



Property Profile

Prepared For:
Ms. Julie Mansfield Smith
Mossy Oak Properties Cupper Creek Land Company

Property Address:
42886 Alder Creek Road, Fossil, OR 97830
Property Parcel Number:
0823000003004

Includes the following:

- Map
- Tax Information
- Last Vesting Document

Prepared by:
Kishiko Bennett

Please email your customer service requests to prineville@amerititle.com

Serving Crook, Jefferson, Deschutes, Wheeler and Harney Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

WHEELER County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

August 31, 2021 3:25:38 pm

Account #	1101	Tax Status	ASSESSABLE
Map #	0823000003004	Acct Status	ACTIVE
Code - Tax #	0005-1101	Subtype	NORMAL

Legal Descr Metes & Bounds - See legal report for full description.

Mailing Name	FLIGHT 861 LLC	Deed Reference #	See Record
Agent		Sales Date/Price	See Record
In Care Of		Appraiser	

Mailing Address 1400 VILLAGE SQUARE BLVD STE 3
TALLAHASSEE, FL 32312

Prop Class	459	MA	SA	NH	Unit
RMV Class	409	05	00	049	1101-1

Situs Address(s)	Situs City
ID# 42886 ALDER CREEK ROAD	FOSSIL

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0005 Land	133,110	59,870	58,135	Land	0
Impr.	2,740	1,080	1,053	Impr.	0
Code Area Total	135,850	60,950	59,188		0
Grand Total	135,850	60,950	59,188		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0005					OSDM 23	100			7,330
0005	1	<input checked="" type="checkbox"/>			Rural Site	125	A	260.00	125,780
Grand Total								260.00	133,110

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%	LS	Size			
0005	1	2010	518	GP SHED	140		36		1,340	
0005	1	1960	741	MS Single wide	140		304	R - 60386	1,400	
Grand Total							340		2,740	

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
0005		FIRE PATROL:							
		■ FIRE PATROL SURCHARGE			Amount	47.50		Year	2021
		■ FIRE PATROL GRAZING			Amount	27.04	Acres	40	Year 2021

Account # 1101
MS Account(s): 0005-R-60386

Comments: =====

Account Number : 1101
Centroid : 08S23E000300400
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SEC 22: SE1/4SW1/4
SEC 27: ALL EX N1/2NE1/4
SEC 33: E1/2E1/2
SEC 34: W1/2; NE1/4 EXC THAT PORTION OF
NE1/4NE1/4 LY E OF CENTER OF COUNTY ROAD
EXCEPT: COUNTY ROAD
T.L. 3006
T.L. 3007
T.L. 3009
T.L. 3010

07/21/76 REQUEST
07/12/76 M34 668
02/15/90 M38 689
04/22/91 M39 012
05/15/92 M39 263
C.T. 01/01/96 960132
W.D. 08/17/98 980300

WELL OWNERSHIP 05/06/99 990181
REVISD DESC: P.P. 07/26/04 2004-10
PARTITION PLAT 2004-10
PARCELS 1 & 2
EXC: PARCEL 3012 (PARCEL 2)

Partition Plat 2007-12
Parcel 1

P.P. 12/27/07 2007-12
Contract 02/01/08 20080034
SURVEY # 659
W.D. 03/23/2011 2011-0085
S.W.D. 10/31/17 2017-0277

STATEMENT OF TAX ACCOUNT
WHEELER COUNTY TAX COLLECTOR
WHEELER COUNTY COURTHOUSE
FOSSIL, OR 97830
(541) 763-4266

23-Feb-2022

FLIGHT 861 LLC
PMB 80012
1400 VILLAGE SQUARE BLVD STE 3
TALLAHASSEE FL 32312

Tax Account #	1101	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0005
Situs Address	42886 ALDER CREEK ROAD FOSSIL OR 97830	Interest To	Mar 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,079.27	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,047.82	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,021.13	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$989.50	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$965.87	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$943.82	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$918.32	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$893.19	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$859.09	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$843.09	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$820.37	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$354.86	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$352.67	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.50	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$581.83	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$558.24	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$546.29	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$526.39	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$567.10	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$462.22	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$393.21	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$373.17	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$352.57	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$289.33	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$337.33	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,021.89	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$937.02	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.51	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$945.39	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$959.09	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$990.12	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$22,369.20	

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WHEELER COUNTY REAL LEGAL DESCRIPTIONS

8/31/2021 3:29:09 PM

Account # 1101
Map 08230000-03004
Effective Date

Disclaimer This information is maintained for assessment and taxation purposes only. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. THE LEGAL DESCRIPTION SHOWN WILL NOT SHOW ANY CHANGES AND/OR MODIFICATIONS THERETO SUBSEQUENT TO THE EFFECTIVE DATE.

