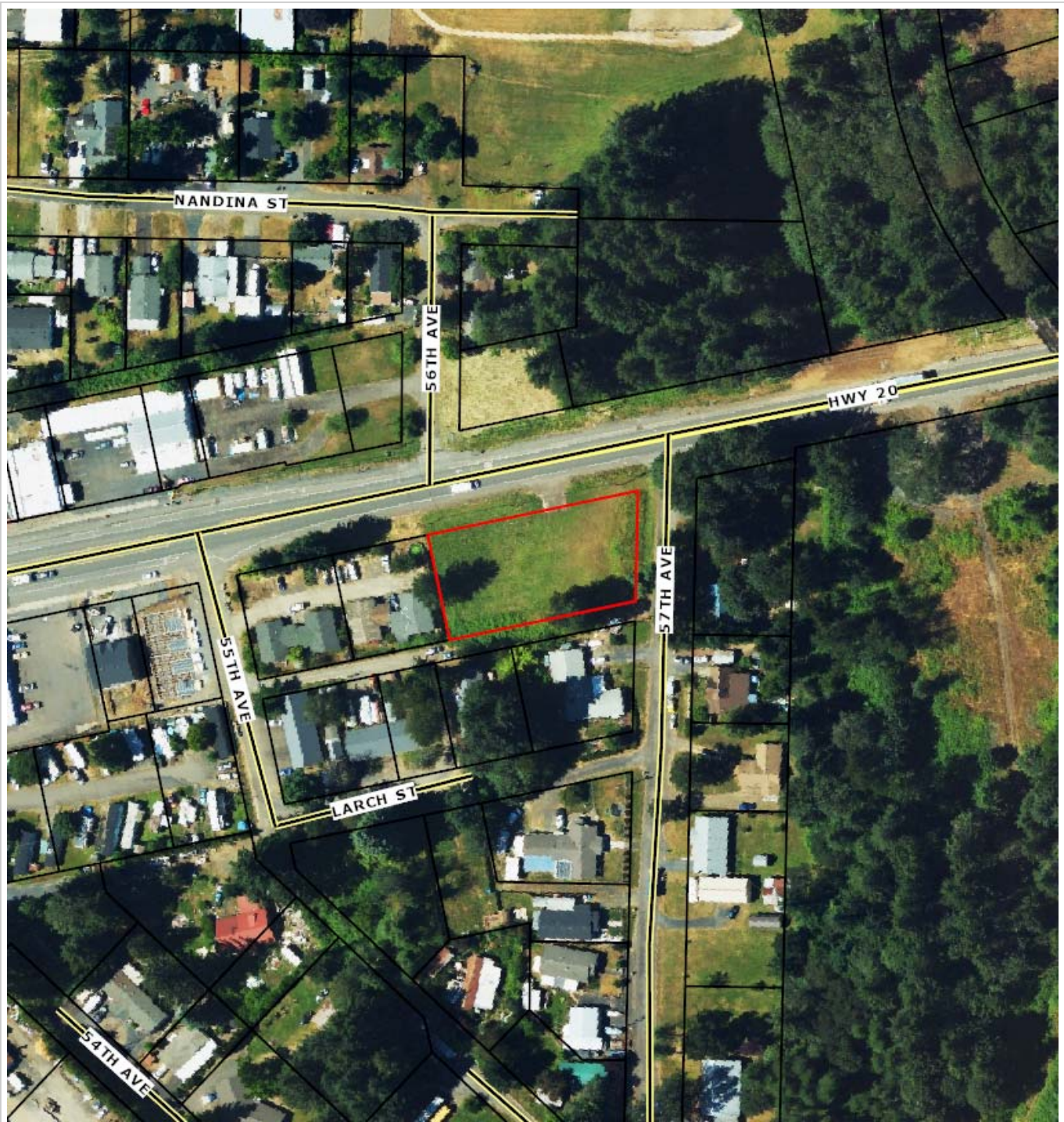
First American Title

Parcel ID: 0237137

Site Address:

