



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

1491 Matheny Rd NE
515424
053W350000500
Marion

OWNER

Leo S Meysing Trust
Meysing, Leo S Trustee

DATE PREPARED

Date: 12/18/2023

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: 12/18/2023

OWNERSHIP INFORMATION

Owner: Leo S Meysing Trust
CoOwner: Meysing, Leo S Trustee
Site: 1491 Matheny Rd NE Gervais OR 97026
Mail: 2901 E 2nd St Unit 8 Newberg OR 97132

Parcel #: 515424
Ref Parcel #: 053W350000500
TRS: 05S / 03W / 35
County: Marion

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 002502 Block: 1006
Neighborhood:
School Dist: 1 Gervais
Impr Type: 131 - Farm Homesite 2bd Two Bench Dry - One Story Only
Subdiv/Plat:
Land Use: 551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use: RSFR - Single Family Residence
Zoning: EFU - Exclusive Farm Use
Lat/Lon: 45.090669 / -123.025247
Watershed: Chehalem Creek-Willamette River
Legal: ACRES 140.57

ASSESSMENT AND TAXATION

Market Land: \$992,230.00
Market Impr: \$228,000.00
Market Total: \$1,220,230.00 (2023)
% Improved: 19.00%
Assessed Total: \$426,088.00 (2023)
Levy Code: 01600
Tax: \$4,726.24 (2023)
Millage Rate: 11.0922
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms: 3	Total SqFt: 1,711 SqFt	Year Built: 1945
Baths, Total: 1.5	First Floor: 1,711 SqFt	Eff Year Built:
Baths, Full: 1	Second Floor:	Lot Size Ac: 140.57 Acres
Baths, Half: 1	Basement Fin:	Lot Size SF: 6,123,229 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Composition
Cooling:	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	Ext Walls: SDS - Siding Sheathing
Building Style: R00 - Residential	Garage: Unfinished Attached Garage 440 SqFt	Const Type: Type Unknown

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
MEYSING LEO S TRUSTEE	07/09/1997	14080376		Deed		Conv/Unk
MEYSING LEO S		15020700		Deed		Conv/Unk

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.

Assessor Map



First American Title

Parcel ID: 515424

Site Address: 1491 Matheny Rd NE

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YAMHILL COUNTY

WHEATLAND BAR

WILLAMETTE RIVER

RIVER

CREEK

SEE MAP 053W25



MARION COUNTY, OREGON
SEC 35 T5S R3W W.M.
SCALE 1" = 400'

LEGEND

- LINE TYPES
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - 16, 15
⊕ Section Corner
21 22

