



Property Profile Report

Client Name:

Tim Rist

Today's Date:

11/17/2023

Owner Name:

Circle 6 Holdings LLC

Property Address:

1127 6th Ave SE

Albany OR 97321 3171

Reference Number:

11S03W07AA00103

Account Number:

0776425

Seven Ticor Mid-Valley locations to serve you:

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

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.TicorMidValley.com

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

Parcel Information

Parcel #:	0776425
Tax Lot:	11S03W07AA00103
Site Address:	1127 6th Ave SE Albany OR 97321 - 3171
Owner:	Circle 6 Holdings LLC 2108 NE Evergreen Ave Albany OR 97321 - 8904
Twn/Range/Section:	11S / 03W / 07 / NE
Parcel Size:	1.40 Acres (60,984 SqFt)
Lot:	3
Block:	4
Census Tract/Block:	020400 / 4017
Levy Code Area:	00846
Levy Rate:	19.9176
Market Value Land:	\$313,760.00
Market Value Impr:	\$1,140,750.00
Market Value Total:	\$1,454,510.00
Assessed Value:	\$583,180.00



Tax Information

Tax Year	Annual Tax
2023	\$11,615.55
2022	\$8,633.97
2021	\$8,125.50

Legal

- LOT 3 - BLOCK 4

Land

Land Use:	701 - MULTI-FAMILY IMPROVED	Zoning:	Albany-MS - Ms -- Main Street
Watershed:	Muddy Creek-Willamette River	Std Land Use:	OTHR - Other
Recreation:	Parkview - Eleanor Hackleman Park	School District:	8J - Greater Albany
Primary School:	Waverly Elementary School	Middle School:	Memorial Middle School
High School:	West Albany High School		

Improvement

Year Built:	1992	Stories:	1	Finished Area:	7,866 SqFt
Bedrooms:		Bathrooms:		Pool:	
Bldg Type:	742 - 10 -19 Units				

Transfer Information

Rec. Date:	07/26/2021	Sale Price:	\$1,050,000.00	Doc Num:	DN 2021-17812	Doc Type:	Deed
Owner:	Circle 6 Holdings LLC			Grantor:	BASH RESIDENTIAL LLC		
Orig. Loan Amt:	\$1,192,500.00			Title Co:	FIDELITY NATIONAL TITLE		
Finance Type:		Loan Type:	Conventional	Lender:	WILLAMETTE VLY BK		

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.

Transfer Record(s) Found For: 0776425
1127 6th Ave SE, Albany OR 97321

Recording Date	07/26/2021	Sale Amount	\$1,050,000.00	Mtg 1 Amount	\$1,192,500.00
Grantee Name	CIRCLE 6 HOLDINGS LLC	Title Co	FIDELITY NATIONAL TITLE	Mtg 1 Loan Type	CNV
Grantor Name	BASH RESIDENTIAL LLC	Doc #	17812	Doc Type	G / Deed
Lender	WILLAMETTE VLY BK				
Recording Date	11/28/2017	Sale Amount	\$700,000.00	Mtg 1 Amount	\$455,000.00
Grantee Name	BASH RESIDENTIAL LLC	Title Co	FIDELITY NATIONAL TITLE CO/OR	Mtg 1 Loan Type	PP
Grantor Name	SIXTH STREET CORP	Doc #	21518	Doc Type	G / Deed
Lender	HARDY HODGES				
Recording Date	06/07/2004	Sale Amount		Mtg 1 Amount	
Grantee Name	KEY COMMERCIAL & INV CO INC	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	
Grantor Name	BISBEE FINANCIAL GROUP INC	Doc #	001588000953	Doc Type	G / Deed
Lender					
Recording Date	06/07/2004	Sale Amount	\$350,000.00	Mtg 1 Amount	
Grantee Name	MOONLIGHT INVESTMENTS INC	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	
Grantor Name	KEY COML & INVESTMENTS	Doc #	001588000954	Doc Type	G / Deed
Lender					
Recording Date	06/07/2004	Sale Amount	\$364,000.00	Mtg 1 Amount	\$360,740.00
Grantee Name	JAMES D OCONNOR	Title Co	FIRST AMERICAN TITLE	Mtg 1 Loan Type	CNV
Grantor Name	MOONLIGHT INVESTMENTS INC	Doc #	001588000957	Doc Type	G / Deed
Lender	* OTHER INSTITUTIONAL LENDERS				
Recording Date	09/30/1994	Sale Amount	\$350,000.00	Mtg 1 Amount	
Grantee Name	MOONLIGHT INVESTMENTS INC	Title Co		Mtg 1 Loan Type	
Grantor Name		Doc #	000719000294	Doc Type	G / Deed
Lender					