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Aerial Map

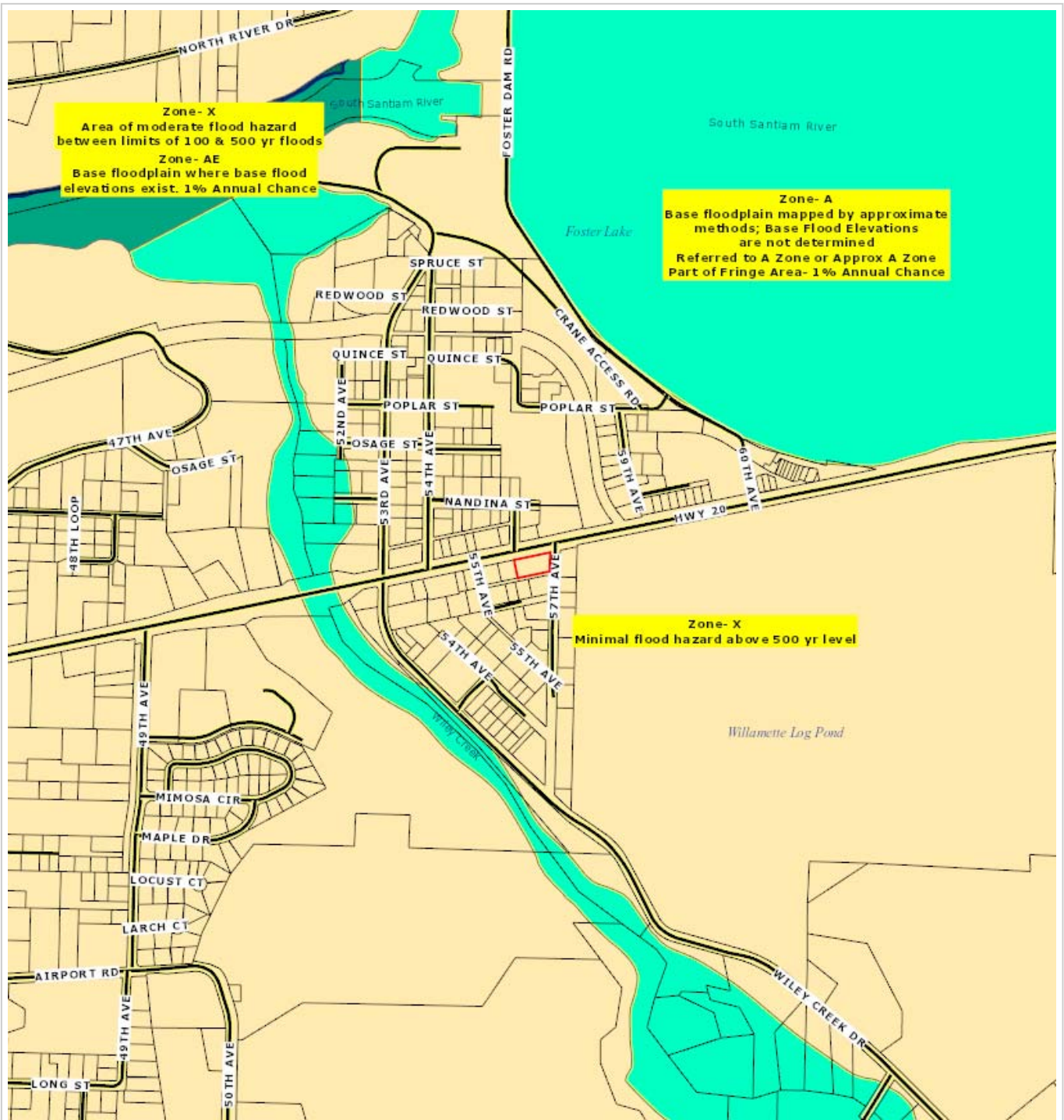


First American Title

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Flood Map



