



TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CUP23-0018

TYPES – PLEASE CHECK ONE:

- Annexation
- Comprehensive Plan Amendment (site specific)
- Zoning Amendment (site specific)
- Historic Landmark Modification/alteration
- Conditional Use Permit
- Type III Major Modification
- Planned Unit Development
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Shahin Pourkhesali, Marjan Ramezany

ADDRESS: 1314 N College St CITY: Newberg STATE: OR ZIP: 97132

EMAIL ADDRESS: shahinp@yahoo.com PHONE: _____ MOBILE: (503) 780-6578

OWNER (if different from above): _____ PHONE: _____

ADDRESS: 10182 SE Hillcrest Rd CITY: Happy Valley STATE: OR ZIP: 97086

ENGINEER/SURVEYOR: _____ CONTACT: _____

EMAIL ADDRESS: _____ PHONE: _____ MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: Same as above PROJECT VALUATION: \$ _____

PROJECT DESCRIPTION/USE: Vacation Rental

MAP/TAX LOT NO. (i.e. 3200AB-400): R3218AD 06405 SITE SIZE: 0.1790 SQ. FT. ACRE

COMP PLAN DESIGNATION: LDR CURRENT ZONING: R1

CURRENT USE: Single-Family Residence TOPOGRAPY: _____

SURROUNDING USES:

NORTH: R-1 SOUTH: R-1

EAST: R-1 WEST: R-1/R-2

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that is included)

- General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature
- 2 -Hard copies of full Application Packet 1 -Digital Copy of Full Application Packet

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexation	p. 11
Comprehensive Plan / Zoning Map Amendment (site specific)	p. 18
Conditional Use Permit	p. 22
Short Term Rental	p. 26
Historic Landmark Modification/Alteration	p. 37
Planned Unit Development	p. 41

The Application Packet can be submitted to Planning@newbergoregon.gov or at 414 E First St., Newberg OR. 97132
 2 physical copies must be mailed or brought into the Community Development Department

Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

[Signature] 10/26/23
 Applicant Signature Date

[Signature] 10/26/23
 Owner Signature Date

Shahin Pourkhesali & Marjan Ramezany
 Print Name

Shahin Pourkhesali & Marjan Ramezany
 Print Name

VACATION RENTALS AND BED AND BREAKFAST CONDITIONAL USE PERMIT CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

Submit one (1) original 8 ½" x 11" or 11" x 17" reproducible document together with 2 copies of the following information:

- FEES**
- PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500'. *(This can be requested from a title company.)*
- CURRENT TITLE REPORT** (within 60 days old)
- WRITTEN CRITERIA RESPONSE** - Address the criteria listed on page 21 and [15.445.330](#) Vacation Rental Home standards or [15.445.010](#) Bed and Breakfast Establishments standards.
- PROJECT STATEMENT** - Provide a written statement that addresses the operational data for the project, including hours of operation, number of employees, traffic information, odor impacts, and noise impacts.
- EXISTING PROPERTY MAP** - Make sure the maps are at least 8 ½ x 11 inches in size and the scale is standard. An aerial picture of the property can be used as the existing property map (such as Google Maps). Where applicable, include the following information in the map(s) (information may be shown on multiple pages):
 - Site Features:** Indicate the location and footprint of all on-site buildings and other facilities such as mail delivery, and trash disposal.
 - Off-Street Parking:** Show proposed vehicular parking spaces and how the spaces meet the off-street parking requirements.
 - Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features.
 - Other:** Show any other site elements which will assist in the evaluation of the site and the project.



FILE #: _____

COMMUNITY DEVELOPMENT
PLANNING DIVISION
(503) 537-1240
planning@newbergoregon.gov

VACATION RENTALS CRITERIA FORM

NOTE TO APPLICANTS - PROVIDE THIS INFORMATION WITH A TYPE II or TYPE III LAND USE APPLICATION AND A BUSINESS LICENSE APPLICATION.
For questions on this form, please contact the Planning Division at 503-537-1240 or email: planning@newbergoregon.gov.

SITE INFORMATION:

Address:	
Applicant Name:	
Mailing Address:	State/Zip:
Phone:	Email:
This is a single-family house: <input type="checkbox"/> Yes <input type="checkbox"/> No House Type: _____	

FUTURE REQUIREMENTS:

Initial to commit to meeting these requirements if the vacation rental application is approved.

- _____ I/we will register and pay the transient lodging tax each year.
- _____ I/we will post the vacation rental home registration that contains the information listed in the Development Code in [15.445.340](#).
- _____ I/we understand the complaint process and revocation of registration listed in the Development Code in [15.445.350](#).

GENERAL INFORMATION:

Provide a brief description of your proposed vacation rental including how it will be rented out.

VACATION RENTALS CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.445.330](#).

1. The vacation rental home shall provide a minimum of two parking spaces on the site that are available for use of the rental occupants. Please state where those parking spaces will be located.

2. The applicant shall provide for regular refuse collection. Please state the location and collection day.

3. The vacation rental home may not be occupied by more than two rental occupants per bedroom, up to a maximum of 15 people. Please state how you'll meet this criterion.

4. The premises of the vacation rental home may not include any occupied recreational vehicle, trailer, tent or temporary shelter during the rental occupancy. Please state how you'll meet this criterion.

CONDITIONAL USE CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.225.060](#).

1. The location, size, design and operating characteristics of the vacation rental are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the use.

2. The proposed vacation rental will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

Other/Continued Response Section:

Project Statement

The proposed project will utilize the residence 1314 N College St. as a Short-Term Rental property when not occupied by the owner. It will provide a beautiful, convenient, and functional living space for families and couples when not used by owner. The property will be listed on popular sites such as Airbnb and Vrbo. The house is also equipped with an automatic sprinkler system. This proposed use will have no impact on traffic or parking in the area as compared to when it is in use by the owner.

Key operational considerations are:

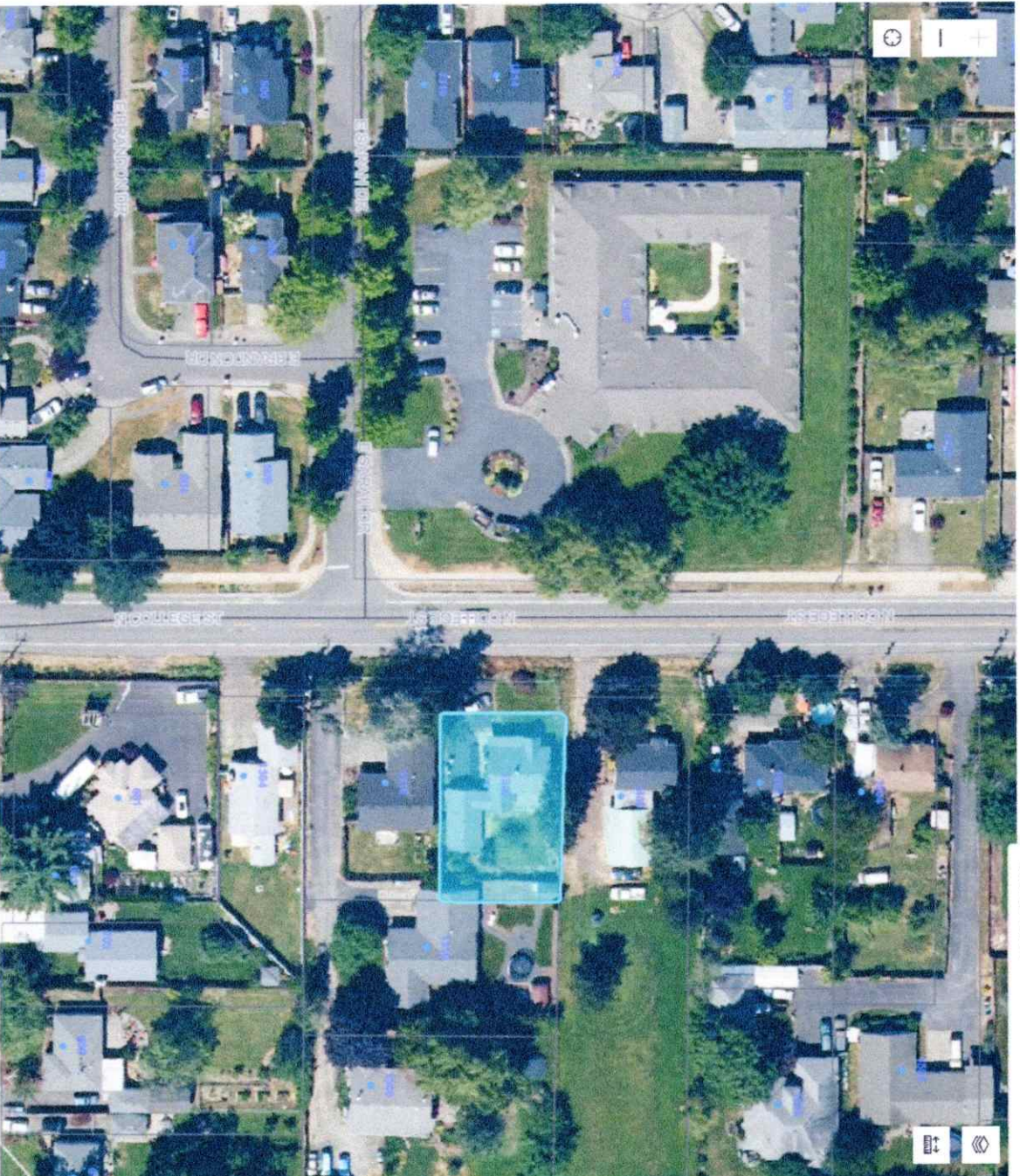
1. A self-check in system will be employed
2. Check-in will be at 4:00 pm, Check out will be 11:00 am
3. There will be no employees, a service will be contracted to manage cleaning and landscaping



