

# *Land Title Company of Grant County, Inc.*

145 NE Dayton Street, John Day, Oregon 97845

Phone: 541-575-1529 Fax: 1-541-628-7415

[britney@ltcofgrantcounty.com](mailto:britney@ltcofgrantcounty.com)

October 20, 2022

PREPARED FOR: Jane L. Reeves

TAX ACCOUNT: 16-2 13-28 TL410 Ref.6180

PROPERTY ADDRESS: N/A

ASSESSED TO: ALYN L. VAIL and CAROL S. VAIL, husband and wife

## INCLUDED ARE THE FOLLOWING:

- The Grant County Assessor's Property Information
- Last Deed of Record
- County Map

This information was prepared by: Britney Reed

THE INFORMATION SHOWN ABOVE HAS BEEN COMPILED FROM THE LATEST TAX INFORMATION

RECORDS PROVIDED US BY THE TAX ASSESSOR'S OFFICE AND IS PROVIDED AS A COURTESY TO YOU AND YOUR CUSTOMER. NO LIABILITY IS ASSUMED FOR ANY ERRORS IN THIS REPORT.

OAR 836-080-0337 GOVERNS THE INFORMATION WE ARE ABLE TO PROVIDE. THIS SERVICE MAY BE DISCONTINUED AT ANY TIME WITHOUT NOTICE.



**Notice:** The information provided here is for convenience ONLY. The records located at the Grant County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurately as possible, these documents are being provided as an informational convenience ONLY. Grant County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Grant County Assessor's Office, Canyon City, Oregon.

**Date Web Site was last updated 10/19/2022**

**Value and tax information for tax year 2022**

**Ref#:6180      Type of Property : REAL PROPERTY**

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
13S28	410	0	1602	800 RECREATIONAL/VACANT

<b>OWNER:</b>	VAIL, ALYN L & CAROL
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	16111 NE 189TH AVE
<b>CITY/ST:</b>	BUSH PRAIRIE, WA ,98606

**PROPERTY ADDRESS: 0**

**NOTES:**  
none.

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$124,150	
<b>STRUCTURES</b>	\$0	
<b>SUBTOT</b>	\$124,150	\$58,047
<b>TOTAL</b>	\$124,150	\$58,047

**PROPERTY TAX INFORMATION**

**Do not pay this amount!** For current balance owing, contact our office. Contact information may be found at this web page [Assessor/Tax Collector](#)

<b>BASE TAX</b>	\$805.33
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$805.33

**LAND DESCRIPTIONS**

<b>LINE #</b>	<b>ACRES</b>	<b>LAND CODE</b>	<b>DESCRIPTION</b>	<b>DIMENSIONS</b>	<b>MARKET VALUE</b>
1	160.00	RR	RANGE/REC LAND	-	\$124,150
<b>TOTAL</b>	160.00				

**SALES**

<b>SEQ #</b>	<b>SALES DATE</b>	<b>SALES AMOUNT</b>	<b>#PARCELS SOLD</b>	<b>DOC TYPE</b>	<b>DOCUMENT NUMBER</b>
1	7/07/1993	\$26,000	1	X	931221
2	7/15/1992	\$26,000	1	X	921622

NEW SEARCH



First American Title Insurance Company

59

941739

THIS SPACE PROVIDED FOR RECORDER'S USE:

INST# 541739 REF# 2123  
 FILED August 23 19 94  
 RECORD OF Deeds TIME: 3:54 P.M. PGS  
 KATHY MCKINNON BY [Signature]  
 COUNTY CLERK DEPUTY

Filed for Record at Request of

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Quit Claim Deed

THE GRANTOR STANCO FINANCIAL CORPORATION, a Washington corporation  
 for and in consideration of FULFILLMENT OF CONTRACT  
 conveys and quit claims to ALYN L. VAIL and CAROL S. VAIL., husband and wife  
 the following described real estate, situated in the County of GRANT, STATE OF OREGON ~~XXXXXXXXXXXX~~  
 together with all after acquired title of the grantor(s) therein:

The Southeast quarter of Section 6, Township 13 South, Range 28 East of the  
 Willamette Meridian, in the County of Grant and State of Oregon.