First American Title

Parcel ID: 0237137

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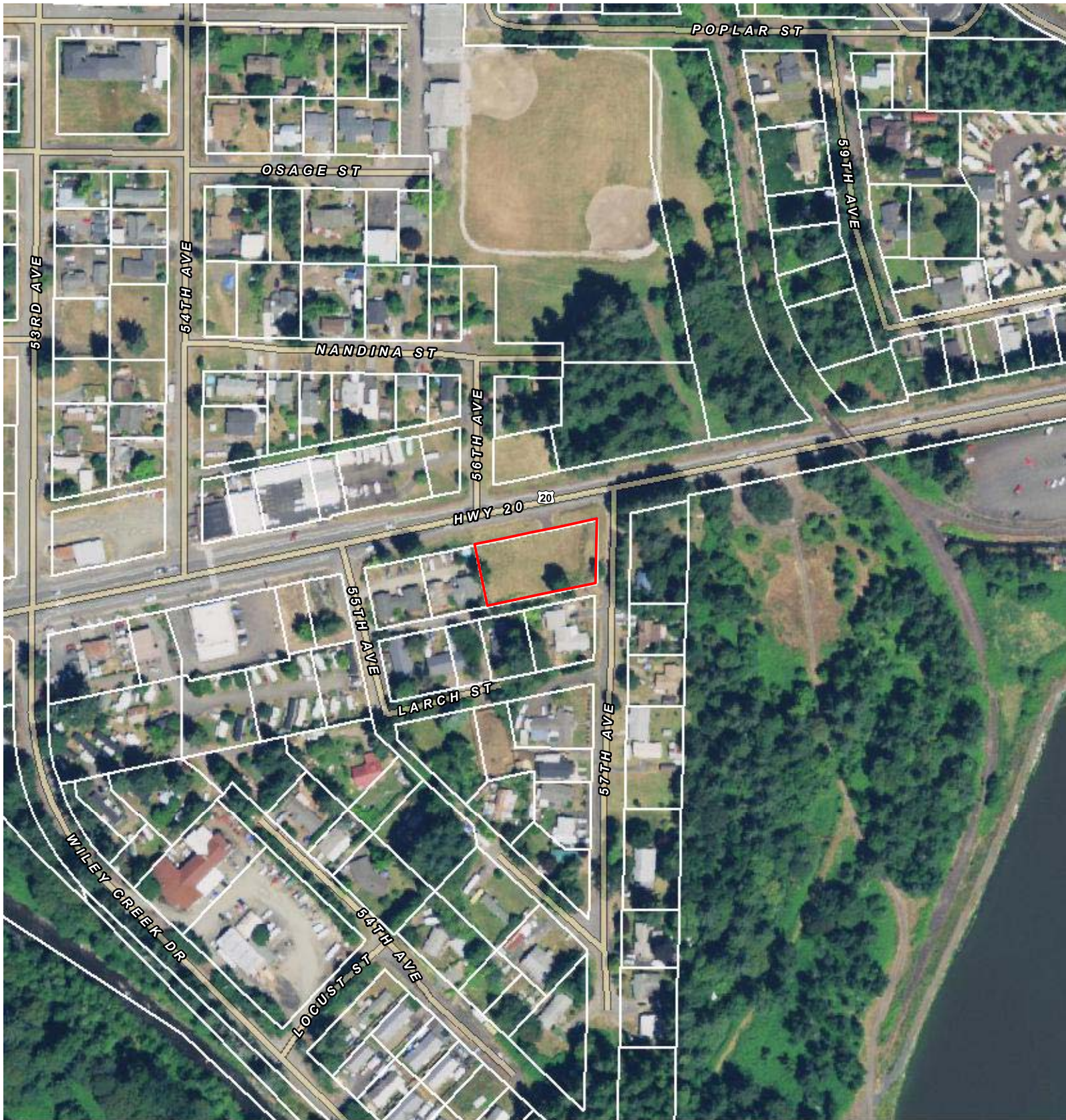
Taxlot



