



**Oregon
Farm & Home**
★ BROKERS ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

8810 AND 8840 HEBO ROAD

Grand Ronde, Oregon

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER

Introduction

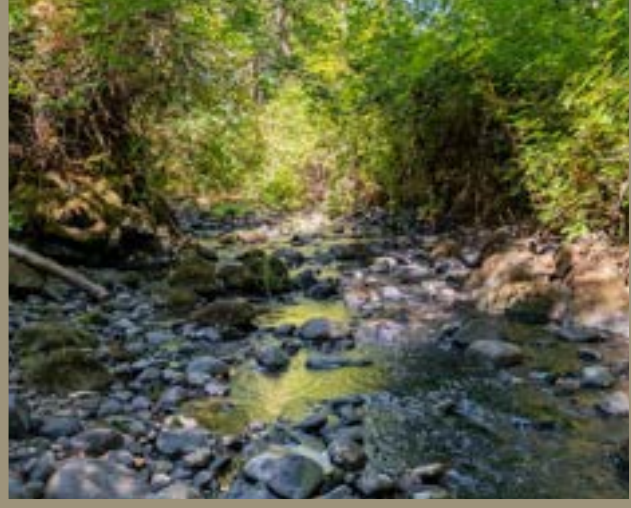


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KW MID-WILLAMETTE
KELLER WILLAMETTE REALTY

Welcome to 8810 and 8840 Hebo Road in Grand Ronde, Oregon. This rural property includes two adjoining parcels totaling approximately 2.66 acres, with parcel numbers 328782 and 328795 and manufactured structure account 357665. The property features a 1971 Golden West manufactured home, a 1,024-square-foot machine shed, and a 2,160-square-foot commercial building. Both parcels are zoned NPC-C, Northwest Polk Community Commercial, creating a unique mix of residential and commercial space on the Yamhill River.

The land is mostly made up of Cove silty clay loam, with a small area of McAlpin silty clay loam. The soil report maps approximately 2.46 acres of Cove soil within its 2.69-acre mapped boundary. Portions of the property are also located within mapped floodplain areas, which should be considered when planning future improvements. With existing buildings, commercial zoning, and easy access to Highway 18, this property offers several options for future use.



Location

Located in Grand Ronde in northwest Polk County, the property is just north of Highway 18, providing convenient travel toward the Oregon Coast and the Willamette Valley. The Grand Ronde area offers access to local services, outdoor recreation, and nearby Spirit Mountain Casino, while Highway 18 provides connections toward Willamina, Sheridan, McMinnville, Salem, and Lincoln City. The property is within Willamina School District 30J, with county records listing Willamina Elementary, Willamina Middle, and Willamina High School.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

Opportunity

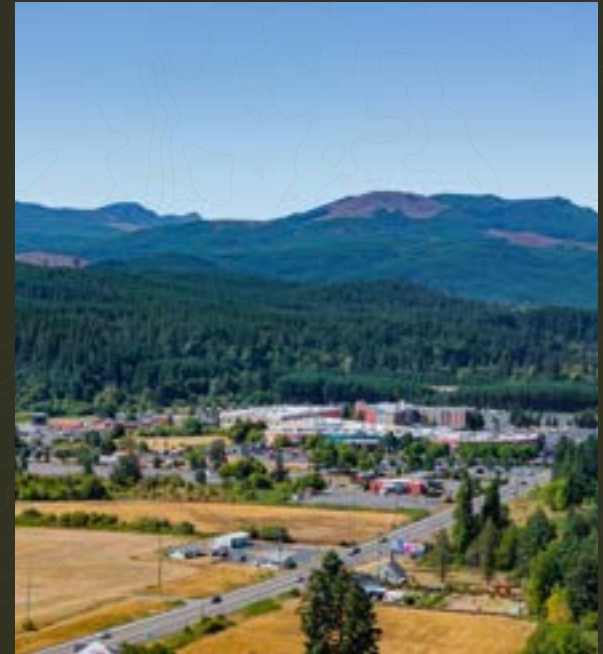
In addition to its easy river access, one of the property's biggest features is its NPC-C commercial zoning. Combined with its location near Highway 18, this zoning may provide opportunities for a variety of commercial uses, subject to Polk County approval. The existing 2,160-square-foot commercial building is identified by county records as a retail store, providing established space that could support a business, storage, or another approved use. Buyers may also explore future improvements or changes that fit their goals and meet county zoning requirements.

The property also includes a 1971 Golden West manufactured home and a 1,024-square-foot machine shed at 8840 Hebo Road. Having residential, commercial, and storage space together creates added flexibility for an owner-user or investment property. The two adjoining parcels may also provide more options when planning how the property is used. Because portions of the land are within mapped flood areas, buyers should confirm floodplain, building, and development requirements with Polk County before making future plans.



Land

2.66 +/- acres total, 8840 Hebo Road — 1.76 acres, 8810 Hebo Road — 0.90 acre, Parcels #328782 and #328795, NPC-C commercial zoning, Mostly Cove silty clay loam, Portions within mapped floodplain areas, South Yamhill River along the eastern side of the mapped property area



House & Outbuildings



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House and Outbuildings

House

- 1971 Golden West Villa West manufactured home
- Located at 8840 Hebo Road
- Manufactured structure account #357665
- County assessment lists 1,704 SF
- Accessory cover and additional improvements listed by county

Outbuildings / Commercial

- 2,160 SF commercial building
 - County identifies building as a retail store
 - Kitchenette
- 1,024 SF machine shed
 - Existing space for commercial, storage, or other approved uses

Systems

Septic: Shared System
with Outbuilding

Water: Grand Ronde
Community Water

Seller Preferred Terms

Forms: OREF

Title: Fidelity National Title In Albany with Tara Riesterer

Offer Response: 3 Business Days

Personal Property: All Personal Property Left at the Close of
Escrow to be Buyer's Responsibility

Property Maps

Maps provided via LandID

- Property boundaries
- Area
- Floodplain and surface water



SCAN HERE
FOR AN
INTERACTIVE
MAP!

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Soil Report

Soil Report provided via LandID

Majority Soil Types

- Cove Silty Clay Loam
- McAlpin Silty Clay Loam

21	Cove silty clay loam
W	Water
48A	McAlpin silty clay loam, 0 to 3 percent slopes

County Info

List Pack provided by
Fidelity National Title company

Parcel 328795 | .90 Acres

Parcel 328782 | 1.76 Acres



Fidelity National Title

Parcel ID: 328782

Site Address: 8840 Hebo Rd

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.



