



# FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

9375 Steel Bridge Rd

**Parcel #:** 285142

**Map & Taxlot #:** 671200 2700

**County:** Polk

**OWNER**

Johnson, Lee B

**DATE PREPARED**

Date: 09/25/2024

**PREPARED BY**

nromano@firstam.com



*First American Title*

Customer Service Department

503-476-8735

csfirst@firstam.com

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**OWNERSHIP INFORMATION**

Owner: Johnson, Lee B  
CoOwner:

Site: 9375 Steel Bridge Rd Sheridan OR 97378  
Mail: 2959 Zena Rd NW Salem OR 97304

Parcel #: 285142  
Ref Parcel #: 671200 2700  
TRS: 06S / 07W / 12  
County: Polk

**PROPERTY DESCRIPTION**

Map Grid:  
Census Tract: 020400 Block: 1041  
Neighborhood:  
School Dist: 30J Willamina  
Impr Type: 501 - H & B Use Farm Improved  
Subdiv/Plat:  
Land Use: 581 - Imprvd H&b Use Farm Mltpl Sp Asmt Farm  
Use Predominant Zn Not Sign  
Std Land Use: AFAR - Farms And Crops  
Zoning: County-EFU - Exclusive Farm Use Zone  
Lat/Lon: 45.062053 / -123.488778  
Watershed: Agency Creek-South Yamhill River  
Legal:

**ASSESSMENT AND TAXATION**

Market Land: \$841,780.00  
Market Impr: \$94,460.00  
Market Total: \$936,240.00 (2024)  
% Improved: 10.00%  
Assessed Total: \$199,436.00 (2024)  
Levy Code: 4414  
Tax: \$2,145.75 (2023)  
Millage Rate: 11.0746  
Exemption:  
Exemption Type:

**PROPERTY CHARACTERISTICS**

Bedrooms:	Total SqFt: 1,290 SqFt	Year Built: 2000
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 113.61 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 4,948,851 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: FARM BLDG - GP BUILDING	Garage:	Const Type:

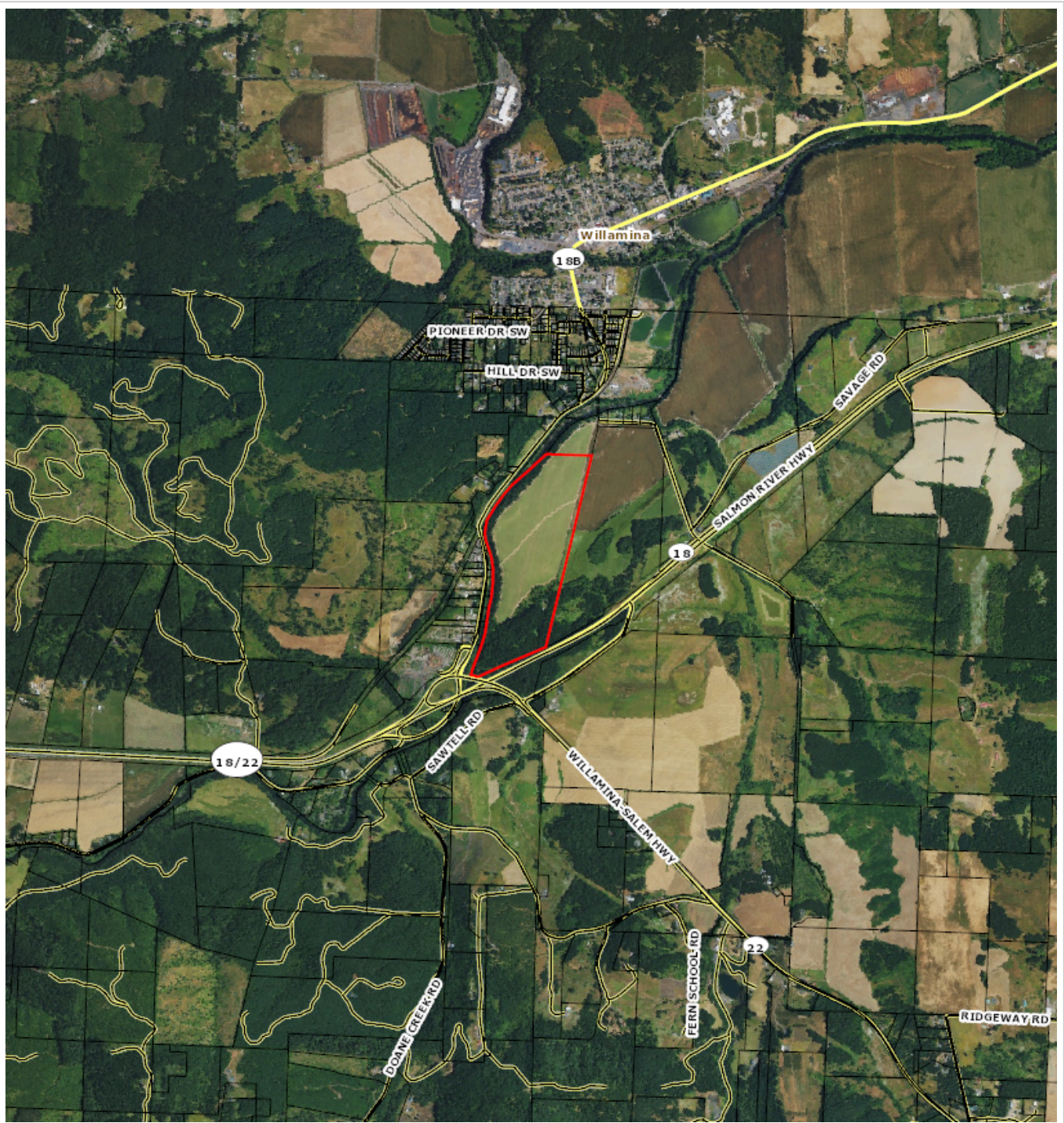
**SALES AND LOAN INFORMATION**

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	04/08/2005	2005-6245	\$399,000.00	WD		
RECORD OWNER	01/01/2005	6245	\$399,000.00	Deed		Conv/Unk
SHEETS,MICHAEL J	05/12/2004	0000007621		Deed Of Trust	\$50,000.00	Conv/Unk
RECORD OWNER	01/01/2003	11176		Deed		Conv/Unk
RECORD OWNER	01/01/1998	3810		Deed		Conv/Unk
RECORD OWNER	01/01/1998	3811	\$340,000.00	Deed		Conv/Unk





Aerial Map



**First American Title**

**Parcel ID: 285142**

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\$31.00

00130845200500062450020021

04/21/2005 03:51:34 PM

RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2005-005670

REC-COR Cnt=1 Stn=1 V. UNGER  
\$10.00 \$10.00 \$11.00

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
1215 NE BAKER STREET - PO BOX 628  
McMINNVILLE, OR 97128



\$31.00

REC-WD Cnt=1 Stn=1 A. CAPTAIN  
\$10.00 \$10.00 \$11.00

04/12/2005 03:31:13 PM

Until a change is requested all tax statements  
shall be sent to the following address:  
LEE B. JOHNSON  
9345 STEEL BRIDGE ROAD  
SHERIDAN, OR 97378

*This document is being  
re-recorded to  
correct the legal.  
Previously recorded  
in Polk County*

**WARRANTY DEED -- STATUTORY FORM**

MICHAEL J. SHEETS, Grantor, conveys and warrants to LEE B. JOHNSON, Grantee,  
the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s):  
Map/Tax Lot No(s):

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$ 399,000.00.

THE PROPERTY DESCRIBED HEREIN HAS BEEN ASSESSED UNDER FARM AND/OR FOREST TAX  
DEFERRAL. DISQUALIFICATION MAY RESULT IN ADDITIONAL TAXES AND INTEREST BEING  
LEVIED.

THIS INSTRUMENT WILL 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 APPROVED  
USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR  
FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8th day of April, 2005.

*Michael J. Sheets*  
MICHAEL J. SHEETS

STATE OF OREGON, COUNTY OF YAMHILL ) SS.

This instrument was acknowledged before me on April 8th, 2005 by MICHAEL J.  
SHEETS.

*Leslie Fisher*  
(Notary Public for Oregon)  
My commission expires 7/5/05

TITLE NO. 40-0066405  
ESCROW NO. 40-0066405



LAWYERS TITLE INS. CORP. *2820098613K*

*6-7-12/2700*

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EXHIBIT "A"  
Legal Description

A tract of land in Section 12, Township 6 South, Range 7 West, of the Willamette Meridian, in the County of Polk and State of Oregon, being part of that tract of land described in deed from Stork Living Trust, Hebert, Wortman, and Scott to Michael J. Sheets and Karen Sheets and recorded in Book 351, Page 1206, Polk County Deed Records, and being more particularly described as follows:

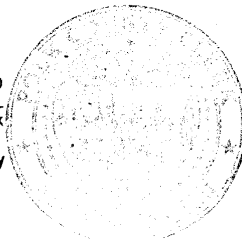
Beginning on the North line of the William Savage Donation Land Claim No. 39, at point that is 16.24 chains (1071.84 feet) West of the Northeast corner of said Savage Donation Land Claim; thence South 11° 20' West, 632.26 feet to the true point of beginning; thence South 11° 20' West, 4779.74 feet to the center line of the county road leading to the Wallace Bridge; thence South 70° 15' West, 3 chains, more or less, along the center line of said county road to the most Northeastly corner of that tract of land conveyed to the Board of Trustees of the Sheridan Mennonite Church of Sheridan, Oregon, by instrument recorded November 22, 1941, in Book 109, Page 525, Polk County Deed Records; thence Northwestly along the Northerly line of said Sheridan Mennonite Church tract to its intersection with the West bank of the Yamhill River; thence following down the West bank of the Yamhill River with the meanderings thereof to a point that is West of the true point of beginning; thence East 870 feet, more or less, to the true point of beginning.

1071.84\*

EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded March 13, 1956, in Book 159, Page 704, Polk County Deed Records.

CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE ORIGINAL  
VALERIE UNGER, Polk County Clerk

By Valerie Unger Deputy



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