



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

Parcel #: 317102

Map & Taxlot #: 672600 201

County: Polk

OWNER

Ediger, Larry D

Ediger, Barbara J

DATE PREPARED

Date: 01/07/2025

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department

503-476-8735

csfirst@firstam.com

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First American Title

Customer Service Department
503-476-8735
csfirst@firstam.com
Date: 01/07/2025

OWNERSHIP INFORMATION

Owner: Ediger, Larry D
CoOwner: Ediger, Barbara J
Site: OR 97378
Mail: 23340 Doane Creek Rd Sheridan OR 97378

Parcel #: 317102
Ref Parcel #: 672600 201
TRS: 06S / 07W / 26
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020400 Block: 2076
Neighborhood:
School Dist: 30J Willamina
Impr Type: 401 - H & B Use Rural Tract Improved
Subdiv/Plat:
Land Use: 451 - Improved H&b Use Tract Farm Def Zoned Efu
Std Land Use: 7001 - Farm land
Zoning: County-FF - Farm/Forest Zone
Lat/Lon: 45.027714 / -123.503855
Watershed: Agency Creek-South Yamhill River
Legal:

ASSESSMENT AND TAXATION

Market Land: \$141,980.00
Market Impr: \$8,520.00
Market Total: \$150,500.00 (2024)
% Improved: 6.00%
Assessed Total: \$6,647.00 (2024)
Levy Code: 4407
Tax: \$126.49 (2024)
Millage Rate: 9.0632
Exemption:
Exemption Type:

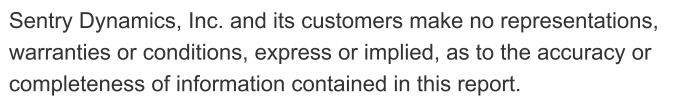
PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt: 1,500 SqFt	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 8.30 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 361,548 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style: FARM BLDG - GP BUILDING	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
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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.



Aerial Map



First American Title

Parcel ID: 317102

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KNOW ALL MEN BY THESE PRESENTS, That THOMAS W. REA

Grantor
 in consideration of \$80,000.00 Dollars,
 to him paid by the Grantee herein, do hereby grant, bargain, sell and convey unto
 LARRY D. EDIGER AND BARBARA J. EDIGER, HUSBAND AND WIFE

Grantee the following described real property, situate in the County of POLK and
 State of Oregon, to wit:

SEE ATTACHED LEGAL DESCRIPTION
 EXHIBIT "A"

SUBJECT TO:

Rights of the public within the boundaries of roads and roadways;
 Potential recapture of ad valorem taxes due to any act or failure to act of the
 Grantees herein regarding tax deferral as farm land;
 Reservations and Restrictions as recorded 7/16/1976 in Book 91, Page 218, Book of
 Records for Polk County, Oregon;
 Trust deed in favor of Elaine Louise Battuello, beneficiary as recorded May 29, 1991 in
 Book 242, Page 550, Book of Records for Polk County, Oregon, which trust deed the
 grantees herein have assumed and agreed to pay.

Parcel # 44-8 6-7-23 901/318170 44-7 6-7-26 101/317087 44-7 6-7-26 201/317102

To Have and to Hold the granted premises unto the said Grantee, their Heirs and Assigns forever.
 And the Grantor do hereby covenant that he is lawfully seized in fee simple of the above granted
 premises free from all encumbrances, NONE EXCEPT AS ABOVE STATED

and that he will and his heirs, executors and administrators, shall warrant and forever defend the granted
 premises, against the lawful claims and demands of all persons, except as above stated.

Witness my hand and seal this 31 day of MARCH, 1992.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
 LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE
 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
 VERIFY APPROVED USES.

Thomas W. Rea (SEAL)
 THOMAS W. REA (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

STATE OF OREGON
 County of POLK } ss.

BE IT REMEMBERED, That on this 31 day of MARCH, 1992, before me, the
 undersigned, a Notary Public in and for said County and State, personally appeared the within named
 THOMAS W. REA

known to me to be the identical individual described in and who executed the within instrument and acknowledged to
 me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
 written.



My Commission expires 12/19/93

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
 BE SENT TO THE FOLLOWING ADDRESS:

LARRY D. EDIGER & BARBARA J. EDIGER
 23340 DOANE CREEK ROAD
 SHERIDAN, OR 97378

Return to:

LARRY D. EDIGER & BARBARA J. EDIGER
 23340 DOANE CREEK ROAD
 SHERIDAN, OR 97378

STATE OF OREGON

County of } ss.

I certify that the within instrument was received for
 record on _____
 at _____ o'clock, and was recorded
 in Book _____ Page _____ Record
 of Deeds of said county.

Recorder of Conveyances

By _____ Deputy

WILLAMETTE VALLEY TITLE CO. 158516P

DESCRIPTION SHEET
EXHIBIT "A"

Beginning at the Northeast corner of Section 26, Township 6 South, Range 7 West of the Willamette Meridian, Polk County, Oregon, and running thence along the East line of said Section 26 South 0°39'45" West 580.00 feet to an iron rod; thence North 88°16'44" West 1279.44 feet to an iron rod; thence North 0°39'45" East 580.00 feet to the North line of said Section 26; thence North 67°20'11" East 50.49 feet to an iron rod; thence North 18°17'42" East 178.84 feet to an iron rod; thence North 50°00'21" East 64.76 feet to an iron rod; thence South 84°41'07" East 161.64 feet to a spike; thence North 81°49'49" East 145.63 feet to a spike; thence North 47°27'42" East 240.76 feet to a spike; thence South 2°09'00" West 418.28 feet to an iron rod; thence South 88°16'44" East 660.00 feet to the place of beginning.

SAVE AND EXCEPT all that portion included within the boundaries of public roads and highways.

357846

STATE OF OREGON)
County of Polk) ss.

I hereby certify that the within was received and duly recorded by me in Polk County records:

B.O.R. 251 Page 2340

FILED
POLK COUNTY OREGON

'92 MAR 31 P1:13

LINDA C. HAYES
COUNTY CLERK
BY V.O. DEPUTY