Interactive Planning Map

1314 N College St, Newberg, OR, 97132, USA

Search result



00

R3218AD 06405

Disclaimer: Situs and Owner data maintained by Yamhill County Assessor.

Tax Lot: R3218AD 06405

Assigned Addresses:
1314 N COLLEGE ST

Zoning Overlays:
Airport Critical Surface
Marijuana Exclusion Zone

Located in subdivision:
Property is not in a subdivision.

Situs Address: 1314 N COLLEGE ST, NEWBERG

Lot size: ()

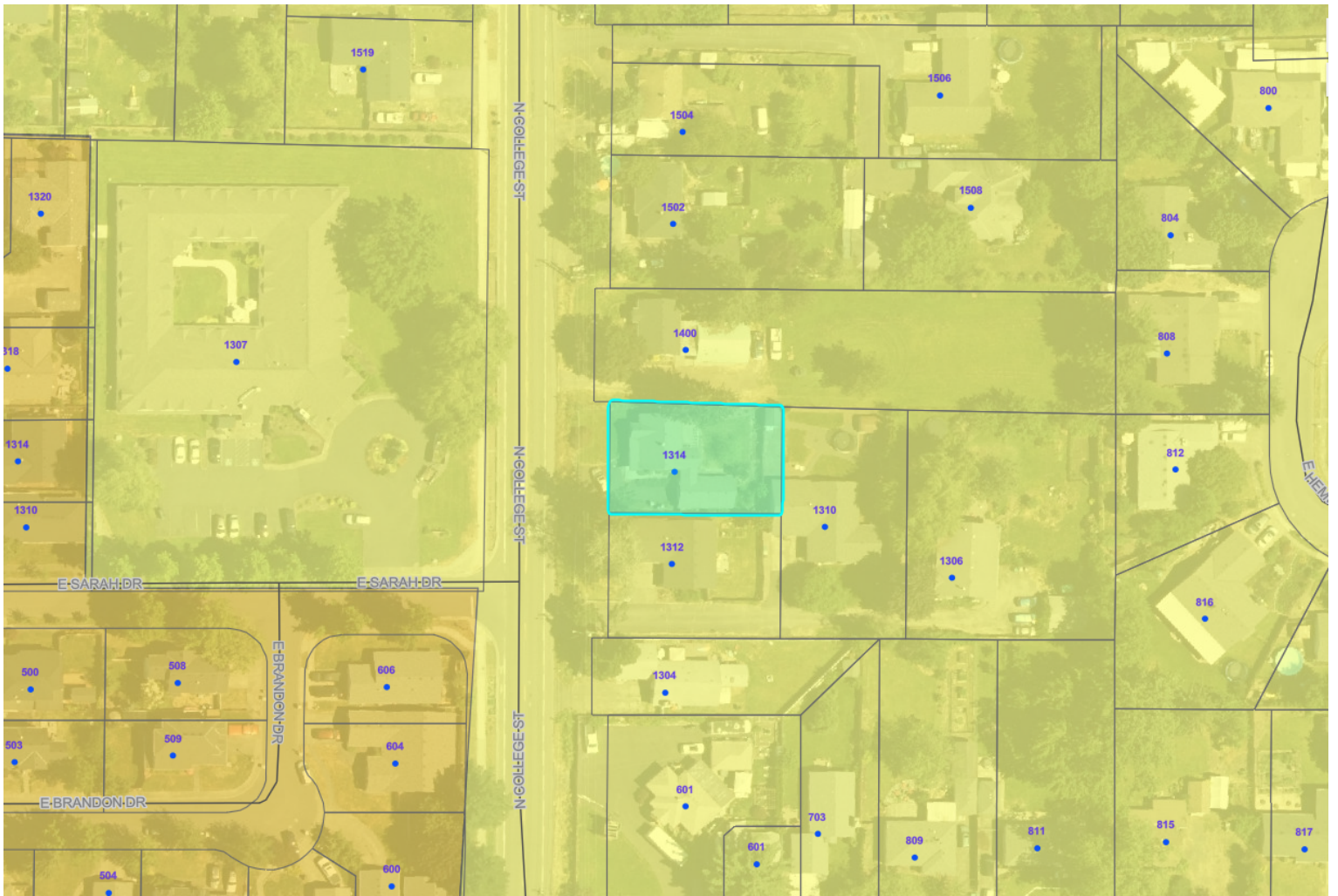
Owner: ATKINS-ROMERO L F LIVING TRUST

Property is not designated a Historic Landmark.

View in Google Maps

Assessor's Map

- Addresses
- Airport Overlays
- Boundaries
- Building Footprints
- Contours - 2 Ft.
- Contours - 5 Ft.
- Contours
- Contours - 10 Ft.
- Contours
- FEMA National Flood Hazard Layer
- Hazards
- Historic Landmarks Overlay
- Marijuana Exclusion Zone
- Subdivisions
- Transportation
- Transportation - Streets
- Stream Corridors
- Subdistrict Overlays
- Urban Renewal Areas
- Yamhill County Assessor Tax Lots
- Zoning - Dundee
- Zoning - Newberg
- Zoning Overlays





07172775



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Ticor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Peter Harris



115 N College St., Ste 2, Newberg, OR 97132
(503)542-1400 FAX (866)454-4637

PRELIMINARY REPORT

ESCROW OFFICER: MaryJane Hendrix
TeamMaryJane@TicorTitle.com
(503)542-1400

ORDER NO.: 471823127241

TITLE OFFICER: Deborah Clark

TO: Ticor Title Company of Oregon
115 N College St., Ste 2
Newberg, OR 97132

ESCROW LICENSE NO.: 201208074

OWNER/SELLER: Atkins-Romero LF Living Trust

BUYER/BORROWER: Shahin Pourkhesali and Marjan Ramezany

PROPERTY ADDRESS: 1314 N College Street, Newberg, OR 97132-9101

EFFECTIVE DATE: August 30, 2023, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2021 Owner's Standard	\$ 400,000.00	\$ 1,150.00
OTIRO Endorsement No. 110		\$ 0.00
ALTA Loan Policy 2021 Extended Lender's	\$ 296,000.00	\$ 382.00
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.1 - Environmental Protection Lien (ALTA 8.1 - 2021)		\$ 0.00
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Loretta Fay Atkins-Romero, Trustee or her successor in trust under The L. F. Atkins-Romero Living Trust dated July 16, 2015, and any amendments thereto

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF NEWBERG, COUNTY OF YAMHILL, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Parcel 3, PARTITION PLAT NO. 91-74, in the City of Newberg, County of Yamhill, State of Oregon.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.
7. City Liens, if any, in favor of the City of Newberg. None found as of September 7, 2023.
8. Waiver of Rights to Remonstrance for Street Improvements, including the terms and provisions thereof

Recording Date: December 16, 1991
Recording No.: Film Volume 262, Page 2001

9. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$245,100.00
Dated: October 6, 2016
Trustor/Grantor: Loretta Romero
Trustee: Ticor Title Company of Oregon
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Finance of America Mortgage LLC
MIN No.: 100070202000481254/Loan No.: 15300004487
Recording Date: October 7, 2016
Recording No.: 201615719

NOTE: Based on recitals in the trust deed or an assignment of the trust deed, it appeared that Finance of America Mortgage LLC was the then owner of the indebtedness secured by the trust deed. It may be possible, for a MERS trust deed, to obtain information regarding the current owner of the indebtedness and the servicer, if any, by contacting MERS at 888-679-6377 or through the MERS website.

10. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a current Trust Certification pursuant to ORS Chapter 130.860.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

If the forthcoming conveyance/encumbrance is to be executed by the original trustee(s), it will not be necessary to furnish a copy of the trust agreement.

11. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

12. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2022-2023
Amount:	\$2,069.82
Levy Code:	29.0
Account No.:	<u>485491</u>
Map No.:	R3218AD 06405

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.
- C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.
- D. Note: The State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.

E. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Shahin Pourkhesali and Marjan Ramezany

F. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

G. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

H. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

I. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

J. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Yamhill	\$81.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1455 SW Broadway, Suite 1450
Portland, OR. 97201

Please email your release to the following email address: or-ttc-yamhillrecording@ticortitle.com

K. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS:

Fiscal Year:	July 1st through June 30th
Taxes become a lien on real property, but are not yet payable:	July 1st
Taxes become certified and payable (approximately on this date):	October 15th
First one third payment of taxes is due:	November 15th
Second one third payment of taxes is due:	February 15th
Final payment of taxes is due:	May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply. If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE

2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
- b. any governmental forfeiture, police, regulatory, or national security power
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE
2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;

- (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

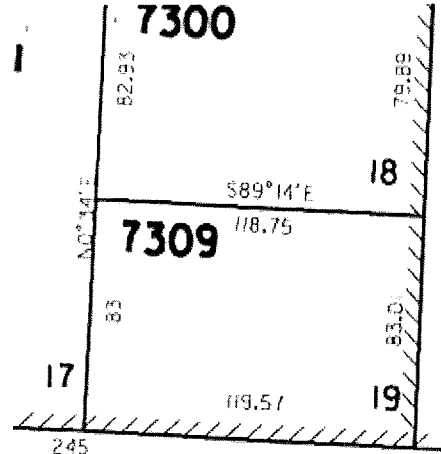
Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

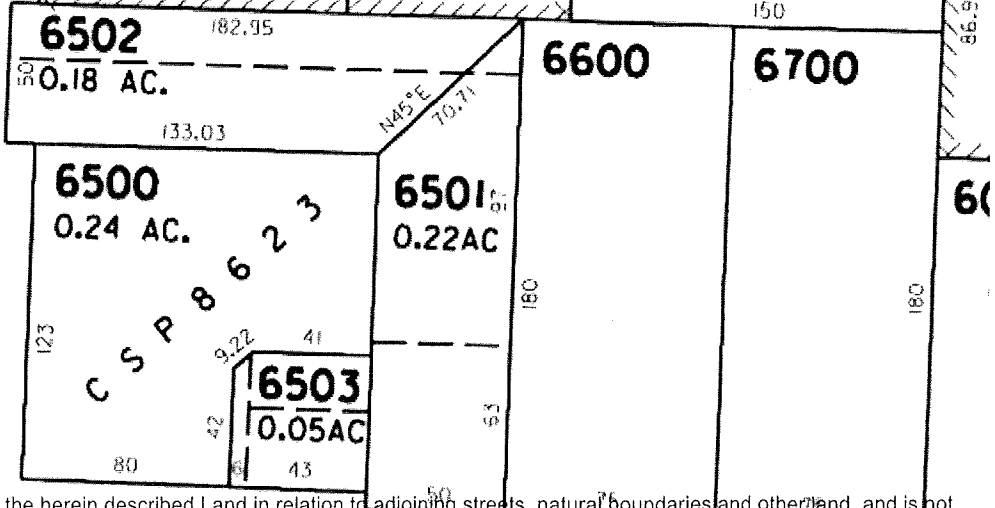
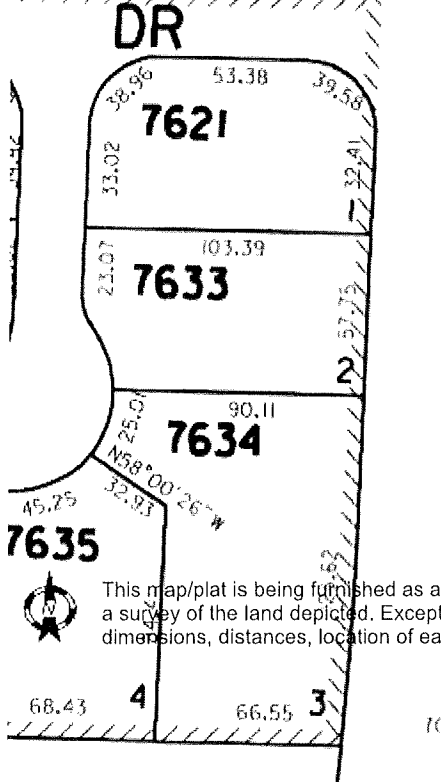
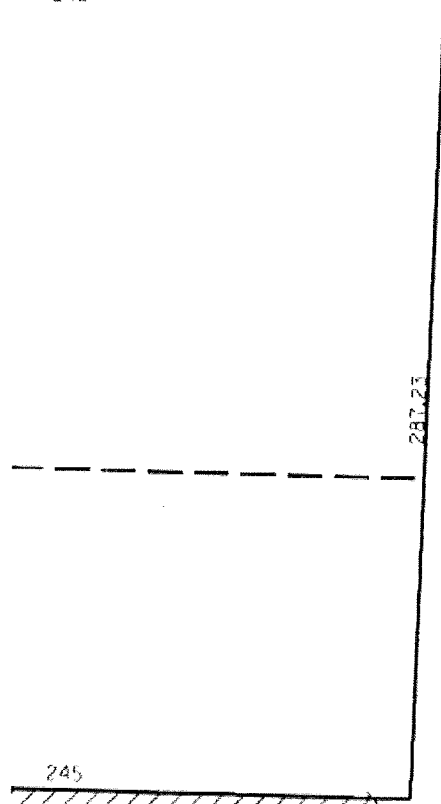
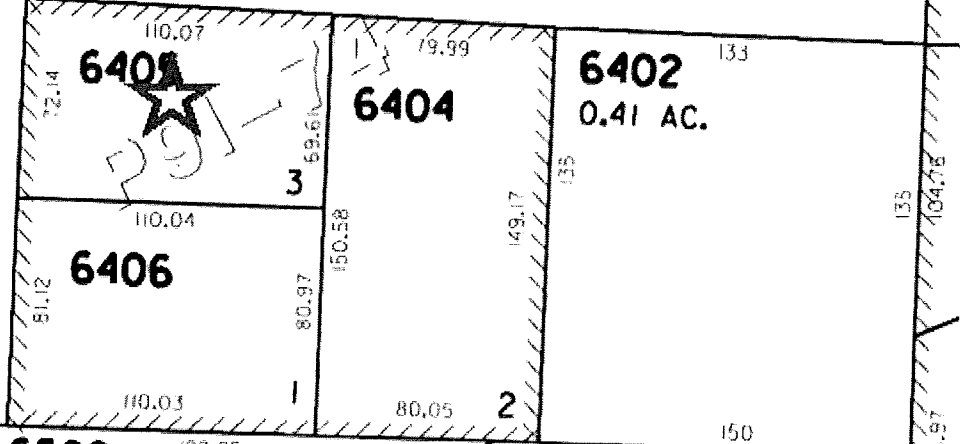
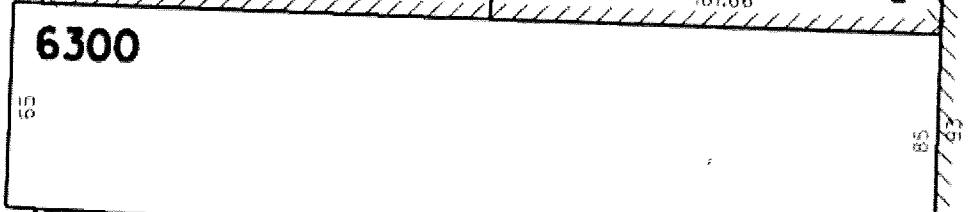
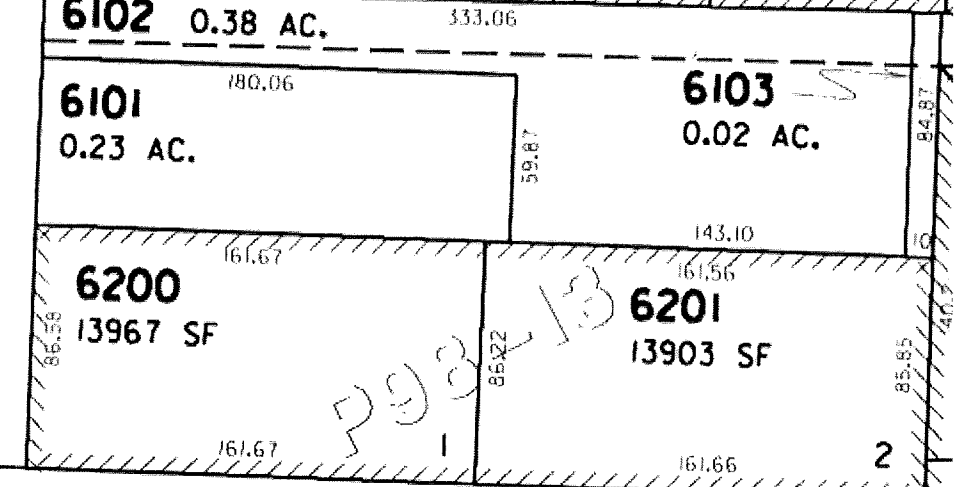
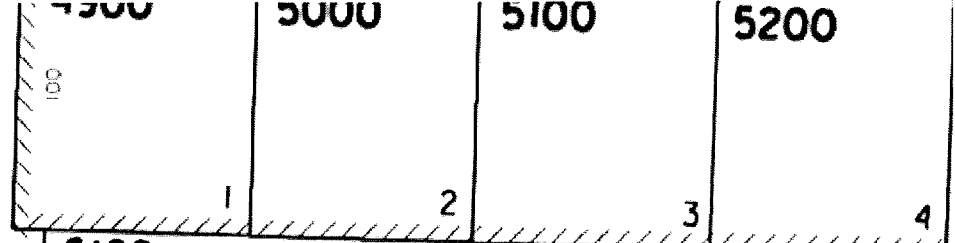
Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



