

Property Profile

Prepared For: Stephanie Wansley First American Title Company

Property Address: 6286 Five Mile Rd, The Dalles, OR 97058 Property Parcel Number:

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Melissa Parke

Please email your customer service requests to thedalles@amerititle.com

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

After recording, return to (Name, Address, Zip): Philip B. Janney, Attorney at Law PO Box 1086 Vancouver WA 98666

Until requested otherwise, send all tax statements to: The Dalles Ranch, LLC c/o Eugene A. Gravel and Lorraine Gravel 2512 SE Norelius Drive Vancouver, WA 98683



Space Above for Recording Information Only

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EUGENE A. GRAVEL and LORRAINE GRAVEL, Trustees of the Gravel Revocable Living Trust dated December 3, 1999, hereinafter called Grantors, for no consideration, do hereby warrant and convey unto The Dalles Ranch, LLC, a Washington limited liability company, hereinafter called Grantee, and unto Grantee's successors and assigns, all of the Trust's interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Wasco, State of Oregon, described as follows, to-wit:

The West half of the Southwest quarter of Section 19, Township 1 South, Range 12 East of the Willamette Meridian, Wasco County, Oregon. EXCEPTING THEREFROM, the East 60 feet of the Northwest quarter of the Southwest quarter lying South of the center line of Five Mile Creek Road.

To Have and to Hold the same unto the said Grantees and Grantees' successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is -0-.

The liability and obligations of Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy, and Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

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

In Witness Whereof, the Grantors have executed this instrument this 2 day of $2e\rho f$., 2011.

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. 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION-OR-SITTING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

STATE OF WASHINGTON)

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that EUGENE A. GRAVEL and LORRAINE GRAVEL are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

) ss.

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DATED: UNDAA. PRICE U <u>y-(</u> Notary Public in and for the State of Washington, residing at 1 hurston County THE OF WASHING My appointment expires <u>3/15/12</u>

	ington St, Suite 208 s, OR 97058 2540
<- Back to Assessment and Taxation	Help Home Logoff Login
<u>Property Search > Search Results</u> > Property Su	ummary
Property Account Summa Account Number 8789 Property Address	6/9/2022
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General Information	
Alternate Property #	01S12 E00 04100 00
Property Description	SECTION 0 TOWNSHIP 1S RANGE 12E QUARTER PRCL 4100MapTax Lot: 01S12 E00 04100 00
Last Sale Price	
Last Sale Date	
Last Sale Excise Number	
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	141
Remarks	
Tax Rate	
Description	Rate
Total Rate	12.8931
Property Characteristics	
Potential Additional Tax	
Property Class Category	641: TL DESIG IMPR or TL DESIG IMP
Neighborhood	212: AA2/VA12 RURAL REMOTE
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	72.800
Fire patrol acres	72.8
Year Built	2000
Related Properties	
63037 is Located On this property	
Property Values	
Value Type	Tax Year Tax Year Tax Year Tax Year Tax Year
II	2021 2020 2019 2018 2017

6/9/22, 4:35 PM

https://public.co.wasco.or.us/Webtax/(S(hpkwa52tbb5rliquags22cx2))/parcelinfo.aspx

2, 4.35 PIVI									
Assessed V	alue Regu	lar (AVR)		\$1,121,80	51 5	\$1,089,478	\$1,058,038	\$1,027,514	\$997,72
Total Exem	ption Amo	ount Regular ((EAR)						
Taxable Val	lue Regula	ur (TVR)		\$1,121,80	51 5	\$1,089,478	\$1,058,038	\$1,027,514	\$997,72
MKLND +	SAMKL ((MKLTL)		\$134,68	80	\$127,900	\$136,950	\$143,750	\$125,64
MKIMP + S	SAMKI (N	MKITL)		\$1,621,50	50 5	\$1,456,110	\$1,292,830	\$1,136,450	\$1,052,79
Real MKT	Total (MK	TTL)		\$1,756,24	40 5	\$1,584,010	\$1,429,780	\$1,280,200	\$1,178,43
Market Lan	nd (MKLN	D)		\$15,40	00	\$14,630	\$15,660	\$16,440	\$14,37
Display On	ly (M5SA	V)		\$14,09	90	\$14,090	\$14,090	\$13,600	\$14,23
Market Imp		,		\$1,621,50	_	\$1,456,110		\$1,136,450	\$1,052,79
		Not Incl (SA	VL)	\$10,03	_	\$10,050	, ,	\$10,050	\$9,90
	•	V + EAV (MA)	<i>,</i>	\$1,111,8		\$1,079,428	,	\$1,017,464	\$987,82
		NEWCN+O	,	. , ,		. , ,			
*		/alue (EAV)							
Parents								·	
Parcel No. No Parents		Merge No.	Status	From Dat	e '	To Date	Continued	Document N	umber
Children									
Parcel No.		g/Merge No.	St	atus Fro	m Da	te T	o Date Do	cument Numb	ber
No Children	n Found								
Active Ex									
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