

# *Land Title Company of Grant County, Inc.*

145 NE Dayton Street, John Day, Oregon 97845

Phone: 541-575-1529 Fax: 1-541-628-7415

[kristen@ltcofgrantcounty.com](mailto:kristen@ltcofgrantcounty.com)

October 27, 2023

**PREPARED FOR:** Hoag Real Estate & Property Management – Maddie Johnson

**TAX ACCOUNT:** 4 9-35V TL200; Ref. 2512 & 4-4 9-35V TL200; Ref. 3576

**PROPERTY ADDRESS:** 44552 Red Boy Road, Sumpter, Oregon 97877

**ASSESSED TO:** Robert A. Andersch and Hedy M. Andersch, Trustees of the Andersch Living Trust

**INCLUDED ARE THE FOLLOWING:**

- The Grant County Assessor's Property Information
- Last Deed of Record
- County Map

**This information was prepared by:** Kristen Coombs

THE INFORMATION SHOWN ABOVE HAS BEEN COMPILED FROM THE LATEST TAX INFORMATION RECORDS PROVIDED US BY THE TAX ASSESSOR'S OFFICE AND IS PROVIDED AS A COURTESY TO YOU AND YOUR CUSTOMER. NO LIABILITY IS ASSUMED FOR ANY ERRORS IN THIS REPORT.

**OAR 836-080-0337 GOVERNS THE INFORMATION WE ARE ABLE TO PROVIDE. THIS SERVICE MAY BE DISCONTINUED AT ANY TIME WITHOUT NOTICE.**



**Notice:** The information provided here is for convenience ONLY. The records located at the Grant County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurately as possible, these documents are being provided as an informational convenience ONLY. Grant County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Grant County Assessor's Office, Canyon City, Oregon.

Date Web Site was last updated 10/27/2023

Value and tax information for tax year 2023

Ref#:2512      Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
09S35V	200	0	400	801 RECREATION/IMPROVED

<b>OWNER:</b>	ANDERSCH, HEDY M - TTEE
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	P O BOX 408
<b>CITY/ST:</b>	SUBLIMITY, OR ,97385

PROPERTY ADDRESS: 0

**NOTES:**

P-SPLIT

BAL CODE 4-4

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$4,750	
STRUCTURES	\$0	
<b>SUBTOT</b>	\$4,750	\$1,058
<b>TOTAL</b>	\$4,750	\$1,058

**PROPERTY TAX INFORMATION**

**Do not pay this amount!** For current balance owing, contact our office.  
Contact information may be found at this web page [Assessor/Tax Collector](#)

<b>BASE TAX</b>	\$11.23
<b>SPECIAL ASSESSMENTS</b>	
<b>FIRE PATROL</b>	\$18.75
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$29.98

To View the Diagram of Improvements to This Property [Click Here](#)

**LAND DESCRIPTIONS**

<b>LINE #</b>	<b>ACRES</b>	<b>LAND CODE</b>	<b>DESCRIPTION</b>	<b>DIMENSIONS</b>	<b>MARKET VALUE</b>
1	0.75	ST	2023 MA3 SMALL TRACT	-	\$4,750
<b>TOTAL</b>	0.75				

[NEW SEARCH](#)

BOTH - EXEMPT AND NON-EXEMPT PROPERTY  
MS

REF#	MAP	LOT	CODE	PCL	MCL	EA	VA	MARKET VALUE (RMV)	MAX. ASSESSED VALUE	MSO ASSESSED
2512	09S35V	200	400	801	801	3		4,750	1,058	1,058
ANDERSOCH, HEDY M - TTEE										
P O BOX 408										
SUBLINITY, OR 97385										
18.75 SFC ASSEMT										
.75 ACRES										
IMPROVEMENTS								4,750		
SUBTOTAL								4,750		1,058
LESS EXEMPTION										
NET ASSD VALUE								4,750		1,058

REF#	MAP	LOT	CODE	PCL	MCL	EA	VA	MARKET VALUE (RMV)	MAX. ASSESSED VALUE	MSO ASSESSED
3576	09S35V	200	404	801	801	3		139,030	66,071	66,071
ANDERSOCH, HEDY M - TTEE										
P O BOX 408										
SUBLINITY, OR 97385										
16.87 ACRES										
IMPROVEMENTS								373,300		215,155
SUBTOTAL								512,330		281,226
LESS EXEMPTION										
NET ASSD VALUE								512,330		261,226

STATE OF OREGON }  
County of Grant } ss

I certify that this instrument was received  
and recorded in the book of records of  
said county.

