

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

30000 SW 35th Dr
00767236, 00768896
31E17 01201, 31E20A 00500
Clackamas

OWNER

Eggert, Charles

DATE PREPARED

Date: 10/04/2023

PREPARED BY

khaight@firstam.com

DS
CE



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 10/04/2023

OWNERSHIP INFORMATION

Owner: Eggert, Charles
CoOwner:

Site: 30000 SW 35th Dr Wilsonville OR 97070
Mail: 30000 SW 35th Dr Wilsonville OR 97070

Parcel #: 00767236
Ref Parcel #: 31E17 01201
TRS: 03S / 01E / 17 / SE
County: Clackamas

PROPERTY DESCRIPTION

Map Grid: 716-B7
Census Tract: 022702 Block: 3014
Neighborhood: FW - Far West Association Of Neighbors
School Dist: 3J/23J West Linn/Tigard-Tualatin
Impr Type: RSO - Single Family
Subdiv/Plat:
Land Use: 551 - EFU farmland improved
Std Land Use: AFAR - Farms And Crops
Zoning: Clackamas Co.-EFU - Exclusive Farm Use District
Lat/Lon: 45.304805 / -122.709608
Watershed: Abernethy Creek-Willamette River
Legal: Section 17 Township 3S Range 1E TAX LOT
01201|Y|185,523

ASSESSMENT AND TAXATION

Market Land: \$1,840,190.00
Market Impr: \$4,647,720.00
Market Total: \$6,487,910.00 (2022)
% Improved: 72.00%
Assessed Total: \$5,331,958.00 (2022)
Levy Code: 003-005
Tax: \$77,642.43 (2022)
Millage Rate: 16.6140
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

| | | |
|---|-------------------------|-------------------------------|
| Bedrooms: 5 | Total SqFt: 12,254 SqFt | Year Built: 1988 |
| Baths, Total: 5 | First Floor: | Eff Year Built: |
| Baths, Full: 5 | Second Floor: | Lot Size Ac: 42.42 Acres |
| Baths, Half: | Basement Fin: | Lot Size SF: 1,847,815 SqFt |
| Total Units: | Basement Unfin: | Lot Width: |
| # Stories: 2 | Basement Total: | Lot Depth: |
| # Fireplaces: 1 | Attic Fin: | Roof Material: Concrete Tile |
| Cooling: | Attic Unfin: | Roof Shape: |
| Heating: Heat Pump | Attic Total: | Ext Walls: BRV - Brick Veneer |
| Building Style: 18 - Single family res, class 8 | Garage: | Const Type: Luxury |

SALES AND LOAN INFORMATION

| Owner | Date | Doc # | Sale Price | Deed Type | Loan Amt | Loan Type |
|-------------------|------------|-------------|----------------|------------------|----------|-----------|
| CHARLES EGGERT | 04/26/2018 | 2018-025567 | \$3,000,000.00 | Deed | | Conv/Unk |
| THOMAS H BRUGGERE | 02/05/2018 | 2018-007639 | | Release/Recision | | Conv/Unk |
| WELLS FARGO BK NA | 01/17/2018 | 2018-003650 | \$2,748,786.00 | Foreclosure | | Conv/Unk |
| WELLS FARGO BK NA | 01/17/2018 | 2018-003650 | \$2,748,786.00 | Foreclosure | | Conv/Unk |
| WELLS FARGO BK NA | 08/08/2017 | 2017-054257 | \$2,748,786.00 | Foreclosure | | Conv/Unk |

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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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TRS: 03S / 01E / 20 / NE
County: Clackamas

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Neighborhood: FW - Far West Association Of Neighbors
School Dist: 3J/23J West Linn/Tigard-Tualatin
Impr Type:
Subdiv/Plat:
Land Use: 551 - EFU farmland improved
Std Land Use: AFAR - Farms And Crops
Zoning: Clackamas Co.-EFU - Exclusive Farm Use District
Lat/Lon: 45.302062 / -122.709928
Watershed: Abernethy Creek-Willamette River
Legal: Section 20 Township 3S Range 1E Quarter A
TAX LOT 00500|Y|185,523

