



## Property Profile Report

*Today's Date:*

**06/10/2025**

*Owner Name:*

**Neikes, James J**

*Property Address:*

**92269 Svensen Market Rd  
Astoria OR 97103 8231**

*Reference Number:*

**80827A000500**

*Account Number:*

**21067**

### Four North Coast locations to serve you:

630 Bond St.  
Astoria, OR 97103  
503.325.2144

2263 N. Roosevelt Dr.  
Seaside, OR 97138  
503.738.8433

507 Laneda Ave, Suite 3  
Manzanita, OR 97130  
503.368.5124

802 Main Ave.  
Tillamook, OR 97141  
503.842.5533

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

## TITLE AND ESCROW SERVICES

For all your customer service needs: [nccs@ticortitle.com](mailto:nccs@ticortitle.com)



### Parcel Information

|                     |                           |
|---------------------|---------------------------|
| Parcel #:           | 21067                     |
| Tax Lot:            | 80827A000500              |
| Site Address:       | 92269 Svensen Market Rd   |
|                     | Astoria OR 97103 - 8231   |
| Owner:              | Neikes, James J           |
| Owner2:             |                           |
| Owner Address:      | 34755 Hwy 101 Business    |
|                     | Astoria OR 97103 - 6664   |
| Twn/Range/Section:  | 08N / 08W / 27 / NE       |
| Parcel Size:        | 4.01 Acres (174,676 SqFt) |
| Plat/Subdivision:   |                           |
| Lot:                |                           |
| Block:              |                           |
| Census Tract/Block: | 950400 / 2079             |
| Waterfront:         |                           |

### Assessment Information

|                     |              |
|---------------------|--------------|
| Market Land Value:  | \$159,827.00 |
| Market Impr Value:  | \$345,777.00 |
| Market Total Value: | \$505,604.00 |
| Assessed Value:     | \$135,141.00 |

### Tax Information

|                 |            |
|-----------------|------------|
| Levy Code Area: | 0414       |
| Levy Rate:      | 13.8885    |
| Tax Year        | Annual Tax |
| 2024            | \$1,943.16 |
| 2023            | \$1,877.22 |
| 2022            | \$1,336.14 |

### Legal

### Land

|                |                                                             |                  |                                                        |
|----------------|-------------------------------------------------------------|------------------|--------------------------------------------------------|
| Cnty Land Use: | 707 - Multi-family - Mobile home parks                      | Land Use Std:    | 1006 - Mobile/Manufact Home (regardless of Land owner) |
| Zoning:        | KS-RCR Clatsop - Knappa-Svensen Rural Community Residential | Neighborhood:    | UD                                                     |
| Watershed:     | Big Creek-Frontal Columbia River                            | School District: | 4                                                      |
| Recreation:    |                                                             |                  |                                                        |