18117-C  
03190 04/18/94 06130

THIS QUITCLAIM DEED IS GIVEN IN ADDITION TO THE FULFILLMENT DEED FORMERLY GIVEN BY THE PRIOR CONTRACT SELLERS, AND DEPOSITED INTO ESCROW. WARRANTIES IF ANY ARE REQUIRED BY THE SUBJECT CONTRACT, ARE CONTAINED IN SAID DEED. 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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 90.930.

Dated August 1, 1994  
 STANCO FINANCIAL CORPORATION, a Washington Corp.  
 (Individual)  
 BY [Signature] JOHN C. STANLEY (President)  
 By \_\_\_\_\_ (Secretary)

STATE OF WASHINGTON )  
 COUNTY OF \_\_\_\_\_ ) ss.  
 On this day personally appeared before me

STATE OF WASHINGTON )  
 COUNTY OF KLICKITAT ) ss.  
 On this 1st day of August, 19 94,  
 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JOHN C. STANLEY

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ as \_\_\_\_\_ for the uses and purposes therein mentioned.  
 GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
 Notary Public in and for the State of Washington, residing at \_\_\_\_\_

to me known to be the \_\_\_\_\_ President and \_\_\_\_\_, of STANCO FINANCIAL CORPORATION the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.  
 Witness my hand and official seal hereto affixed the day and year first above written.  
[Signature] LINDA R. CORMAN  
 Notary Public in and for the State of Washington, residing at \_\_\_\_\_

13-28 (59)

941740

941740  
EXHIBIT "A"

STATUTORY WARRANTY DEED

WILLIAM G. SCANNELL and MICHAEL A. SCANNELL, Grantors, convey and warrant to ALYN L. VAILL and CAROL S. VAILL, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein.

(All that property in Grant County, Oregon, described in Exhibit "A" attached.)

The true and actual consideration of this conveyance is \$26,000.00.

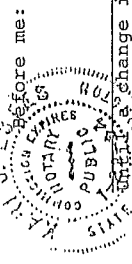
DATED: July 7, 1993.

*William G. Scannell*  
William G. Scannell  
*Michael A. Scannell*  
Michael A. Scannell

STATE OF WASHINGTON ) ss:  
COUNTY OF PIERCE )

*John Day*, 1993.

Personally appeared William G. Scannell and Michael A. Scannell and acknowledged the foregoing instrument to be their voluntary act and deed.



*Kathy Mckinnon*  
Notary Public for Washington  
Commission Expires: 12/31/94

Grantees: Alyn L. & Carol S. Vail  
12515 NE 50th Ave.  
VANCOUVER WA 98686

Grantors: William G. & Michael A. Scannell  
c/o SCD, 5515 Stellacoom Blvd., SW  
TACOMA WA 98499

AFTER RECORDING RETURN TO:  
KILPATRICKS,  
P. O. Box A  
MT. VERNON OR 97865  
Land Title Company  
103 W. Main: John Day, OR 97845

INST# 941740 REF# 2122  
FILED August 23 1994  
RECORD OF DEEDS - TIME: 10:00 P.M. 3 PGS  
KATHY MCKINNON BY *Kathy Mckinnon*  
COUNTY CLERK DEPUTY



Land in Grant County, Oregon, as follows:

In Twp. 13 S., R. 28 E., W.M.:  
Sec. 6: SE1.  
(Tax Acct. 16-2 13-28 410; 06180)

TOGETHER with an easement in common with others entitled to the use thereof over such of the roads as are necessary for access to the above described property from a public road, as is more specifically described in Second Correction Easement Deed recorded in Book 117, Page 975, Deed Records of Grant County, Oregon.