Subdivision	BLOCK	LOT	Direction	Part	Part Type
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Metes and Bounds

SEC 22: SE1/4SW1/4	SEC 27: ALL EX N1/2NE1/4	SEC 33: E1/2E1/2	SEC 34: W1/2; NE1/4	EXC THAT PORTION OF	
NE1/4NE1/4 LY E OF CENTER OF COUNTY ROAD	EXCEPT: COUNTY ROAD	T.L. 3006	T.L. 3007	T.L. 3009	
T.L. 3010	07/21/76 REQUEST		07/12/76 M34 668		
02/15/90 M38 689	04/22/91 M39 012		05/15/92 M39 263		
C.T. 01/01/96 960132	W.D. 08/17/98 980300		WELL OWNERSHIP 05/06/99		
990181 REVISED DESC:	P.P. 07/26/04 2004-10	PARTITION PLAT 2004-10	PARCELS 1 & 2	EXC:	
PARCEL 3012 (PARCEL 2)	Partition Plat 2007-12	Parcel 1	P.P. 12/27/07 2007-12	Contract 02/01/08 20080034	
SURVEY # 659 W.D.	03/23/2011 2011-0085	S.W.D.	10/31/17 2017-0277		

N
↑
COMPLIMENTS OF
AmeriTitle

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

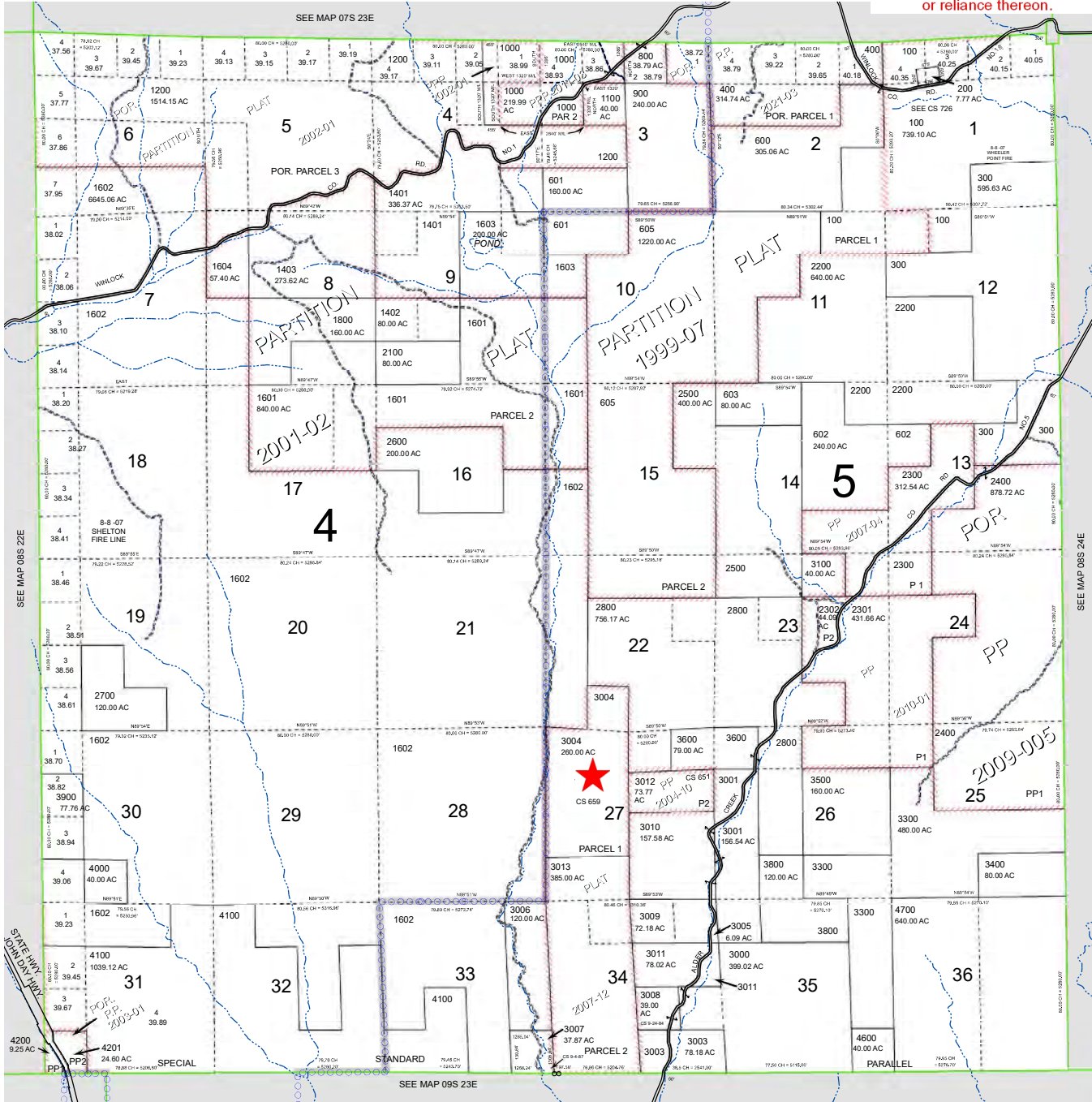
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



T.8S. R.23E. W.M.
Wheeler County
1" = 2000'

08S23E

8/24/2021



CANCELLED
500
604
700
1300
1400
1500
1600
1700
1900
2000
2300
3002
3200
3700
4300 THRU
4500
4701

08S23E



**COMPLIMENTS OF
AmeriTitle**

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

N89°53'W
80.00 CH = 5280.00'

28

3004
260.00 AC

★
PART

CS 659

27

PARCEL 1

3013
385.00 AC

PLAT

N89°51'W

79.89 CH = 5272.74'

33

3006
120.00 AC

S89°53'W

80.46 CH = 5310.36'

3009
72.18 AC

3005
6.09 AC

3800
120.00 AC

34

3011
78.02 AC

3000
399.02 AC

35

2007-12

3008
39.00 AC
CS 9-24-84

3011

3007
37.87 AC

PARCEL 2

3003

3003
78.18 AC

79.45 CH = 5243.70'

1265.04'

130.84'

1268.24'

1306.64'

CS 9-4-87

78.86 CH = 5204.76'

97.58'

ALDER

38.5 CH = 2541.00'

77.50 CH = 5115.00'

3004

S89°50'W

80.00 CH = 5280.00'

3600
79.00 AC

3600

2800

3012
73.77 AC
PP CS 651
2004-10

P2

3001
CREEK

3010
157.58 AC

3001
156.54 AC



WHEELER COUNTY, OREGON **2017-0277**
D-WD
Cnt=1 Pgs=2 ALICIAH 10/31/2017 01:16:00 PM
\$10.00 \$11.00 \$10.00 \$20.00 **\$51.00**

I, Alicia Hankins, County Clerk for Wheeler County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Alicia Hankins - County Clerk

After recording return to:

Flight 861, LLC
1632 Ivy Way
Eastpoint, FL 32328

Until a change is requested all tax statements shall be sent to the following address:

Flight 861, LLC
1632 Ivy Way
Eastpoint, FL 32328
File No. 196226AM

STATUTORY WARRANTY DEED

Dennis Turin and Vicki Turin, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Flight 861, LLC,

Grantee(s), the following described real property in the County of Wheeler and State of Oregon free of encumbrances except as specifically set forth herein:

Located in Wheeler County, Oregon:

Township 8 South, Range 23 East of the Willamette Meridian:

Sections 22 and 27:

Unsurveyed Parcel No. 1 of land Partition No. 2007-12 as shown on the plat thereof, on file and of record in the office of the County Clerk of Wheeler County, Oregon, said parcel being more particularly described as follows:

Township 8 South, Range 23 East, Willamette Meridian:

Section 22: SE1/4SW1/4;

Section 27: NW1/4 and the N1/2SW1/4

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

0823000003004

The true and actual consideration for this conveyance is \$

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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 23 day of October 2017.

Dennis Turin
Dennis Turin

Vicki Turin
Vicki Turin

State of Oregon } ss
County of Clackamas }

On this 23 day of October, 2017, before me, Shelley Bolfik a Notary Public in and for said state, personally appeared Dennis Turin and Vicki Turin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shelley Bolfik

Notary Public for the State of Oregon

Residing at: Clackamas

Commission Expires: 10-2-21