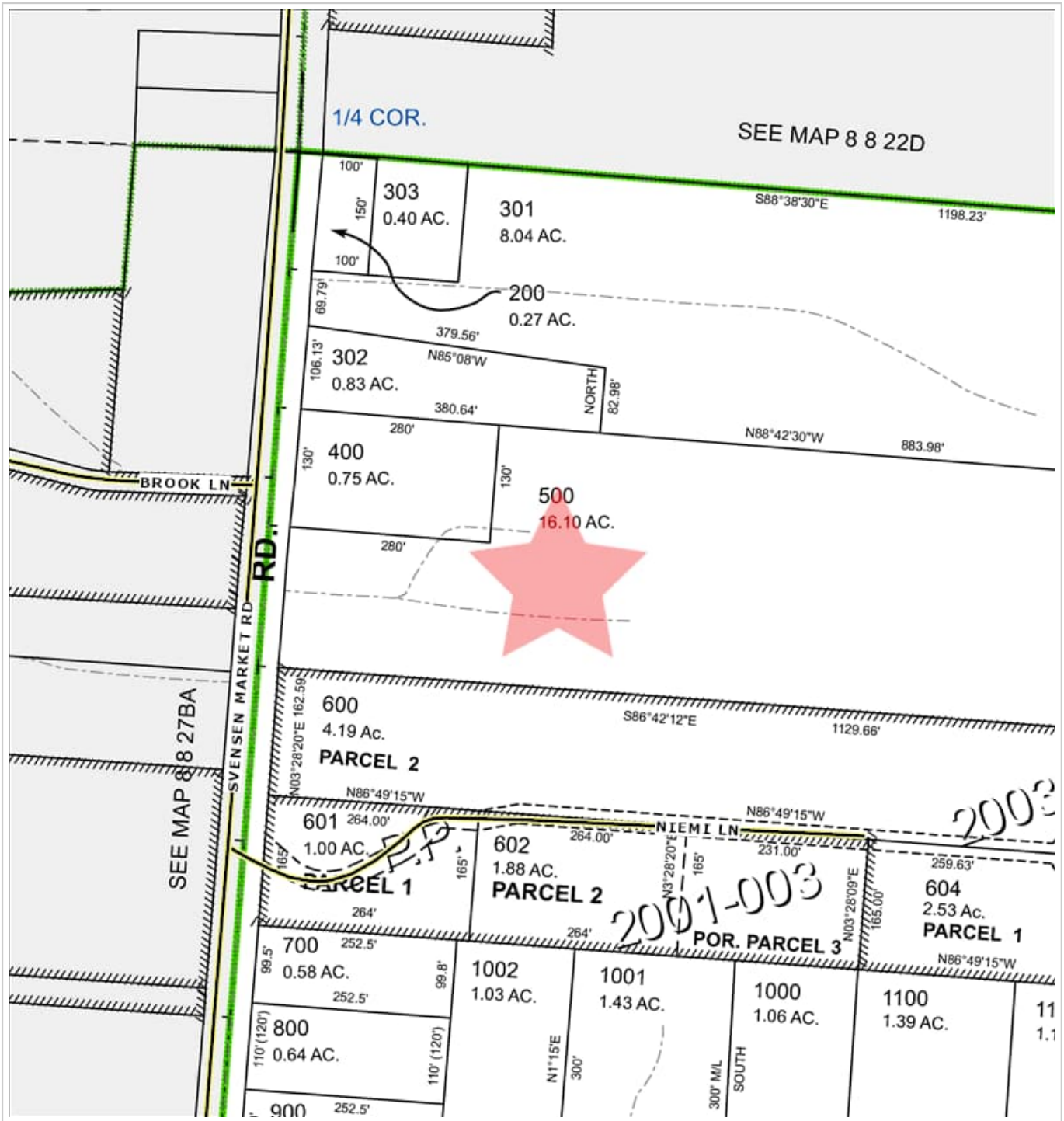
### Improvement

|                 |                               |                |                    |              |                    |
|-----------------|-------------------------------|----------------|--------------------|--------------|--------------------|
| Year Built:     | 1960                          | Stories:       |                    | Total SqFt:  |                    |
| Eff Year Built: |                               | Bedrooms:      |                    | Bathrooms:   |                    |
| Bsmt SqFt:      |                               | Garage:        |                    | Full Baths:  |                    |
| Exterior Walls: |                               | Roof Covering: |                    | Half Baths:  |                    |
| Foundation:     |                               | Roof Style:    |                    | Heat:        |                    |
| Primary School: | Hilda Lahti Elementary School | Middle School: | Knappa High School | High School: | Knappa High School |

### Transfer Information

|                 |                |             |                      |           |                           |           |               |
|-----------------|----------------|-------------|----------------------|-----------|---------------------------|-----------|---------------|
| Rec. Date:      | 06/16/2021     | Sale Price: | \$350,000.00         | Doc Num:  | 202106116                 | Doc Type: | Warranty Deed |
| Owner:          | James J Neikes | Grantor:    | C J C PROPERTIES LLC | Title Co: | TICOR TITLE COMPANY OF OR |           |               |
| Orig. Loan Amt: |                | Loan Type:  |                      | Lender:   |                           |           |               |