HILLSBOF



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SIERRA

VIS

RECORDING REQUESTED BY:



115 N College St., Ste 2
Newberg, OR 97132

AFTER RECORDING RETURN TO:

Order No.: 471823127241-MJH
Shahin Pourkhesali and Marjan Ramezany
10182 SE Hillcrest Rd.
Happy Valley, OR 97086

SEND TAX STATEMENTS TO:

Shahin Pourkhesali and Marjan Ramezany
10182 SE Hillcrest Rd.
Happy Valley, OR 97086

APN/Parcel ID(s): 485491
Tax/Map ID(s): R3218AD 06405

Yamhill County Official Records	202309213
DMR-DDMR	10/04/2023 01:27:01 PM
Stn=3 SUTTONS	
2Pgs \$10.00 \$11.00 \$5.00 \$60.00	\$86.00
I, Keri Hinton, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Keri Hinton - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Felicia Coffman, also known as Felicia Coffman-Massett as successor trustee of the L.F. Atkins-Romero Living Trust dated July 16, 2015 and any amendments thereto, Grantor, conveys and warrants to Shahin Pourkhesali and Marjan Ramezany, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

Parcel 3, PARTITION PLAT NO. 91-74, in the City of Newberg, County of Yamhill, State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.

Waiver of Rights to Remonstrance for Street Improvements, including the terms and provisions thereof

Recording Date: December 16, 1991
Recording No.: Film Volume 262, Page 2001

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.

TICOR TITLE 471823127241

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/3/2023

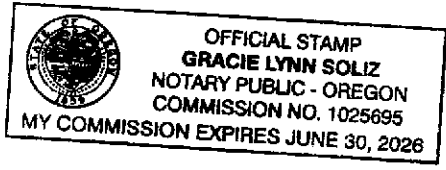
The L. F. Atkins-Romero Living Trust dated July 16, 2015

BY: *Felicia Coffman*
Felicia Coffman
Successor Trustee

State of Oregon
County of Washill

This instrument was acknowledged before me on 10/3/2023 by Felicia Coffman, as Successor Trustee for The L. F. Atkins-Romero Living Trust dated July 16, 2015 and any amendments thereto.

Gracie Lynn Soliz
Notary Public - State of Oregon
My Commission Expires: 6/30/2026



**CITY OF NEWBERG
SAMPLE POSTED NOTICE**

Land Use Notice

FILE # (insert the file number assigned to you at the time of application)

PROPOSAL: Short-Term Vacation Rental

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Community Development Department
414 E First Street
Phone: 503-537-1240

3'

2'

Notice must be white with black letters, and must be landscape orientation, as shown above.
The notice must be lettered using block printing or a "sans-serif" font, such as Arial.



Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT – VACATION RENTAL

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to use their home as a short-term vacation rental. The Newberg Planning Commission will hold a hearing on *(insert date)* at 7 p.m. at the Newberg Public Safety Building, 401 E Third Street, Newberg OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The application would change the use of an existing 2-bedroom single-family home to allow home to be used as a Vacation Rental Home, also referred to as a short-term vacation rental property with occasional personal use by owners of property. There is no proposed construction or demolition to the property.

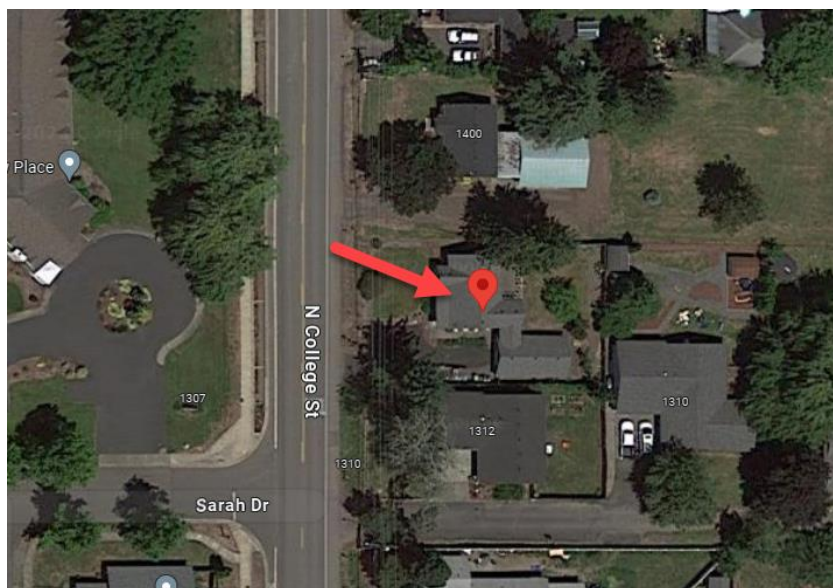
APPLICANT: *Shahin Pourkhesali, Marjan Ramezany*

TELEPHONE: *503-780-6578*

PROPERTY OWNER: *Shahin Pourkhesali, Marjan Ramezany*

LOCATION: *1314 N College St. Newberg, OR 97132*

TAX LOT NUMBER: *R3218AD 06405*



We are mailing you information about this project because you own land within 500 feet of the

Working Together For A Better Community-Serious About Service"

C:\Users\Shahin\Downloads\pc_mailed_notice_-_vr.doc

proposed conditional use. We invite you to send any written comments for or against the proposal within 20 days from the date this notice is mailed. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you or a representative may do so in person. Oral testimony typically is limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: *(staff will provide)*
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4:30 p.m. on *(20 days from mailing date)*. Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. Application material can also be accessed at <https://www.newbergoregon.gov/planning> under the "Current Planning Projects" page.

