



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

R500265 & R531401
100919000070000
Lincoln

OWNER

Nicholas & Megan Dahl LLC

DATE PREPARED

08/29/2022

PREPARED BY

cbunn@firstam.com



First American Title

Customer Service 503.219.8746

cs.oregon@firstam.com

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First American Title

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 8/29/2022

OWNERSHIP INFORMATION

Owner: Nicholas & Megan Dahl LLC
CoOwner:
Site: OR 97391
Mail: 1977 NW Bonney Dr Corvallis OR 97330

Parcel #: R500265
Ref Parcel #: 100919000070000
TRS: 10S / 09W / 19
County: Lincoln

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 951800 Block: 1054
Neighborhood: RRTB
School Dist: Lincoln County School District
Impr Type:
Subdiv/Plat:
Land Use: 640 - Special Assessed Vacant Forest Land
Std Land Use: AMSC - Agricultural Misc
Zoning: T-C - Timber Conservation
Lat/Lon: 44.68842759 / -123.84173363
Watershed: Upper Yaquina River
Legal: TWNSHP 10, RNG 09, ACRES 13.38,
POTENTIAL ADDITIONAL TAX LIABILITY,
DOC201407503

ASSESSMENT AND TAXATION

Market Land: \$120,080.00
Market Impr: \$0.00
Market Total: \$120,080.00 (2021)
% Improved: 0.00%
Assessed Total: \$8,130.00 (2021)
Levy Code:
Tax: \$90.05 (2021)
Millage Rate: 0.0000
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 13.38 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 582,833 SqFt
Total Units:	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:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
NICHOLAS & MEGAN DAHL LLC	09/02/2014	7503		Deed	\$275,000.00	Private Party Lender

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CoOwner:

Site: OR 97391

Mail: 1977 NW Bonney Dr Corvallis OR 97330

Parcel #: R531401

Ref Parcel #: 10091900007000

0

TRS: 10S / 09W / 19

County: Lincoln

PROPERTY DESCRIPTION

Map Grid:

Census Tract: 951800 Block: 1054

Neighborhood: RRTB

School Dist: Lincoln County School District

Impr Type:

Subdiv/Plat:

Land Use: 640 - Special Assessed Vacant Forest Land

Std Land Use: AMSC - Agricultural Misc

Zoning: T-C - Timber Conservation

Lat/Lon: 44.68842759 / -123.84173363

Watershed: Upper Yaquina River

Legal: TWNSHP 10, RNG 09, ACRES 1.86,
POTENTIAL ADDITIONAL TAX LIABILITY,
DOC201407503

ASSESSMENT AND TAXATION

Market Land: \$16,690.00

Market Impr: \$0.00

Market Total: \$16,690.00 (2021)

% Improved: 0.00%

Assessed Total: \$1,130.00 (2021)

Levy Code:

Tax: \$21.47 (2021)

Millage Rate: 0.0000

Exemption:

Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:

Baths, Total:

Baths, Full:

Baths, Half:

Total Units:

Stories:

Fireplaces:

Cooling:

Heating:

Building Style:

Total SqFt:

First Floor:

Second Floor:

Basement Fin:

Basement

Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage:

Year Built:

Eff Year Built:

Lot Size Ac: 1.86 Acres

Lot Size SF: 81,022 SqFt

Lot Width:

Lot Depth:

Roof Material:

Roof Shape:

Ext Walls:

Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
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Account Summary

Lincoln County Tax Department
 225 W Olive St # 205
 Newport, OR 97365
 (541) 265-4139

Quick Ref ID: R500265
 Owner: NICHOLAS & MEGAN DAHL LLC
 Situs Address:

NICHOLAS & MEGAN DAHL LLC
 1977 NW BONNEY DR
 CORVALLIS, OR 97330

Legal TWNSHP 10, RNG 09, ACRES 13.38,
 POTENTIAL ADDITIONAL TAX LIABILITY,
 DOC201407503

Effective Date: 8/29/2022

Balance Due: 0.00

Bills

	Levy/Fees	Interest	Dsc/Crd	Paid Int.	Paid Levy	Total Paid	Eff. Date	Date Paid	Balance	Run. Bal.
1997										
Installment1	8.85	0.24	0.00	0.24	8.85	9.09	12/22/1997	12/22/1997	0.00	0.00
Installment2	8.84	0.00	0.00	0.00	8.84	8.84	12/22/1997	12/22/1997	0.00	0.00
Installment3	8.84	0.00	0.00	0.00	8.84	8.84	12/22/1997	12/22/1997	0.00	0.00
Totals	26.53	0.24	0.00	0.24	26.53	26.77			0.00	0.00
1998										
Installment1	8.93	0.00	0.00	0.00	8.93	8.93	11/16/1998	11/17/1998	0.00	0.00
Installment2	8.93	0.00	0.36	0.00	8.57	8.57	11/16/1998	11/17/1998	0.00	0.00
Installment3	8.92	0.00	0.44	0.00	8.48	8.48	11/16/1998	11/17/1998	0.00	0.00
Totals	26.78	0.00	0.80	0.00	25.98	25.98			0.00	0.00
1999										
Installment1	9.03	0.00	0.00	0.00	9.03	9.03	11/04/1999	11/05/1999	0.00	0.00
Installment2	9.03	0.00	0.36	0.00	8.67	8.67	11/04/1999	11/05/1999	0.00	0.00
Installment3	9.02	0.00	0.45	0.00	8.57	8.57	11/04/1999	11/05/1999	0.00	0.00
Totals	27.08	0.00	0.81	0.00	26.27	26.27			0.00	0.00
2000										
Installment1	8.14	0.00	0.00	0.00	8.14	8.14	11/06/2000	11/08/2000	0.00	0.00
Installment2	8.14	0.00	0.33	0.00	7.81	7.81	11/06/2000	11/08/2000	0.00	0.00
Installment3	8.13	0.00	0.40	0.00	7.73	7.73	11/06/2000	11/08/2000	0.00	0.00
Totals	24.41	0.00	0.73	0.00	23.68	23.68			0.00	0.00
2001										
Installment1	9.29	0.00	0.00	0.00	9.29	9.29	11/06/2001	11/13/2001	0.00	0.00
Installment2	9.29	0.00	0.37	0.00	8.92	8.92	11/06/2001	11/13/2001	0.00	0.00
Installment3	9.28	0.00	0.47	0.00	8.81	8.81	11/06/2001	11/13/2001	0.00	0.00
Totals	27.86	0.00	0.84	0.00	27.02	27.02			0.00	0.00
2002										
Installment1	9.50	0.00	0.00	0.00	9.50	9.50	11/14/2002	11/19/2002	0.00	0.00
Installment2	9.49	0.00	0.38	0.00	9.11	9.11	11/14/2002	11/19/2002	0.00	0.00
Installment3	9.49	0.00	0.47	0.00	9.02	9.02	11/14/2002	11/19/2002	0.00	0.00
Totals	28.48	0.00	0.85	0.00	27.63	27.63			0.00	0.00
2003										
Installment1	9.51	0.00	0.00	0.00	9.51	9.51	11/13/2003	11/14/2003	0.00	0.00
Installment2	9.50	0.00	0.38	0.00	9.12	9.12	11/13/2003	11/14/2003	0.00	0.00
Installment3	9.50	0.00	0.48	0.00	9.02	9.02	11/13/2003	11/14/2003	0.00	0.00
Totals	28.51	0.00	0.86	0.00	27.65	27.65			0.00	0.00