  
Grant County, Oregon  
by [Signature] Deputy,

REC'D 2008-07-08 AM 11:50  
7/31/2008 10:48 AM

**MAIL TAX STATEMENTS TO:**  
Trustee of the Andersch Living Trust  
19370 SW Tile Flat Rd.  
Beaverton, OR 97007

**AFTER RECORDING RETURN TO:**  
Robert A. Andersch & Hedy M. Andersch  
19370 SW Tile Flat Rd.  
Beaverton, OR 97007

### BARGAIN & SALE DEED

*Robert A. Andersch and Hedy M. Andersch, husband and wife, Grantors, convey to  
Robert A. Andersch and Hedy M. Andersch, Trustees of the Andersch Living Trust dated  
July 25, 2008, and any amendments thereto, Grantee, the following  
described real property situated in the County of Grant, State of Oregon:*

See Exhibit "A" attached hereto and made a part hereof.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is NONE.

The following is the notice as required by Oregon law: "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 195.356 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

2008 1820

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 195.356 AND SECTIONS 5 TO 11 CHAPTER 424, OREGON LAWS 2007."

WITNESS Grantors' hand this 25<sup>th</sup> day of July, 2008.

Robert A. Andersch  
Robert A. Andersch

Hedy M. Andersch  
Hedy M. Andersch

STATE OF OREGON                    )  
  ) ss.  
COUNTY OF MARION                )

On this 25<sup>th</sup> day of July, 2008 personally appeared the above named **Robert A. Andersch** and **Hedy M. Andersch** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Rebecca Ripe  
Notary Public for Oregon  
My Commission Expires: 4/7/09

20081820

**EXHIBIT "A"**

The Montello Placer Mining Claim, which is also designated as follows:

Beginning at corner No. 1, a granite rock 8x15x24 inches, chiseled +M.PI's.-391 with mound of rocks, from which the quarter corner on the East boundary of Section four, in township nine south of range thirty-five and one half east, Willamette Meridian, bears north eighty-one degrees and forty-seven minutes east two thousand four hundred and fifty-two and four tenths feet distant; corner No. 3 of the Stevens placer claim, lot No. 54, bears South eighty-six degrees and three minutes east seven hundred and eighteen and five tenths feet distant; a black pine tree three and one-half inches in diameter blazed and marked M. Pl. C 1-391-B.T., bears north forty-six degrees and forty-five minutes West forty-two and five tenths feet distant, and a black pine tree three inches in diameter blazed and marked M. Pl. C 1-391-B.T. bears south eighty-two degrees and thirty minutes west forty-two and four tenths feet distant.

Thence, first course, north nineteen degrees and three minutes east one thousand five hundred feet to corner No. 2, from which discovery cut bears South forty-seven degrees and thirty minutes west fifteen feet distant.

Thence, second course, north seventy degrees and fifty-seven minutes west five hundred and eighty and eight tenths feet to corner No. 3.

Thence, third course, south eleven degrees and forty-nine minutes west one thousand and ninety-five and one tenth feet to corner No. 4.

Thence, fourth course, south thirty-seven degrees and thirty minutes west four hundred and thirty feet to corner No. 5.

Thence, fifth course, south seventy degrees and fifty-seven minutes east five hundred and eighty and eight tenths feet to corner No. 1 the place of beginning, said lot No. 391, containing seventeen acres and six hundred and twenty-three thousands of an acre of land, more or less.

All being in Section 4, Township 9 south, Range 35-1/2, E.W.M. in Grant County, Oregon. This property is known as the Montello Placer Mining Claim and is described in the Patent issued by the United States of America to J. McKee on June 21, 1901.

09-35V



THIS SKETCH IS FOR  
LOCATION PURPOSES ONLY,  
AND NO WARRANTIES ARE  
IMPLIED AS TO VARIATIONS, IF  
ANY, IN DIMENSIONS OR  
LOCATION AS REVEALED BY  
AN ACCURATE SURVEY.