Fidelity National Title

Polk County Property Profile Information

Parcel #: **328795**

Tax Lot: **67 8C0 200**

Owner: Pugh, Kevin

CoOwner:

Site: **8810 Hebo Rd**

Grand Ronde OR 97347 - 9713

Mail: 45500 Hebo Rd

Grand Ronde OR 97347 - 9619

Land Use: 201 Commercial Improved Zoned
Commercial

Std Land Use: 3000 - Commercial Office (General)

Legal:

Twtnshp/Range/Sec: SW



ASSESSMENT & TAX INFORMATION

Market Land: **\$138,000.00**

Market Impr: **\$73,320.00**

Market Total: **\$211,320.00**

Exemption:

Taxes: **\$827.08**

Levy Code: 4408

Levy Rate: 11.7410

Assessed Total: **\$65,710.00**

SALE & LOAN INFORMATION

Sale Date: 06/28/2023

Sale Amount: \$200,000.00

Document #: 4838

Deed Type: Warranty Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Lot Size Ac: 0.90 Acres

Lot Size SF: 39,204 SqFt

Pool:

Neighborhood:

School District: 30J Willamina

Primary School: Willamina Elementary School

Middle School: Willamina Middle School

High School: Willamina High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-NPC-C

Census: 2006 - 020400

Watershed: Agency Creek-South Yamhill River

Latitude: 45.062804

Longitude: -123.571669

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IMPROVEMENT 19238

ParcelID: 328795

Improvement Desc: 571 - COMMERCIAL

Value: \$156,650.00

Year Built: 0

Retail store -
commercial

Total SqFt: 2,160

Bedrooms: 0

Eff Year Built: 0

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

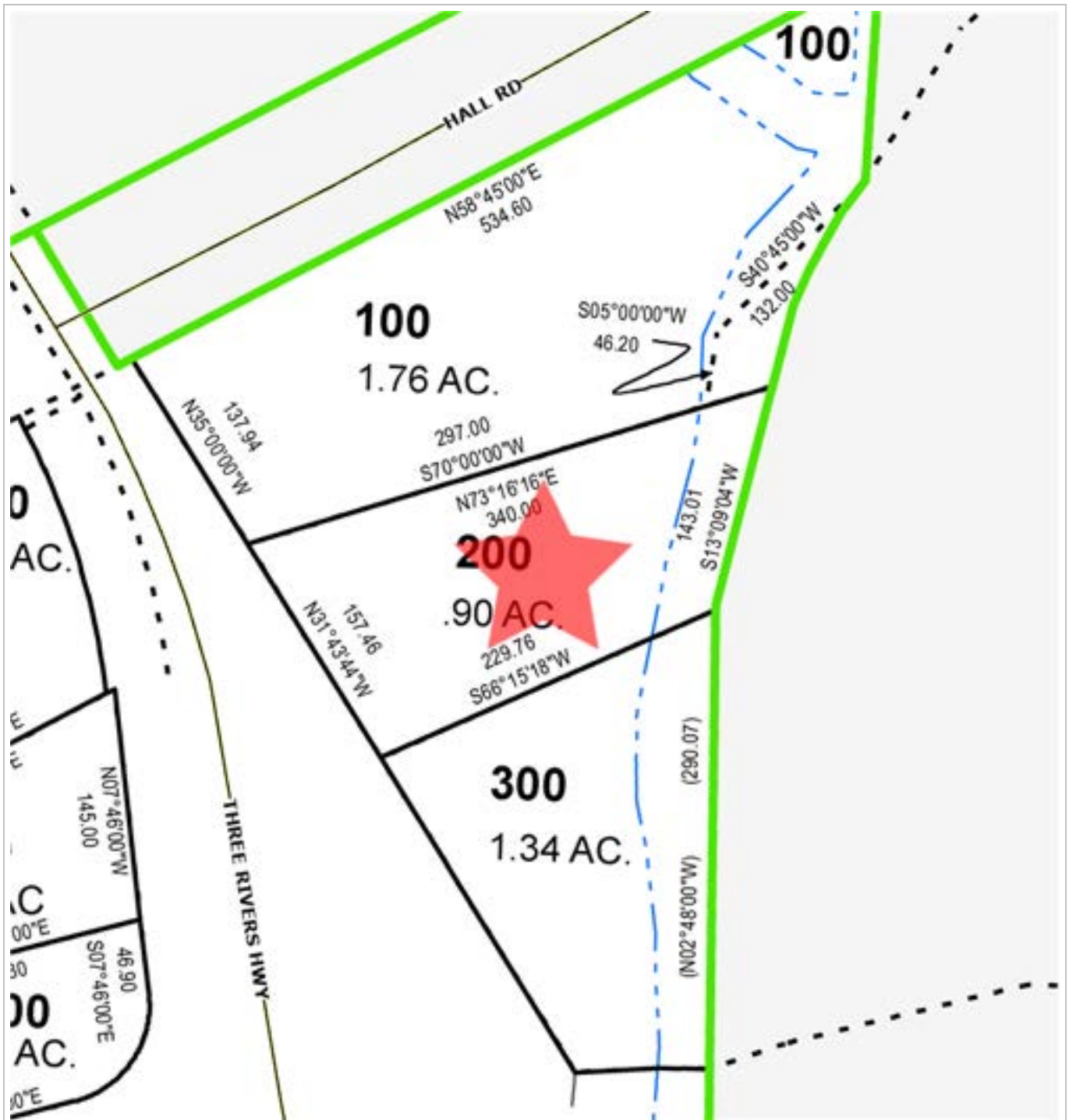
Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:



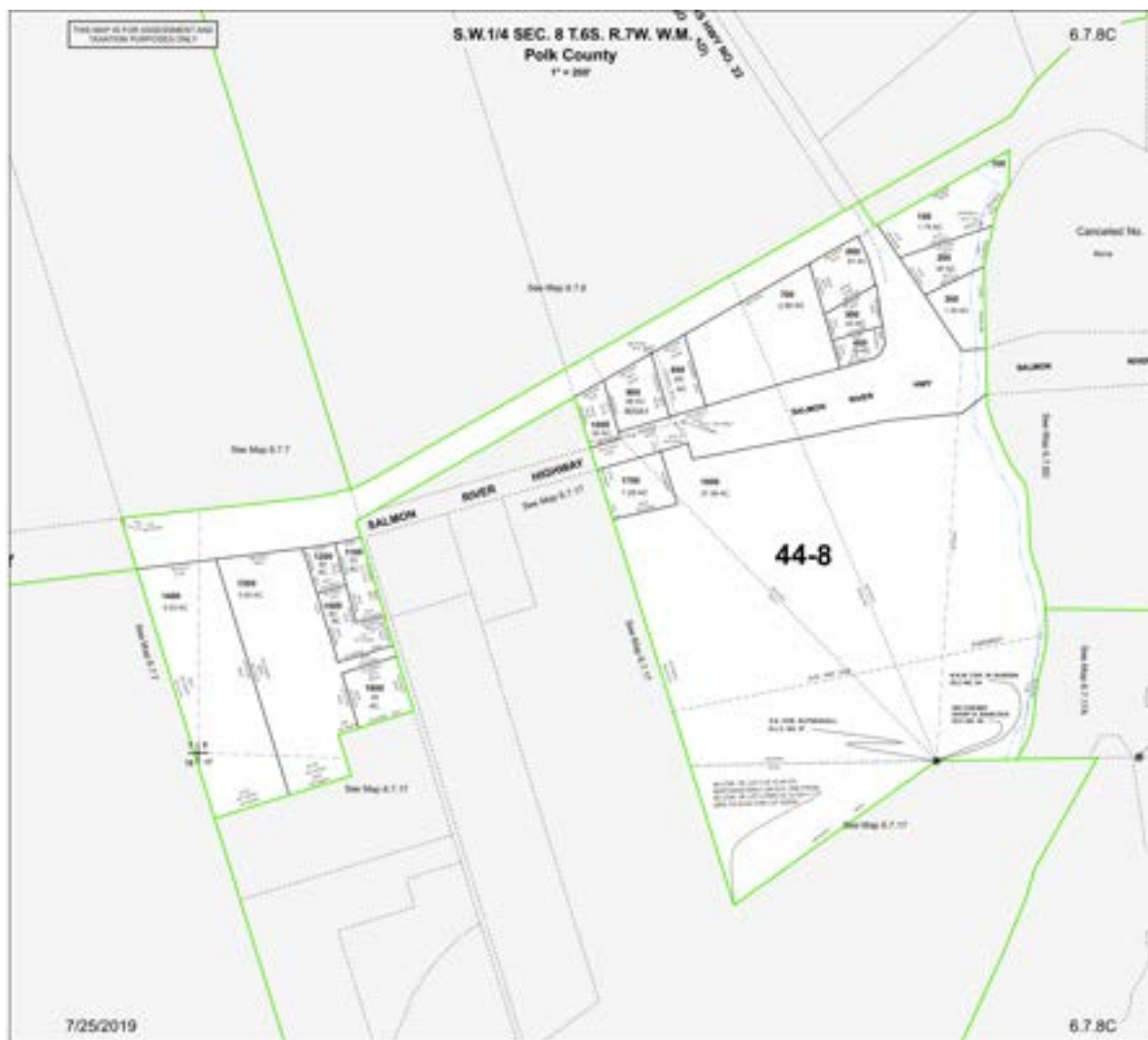
Fidelity National Title

Parcel ID: 328795

Site Address: 8810 Hebo Rd

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Full Assessor Map



Fidelity National Title

Parcel ID: 328795

Site Address: 8810 Hebo Rd

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Aerial Map

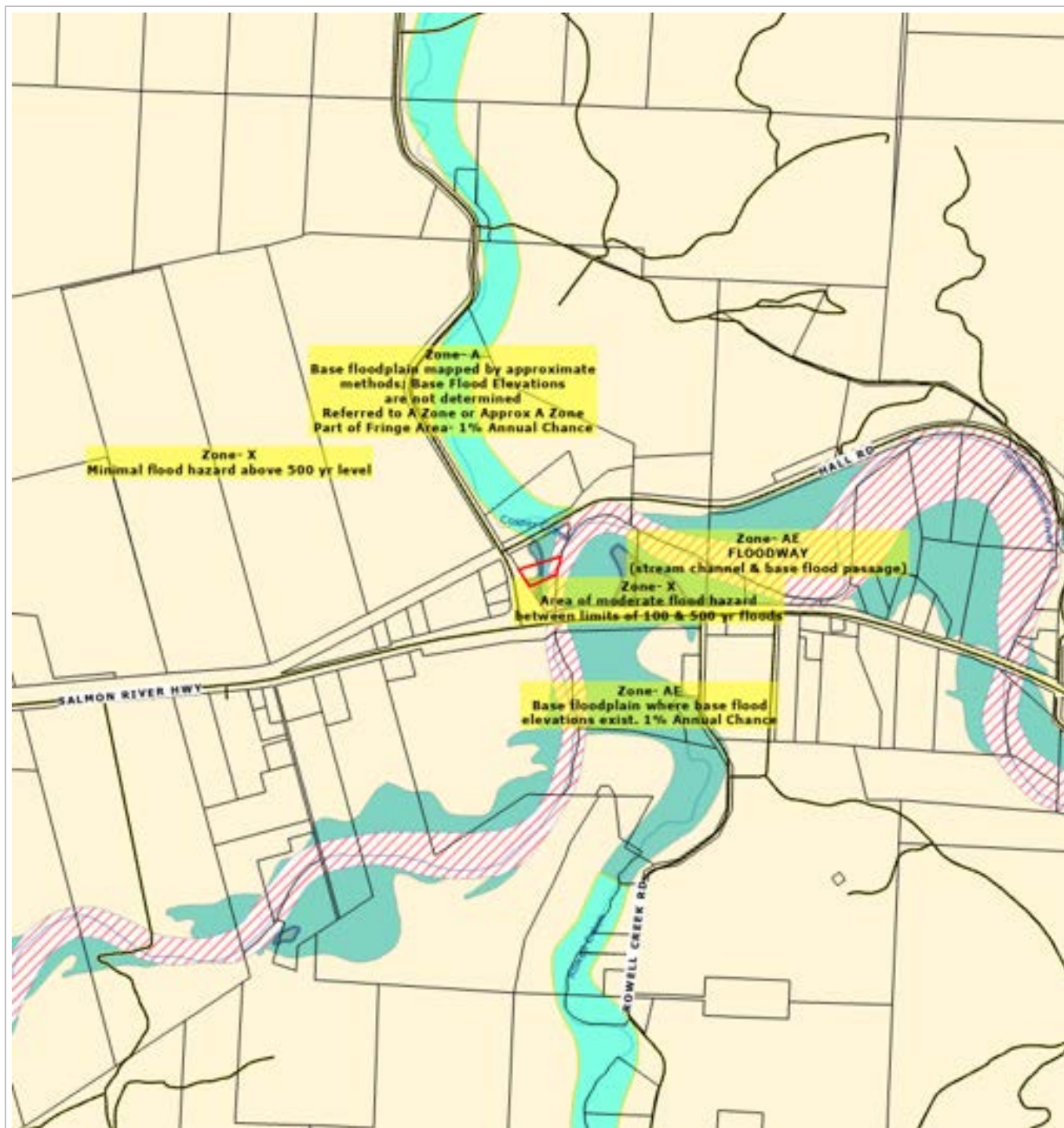


Fidelity National Title

Parcel ID: 328795

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Flood Map

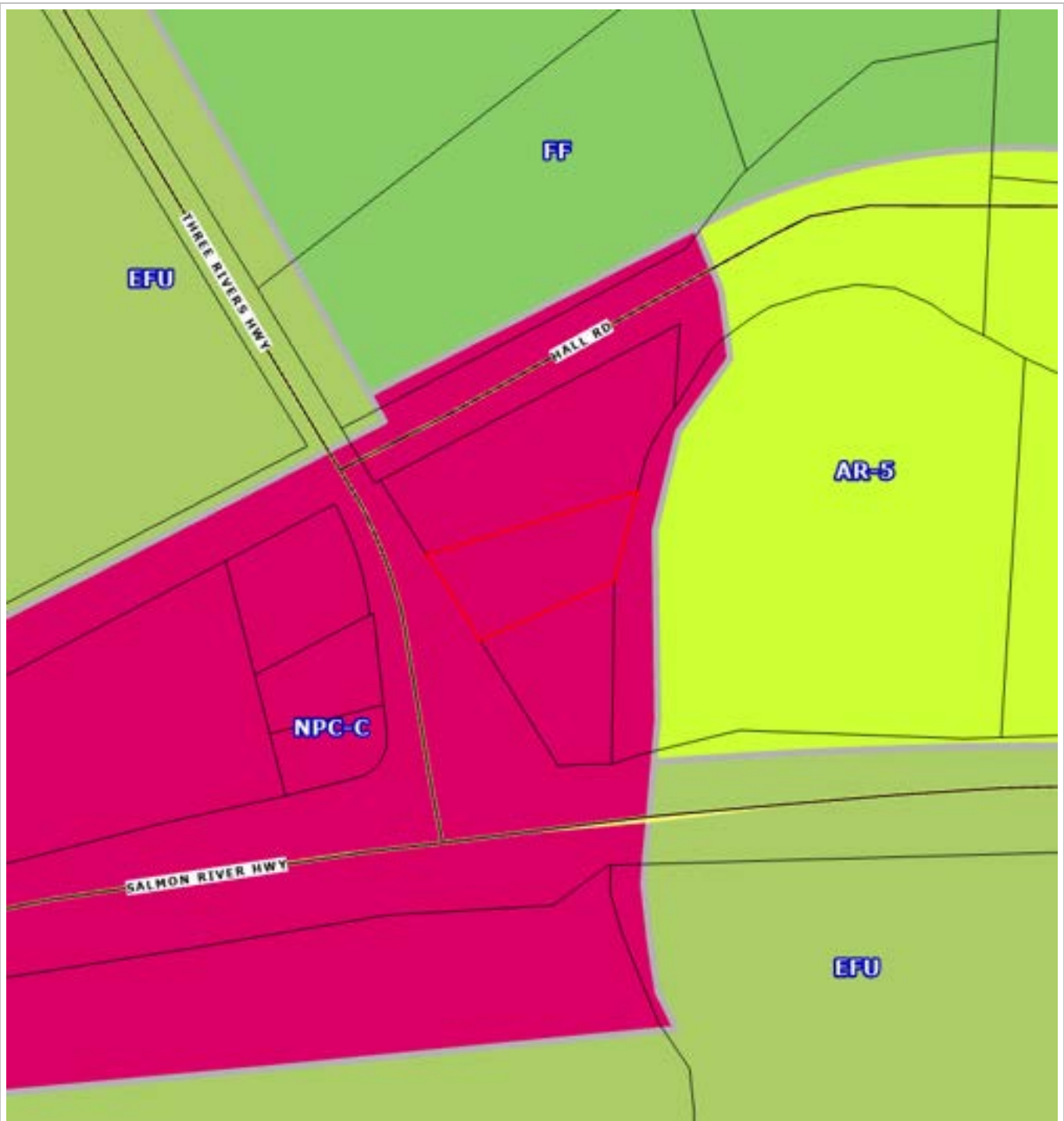


Fidelity National Title

Parcel ID: 328795

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Zoning Map



Fidelity National Title

Parcel ID: 328795

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Polk County
2026 Real Property Assessment Report
 Account 328795
 NOT OFFICIAL VALUE

Map	06708-C0-00200	Tax Status	Assessable
Code - Tax ID	4408 - 328795	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	PUGH KEVIN 45500 HEBO RD GRAND RONDE OR 97347		
		Deed Reference #	2023-4838
		Sales Date/Price	06-23-2023 / \$200,000
		Appraiser	

Property Class	201	MA	SA	NH
RMV Class	201	01	20	000

Site Situs Address	City
8810 HEBO RD	GRAND RONDE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
4408	Land	138,000		Land	0
	Impr	73,320		Impr	0
Code Area Total		211,320	65,710	65,710	0
Grand Total		211,320	65,710	65,710	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4408	1	☒		CH/T	Commercial Site	100	0.90 AC		008	138,000
Code Area Total							0.90 AC			138,000

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
4408	1	1987	571	Retail store - commercial	100	2,160			73,320
Code Area Total						2,160			73,320

Exemptions / Special Assessments / Notations										
Notations										
■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT ■ 100 YEAR FLOOD PLAIN ■ FORESTRY PER ACRE PROTECTION CHARGE										
Code Area 4408										
Fire Patrol						Amount		Acres		Year
■ OR FORESTRY FIRE SURCHARGE						58.00				2026
■ OR FORESTRY FIRE TIMBER						20.00		0.90		2026

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

27-Jul-2026

PUGH KEVIN
45500 HEBO RD
GRAND RONDE OR 97347

Tax Account #	328795	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4408
Situs Address	8810 HEBO RD GRAND RONDE OR 97347	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$827.08	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$789.65	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$732.39	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$708.81	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$692.57	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$671.92	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$600.10	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$596.63	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$588.84	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$604.58	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$595.53	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$568.74	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$522.79	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$512.51	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$433.