



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

536946
102W07C000700
Marion

OWNER

Tjd Trust
Dwyer, Tom Trustee

DATE PREPARED

Date: 04/11/2024

PREPARED BY

rrizo@firstam.com



First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com

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Date: 04/11/2024

OWNERSHIP INFORMATION

Owner: Tjd Trust
CoOwner: Dwyer, Tom Trustee
Site: Jefferson OR 97352
Mail: PO Box 712 Jefferson OR 97352

Parcel #: 536946
Ref Parcel #: 102W07C000700
TRS: 10S / 02W / 07 / SW
County: Marion

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 010802 Block: 4004
Neighborhood:
School Dist: 14J Jefferson
Impr Type: Farm Use - Efu 2biss Two Bench Irr South Special
Subdiv/Plat:
Land Use: 580 - Specially assessed land only, multiple special assessments
Std Land Use: AMSC - Agricultural Misc
Zoning: EFU - Exclusive Farm Use
Lat/Lon: 44.711789 / -122.983369
Watershed: Lower North Santiam River
Legal: ACRES 25.32

ASSESSMENT AND TAXATION

Market Land: \$295,160.00
Market Impr: \$0.00
Market Total: \$295,160.00 (2023)
% Improved: 0.00%
Assessed Total: \$22,027.00 (2023)
Levy Code: 14530
Tax: \$275.28 (2023)
Millage Rate: 12.4973
Exemption:
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 25.32 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,102,939 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
TJD TRUST	01/24/2014	35770421		Deed		Conv/Unk
THOMAS J DWYER	02/06/2003	20650197		Deed		Conv/Unk
THOMAS J DWYER	02/06/2003	20650198		Deed		Conv/Unk
THOMAS J DWYER		07060003	\$30,040.00	Deed		Conv/Unk

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.



First American Title

ParcelID: 536946
Tax Account #: 102W07C000700
, Jefferson OR 97352

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.

Aerial Map



First American Title

Parcel ID: 536946

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After recording, return to:

R. Scott Corey
626 B Street
Springfield, OR 97477

Send all tax statements to: No Change
True and Actual Consideration: None
Grantor and Grantees Address: 3739 Jefferson-Scio Drive SE
Jefferson, Oregon 97352.

BARGAIN AND SALE DEED

THOMAS J. DWYER, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **TOM DWYER, Trustee, or his successors in trust, under the TJD TRUST, dated March 12, 2009, and any amendments thereto**, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows, to-wit:

See legal description attached hereto as Exhibit A.

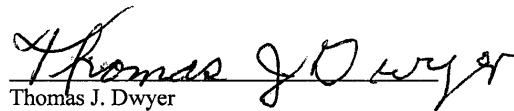
The real property has the street address of 3739 Jefferson-Scio Drive SE, Jefferson, Oregon 97352; Section 7, Township 10 S, Range 2 West of the Willamette Meridian, Lot 700.

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 individuals and legal entities other than individuals. The Deed is executed to partially fund Grantor's Revocable Living Trust, and the true and actual consideration stated in terms of dollars is NONE.

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.

DATED this 16th day of January, 2014.

GRANTOR:


Thomas J. Dwyer

STATE OF OREGON
County of Marion

The foregoing instrument was acknowledged before me this 16th day of January, 2014 by THOMAS J. DWYER.




Notary Public for Oregon

EHXIBIT "A"

Beginning at a point which is South 00° 10' 33" East 2070.00 feet North 89° 49' 27" East 430.00 feet and South 03° 19' 27" West 161.88 feet from the Northeast corner of the Robinson Woodfin Donation Land Claim No. 64, in Township 10 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; and running thence South 10° 38' 49" West 323.12 feet; thence South 10° 38' 41" West 321.63 feet; thence South 89° 49' 27" West 340.00 feet to the East line of said Claim No. 64; thence South 0° 10' 33" East along said East line 2404 feet, more or less, to the North line of the Jefferson-Green Bridge Road; thence East along the North line of said road to the point of intersection with the South boundary line of Section 7; thence East along the South boundary line of said Section to the Southwest corner of the Jabez Terhune Donation Land Claim No. 56; thence North 00° 05' 16" West along said Donation Land Claim No. 56 West line, 789.10 feet, more or less, to a 5/8 inch iron rod; thence North 64° 05' 16" West 80.00 feet; thence North 33° 52' 20" West 130.82 feet; thence North 00° 05' 16" West 893.30 feet; thence North 89° 54' 44" East 144.65 feet to the said West line; thence North 00° 05' 16" West 1098.92 feet; thence South 89° 58' 40" East 272.75 feet to the Westerly right of way of a 30.00 foot roadway; thence North 00° 03' 15" West 60 feet; thence North 89° 58' 40" West 272.71 feet to said West line; thence South 78° 31' 33" West 254.73 feet to the place of beginning.

