



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

1644440
Lane

OWNER

Sick, August J

DATE PREPARED

07/18/2018

PREPARED BY

amanwill@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 7/18/2018

OWNERSHIP INFORMATION

Owner: Sick, August J
CoOwner:
Site: OR 97405
Mail: 2636 Terrace View Dr Eugene OR 97405

Parcel #: 1644440
Ref Parcel #: 1805360000901
TRS: 18S / 05W / 36
County: Lane

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 000800 Block: 1005
Neighborhood:
School Dist: 66 Crow-Applegate-Lorane School District
Impr Type:
Subdiv/Plat:
Land Use: VAGR - VACANT AGRICULTURE/RURAL
Zoning: County-F2 - Impacted Forest
Watershed: Long Tom River
Legal: Map Lot: 1805360000901, TRS: T18 R05 S36
Q00, Recording Number: 2279/9721276, Lot: TL
901

ASSESSMENT AND TAXATION

Market Land: \$248,788.00
Market Impr: \$0.00
Market Total: \$248,788.00 (2017)
% Improved: 0%
Assessed Total: \$6,363.00 (2017)
Levy Code: 06602
Tax: \$97.73 (2017)
Millage Rate: 10.1172

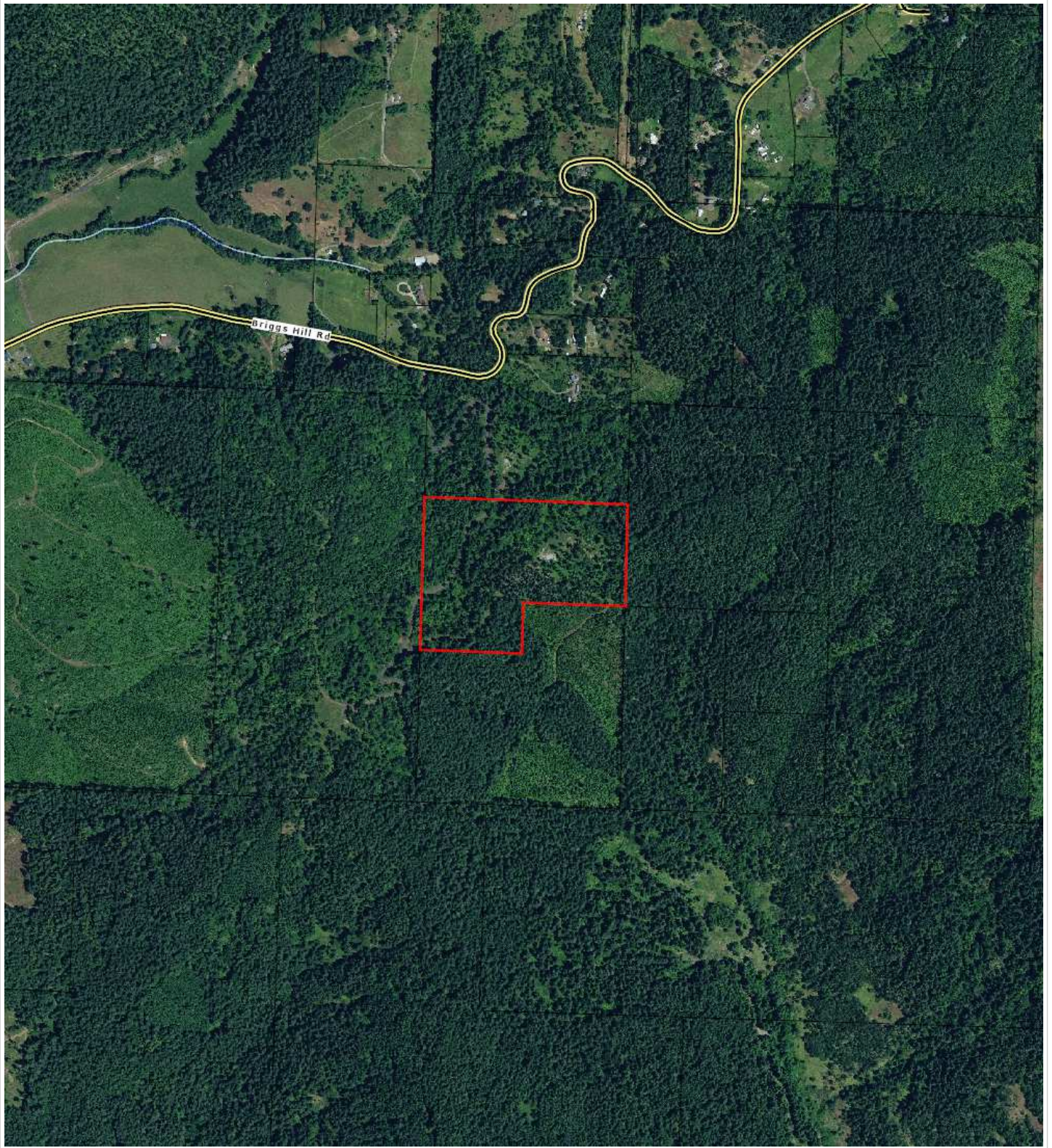
PROPERTY CHARACTERISTICS

Bedrooms: 0	Building Area: 0 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 24.9 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 1,084,644 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	Lot Width: 0
# Stories:	Basement Total: 0 SqFt 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
OWNER NAME UNAVAILABLE	10/25/2008	0000059137	\$875,000.00	Warranty		Conv/Unk

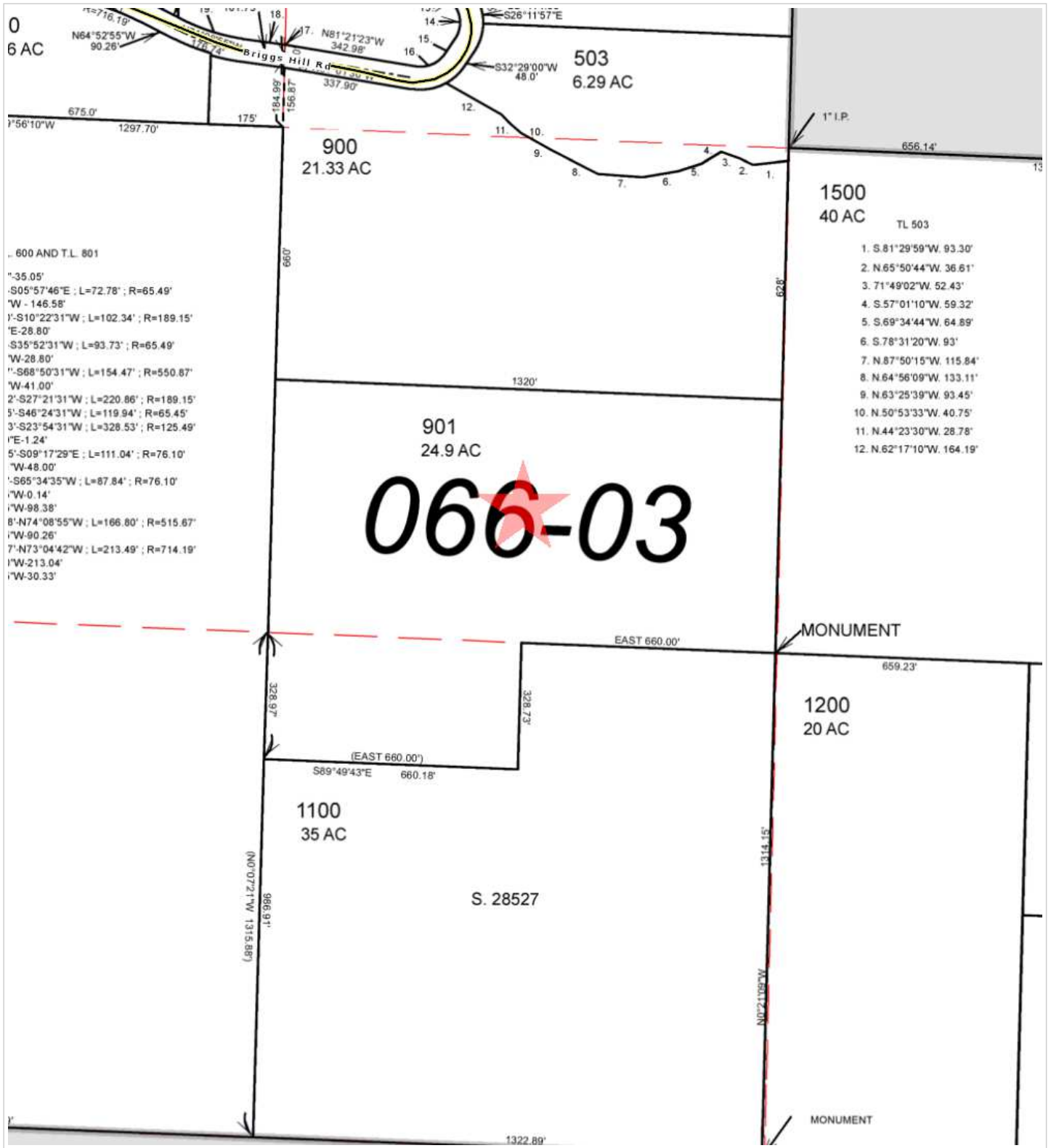
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