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$417.21	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$405.36	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$387.26	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$380.80	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$364.49	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$358.23	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$350.14	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.63	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$343.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$318.49	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$309.40	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.22	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$266.81	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$261.93	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$267.63	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.76	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.61	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$417.08	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$485.70	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$546.69	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$525.63	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$606.63	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$529.92	Nov 15, 1988

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

27-Jul-2026

PUGH KEVIN
45500 HEBO RD
GRAND RONDE OR 97347

Tax Account #	328795	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4408
Situs Address	8810 HEBO RD GRAND RONDE OR 97347	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
Total		\$0.00	\$0.00	\$0.00	\$0.00		

RECORDING REQUESTED BY:



1215 NE Baker Street
McMinnville, OR 97128

GRANTOR'S NAME:

Irma L. Bode Revocable Living Trust dated April 22, 2008

GRANTEE'S NAME:

Kevin Pugh

AFTER RECORDING RETURN TO:

Order No.: 471823124032-CW
Kevin Pugh
45500 Hebo Road
Grand Ronde, OR 97347

SEND TAX STATEMENTS TO:

Kevin Pugh
45500 Hebo Road
Grand Ronde, OR 97347

APN: 328782
357665
328795
Map: 06708C000100
X50652
06708C000200
8840 Hebo Road, Grand Ronde, OR 97347

RECORDED IN POLK COUNTY		2023-004838
Valerie Unger, County Clerk		
		06/28/2023 10:28:01 AM
REC-WD	Cnt=1 Str=5 K. WILLIAMS	
\$15.00	\$11.00 \$10.00 \$60.00 \$5.00	\$101.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Janice K. Spielman, as Successor Trustee for Irma L. Bode Revocable Living Trust dated April 22, 2008, Grantor, conveys and warrants to Kevin Pugh, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Polk, State of Oregon:

PARCEL I:

Beginning at a point 27 chains North of the quarter Section corner between Sections No. 8 and 17 in Township 6 South, Range 7 West of the Willamette Meridian, Polk County, Oregon; thence North 35° West 2.09 chains along highway; thence North 58°45' East 8.10 chains along the railroad; thence South 2 chains to center of river; thence South 40°45' West 2 chains up river; thence South 05° West 70 links up river; thence South 70° West 4.50 chains to the Place of Beginning.

