



Property Profile Report

Today's Date:

03/06/2026

Owner Name:

Leahy Investments LLC

Property Address:

OR

Reference Number:

4N1W 4BB 3000

Account Number:

28848

Two Columbia County Locations to serve you:

2534 Skyes Rd. St Helens, OR 97051 503.397.3537	51669 Columbia River Highway #110 Scappoose, OR 97056 503.543.6177
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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.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

Columbia County Parcel Information



Parcel Information

Parcel #: **28848**
Alternate ID: **0291041040220300000**
Account #: **4N1W 4BB 3000**
Site Address:
OR

Owner: Leahy Investments LLC
PO Box 489
Cornelius OR 97113

Twn/Range/Section: 04N / 01W / 04 / NW
Parcel Size: 0.22 Acres (9,583 SqFt)

Lot/Block:
Census Tract/Block: 970800 / 3001
Levy Code: 0291
Levy Rate: 16.1119

Market Land Value: \$0.00
Market Impr Value: \$0.00
Market Total Value: \$0.00 (2025)
Assessed Land Value: \$0.00
Assessed Impr Value: \$0.00
Assessed Total Value: \$0.00 (2025)

Tax Information

Tax Year	Annual Tax
2025	\$0.00
2024	\$0.00
2023	\$0.00

Legal

Land

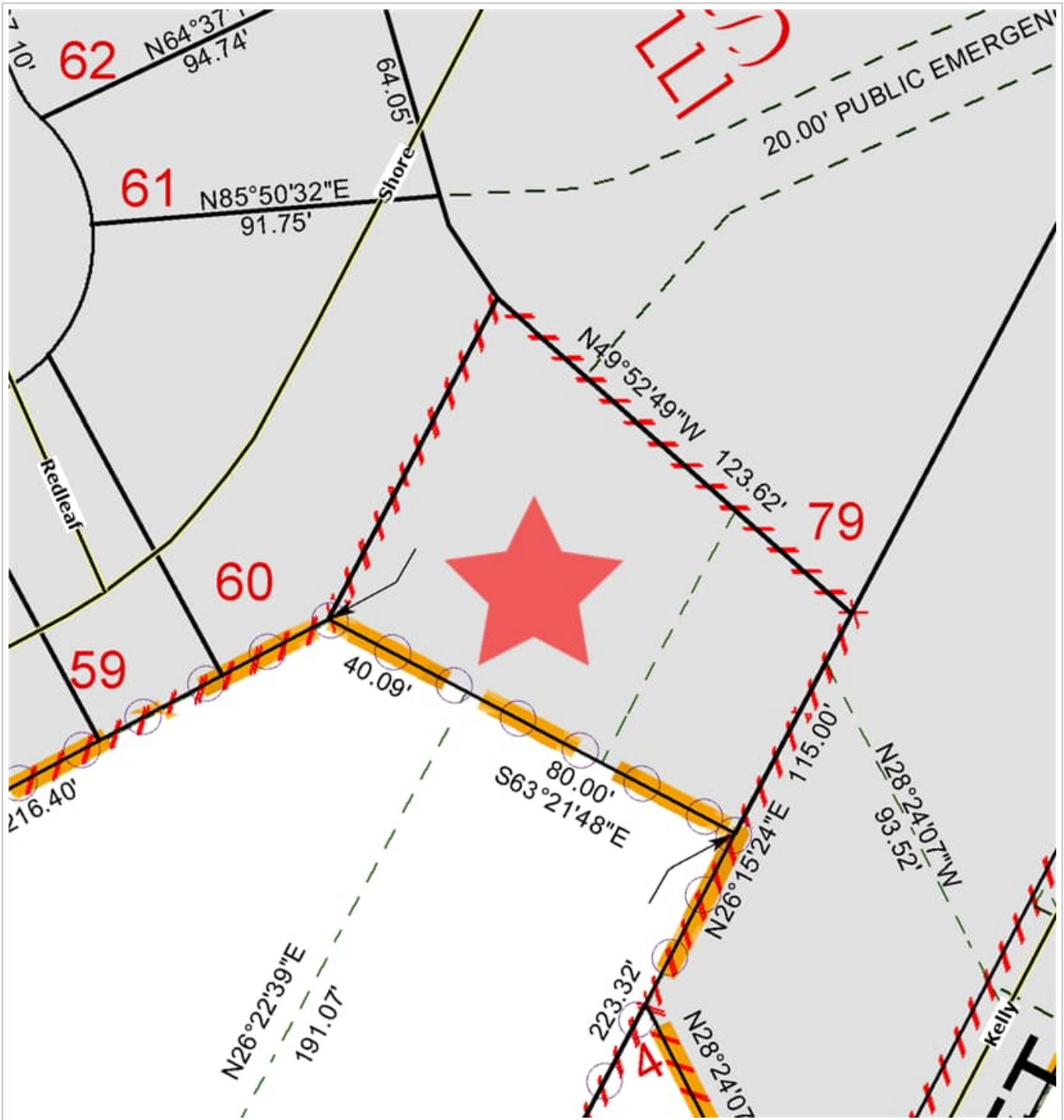
Land Use: 940 - CITY VACANT	Zoning: St. Helens-GC - General Commercial
Waterfront Name:	Watershed: 1708000304 - Beaver Creek-Frontal Columbia River
School District: 502 - St Helens	Primary School: Lewis & Clark Elementary School
Middle School: St Helens Middle School	High School: St Helens High School

