



TICOR TITLE™

Property Profile Report

Today's Date:

02/28/2024

Owner Name:

Crinklaw, Sandra L

Crinklaw, Glen P

Property Address:

OR

Reference Number:

6N4W3300 100

Account Number:

25064

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

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

**Parcel Information**

Parcel #:	25064
Alternate ID:	0404064330000010000
Account #:	6N4W3300 100
Site Address:	
	OR
Owner:	Crinklaw, Sandra L Crinklaw, Glen P
	66845 Nehalem Hwy N
	Vernonia OR 97064
Twn/Range/Section:	06N / 04W / 33
Parcel Size:	29.00 Acres (1,263,240 SqFt)
Lot/Block:	
Census Tract/Block:	971100 / 2000
Waterfront:	NEHALEM RIVER
Levy Code:	0404
Levy Rate:	12.4748
Market Land Value:	\$184,440.00
Market Impr Value:	\$0.00
Market Total Value:	\$184,440.00 (2022)
Assessed Land Value:	\$41,578.00
Assessed Impr Value:	\$0.00
Assessed Total Value:	\$41,578.00 (2022)

Tax Information

Tax Year	Annual Tax
2023	\$541.90
2022	\$511.14
2021	\$494.61

Legal**Land**

Land Use:	641 - IMPRVD H&B USE TRACT FOREST/WLO, DESIGNATED, ZONING NOT SIGNIFICANT	Zoning:	PF-80 - Primary Forest
Waterfront Name:	NEHALEM RIVER	Watershed:	1710020202 - Upper Nehalem River
School District:	47J - Vernonia	Primary School:	Mist Elementary School
Middle School:	Vernonia Middle School	High School:	Vernonia High School

Improvement

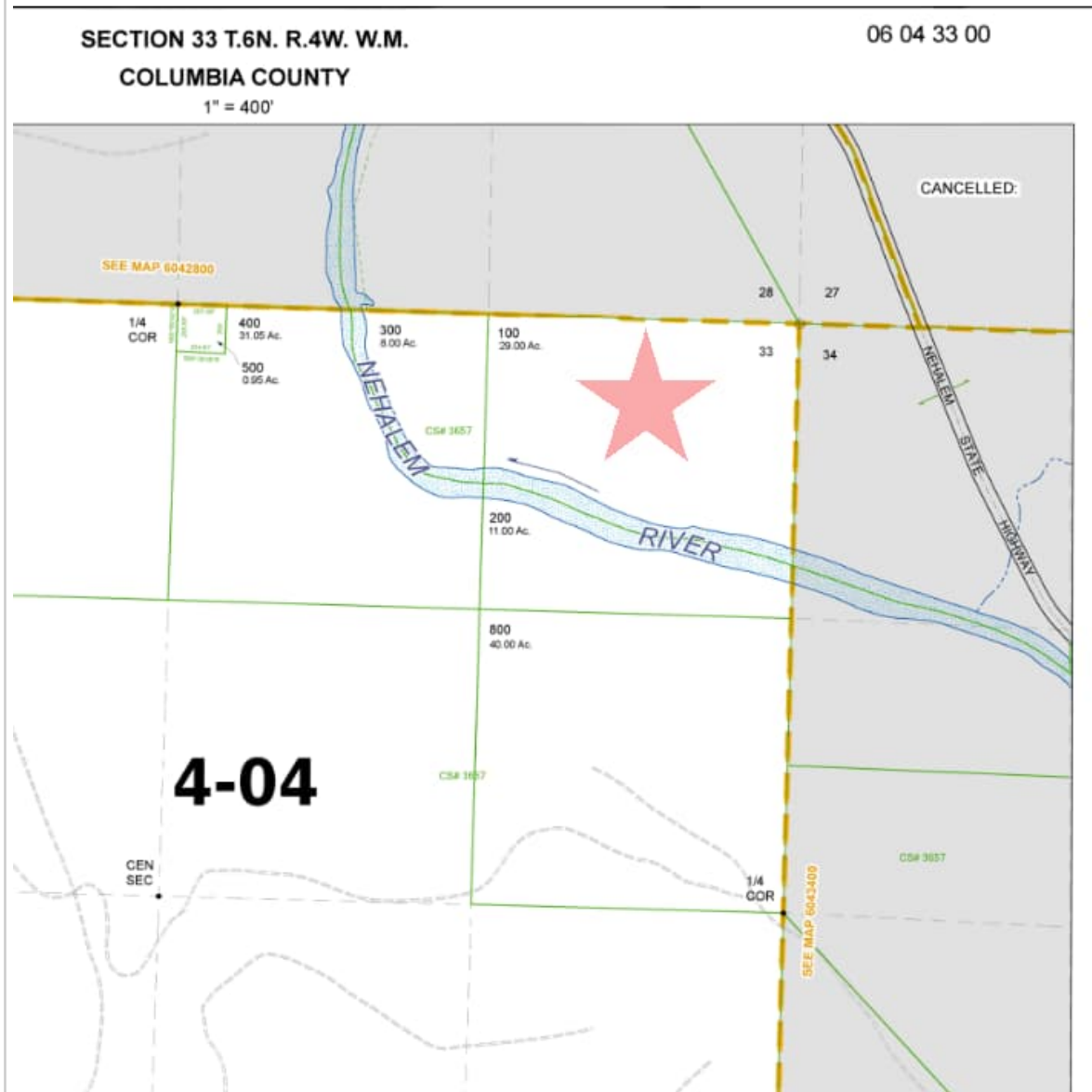
Year Built:		Fireplaces:		Bldg Use:	401 - H & B Use Rural Tract Improved
Bedrooms:		Total Baths:		Full/Half Baths:	
Finished Area:		Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:		Bldg Name:		Bldg Type:	