Subject



Taxlot



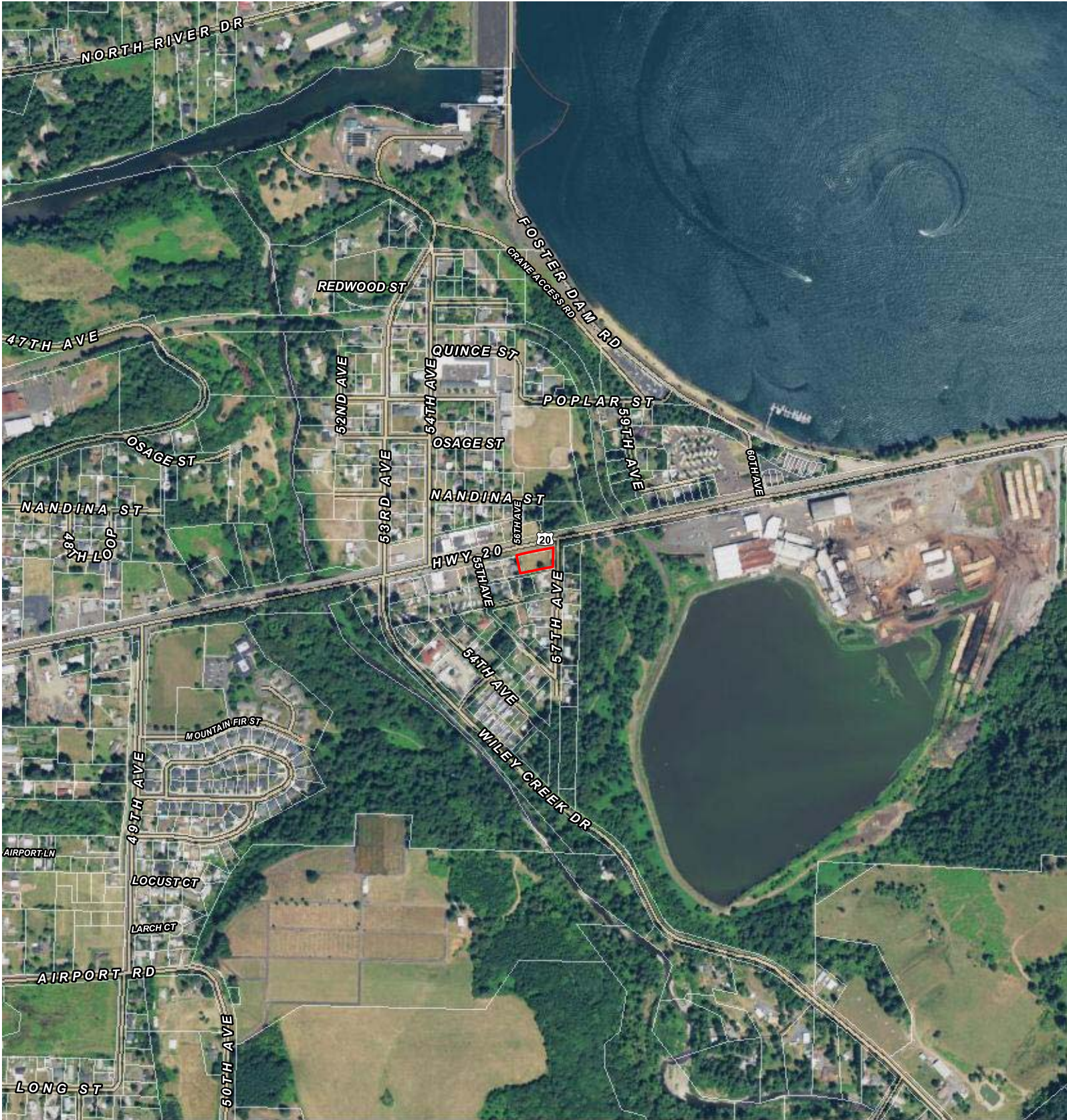
Aerial



Subject



Taxlot



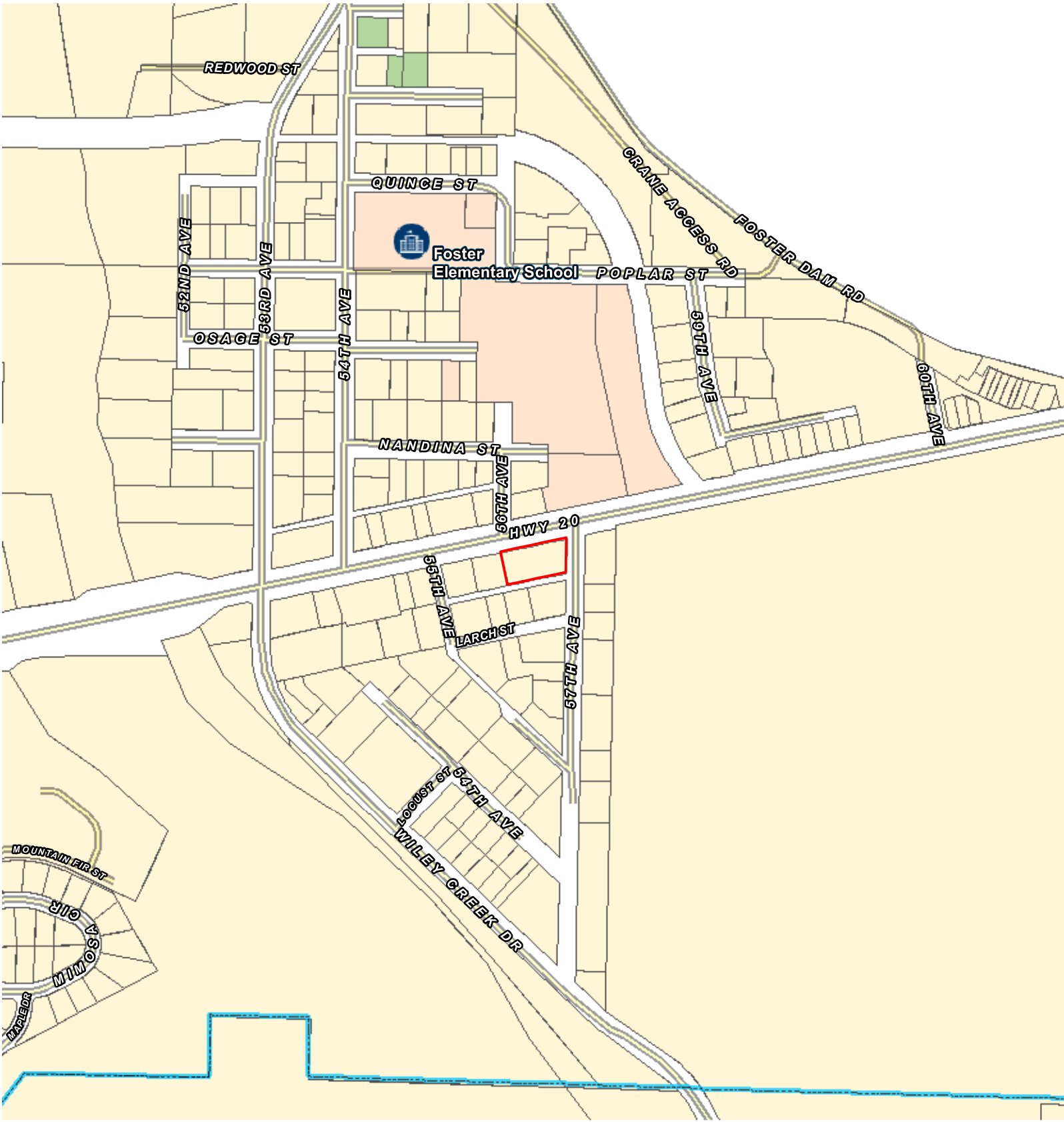
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