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

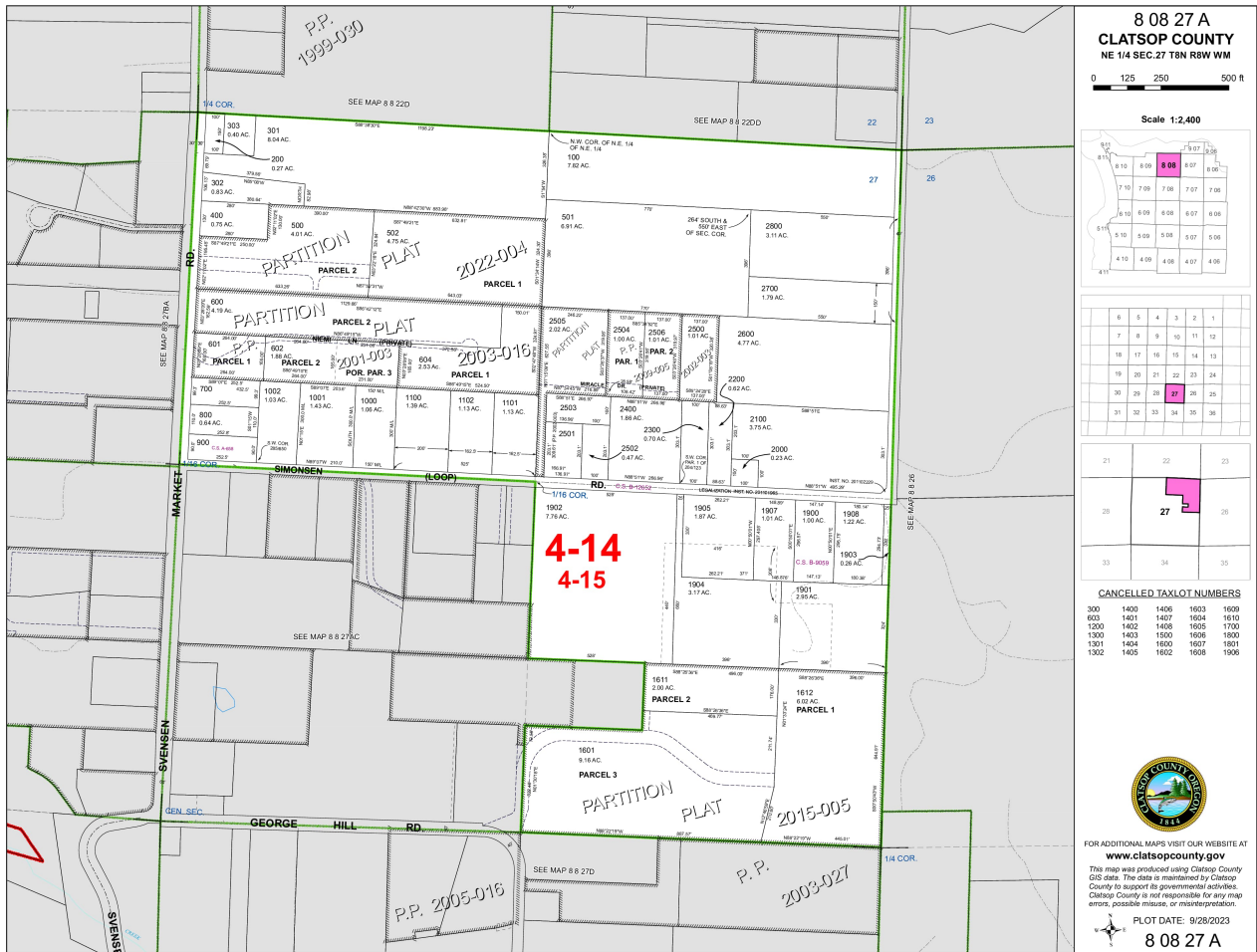


Parcel ID: 21067

Site Address: 92269 Svensen Market Rd

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.