A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a conditional use and a vacation rental approval are found in Newberg Development Code Sections 15.225.060 and 15.445.300 – 350.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying during the public hearing, or by sending in written comments, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Parcel # 283473 **Site Address #** 1304 N College St Newberg OR 97132
Owner Anthony, Thomas J **Acres** 0.18 Acres
1304 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,520 SqFt
Bedrooms 2 **Bathrooms** 1.5
Assessed Total \$180,616.00 **Year Built** 1978
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 06502

Parcel # 371421 **Site Address #** 805 Hemlock Ln Newberg OR 97132
Owner Harrison, Mitchell A **Acres** 0.20 Acres
805 Hemlock Ln
Newberg OR 97132
Rooms 0 **SqFt** 1,249 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$230,689.00 **Year Built** 1980
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05702 Lot 6 Block 1 SubdivisionName
MERIDIAN PARK SUBDIVISION

Parcel # 371430 **Site Address #** 800 Hemlock Ln Newberg OR 97132
Owner Lemonds, Dennis H **Acres** 0.25 Acres
800 Hemlock Ln
Newberg OR 97132
Rooms 0 **SqFt** 1,676 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$249,012.00 **Year Built** 1980
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05703 Lot 7 Block 1 SubdivisionName
MERIDIAN PARK SUBDIVISION

Parcel # 371449 **Site Address #** 804 Hemlock Ln Newberg OR 97132
Owner Wood, Jack H **Acres** 0.22 Acres
29636 NE Putnam Rd
Newberg OR
Rooms 0 **SqFt** 1,220 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$212,696.00 **Year Built** 1980
Legal Lot 8 - Block 1 in MERIDIAN PARK SUBDIVISION

Parcel # 371458 **Site Address #** 808 Hemlock Ln Newberg OR 97132
Owner Boliek, Michael S **Acres** 0.21 Acres
808 Hemlock Ln
Newberg OR 97132
Rooms 0 **SqFt** 1,704 SqFt

Bedrooms 0 **Bathrooms** 2
Assessed Total \$262,417.00 **Year Built** 1981
Legal Lot 9 - Block 1 in MERIDIAN PARK SUBDIVISION

Parcel # 371467 **Site Address #** 812 Hemlock Ln Newberg OR 97132
Owner Zaw-Tun, Naing **Acres** 0.19 Acres
812 Hemlock Ln
Newberg OR 97132
Rooms 0 **SqFt** 1,450 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$231,007.00 **Year Built** 1983
Legal Lot 10 - Block 1 in MERIDIAN PARK SUBDIVISION

Parcel # 371476 **Site Address #** 816 Hemlock Ln Newberg OR 97132
Owner Retsema, Jonelle J **Acres** 0.30 Acres
816 Hemlock Ln
Newberg OR 97132
Rooms 0 **SqFt** 1,700 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$274,214.00 **Year Built** 1980
Legal Lot 11 - Block 1 in MERIDIAN PARK SUBDIVISION

Parcel # 371485 **Site Address #** 820 Hemlock Ln Newberg OR 97132
Owner Gay, Amy J S **Acres** 0.23 Acres
820 Hemlock Ln
Newberg OR 97132
Rooms 0 **SqFt** 1,356 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$208,782.00 **Year Built** 1980
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05708 Lot 12 Block 1 SubdivisionName
MERIDIAN PARK SUBDIVISION

Parcel # 371494 **Site Address #** 824 Hemlock Ln Newberg OR 97132
Owner Parker, Jason A **Acres** 0.23 Acres
824 Hemlock Lane
Newberg OR 97132
Rooms 0 **SqFt** 1,485 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$255,080.00 **Year Built** 1980
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05709 Lot 13 Block 1 SubdivisionName
MERIDIAN PARK SUBDIVISION

Parcel # 371500 **Site Address #** 823 Hemlock Ln Newberg OR 97132

Owner Headley, William **Acres** 0.19 Acres
823 Hemlock Ln
Newberg OR 97132
Rooms 0 **SqFt** 1,306 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$196,947.00 **Year Built** 1979
Legal Lot 4 - Block 1 in MERIDIAN PARK SUBDIVISION

Parcel # 371519 **Site Address #** 1405 N Meridian St Newberg OR 97132
Owner Grubbe Rolland K Rev Trust **Acres** 0.18 Acres
1405 N Meridian St
Newberg OR 97132
Rooms 0 **SqFt** 1,200 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$231,100.00 **Year Built** 1985
Legal Lot 3 - Block 1 in MERIDIAN PARK

Parcel # 371528 **Site Address #** 809 Hemlock Ln Newberg OR 97132
Owner Wilson, Daniel C **Acres** 0.20 Acres
PO Box 1075
Newberg OR 97132
Rooms 0 **SqFt** 1,218 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$218,048.00 **Year Built** 1980
Legal Lot 5 - Block 1 in MERIDIAN PARK SUBDIVISION

Parcel # 375481 **Site Address #** 1409 N Meridian St Newberg OR 97132
Owner Dudgeon, Tracy J **Acres** 0.18 Acres
1409 N Meridian St
Newberg OR 97132
Rooms 0 **SqFt** 1,212 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$202,405.00 **Year Built** 1984
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05713 Lot 2 Block 1 SubdivisionName
MERIDIAN PARK SUBDIVISION

Parcel # 386549 **Site Address #** 1306 N College St Newberg OR 97132
Owner Mock, Lawrence **Acres** 0.41 Acres
1306 N College St
Newberg OR 97132
Rooms 0 **SqFt** 3,030 SqFt
Bedrooms 0 **Bathrooms** 3
Assessed Total \$339,553.00 **Year Built** 1977
Legal See Metes & Bounds

Parcel # 399205 **Site Address #** 1504 N College St Newberg OR 97132
Owner Scherer, Claudia A **Acres** 0.23 Acres
1504 N College St
Newberg OR 97132
Rooms 0 **SqFt** 830 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$123,083.00 **Year Built** 1947
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 06101

Parcel # 399214 **Site Address #** 1506 N College St Newberg OR 97132
Owner Farr, Peter J **Acres** 0.38 Acres
1506 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,648 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$234,246.00 **Year Built** 1981
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 06102

Parcel # 408071 **Site Address #** Newberg OR 97132
Owner Farr, Peter J **Acres** 0.02 Acres
1506 N College St
Newberg OR 97132
Rooms 0 **SqFt** 0 SqFt
Bedrooms 0 **Bathrooms** 0
Assessed Total \$288.00 **Year Built** 0
Legal See Metes & Bounds

Parcel # 41261 **Site Address #** 801 Pinehurst Dr Newberg OR 97132
Owner Lackner, Ryan **Acres** 0.20 Acres
801 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,032 SqFt
Bedrooms 4 **Bathrooms** 1
Assessed Total \$148,864.00 **Year Built** 1969
Legal Lot 11- Block 3 in SWARTHMORE

Parcel # 41289 **Site Address #** 713 Pinehurst Dr Newberg OR 97132
Owner Oconnor Adeline Trustee Of **Acres** 0.20 Acres
713 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 960 SqFt
Bedrooms 0 **Bathrooms** 0.5
Assessed Total \$167,734.00 **Year Built** 1970
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 04300 Lot 12 Block 3 SubdivisionName SWARTHMORE

Parcel #	41305	Site Address #	709 Pinehurst Dr Newberg OR 97132
Owner	Buckhalter, Robert J 709 Pinehurst Dr Newberg OR 97132	Acres	0.20 Acres
# Rooms	0	SqFt	1,493 SqFt
Bedrooms	2	Bathrooms	2
Assessed Total	\$181,653.00	Year Built	1969
Legal	Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 04400 Lot 13 Block 3 SubdivisionName SWARTHMORE		

Parcel #	41314	Site Address #	705 Pinehurst Dr Newberg OR 97132
Owner	Pierce, Ronald E 705 Pinehurst Dr Newberg OR 97132	Acres	0.20 Acres
# Rooms	0	SqFt	1,744 SqFt
Bedrooms	4	Bathrooms	2
Assessed Total	\$231,364.00	Year Built	1969
Legal	Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 04500 Lot 14 Block 3 SubdivisionName SWARTHMORE		

Parcel #	41323	Site Address #	701 Pinehurst Dr Newberg OR 97132
Owner	Correa, Ramon 701 Pinehurst Dr Newberg OR 97132	Acres	0.19 Acres
# Rooms	0	SqFt	1,490 SqFt
Bedrooms	3	Bathrooms	2
Assessed Total	\$239,962.00	Year Built	1968
Legal	Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 04600 Lot 15 Block 3 SubdivisionName SWARTHMORE		

Parcel #	41332	Site Address #	1604 N College St Newberg OR 97132
Owner	Eichstadt, Jarred 1604 N College St Newberg OR 97132	Acres	0.17 Acres
# Rooms	0	SqFt	1,262 SqFt
Bedrooms	0	Bathrooms	1
Assessed Total	\$172,665.00	Year Built	1969
Legal	Lot 16 - Block 3 in SWARTHMORE		

Parcel #	41378	Site Address #	700 Pinehurst Dr Newberg OR 97132
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Owner Doran, Bradley J **Acres** 0.20 Acres
700 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,618 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$248,559.00 **Year Built** 1968
Legal Lot 1 - Block 4 in SWARTHMORE