Account Summary

Lincoln County Tax Department
 225 W Olive St # 205
 Newport, OR 97365
 (541) 265-4139

Quick Ref ID: R500265
 Owner: NICHOLAS & MEGAN DAHL LLC
 Situs Address:

NICHOLAS & MEGAN DAHL LLC
 1977 NW BONNEY DR
 CORVALLIS, OR 97330

Legal TWNSHP 10, RNG 09, ACRES 13.38,
 POTENTIAL ADDITIONAL TAX LIABILITY,
 DOC201407503

Effective Date: 8/29/2022

Balance Due: 0.00

Bills

	Levy/Fees	Interest	Dsc/Crd	Paid Int.	Paid Levy	Total Paid	Eff. Date	Date Paid	Balance	Run. Bal.
2004										
Installment1	15.30	0.00	0.00	0.00	15.30	15.30	11/15/2004	11/24/2004	0.00	0.00
Installment2	15.30	0.00	0.61	0.00	14.69	14.69	11/15/2004	11/24/2004	0.00	0.00
Installment3	15.30	0.00	0.77	0.00	14.53	14.53	11/15/2004	11/24/2004	0.00	0.00
Totals	45.90	0.00	1.38	0.00	44.52	44.52			0.00	0.00
2005										
Installment1	15.66	3.34	0.00	3.34	15.66	19.00	03/14/2007	03/16/2007	0.00	0.00
Installment2	15.65	2.71	0.00	2.71	15.65	18.36	03/14/2007	03/16/2007	0.00	0.00
Installment3	15.65	2.09	0.00	2.09	15.65	17.74	03/14/2007	03/16/2007	0.00	0.00
Totals	46.96	8.14	0.00	8.14	46.96	55.10			0.00	0.00
2006										
Installment1	15.84	0.84	0.00	0.84	15.84	16.68	03/14/2007	03/16/2007	0.00	0.00
Installment2	15.84	0.21	0.00	0.21	15.84	16.05	03/14/2007	03/16/2007	0.00	0.00
Installment3	15.84	0.00	0.00	0.00	15.84	15.84	03/14/2007	03/16/2007	0.00	0.00
Totals	47.52	1.05	0.00	1.05	47.52	48.57			0.00	0.00
2007										
Installment1	16.09	0.00	0.00	0.00	16.09	16.09	11/15/2007	11/19/2007	0.00	0.00
Installment2	16.09	0.00	0.64	0.00	15.45	15.45	11/15/2007	11/19/2007	0.00	0.00
Installment3	16.08	0.00	0.81	0.00	15.27	15.27	11/15/2007	11/19/2007	0.00	0.00
Totals	48.26	0.00	1.45	0.00	46.81	46.81			0.00	0.00
2008										
Installment1	28.00	0.00	0.00	0.00	28.00	28.00	10/31/2008	11/03/2008	0.00	0.00
Installment2	28.00	0.00	1.12	0.00	26.88	26.88	10/31/2008	11/03/2008	0.00	0.00
Installment3	28.00	0.00	1.40	0.00	26.60	26.60	10/31/2008	11/03/2008	0.00	0.00
Totals	84.00	0.00	2.52	0.00	81.48	81.48			0.00	0.00
2009										
Installment1	27.88	0.00	0.00	0.00	27.88	27.88	11/02/2009	11/03/2009	0.00	0.00
Installment2	27.88	0.00	1.12	0.00	26.76	26.76	11/02/2009	11/03/2009	0.00	0.00
Installment3	27.87	0.00	1.39	0.00	26.48	26.48	11/02/2009	11/03/2009	0.00	0.00
Totals	83.63	0.00	2.51	0.00	81.12	81.12			0.00	0.00
2010										
Installment1	28.61	0.00	0.00	0.00	28.61	28.61	11/15/2010	11/18/2010	0.00	0.00
Installment2	28.61	0.00	0.00	0.00	28.61	28.61	02/11/2011	02/14/2011	0.00	0.00
Installment3	28.61	0.00	0.00	0.00	28.61	28.61	05/05/2011	05/09/2011	0.00	0.00
Totals	85.83	0.00	0.00	0.00	85.83	85.83			0.00	0.00

Account Summary

Lincoln County Tax Department
 225 W Olive St # 205
 Newport, OR 97365
 (541) 265-4139

Quick Ref ID: R500265
 Owner: NICHOLAS & MEGAN DAHL LLC
 Situs Address:

NICHOLAS & MEGAN DAHL LLC
 1977 NW BONNEY DR
 CORVALLIS, OR 97330

Legal TWNSHP 10, RNG 09, ACRES 13.38,
 POTENTIAL ADDITIONAL TAX LIABILITY,
 DOC201407503

Effective Date: 8/29/2022

Balance Due: 0.00

Bills

	Levy/Fees	Interest	Dsc/Crd	Paid Int.	Paid Levy	Total Paid	Eff. Date	Date Paid	Balance	Run. Bal.
2011										
Installment1	29.28	0.00	0.00	0.00	29.28	29.28	11/14/2011	11/17/2011	0.00	0.00
Installment2	29.28	0.00	0.00	0.00	29.28	29.28	02/13/2012	02/15/2012	0.00	0.00
Installment3	29.27	0.00	0.00	0.00	29.27	29.27	05/07/2012	05/09/2012	0.00	0.00
Totals	87.83	0.00	0.00	0.00	87.83	87.83			0.00	0.00
2012										
Installment1	29.96	0.00	0.00	0.00	29.96	29.96	11/02/2012	11/05/2012	0.00	0.00
Installment2	29.96	0.00	0.00	0.00	29.96	29.96	02/05/2013	02/07/2013	0.00	0.00
Installment3	29.96	0.00	0.00	0.00	29.96	29.96	05/14/2013	05/16/2013	0.00	0.00
Totals	89.88	0.00	0.00	0.00	89.88	89.88			0.00	0.00
2013										
Installment1	30.55	0.00	0.00	0.00	30.55	30.55	11/15/2013	11/19/2013	0.00	0.00
Installment2	30.54	0.00	0.00	0.00	30.54	30.54	02/03/2014	02/06/2014	0.00	0.00
Installment3	30.54	0.00	0.00	0.00	30.54	30.54	05/09/2014	05/12/2014	0.00	0.00
Totals	91.63	0.00	0.00	0.00	91.63	91.63			0.00	0.00
2014										
Installment1	31.43	0.00	0.00	0.00	31.43	31.43	11/14/2014	11/19/2014	0.00	0.00
Installment2	31.43	0.00	1.26	0.00	30.17	30.17	11/14/2014	11/19/2014	0.00	0.00
Installment3	31.42	0.00	1.57	0.00	29.85	29.85	11/14/2014	11/19/2014	0.00	0.00
Totals	94.28	0.00	2.83	0.00	91.45	91.45			0.00	0.00
2015										
Installment1	32.11	0.00	0.00	0.00	32.11	32.11	11/11/2015	11/19/2015	0.00	0.00
Installment2	32.10	0.00	1.28	0.00	30.82	30.82	11/11/2015	11/19/2015	0.00	0.00
Installment3	32.10	0.00	1.61	0.00	30.49	30.49	11/11/2015	11/19/2015	0.00	0.00
Totals	96.31	0.00	2.89	0.00	93.42	93.42			0.00	0.00
2016										
Installment1	32.11	0.00	0.00	0.00	32.11	32.11	11/02/2016	11/02/2016	0.00	0.00
Installment2	32.11	0.00	1.28	0.00	30.83	30.83	11/02/2016	11/02/2016	0.00	0.00
Installment3	32.10	0.00	1.61	0.00	30.49	30.49	11/02/2016	11/02/2016	0.00	0.00
Totals	96.32	0.00	2.89	0.00	93.43	93.43			0.00	0.00
2017										
Installment1	27.20	0.00	0.00	0.00	27.20	27.20	11/15/2017	11/15/2017	0.00	0.00
Installment2	27.20	0.00	1.09	0.00	26.11	26.11	11/15/2017	11/15/2017	0.00	0.00
Installment3	27.20	0.00	1.36	0.00	25.84	25.84	11/15/2017	11/15/2017	0.00	0.00
Totals	81.60	0.00	2.45	0.00	79.15	79.15			0.00	0.00

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 POTENTIAL ADDITIONAL TAX LIABILITY,
 DOC201407503

Effective Date: 8/29/2022

Balance Due: 0.00

Bills

	Levy/Fees	Interest	Dsc/Crd	Paid Int.	Paid Levy	Total Paid	Eff. Date	Date Paid	Balance	Run. Bal.
2018										
Installment1	29.87	0.00	0.00	0.00	29.87	29.87	11/02/2018	11/05/2018	0.00	0.00
Installment2	29.87	0.00	1.19	0.00	28.68	28.68	11/02/2018	11/05/2018	0.00	0.00
Installment3	29.87	0.00	1.50	0.00	28.37	28.37	11/02/2018	11/05/2018	0.00	0.00
Totals	89.61	0.00	2.69	0.00	86.92	86.92			0.00	0.00
2019										
Installment1	28.40	0.00	0.00	0.00	28.40	28.40	11/15/2019	11/19/2019	0.00	0.00
Installment2	28.39	0.00	0.00	0.00	28.39	28.39	02/06/2020	02/11/2020	0.00	0.00
Installment3	28.39	0.38	0.38	0.38	28.01	28.39	05/19/2020	05/19/2020	0.00	0.00
Totals	85.18	0.38	0.38	0.38	84.80	85.18			0.00	0.00
2020										
Installment1	29.53	0.00	0.00	0.00	29.53	29.53	11/05/2020	11/05/2020	0.00	0.00
Installment2	29.53	0.00	1.18	0.00	28.35	28.35	11/05/2020	11/05/2020	0.00	0.00
Installment3	29.52	0.00	1.48	0.00	28.04	28.04	11/05/2020	11/05/2020	0.00	0.00
Totals	88.58	0.00	2.66	0.00	85.92	85.92			0.00	0.00
2021										
Installment1	30.02	0.00	0.00	0.00	30.02	30.02	11/02/2021	11/02/2021	0.00	0.00
Installment2	30.02	0.00	0.00	0.00	30.02	30.02	02/11/2022	02/11/2022	0.00	0.00
Installment3	30.01	0.00	0.00	0.00	30.01	30.01	05/02/2022	05/02/2022	0.00	0.00
Totals	90.05	0.00	0.00	0.00	90.05	90.05			0.00	0.00
Grand Totals	1,623.02	9.81	29.54	9.81	1,593.48	1,603.29			0.00	0.00

