

Yamhill County Parcel Information



First American Title™

Parcel Information

Parcel #: R3216CB00900
Account: 507547
Related:
Site Address: 1015 N Springbrook Rd
 Newberg OR 97132 - 2023
Owner: Christopher & Sheri Ralston
Owner2:
Owner Address: 21029 SW Lebeau Rd
 Sherwood OR 97140
TwN/Range/Section: 03S / 02W / 16 / SW
Parcel Size: 0.72 Acres (31,578 SqFt)
Plat/Subdivision: Commercial Area 6
Lot:
Block:
Map Page/Grid: 713-F6
Census Tract/Block: 030201 / 2000
Waterfront:

Assessment Information

Market Value Land: \$478,400.00
Market Value Impr: \$286,954.00
Market Value Total: \$765,354.00
Assessed Value: \$765,354.00

Tax Information

Levy Code Area: 29.0
Levy Rate: 17.0666
Tax Year: 2017
Annual Tax: \$8,155.38
Exemption Description:

Legal

Township 3S Range 2W Section 16 Qtr C QQtr B TaxLot 00900

Land

Cnty Land Use: 201 - Commercial - Improved (typical of class)
Land Use Std: CMSC - COMMERCIAL MISCELLANEOUS
Neighborhood: CMM6
Watershed: Chehalem Creek-Willamette River

Cnty Bldg Use: 0
Zoning: C-2 - Community Commercial
Recreation:
School District: 29J