PARCEL II:

Beginning on the Northerly line of a tract of land conveyed to the State of Oregon in Book 89, Page 306, Deed Records for Polk County, Oregon, at a point which is North 00°05' 16" East (bearings used herein are based on the Oregon Coordinates System, North Zone) 1608.45 feet from the Southeast corner of the William Kuykendall Donation Land Claim No. 57 in Township 6 South, Range 7 West of the Willamette Meridian in said County and State, said point also being 60.24 feet, North 66°15'18" East from the Northwest corner of said tract of land; thence North 31°43'44" West along the right-of-way line of the former State Highway a distance of 157.46 feet to the Southwest corner of a tract of land conveyed to Leo Elwert in Book 138, Page 606, Deed Records for said County and State; thence North 73°16'16" East along the South line of said Elwert's tract of land 340.00 feet to a point in the center of the South Fork of the Yamhill River; thence South 13°09'04" West along the center of said river 143.01 feet to the Northeast corner of said State of Oregon's tract of land; thence South 66°15'18" West 229.76 feet to the Place of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

STATUTORY WARRANTY DEED
(continued)

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of South Fork of the Yamhill River.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of South Fork of the Yamhill River.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of South Fork of the Yamhill River.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: the United States of America
Purpose: as stated in said easement
Recording Date: August 2, 1968
Recording No.: Book 212, Page 512

Right, title and interest, if any, of School Districts No. 69 and 93 of Polk and Yamhill Counties, as disclosed by Warranty Deed

Recording Date: October 22, 1974
Recording No.: Book 63, Page 985

Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Parcel II

A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

Note: According to the Polk County tax roll record, the owner of the manufactured home situated on said premises is owned by Irma Louise Bode, individually.

Parcel I

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: June 23 2023

Irma L. Bode Revocable Living Trust dated April 22, 2008

BY: Janice K. Spielman
Janice K. Spielman
Successor Trustee

State of Oregon
County of Yamhill

This instrument was acknowledged before me on June 23 2023 by Janice K. Spielman as Successor Trustee for Irma L. Bode Revocable Living Trust dated April 22, 2008.

Cynthia J. Willis
Notary Public - State of Oregon

My Commission Expires: March 09 2026





Fidelity National Title

Polk County Property Profile Information

Parcel #: **328782**

Tax Lot: **67 8C0 100**

Owner: Pugh, Kevin

CoOwner:

Site: **8840 Hebo Rd**

Grand Ronde OR 97347 - 9713

Mail: 45500 Hebo Rd

Grand Ronde OR 97347 - 9619

Land Use: 409 M S H&b Use Tract Zoning Not
Significant

Std Land Use: 1006 - Mobile/Manufact Home (regardless
of Land owner)

Legal:

Twtnshp/Range/Sec: SW

ASSESSMENT & TAX INFORMATION

Market Land: **\$185,000.00**

Market Impr: **\$2,760.00**

Market Total: **\$187,760.00**

Exemption:

Taxes: **\$420.37**

Levy Code: 4408

Levy Rate: 11.7410

Assessed Total: **\$30,030.00**

SALE & LOAN INFORMATION

Sale Date: 06/28/2023

Sale Amount: \$200,000.00

Document #: 4838

Deed Type: Warranty Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Lot Size Ac: 1.76 Acres

Lot Size SF: 76,666 SqFt

Pool:

Neighborhood:

School District: 30J Willamina

Primary School: Willamina Elementary School

Middle School: Willamina Middle School

High School: Willamina High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-NPC-C

Census: 2006 - 020400

Watershed: Agency Creek-South Yamhill River

Latitude: 45.063285

Longitude: -123.57164

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IMPROVEMENT 45406

ParcelID: 328782

Improvement Desc: 300 - FARM BLDG
Farm Bldg

Value: \$1,030.00

Year Built: 0

Total SqFt: 1,024

Bedrooms: 0

Eff Year Built: 1953

Finished SqFt: 0

Bath Total: 0

Unfinished SqFt: 0

Bath Half: 0

Quality:

1st Floor SqFt: 0

Bath Full: 0

Garage SqFt: 0

2nd Floor SqFt: 0

Carport SqFt: 0

Heat Type:

Basement Fin SqFt: 0

Attic Fin SqFt: 0

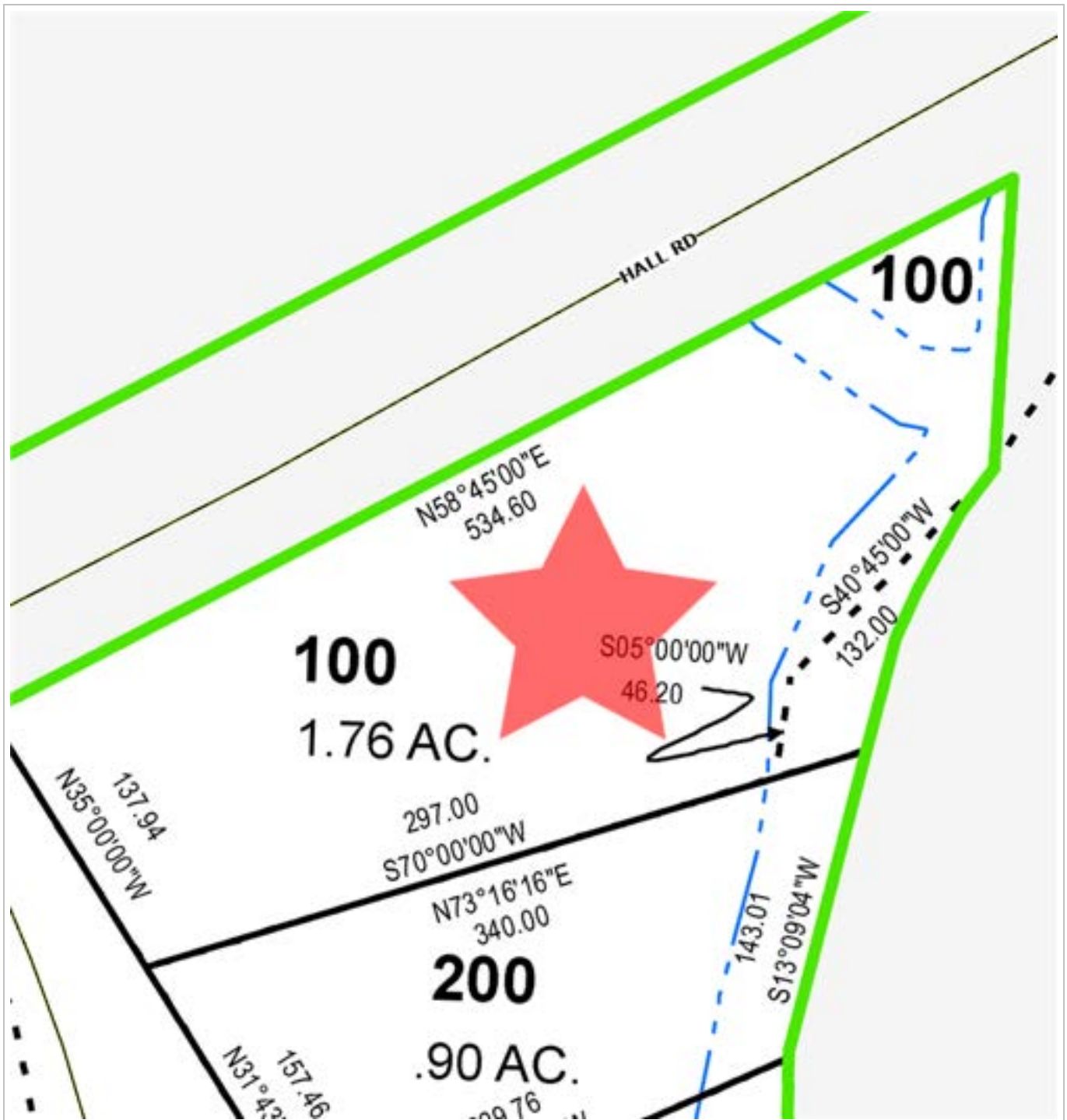
Fireplace: 0

Basement Unfin 0
SqFt:

Attic Unfin SqFt: 0

Ext. Wall:

Foundation:



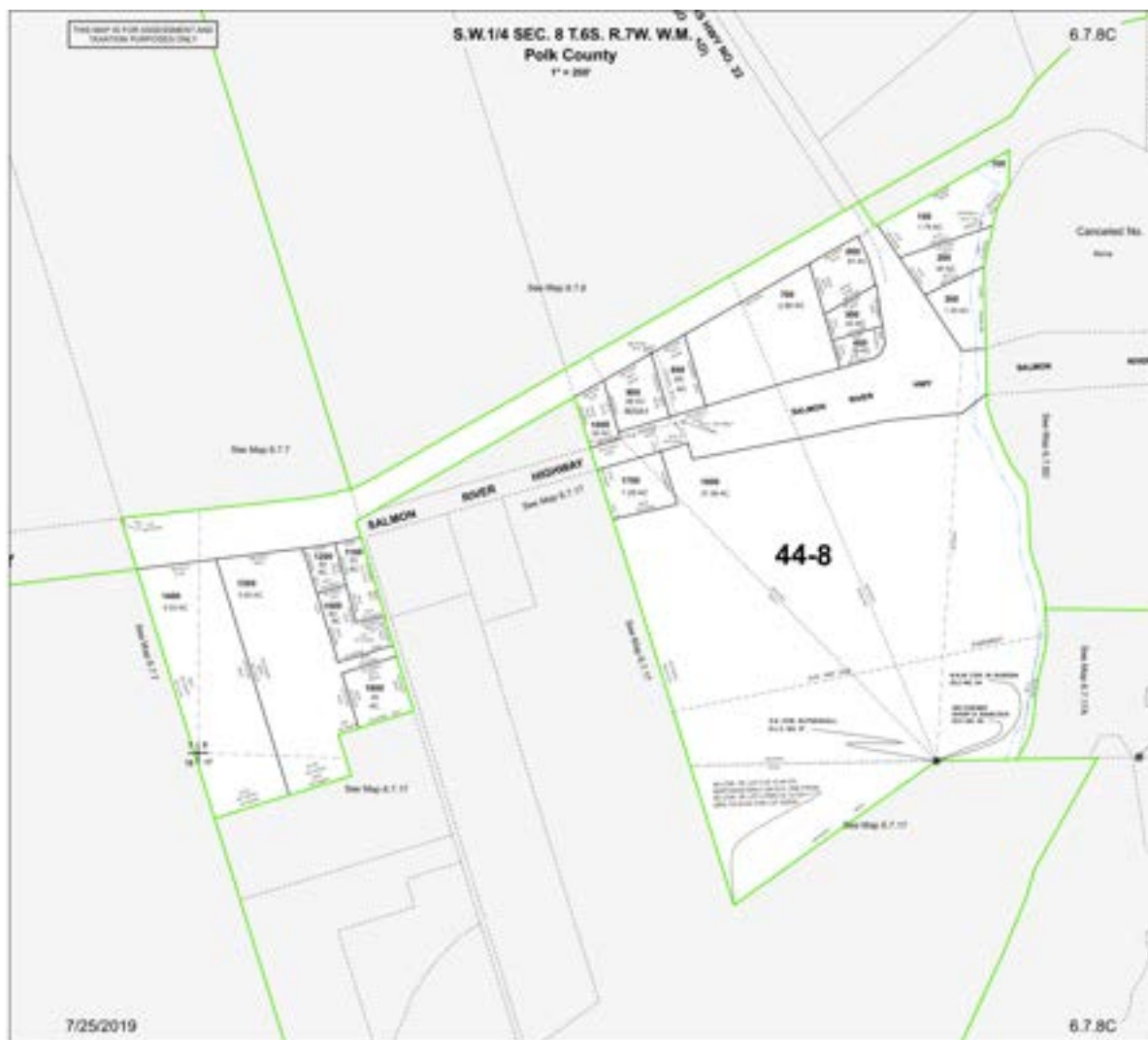
Fidelity National Title

Parcel ID: 328782

Site Address: 8840 Hebo Rd

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.