Account 776425 [Assessment Summary](#)

- [Account](#)
- [Taxes](#)
- [Sales History](#)
- [Value History](#)
- [Reports](#)
- [Files](#)

Real Property

Situs Address

1127 6TH AVE SE ALBANY OR 97321

Mailing Address

CIRCLE 6 HOLDINGS LLC
2108 NE EVERGREEN AVE
ALBANY OR 97321

Map and Taxlot

11S03W07-AA-00103

Owner

CIRCLE 6 HOLDINGS LLC

[Related Accounts](#)

[Name Ledger](#) [Names](#)

Assessment

Assessment Year

[Assessment Summary](#)

	RMV	MAV	AV
Land	\$313,760		
Improvements	\$1,140,750		
Total	\$1,454,510	\$583,180	\$583,180

Account Status	Active
Size	1.40 Acre(s)
Property Class	701 - MULTI-FAMILY IMPROVED
Legal Description	See Record

Improvements

[Floor Plan](#)

	Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
View	100	1992	APARTMENTS 10 - 19 units	10350	742	00846

[Search](#)

[Search History](#)

[GIS](#)

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

17-Nov-2023

CIRCLE 6 HOLDINGS LLC
 2108 NE EVERGREEN AVE
 ALBANY OR 97321

Tax Account #	776425	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00846
Situs Address	1127 6TH AVE SE ALBANY OR 97321	Interest To	Nov 17, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$11,615.55	\$11,615.55	\$0.00	\$0.00	\$11,615.55	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,633.97	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,125.50	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,017.34	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,829.31	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,626.57	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,404.44	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,901.44	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,773.27	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,604.24	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,352.24	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,065.07	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,883.91	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,674.82	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,502.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,315.69	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,180.86	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,605.53	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,498.71	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,404.14	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,283.33	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,876.90	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,780.70	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,809.92	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,664.11	Nov 15, 1999
1999	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$1,056.34	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,381.54	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,706.32	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,496.43	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,365.98	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,377.78	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,347.18	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,186.68	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$911.94	Nov 15, 1991
Total		\$11,615.55	\$11,615.55	\$0.00	\$0.00	\$178,260.45	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

17-Nov-2023

CIRCLE 6 HOLDINGS LLC
2108 NE EVERGREEN AVE
ALBANY OR 97321

Tax Account #	776425	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00846
Situs Address	1127 6TH AVE SE ALBANY OR 97321	Interest To	Nov 17, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
----------	----------	-----------	-------------	--------------	--------------------	--------------	----------

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

3007 North Delta Hwy., Ste 206
Eugene, OR 97408

GRANTOR'S NAME:
Bash Residential, LLC, an Oregon limited liability company

GRANTEE'S NAME:
Circle 6 Holdings, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: 60222103030-KB
Circle 6 Holdings, LLC, an Oregon limited liability company
2108 NE EVERGREEN AVE
Albany, OR 97321

SEND TAX STATEMENTS TO:
Circle 6 Holdings, LLC, an Oregon limited liability company
2108 NE EVERGREEN AVE
Albany, OR 97321

APN: 776425
Map: 11S03W07AA 00103
1127-1195 6th Avenue SE, Albany, OR 97321

LINN COUNTY, OREGON	2021-17812
D-WD	07/26/2021 04:12:00 PM
Stn=10131 FORBISJ	
\$15.00 \$11.00 \$10.00 \$60.00 \$19.00	\$115.00
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	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bash Residential, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Circle 6 Holdings, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

A tract of land located in Section 7, Township 11 South, Range 3 West of the Willamette Meridian, in the City of Albany, County of Linn and State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the Northerly right of way line of 6th Avenue, and lying South 81°01'09" West 554.70 feet from a 5/8" inch iron rod at the Southeast corner of Lot 3, Block 4, THE HACKLEMAN HEIRS FIRST ADDITION to the City of Albany; thence leaving said right of way North 8°58'22" West 260.37 feet to a 5/8" inch iron rod on the Southerly right of way line of the Southern Pacific Railroad; thence along said right of way South 64°15'00" West 135.77 feet to a 5/8" inch iron rod; thence continuing South 64°15'00" West 72.59 feet to a 5/8" inch iron rod; thence leaving said right of way line South 8°58'22" East 200.26 feet to a 5/8" inch iron rod on said Northerly right of way line of 6th street; thence along said right of way line North 81°01'09" East 69.50 feet to a 5/8" inch iron rod; thence continuing along said right of way line North 81°01'09" East 130.00 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIFTY THOUSAND AND NO/100 DOLLARS (\$1,050,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO 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.

