



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

05036112
25E20 03700
Clackamas

OWNER

Firwood Industrial Park LLC

DATE PREPARED

Date: 12/12/2022

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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cs.oregon@firstam.com
Date: 12/12/2022

OWNERSHIP INFORMATION

Owner: Firwood Industrial Park LLC
CoOwner:
Site: OR 97055
Mail: 20226 SE Veneer Ln Sandy OR 97055

Parcel #: 05036112
Ref Parcel #: 25E20 03700
TRS: 02S / 05E / 20 / SE
County: Clackamas

PROPERTY DESCRIPTION

Map Grid: 691-F6
Census Tract: 024302 Block: 1032
Neighborhood: FIRW - Firwood Neighbors
School Dist: 46 Oregon Trail
Impr Type:
Subdiv/Plat: Firwood Industrial
Land Use: 300 - Industrial land, vacant
Std Land Use: IMSC - Industrial Miscellaneous
Zoning: Clackamas Co.-RI - Rural Industrial District
Lat/Lon: 45.376537 / -122.211098
Watershed: Middle Sandy River
Legal: Subdivision FIRWOOD INDUSTRIAL 4614 LT
6|Y|184,046

ASSESSMENT AND TAXATION

Market Land: \$1,161,613.00
Market Impr: \$0.00
Market Total: \$1,161,613.00 (2022)
% Improved: 0.00%
Assessed Total: \$697,269.00 (2022)
Levy Code: 046-004
Tax: \$9,390.54 (2022)
Millage Rate: 13.4676
Exemption:
Exemption Type:

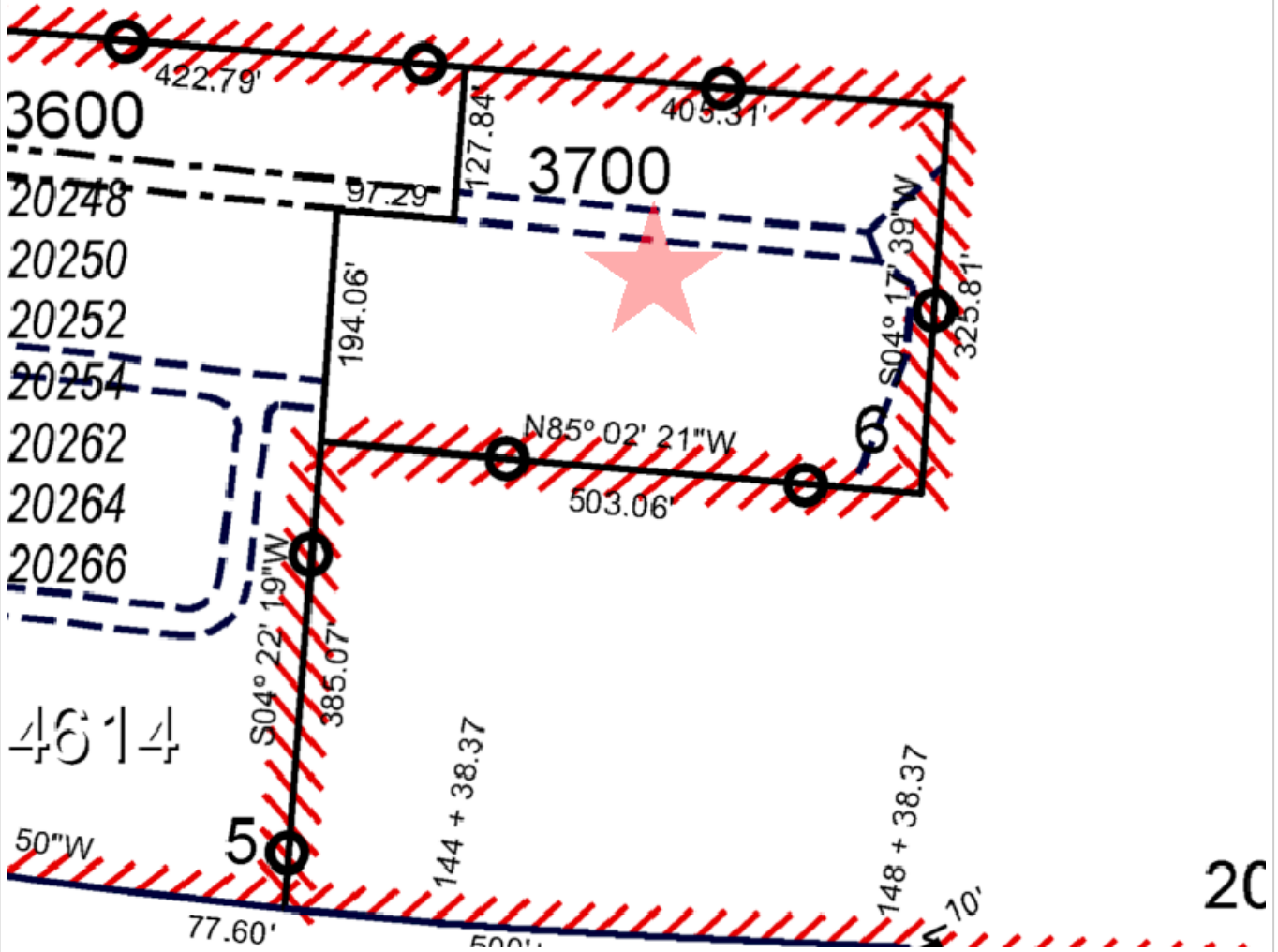
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 3.45 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 150,461 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
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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.



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Parcel ID: 05036112

Site Address:

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Aerial Map



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CHICAGO TITLE 472517007613 - CTED - CM

Clackamas County Official Records **2018-003623**
Sherry Hall, County Clerk
01/17/2018 02:45:01 PM
D-D Cnt=1 Stn=75 CONNIE \$63.00
\$15.00 \$16.00 \$10.00 \$22.00

After recording return to:

Firwood Industrial Park, LLC
20226 SE Veneer Lane
Sandy, OR 97055

Until Requested otherwise send all tax statements to:

Firwood Industrial Park, LLC
20226 SE Veneer Lane
Sandy, OR 97055

WARRANTY DEED

John S. Knapp and Regena L. Knapp, husband and wife ("Grantor") conveys and warrants to Firwood Industrial Park, LLC, an Oregon Limited Liability Company ("Grantee"), the following real property located in Clackamas County, Oregon, and legally described on the attached Exhibit A, incorporated herein by this reference, subject to all liens, easements and encumbrances, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The contribution of the real property described above to Firwood Industrial Park, LLC, is in exchange and in consideration for membership interests therein as a non-taxable exchange under Section 721 of the Internal Revenue Code, all of which is the whole consideration for this conveyance.

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

EXHIBIT A- LEGAL DESCRIPTION

Order No.: 472517007613

Parcel 1, PARTITION PLAT NO. 2013-016, recorded April 30, 2013, in the County of Clackamas and State of Oregon