Full Assessor Map



Fidelity National Title

Parcel ID: 328782

Site Address: 8840 Hebo Rd

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Aerial Map

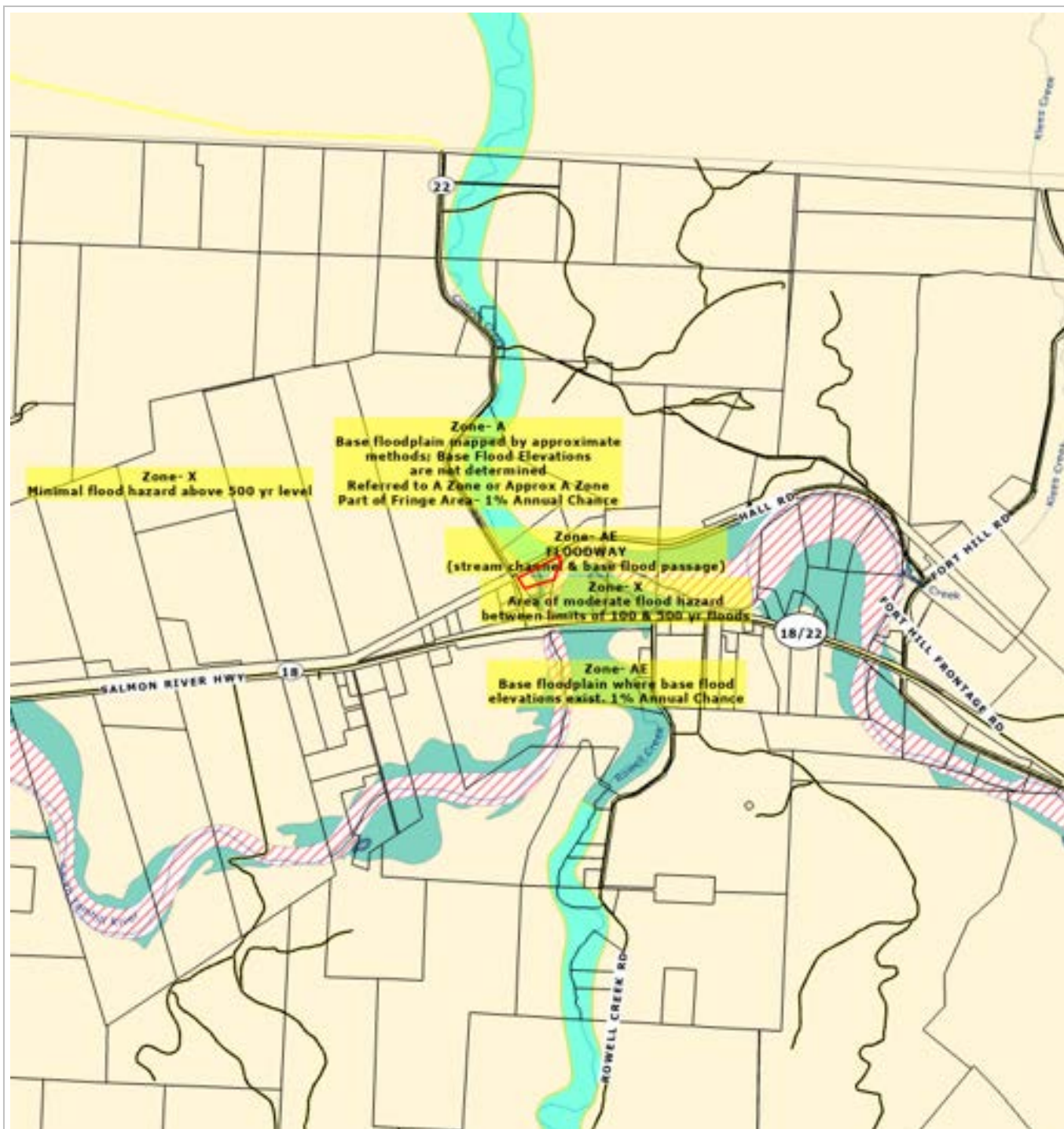


Fidelity National Title

Parcel ID: 328782

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Flood Map



Fidelity National Title

Parcel ID: 328782

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Zoning Map



Fidelity National Title

Parcel ID: 328782

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Polk County
2026 Real Property Assessment Report
 Account 328782
 NOT OFFICIAL VALUE

Map	06708-C0-00100	Tax Status	Assessable
Code - Tax ID	4408 - 328782	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	PUGH KEVIN 45500 HEBO RD GRAND RONDE OR 97347	Deed Reference #	2023-4838
		Sales Date/Price	06-23-2023 / \$200,000
		Appraiser	SONDAY, MIKE
Property Class	409	MA	SA
RMV Class	409	01	20 000

Site	Situs Address	City
1	8840 HEBO RD	GRAND RONDE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
4408	Land	188,200		Land	0
	Impr	2,760		Impr	0
Code Area Total		190,960	30,030	30,030	0
Grand Total		190,960	30,030	30,030	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4408	0	☒		CH/T	Market	102	0.76 AC	B6	003	70,470
					OSD - FAIR	100				25,000
	1	☒		CH/T	Residential Site	102	1.00 AC		003	92,730
Code Area Total							1.76 AC			188,200

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
4408	1		303	MACHINE SHED	100	1,024			2,760
	1	1971	462	MS Double wide	103	1,704		R-357665	39,810
Code Area Total						2,728			42,570

Exemptions / Special Assessments / Notations										
Notations ■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT ■ 100 YEAR FLOOD PLAIN ■ FORESTRY PER ACRE PROTECTION CHARGE										
Code Area 4408										
Fire Patrol						Amount		Acres		Year
■ OR FORESTRY FIRE SURCHARGE						58.00				2026
■ OR FORESTRY FIRE TIMBER						20.00		1.76		2026

MS Accounts 4408 - R-357665
 *** The Real MS value is not included in the total of the real account

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

27-Jul-2026

PUGH KEVIN
45500 HEBO RD
GRAND RONDE OR 97347

Tax Account #	328782	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4408
Situs Address	8840 HEBO RD GRAND RONDE OR 97347	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$420.37	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$396.95	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.79	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.02	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$352.69	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$343.29	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$310.44	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.85	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$305.29	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.47	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.34	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$296.09	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$275.11	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.45	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$264.68	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$257.26	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$251.88	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.41	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.38	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$222.90	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$220.10	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.40	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.43	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$213.68	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.04	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.95	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.52	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$99.73	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$98.99	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.05	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$108.03	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$128.32	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$157.29	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$170.49	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$289.54	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.57	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$261.94	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$279.40	Nov 15, 1988

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

27-Jul-2026

PUGH KEVIN
45500 HEBO RD
GRAND RONDE OR 97347

Tax Account #	328782	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4408
Situs Address	8840 HEBO RD GRAND RONDE OR 97347	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	\$0.00	\$0.00	\$0.00	\$0.00		



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **357665**

Tax Lot:

Owner: Pugh, Kevin

CoOwner:

Site: 8840 Hebo Rd

Grand Ronde OR 97347

Mail: 45500 Hebo Rd

Grand Ronde OR 97347

Zoning:

Std Land

1006 - Mobile/Manufact Home (regardless of Land owner)

Use:

Legal:

Twn/Rng/Sec: T: R: S: Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$38,650.00**

Market Land:

Market Impr:

Assessment Year: **2026**

Assessed Total: **\$36,080.00**

Exemption:

Taxes: **\$410.29**

Levy Code: 4408

Levy Rate: 11.7410

PROPERTY CHARACTERISTICS

Year Built: 1971

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt: 3,408 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

SALE & LOAN INFORMATION

Sale Date: 04/22/2008

Sale Amount:

Document #: 2008-5230

Deed Type: WD

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

Polk County
2026 Manufactured Structure Assessment Report
 Account 357665
 NOT OFFICIAL VALUE

