

Property Detail Report

Owner: French Properties LLC
Site: 4729-4739 N Albina Ave Portland OR 97217
Mail: Tigard OR 97281



Location and Site Information

County:	Multnomah	Lot SqFt:	10,000
Legal Description:	CLIFFORD ADD, BLOCK 6, LOT 5&6	Lot Acres:	0.23
APN:	R135589	Land Use:	231 - Commercial, Manufacturing, Improved
Tax Lot:	1N1E22BD11500	Land Use STD:	Warehouse, Storage
Twn-Rng-Sec:	01N / 01E / 22 / NW	County Bldg Use:	IWAR - Whse General/Misc
Neighborhood:	Humboldt	# Dwellings:	
Subdivision:	Clifford Add	Map Page/Grid:	596-F1
Legal Lot/Block:	5 / 6	Zoning:	Portland-CM2
Census Tract/Block:	003501 / 4026	Watershed:	Columbia Slough-Willamette River
Elementary School:	BEACH ELEMENTARY SCHOOL	High School:	JEFFERSON HIGH SCHOOL
Middle School:	OCKLEY GREEN MIDDLE SCHOOL	School District:	Portland

Property Characteristics

Total Living Area:	6,910	Bedrooms:		Year Built/Eff:	1954
First Floor SqFt:	3,920	Bathrooms Total:		Heating:	
Second Floor SqFt:		Bathrooms Full/Half:		Cooling:	
Basement Fin/Unfin:		Stories:	1	Fireplace:	
Attic Fin/Unfin:		Foundation:		Pool:	
Garage SqFt:		Roof Material:		Kitchen:	0

Assessment and Tax Information

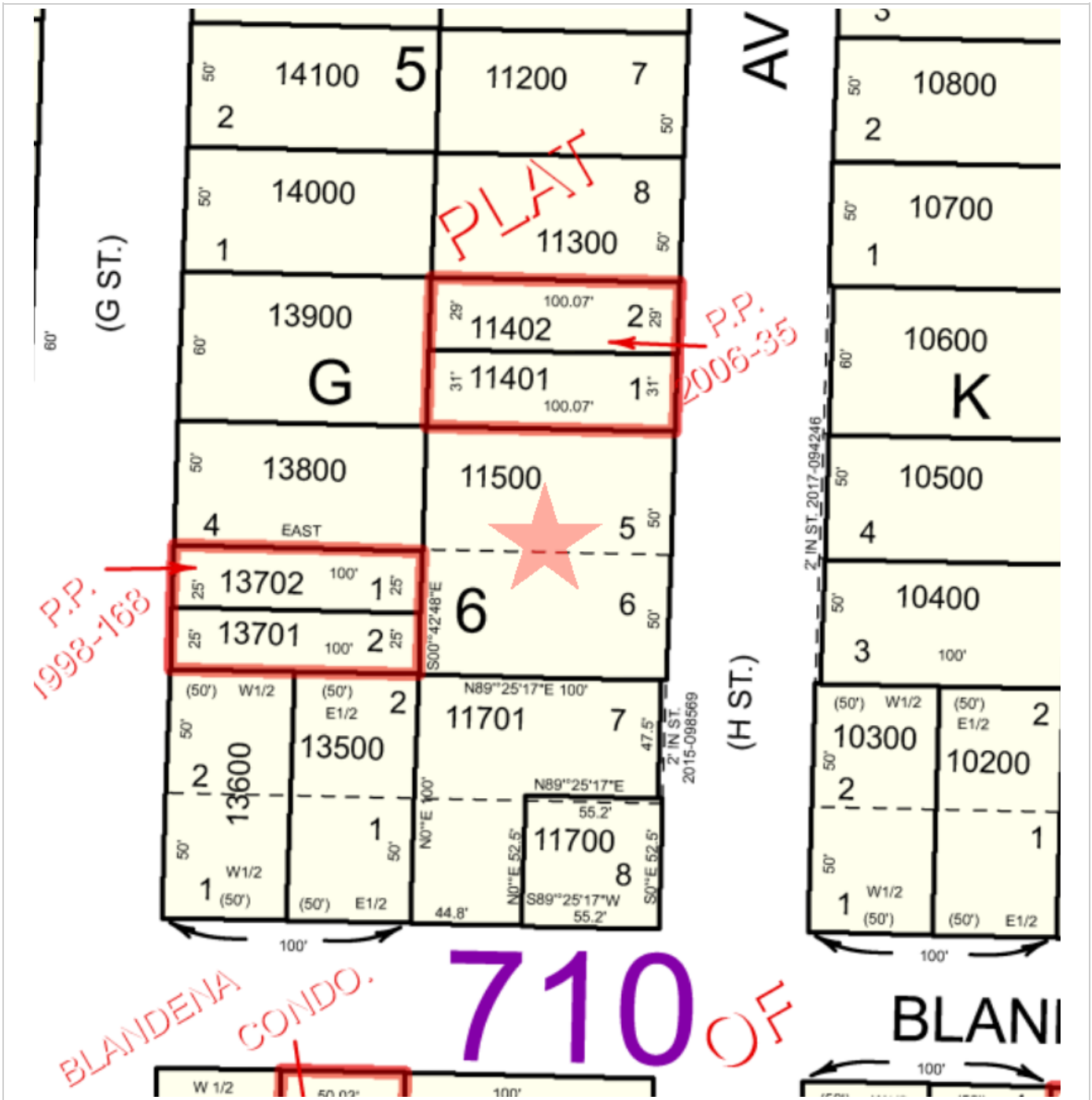
Market Total:	\$1,862,760.00	Property Tax:	\$5,819.21
Market Land:	\$985,320.00	Exemption:	
Market Structure:	\$877,440.00	Market Improved %:	47.00%
Assessment Year:	2022	Levy Code:	710
Assessed Total:	\$217,930.00	Mill Rate:	26.7023