Full Assessor Map

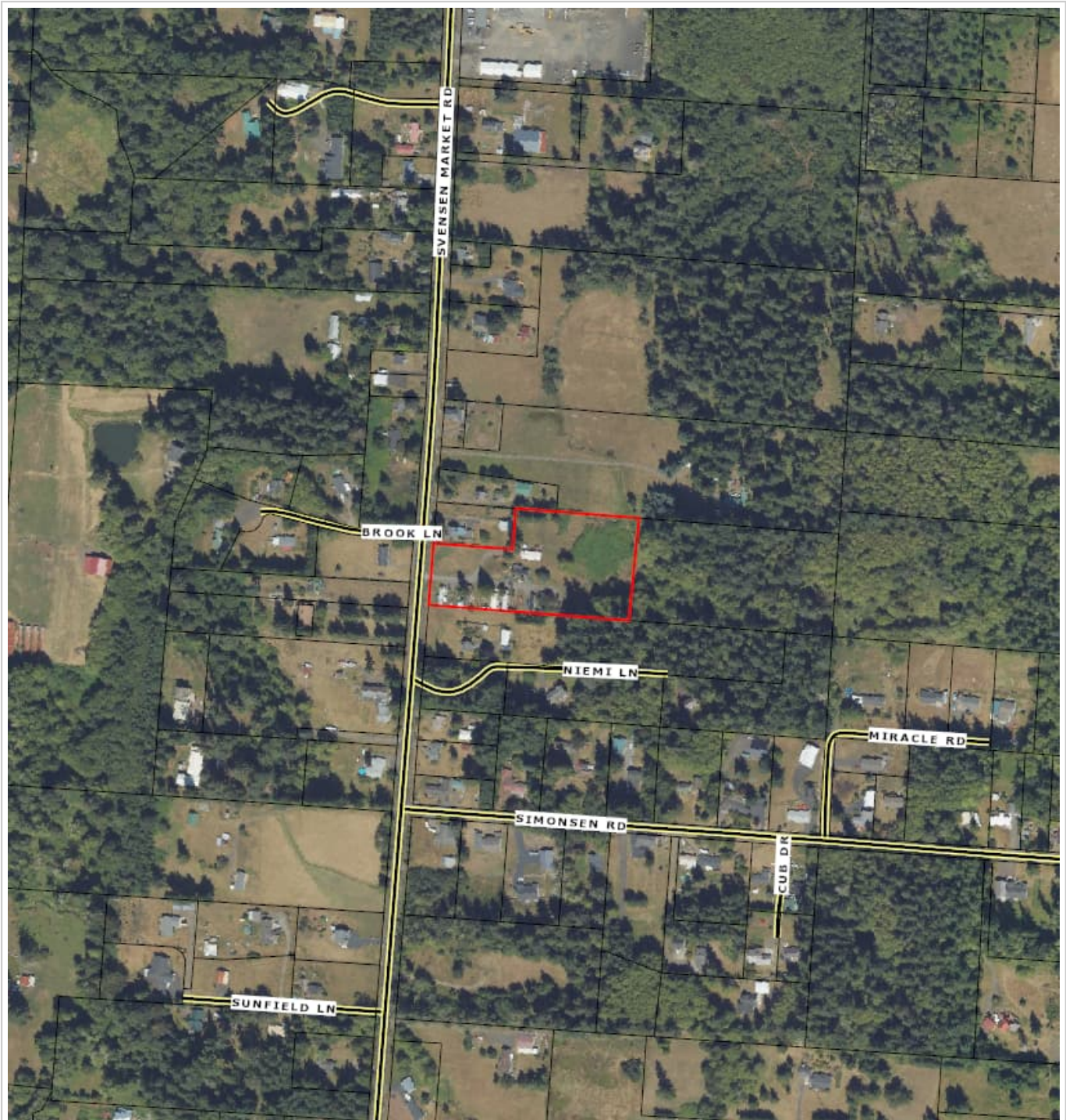


Parcel ID: 21067

Site Address: 92269 Svensen Market Rd

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Aerial Map



**Parcel ID: 21067**

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# 92269 Svensen Market Rd, Astoria OR

Account 21067

## Property Details

### General Information

|                  |                                                                   |
|------------------|-------------------------------------------------------------------|
| Property Address | 📍 92269 Svensen Market Rd, Astoria OR                             |
| Account ID       | 📄 21067                                                           |
| Tax Map Key      | 📄 <a href="#">80827A000500</a>                                    |
| Size in Acres    | 📏 4.01                                                            |
| Property Status  | ✅ Active                                                          |
| Property Type    | 🏠 Real Property<br>Multi-Family<br>Manufactured Home Park/RV Park |

### Owner Information

|                 |                                              |
|-----------------|----------------------------------------------|
| Owner Name      | 👤 Neikes James J                             |
| Mailing Address | ✉ 34755 Hwy 101 Business<br>Astoria OR 97103 |
|                 | → <a href="#">Request Change of Address</a>  |
|                 | → <a href="#">Sign up for e-Statements</a>   |

