

### Parcel Information

Parcel #:	13115
Alternate ID:	0201041080210390000
Account #:	4N1W 8BA 3900
Site Address:	
	OR
Owner:	St Helens School District #502
	474 N 16th St
	St Helens OR 97051
Twn/Range/Section:	04N / 01W / 08 / NW
Parcel Size:	1.55 Acres (67,518 SqFt)
Lot/Block:	
Census Tract/Block:	970600 / 1020
Levy Code:	0201
Levy Rate:	16.0198
Market Land Value:	\$0.00
Market Impr Value:	\$0.00
Market Total Value:	\$0.00 (2024)
Assessed Land Value:	\$0.00
Assessed Impr Value:	\$0.00
Assessed Total Value:	\$0.00 (2024)

### Tax Information

Tax Year	Annual Tax
2024	\$7,907.35
2023	\$2,515.80
2022	\$2,413.24

### Legal

### Land

Land Use:	921 - SCHOOL IMPROVED	Zoning:	St. Helens-AR - Apartment Residential
Waterfront Name:		Watershed:	1709001203 - Multnomah Channel
School District:	502 - St. Helens	Primary School:	McBride Elementary School
Middle School:	St Helens Middle School	High School:	Plymouth High School

### Improvement

Year Built:		Fireplaces:		Bldg Use:	101 - H & B Use Residential Improved
Bedrooms:		Total Baths:		Full/Half Baths:	
Finished Area:		Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:	3 / 0	Bldg Name:		Bldg Type:	

### Transfer Information

Rec. Date:	06/03/2024	Sale Price:	\$1,250,000.00	Doc Num:	2992	Doc Type:	Warranty Deed
Owner:	St Helens School District 502			Grantor:	WILLIAM E STUB AND GERILDYN N JOHNSON RE		
Orig. Loan Amt:				Title Co:	TICOR TITLE		
Finance Type:		Loan Type:		Lender:			

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.

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

14-Aug-2025

ST HELENS SCHOOL DISTRICT #502  
474 N 16TH ST  
ST HELENS OR 97051

Tax Account #	13115	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0201
Situs Address		Interest To	Aug 14, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,907.35	Nov 15, 2024	\$237.22
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,515.80	Nov 15, 2023	\$0.00
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,413.24	Nov 15, 2022	\$0.00
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$354.11	Nov 15, 2021	\$10.62
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$342.29	Nov 15, 2020	\$10.27
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$336.90	Nov 15, 2019	\$10.11
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$326.66	Nov 15, 2018	\$9.80
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.55	Nov 15, 2017	\$9.53
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.96	Nov 15, 2016	\$9.39
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.73	Nov 15, 2015	\$9.08
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$298.15	Nov 15, 2014	\$8.94
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$280.64	Nov 15, 2013	\$8.42
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.12	Nov 15, 2012	\$0.12
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.01	Nov 15, 2011	\$0.12
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	Nov 15, 2010	\$0.12
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.92	Nov 15, 2009	\$0.12
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.74	Nov 15, 2008	\$0.11
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.45	Nov 15, 2007	\$0.10
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.43	Nov 15, 2006	\$0.10
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.18	Nov 15, 2005	\$0.10
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.28	Nov 15, 2004	\$0.10
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.28	Nov 15, 2003	\$0.10
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.26	Nov 15, 2002	\$0.10
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.34	Nov 15, 2001	\$0.10
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$15,751.39		

**COLUMBIA COUNTY**

Assessor

**ST. HELENS, OR 97051**

230 Strand St.  
Direct (503) 397-2240  
Fax (503) 397-5153  
columbiacountyor.gov

**REAL PROPERTY  
CERTIFICATE OF TAXES PAID**

Oregon Revised Statute (ORS) 311.411 requires the Assessor to certify that all charges against real property being conveyed to a public entity exempt from taxation under ORS 307.040 or 307.090 have been paid as of the date of recording.