Improvement

Year Built:	Fireplaces:	Bldg Use: 200 - Commercial Vacant
Bedrooms:	Total Baths:	Full/Half Baths:
Finished Area:	Floor 1:	Floor 2:
Garage:	Carport:	Heat:
Bldg/Dwelling Count:	Bldg Name:	Bldg Type:

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



Parcel ID: 28848

Site Address:

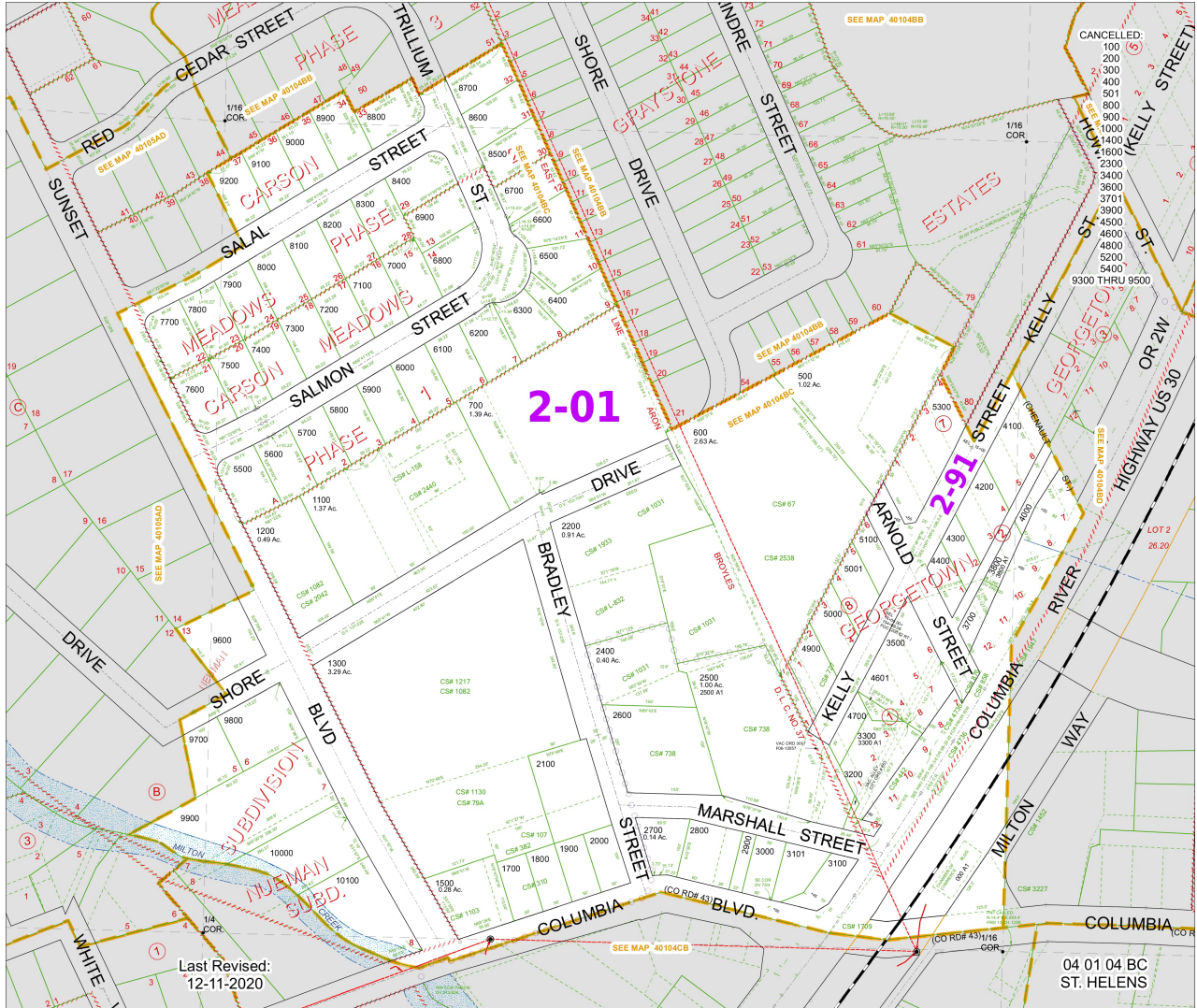
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Full Assessor Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.W.1/4 N.W.1/4 SEC.4 T.4N. R.1W. W.M.
COLUMBIA COUNTY
1" = 100'

