



## Property Profile

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

Property Address:  
32435 Highway 19, Spray, OR 97874  
Property Parcel Number:  
0824250000200

Includes the following:

- Aerial Map
- Tax Information
- Last Vesting Document

Prepared by:  
**Sarai Swenson**

**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

December 23, 2021 1:18:45 pm

**Account #** 1136  
**Map #** 0824250000200  
**Code - Tax #** 0005-1136

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

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

**Mailing Name** EISELE HUGH FAMILY TRUST

**Deed Reference #** See Record

**Agent**

**Sales Date/Price** See Record

**In Care Of**

**Appraiser**

**Mailing Address** 8620 SE 347TH AVE  
 BORING, OR 97009

**Prop Class** 559      **MA**    **SA**    **NH**    **Unit**  
**RMV Class** 559      05    00    059    1136-1

Situs Address(s)	Situs City
<b>ID#</b> 32435 HWY 19-207	SPRAY

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0005	<b>Land</b>	99,140	9,450	10,821	<b>Land</b>	0
	<b>Impr.</b>	26,970	61,626	26,970	<b>Impr.</b>	0
<b>Code Area Total</b>		126,110	71,076	37,791		0
<b>Grand Total</b>		126,110	71,076	37,791		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size		
0005	1	<input checked="" type="checkbox"/>			Farm Use Zoned	110	A	81.02	FU7	59,090
0005	3	<input checked="" type="checkbox"/>			Residential Site	110	A	2.00		1,050
0005					SA OSD	100				19,500
0005					SA OSD	100				19,500
<b>Grand Total</b>								83.02		99,140

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0005	1	1967	741	MS Single wide	120		630	R - 60390	9,840	
0005	3	1965	523	HAY COVER	120		742		17,130	
<b>Grand Total</b>							1,372		26,970	

**Exemptions / Special Assessments / Potential Liability**

**NOTATIONS:**  
 ■ POT'L ADD'L TAX LIABILITY ADDED 2020  
 PATL

Account # 1136  
MS Account(s): 0005-P-60165, R-60390

Appr Maint: 2022 - NEW CONSTRUCTION (PLANNING DECISION )

Comments: =====

Account Number : 1136  
Centroid : 08S24E250020000  
=====

T8S R24E WM  
SEC 25: NW1/4SE1/4  
S1/2SW1/4 LYING N OF N R/W LI JOHN DAY HWY 19  
SW1/4SE1/4 LYING N OF N R/W LI JOHN DAY HWY 19  
EXC:  
BAAP 330' S OF NW COR OF SW1/4SE1/4 OF SEC 25;  
T8S R24E WM;  
TH E 250';  
TH S 21\* 15' W 454' TAP ON N LI OF JOHN DAY HWY,  
WHICH PT IS 40' N OF CTR LI OF SD HWY;  
TH W WLY ALG N SI OF SD R/W A DIST OF 263';  
TH N 346';  
TH E 165' TO POB  
EXC: BEG AT SE COR OF SW1/4SE1/4;  
TH W TO E R/W LI JOHN DAY HWY 19;  
TH NWLY ALG SD ELY R/W 500' M/L;  
TH N 34\* 30' W 172';  
TH E 324' TAP 605' N OF POB ON E/L SW1/4SE1/4;  
TH S TO POB

08/16/1972  
01/23/1972 33-474  
11/08/1993 M35-435  
09/03/97 970343  
07/30/2002 2002-0260  
LLA TO PARCEL 500  
2002-0273  
01/23/2006 2006-0044  
LLA FROM PARCEL 8-24-2500  
03/08/2006 2006-0108  
03/10/2006 2006-0110  
08/09/2006 2006-0346  
SWD 11/07/2008 2008-0314  
11/07/2008 2008-0363

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

23-Dec-2021

Tax Account #	1136	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0005
Situs Address	32435 HWY 19-207 SPRAY OR 97874	Interest To	Jan 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	\$577.58	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$506.34	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$505.84	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$505.42	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$513.61	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$458.41	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$457.29	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$454.85	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$493.00	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$480.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$480.27	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,066.33	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,124.23	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,312.51	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,506.75	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.27	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$207.08	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.28	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$466.62	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$409.35	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$388.49	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$367.03	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$338.05	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$336.57	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.10	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$197.99	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.36	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.56	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$424.95	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$437.74	Nov 15, 1991
	<b>Total</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$21,259.68	