First American Title

Parcel ID: 1644440

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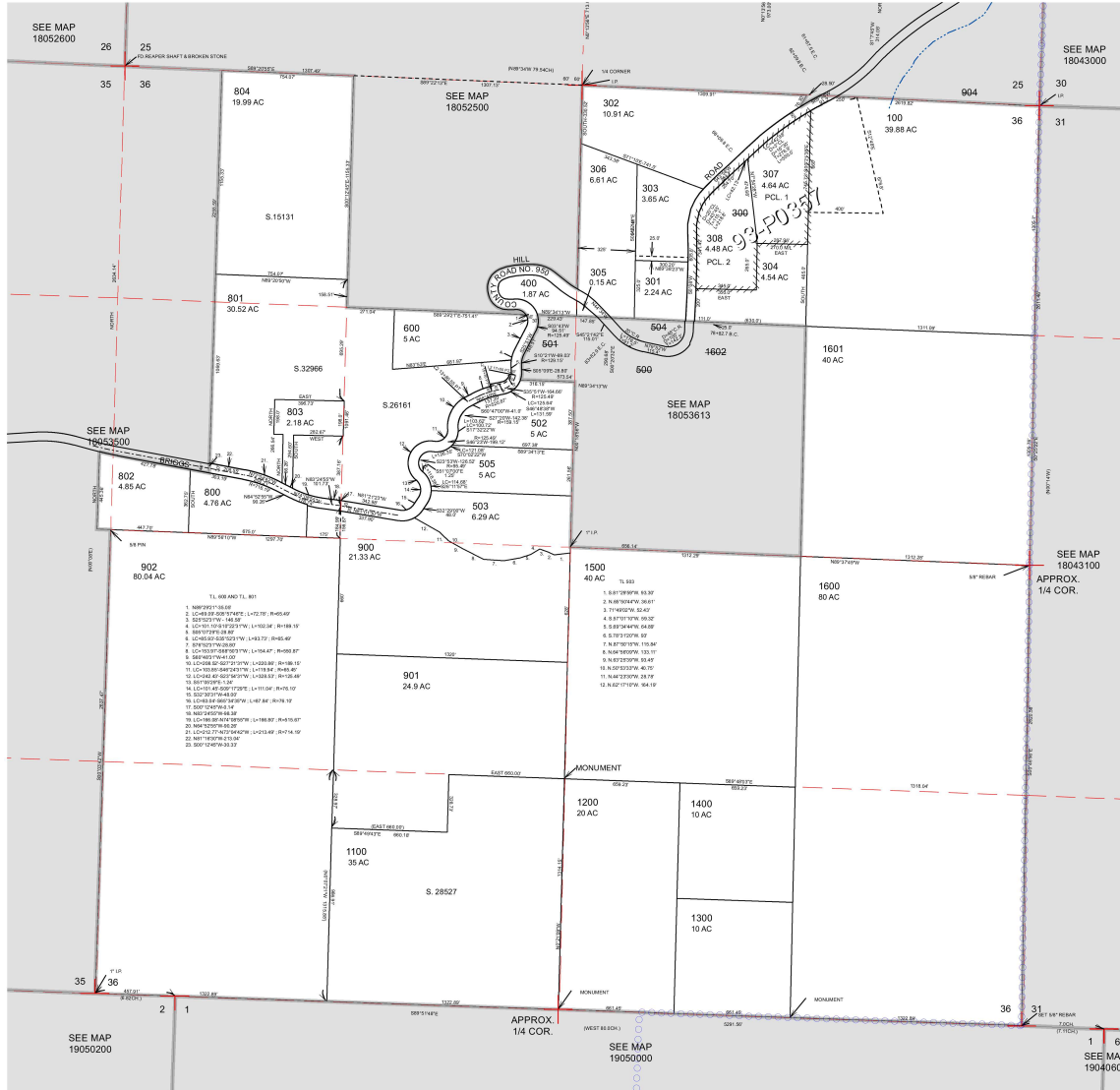
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FOR ASSESSMENT AND TAXATION ONLY

