

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

October 20, 2022

PREPARED FOR: Jane L. Reeves

TAX ACCOUNT: 16-2 13-28 TL415 Ref.6185
16-2 13-28 TL420 Ref.6190

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#:6185 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
13S28	415	0	1602	800 RECREATIONAL/VACANT

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

PROPERTY ADDRESS: 0

NOTES:

none.

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$91,560	
STRUCTURES	\$0	
SUBTOT	\$91,560	\$30,258
TOTAL	\$91,560	\$30,258

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](#)

BASE TAX	\$419.78
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$419.78

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	80.00	RR	RANGE/REC LAND	-	\$91,560
TOTAL	80.00				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	8/22/1994	\$24,000	2	X	941894
2	7/24/1992	\$26,000	2	X	921684

NEW SEARCH



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Date Web Site was last updated 10/19/2022

Value and tax information for tax year 2022

Ref#:6190 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
13S28	420	0	1602	800 RECREATIONAL/VACANT

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

PROPERTY ADDRESS: 0

NOTES:

none.

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$88,890	
STRUCTURES	\$0	
SUBTOT	\$88,890	\$34,758
TOTAL	\$88,890	\$34,758

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](#)

BASE TAX	\$482.22
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$482.22

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	74.89	RR	RANGE/REC LAND	-	\$88,890
TOTAL	74.89				

NEW SEARCH

441894

EXHIBIT "A"

Land in Grant County, Oregon, as follows:

In Twp. 13 S., R. 28 E., W.M.:
Sec. 6: Lots 1 and 2; S1N21.

TOGETHER with an easement in common with others, as is more specifically described in Second Correction Easement Deed recorded in Book 117, Page 975, Deed Records of Grant County, Oregon; and an Easement appurtenant to the NE1/4 of Sec. 6, Twp. 13 S., R. 28 E., W.M., along the east 60 feet of the SE1/4 of Sec. 6, Twp. 13 S., R. 28 E., W.M.

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 S1/4 of Sec. 8, All of Sec. 19, All of Sec. 30, Twp. 12 S., R. 28 E.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.

941894

STATUTORY WARRANTY DEED

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


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

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.

True consideration for this conveyance is \$24,000.00.

DATED: Dec 22, 1994.

STATE OF WASHINGTON)
County of PIERCE) ss:
AWAUST 22, 1994.
Personally appeared William G. Scannell and Michael A. Scannell and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:

Notary Public for Washington
Commission Expires: 11/19/1994

Until a change is requested, all tax statements shall be sent to the following address: Alyn L. & Carol S. Vail, 12515 N.E. 50th Ave., VANCOUVER WA 98686.

Grantors:
Wm. G. & Michael A. Scannell
P. O. Box 1817
GIG HARBOR WA 98335

Grantees:
Alyn L. & Carol S. Vail
12515 N.E. 50th Ave.
VANCOUVER WN 98686

AFTER RECORDING RETURN TO:
KILPATRICKS
P. O. Box A
MT. VERNON

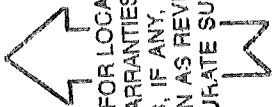


INST# 941894 REF# 2193
FILED December 2, 1994
RECORD OF Deeds TIME: 1:33 PM 3 PGS
BY Kathy McKinnon
COUNTY CLERK

941894

6. 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.
7. Reservation, including the terms and provisions thereof, in deed from Marks Creek Investment Partnership, a limited partnership, by and through Land Acquisition & Development Company, Inc., the General Partner, dated Nov. 6, 1989, recorded Nov. 20, 1989 in Deed Book 139, Page 698, and re-recorded Jan. 2, 1990 in Deed Book 139, page 961, records of Grant County, Oregon.
8. 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. 901347, 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".
9. 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 May 27, 1992, recorded June 17, 1992, as Instrument No. 921043, Records of Grant County, Oregon, which Contract of Sale 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. 921043, Records of Deeds, Grant County, Oregon.
10. 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 Sale dated May 27, 1992, recorded June 17, 1992, as Instrument No. 921044, Records of Grant County, Oregon, which Contract of Sale 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. 921189, Records of Deeds, Grant County, Oregon.

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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.