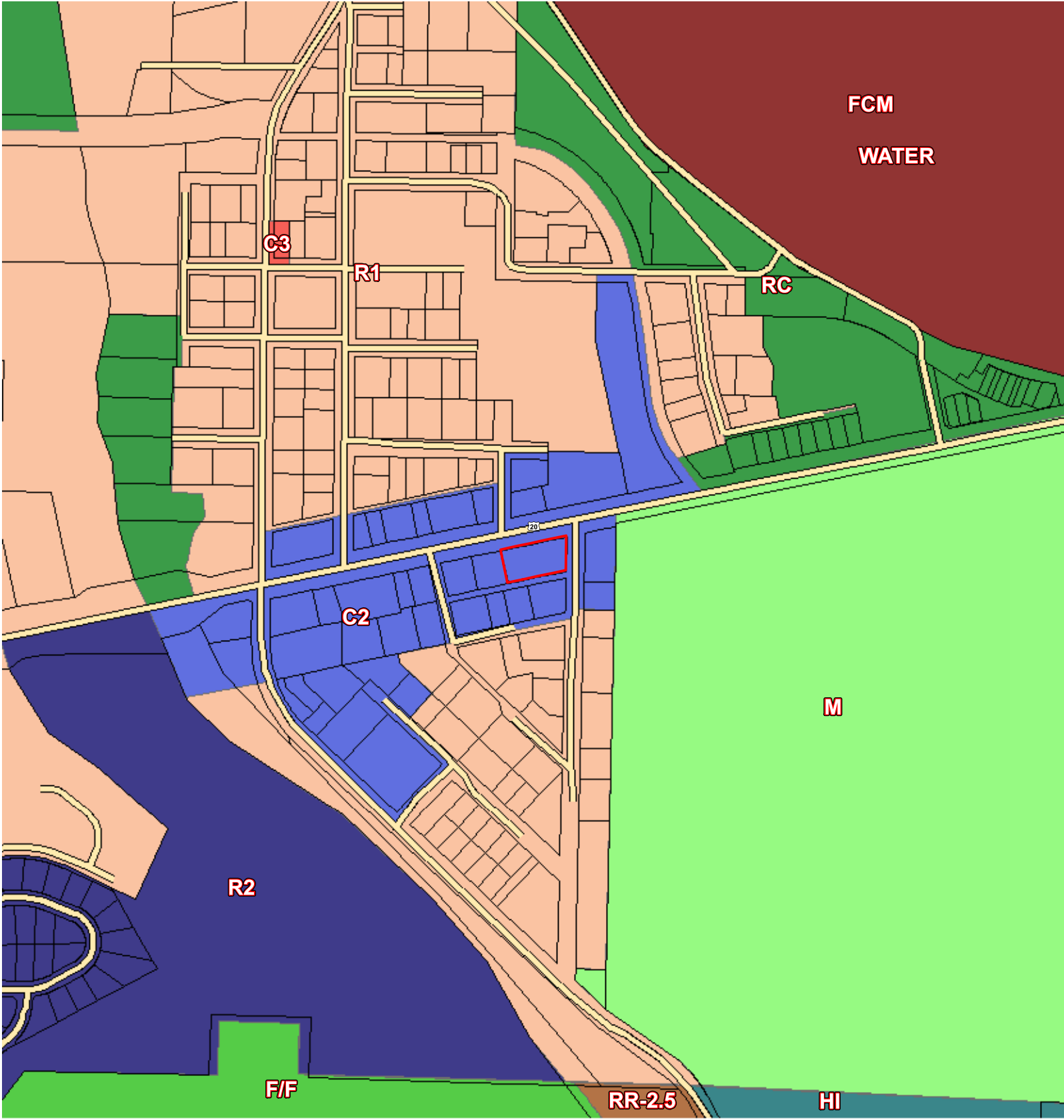


Taxlot



Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Health Care
-  Fire Station
-  Library
-  City Limits
-  Parks