NUMBERS

Tax Code Number
00 00 0

Acreage
0.25AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

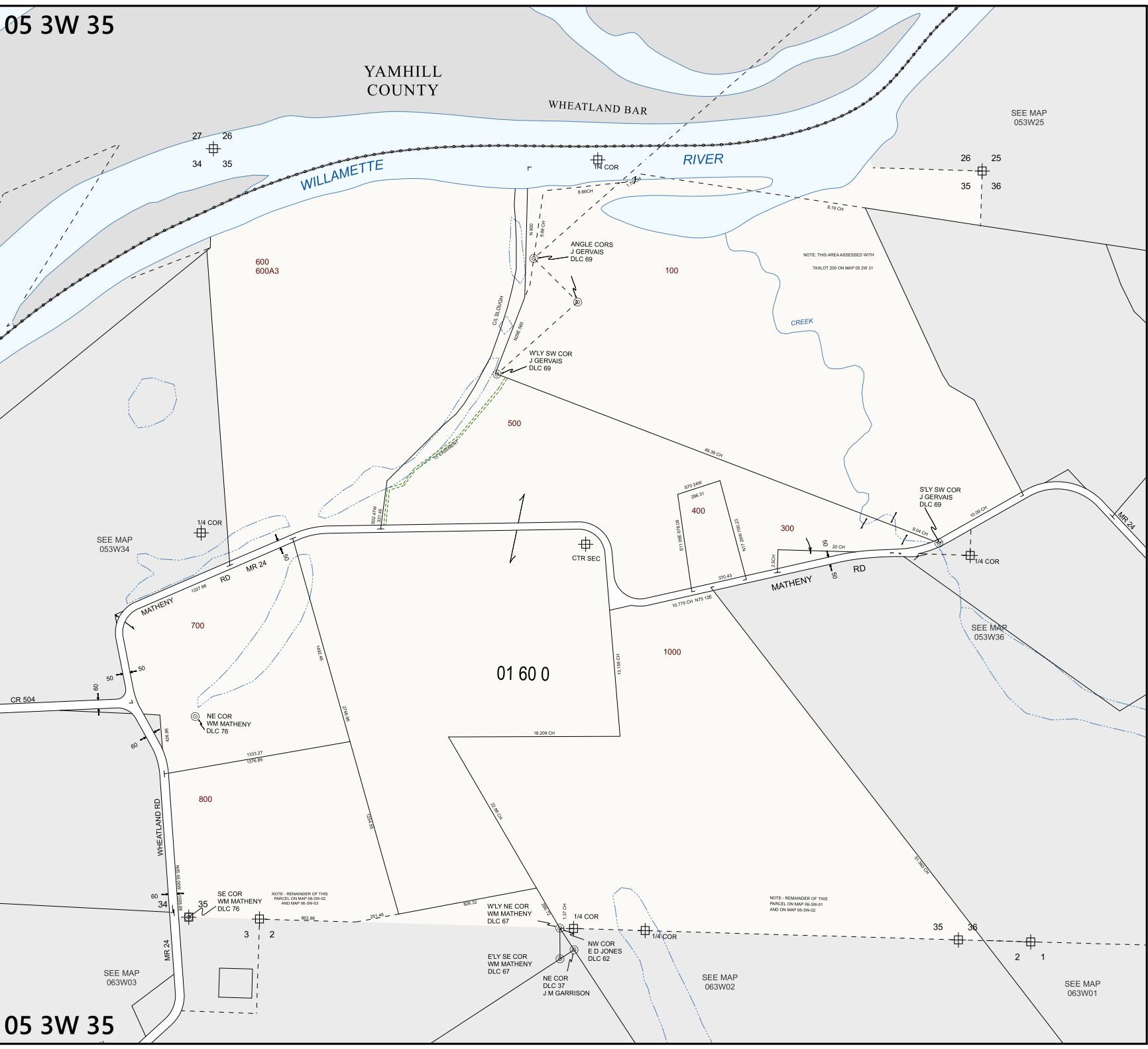
200			
600A1			
900			

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

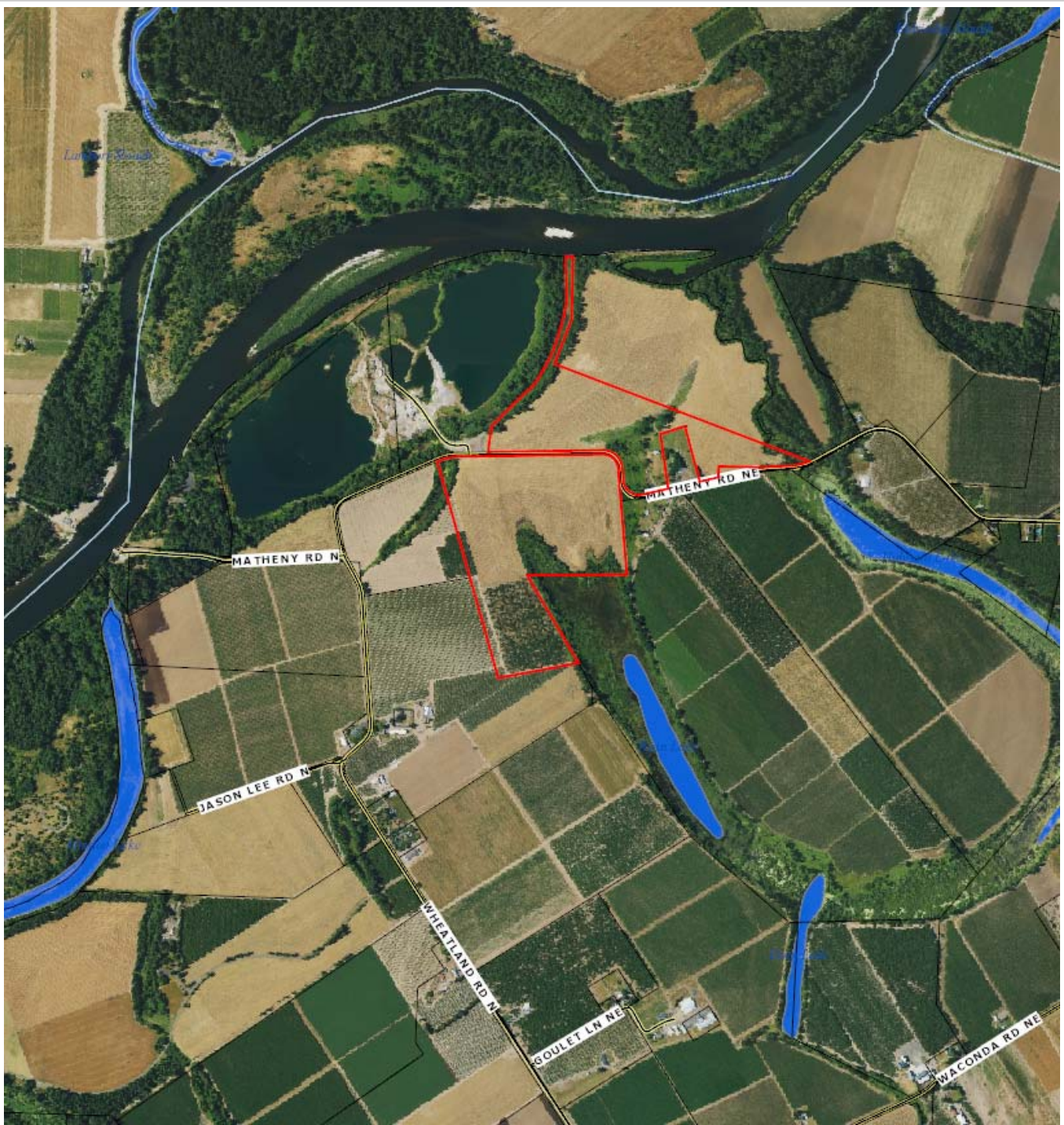


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 7/23/2021



Aerial Map



First American Title

Parcel ID: 515424

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Taxlot



Subject



Taxlot



Aerial



Subject



Taxlot



Aerial



Subject