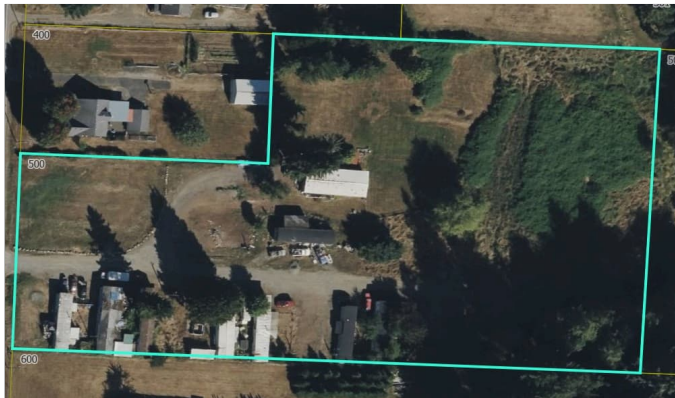
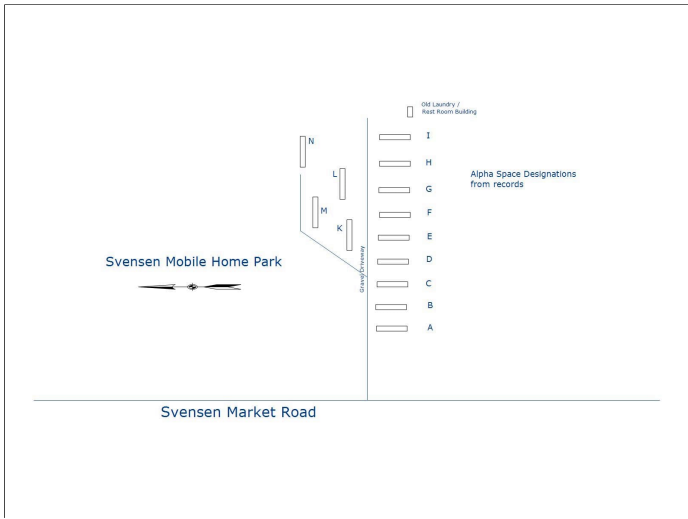
# 92269 Svensen Market Rd, Astoria OR

Account 21067

## Improvements

| Year Built | Sq Ft | Type                | Stories |
|------------|-------|---------------------|---------|
| 1960       |       | MFD Home Park,Court |         |

| Floor Type                   | Sq Ft | Bedrooms | Bathrooms |
|------------------------------|-------|----------|-----------|
| No improvement details found |       |          |           |



92269 Svensen Market Rd, Astoria OR  
Account 21067

Assessments

| Year | Land Value   | Improvements Value | Real Market Value | Assessed Value |
|------|--------------|--------------------|-------------------|----------------|
| 2024 | \$159,827.00 | \$345,777.00       | \$505,604.00      | \$135,141.00   |
| 2023 | \$159,827.00 | \$345,777.00       | \$505,604.00      | \$131,206.00   |
| 2022 | \$70,223.00  | \$345,777.00       | \$416,000.00      | \$91,101.00    |
| 2021 | \$170,901.00 | \$169,863.00       | \$340,764.00      | \$123,038.00   |
| 2020 | \$142,418.00 | \$141,552.00       | \$283,970.00      | \$119,456.00   |
| 2019 | \$142,418.00 | \$141,552.00       | \$283,970.00      | \$115,978.00   |
| 2018 | \$142,418.00 | \$141,552.00       | \$283,970.00      | \$112,601.00   |
| 2017 | \$129,505.00 | \$137,430.00       | \$266,935.00      | \$114,050.00   |
| 2016 | \$129,505.00 | \$137,430.00       | \$266,935.00      | \$110,730.00   |
| 2015 | \$129,505.00 | \$137,430.00       | \$266,935.00      | \$107,506.00   |
| 2014 | \$129,505.00 | \$137,430.00       | \$266,935.00      | \$104,375.00   |
| 2013 | \$129,505.00 | \$137,430.00       | \$266,935.00      | \$101,336.00   |
| 2012 | \$129,505.00 | \$137,430.00       | \$266,935.00      | \$98,386.00    |
| 2011 | \$75,197.00  | \$71,091.00        | \$146,288.00      | \$95,521.00    |
| 2010 | \$75,197.00  | \$72,542.00        | \$147,739.00      | \$92,740.00    |
| 2009 | \$75,197.00  | \$72,542.00        | \$147,739.00      | \$90,040.00    |
| 2008 | \$75,197.00  | \$72,542.00        | \$147,739.00      | \$87,419.00    |
| 2007 | \$75,197.00  | \$65,354.00        | \$140,551.00      | \$84,874.00    |
| 2006 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$82,403.00    |
| 2005 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$80,004.00    |
| 2004 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$77,674.00    |
| 2003 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$75,413.00    |
| 2002 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$73,217.00    |
| 2001 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$71,086.00    |
| 2000 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$69,016.00    |
| 1999 | \$75,197.00  | \$49,139.00        | \$124,336.00      | \$67,007.00    |