Zoning












Subject

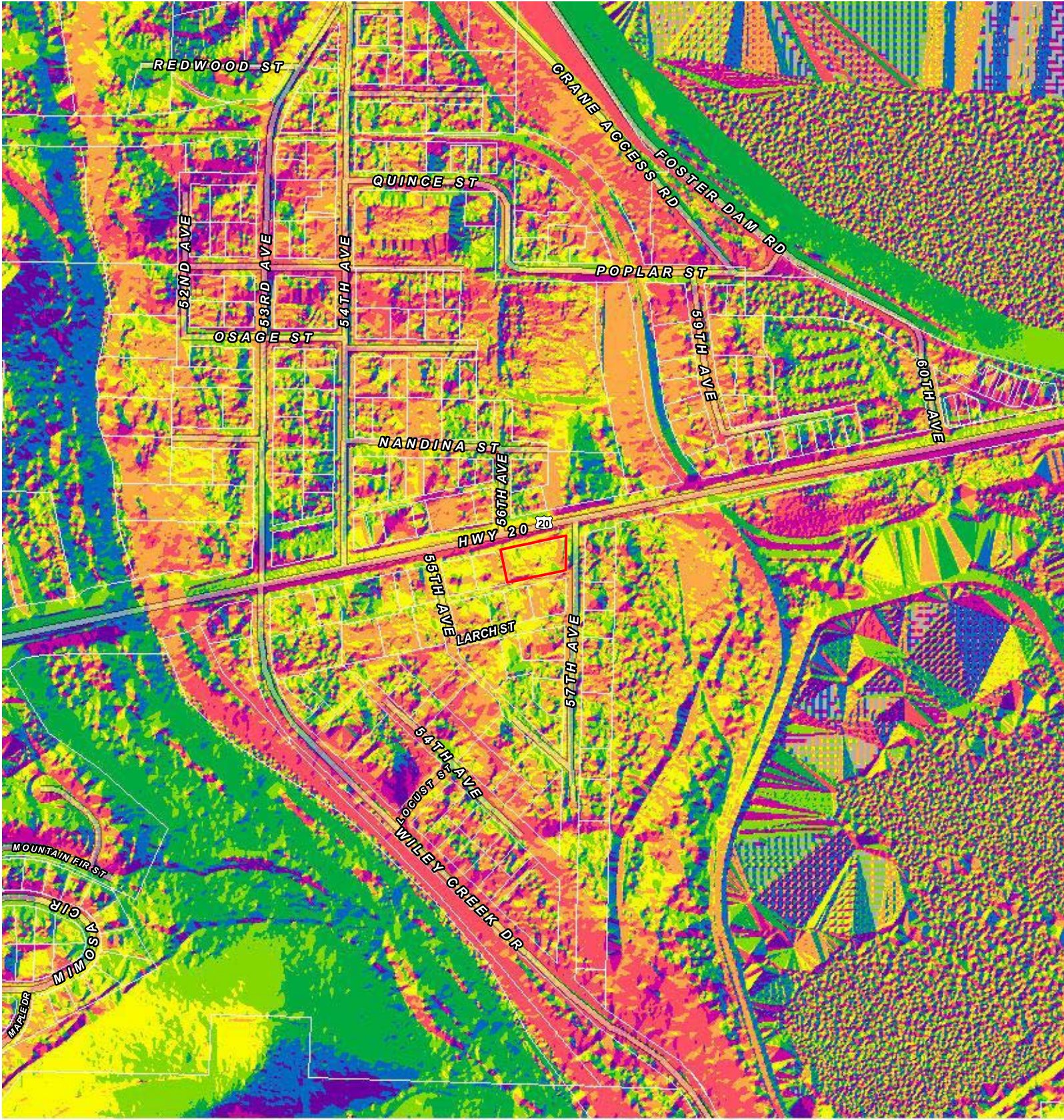


Taxlot

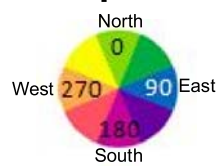


Natural Features

-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard



Aspect





Soil



Subject



Taxlot

FOR ASSESSMENT AND TAXATION ONLY



N.W.1/4 S.E.1/4 SEC.27 T.13S. R.1E. W.M.
Linn County
1" = 100'

13S01E27DB
SWEETHOME

SEE MAP 13 1E 27AC

NANDINA ST

53RD AVE

54TH AVE

56TH AVE

MAPLE ST

U.S. 20

55-1 SANTIAM HWY

55TH AVE

LARCH ST

57TH AVE

FOURTH

54TH AVE

WILEY CR. DR.