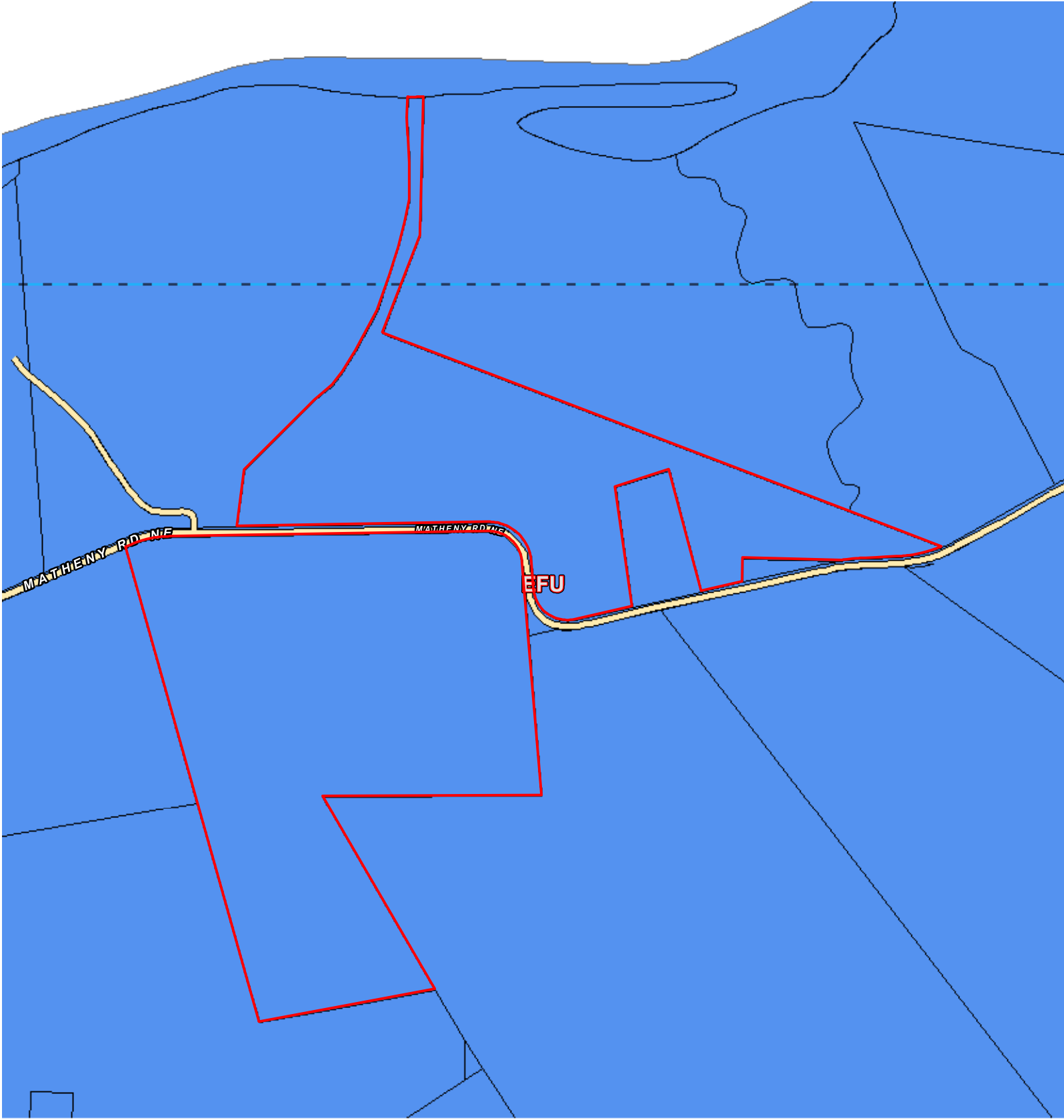


Taxlot



Community

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



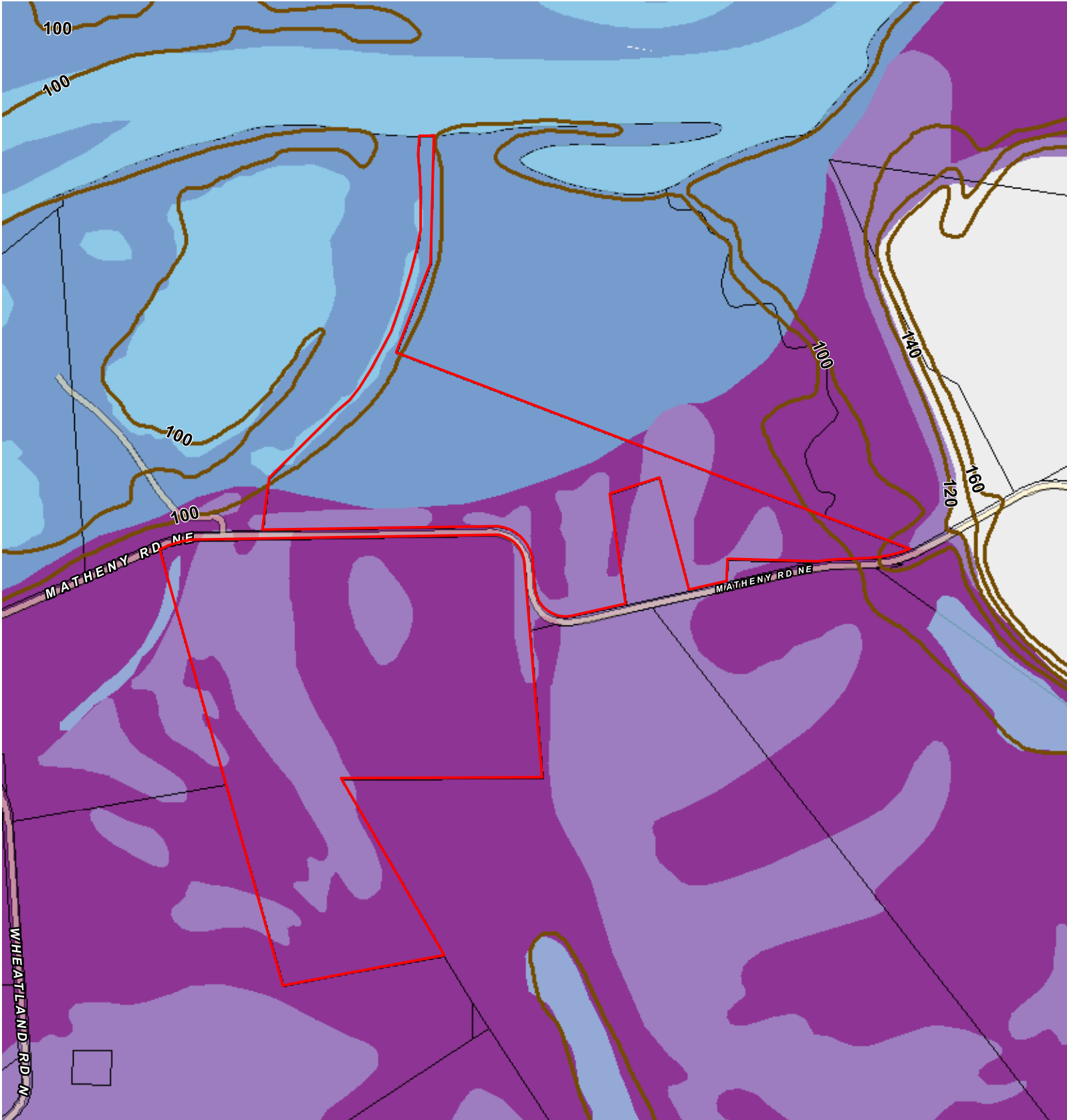
Zoning



Subject

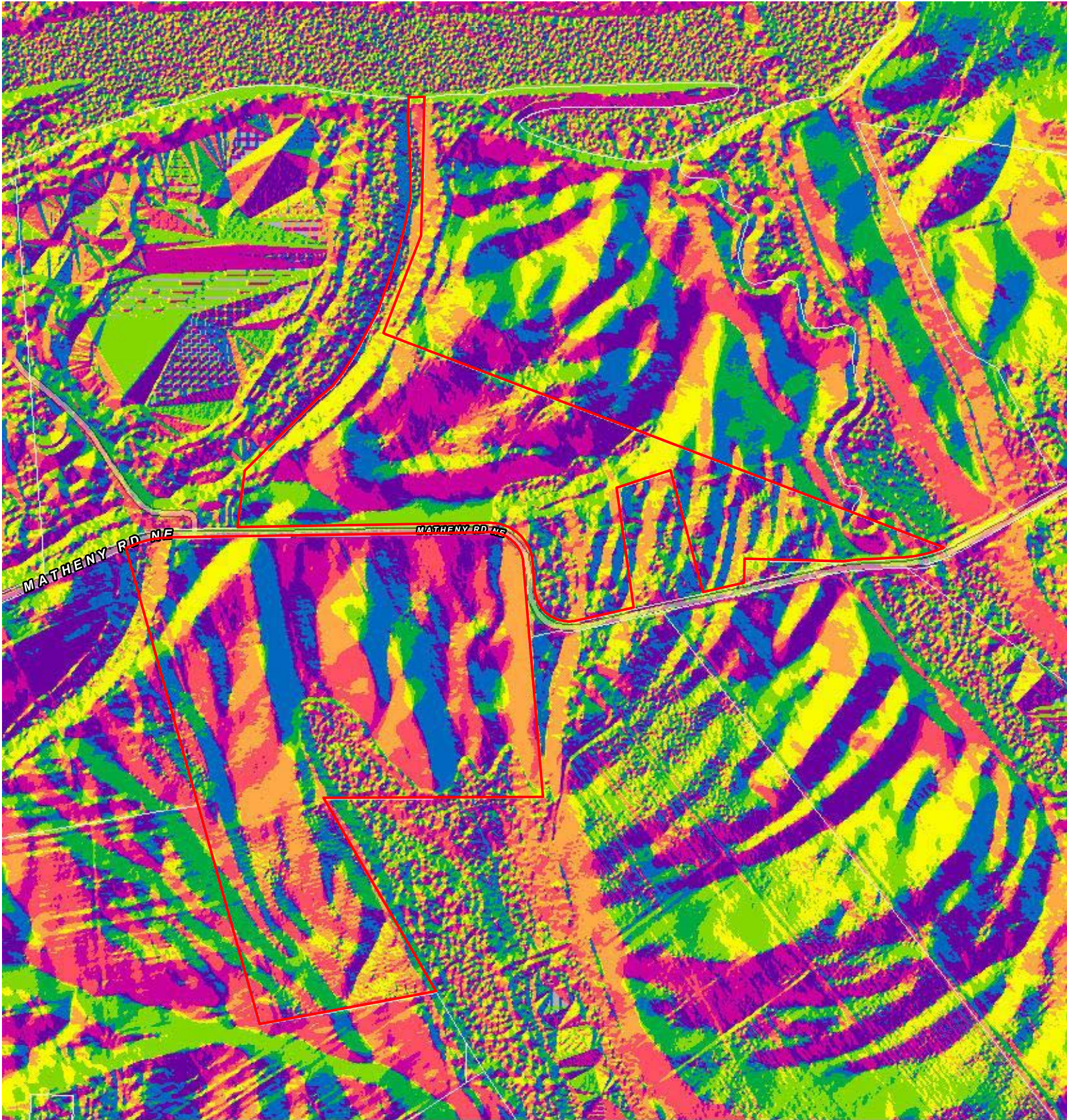


Taxlot

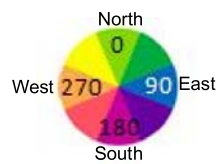


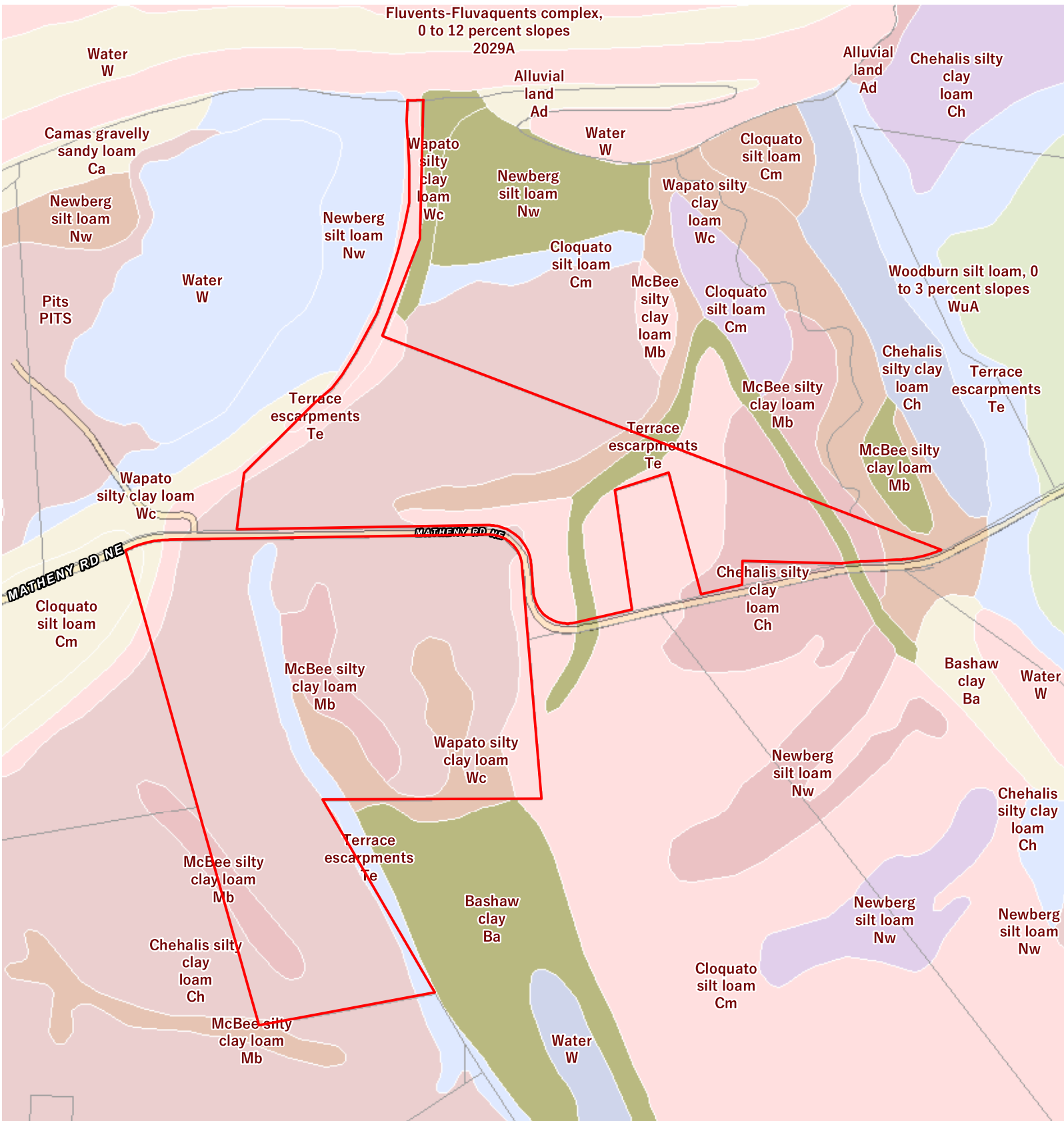
Natural Features

- 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

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LEO S. MEYSING, Individually and as Trustee U.T.A. dated the 27th day of April, 1984, as amended (Leo S. Meysing