# WHEELER COUNTY REAL LEGAL DESCRIPTIONS

12/23/2021 1:20:19 PM

**Account #** 1136  
**Map** 08242500-00200  
**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**

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T8S R24E WM SEC 25: NW1/4SE1/4 S1/2SW1/4 LYNIG N OF N R/W LI JOHN DAY HWY 19 SW1/4SE1/4 LYING N OF N R/W LI JOHN DAY HWY 19 EXC: BAAP 330' S OF NW COR OF SW1/4SE1/4 OF SEC 25; T8S R24E WM; TH E 250'; TH S 21\* 15' W 454' TAP ON N LI OF JOHN DAY HWY, WHICH PT IS 40' N OF CTR LI OF SD HWY; TH W WLY ALG N SI OF SD R/W A DIST OF 263'; TH N 346'; TH E 165' TO POB EXC: BEG AT SE COR OF SW1/4SE1/4; TH W TO E R/W LI JOHN DAY HWY 19; TH NWLY ALG SD ELY R/W 500' M/L; TH N 34\* 30' W 172'; TH E 324' TAP 605' N OF POB ON E/L SW1/4SE1/4; TH S TO POB. 8-16-72 1-23-72 33 474

11-8-93 M35 435 09/03/97 970343 LLA TO PARCEL 500 07/30/02 020260

020273 LLA FROM PARCEL 8-24-2500 01/23/06 060044 03/08/06 060108

03/10/06 060110 08/09/06 060346 S.W.D 11/07/08 20080314 11/07/08 20080363

} SS

**Grantor:**

Hugh Eisele, Trustee of the  
Hugh Eisele Family Trust

**Grantee:**

Hugh M. Eisele and Maridean A. Eisele,  
Trustees and Alaska USA Trust Company,  
Alaska Administrative Trustee of the  
Eisele Alaska Community Property Trust  
dated June 2, 2008, and any amendments thereto

**After Recording Return To:**

Jeffrey M. Cheyne  
Samuels Yoelin Kantor  
Seymour & Spinrad LLP  
200 Willamette Wharf  
4640 SW Macadam  
Portland, OR 97239-4232

**All Tax Statements Should be Sent to:**

No Change.

I certify that this instrument was  
received and recorded in the book of  
records of said county.

Barbara S. Sitton  
Wheeler County Clerk

**DEED**

by: J. Greenfield Deputy.

DOC#: 20080363 PAGE#: 4  
RCPT: 856 41.00  
11/07/2008 1:04 PM  
REFUND: .00

**STATUTORY WARRANTY DEED**

Hugh Eisele, Trustee of the Hugh Eisele Family Trust, Grantor, conveys and warrants to Hugh M. Eisele and Maridean Eisele, Trustees and Alaska USA Trust Company, Alaska Administrative Trustee of the Eisele Alaska Community Property Trust dated June 2, 2008, and any amendments thereto, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A.

The above-described property is free of encumbrances except all those items of record, if any, and those exceptions described on Exhibit B.

The true consideration for this conveyance is \$0.

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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND

20080363 pg. 1 of 4

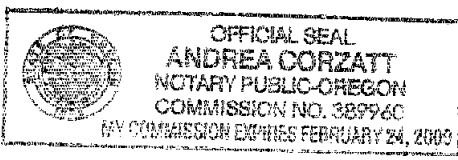
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 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.

Dated: 11/4/08

[Signature]  
Hugh Eisele, Trustee of the Hugh Eisele Family Trust

STATE OF OREGON            )  
  ) ss.  
County of Multnomah )

On this 4<sup>th</sup> day of November, 2008, personally appeared the above-named Hugh Eisele and acknowledged the foregoing instrument to be his voluntary act and deed. Before me.



[Signature]  
Notary Public for Oregon

Exhibit A

Legal Description

WHEELER COUNTY, OREGON

Commencing at a point at a point 1,321.7 feet West and 605.0 feet North of the Southeast corner on the East line of the W1/2SE1/4 of Section 25, Township 8 South, Range 24 East, W.M.; thence North 1,249.0 feet to the True Point of Beginning; thence North 786.0 feet, more or less, to the Southeast corner of the SW1/4NE1/4; thence West 1,320.0 feet to the Southwest corner of the SW1/4NE1/4; thence South 1,320.0 feet to the Southwest corner of NW1/4SE1/4; thence West 2,640.0 feet to the West boundary of Section 25; thence South 1,320.0 feet to the North boundary of State Highway No. 19; thence Northeasterly along the North boundary of State Highway No. 19 to the West boundary of the Jenkins property (1979); thence North 194.0 feet; thence North 30 degrees 00' East 600.0 feet; thence North 73 degrees 00' East, 1,239.2 feet to the True Point of Beginning.

TOGETHER WITH:

Township 8 South, Range 24 East, W.M.:

Section 25: That portion lying West of the following described line:

Beginning at a point 1,321.7 feet West and 605.0 feet North of the Southeast corner on the East line of the W1/2SE1/4 of Section 25; thence North 1,249.0 feet; thence South 73°00' West 1,239.2 feet; thence South 30°00' West 600.0 feet; thence South 194.0 feet to the North boundary of the John Day Oregon State Highway No. 19 right of way.



Exhibit B

Exceptions

Any rights of way for public utilities crossing the described lands.

The rights of the public and of governmental bodies in and to any portion of the described lands lying within the limits of roads; Limits on access, if any, to John Day Oregon State Highway No. 19.