LOCUST ST

SEE MAP 13 1E 27C

SEE MAP 13 1E 27DC

SEE MAP 13 1E 26

- Cancelled Nos.
- 4900
- 5000
- 5001
- 5002
- 5003
- 5004
- 5005
- 5007
- 5008
- 5009
- 5010
- 5011
- 5012
- 5013
- 5014
- 5100
- 5101
- 5102
- 5104
- 5106
- 5200
- 5202
- 5203
- 5204
- 5205
- 3702
- 3500
- 3607
- 5300
- 3600

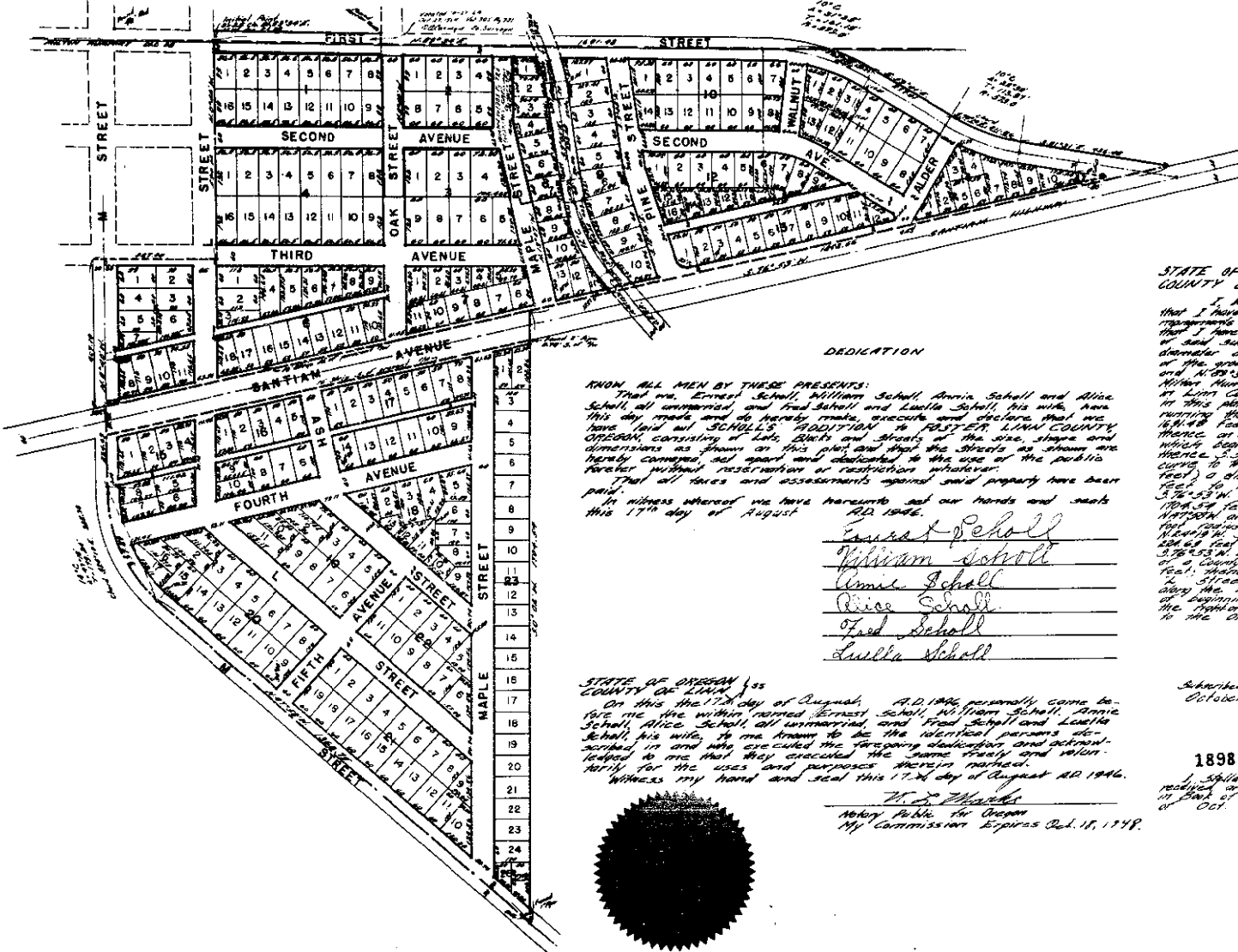
PP. 2019-75

C.S. 26727 PARCEL 1

23

SCHOLL'S ADDITION TO FOSTER, OREGON

SCALE: 1" = 200'



This plat approved this 11th day of Oct
A.D. 1946.

W. C. Tompkinson County Assessor
Walter W. Larson County Engineer

This plat approved by order of the County
Court of Linn County, Oregon, made and entered
this 11th day of October A.D. 1946.