ASSESSMENT AND TAXATION

Market Land: \$1,237,795.00
Market Impr: \$135,920.00
Market Total: \$1,373,715.00 (2022)
% Improved: 10.00%
Assessed Total: \$449,072.00 (2022)
Levy Code: 003-005
Tax: \$7,460.88 (2022)
Millage Rate: 16.6140
Exemption:
Exemption Type:

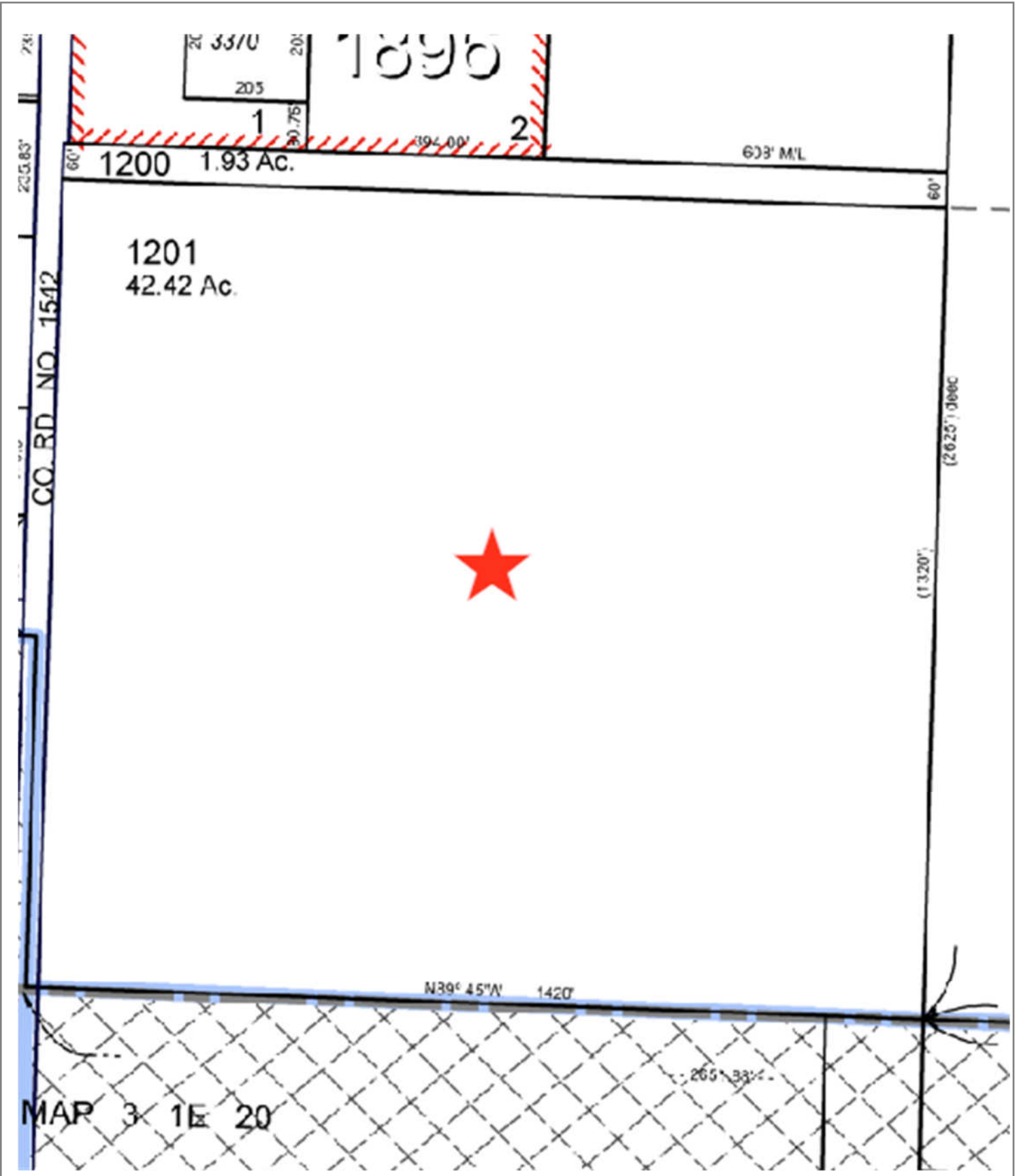
PROPERTY CHARACTERISTICS

| | | |
|-----------------|-----------------|---------------------------|
| Bedrooms: | Total SqFt: | Year Built: |
| Baths, Total: | First Floor: | Eff Year Built: |
| Baths, Full: | Second Floor: | Lot Size Ac: 19.70 Acres |
| Baths, Half: | Basement Fin: | Lot Size SF: 858,132 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 |
|-------------------|------------|-------------|----------------|---------------|----------------|--------------|
| CHARLES EGGERT | 04/26/2018 | 2018-025567 | \$3,000,000.00 | Deed | | Conv/Unk |
| WELLS FARGO BK NA | 01/17/2018 | 2018-003650 | \$2,748,786.00 | Foreclosure | | Conv/Unk |
| WELLS FARGO BK NA | 01/17/2018 | 2018-003650 | \$2,748,786.00 | Foreclosure | | Conv/Unk |
| WELLS FARGO BK NA | 08/08/2017 | 2017-054257 | \$2,748,786.00 | Foreclosure | | Conv/Unk |
| THOMAS H BRUGGERE | 03/22/2013 | 2013-019875 | | Lis Pendens | \$2,475,000.00 | Conventional |
| THOMAS H BRUGGERE | 01/17/2012 | 2012-001786 | | Deed Of Trust | \$100,000.00 | Conv/Unk |
| THOMAS H BRUGGERE | 03/14/2011 | 2011-016479 | | Deed | | Conv/Unk |
| THOMAS THOMPSON | 03/05/2004 | 2004-018735 | \$2,800.00 | Quit Claim | | Conv/Unk |
| THOMAS H BRUGGERE | 01/01/1987 | 1987-019141 | | Deed | | Conv/Unk |
| | 01/01/1972 | 1972-005533 | | Deed | | Conv/Unk |