Sale and Loan Information

Sale Date:	09/01/2004	Lender:	PINNIGER
Sale Amount:	\$325,000.00	Loan Amount:	\$308,750.00
Document #:	160634	Loan Type:	Private Party Lender
Deed Type:	Deed	Price/SqFt:	\$82.91
Title Co:	TICOR TITLE	Seller Name:	PINNIGER HARRY G & JANICE L

Prepared By: WFG National Title Customer Service Department
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
P: 503 603 1700 | 360 891 5474 E: cs@wfgnationaltitle.com | ccs@wfgtitle.com

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



Parcel ID: R135589

Site Address: 4729-4739 N Albina Ave

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Aerial Map



Parcel ID: R135589

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Recorded By TICOR TITLE
12/10/07
1027107

Mr. and Mrs. Harry G. Pinniger
6607 SW Florence Lane
Portland, Oregon 97223
Grantee's Name and Address

French Properties LLC
PO Box 23631
Tigard, Oregon 97281
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
French Properties LLC
PO Box 23631
Tigard, Oregon 97281

Until requested otherwise, send all tax statements to (Name, Address, Zip):
French Properties LLC
PO Box 23631
Tigard, Oregon 97281

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was
recorded for recording on _____
_____ in _____
_____ tion

Recorded in MULTNOMAH COUNTY, OREGON
C. Swick, Deputy Clerk
A37 1
Total : 21.00 ATLJH ed.

2004-160634 09/01/2004 10:32:52am
By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Harry G. Pinniger and Janice L. Pinniger, as tenants by the entirety hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by French Properties LLC hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Multnomah County, State of Oregon, described as follows, to-wit:

Lots 5 and 6, Block 6, AMENDED PLAT OF CLIFFORD ADDITION TO ALBINA, in the City of Portland, County of Multnomah, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): the above property lies within the boundaries of an Urban Renewal Plan for the Interstate Corridor

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 325,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols ϕ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on September 1, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

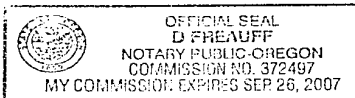
Harry G. Pinniger
Harry G. Pinniger

Janice L. Pinniger
Janice L. Pinniger

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on Harry G. Pinniger and Janice L. Pinniger

This instrument was acknowledged before me on _____



D. P. Freauff
Notary Public for Oregon

My commission expires 9/26/07

9-1-04