This property has been zoned or qualified for "Farm Use" tax deferment. In the event the property is disqualified for such deferment, the property will be subject to additional taxes, interest and possible statutory penalty.

Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 481, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

Reservations and Easements, including the terms and provisions thereof, contained in that certain deed recorded January 22, 1973 in Wheeler County Deed Book 33, page 474.

Reservations, including the terms and provisions thereof, contained in that certain deed recorded February 27, 1979 in Wheeler County Deed Records as microfilm No. M-35-435.

Any adverse claim based on the fact or assertion that the State Highway No. 19 and/or the "West boundary of the Jenkins property" move have moved or cannot be located.

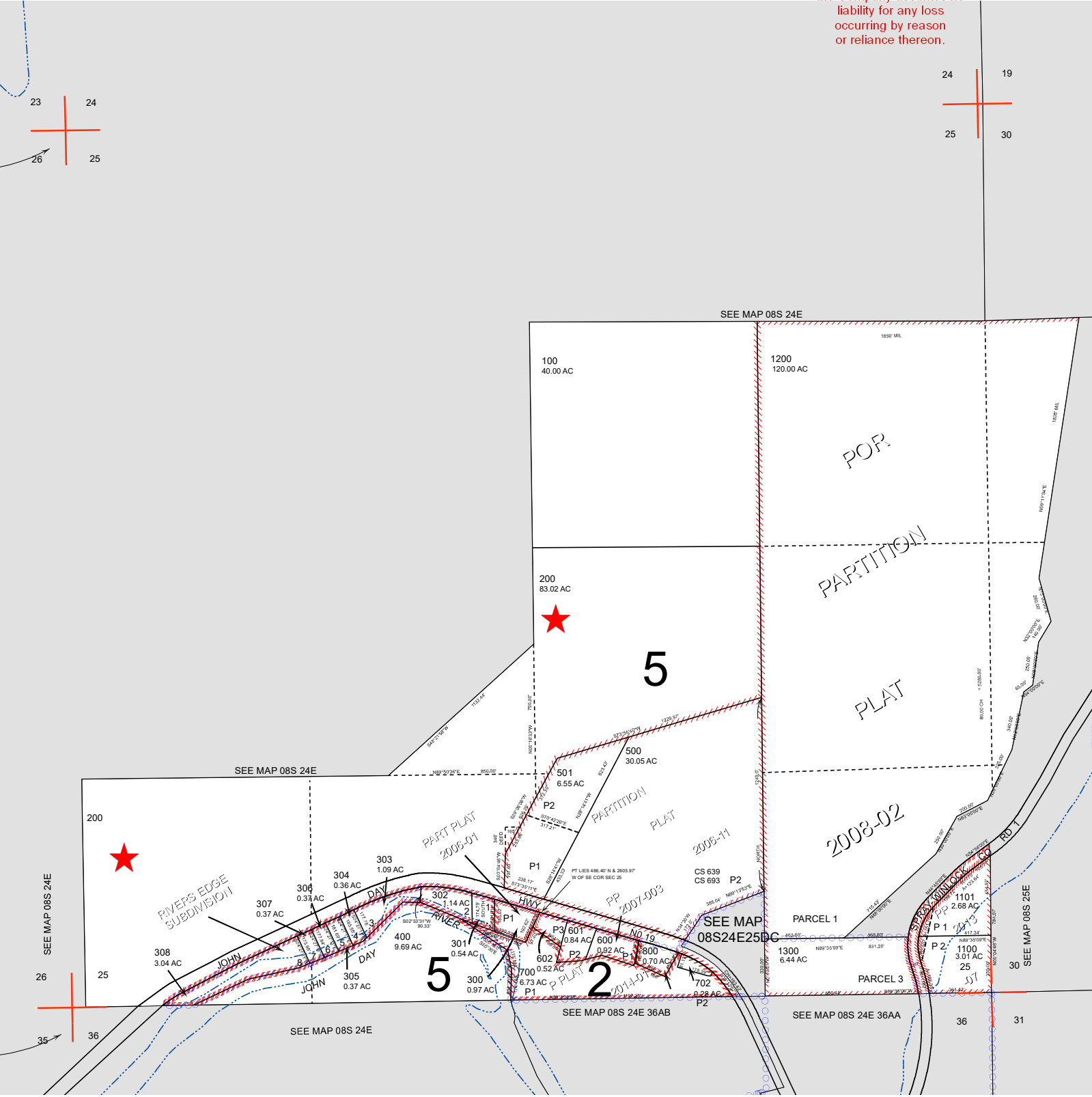
Encroachments, if any, as they may be disclosed by that certain survey recorded in the Wheeler County Clerk's office as Survey No. 609. Note: Said survey indicates a fence line as a "proposed boundary adjustment" the description of which does not match the deeded legal description of the subject property.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 25 T.8S. R.24E. W.M.  
WHEELER COUNTY  
1" = 400'

**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.



**N**  
  
**COMPLIMENTS OF**  
**AmeriTitle**

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