Trust), hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LEO S. MEYSING, as Trustee U.T.A. dated the 21st day of January, 1998, (Leo S. Meysing Trust), hereinafter called "Grantee", and unto Grantee's heirs, successors and assigns, all of that certain real property together with the improvements, buildings, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Marion and State of Oregon, described in Exhibit A hereto attached and by this reference made a part hereof.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$--0--.

In construing this Deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21st day of January, 1998.

GRANTOR

Leo Meysing

LEO S. MEYSING, Individually and as Trustee U.T.A. dated the 27th day of April, 1984, as amended (Leo S. Meysing Trust)

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 TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON)
) ss.
County of Multnomah)

On this 21st day of January, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LEO S. MEYSING, individually and as Trustee, known to me to be the identical individual who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

PAGE 1 - BARGAIN AND SALE DEED

*Return To: Leo S. Meysing Trustee
Suite 760
721 S.W. Washington
Portland, OR 97205*
Taxes:
No Change

Jan 7, 1998

In testimony whereof, I have hereunto set my hand and affixed my seal.

Ellen Rae Strom
Notary Public for Oregon
My Commission Expires: 5/6/98



After recording return to:

Leo S. Meysing, Trustee
Suite 760
921 SW Washington
Portland OR 97205

Until a change is requested all tax statements shall be sent to the following address:

Leo S. Meysing, Trustee
Suite 760
921 SW Washington
Portland OR 97205

JULY 7, 1998

EXHIBIT A

Beginning at a point which is 192.72 feet South 89°30' West and 1795.86 feet South 5°45' East and 259.38 feet South 0°30' East and 685.28 feet East and 658.02 feet North and 663.98 feet South 89°54' East and 251.46 feet North 76°30' East from the Northeast corner of the William Matheny Donation Land Claim in Township 5 South Range 3 West of the Willamette Meridian in Marion County, Oregon, said point of beginning being also the Southeast corner of a tract of land conveyed by Deed recorded in Volume 621 at Page 506, Marion County Deed Records; thence North 76°16' East 825.36 feet to an iron pipe; thence North 29°45' West 1212.69 feet to an iron pipe; thence North 89°09' East 1199.85 feet to an iron pipe; thence North 9°12' West 868.01 feet to an iron pipe set on the Westerly extension of the center line of a County Road; thence North 75°12' East along the Westerly extension of the center line of the said County Road and the center line of the said County Road 1607.88 feet; thence North 81°14' East along the center of the said County Road 638.15 feet to the center of a creek; thence Northwesterly along the center of the said creek, to the point at which the said creek enters a slough; thence in a Northeasterly direction along the said slough, to the point at which the said slough intersects the low water mark of the Willamette River; thence up the Willamette River in a Westerly direction to the center of a slough; thence Southerly and Southwesterly along the center of the said slough to a point which is 2704.81 feet North 18°24' West and 93.65 feet North 64°30' East and 438.69 feet North 86°54' East and 331.45 feet North 2°47' East from the place of beginning; thence South 2°47' West 331.45 feet to the center of a County Road, thence South 86°34' West along the center of the said County Road, 438.69 feet; thence South 64°30' West 93.65 feet, more or less, to a point which is 2704.81 feet North 18°24' West from the place of beginning, said point being on the East line or the Northerly extension of the East line of a tract of land conveyed by Deed recorded in Volume 501, Page 207, Marion County Deed Records; thence South 18°24' East along the East line of a tract recorded in Volume 501, at Page 207, Marion County Deed Records and along the East line of a tract of land conveyed by deed recorded in Volume 621, at Page 506, Marion County Deed Records, 2704.81 feet to the place of beginning; EXCEPT the portion thereof, if any, lying Northerly of the Southerly line of that property described in Deed Book 167, Page 320.

SAVE AND EXCEPT: Beginning at a point which is 192.72 feet South 89°30' West and 1795.86 feet South 5°45' East and 259.38 feet South 0°30' East and 655.26 feet East and 658.02 feet North and 663.98 feet South 89°54' East and 251.46 feet North 76°30' East and 825.36 feet North 76°16' East and 1212.69 feet North 29°45' West and 1199.85 feet North 89°09' East and 868.01 feet North 9°12' West and 590.61 feet North 75°12' East from the Northeast corner of the William Matheny Donation Land Claim in Township 5 South Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being also in the center of a County Road; thence North 75°12' East along the center of the said County Road 370.43 feet; thence North 17°26' West 700.23 feet; thence South 70°24' West 268.31 feet; thence South 11°09' East 676.09 feet to the place of beginning.

501 + 1998

REEL:1502

PAGE: 700

July 07, 1998 , 10:48A

CONTROL #: 1502700

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: \$45.00

ALAN H DAVIDSON
COUNTY CLERK

JUL 7 1998

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS. That DAVIS STREET INVESTMENT COMPANY, a general partnership consisting of MADELON F. PETROFF, VICTOR G. PETROFF, and MARK A. PETROFF, Trustees of Trust A of the A. Eugene Petroff Trust dated the 14th day of May, 1982, and LEO S. MEYSING, individually and as Trustee U.T.A. dated the 27th day of April, 1984, as amended (Leo S. Meysing Trust), hereinafter called "Grantor", for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LEO S. MEYSING, as Trustee U.T.A. dated the 27th day of April, 1984, as amended (Leo S. Meysing Trust), hereinafter called "Grantee", and unto Grantee's heirs, successors and assigns, all of that certain real property together with the improvements, buildings, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Marion and State of Oregon, described in Exhibit A hereto attached and by this reference made a part hereof.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$--0-- as this conveyance constitutes a distribution from a partnership to a partner.

In construing this Deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of May, 1997.

GRANTOR:

DAVIS STREET INVESTMENT COMPANY, a general Partnership consisting of:

Madelon F. Petroff
MADELON F. PETROFF,
Trustee of Trust A of the
A. Eugene Petroff Trust
dated the 14th day of
May, 1982

Victor G. Petroff
VICTOR G. PETROFF,
Trustee of Trust A of the
A. Eugene Petroff Trust
dated the 14th day of
May, 1982

PAGE 1 - BARGAIN AND SALE DEED

✓ AFTER RECEIVING RETURN TO:
LEO S. MEYSING
760
921 SW WASHINGTON
PORTLAND, OR 97205

JUL 09, 1997

Mark A. Petroff
MARK A. PETROFF,
Trustee of Trust A of the
A. Eugene Petroff Trust
dated the 14th day of
May, 1982; and

Leo S. Meysing
LEO S. MEYSING, Individually and as
Trustee U.T.A. dated the 27th day of April,
1984, as amended (Leo S. Meysing Trust)

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 TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

JUL 09, 1997

STATE OF OREGON)
) ss.
County of Multnomah)

On this 14th day of May, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MADELON F. PETROFF, as Trustee, known to me to be the identical individual who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

In testimony whereof, I have hereunto set my hand and affixed my seal.