Real Property Tax Account ID: 13115New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

Signature:

Becky Magnuson

Date:

5/31/24Print Name: Becky MagnusonTitle: Assessment Clerk III

*ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.*

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**Columbia County**  
**2024 Real Property Assessment Report**  
 Account 13115

Map	4N1W08-BA-03900	Tax Status	Non-Assessable
Code - Tax ID	0201 - 13115	Account Status	Active
Subtype	Normal		
Legal Descr	See Record		
Mailing	ST HELENS SCHOOL DISTRICT #502 474 N 16TH ST ST HELENS OR 97051	Deed Reference #	2024-2992
		Sales Date/Price	05-31-2024 / \$1,250,000
		Appraiser	DAVID L
Property Class	921	MA	SA NH
RMV Class	101	01	00 000

Site	Situs Address	City

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0201	Land 296,670			Land 0	0
	Impr 31,850			Impr 0	0
<b>Code Area Total</b>	<b>328,520</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>	<b>328,520</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Land Breakdown							
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	
0201	1	<input checked="" type="checkbox"/>		SH:AR	Market	110	1.55 AC 2H2 002 296,670
					<b>Code Area Total</b>	<b>1.55 AC</b>	<b>296,670</b>

Improvement Breakdown							
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct Trended RMV
0201	4	1950	320	Free Stall Barn	111	2,112	100 23,690
	5	1950	325	General Purpose Building	111	864	100 6,130
	6	1950	310	Bunker Silo	111	288	100 2,030
				<b>Code Area Total</b>		<b>3,264</b>	<b>31,850</b>

Exemptions / Special Assessments / Notations					
Exemptions (RMV)					
■ ORS 307.090 - State, County, other municipalities, schools & districts					
<b>Code Area 0201</b>					
Special Assessments				Amount	Year Used
■ Farmland Additional Tax				7,907.35	2024

Contig Accts 13114, 14997

Appraisal Maint 2024-TAX STATUS CHANGE TO NON-ASSESSABLE

**Columbia County**  
**2024 Real Property Assessment Report**  
Account 13115

<b>Comments</b>	2024 Appraisal Review > Moving to Non-Assessable by ownership. DL 2024: 2024: Paid \$7,907.35 in full to remove farm suspension. BM 2022: DQ 1.55 ac from Non EFU farm deferral, due to no response for farm questionnaire. Calculated 5yrs back \$7,907.35 put into farm suspension. CL 2022: Site visit for farm disqualification-no response to Farm Questionnaire. Land put to market and full exception. TMB 2019 road dedication. NS 2017 RA WV 2017 - Changed PC to Deferred, RMV class unchanged. NS 2013: HBU is PTA with #14997 & #13114 due to access, location of main residence and outbuildings. Per aerial photos, moved RMV and associated MAV of the 33x64 Free Stall Barn and the 24x36 GPB to this taxlot from TL3800 (#13114). No exception value added. jl
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COLUMBIA COUNTY, OREGON      **2024-02992**  
DEED-D      **06/03/2024 10:43:01 AM**  
Cnt=1 Pgs=9 GOLSONK      **\$131.00**  
\$45.00 \$11.00 \$10.00 \$60.00 \$5.00

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

**GRANTOR'S NAME:**

The William E. "Stub" and Gerildyn N. Johnson  
Revocable Living Trust, UTD May 16, 2006 and  
The William E. "Stub" and Gerildyn N. Johnson  
Revocable Living Trust, UTD May 16, 2006, but  
specifically the Disclaimer Trust established under  
Article VII

RICOR TITLE 360424001427

**GRANTEE'S NAME:**

St. Helens School District #502

**AFTER RECORDING RETURN TO:**

Order No.: 360424001427-JS  
St. Helens School District #502  
474 N 16th St  
Saint Helens, OR 97051