92269 Svensen Market Rd, Astoria OR  
Account 21067

Sales History

| Sales Date         | Instrument ID | Sale Amount  |
|--------------------|---------------|--------------|
| June 15, 2021      | 202106116     | \$350,000.00 |
| June 15, 2021      | 202106116     | \$350,000.00 |
| September 20, 2013 | 201308138     | \$210,000.00 |

Taxes

| Tax Year             | Total Billed | Interest | Total Due |
|----------------------|--------------|----------|-----------|
| <a href="#">2024</a> | \$1,943.16   | \$0.00   | \$0.00    |
| <a href="#">2023</a> | \$1,877.22   | \$0.00   | \$0.00    |
| <a href="#">2022</a> | \$1,336.14   | \$0.00   | \$0.00    |
| <a href="#">2021</a> | \$1,372.46   | \$0.00   | \$0.00    |
| <a href="#">2020</a> | \$1,546.30   | \$0.00   | \$0.00    |
| <a href="#">2019</a> | \$1,494.47   | \$0.00   | \$0.00    |
| <a href="#">2018</a> | \$1,419.09   | \$0.00   | \$0.00    |
| <a href="#">2017</a> | \$1,462.56   | \$0.00   | \$0.00    |
| <a href="#">2016</a> | \$1,550.65   | \$0.00   | \$0.00    |
| <a href="#">2015</a> | \$1,500.84   | \$0.00   | \$0.00    |
| <a href="#">2014</a> | \$1,426.77   | \$0.00   | \$0.00    |
| <a href="#">2013</a> | \$1,387.17   | \$0.00   | \$0.00    |
| <a href="#">2012</a> | \$1,313.35   | \$0.00   | \$0.00    |
| <a href="#">2011</a> | \$1,300.62   | \$0.00   | \$0.00    |
| <a href="#">2010</a> | \$1,279.39   | \$0.00   | \$0.00    |
| <a href="#">2009</a> | \$1,246.02   | \$0.00   | \$0.00    |
| <a href="#">2008</a> | \$1,226.83   | \$0.00   | \$0.00    |
| <a href="#">2007</a> | \$1,213.96   | \$0.00   | \$0.00    |
| <a href="#">2006</a> | \$1,197.68   | \$0.00   | \$0.00    |
| <a href="#">2005</a> | \$1,167.40   | \$0.00   | \$0.00    |
| 2004                 | \$1,157.17   | \$0.00   | \$0.00    |
| 2003                 | \$1,137.20   | \$0.00   | \$0.00    |
| 2002                 | \$1,093.77   | \$0.00   | \$0.00    |
| 2001                 | \$1,082.27   | \$0.00   | \$0.00    |
| 2000                 | \$851.08     | \$0.00   | \$0.00    |
| 1999                 | \$884.87     | \$0.00   | \$0.00    |
| 1998                 | \$859.88     | \$0.00   | \$0.00    |

Total Taxes Due as of June 10, 2025 

Current Year Due \$0.00  
Past Years Due \$0.00

Total Due **\$0.00**

By clicking "Pay online", you agree that you have read our [Important Notes](#) regarding fees.

[View printable statement](#)

[Pay online](#)

## 92269 Svensen Market Rd, Astoria OR

Account 21067

### Payments

| Tax Year | Receipt No | Date Posted       | Amount Paid |
|----------|------------|-------------------|-------------|
| 2024     | 701455     | May 27, 2025      | \$656.35    |
| 2024     | 697752     | February 10, 2025 | \$647.72    |
| 2024     | 694039     | November 15, 2024 | \$647.72    |
| 2023     | 683034     | May 13, 2024      | \$625.74    |
| 2023     | 680669     | February 15, 2024 | \$625.74    |
| 2023     | 674227     | November 9, 2023  | \$625.74    |
| 2022     | 661081     | November 15, 2022 | \$1,296.06  |
| 2021     | 645687     | November 15, 2021 | \$1,331.29  |
| 2020     | 630401     | November 16, 2020 | \$1,499.91  |
| 2019     | 614901     | November 15, 2019 | \$1,449.64  |
| 2018     | 597262     | November 15, 2018 | \$1,376.52  |
| 2017     | 576135     | November 15, 2017 | \$1,418.68  |
| 2016     | 555003     | November 15, 2016 | \$1,504.13  |
| 2015     | 534285     | November 16, 2015 | \$1,455.81  |
| 2014     | 509775     | November 7, 2014  | \$1,383.97  |
| 2013     | 486474     | November 14, 2013 | \$1,345.55  |
| 2012     | 460068     | October 30, 2012  | \$1,273.95  |
| 2011     | 434379     | October 19, 2011  | \$1,261.60  |
| 2010     | 416094     | November 15, 2010 | \$1,241.01  |
| 2009     | 386349     | October 29, 2009  | \$1,208.64  |
| 2008     | 361553     | October 20, 2008  | \$1,190.03  |
| 2007     | 334130     | November 7, 2007  | \$1,177.54  |
| 2006     | 299709     | October 31, 2006  | \$1,161.75  |
| 2005     | 264636     | October 25, 2005  | \$1,132.38  |
| 2004     | 230151     | November 8, 2004  | \$1,122.45  |
| 2003     | 191112     | November 6, 2003  | \$1,103.08  |
| 2002     | 154554     | November 5, 2002  | \$1,060.96  |
| 2001     | 120486     | November 6, 2001  | \$1,049.80  |
| 2000     | 96318      | November 15, 2000 | \$825.55    |
| 1999     | 63878      | November 15, 1999 | \$858.32    |
| 1998     | 42633      | November 16, 1998 | \$834.08    |