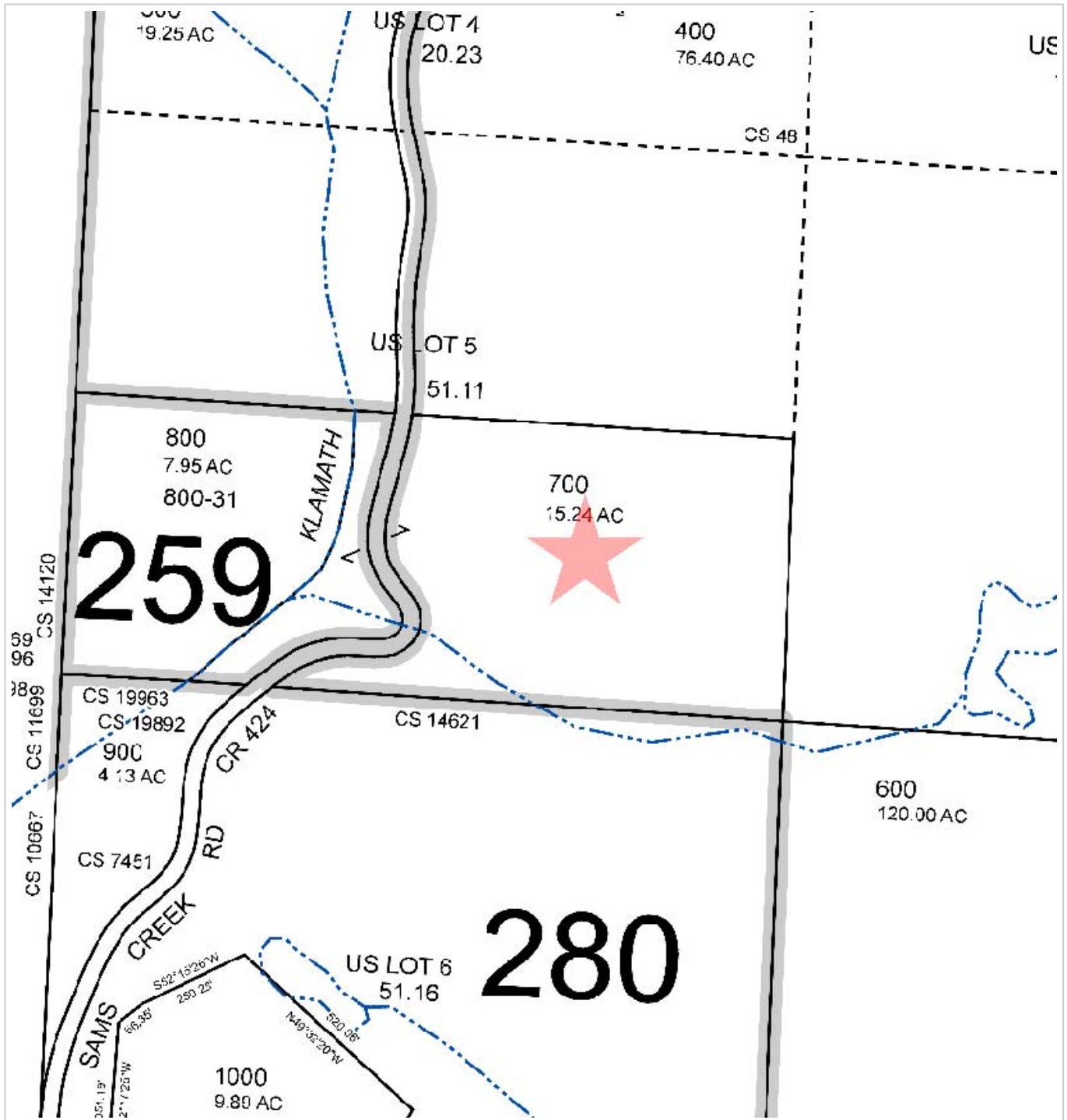
Refunds

	Amount	Interest	Credit	Paid	Date Paid	Balance
Overpayment Of	0.45	0.00	0.45	0.00		0.00
Totals	0.45	0.00	0.45	0.00		0.00

Balance less Refunds

0.00

Assessor Map



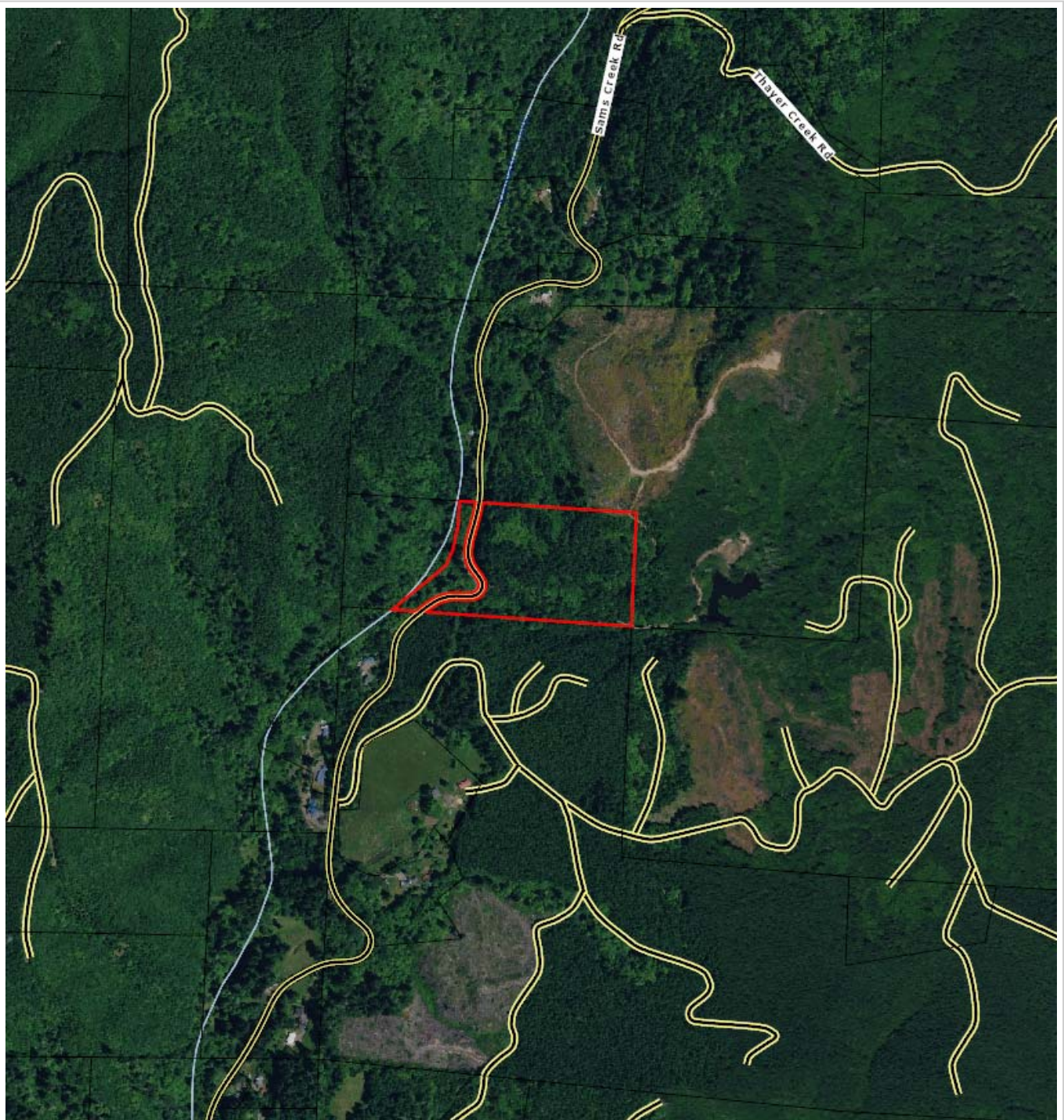
First American Title

Parcel ID: R500265 & R531401

Site Address:

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Aerial Map



First American Title

Parcel ID: R500265 & R531401

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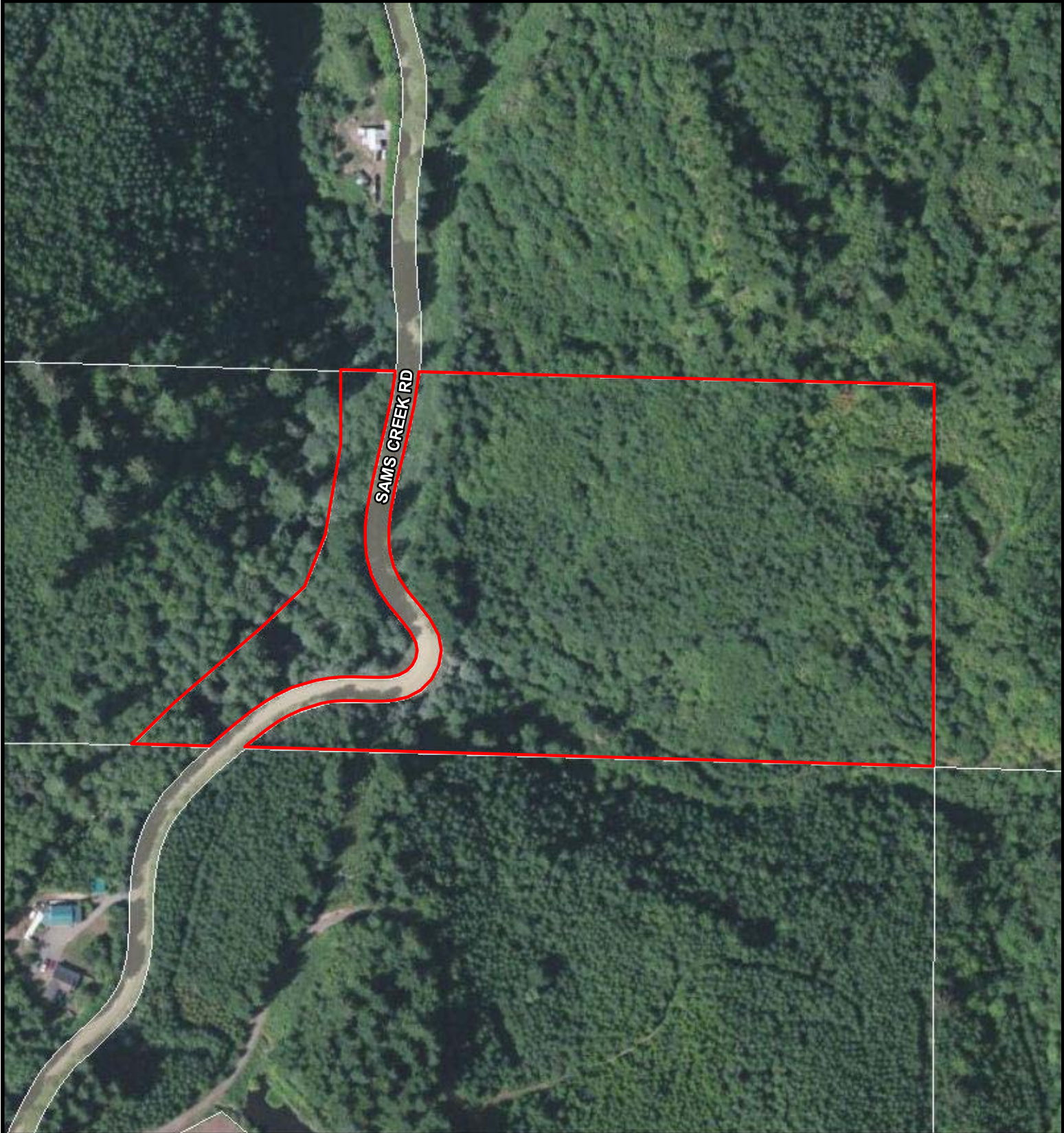
Taxlot