**SEND TAX STATEMENTS TO:**

St. Helens School District #502  
474 N 16th St  
Saint Helens, OR 97051

APN:13115

13114  
14997

Map: 4N1W08-BA-03900  
4N1W08-BA-03800  
4N1W08-BB-01400

2675 Gable Road, Saint Helens, OR 97051

Total Consideration:  
\$1,250,000.00

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

Brien Bramfield, successor trustee of the William E. "Stub" and Gerildyn N. Johnson  
Revocable Living Trust, UTD May 16, 2006, and Brien Bramfield, successor trustee of  
the William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16,  
2006, but specifically the Disclaimer Trust established under Article VII, Sections B and  
D thereof, each as to an undivided one-half interest, as tenants in common, Grantor,  
conveys and warrants to St. Helens School District #502, Grantee, the following described  
real property, free and clear of encumbrances except as specifically set forth below, situated in  
the County of Columbia, State of Oregon:

**PARCEL 1:**

Tract 1, GREENWOOD ACRES, in the City of St. Helens, County of Columbia and  
State of Oregon.

EXCEPTING THEREFROM that portion dedicated to the public by Deed recorded April

STATUTORY WARRANTY DEED  
(continued)

22, 2019, as Instrument No. 2019-002778, Records of Columbia County, Oregon.

PARCEL 2:

Beginning at a point which is South 0°49' West 1,607.80 feet and North 88°50' East 2,077.60 feet from the Northwest corner of the John McNulty Donation Land Claim in Section 7 and 8, Township 4 North of Range 1 West of the Willamette Meridian, in the City of St. Helens, County of Columbia and State of Oregon; thence South 21°30' East 1,348.60 feet; thence South 64°28' West 50.45 feet; thence North 21°30' West 1,370.80 feet to a point that is South 88°50' West 53.66 feet from the point of beginning; thence North 88°50' East 53.66 feet to the point of beginning.

EXCEPTING THEREFROM that portion dedicated to the public by Deed recorded April 22, 2019, as Instrument No. 2019-002778, Records of Columbia County, Oregon.

PARCEL 3:

A strip of land, lying in the plat of GABLE ROAD, recorded in Book 5, page 28, Instrument No. 99-07576, Plat Records of Columbia County, Oregon, being a portion of Tract 2, GREENWOOD ACRES, a duly recorded plat in said county, lying within the John McNulty Donation Land Claim, situated in the Northwest quarter of Section 8, Township 4 North, Range 1 West, Willamette Meridian, in the City of St. Helens, County of Columbia and State of Oregon, and being described as follows:

The Westerly 0.92 feet of Lot 1, and Lots 3 through 9, inclusive, of said plat of GABLE ROAD.

PARCEL 4:

Tract 71, FIRLOK PARK, in the County of Columbia and State of Oregon..

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,250,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

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.

STATUTORY WARRANTY DEED  
(continued)

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

Dated: MAY 31, 2024

The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006

BY: Brian Bramfield  
Brian Bramfield  
Successor Trustee

The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, but specifically the Disclaimer Trust established under Article VII, Sections B and D thereof

BY: Brian Bramfield  
Brian Bramfield  
Successor Trustee

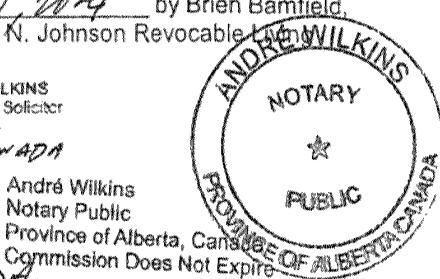
State of Province of Alberta, Canada  
County of

This instrument was acknowledged before me on MAY 31, 2024 by Brian Bramfield, as Successor Trustee for The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006.