Code - Tax ID 4408 - 357665
Mailing PUGH KEVIN
 45500 SW HEBO RD
 GRAND RONDE OR 97347

Tax Status Assessable
Account Status Active
Subtype Real
Home ID 264475
X Number 50652
Appraiser SONDAY, MIKE

Situs Address	City
8840 HEBO RD	GRAND RONDE

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
4408	\$39,810	\$36,080	\$36,080	103 %		

Manufactured Structure			
VIN #	S20021	Stat Class	462
Brand	GOLDEN WEST	Condition	A
Model	VILLA WEST	MA / SA / NH	01 / 04 / 000
Year Built	1971	Rooms	
Sticker #	2598		

Real Property			
Real Account ID	328782	MA / SA / NH	01 / 20 / 000
Map	06708-C0-00100	Property Class	409
Park Name		RMV Class	409
Comments			

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	6	1,704	24 X 64		54,501
First Floor	6	1,704	8 X 21		54,501

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
Gutters	64	396	Skirting - Wood Siding	176	1,635
Total Inventory RMV					2,031

Accessories				
Description	Eff Year Built	Sqft	Quantity	RMV
ACCESSORY COVER-LOW COST	1971	208		3,221
MS-CLASS 6 ACCESSORIES	1971		1	1,740
Total Accessories RMV				4,961

Exemptions / Special Assessments / Notations
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STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

27-Jul-2026

PUGH KEVIN
45500 SW HEBO RD
GRAND RONDE OR 97347

Tax Account #	357665	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	4408
Situs Address	8840 HEBO RD GRAND RONDE OR 97347	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$410.29	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$397.12	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$365.68	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$349.49	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$333.74	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.77	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$288.05	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$252.59	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$165.95	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.83	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.19	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.95	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.08	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$152.02	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$154.15	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$178.79	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$197.26	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.85	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$188.44	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$179.60	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$174.31	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.08	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.25	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.45	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$231.15	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$253.19	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$276.79	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$259.36	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.62	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.56	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$232.30	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$321.19	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$331.95	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$361.30	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$390.69	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$315.74	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$377.02	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$396.82	Nov 15, 1988

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

27-Jul-2026

PUGH KEVIN
45500 SW HEBO RD
GRAND RONDE OR 97347

Tax Account #	357665	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	4408
Situs Address	8840 HEBO RD GRAND RONDE OR 97347	Interest To	Aug 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
Total		\$0.00	\$0.00	\$0.00	\$0.00		

RECORDING REQUESTED BY:



1215 NE Baker Street
McMinnville, OR 97128

GRANTOR'S NAME:

Irma L. Bode Revocable Living Trust dated April 22, 2008

GRANTEE'S NAME:

Kevin Pugh

AFTER RECORDING RETURN TO:

Order No.: 471823124032-CW
Kevin Pugh
45500 Hebo Road
Grand Ronde, OR 97347

SEND TAX STATEMENTS TO:

Kevin Pugh
45500 Hebo Road
Grand Ronde, OR 97347

APN: 328782
357665
328795
Map: 06708C000100
X50652
06708C000200
8840 Hebo Road, Grand Ronde, OR 97347

RECORDED IN POLK COUNTY		2023-004838
Valerie Unger, County Clerk		
		06/28/2023 10:28:01 AM
REC-WD	Cnt=1 Str=5 K. WILLIAMS	
\$15.00	\$11.00 \$10.00 \$60.00 \$5.00	\$101.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Janice K. Spielman, as Successor Trustee for Irma L. Bode Revocable Living Trust dated April 22, 2008, Grantor, conveys and warrants to Kevin Pugh, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Polk, State of Oregon:

PARCEL I:

Beginning at a point 27 chains North of the quarter Section corner between Sections No. 8 and 17 in Township 6 South, Range 7 West of the Willamette Meridian, Polk County, Oregon; thence North 35° West 2.09 chains along highway; thence North 58°45' East 8.10 chains along the railroad; thence South 2 chains to center of river; thence South 40°45' West 2 chains up river; thence South 05° West 70 links up river; thence South 70° West 4.50 chains to the Place of Beginning.

PARCEL II:

Beginning on the Northerly line of a tract of land conveyed to the State of Oregon in Book 89, Page 306, Deed Records for Polk County, Oregon, at a point which is North 00°05' 16" East (bearings used herein are based on the Oregon Coordinates System, North Zone) 1608.45 feet from the Southeast corner of the William Kuykendall Donation Land Claim No. 57 in Township 6 South, Range 7 West of the Willamette Meridian in said County and State, said point also being 60.24 feet, North 66°15'18" East from the Northwest corner of said tract of land; thence North 31°43'44" West along the right-of-way line of the former State Highway a distance of 157.46 feet to the Southwest corner of a tract of land conveyed to Leo Elwert in Book 138, Page 606, Deed Records for said County and State; thence North 73°16'16" East along the South line of said Elwert's tract of land 340.00 feet to a point in the center of the South Fork of the Yamhill River; thence South 13°09'04" West along the center of said river 143.01 feet to the Northeast corner of said State of Oregon's tract of land; thence South 66°15'18" West 229.76 feet to the Place of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

STATUTORY WARRANTY DEED
(continued)

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of South Fork of the Yamhill River.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of South Fork of the Yamhill River.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of South Fork of the Yamhill River.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: the United States of America
Purpose: as stated in said easement
Recording Date: August 2, 1968
Recording No.: Book 212, Page 512

Right, title and interest, if any, of School Districts No. 69 and 93 of Polk and Yamhill Counties, as disclosed by Warranty Deed

Recording Date: October 22, 1974
Recording No.: Book 63, Page 985

Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Parcel II

A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

Note: According to the Polk County tax roll record, the owner of the manufactured home situated on said premises is owned by Irma Louise Bode, individually.

Parcel I

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: June 23 2023

Irma L. Bode Revocable Living Trust dated April 22, 2008

BY: Janice K. Spielman
Janice K. Spielman
Successor Trustee

State of Oregon
County of Guthrie

This instrument was acknowledged before me on June 23 2023 by Janice K. Spielman as Successor Trustee for Irma L. Bode Revocable Living Trust dated April 22, 2008.

Cynthia J. Willis
Notary Public - State of Oregon

My Commission Expires: March 09 2026





JENNIFER BLAKE

JENNIFER.BLAKE@KW.COM | 541-619-7041

Jennifer is a licensed Oregon real estate agent specializing in residential, multifamily, and agricultural properties, including equestrian properties, hobby farms, and large-scale agricultural operations. With a background in property appraisal for Washington County and the Oregon Department of Revenue, she brings extensive valuation expertise and strong negotiation skills to every transaction.

Jennifer is passionate about agriculture, client education, and providing knowledgeable, dedicated service throughout the buying and selling process.



SCAN TO LEARN MORE ABOUT THE TEAM





**Oregon
Farm & Home**
★ BROKERS ★

kW MID-WILLAMETTE
KELLERWILLIAMS REALTY

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