Parcel # 41387 **Site Address #** 704 Pinehurst Dr Newberg OR 97132
Owner Hess, Nickolaus J **Acres** 0.18 Acres
704 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,296 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$220,896.00 **Year Built** 1970
Legal Lot 2 - Block 4 in SWARTHMORE

Parcel # 41396 **Site Address #** 708 Pinehurst Dr Newberg OR 97132
Owner Hills, Michael **Acres** 0.20 Acres
23400 Hwy 99w
Newberg OR 97132
Rooms 0 **SqFt** 960 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$177,334.00 **Year Built** 1970
Legal Lot 3 - Block 4 in SWARTHMORE

Parcel # 41412 **Site Address #** 712 Pinehurst Dr Newberg OR 97132
Owner Solberg, Eric M **Acres** 0.20 Acres
712 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,296 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$222,502.00 **Year Built** 1970
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05200 Lot 4 Block 4 SubdivisionName
SWARTHMORE

Parcel # 41421 **Site Address #** 800 Pinehurst Dr Newberg OR 97132
Owner Coatney, Carol A **Acres** 0.20 Acres
800 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 960 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$169,988.00 **Year Built** 1969

Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05300 Lot 5 Block 4 SubdivisionName SWARTHMORE

Parcel # 41449 **Site Address #** 804 Pinehurst Dr Newberg OR 97132
Owner Culver, John R **Acres** 0.23 Acres
616 W 1st St
Newberg OR 97132
Rooms 0 **SqFt** 1,032 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$184,976.00 **Year Built** 1969

Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05400 Lot 6 Block 4 SubdivisionName SWARTHMORE

Parcel # 41467 **Site Address #** 808 Pinehurst Dr Newberg OR 97132
Owner Belknap, Rebecca **Acres** 0.22 Acres
808 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,385 SqFt
Bedrooms 0 **Bathrooms** 0.5
Assessed Total \$237,331.00 **Year Built** 1969

Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05500 Lot 7 Block 4 SubdivisionName SWARTHMORE

Parcel # 41546 **Site Address #** 1413 N Meridian St Newberg OR 97132
Owner Lopez-Padilla, Julio **Acres** 0.22 Acres
1413 N Meridian St
Newberg OR 97132
Rooms 0 **SqFt** 1,166 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$230,610.00 **Year Built** 1980

Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05700 Lot 1 Block 1 SubdivisionName MERIDIAN PARK SUBDIVISION

Parcel # 415474 **Site Address #** 1212 N College St Newberg OR 97132
Owner Alexander, Lance E **Acres** 0.18 Acres
1212 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,451 SqFt
Bedrooms 3 **Bathrooms** 1
Assessed Total \$145,426.00 **Year Built** 1916
Legal Township 3S Range 2W Section 18 Qtr D QQtr A TaxLot 01301

Parcel # 41555 **Site Address #** 819 Sierra Vista Dr Newberg OR 97132

Owner Smith, Timothy D Jr **Acres** 0.27 Acres
819 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 2,128 SqFt
Bedrooms 0 **Bathrooms** 0.5
Assessed Total \$289,819.00 **Year Built** 1901
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05701

Parcel # 41573 **Site Address #** 817 Sierra Vista Dr Unit 2-Jan Newberg OR 97132
Owner Lessig, Sandra L **Acres** 0.21 Acres
817 1/2 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,008 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$159,638.00 **Year Built** 1973
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05800

Parcel # 41582 **Site Address #** 817 Sierra Vista Dr Newberg OR 97132
Owner Kurahara, Teresa J **Acres** 0.21 Acres
817 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,032 SqFt
Bedrooms 3 **Bathrooms** 1
Assessed Total \$174,623.00 **Year Built** 1971
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 05900

Parcel # 41591 **Site Address #** 815 Sierra Vista Dr Newberg OR 97132
Owner Self-Hale, Christina M **Acres** 0.30 Acres
34643 NE Rocky Hill Rd
Newberg OR 97132
Rooms 0 **SqFt** 1,228 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$181,261.00 **Year Built** 1951
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 06000

Parcel # 41635 **Site Address #** 1502 N College St Newberg OR 97132
Owner Louthan, Gabriel **Acres** 0.32 Acres
412 N Division St Unit 1
Pinehurst ID 83850
Rooms 0 **SqFt** 1,747 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$197,554.00 **Year Built** 1948
Legal PARCEL 1 P1998-13

Parcel # 41653 **Site Address #** 1400 N College St Newberg OR 97132

Owner Adams, Ethan S **Acres** 0.58 Acres
1400 N College St
Newberg OR 97132
Rooms 0 **SqFt** 868 SqFt
Bedrooms 2 **Bathrooms** 1
Assessed Total \$157,888.00 **Year Built** 1947
Legal See Metes & Bounds

Parcel # 41724 **Site Address #** 601 Sierra Vista Dr Newberg OR 97132
Owner Hanson, Silvia **Acres** 0.24 Acres
601 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,440 SqFt
Bedrooms 3 **Bathrooms** 1
Assessed Total \$182,237.00 **Year Built** 1946
Legal See Metes & Bounds

Parcel # 41742 **Site Address #** 703 Sierra Vista Dr Newberg OR 97132
Owner Trier, Orlando E **Acres** 0.22 Acres
703 E Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,040 SqFt
Bedrooms 0 **Bathrooms** 0.5
Assessed Total \$182,181.00 **Year Built** 1978
Legal See Metes & Bounds

Parcel # 41779 **Site Address #** 809 Sierra Vista Dr Newberg OR 97132
Owner McMurrin, Joel L **Acres** 0.31 Acres
809 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,176 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$196,843.00 **Year Built** 1948
Legal See Metes & Bounds

Parcel # 41797 **Site Address #** 811 Sierra Vista Dr Newberg OR 97132
Owner Bennett, Bruce E Trustee **Acres** 0.31 Acres
16840 SW Parrett Mtn Rd
Sherwood OR 97140
Rooms 0 **SqFt** 1,418 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$223,533.00 **Year Built** 1950
Legal See Metes & Bounds

Parcel # 41822 **Site Address #** Newberg OR 97132

Owner Pacific Region Open Bible Standard Churches **Acres** 2.02 Acres
2320 Warren St
Eugene OR 97405
Rooms 0 **SqFt** 0 SqFt
Bedrooms 0 **Bathrooms** 0
Assessed Total \$1,569,136.00 **Year Built** 0
Legal See Metes & Bounds

Parcel # 41840 **Site Address #** 1603 N College St Newberg OR 97132
Owner Erickson, John A **Acres** 0.22 Acres
1603 N College St
Newberg OR 97132
Rooms 0 **SqFt** 2,067 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$271,027.00 **Year Built** 1976
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07200 Lot 1 SubdivisionName
BAKER'S ORCHARD

Parcel # 41859 **Site Address #** 605 Pinehurst Dr Newberg OR 97132
Owner Navarrete, Anthony **Acres** 0.19 Acres
605 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,056 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$174,557.00 **Year Built** 1977
Legal Lot 2 in BAKER'S ORCHARD

Parcel # 41868 **Site Address #** 601 Pinehurst Dr Newberg OR 97132
Owner Rydell, Leonard A **Acres** 0.19 Acres
601 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,792 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$256,369.00 **Year Built** 1977
Legal Lot 3 in BAKER'S ORCHARD

Parcel # 41939 **Site Address #** 1601 N College St Newberg OR 97132
Owner Lapinski, Sonja K **Acres** 0.25 Acres
1601 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,662 SqFt
Bedrooms 2 **Bathrooms** 1
Assessed Total \$126,817.00 **Year Built** 1920
Legal Lot 18 in BAKER'S ORCHARD

Parcel # 41948 **Site Address #** 604 Pinehurst Dr Newberg OR 97132
Owner Lamberty, Janis E **Acres** 0.25 Acres
604 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,123 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$198,932.00 **Year Built** 1977
Legal Lot 17 in BAKER'S ORCHARD

Parcel # 41957 **Site Address #** 600 Pinehurst Dr Newberg OR 97132
Owner Parkinson, Jack B **Acres** 0.23 Acres
600 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,072 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$201,542.00 **Year Built** 1977
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07302 Lot 16 SubdivisionName
BAKER'S ORCHARD

Parcel # 41966 **Site Address #** 508 Pinehurst Dr Newberg OR 97132
Owner Nelson, Peter S **Acres** 0.23 Acres
508 Pinehurst Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,072 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$198,439.00 **Year Built** 1977
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07303 Lot 15 SubdivisionName
BAKER'S ORCHARD