SAVE AND EXCEPT that parcel conveyed to Floyd H. Goin and wife, by deed recorded March 24, 1967, in Volume 629, Page 108, Deed Records, Marion County, Oregon.

ALSO SAVE AND EXCEPT that portion described in that certain contract of sale, dated March 28, 1977, recorded April 1, 1977, in Reel 76, Page 603, Microfilm Records, Marion County, Oregon, between A. L. Gregory, et ux, as sellers and Marvin W. Hicks, et ux as buyers.

ALSO SAVE AND EXCEPT: Beginning at the Southwest corner of the Jabez Terhune Donation Land Claim No. 56, in Township 10 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence West along the South line of Section 7 a distance of 208.71 feet to the Southwest corner of that certain 1 acre parcel conveyed to Floyd H. Goin and wife, by deed recorded March 24, 1967, in Volume 629, Page 108, Deed Records, Marion County, Oregon, and the true point of beginning of the tract herein to be described; thence North along the West line of said parcel of land 208.71 feet to the Northwest corner of said parcel, and then continuing North for an additional 186.0 feet; thence West 396.81 feet to the East line of a 60 foot roadway described on Reel 57, Page 1330, Marion County Records, reborded September 22, 1976; thence South along the East line of said roadway to its intersection with the North line of said Jefferson Green Bridge Road; thence East along the North line of said Road to the point of beginning.

ALSO SAVE AND EXCEPT: Beginning at a point which is North 00° 10' 35" West 537.09 feet and North 89° 54' 44" East 457.28 feet from the Southeast corner of the Robinson Woodfin Donation Land Claim No. 64, in Township 10 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; and running thence North 89° 54' 44" East a distance of 208.65 feet to the West line of the Jabez Terhune Donation Land Claim No. 56, in said Township and Range; thence South 00° 05' 16" East along said West line 190.91 feet to the North line of that tract of land described in Volume 629, Page 108, Marion County Deed Records; thence North 88° 44' 24" West along said North line, 208.71 feet; thence North 00° 05' 16" West 186.00 feet to the true point of beginning.

NOTE: The initial conveyance to Thomas J. Dwyer may have been subject to a roadway easement, including the terms and provisions thereof, as set forth in a deed recorded September 22, 1976 in Reel 57, Page 1330, Microfilm Records, Marion County, Oregon [Adamo Deed]. The Adamo Deed (Reel 57, Page 1330) contained the description of "A 60 foot non-exclusive roadway easement being of even width and lying 30 feet on either side of the following described centerline...[description omitted]" followed by the statement:

"This Easement was created under Major Partitioning No. 75-26 of the Marion County Clerk's Records." Major Partitioning No. 75-26 was recorded as document #73925 on September 30, 1975 at Reel 26, Page 223, Marion County, Oregon Records.

The above easement (under 75-26) was specifically revised under the legal description for the easement set forth under Major Partitioning No. 76-29 recorded as document #26792 on October 15, 1976 at Reel 60, Page 402, Marion County, Oregon Records. However, an examination of the premises and prior recorded documents affecting the Dwyer parcel(s) and adjoining parcels, including the terms of a settlement Order under Marion County Circuit Court Case #00C 19390 (Dwyer v. Reedy et al) reveals that all of the documents relating to this property and the appurtenant easement *incorrectly reference the easement described under Major Partitioning No. 75-26.*

The correct legal description for the easement appurtenant to this property (which on its face specifically revised the terms of the easement described under Major Partitioning No. 75-26) is found under Major Partitioning No. 76-29 recorded as document #26792 on October 15, 1976 at Reel 60, Page 402, Marion County, Oregon Records.

REEL: 3577

PAGE: 421

January 24, 2014, 04:15 pm.

CONTROL #: 354601

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.