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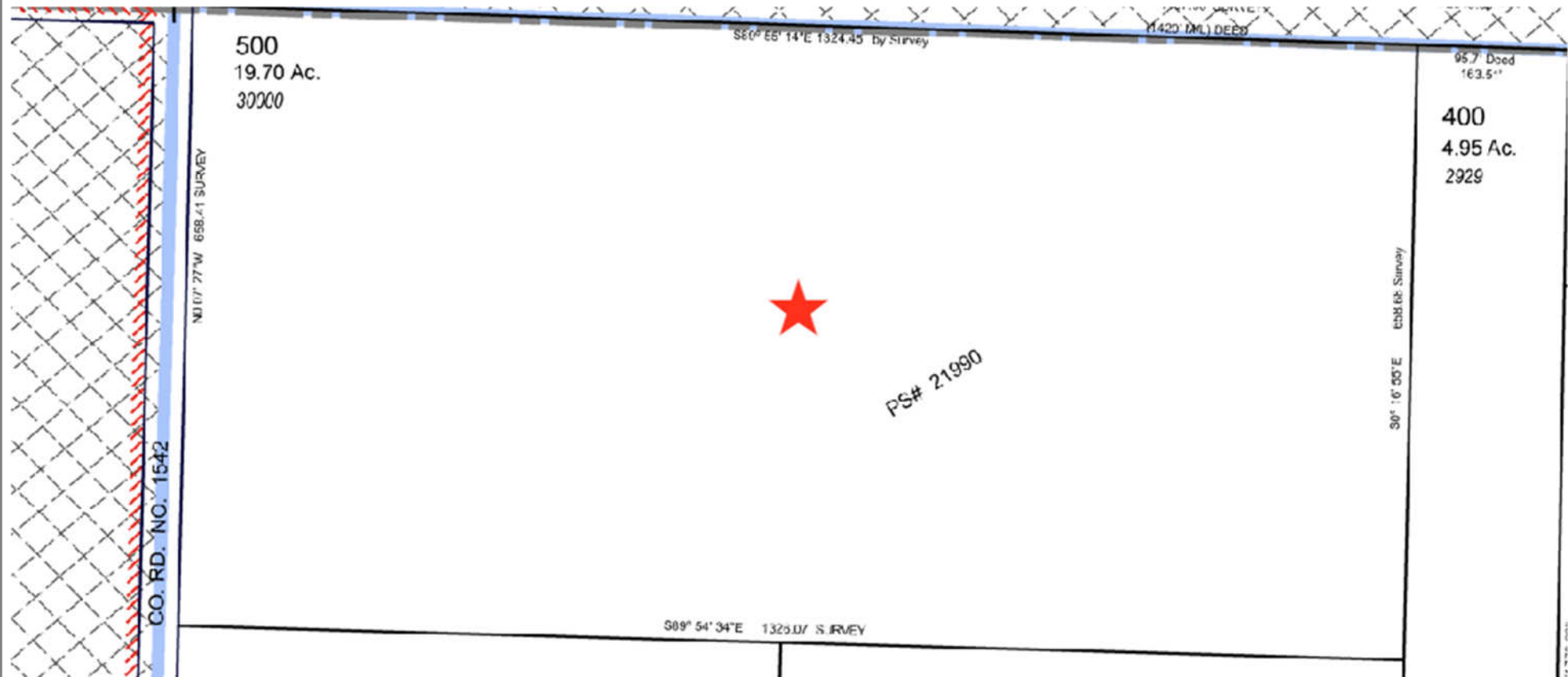