Parcel # 41975 **Site Address #** 504 Pinehurst Dr Newberg OR 97132
Owner Currier, Roger E **Acres** 0.22 Acres
PO Box 45
Newberg OR 97132
Rooms 0 **SqFt** 1,074 SqFt
Bedrooms 0 **Bathrooms** 0.5
Assessed Total \$212,722.00 **Year Built** 1977
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07304 Lot 14 SubdivisionName
BAKER'S ORCHARD

Parcel # 42028 **Site Address #** 1519 N College St Newberg OR 97132
Owner Sanchez, Mario **Acres** 0.23 Acres
PO Box 598
Newberg OR 97132

# Rooms	0	SqFt	1,164 SqFt
Bedrooms	0	Bathrooms	2
Assessed Total	\$207,040.00	Year Built	1976
Legal	Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07309 Lot 19 SubdivisionName BAKER'S ORCHARD		

Parcel #	42206	Site Address #	1211 N College St Newberg OR 97132
Owner	Gabaldon, Rudolfo 1211 N College St Newberg OR 97132	Acres	0.24 Acres
# Rooms	0	SqFt	1,500 SqFt
Bedrooms	4	Bathrooms	2
Assessed Total	\$144,169.00	Year Built	1936
Legal	See Metes & Bounds		

Parcel #	42251	Site Address #	1215 N College St Newberg OR 97132
Owner	Newberg City Of 535 NE 5th St McMinnville OR 97128	Acres	5.37 Acres
# Rooms	0	SqFt	0 SqFt
Bedrooms	0	Bathrooms	0
Assessed Total	\$1,186,001.00	Year Built	0
Legal	See Metes & Bounds		

Parcel #	44712	Site Address #	818 Sierra Vista Dr Newberg OR 97132
Owner	Arnett, Carianne M 818 Sierra Vista Dr Newberg OR 97132	Acres	0.18 Acres
# Rooms	0	SqFt	1,801 SqFt
Bedrooms	0	Bathrooms	1
Assessed Total	\$235,350.00	Year Built	1968
Legal	See Metes & Bounds		

Parcel #	44801	Site Address #	816 Sierra Vista Dr Newberg OR 97132
Owner	Kessler, Benjamin 816 Sierra Vista Dr Newberg OR 97132	Acres	0.21 Acres
# Rooms	0	SqFt	1,478 SqFt
Bedrooms	3	Bathrooms	1
Assessed Total	\$152,395.00	Year Built	1951
Legal	Township 3S Range 2W Section 18 Qtr D QQtr A TaxLot 00600 Lot 1 SubdivisionName SERRIA VISTA TRACTS		

Parcel # 44829 **Site Address #** 814 Sierra Vista Dr Newberg OR 97132
Owner Scott, Cheryl Y **Acres** 0.21 Acres
814 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 960 SqFt
Bedrooms 2 **Bathrooms** 1
Assessed Total \$183,042.00 **Year Built** 1951
Legal Lot 2 in SERRIA VISTA TRACTS

Parcel # 44847 **Site Address #** 1112 Evergreen Dr Newberg OR 97132
Owner Martin, Leslie K Trustee **Acres** 0.21 Acres
1112 N Evergreen Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,484 SqFt
Bedrooms 2 **Bathrooms** 3
Assessed Total \$166,125.00 **Year Built** 1953
Legal Lot 3 in SERRIA VISTA TRACTS

Parcel # 44865 **Site Address #** 1110 Evergreen Dr Newberg OR 97132
Owner Hardaway, Scott W **Acres** 0.29 Acres
1110 Evergreen Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,092 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$178,743.00 **Year Built** 1952
Legal Township 3S Range 2W Section 18 Qtr D QQtr A TaxLot 00900 Lot 4 SubdivisionName SERRIA VISTA TRACTS

Parcel # 44927 **Site Address #** 806 Sierra Vista Dr Newberg OR 97132
Owner Jeffery, Benjamin L **Acres** 0.31 Acres
806 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,344 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$147,687.00 **Year Built** 1940
Legal Township 3S Range 2W Section 18 Qtr D QQtr A TaxLot 01200

Parcel # 44936 **Site Address #** 1220 N College St Newberg OR 97132
Owner Doherty, Jason **Acres** 0.20 Acres
1220 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,530 SqFt
Bedrooms 3 **Bathrooms** 1
Assessed Total \$233,247.00 **Year Built** 1980
Legal PARCEL 1 P1993-32

Parcel # 44945 **Site Address #** 1118 N College St Newberg OR 97132
Owner Jentges, Raymond J **Acres** 0.30 Acres
1118 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,212 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$146,363.00 **Year Built** 1949
Legal Township 3S Range 2W Section 18 Qtr D QQtr A TaxLot 01400

Parcel # 44954 **Site Address #** 1109 Evergreen Dr Newberg OR 97132
Owner Brunk, Gary L **Acres** 0.31 Acres
1109 Evergreen Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,516 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$248,633.00 **Year Built** 1952
Legal Township 3S Range 2W Section 18 Qtr D QQtr A TaxLot 01500 Lot 8 SubdivisionName SERRIA VISTA TRACTS

Parcel # 474132 **Site Address #** 601 Sierra Vista Dr Unit 2-Jan Newberg OR 97132
Owner Houston, Rick D **Acres** 0.05 Acres
601 1/2 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 664 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$101,698.00 **Year Built** 1946
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 06503

Parcel # 482491 **Site Address #** 1307 N College St Newberg OR 97132
Owner Newberg Alf LLC **Acres** 1.67 Acres
15900 SE 82nd Dr
Clackamas OR 97015
Rooms 0 **SqFt** 0 SqFt
Bedrooms 0 **Bathrooms** 0
Assessed Total \$1,658,937.00 **Year Built** 0
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07401

Parcel # 485488 **Site Address #** 1310 N College St Newberg OR 97132
Owner Fletcher, Rachael E **Acres** 0.28 Acres
1310 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,654 SqFt
Bedrooms 0 **Bathrooms** 2

Assessed Total \$274,009.00 **Year Built** 1992
Legal PARCEL 2 P1991-74

Parcel # 485494 **Site Address #** 1312 N College St Newberg OR 97132
Owner Garner, Theresa **Acres** 0.20 Acres
1312 N College St
Newberg OR 97132
Rooms 0 **SqFt** 1,128 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$219,472.00 **Year Built** 1992
Legal PARCEL 1 P1991-74

Parcel # 485692 **Site Address #** 1320 Brooke Dr Newberg OR 97132
Owner Powell, Nathan L **Acres** 0.18 Acres
21159 SW Ladyfern Dr
Sherwood OR
Rooms 0 **SqFt** 1,523 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$271,041.00 **Year Built** 1992
Total
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07601 Lot 26 SubdivisionName
JAQUITH PARK ESTATES

Parcel # 485695 **Site Address #** 413 Nathan Dr Newberg OR 97132
Owner Senz Family Living Trust **Acres** 0.11 Acres
413 Nathan Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,122 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$207,131.00 **Year Built** 1993
Legal Lot 25 in JAQUITH PARK ESTATES

Parcel # 485698 **Site Address #** 411 Nathan Dr Newberg OR 97132
Owner Cochrane, Rochelle R **Acres** 0.12 Acres
411 E Nathan Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,292 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$227,532.00 **Year Built** 1993
Legal Lot 24 in JAQUITH PARK ESTATES

Parcel # 485701 **Site Address #** 409 Nathan Dr Newberg OR 97132
Owner Benuche, Joseph E **Acres** 0.12 Acres
409 Nathan Dr
Newberg OR 97132

Rooms 0 **SqFt** 1,054 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$214,808.00 **Year Built** 1993
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07604 Lot 23 SubdivisionName JAQUITH PARK ESTATES

Parcel # 485722 **Site Address #** 1317 Brooke Dr Newberg OR 97132
Owner Wegener, Michael J **Acres** 0.14 Acres
1317 Brooke Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,070 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$196,780.00 **Year Built** 1993
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07611 Lot 40 SubdivisionName JAQUITH PARK ESTATES

Parcel # 485725 **Site Address #** 1318 Brooke Dr Newberg OR 97132
Owner Kasuba, Tina K Trust **Acres** 0.12 Acres
PO Box 269
Newberg OR 97132
Rooms 0 **SqFt** 1,084 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$225,291.00 **Year Built** 1992
Legal Lot 27 in JAQUITH PARK ESTATES