Subject



Taxlot



Aerial



Subject



Taxlot



First American Title

10-09-19-00-00700-00
No Site Address
Toledo, OR 97391



Aerial



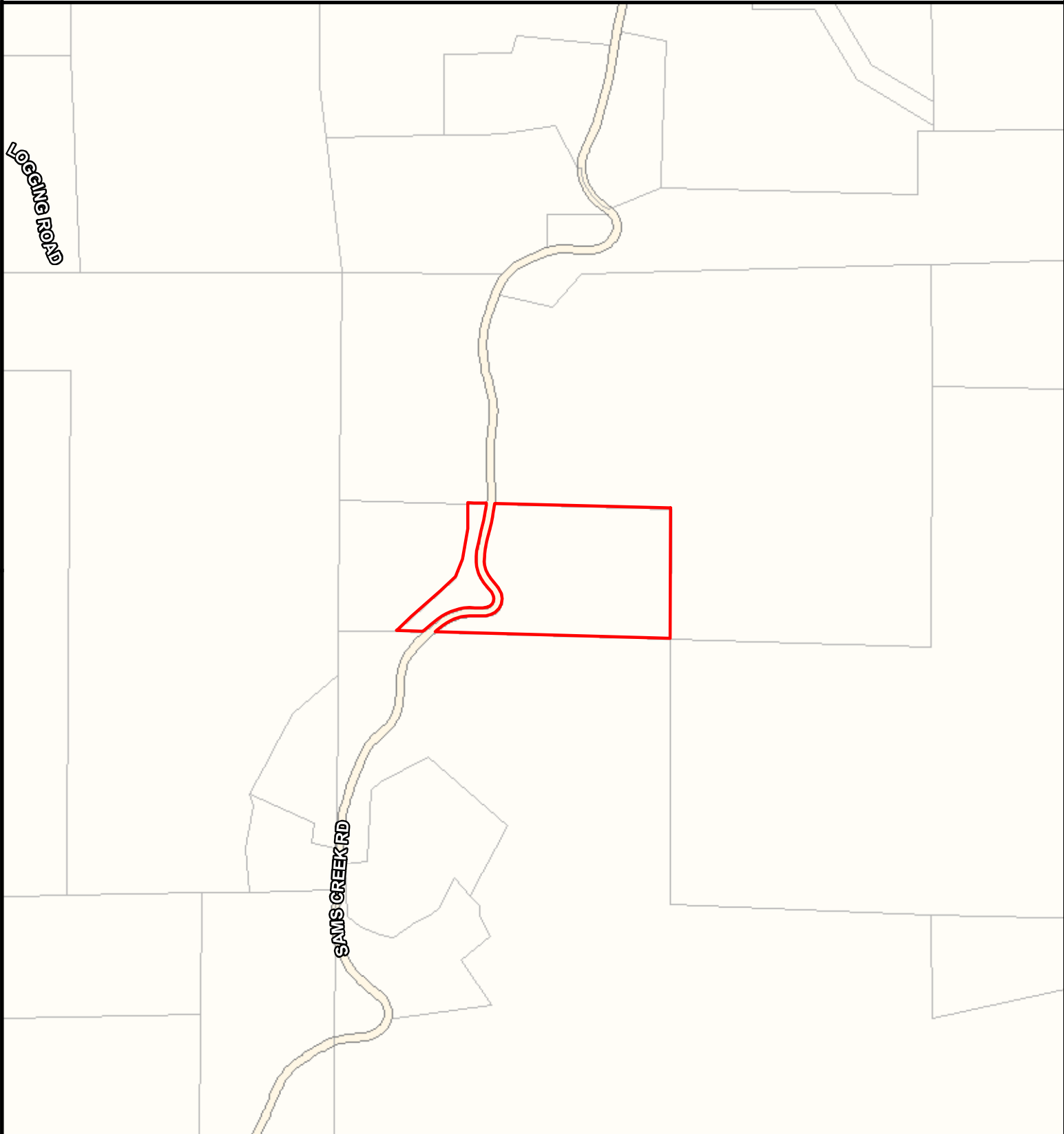
Subject



Taxlot

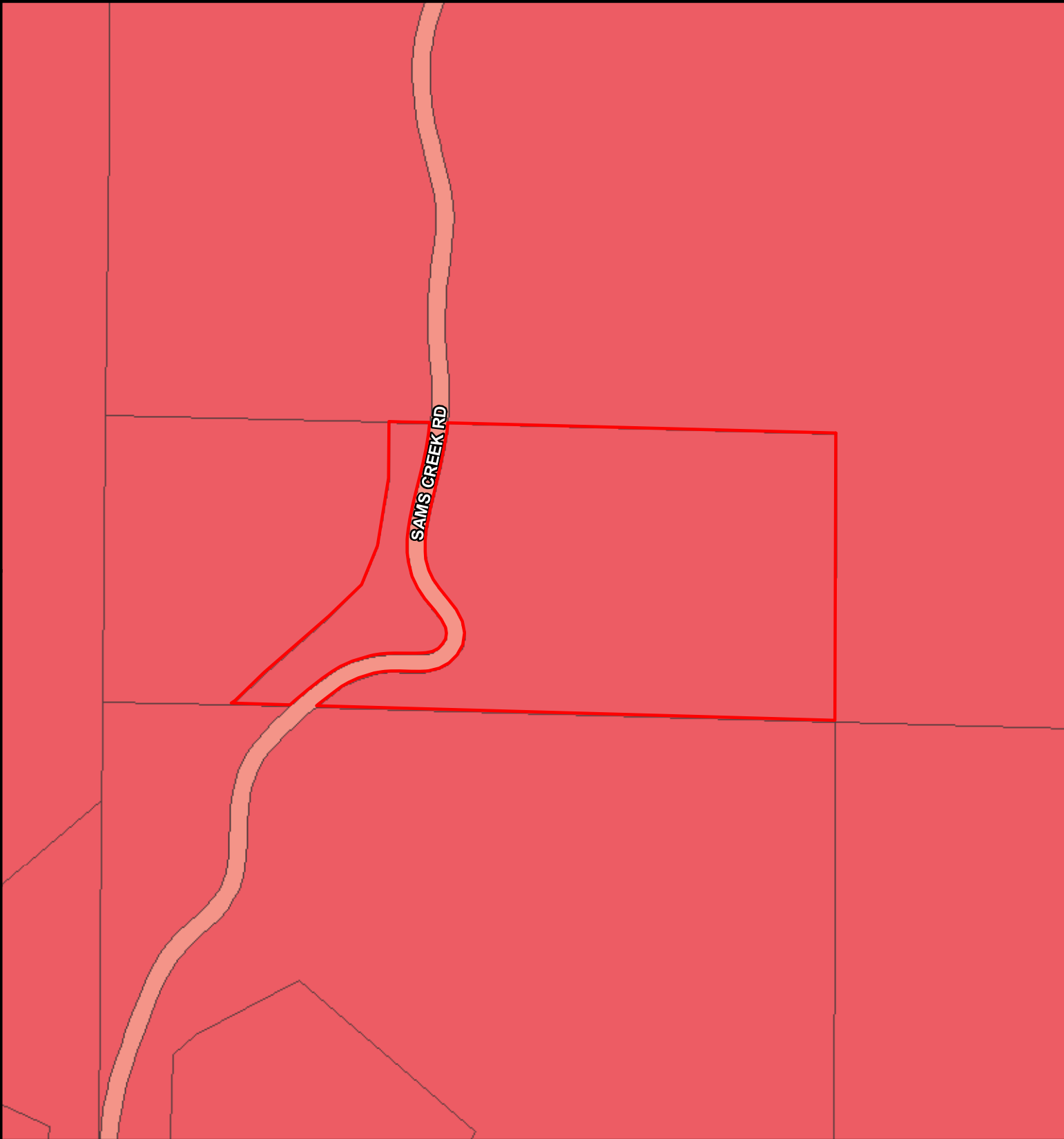
8/29/2022

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Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Hospital
-  Fire Station
-  Library
-  City Limits
-  Parks