SECTION 36 T.18S. R.5W. W.M.
Lane County
1" = 400'

18053600

lscatjg - 3/25/2011



CANCELLED
1602
300
501
504
500

18053600

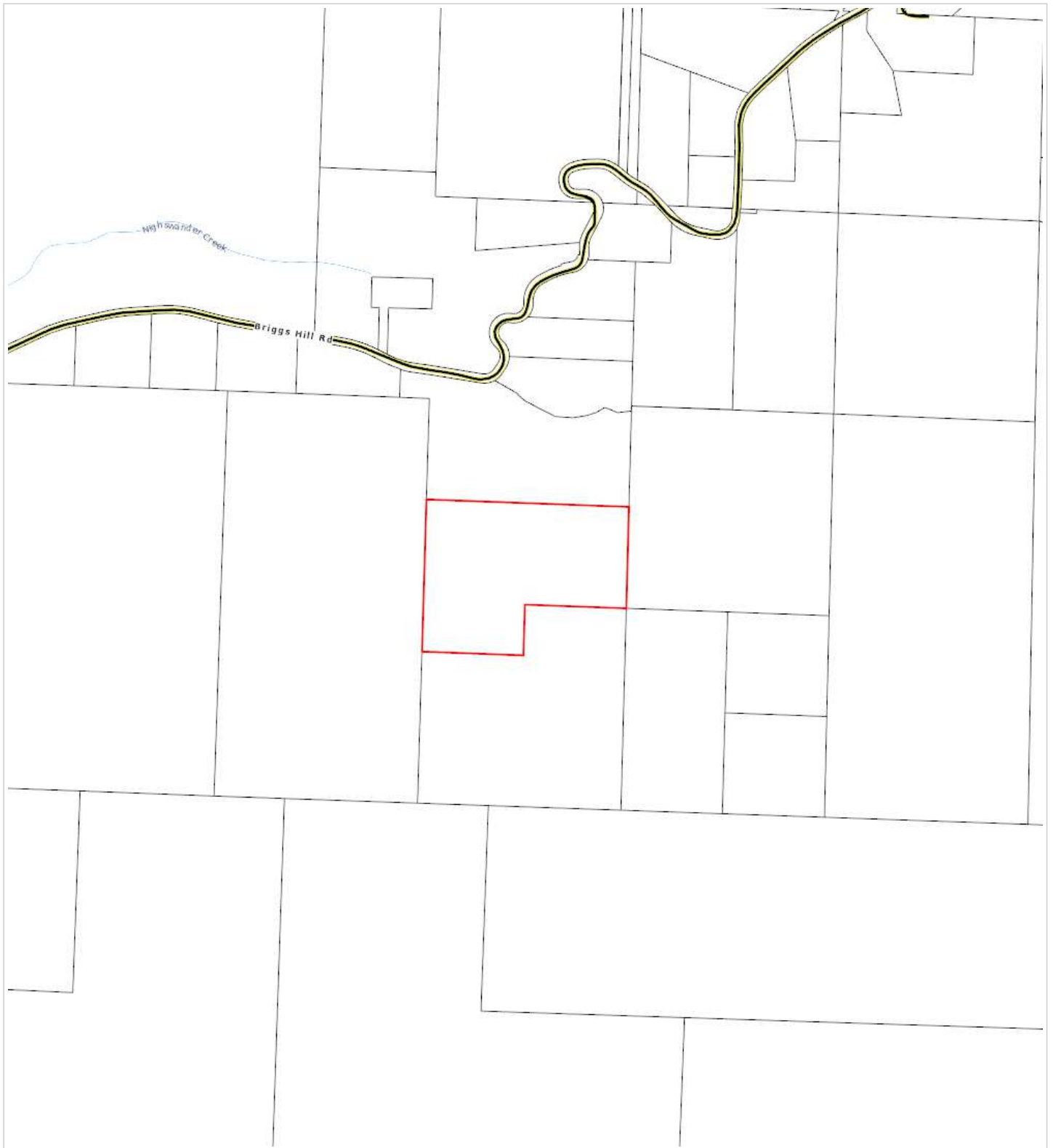
18053600



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25-
10
11-

After Recording Return To
First American Title
PO Box 10146
Eugene, OR 97440



After recording return to:
August J. Sick and Kristin L. Nelson-Sick
2636 Terrace View Drive
Eugene, OR 97405

Until a change is requested all tax statements shall be sent to the following address:
August J. Sick and Kristin L. Nelson-Sick
2636 Terrace View Drive
Eugene, OR 97405

File No.: 7191-1274099 (kas)
Date: October 22, 2008

Division of Chief Deputy Clerk
Lane County Deeds and Records

2008-059137



\$46.00

01033563200800591370050058

10/28/2008 02:17:47 PM

RPR-DEED Cnt=1 Stn=1 CASHIER 04
\$25.00 \$11.00 \$10.00

STATUTORY WARRANTY DEED