## 92269 Svensen Market Rd, Astoria OR

Account 21067

### Documents

 Annual Appraisal Report

 Current Statement

 Septic Info

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Data accurate as of June 10, 2025 09:56AM

version: 2023\_11\_5 Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Clatsop County reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Interest and discounts, if available, may not be accurately reflected here. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. Clatsop County shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.



**Market Approach**

| Occupancy Type | Sqft Area/<br># of Units | Potential<br>Gross<br>Annual Inc. | Assigned<br>Vac. Rate | Effective<br>Gross<br>Annual Inc. | Market<br>Value Per<br>SQFT/Unit | Total<br>Market<br>Value | Pot-<br>Gross<br>Income<br>Mult. | Effect.<br>Gross<br>Income<br>Mult. | Total<br>Value | less<br>Land<br>Value | less<br>Personal<br>Property | Value to<br>Impr. |
|----------------|--------------------------|-----------------------------------|-----------------------|-----------------------------------|----------------------------------|--------------------------|----------------------------------|-------------------------------------|----------------|-----------------------|------------------------------|-------------------|
| Mobile Home P. | 13                       |                                   |                       |                                   | 32000.00000                      | 416000.00                |                                  |                                     |                |                       |                              |                   |
| Totals:        | 13                       | 0                                 | 0                     | 2024                              |                                  | 416000.00                | 0                                | 0                                   | 416000.00      | 70223.00              | 0                            | 345777.00         |

**RMV Summary (Before Index)**

| Improvement(s)             |           |         |        |                       |       | Land            |                | RMV              |
|----------------------------|-----------|---------|--------|-----------------------|-------|-----------------|----------------|------------------|
| Residence<br>by Stat Class | Residence | Carport | Garage | Other<br>Improvements | Total | Program<br>Type | Land Class     | before index     |
| 510                        | \$0       | \$0     | \$0    | \$0                   | \$0   | Commercial      | Commercial Use | <u>\$129,310</u> |

| Single Line<br>Backdate | Single Line<br>Backdate Value | Valuation<br>Approach | Improvement<br>type | %<br>Complete | RMV<br>before index  |
|-------------------------|-------------------------------|-----------------------|---------------------|---------------|----------------------|
|                         |                               | <b>Market</b>         | Commercial          | 1.000000      | <u>5777.00000000</u> |
|                         |                               |                       |                     |               | <u>\$345,777</u>     |

**Current RMV**

| Improvement |         |            |         |                  |                  | Land             |                  |
|-------------|---------|------------|---------|------------------|------------------|------------------|------------------|
| Impr ID     | From/To | Account ID | Percent | Indexed RMV      | Cumulative Index | Indexed RMV      | Cumulative Index |
| 535434      |         | 21067      |         |                  | 1.00             | <u>\$159,827</u> | <u>1.24</u>      |
|             |         |            |         | <u>\$345,777</u> |                  |                  |                  |

### Certified Tax Roll Value

| <u>Tax Year</u> | <u>Land RMV</u> | <u>Impr RMV</u> | <u>Total RMV</u> | <u>Land AV</u> | <u>Impr AV</u> | <u>Total AV</u> | <u>Total Tax</u> |
|-----------------|-----------------|-----------------|------------------|----------------|----------------|-----------------|------------------|
| 2023            | \$159,827       | \$345,777       | \$505,604        | \$62,012       | \$69,194       | \$131,206       | \$1,877.22       |
| 2024            | \$159,827       | \$345,777       | \$505,604        | \$63,872       | \$71,269       | \$135,141       | \$1,943.16       |