Foot 60022 103030

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/26/21

Bash Residential, LLC, an Oregon limited liability company

BY: [Signature]
Michael B. Covalt
Manager

State of OR

County of Lane

This instrument was acknowledged before me on 7/26/21 by Michael B. Covalt as Manager of Bash Residential, LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5/10/21

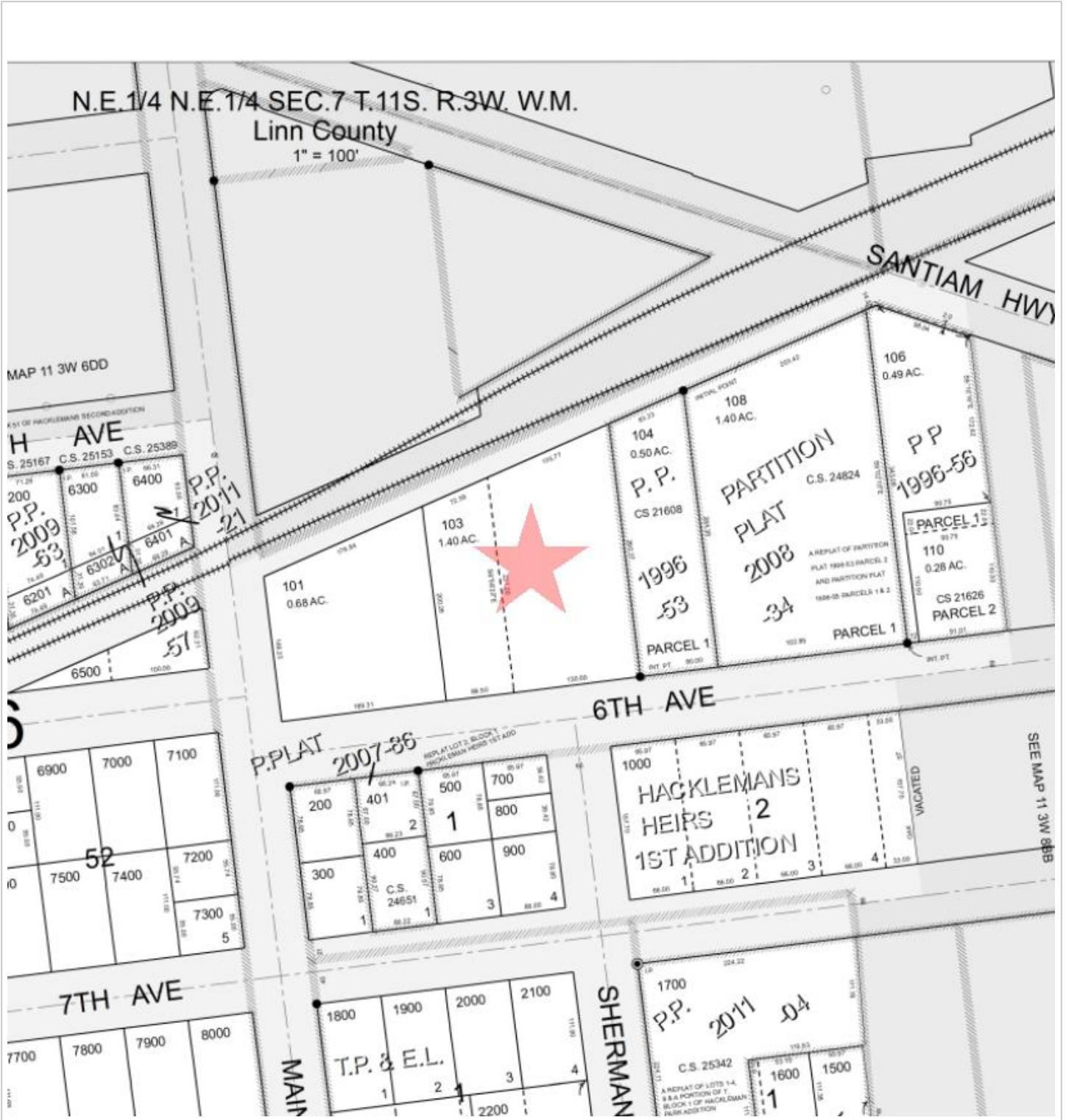


EXHIBIT "A"
Exceptions

Subject to:

1. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
2. Waiver of Remonstrance and Consent to Local Improvement District:
Purpose: Sidewalk and storm drain
Recording Date: December 5, 1990
Recording No.: Vol. 549, Page 120
3. Waiver of Remonstrance and Consent to Local Improvement District:
Purpose: Sanitary Sewer
Recording Date: March 3, 1991
Recording No.: Vol. 561, Page 747
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Albany
Purpose: Public Utilities
Recording Date: June 26, 1991
Recording No: Vol. 567, Page 309
Affects: 14 feet in width along South lot line
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Adjacent Property Owners
Purpose: Driveway
Recording Date: October 7, 1994
Recording No: Vol. 719, Page 294
Affects: 30 feet in width along the East lot line
6. Notice of Substandard or Nonconforming Conditions, including the terms and provisions thereof,
Recording Date: September 29, 2017
Recording No.: 2017-17752
7. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
8. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.
9. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.



TICOR TITLE™

Parcel ID: 0776425

Site Address: 1127 6th Ave SE

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.

11S03W07AA



TICOR TITLE™

Parcel ID: 0776425

Site Address: 1127 6th Ave SE

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.

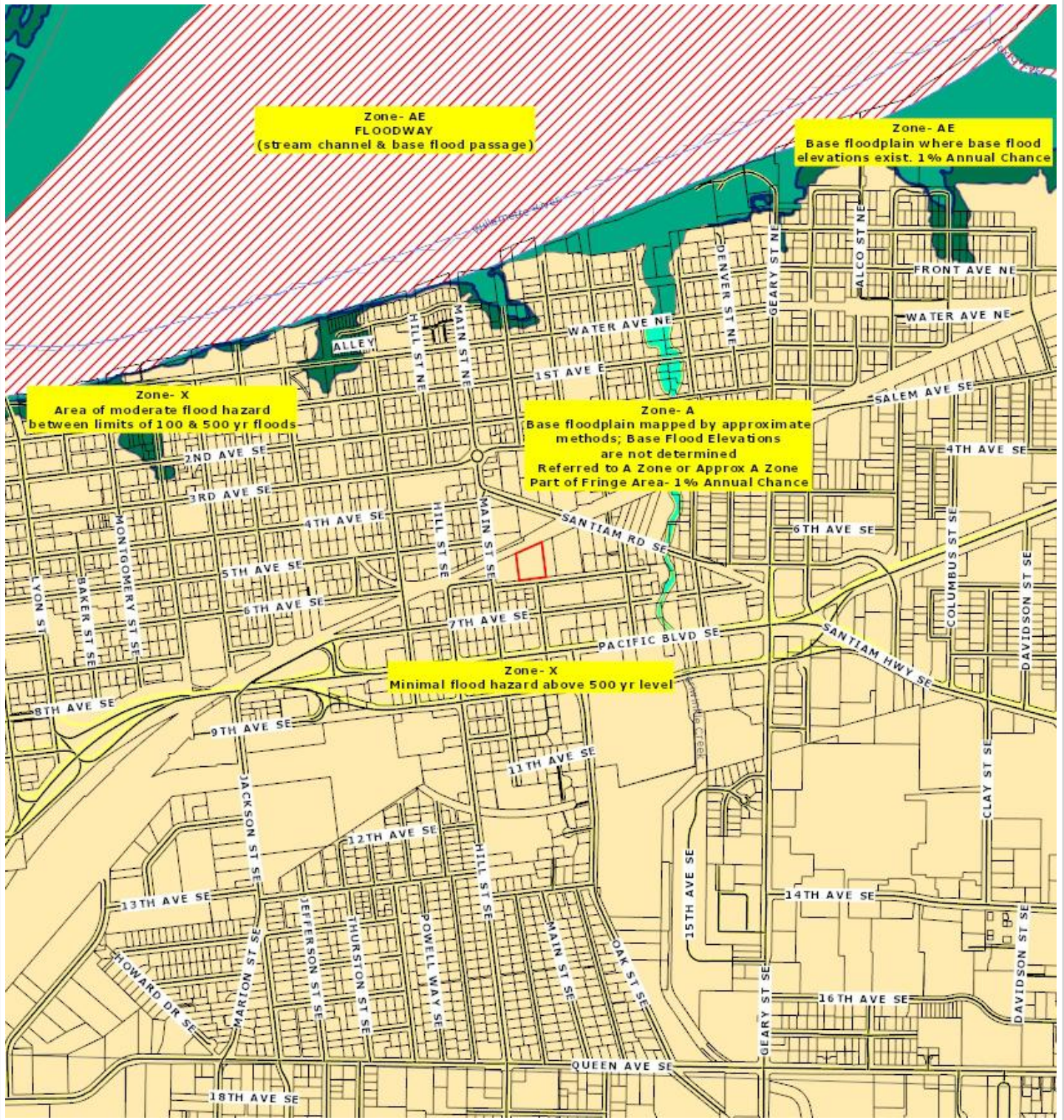


TICOR TITLE™

Parcel ID: 0776425

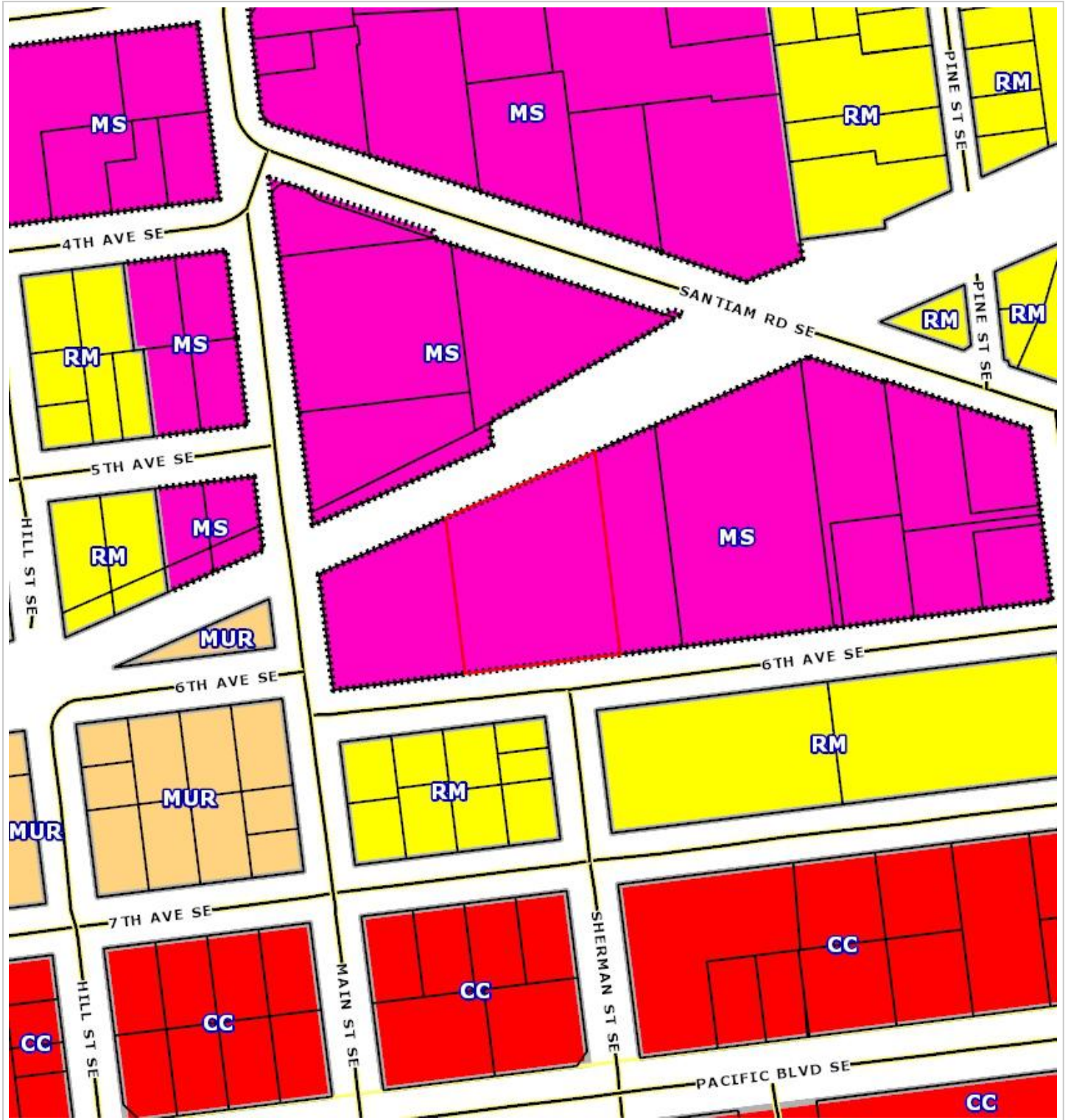
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Flood Map



Parcel ID: 0776425

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.



TICOR TITLE™

Parcel ID: 0776425

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.