E. S. Quells County Judge
H. H. Pennington County Commissioner
Claude H. Smith County Commissioner

STATE OF OREGON } ss COUNTY OF LINN }

I, Walter W. Larson, being first duly sworn, say that I have correctly surveyed and marked with proper monuments the lands as represented on this plat and that I have attached thereto indicating the correct point of view and survey as follows: set an iron pipe 2 inches in diameter and 36 inches long, 6 inches below the surface of the ground, said initial point being at the North line of and 400 feet from the Northwest corner of the Miller Highway S.D. No. 38 at Linn County, Oregon. The description of the land included in this plat is as follows: Beginning at said initial point and running thence North along the North line of said claim 141.48 feet to the Northwest corner of a corner of thence at a 600 foot radius curve to the right (the chord of which bears S 82° 52' E 135.39 feet) a distance of 179.60 feet; thence S 39° 12' E 237.01 feet; thence at a 300 foot radius curve to the left (the chord of which bears S 20° 12' E 112.26 feet) a distance of 213.64 feet; thence S 61° 23' E 226.25 feet to the North line of the Sanborn Highway; thence S 78° 53' W along said North line 184.65 feet; thence S 20° 12' E 170.54 feet to the center line of a County Road; thence NORTH along said center line 182.75 feet; thence at a 400.3 foot radius curve to the right (the chord of which bears N 41° 12' E 321.33 feet) a distance of 337.04 feet; thence S 28° 42' E to the North line of the Sanborn Highway; thence S 78° 53' W along said North line 92.76 feet to the East line of a County Road; thence at 400 feet along said North line; thence N 60° 34' E 327.0 feet to the East line of the street in the town of Foster; thence along said street the East line of the street 504 feet to the place of beginning; thence thence from that point being within the right-of-way of the Sanborn Highway and shall extend to the Oregon Electric Railway at station of post herein.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That we, Ernest Scholl, William Scholl, Annie Scholl and Alice Scholl, all unmarried, and Fred Scholl and Luella Scholl, his wife, born this day made and do hereby make, execute and declare that we have laid out and dedicated to FOSTER, LINN COUNTY, OREGON, consisting of lots, blocks and streets, of the size, shape and dimensions as shown on this plat and that the streets as shown are hereby conveyed, set apart and dedicated to the use of the public forever without reservation or restriction whatever.
That all taxes and assessments against said property have been paid.
In witness whereof we have hereunto set our hands and seals this 17th day of August
A.D. 1946.

Ernest Scholl
William Scholl
Annie Scholl
Alice Scholl
Fred Scholl
Luella Scholl

STATE OF OREGON } ss
COUNTY OF LINN }

On this 17th day of August, A.D. 1946 personally came before me the within named Ernest Scholl, William Scholl, Annie Scholl, Alice Scholl, all unmarried, and Fred Scholl and Luella Scholl, his wife, to me known to be the identical persons described in and who executed the foregoing declaration and returned to me that they executed the same freely and voluntarily for the uses and purposes therein recited.
Witness my hand and seal this 17th day of August A.D. 1946.

W. C. Tompkinson
Notary Public for Oregon
My Commission Expires Oct. 18, 1949.

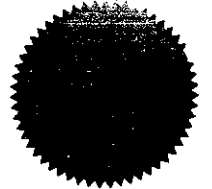
Subscribed and sworn to before me this 11th day of
October A.D. 1946.

Walter W. Larson
County Surveyor

18988

I, Stella E. Horvix, hereby certify that the within was received and duly recorded by me in Linn County records in Book of Plat Records of Page 38 on the 14th day of Oct. A.D. 1946 at 10:10 A.M.

Stella E. Horvix
County Recorder





LINN COUNTY, OREGON **2020-21458**
 D-WD
 Str=10120 K. PETERSON 10/19/2020 08:55:00 AM
 \$10.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$110.00**
 I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify
 that the instrument identified herein was recorded in the Clerk
 records.
 Steve Druckenmiller - County Clerk

After recording return to:
 Erik Von Gottsegen, Trustee of the Erik Von Gottsegen
 Family Trust
 2200 Main St
 Sweet Home, OR 97386

Until a change is requested all tax statements shall be
 sent to the following address:
 Erik Von Gottsegen, Trustee of the Erik Von Gottsegen
 Family Trust
 2200 Main St
 Sweet Home, OR 97386
 File No. 409018AM

STATUTORY WARRANTY DEED

Laune Brown and Theresa Brown, as tenants by the entirety ,
 Grantor(s), hereby convey and warrant to

Erik Von Gottsegen, Trustee of the Erik Von Gottsegen Family Trust,

Grantee(s), the following described real property in the County of Linn and State of Oregon free of encumbrances except as
 specifically set forth herein:

Lots 5, 6, 7 and 8, Block 17, SCHOLL'S ADDITION, in the City of Sweet Home, Linn County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

13S-01E-27DB 3000 237137

The true and actual consideration for this conveyance is \$70,000.00.
 The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
 those shown below, if any:

AUTHENTIC 409018AM

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 16 day of October, 2020.

Laune Brown
Laune Brown

Theresa Brown
Theresa Brown

State of OR } ss
County of Linn }

On this 16 day of October, 2020, before me, Leesa Adams a Notary Public in and for said state, personally appeared Laune Brown and Theresa Brown, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Leesa Adams
Notary Public for the State of OR
Residing at: Ubanon, OR
Commission Expires: 10-31-2022