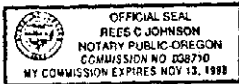


Reeg C. Johnson
Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss.
County of Multnomah)

On this 14th day of May, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named VICTOR G. PETROFF, as Trustee, known to me to be the identical individual who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

In testimony whereof, I have hereunto set my hand and affixed my seal.



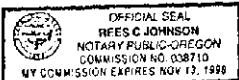
Rees C. Johnson
Notary Public for Oregon
My Commission Expires: _____

Jul 09, 1997

STATE OF OREGON)
) ss.
County of Multnomah)

On this 14th day of May, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARK A. PETROFF, as Trustee, known to me to be the identical individual who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

In testimony whereof, I have hereunto set my hand and affixed my seal.



Rees C. Johnson
Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss.
County of Multnomah)

On this 14th day of May, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LEO S. MEYSING, individually and as Trustee, known to me to be the identical individual who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

In testimony whereof, I have hereunto set my hand and affixed my seal.



Rees C. Johnson
Notary Public for Oregon
My Commission Expires: _____

JUL 09, 1997

After recording return to:

LEO S. MEYSING
#760 921 S.W. WASHINGTON
PORTLAND, OREGON 97205

Until a change is requested all tax statements shall be sent to the following address:

LEO S. MEYSING #760
921 S.W. WASHINGTON
PORTLAND, OREGON 97205

EXHIBIT A

Beginning at a point which is 182.72 feet South 89°30' West and 1785.85 feet South 5°45' East and 259.38 feet South 0°30' East and 865.28 feet East and 658.02 feet North and 863.96 feet South 89°54' East and 251.46 feet North 75°30' East from the Northeast corner of the William Matheny Donation Land Claim in Township 5 South Range 3 West of the Willamette Meridian in Marion County, Oregon, said point of beginning being also the Southeast corner of a tract of land conveyed by Deed recorded in Volume 621 at Page 506, Marion County Deed Records; thence North 75°18' East 825.36 feet to an iron pipe; thence North 29°46' West 1212.69 feet to an iron pipe; thence North 89°09' East 1199.85 feet to an iron pipe; thence North 9°12' West 868.01 feet to an iron pipe set on the Westerly extension of the center line of a County Road; thence North 75°12' East along the Westerly extension of the center line of the said County Road and the center line of the said County Road 1607.68 feet; thence North 81°14' East along the center of the said County Road 638.15 feet to the center of a creek; thence Northwesterly along the center of the said creek, to the point at which the said creek enters a slough; thence in a Northeasterly direction along the said slough, to the point at which the said slough intersects the low water mark of the Willamette River; thence up the Willamette River in a Westerly direction to the center of a slough; thence Southerly and Southwesterly along the center of the said slough to a point which is 2704.81 feet North 18°24' West and 93.65 feet North 64°30' East and 436.69 feet North 86°54' East and 331.45 feet North 2°47' East from the place of beginning; thence South 2°47' West 331.45 feet to the center of a County Road; thence South 88°54' West along the center of the said County Road, 638.69 feet; thence South 64°30' West 93.65 feet, more or less, to a point which is 2704.81 feet North 18°24' West from the place of beginning; said point being on the East line or the Northerly extension of the East line of a tract of land conveyed by Deed recorded in Volume 501, Page 207, Marion County Deed Records; thence South 18°24' East along the East line of a tract recorded in Volume 501, at Page 207, Marion County Deed Records and along the East line of a tract of land conveyed by deed recorded in Volume 621, at Page 506, Marion County Deed Records, 2704.81 feet to the place of beginning; EXCEPT the portion thereof, if any, lying Northerly of the Southerly line of that property described in Deed Book 167, Page 326.

SAVE AND EXCEPT: Beginning at a point which is 182.72 feet South 89°30' West and 1785.85 feet South 5°45' East and 259.38 feet South 0°30' East and 865.28 feet East and 658.02 feet North and 863.96 feet South 89°54' East and 251.46 feet North 75°30' East and 825.36 feet North 75°18' East and 1212.69 feet North 29°46' West and 1199.85 feet North 89°09' East and 868.01 feet North 9°12' West and 590.61 feet North 75°12' East from the Northeast corner of the William Matheny Donation Land Claim in Township 5 South Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being also in the center of a County Road; thence North 75°12' East along the center of the said County Road 370.43 feet; thence North 17°26' West 700.23 feet; thence South 70°24' West 268.31 feet; thence South 11°09' East 678.09 feet to the place of beginning.

JUL 09, 1997

REEL:1408

PAGE: 376

July 09, 1997 , 12:20P

CONTROL #: 1408376

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: \$55.00

ALAN H DAVIDSON
COUNTY CLERK

Jul 09, 1997