ANDRÉ WILKINS  
Barrister and Solicitor

Notary Public - State of Oregon Province of Alberta, Canada

My Commission Expires: DOES NOT EXPIRE



State of Province of Alberta, Canada  
County of

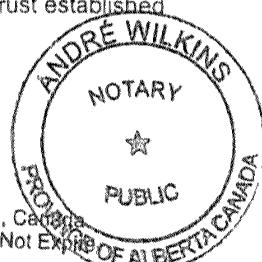
This instrument was acknowledged before me on MAY 31, 2024 by Brian Bramfield, as Successor Trustee for The William E. "Stub" and Gerildyn N. Johnson Revocable Living Trust, UTD May 16, 2006, but specifically the Disclaimer Trust established under Article VII.

ANDRÉ WILKINS  
Barrister and Solicitor

Notary Public - State of Oregon Province of Alberta, Canada

My Commission Expires: DOES NOT EXPIRE - André Wilkins  
Notary Public

Province of Alberta, Canada  
Commission Does Not Expire



Statutory warranty Deed

**EXHIBIT "A"**

Exceptions *Continued*

As of 5-29-24, 2024, Grantee hereby approves and accepts the foregoing conveyance.

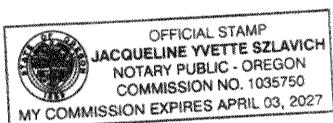
St. Helens School District #502

BY: 

Scot Stockwell - Chief Administrative Officer, School District Clerk and Budget Officer

State of Oregon  
County of Columbia

This instrument was acknowledged before me on 5-29-24 by Scot Stockwell - Chief Administrative Officer, School District Clerk and Budget Officer on behalf of St. Helen's School District #502



**EXHIBIT "A"**  
Exceptions

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets or highways.

Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

In favor of: State of Oregon

Reservation of: All the coal and other minerals in said premises, together with the right to prospect for, mine, and remove the same

Recording Date: September 1, 1942

Recording No.: Book 70, Page 562

Affects Parcels 2 and 4

The Company makes no representation as to the present ownership of this interest or its encumbrances.

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 21, 1995

Recording No: 95-02183

Affects: Parcel 3

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 16, 2000

Recording No: 00-01320

Affects: Parcel 3

Drainage Swale disclosed by Warranty Deed

Recording Date: March 2, 2001

Recording No.: 01-02187

Affects: Parcel 3

# COLUMBIA COUNTY

Assessor



ST. HELENS, OR 97051

230 Strand St.  
Direct (503) 397-2240  
Fax (503) 397-5153  
columbiacountyor.gov

## REAL PROPERTY CERTIFICATE OF TAXES PAID

Oregon Revised Statute (ORS) 311.411 requires the Assessor to certify that all charges against real property being conveyed to a public entity exempt from taxation under ORS 307.040 or 307.090 have been paid as of the date of recording.

Real Property Tax Account ID: 14997

New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

Signature:

A handwritten signature in cursive script that reads "Becky Magnuson".

Date:

5/31/24

Print Name: Becky Magnuson

Title: Assessment Clerk III

*ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.*

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# COLUMBIA COUNTY

Assessor



ST. HELENS, OR 97051

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Real Property Tax Account ID: 13114

New Owner: St Helens School District

All charges against the real property tax account referenced above have been paid as of the recording date of this instrument.

Signature:

Handwritten signature of Becky Magnuson.

Date:

5/31/24

Print Name: Becky Magnuson

Title: Assessment Clerk III

*ORS 311.411(1)(b) "Charges against the real property" means all ad valorem property taxes, additional taxes and potential additional taxes, fees, interest, penalties, costs and other charges that have been or will be charged or listed during the property tax year on the assessment roll or the tax roll with respect to real property that is the subject of an instrument described in subsection (2) of this section.*