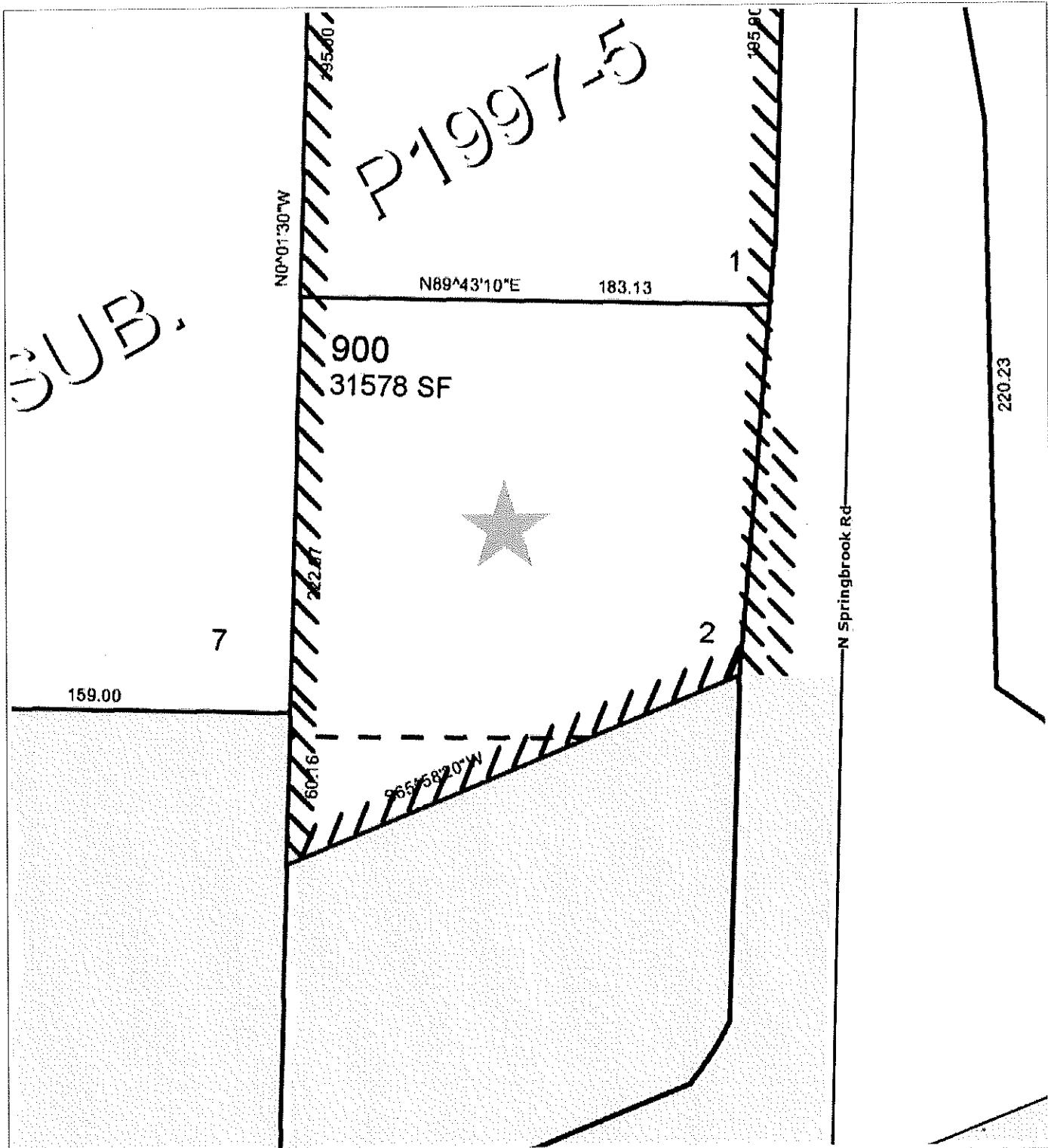
Improvement

| | | |
|--------------------------|---|-------------------------|
| Year Built: 0 | Attic Fin/Unfin: 0 SqFt / 0 SqFt | Foundation: |
| Bedrooms: 0 | Bathrooms: 0 | Roof Covering: |
| Bldg Fin: 0 SqFt | Bsmt Fin/Unfin: 0 SqFt / 0 SqFt | Garage: - 0 SqFt |
| 1st Floor: 0 SqFt | 2nd Floor: 0 SqFt | Ext Walls: |
| Fireplace: 0 | Heat Type: | |

Transfer Information

| | | | |
|--|---------------------------------|--|--------------------------------|
| Rec. Date: 9/11/2015 | Sale Price: \$450,000.00 | Doc Num: 2015-14485 | Doc Type: Warranty Deed |
| Owner: RALSTON, CHRISTOPHER J & SHERI L | | Grantor: CHEN, RON L R | |
| Orig. Loan Amt: \$360,000.00 | | Title Co: DALLAS FIDELITY NAT'L TITLE | |
| Finance Type: | Loan Type: | Lender: PRIVATE INDIVIDUAL | |

Sentry Dynamics, Inc. and its customers make no representations, warranties or condillions, express or implied, as to the accuracy or completeness of information contained in this report.



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Parcel ID: R3216CB00900

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RECORDING REQUESTED BY:
Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

Escrow No.: 45141509837

GRANTOR'S NAME:
Ron Long Rui Chen

GRANTEE'S NAME:
Christopher J. Ralston and Sheri L. Ralston

SEND TAX STATEMENTS TO:
Christopher J. Ralston and Sheri Ralston
21029 SW LeBeau Road
Sherwood, OR 97140

AFTER RECORDING RETURN TO:
Christopher J. Ralston and Sheri Ralston
21029 SW LeBeau Road
Sherwood, OR 97140

507547 and 3216CB 00900
1013-1015 N. Springbrook Road, Newberg, OR 97132

| | |
|--|------------------------|
| Yamhill County Official Records | 201514485 |
| DMR-DDMR | 09/11/2015 10:47:46 AM |
| Stn=4 MILLSA | |
| 3Pgs \$15.00 \$11.00 \$5.00 \$20.00 | \$51.00 |
| I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. | |
| Brian Van Bergen - County Clerk | |

Fidelity National Title of Oregon - 45141509837-01C

STATUTORY WARRANTY DEED

Ron Long Rui Chen, Grantor, conveys and warrants to

Christopher J. Ralston and Sheri L. Ralston, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$450,000.00). (See ORS 93.030).

Subject to:

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

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.

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

Dated: 9/11/15

Ron Long Rui Chen
Ron Long Rui Chen

State of Washington
County of Benton

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|------------------------------|
| Notary Public |
| State of Washington |
| WHITNEY ANNE TONN |
| My Commission Expires |
| January 22, 2019 |

This instrument was acknowledged before me on September 9th, 2015 by Ron Long Rui Chen.

Whitney Anne Tonn
Notary Public- State of Oregon
My commission expires JAN. 22, 2019

EXHIBIT "A"
Legal Description

Parcel 2 of PARTITION PLAT NO. 1997-5, in the City of Newberg, County of Yamhill, State of Oregon, recorded January 22, 1997 in Film Volume 4, Page 378, Yamhill County Plat Records.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, by Instrument recorded March 19, 2001, as Instrument No. 200103862, Yamhill County Records.

EXHIBIT "B"
Exceptions

Subject to:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.

Tax Identification No.: 507547; R3216CB 00900

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of adjoining property
Purpose: Water pipeline
Recording Date: April 21, 1952
Recording No: Book 165, Page 361
Affects: Reference is hereby made to said document for full particulars

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Public storm sewer
Affects: Reference is hereby made to said document for full particulars

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through its Department of Transportation
Purpose: Slopes, utilities, fixtures and facilities, and retaining wall
Recording Date: March 19, 2001
Recording No: 200103862
Affects: Reference is hereby made to said document for full particulars