Parcel # 485728 **Site Address #** 1314 Brooke Dr Newberg OR 97132
Owner Kelso, Scott **Acres** 0.11 Acres
1314 Brooke Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,066 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$199,774.00 **Year Built** 1992
Legal Lot 28 in JAQUITH PARK ESTATES

Parcel # 485731 **Site Address #** 1311 Brooke Dr Newberg OR 97132
Owner Keuler, Daniel A **Acres** 0.12 Acres
1311 Brooke Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,440 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$234,137.00 **Year Built** 1992
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07614 Lot 41 SubdivisionName JAQUITH PARK ESTATES

Parcel #	485746	Site Address #	1309 Brooke Dr Newberg OR 97132
Owner	Beattie, Kevin J 1309 Brooke Dr Newberg OR 97132	Acres	0.14 Acres
# Rooms	0	SqFt	1,562 SqFt
Bedrooms	0	Bathrooms	2
Assessed Total	\$247,129.00	Year Built	1993
Legal	Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07619 Lot 42 SubdivisionName JAQUITH PARK ESTATES		

Parcel #	485749	Site Address #	1310 Brooke Dr Newberg OR 97132
Owner	Nevins, James A 1310 Brooke Dr Newberg OR 97132	Acres	0.12 Acres
# Rooms	0	SqFt	1,086 SqFt
Bedrooms	0	Bathrooms	2
Assessed Total	\$234,714.00	Year Built	1993
Legal	Lot 29 in JAQUITH PARK ESTATES		

Parcel #	485752	Site Address #	606 Brandon Dr Newberg OR 97132
Owner	Ollis, Donna M 1920 Villa Rd Newberg OR 97132	Acres	0.13 Acres
# Rooms	0	SqFt	1,073 SqFt
Bedrooms	0	Bathrooms	2
Assessed Total	\$209,127.00	Year Built	1993
Legal	Lot 1 in JAQUITH PARK ESTATES		

Parcel #	485755	Site Address #	508 Sarah Dr Newberg OR 97132
Owner	Pittman, Cynthia A 508 Sarah Dr Newberg OR 97132	Acres	0.14 Acres
# Rooms	0	SqFt	1,416 SqFt
Bedrooms	0	Bathrooms	1
Assessed Total	\$257,946.00	Year Built	1993
Legal	Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07622 Lot 31 SubdivisionName JAQUITH PARK ESTATES		

Parcel #	485758	Site Address #	500 Sarah Dr Newberg OR 97132
Owner	Hicks, Tyler 500 Sarah Dr Newberg OR 97132	Acres	0.14 Acres
# Rooms	0	SqFt	1,669 SqFt

Bedrooms 0 **Bathrooms** 2
Assessed Total \$273,369.00 **Year Built** 1993
Legal Lot 30 in JAQUITH PARK ESTATES

Parcel # 485776 **Site Address #** 1301 Brooke Dr Newberg OR 97132
Owner Lilienthal, Brady **Acres** 0.16 Acres
1301 Brooke Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,640 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$270,988.00 **Year Built** 1992
Legal Lot 34 in JAQUITH PARK ESTATES

Parcel # 485779 **Site Address #** 503 Brandon Dr Newberg OR 97132
Owner Taylor, Jeffrey B **Acres** 0.14 Acres
6333 SW Spring Hill Rd
Gaston OR
Rooms 0 **SqFt** 1,404 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$259,729.00 **Year Built** 1993
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07631 Lot 33 SubdivisionName
JAQUITH PARK ESTATES

Parcel # 485782 **Site Address #** 509 Brandon Dr Newberg OR 97132
Owner Hainline, Michael **Acres** 0.14 Acres
509 Brandon Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,669 SqFt
Bedrooms 0 **Bathrooms** 3
Assessed Total \$253,445.00 **Year Built** 1993
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07632 Lot 32 SubdivisionName
JAQUITH PARK ESTATES

Parcel # 485785 **Site Address #** 604 Brandon Dr Newberg OR 97132
Owner Mark 2 Ministries Inc **Acres** 0.13 Acres
PO Box 176
Newberg OR 97132
Rooms 0 **SqFt** 2,318 SqFt
Bedrooms 6 **Bathrooms** 3.5
Assessed Total \$271,877.00 **Year Built** 1992
Legal Lot 2 in JAQUITH PARK ESTATES

Parcel # 485788 **Site Address #** 600 Brandon Dr Newberg OR 97132

Owner Tuse, Abdurashid **Acres** 0.22 Acres
600 Brandon Dr
Newberg OR 97132
Rooms 0 **SqFt** 2,238 SqFt
Bedrooms 0 **Bathrooms** 2.5
Assessed Total \$256,981.00 **Year Built** 1992
Legal Lot 3 in JAQUITH PARK ESTATES

Parcel # 485791 **Site Address #** 510 Brandon Dr Newberg OR 97132
Owner Dan, Daniel **Acres** 0.14 Acres
510 Brandon Dr
Newberg OR 97132
Rooms 0 **SqFt** 2,660 SqFt
Bedrooms 0 **Bathrooms** 5
Assessed Total \$310,485.00 **Year Built** 1992
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07635 Lot 4 SubdivisionName
JAQUITH PARK ESTATES

Parcel # 485794 **Site Address #** 508 Brandon Dr Newberg OR 97132
Owner Pauly, Matthew G **Acres** 0.16 Acres
508 Brandon Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,792 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$265,877.00 **Year Built** 1992
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07636 Lot 5 SubdivisionName
JAQUITH PARK ESTATES

Parcel # 485797 **Site Address #** 504 Brandon Dr Newberg OR 97132
Owner Sollman, Brittnee **Acres** 0.16 Acres
504 Brandon Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,280 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$230,778.00 **Year Built** 1993
Legal Lot 6 in JAQUITH PARK ESTATES

Parcel # 485800 **Site Address #** 500 Brandon Dr Newberg OR 97132
Owner Jaggi, Wade G **Acres** 0.16 Acres
500 Brandon Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,797 SqFt
Bedrooms 0 **Bathrooms** 1

Assessed Total \$267,166.00 **Year Built** 1992
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07638 Lot 7 SubdivisionName JAQUITH PARK ESTATES

Parcel # 485803 **Site Address #** 412 Brandon Dr Newberg OR 97132
Owner Johnson, Merrill L **Acres** 0.16 Acres
412 Brandon Dr
Newberg OR 97132
Rooms 0 **SqFt** 2,380 SqFt
Bedrooms 0 **Bathrooms** 1
Assessed Total \$297,067.00 **Year Built** 1992
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 07639 Lot 8 SubdivisionName JAQUITH PARK ESTATES

Parcel # 485818 **Site Address #** 1307 Brooke Dr Newberg OR 97132
Owner Moreno, Celia **Acres** 0.16 Acres
1307 Brooke Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,426 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$239,915.00 **Year Built** 1992
Legal Lot 43 in JAQUITH PARK ESTATES

Parcel # 488536 **Site Address #** Newberg OR 97132
Owner Chehalem Park & Recreation District **Acres** 0.31 Acres
1802 Haworth Ave
Newberg OR 97132
Rooms 0 **SqFt** 0 SqFt
Bedrooms 0 **Bathrooms** 0
Assessed Total \$18,109.00 **Year Built** 0
Legal See Metes & Bounds

Parcel # 492844 **Site Address #** 720 Sierra Vista Dr Newberg OR 97132
Owner Cromwell, Alexandra **Acres** 0.20 Acres
720 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,566 SqFt
Bedrooms 0 **Bathrooms** 2
Assessed Total \$267,157.00 **Year Built** 1994
Legal PARCEL 2 PARTITION P1993-32

Parcel # 492847 **Site Address #** 710 Sierra Vista Dr Newberg OR 97132

Owner Torrey, Michael **Acres** 0.18 Acres
710 Sierra Vista Dr
Newberg OR 97132
Rooms 0 **SqFt** 1,488 SqFt
Bedrooms 3 **Bathrooms** 2
Assessed Total \$251,922.00 **Year Built** 1993
Legal PARCEL 3 PARTITION P1993-32

Parcel # 511267 **Site Address #** 1508 N College St Newberg OR 97132
Owner Hartman, Kenneth W **Acres** 0.32 Acres
1508 N College St
Newberg OR 97132
Rooms 0 **SqFt** 2,518 SqFt
Bedrooms 4 **Bathrooms** 3
Assessed Total \$405,057.00 **Year Built** 1998
Legal Township 3S Range 2W Section 18 Qtr A QQtr D TaxLot 06201