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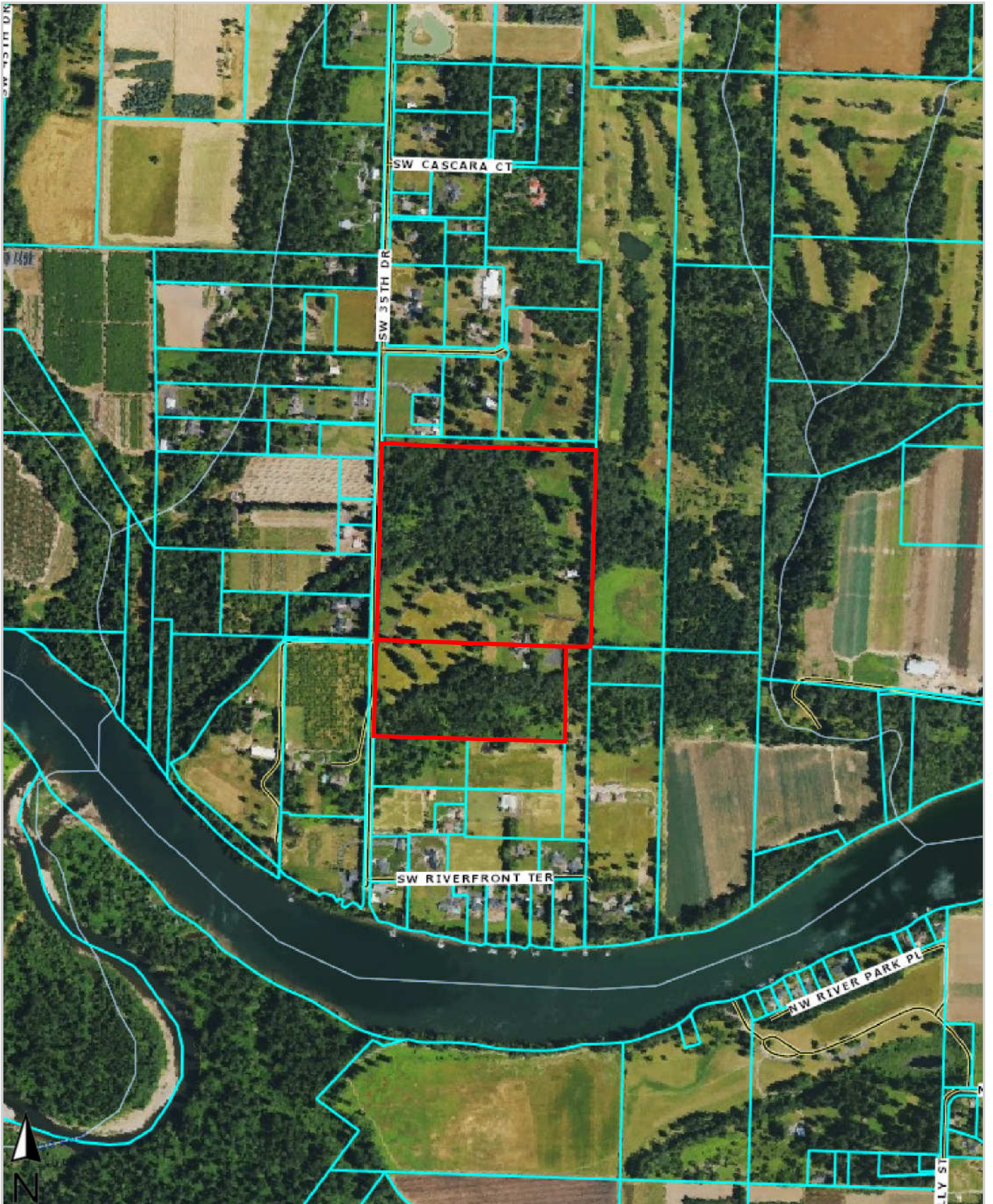