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Becky Magnuson

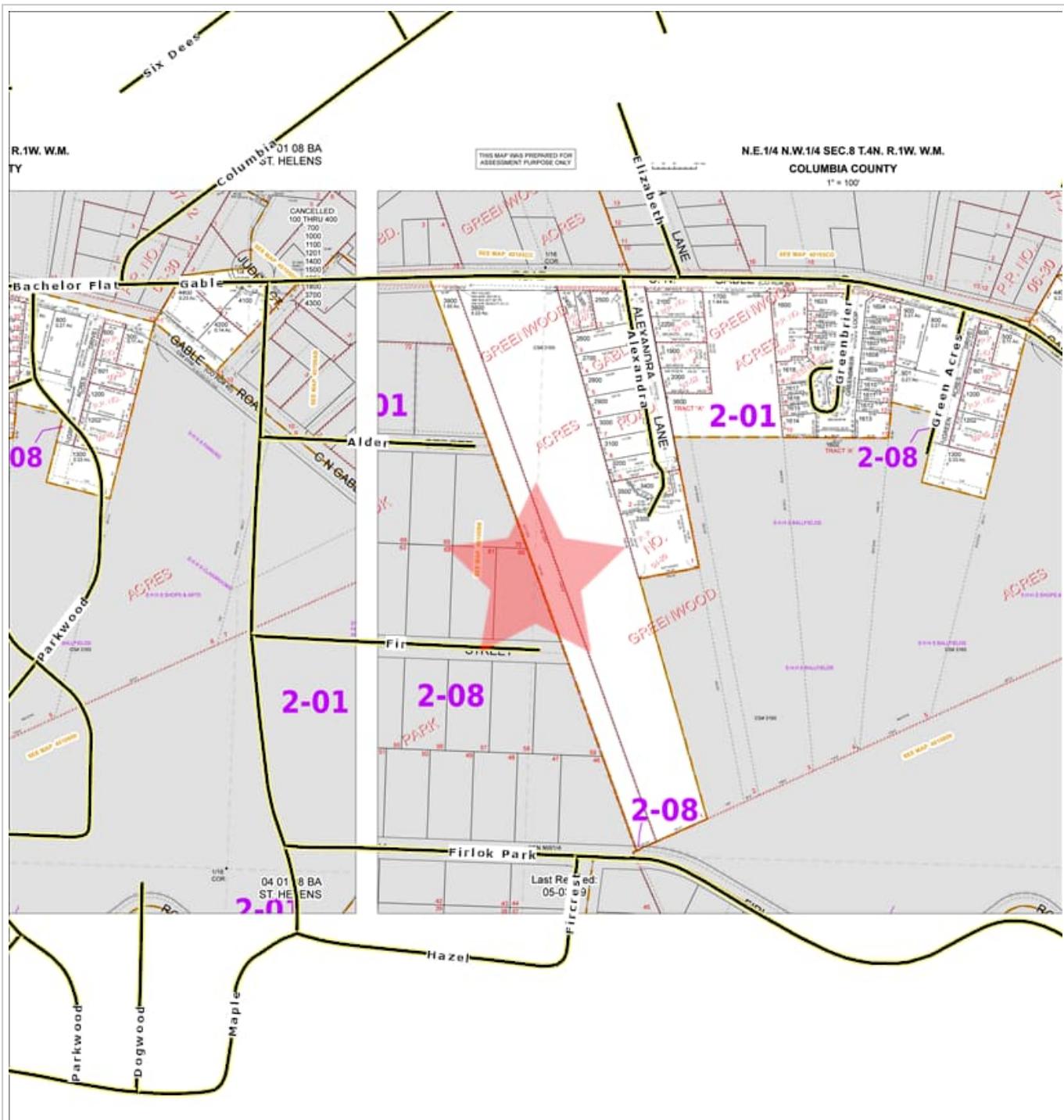
Date:

5/31/24Print Name: Becky MagnusonTitle: Assessment Clerk III

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## Assessor Map



**TICOR TITLE™**

Parcel ID: 13115

**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.

Aerial Map



**TICOR TITLE™**

Parcel ID: 13115

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