04 01 04 BC
ST. HELENS



Parcel ID: 28848

Site Address:

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Aerial Map



Parcel ID: 28848

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Columbia County
2025 Real Property Assessment Report
 Account 28848

Map 4N1W04-BB-03000
Code - Tax ID 0291 - 28848

Tax Status Non-Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing LEAHY INVESTMENTS LLC
 PO BOX 489
 CORNELIUS OR 97113

Deed Reference # 2025-7242
Sales Date/Price 12-12-2025 / \$0
Appraiser NANCY S

Property Class 940 **MA SA NH**
RMV Class 200 01 00 000

Site	Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0291	Land 116,250		Land	0	
	Impr 0		Impr	0	
Code Area Total	116,250	0	0	0	
Grand Total	116,250	0	0	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0291	1	<input checked="" type="checkbox"/>		SH:GC	Commercial Site	100	0.22 AC		008	116,250
Code Area Total							0.22 AC			116,250

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

Comments 2021 UR amended, code area change only. NS
 2017 Update zoning. jl

AFTER RECORDING RETURN TO:
Leahy Investments LLC, an Oregon limited liability company
121 SW Morrison #600
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:
Leahy Investments LLC, an Oregon limited liability company
PO Box 489
Cornelius, OR 97113

COLUMBIA COUNTY, OREGON	2025-07242
DEED-D	12/12/2025 02:06:02 PM
Cnt=1 Pgs=5 FAILB	
\$25.00 \$11.00 \$10.00 \$60.00 \$5.00	\$111.00
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Debbie Klug - County Clerk	

BARGAIN AND SALE DEED

City of St. Helens, Oregon, an Oregon municipal corporation, "Grantor," whose address is 265 Strand Street, St. Helens, Oregon 97051, bargains, sells and conveys unto Leahy Investments LLC, an Oregon limited liability company ("Grantee"), that certain real property situated in Columbia County, Oregon, the legal description of which is set forth on the attached Exhibit A (the "Property"), subject to those matters and exclusions set forth on Exhibit B attached hereto.

The true consideration for this conveyance is other, non-monetary property.

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.

PAGE 1 - BARGAIN AND SALE DEED

49698-83147 4910-5593-6126.1

TICOR TITLE 3604 25002817

2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this December 12, 2025.

Grantor

City of St. Helens, Oregon
an Oregon municipal corporation

By: [Signature]
Name: John Walsh
Title: City Administrator

STATE OF OREGON)
) ss
County of Columbia)

On this December 12, 2025, before me personally appeared John Walsh, the City Administrator of the City of St. Helens, Oregon, an Oregon municipal corporation, who being duly sworn, acknowledged before me that the instrument was signed on behalf of the said municipal corporation by due corporate authorization and acknowledged said instrument to be its voluntary act and deed.

[Signature]
Notary Public for Oregon
My commission expires: 4/07/28

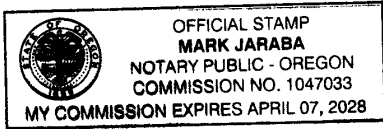


EXHIBIT A TO DEED

Legal Description

[See Attachment]

EXHIBIT A TO BARGAIN AND SALE DEED

49698-83147 4910-5593-6126.1

EXHIBIT A

Order No.: 360425002817

A tract of land in Section 4, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Parcel 1: Beginning at the most Westerly corner of Lot 6, Block 7 of Georgetown, now within the corporate limits of the City of St. Helens, Columbia County, Oregon, as per plat on file and of record thereof; thence North 63°51' West 40.0 feet to the true point of beginning of the following described property; thence North 63°51' West a distance of 80.0 feet; thence North 26°09' East a distance of 94.62 feet; thence South 49°59' East a distance of 82.4 feet; thence South 26°09' West a distance of 74.87 feet to the true point of beginning.

Parcel 2: Beginning at the most Westerly corner of Lot 6, Block 7, of Georgetown, now within the corporate limits of the City of St. Helens, Columbia County, Oregon, as per plat on file and of record thereof; thence North 63°51' West a distance of 40.0 feet; thence North 26°09' East a distance of 74.87 feet; thence South 49°59' East a distance of 41.2 feet to the Westerly line of said Georgetown; thence South 26°09' West a distance of 65.0 feet to the point of beginning.

EXHIBIT B TO DEED

Exceptions to Title

1. The lien of ad valorem real property taxes not yet due and payable.
2. municipal, zoning, and subdivision laws and ordinances.
3. Rights-of-way of public streets.
4. Matters that would be disclosed by an accurate survey of the Property.
5. All matters of public record affecting the property.