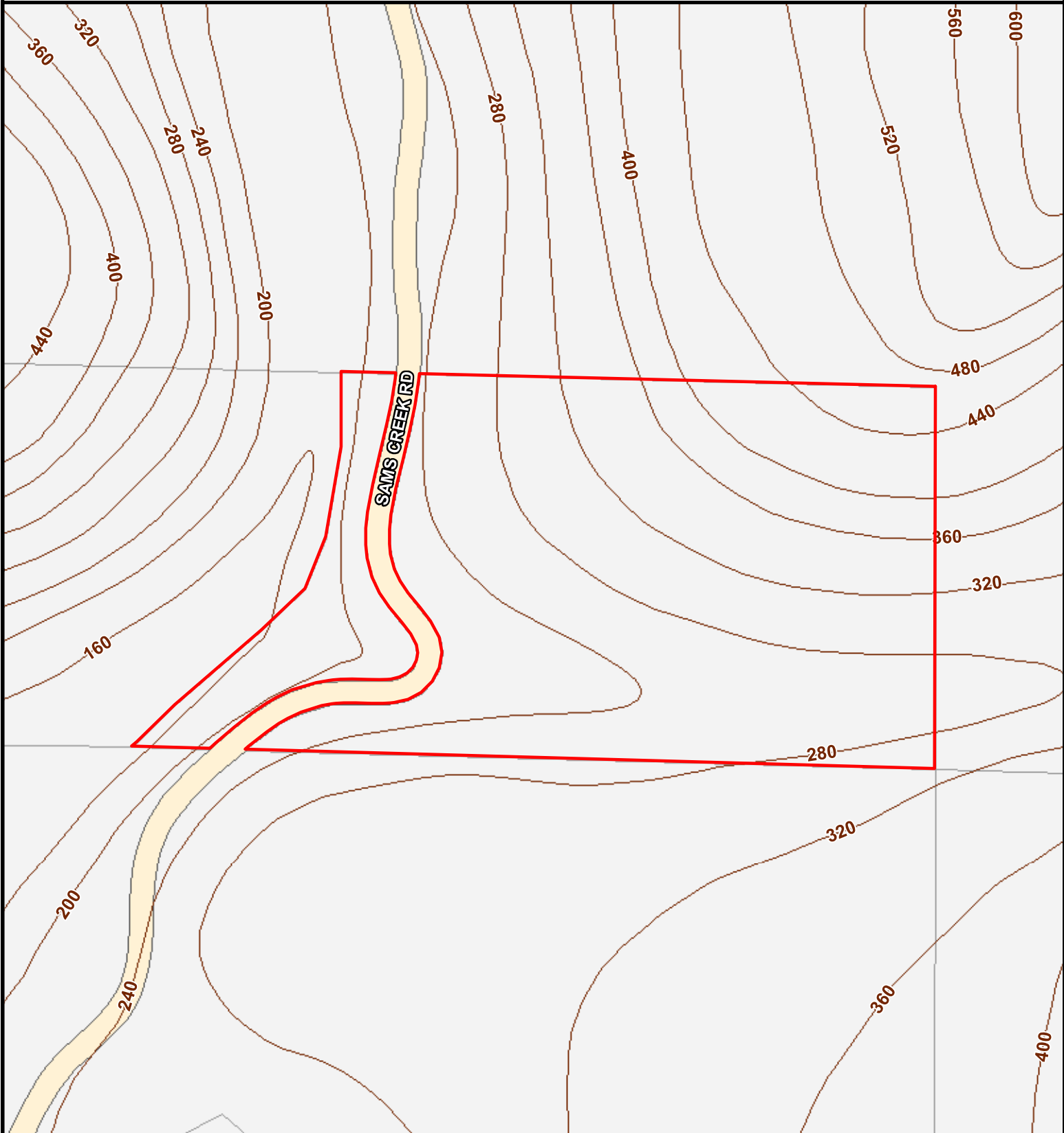
Zoning



Subject



Taxlot

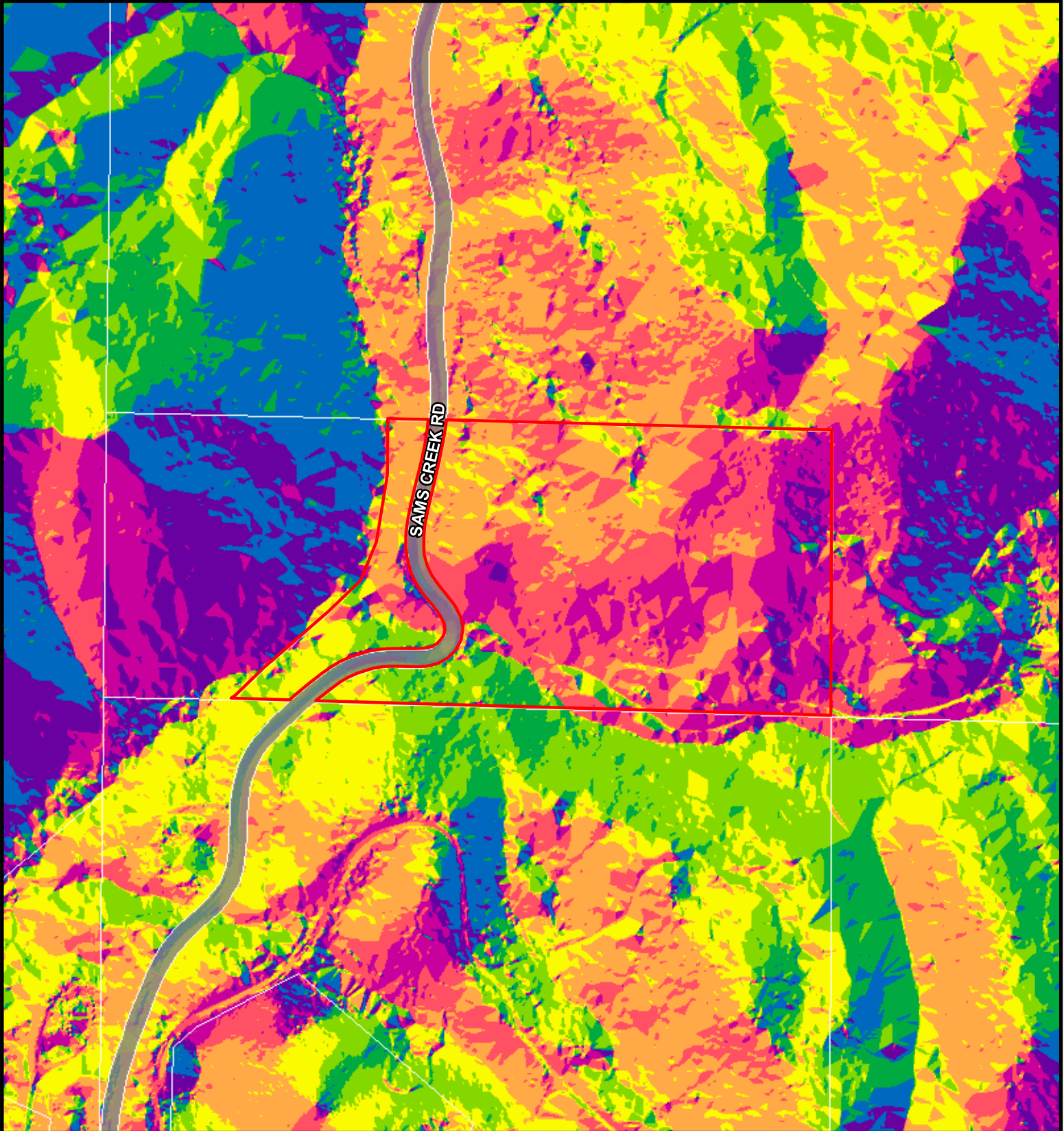


Natural Features

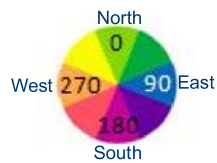
-  Contour
  1% Annual Chance Flood
  0.2% Annual Chance Flood
  Special Floodway
-  Wetlands
  Area of Undetermined Flood
  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
  Future Conditions 1% Annual Chance Flood Hazard