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Clackamas County Official Records
Sherry Hall, County Clerk

2018-025567

04/26/2018 09:52:00 AM

D-D Cnt=1 Stn=76 JANIS
\$15.00 \$16.00 \$10.00 \$22.00

\$63.00

After recording return to:
Orange Coast Lender Services
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

194734

Until a change is requested,
all tax statements shall be sent
to the following address:
23355 NE Butteville Rd,
Aurora OR 97002

Attn: Charles Eggert

**SPECIAL WARRANTY DEED
(OREGON)**

Wells Fargo Bank N.A. Grantor, conveys and specially warrant(s) to **Charles Eggert, a married man**, Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein:

See Attached Exhibit A

This property is free of all encumbrances created, EXCEPT :

Exceptions to the covenants described in ORS 93.855(2)

The true consideration for this conveyance is **\$3,000,000.00**.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

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.

PAS Number: 0532152436

220-OR-VI

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STEWART TITLE 01049-30882

Dated: 3rd of April, 2018

Wells Fargo Bank N.A.

By: Abigail S. Wambold

By: [Signature]

Its: Abigail S. Wambold
Vice President Loan Documentation
State of Iowa April 3, 2018

Its: CHRIS ARTMAN
Vice President, Loan Documentation
4/3/18

County Dallas

On this 3 day of April, A.D., 2018, before me, a Notary Public in and for said county, personally appeared Chris Artman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chris Artman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public

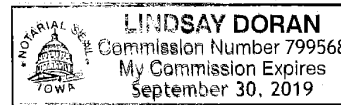
State of Iowa

County Dallas



On this 3 day of April, A.D., 2018, before me, a Notary Public in and for said county, personally appeared Abigail S. Wambold, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Abigail S. Wambold acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)
Notary Public



PAS Number: 0532152436

220-OR-V1

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Exhibit A

Parcel 1:

A part of Section 17, township 3 South, Range 1 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning on the South line of said Section 17, on the West line of a tract described in deed recorded November 1, 1920 in Book 160, Page 404; thence North along the West line of said Tract 1320 feet; thence West 1420 feet, more or less, to the One-quarter Section line running North and South through said Section 17; thence South on said North and South One-quarter section line 1320 feet to the South Section Line of said Section 17; thence East 1420 feet, more or less, to the point of beginning

Parcel II:

The North half of the Northwest Quarter of the Northeast Quarter of Section 20, Township 3 South, Range 1 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon

Commonly known as: 30000 SW 35th Drive, Wilsonville OR 97070

PAS Number: 0532152436

220-OR-V1

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