### Recent Transactions

| <u>Instrument ID</u> | <u>Sales Date</u> | <u>Consideration</u> | <u>Sales Data Code</u> |     | <u>Multiple Accounts</u> | <u>Account ID</u> | <u>TaxMapKey</u> |
|----------------------|-------------------|----------------------|------------------------|-----|--------------------------|-------------------|------------------|
| 202106116            | 06/15/2021        | \$350,000            | 22                     | Yes | Primary                  | 21067             | 80827A000500     |
|                      |                   |                      |                        |     | Additional               | 21068             | 80827A000500     |
|                      |                   |                      |                        |     | Additional               | 61714             | 80827A000501     |
| 201308138            | 09/20/2013        | \$210,000            | 34                     | Yes | Primary                  | 21067             | 80827A000500     |
|                      |                   |                      |                        |     | Additional               | 21068             | 80827A000500     |

RECORDING REQUESTED BY:



630 Bond St.  
Astoria, OR 97103


**GRANTOR'S NAME:**  
C.J.C. Properties, LLC, an Oregon Limited Liability Company

**GRANTEE'S NAME:**  
James J Neikes

**AFTER RECORDING RETURN TO:**  
Order No.: 360421004383-JH  
James J Neikes  
34755 Hwy 101 Bus  
Astoria, OR 97103

**SEND TAX STATEMENTS TO:**  
James J Neikes  
34755 Hwy 101 Bus  
Astoria, OR 97103

APN: 21067  
21068  
Map: 80827A000500  
80827A000500  
92269 Svensen Market Rd, Astoria, OR 97103

|                                                                                   |                                                                 |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------|
|  | Recording Instrument #202106116                                 |
|                                                                                   | Recorded By: Clatsop County Clerk                               |
|                                                                                   | # of Pages: 3 Fee: 97.00                                        |
|                                                                                   | Transaction date: 06/16/2021 14:21:17<br>Deputy: Stethem-Norris |

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

C. J. C. Properties, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to James J Neikes, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clatsop, State of Oregon:

**PARCEL NO. 1:**  
The South one-half of the North one-half of the Northwest quarter of the Northeast quarter of Section 27, Township 8 North, Range 8 West, Willamette Meridian, County of Clatsop, State of Oregon.

**EXCEPTING THEREFROM THE FOLLOWING:** Beginning at the Northwest corner of the above-described tract;  
thence South along the North-South centerline of said Section 27 a distance of 130 feet;  
thence East parallel to the North line of said Section 280 feet;  
thence North 130 feet to the North line of said tract;  
thence West 280 feet to the point of beginning.

**PARCEL NO. 2:**  
Beginning at a point South 264 feet and West 550 feet from the Northeast corner of Section 27, Township 8 North, Range 8 West, Willamette Meridian, County of Clatsop, State of Oregon;  
thence West 770 feet;  
thence South 396 feet;  
thence East 770 feet;  
thence North 396 feet to the point of beginning.

THE CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00), a portion of which is paid by an Accommodator pursuant to an IRC Section 1031 Exchange. (See ORS 93.030).

STATUTORY WARRANTY DEED

(continued)

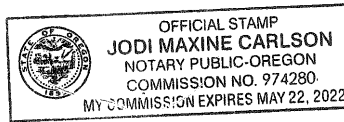
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 6-15-21; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

C. J. C. Properties, LLC, an Oregon Limited Liability Company

[Signature]  
By: Jack Miethe, Member



State of Oregon  
County of Columbia

This instrument was acknowledged before me on 6-15-2021 by Jack Miethe, as Member of C.J.C. Properties, LLC, an Oregon Limited Liability Company.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 5-22-2022

**STATUTORY WARRANTY DEED**  
(continued)

SUBJECT TO:

The premises are within the boundaries of the Knappa, Svensen & Burnside Rural Fire Patrol District, and are subject to the taxes, assessments and easements thereof, if any.

The premises are within the boundaries of the Wickiup Water District, and are subject to the levies, assessments and easements thereof, if any.

The rights of the public in roads and highways.

Water rights, claims to water or title to water, whether or not such rights are a matter of public record.

Unrecorded leases, if any.