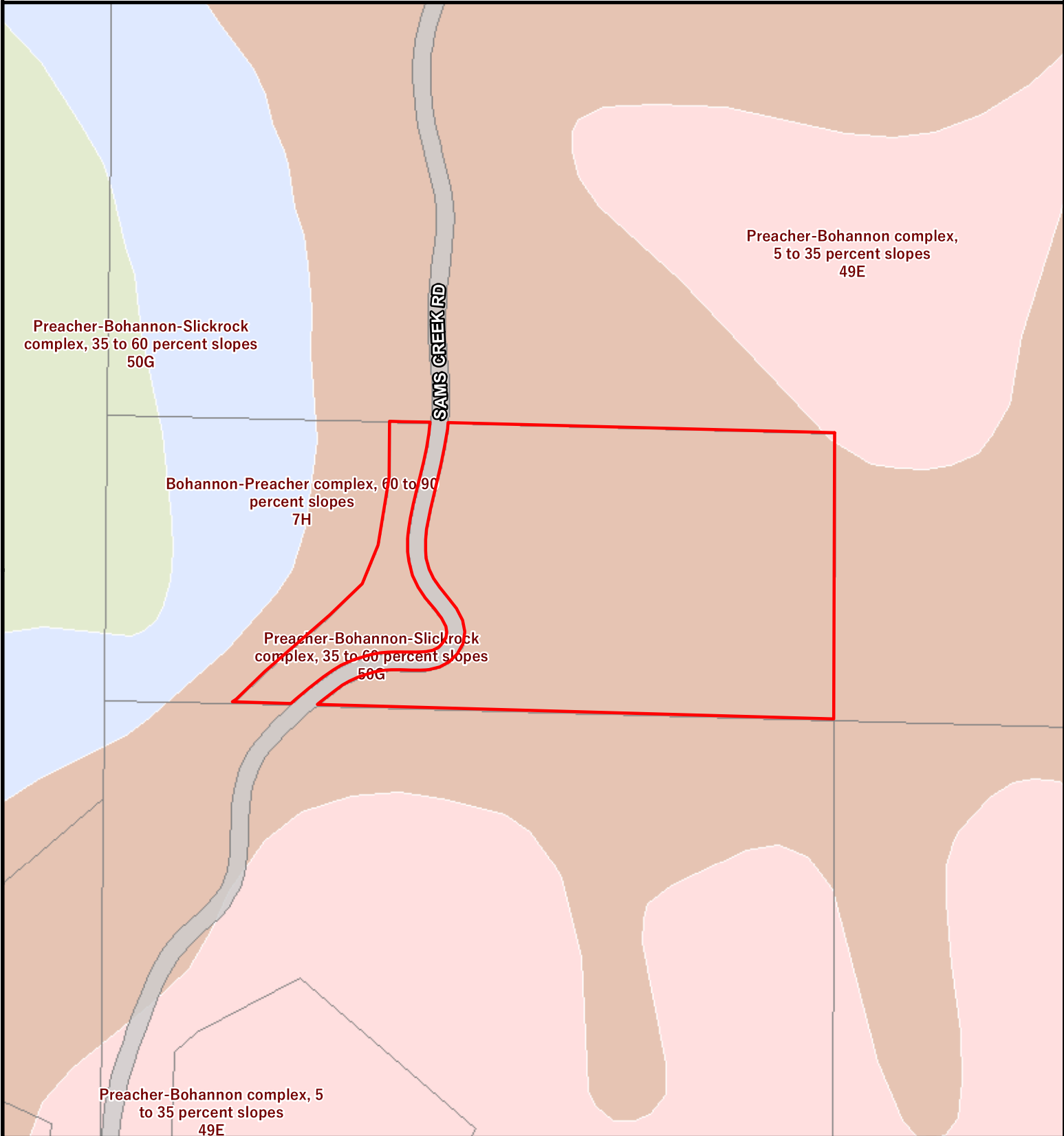
8/29/2022

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Aspect





Soil



Subject



Taxlot

Lincoln County, Oregon
09/02/2014 01:40:45 PM

2014-07503

DOC-WD Cnt=1 Pgs=3 Stn=29
\$15.00 \$11.00 \$20.00 \$10.00 \$7.00 - Total = \$63.00



00093676201400075030030032

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



After recording return to: WTE NPT Order Number: 90264-JLS
 Western Title & Escrow 255 SW Coast Hwy., Suite 100 Newport, OR 97365
Grantee Name(s)
Nicholas & Megan Dahl, LLC Attn: Nicholas D. Dahl P.O. Box 22 Toledo, OR 97391
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Charles B. Kirkdoffer and Sharon L. Kirkdoffer, as to Parcel I and Charles Brittsan Kirkdoffer and Sharon Lou Kirkdoffer, as tenants by the entirety, as to Parcels II, III and IV

Grantor(s) convey and warrant to

Nicholas & Megan Dahl, LLC, an Oregon limited liability company, Grantee the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Account: **R500265**
Map & Tax Lot: **10-09-19-00-00700**
Account: **R275196**
Map & Tax Lot: **10-09-19-00-00600**
Account: **R282277**
Map & Tax Lot: **10-09-19-00-00400**
Account: **R284634**
Map & Tax Lot: **10-09-19-00-01200**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$375,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this _____ day of August, 2014

Charles Brittsan Kirkdoffer

Charles Brittsan Kirkdoffer also known as
Charles B. Kirkdoffer

Sharon Lou Kirkdoffer

Sharon Lou Kirkdoffer, also known as
Sharon L. Kirkdoffer

State of Washington, County of Pierce) ss.

This instrument was acknowledged before me on this 29th day of August, 2014 by **Charles Brittsan Kirkdoffer, Charles B. Kirkdoffer, Sharon L. Kirkdoffer and Sharon Lou Kirkdoffer**

[Signature]
Notary Public for the State of Washington
My commission expires: 07/05/2018

MICHELLE MERKLEY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
07-05-18

EXHIBIT "A"

PARCEL I:

That portion of the South half (S 1/2) of U.S. Lot 5 in Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon, lying East of the centerline of an unnamed creek.

PARCEL II:

The Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4); the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) in Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon.

PARCEL III:

U.S. Lot 3; the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and those portions of U.S. Lot 4 and the North half (N 1/2) of U.S. Lot 5, lying East of the Sam's Creek County Road, in Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon.

EXCEPTING THEREFROM that portion described in Warranty Deed recorded June 18, 1993 in Book 263, Page 681, Lincoln County Records.

PARCEL IV:

The following described portion of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4):

Commencing at the Northwest corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 19, Township 10 South, Range 9 West of the Willamette Meridian, Lincoln County, Oregon, said beginning point marked by a 3/4 inch iron pipe from which a Fir 12 inches bears South 64°30' West 38 feet marked and a Fir 14 inches bears South 85° East 90 feet, more or less, and a Fir Snag 60 inches bears North 35° West 30 feet, more or less; thence South along the forth line 7.6 chains to a reference iron; thence North 78° East 12.1 chains to a pipe on a North-South ridge 25 feet, more or less, North of a knob thereon; thence North 09° East 5.2 chains through a 3/4 inch iron pipe referenced from which a Fir 18 inches bears 80° West 20 feet and a Fir 14 inches bears North 45° West 30 feet on same ridge to the North line of said Quarter Quarter Section; thence Westerly along the subdivision line to the Point of Beginning.