Brown Cow #2, LLC, Peter P. Brown and Vicki D. Brown, trustee of the Vicki D. Brown Trust established December 5, 2007, Grantor, conveys and warrants to Kristin L. Nelson-Sick as to Parcel 1, August J. Sick as to Parcel 2 and Briggs Hill Ranch, LLC, an Oregon limited liability company as to Parcel 3, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

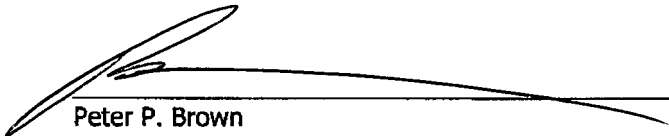
The true consideration for this conveyance is **\$875,000.00 a portion of which is paid to a qualified intermediary as part of an IRC 1031 exchange.** (Here comply with requirements of ORS 93.030)

APN: 0753325

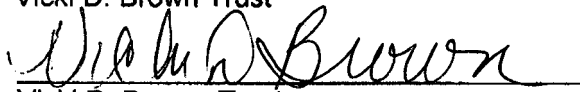
Statutory Warranty Deed
- continued

File No.: 7191-1274099 (kas)
Date: 10/22/2008

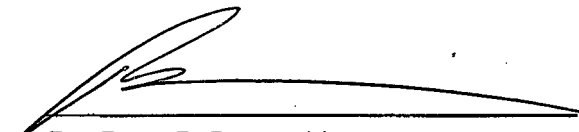
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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, OF CHAPTER 424, OREGON LAWS 2007.