Transfer Information

Loan Date:	07/17/2009	Loan Amt:	\$75,000.00	Doc Num:	6883	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	BANNER BK		

Rec. Date:	02/23/1999	Sale Price:		Doc Num:	2680	Doc Type:	Deed
Owner:	Sandra L Crinklaw			Grantor:	OWNER RECORD		
Orig. Loan Amt:				Title Co:			
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.



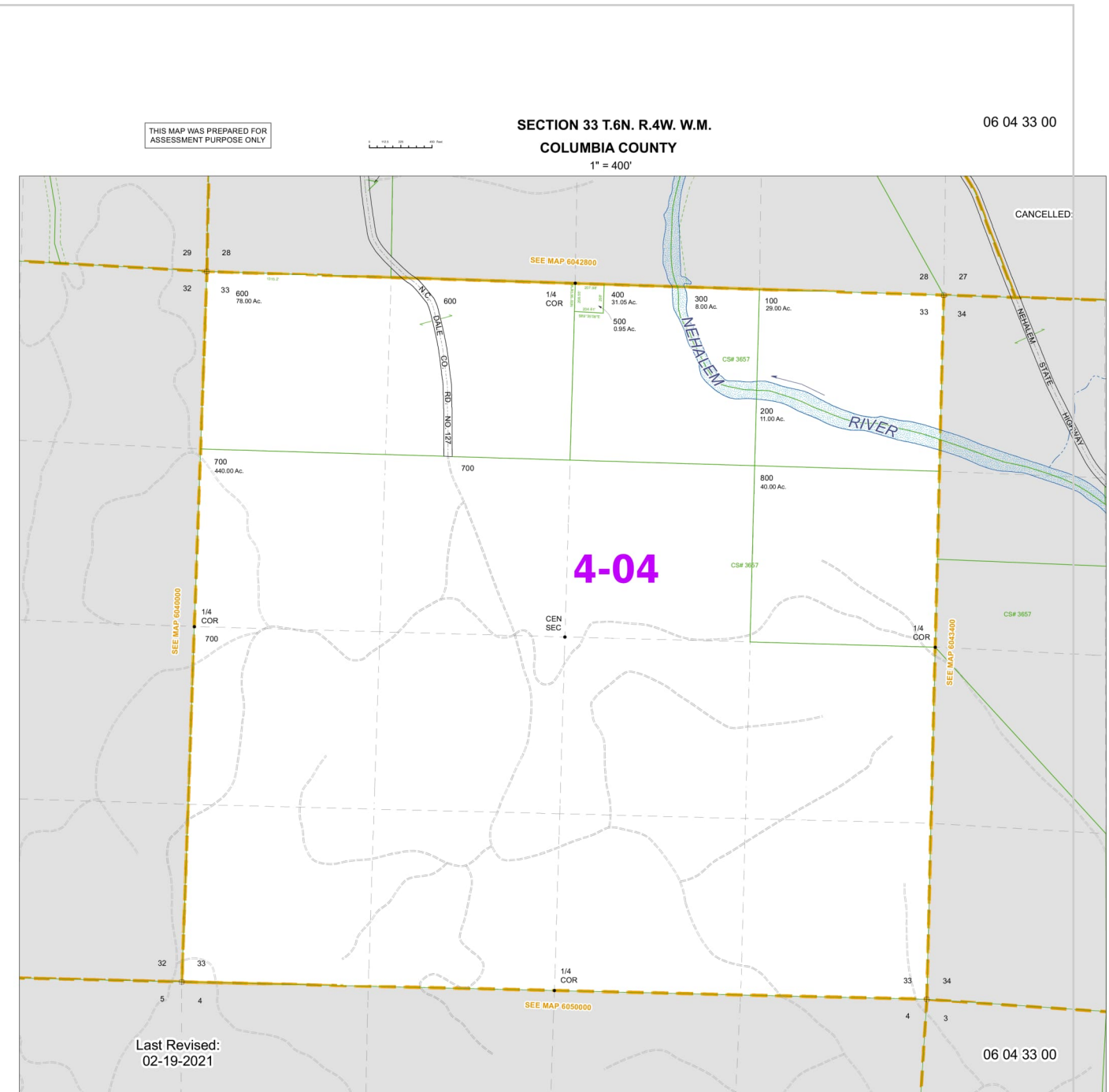
TICOR TITLE COMPANY

Parcel ID: 25064

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



TICOR TITLE COMPANY

Parcel ID: 25064

Site Address:

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

28-Feb-2024

CRINKLAW SANDRA L & GLEN P
66845 NEHALEM HWY N
VERNONIA OR 97064

Tax Account #	25064	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0404
Situs Address		Interest To	Mar 15, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$541.90	Nov 15, 2023	\$16.26
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$511.14	Nov 15, 2022	\$15.33
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$494.61	Nov 15, 2021	\$14.84
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$481.85	Nov 15, 2020	\$14.46
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$471.36	Nov 15, 2019	\$14.14
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$468.64	Nov 15, 2018	\$14.06
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$458.28	Nov 15, 2017	\$13.75
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$443.04	Nov 15, 2016	\$13.29
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$425.14	Nov 15, 2015	\$12.75
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$427.79	Nov 15, 2014	\$8.46
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.72	Nov 15, 2013	\$12.02
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$382.18	Nov 15, 2012	\$11.47
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$368.80	Nov 15, 2011	\$11.06
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.53	Nov 15, 2010	\$10.82
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$299.46	Nov 15, 2009	\$8.98
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.95	Nov 15, 2008	\$0.00
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$277.28	Nov 15, 2007	\$8.32
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$402.32	Nov 15, 2006	\$0.00
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$392.98	Nov 15, 2005	\$11.79
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$382.78	Nov 15, 2004	\$11.48
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$373.62	Nov 15, 2003	\$11.21
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.52	Nov 15, 2002	\$10.91
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$355.80	Nov 15, 2001	\$10.67
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$9,370.69		

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2024

February 28, 2024 4:49:49 pm

Account # 25064
Map # 6N4W33-00-00100
Code - Tax # 0404-25064

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name CRINKLAW SANDRA L & GLEN P

Deed Reference # 1999-2680 (SOURCE ID: F99 02680)

Agent

Sales Date/Price 02-23-1999 / \$0

In Care Of

Appraiser

Mailing Address 66845 NEHALEM HWY N
 VERNONIA, OR 97064

Prop Class 641 **MA** **SA** **NH** **Unit**
RMV Class 401 05 51 000 1624-2

Situs Address(s)				Situs City	
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0404 Land	174,000			Land	0
Impr.	0			Impr.	0
Code Area Total	174,000	36,310	44,095	0	
Grand Total	174,000	36,310	44,095	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				LUC	Trended RMV
						TD%	LS	Size	Land Class		
0404	3	<input type="checkbox"/>		CO:PF-80	Designated Forest Land	100	A	14.00	FC	006*	84,000
0404	1	<input checked="" type="checkbox"/>		CO:PF-80	Market	100	A	10.00	4H1	003	60,000
0404	2	<input checked="" type="checkbox"/>		CO:PF-80	Market	100	A	5.00	4H2	003	30,000
Grand Total								29.00			174,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
Grand Total								0		0

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- Fire Patrol ADDED 2006
- Forest Potential Additional Tax Liability ADDED 2007
- Forest Managment Plan Submitted ADDED 2012
2012 submitted FMP for 7.88ac total.

Code Area 0404

FIRE PATROL:

■ Fire Patrol **Amount** 23.52 **Acres** 14 **Year** 2024

NS

Sandra L. & Glen P. Crinklaw
 290 NE Donelson Street
 Hillsboro, Oregon 97124
Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 Sandra L. & Glen P. Crinklaw
 290 NE Donelson Street
 Hillsboro, Oregon 97124

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 Sandra L. & Glen P. Crinklaw
 290 NE Donelson Street
 Hillsboro, Oregon 97124

I hereby certify that the within instrument was received for recording in the County of Columbia, State of Oregon

2680 99 FEB 25 AM 31
 02680



ELIZABETH HUSER, County Clerk
 By: *[Signature]* Deputy
 Receipt 16002 # of Pages 2
 FEES \$ 40.00

STATE OF OREGON,

ss.

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL GRANTOR)

Sandra L. Crinklaw, Grantor,
 conveys to Sandra L. Crinklaw and Glen P. Crinklaw, husband and wife, Grantee,
 the following real property situated in Columbia County, Oregon, to-wit:
 See legal description attached and made a part hereof as Exhibit "A"

****This deed is given to create Tenants by Entirety.**

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 0 ** (Here, comply with the requirements of ORS 93.030.)

Dated this 23rd day of February, 19 99

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.

[Signature of Sandra L. Crinklaw]
 Sandra L. Crinklaw

STATE OF OREGON, County of Washington) ss.
 This instrument was acknowledged before me on February 23rd, 19 99,
 by Sandra L. Crinklaw



[Signature of Sharon A. Krieger]
 Sharon A. Krieger
 Notary Public for Oregon
 My commission expires 7-7-2001

EXHIBIT "A"

Parcel 1: All of that part of the Northeast quarter of the Northeast quarter of Section 33, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Northerly of the Nehalem River.

Also all of that part of the West half of the Northwest quarter of Section 34, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Northerly of the Nehalem River and Westerly of the Nehalem Highway.

Parcel 2: The Northeast quarter of the Northwest quarter of Section 34, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon.

Also all of that part of the West half of the Northwest Quarter of Section 34, Township 6 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, lying Easterly of the Nehalem Highway.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.



SELLER **IMPERSONATION** FRAUD

in Real Estate Transactions

FRAUDSTERS are impersonating property owners to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge. Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Lookout for

PROPERTY RED FLAGS

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

SELLER RED FLAGS

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection.
Connect with your Ticor Title escrow team for full details.

**Ronda Hills**

Sales Manager

5033973537

Ronda.Hills@ticortitle.com

<https://ticornorthwest.com/>

SELLER IMPERSONATION FRAUD

Prevention Resources & Tips

CONTACT SELLER USING INDEPENDENT SOURCES

- Contact the seller directly at an independently discovered and validated phone number
- Mail the seller at the address on tax records, property address, and grantee address (if different)
- Verify if you have a personal relationship or verified knowledge of the seller's identity

MANAGE THE NOTARIZATION

- Require the notarization be performed by a vetted and approved reputable national notary service
- Arrange for the seller to sign at the title company, an attorney's office, bank or U.S. embassy, if out of the country

VERIFY THE SELLER'S IDENTITY

- Search the seller's name using an online fraud detection service provider (LexisNexis, Credential Analysis, etc.)
- Perform an internet search of the seller's email and phone number
- Ask conversational questions to ascertain seller's knowledge of property information not readily available in public records
- Conduct additional due diligence as needed

CHECK THE PUBLIC RECORD

- Compare the seller's signature to previously recorded documents
- Compare the sales price to the appraisal, historical sales price, or tax appraisal value

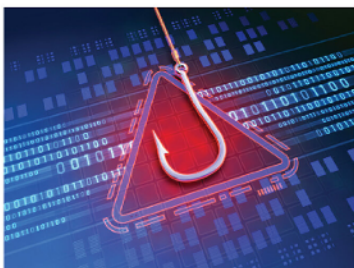
FILE FRAUD REPORTS

- IC3.gov
- Local law enforcement
- State law enforcement, including the state bureau of investigation and state attorney general
- Secretary of state for notary violations

FIGHT FRAUD WITH INDUSTRY PARTNERS

- Notify real estate professional in your community such as county recorders, real estate agents, banks, loan officers, and the title and escrow company
- Provide education during office meetings or MLS meetings
- Contact your local title and escrow company immediately on pending transactions if you suspect any possible fraud attempts

Source: ALTA Seller Impersonation



If you suspect that a scam is in effect, immediately report it to local law enforcement and file a complaint with the FBI Internet Crime Complaint Center.
<https://www.ic3.gov>