SUBJECT to the following exceptions:

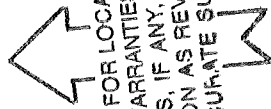
- 1. Rights of the public in streets, roads and highways.
- 2. As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
- 3. EXCEPTIONS and RESERVATIONS in Deed from Eastern Oregon Land Company, dated May 23, 1949, recorded Jan. 19, 1954, in Book 69, Page 275, Deed Records of Grant County, Oregon.
- 4. Common Easement, including the terms and provisions thereof, in deed from Eastern Oregon Land Company, a corp., to Henry George and Lucille George, husband and wife, dated Aug. 9, 1948, recorded Sept. 20, 1948, in Deed Book 55, page 268, to-wit: "Together with the right to enjoy and use, in common with the grantor, its successors and assigns, a cattle pass of reasonable width by the nearest route from North to South across Secs. 6 and 7, Twp. 13 S., R. 28 E., W.M., and Sec. 31, Twp. 12 S., R. 28 E., W.M., for the purpose of driving livestock back and forth to and from the lands hereby conveyed, it being understood and agreed that whenever livestock shall be trailed across said lands, such livestock will be kept on the move and will not be quartered on the premises overnight, and that all gates opened for passage will be closed promptly." NOTE: This easement is appurtenant to those vested with the title to the S1 of Sec. 8, All of Sec. 19, All of Sec. 30, Twp. 12 S., R. 28 E.W.M.
- 5. Second Correction Easement Deed, including the terms and provisions thereof, between R. E. Sprout and Violet Sprout, his wife, and Wiley Creek Investment Partnership, Marks Creek Investment Partnership, and W. G. Scannell, dated Nov. 30, 1977, recorded Dec. 7, 1977, in Deed Book 117, page 975, creating easements over and across the subject property and additional property.

94/740

5. Easements, including the terms and provisions thereof, awarded in that certain Default Judgment and Decree entered in Case No. 88-06-0119CV of the Circuit Court for the State of Oregon, County of Grant, entitled Roy W. Zeller and Jean V. Zeller, husband and wife, vs. Tri Company et als, and recorded Nov. 22, 1988 in Deed Book 137, page 893, creating an easement in common over an existing road known as the Marks Creek Road as it traverses the subject property and additional lands.
6. Reservation, including the terms and provisions thereof, in deed from R. E. Sproul and Violet Sproul, husband and wife, dated Dec. 19, 1978, recorded Dec. 6, 1990, as Instrument No. 901346, Records of Grant County, Oregon, to-wit: "Reserving unto Grantors the easements reserved in that certain agreement of sale recorded in Book 108, pages 588-96 of the Deed Records of Grant County, Oregon, for the time specified therein."
7. Contract of Sale, including the terms and provisions thereof, between Marks Creek Investment Partnership, a limited partnership, by Land Acquisition & Management Co., Inc., general partner, vendor, and W. M. Partnership, vendee, as disclosed by a Memorandum of Contract of Sale dated Sept. 1, 1991, recorded Oct. 10, 1991, as Instrument No. 911828, Records of Grant County, which Contract has been assigned by W. M. Partnership, Assignor, to William G. Scannell and Michael A. Scannell, Assignees, by Assignment dated July 3, 1992, recorded July 8, 1992 as Instrument No. 921187, Records of Deeds, Grant County, Oregon.
8. An easement appurtenant to the NE¼ of Sec. 6, Twp. 13 S., R. 28 E., W.M., along the east 60 feet of the SE¼ Sec. 6, Twp. 13 S., R. 28 E., W.M., for ingress and egress and utilities to the NE¼ of Sec. 6, Twp. 13 S., R. 28 E., W.M.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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THIS SKETCH IS FOR LOCATION PURPOSES ONLY, AND NO WARRANTIES ARE IMPLIED AS TO VARIATIONS, IF ANY, IN DIMENSIONS OR LOCATION AS REVEALED BY AN ACCURATE SURVEY.