Peter P. Brown

Vicki D. Brown Trust

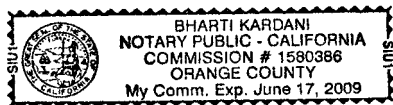

Vicki D. Brown, Trustee


Brown Cow #2, LLC, an Oregon limited liability company


By: Peter P. Brown, Manager

STATE OF California)
County of Orange)ss.
)

This instrument was acknowledged before me on this 25th day of OCT., 2008, by Vicki D. Brown as Trustee of the Vicki D. Brown Trust, on behalf of the trust.




Notary Public for California
My commission expires: 6.17.2009

APN: 0753325

Statutory Warranty Deed
- continued

File No.: 7191-1274099 (kas)
Date: 10/22/2008

STATE OF California)
)ss.
County of Orange)

This instrument was acknowledged before me on this 25th day of OCT, 2008
by Peter P. Brown as Manager of Brown Cow #2, LLC, on behalf of the LLC.



Bharti Kardani

Notary Public for California
My commission expires: 6.17, 2009.

STATE OF California)
)ss.
County of Orange)

This instrument was acknowledged before me on this 25th day of OCT., 2008
by **Peter P. Brown.**



Bharti Kardani

Notary Public for California
My commission expires: 6.17, 2009.

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Lane, State of Oregon, described as follows:

PARCEL 1:

BEGINNING AT THE INTERSECTION OF THE CENTER OF A CREEK AND THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, 32.57 FEET MORE OR LESS SOUTH 0° 19' 54" EAST OF THE CENTER ONE-QUARTER CORNER OF SAID SECTION 36 AND RUNNING THENCE FOLLOWING THE CENTER OF THE CREEK DOWNSTREAM MORE OR LESS ALONG THE FOLLOWING COURSES, SOUTH 81° 29' 59" WEST 93.30 FEET; THENCE NORTH 65° 50' 44" WEST 36.61 FEET; THENCE NORTH 71° 49' 02" WEST 52.43 FEET; THENCE SOUTH 57° 01' 10" WEST 59.32 FEET; THENCE SOUTH 69° 34' 44" WEST 64.89 FEET; THENCE SOUTH 78° 31' 20" WEST 93.00 FEET; THENCE NORTH 87° 50' 15" WEST 115.84 FEET; THENCE NORTH 64° 56' 09" WEST 133.11 FEET; THENCE NORTH 63° 25' 39" WEST 93.45 FEET; THENCE NORTH 50° 53' 33" WEST 40.75 FEET; THENCE NORTH 44° 23' 30" WEST 28.78 FEET; THENCE NORTH 62° 17' 10" WEST 164.19 FEET; THENCE NORTH 63° 59' 05" WEST 7.24 FEET TO THE POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BRIGGS HILL ROAD (COUNTY ROAD NO. 950) 30 FEET FROM CENTERLINE WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 101.01 FEET ALONG THE ARC OF A 136.10 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 42° 31' 24", BY A LONG CHORD THAT BEARS SOUTH 77° 42' 50" WEST 98.71 FEET TO A POINT; THENCE NORTH 81° 01' 28" WEST 337.90 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE ALONG SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36, NORTH 30.35 FEET MORE OR LESS TO THE CENTERLINE OF SAID BRIGGS HILL ROAD; THENCE ALONG THE CENTERLINE OF BRIGGS HILL ROAD WESTERLY TO A POINT NORTH OF A POINT 175 FEET WEST OF THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 36; THENCE LEAVING SAID CENTERLINE, SOUTH TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36 THAT IS 175 FEET WEST OF THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 36; THENCE ALONG SAID SOUTH LINE, EAST 175 FEET TO THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 36; THENCE SOUTHERLY 330 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE EASTERLY 1320 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 36, NORTHERLY 628 FEET MORE OR LESS TO THE POINT OF BEGINNING, BEING ALL IN SAID SECTION 36, LANE COUNTY, OREGON.

PARCEL 2:

APN: 0753325

Statutory Warranty Deed
- continued

File No.: 7191-1274099 (kas)
Date: 10/22/2008

THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SOUTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON.

PARCEL 3:

THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON.