



## Property Profile

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

Property Address:  
0823000003013, Wheeler County OR  
Property Parcel Number:  
0823000003013

Includes the following:

- Map
- Tax Information
- Last Vesting Document

Prepared by:  
**Kishiko Bennett**

**Please email your customer service requests to [prineville@amerititle.com](mailto: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 3:20:45 pm

Account # 2988	Tax Status ASSESSABLE
Map # 0823000003013	Acct Status ACTIVE
Code - Tax # 0005-2988	Subtype NORMAL

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

Mailing Name DEHAAN DOUGLAS J	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 450	MA	SA	NH	Unit
RMV Class 400	05	00	040	2988-1

Situs Address(s)	Situs City
ID#	SPRAY

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0005	Land	111,300	78,650	76,362	Land	0
	Impr.	0	0	0	Impr.	0
<b>Code Area Total</b>		111,300	78,650	76,362		0
<b>Grand Total</b>		111,300	78,650	76,362		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0005	1	<input checked="" type="checkbox"/>			Rural Site	101	A	385.00	111,300
<b>Grand Total</b>								385.00	111,300

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
<b>Grand Total</b>								0

Comments: =====  
ACCOUNT NUMBER 2988  
CENTROID : 08S23E00003013-0  
=====

PARTITION PLAT 2007-12  
PARCEL 2 P.P. 12/27/07 2007-12  
EASEMENT 01/27/10 2010-0024  
S.W.D. 10/31/17 2017-0279

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

23-Feb-2022

DEHAAN DOUGLAS J  
PMB 80012  
1400 VILLAGE SQUARE BLVD STE 3  
TALLAHASSEE FL 32312

Tax Account #	2988	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0005
Situs Address	UNDETERMINED SPRAY OR 97874	Interest To	Mar 15, 2022

**Tax Summary**

<b>Tax Year</b>	<b>Tax Type</b>	<b>Total Due</b>	<b>Current Due</b>	<b>Interest Due</b>	<b>Discount Available</b>	<b>Original Due</b>	<b>Due Date</b>
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,293.31	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,255.68	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,219.11	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,183.61	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,149.14	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,115.68	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,083.19	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,051.63	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,021.00	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$991.27	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$962.39	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.50	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$299.51	Nov 15, 2008
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$13,251.76	

**WHEELER COUNTY  
REAL LEGAL DESCRIPTIONS**

8/31/2021 3:22:10 PM

**Account #** 2988  
**Map** 08230000-03013  
**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.

<b>Subdivision</b>	<b>BLOCK</b>	<b>LOT</b>	<b>Direction</b>	<b>Part</b>	<b>Part Type</b>
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**Metes and Bounds**

PARTITION PLAT 2007-12 2017-0279	PARCEL 2	P.P. 12/27/07	2007-12	EASEMENT	01/27/10	2010-0024	S.W.D.	10/31/17
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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.

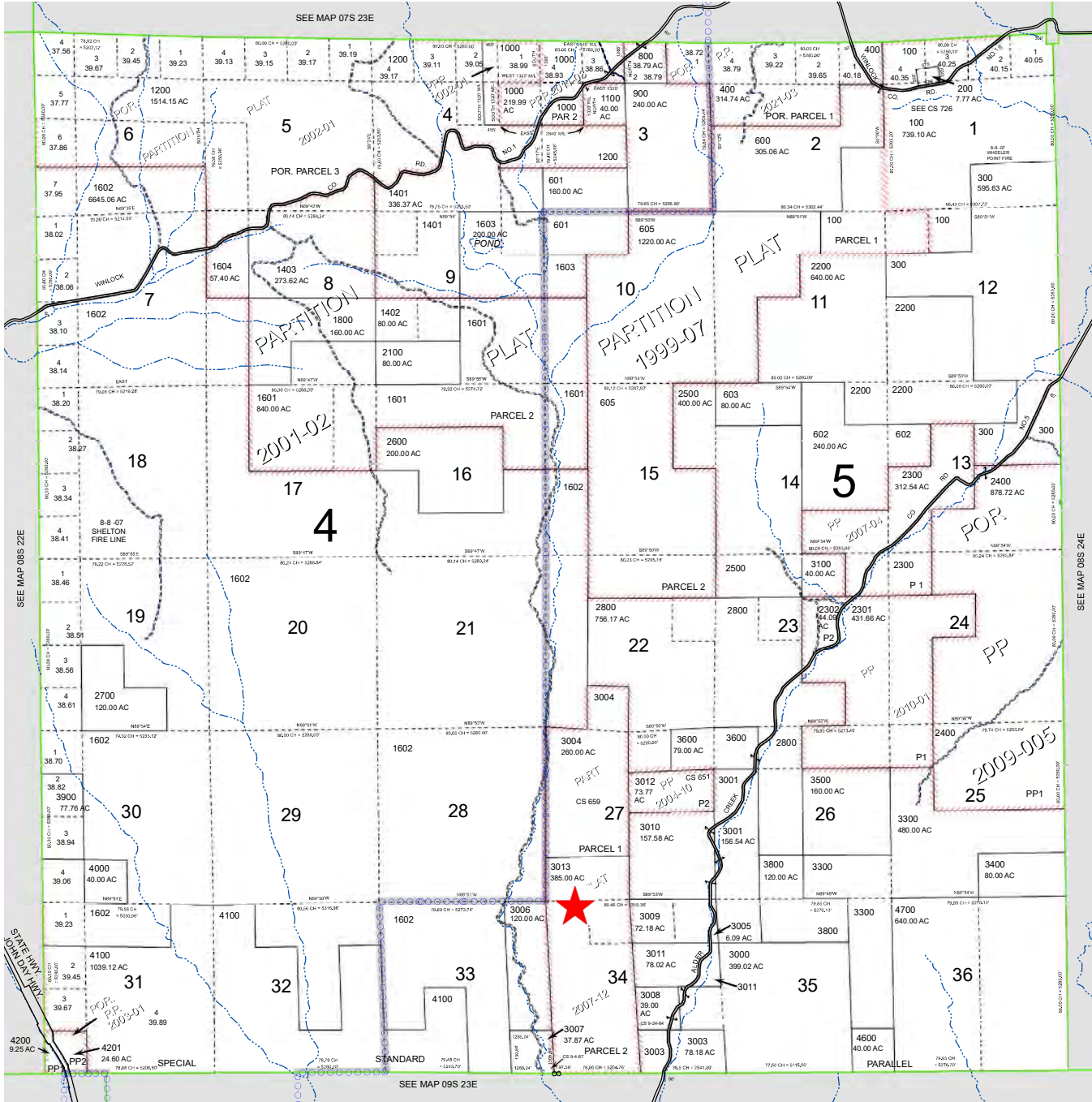
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

08S23E

8/24/2021

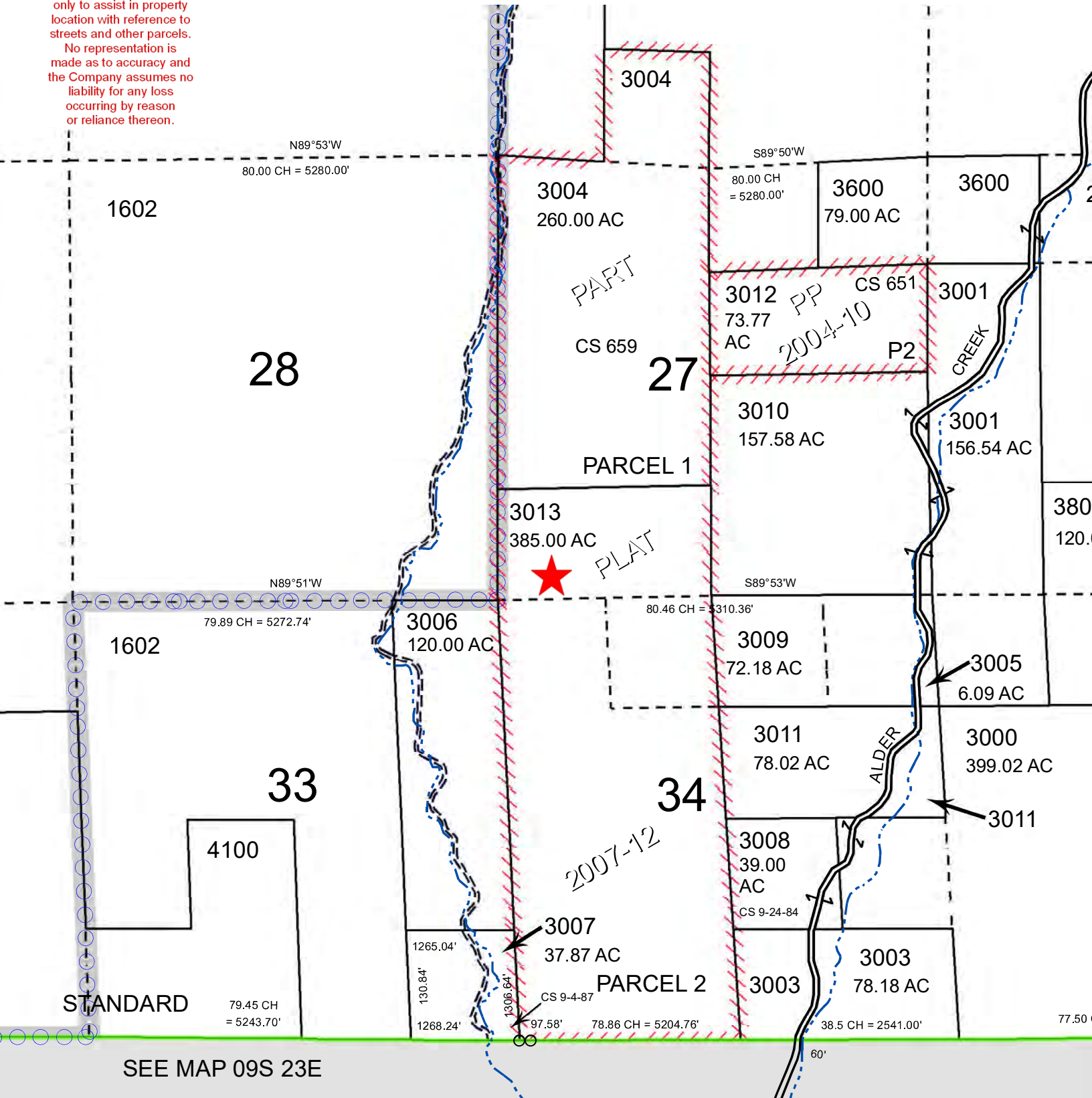


- CANCELLED
- 500
- 604
- 700
- 1300
- 1400
- 1500
- 1600
- 1700
- 1900
- 2000
- 2300
- 3002
- 3200
- 3700
- 4300 THRU
- 4500
- 4701

08S23E

**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.



SEE MAP 09S 23E



WHEELER COUNTY, OREGON **2017-0279**  
D-WD  
Cnt=1 Pgs=2 ALICIAH 10/31/2017 01:19:00 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:

Douglas J. Dehaan

1632 Ivy Way

Saint George Island, FL 32328

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

Douglas J. Dehaan

1632 Ivy Way

Saint George Island, FL 32328

File No. 196234AM

### STATUTORY WARRANTY DEED

**Albert M. Garber and Shirley A. Garber, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Douglas J. Dehaan,**

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:**

**In Township 8 South, Range 23 East of the Willamette Meridian, Wheeler County, Oregon:  
Parcel No. 2 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, more particularly described as follows:**

**Township 8 South, Range 23 East, Willamette Meridian:**

**Section 27: S1/2SW1/4;**

**Section 34: NW1/4 and the SW1/4**

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

0823000003013

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:

Return to:





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 22<sup>nd</sup> day of October, 2017.

Albert M. Garber  
Albert M. Garber

Shirley A. Garber  
Shirley A. Garber  
A.

State of Oregon } ss  
County of Grant }

On this 22<sup>nd</sup> day of October, 2017, before me, Jane L. Reeves a Notary Public in and for said state, personally appeared Albert M. Garber and Shirley A. Garber, 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.

Jane L. Reeves  
Notary Public for the State of Oregon  
Residing at: Vale, Oregon  
Commission Expires: July 13, 2019

