



FIRST AMERICAN TITLE

# Property Research Report

**SUBJECT PROPERTY**

R275196  
100919000060000  
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](mailto: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 #: R275196  
Ref Parcel #: 100919000060000  
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: 600 - Non Designated Vacant Forest Land  
Std Land Use: AMSC - Agricultural Misc  
Zoning: T-C - Timber Conservation  
Lat/Lon: 44.68561524 / -123.83496536  
Watershed: Upper Yaquina River  
Legal: TWNSHP 10, RNG 09, ACRES 120.00,  
DOC201407503

### ASSESSMENT AND TAXATION

Market Land: \$152,430.00  
Market Impr: \$0.00  
Market Total: \$152,430.00 (2021)  
% Improved: 0.00%  
Assessed Total: \$72,920.00 (2021)  
Levy Code: 260  
Tax: \$877.09 (2021)  
Millage Rate: 9.9224  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

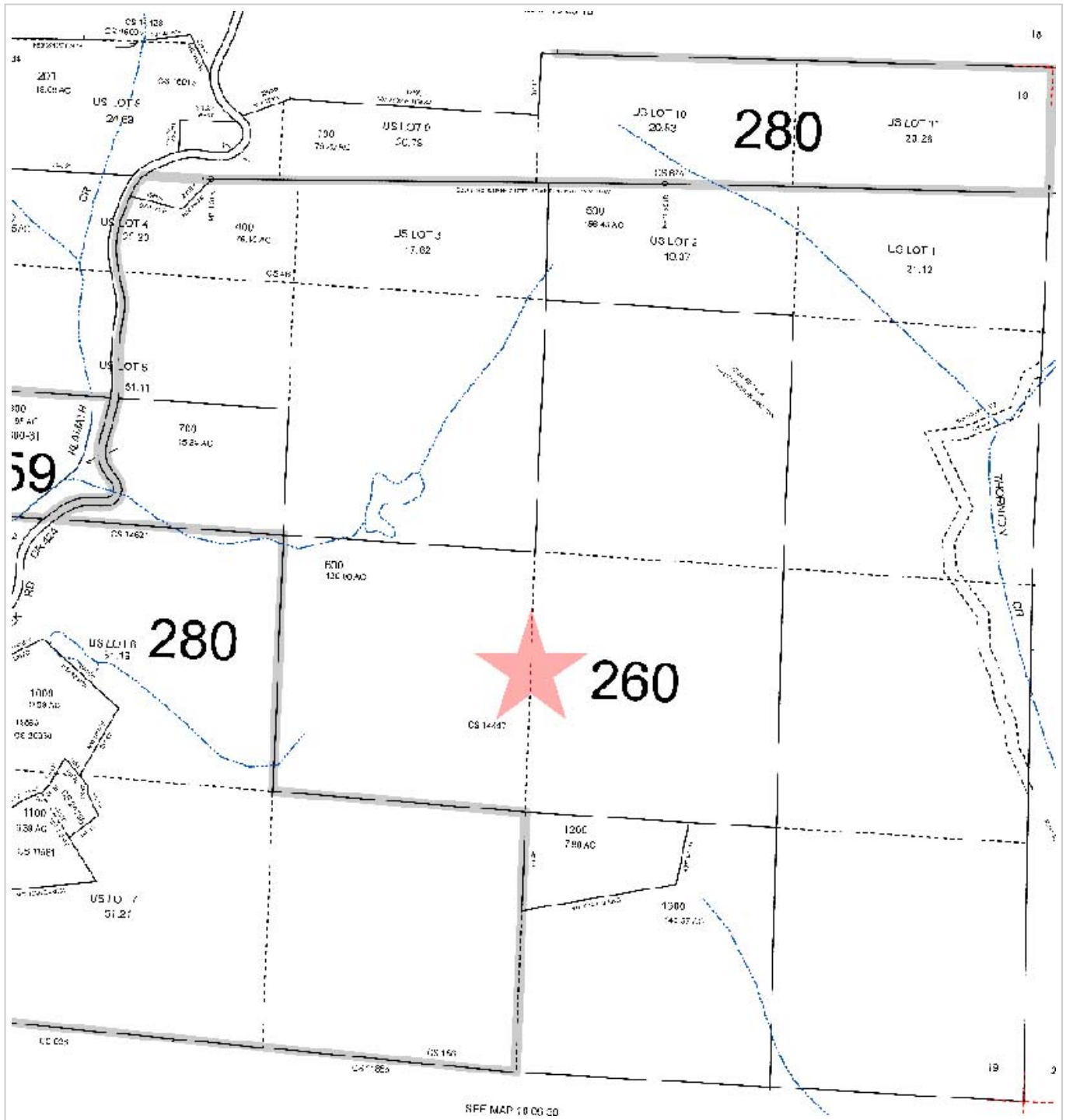
Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 120.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 5,227,200 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
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

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.

Assessor Map



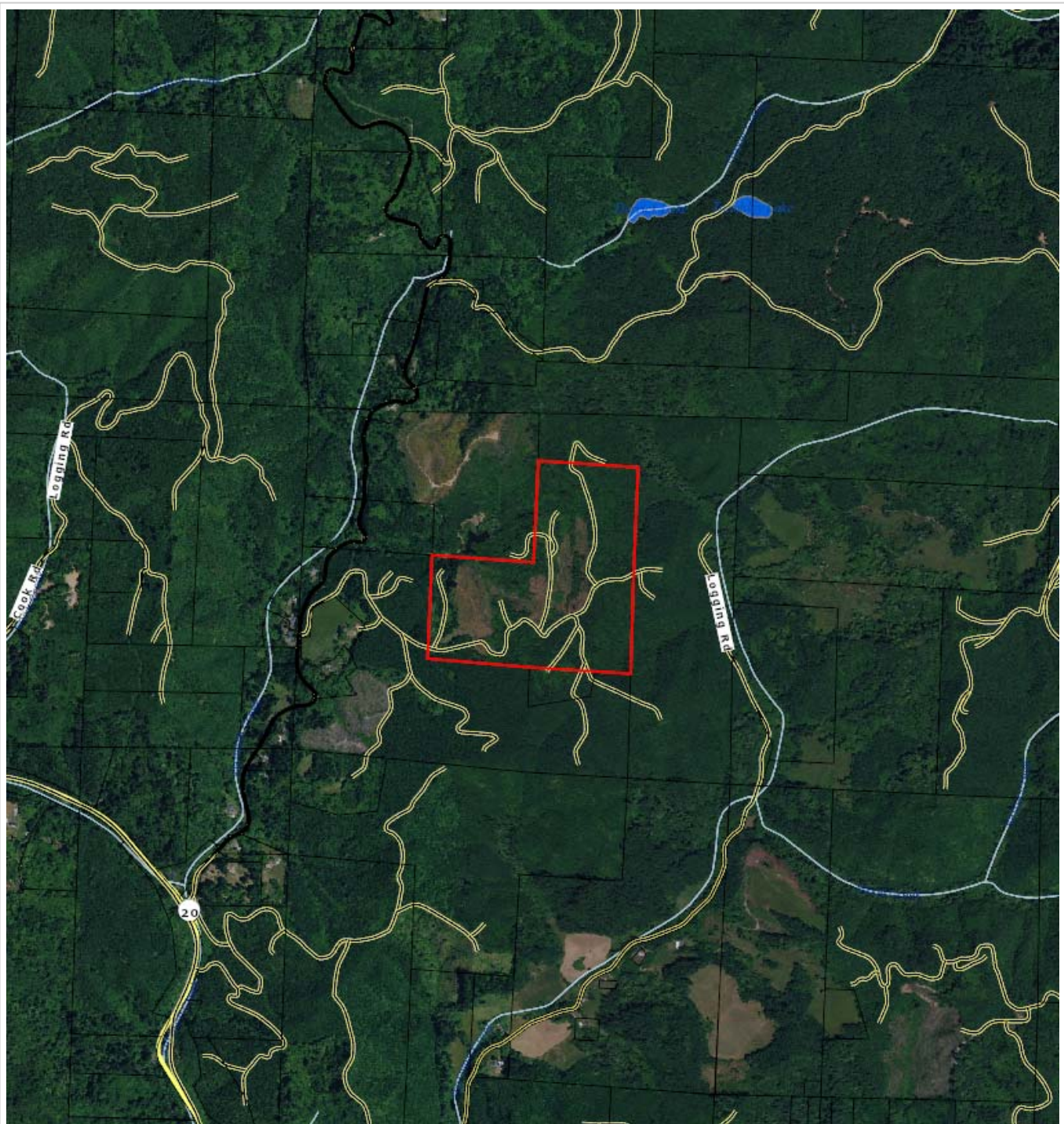
**First American Title**

**Parcel ID: R275196**

**Site Address:**

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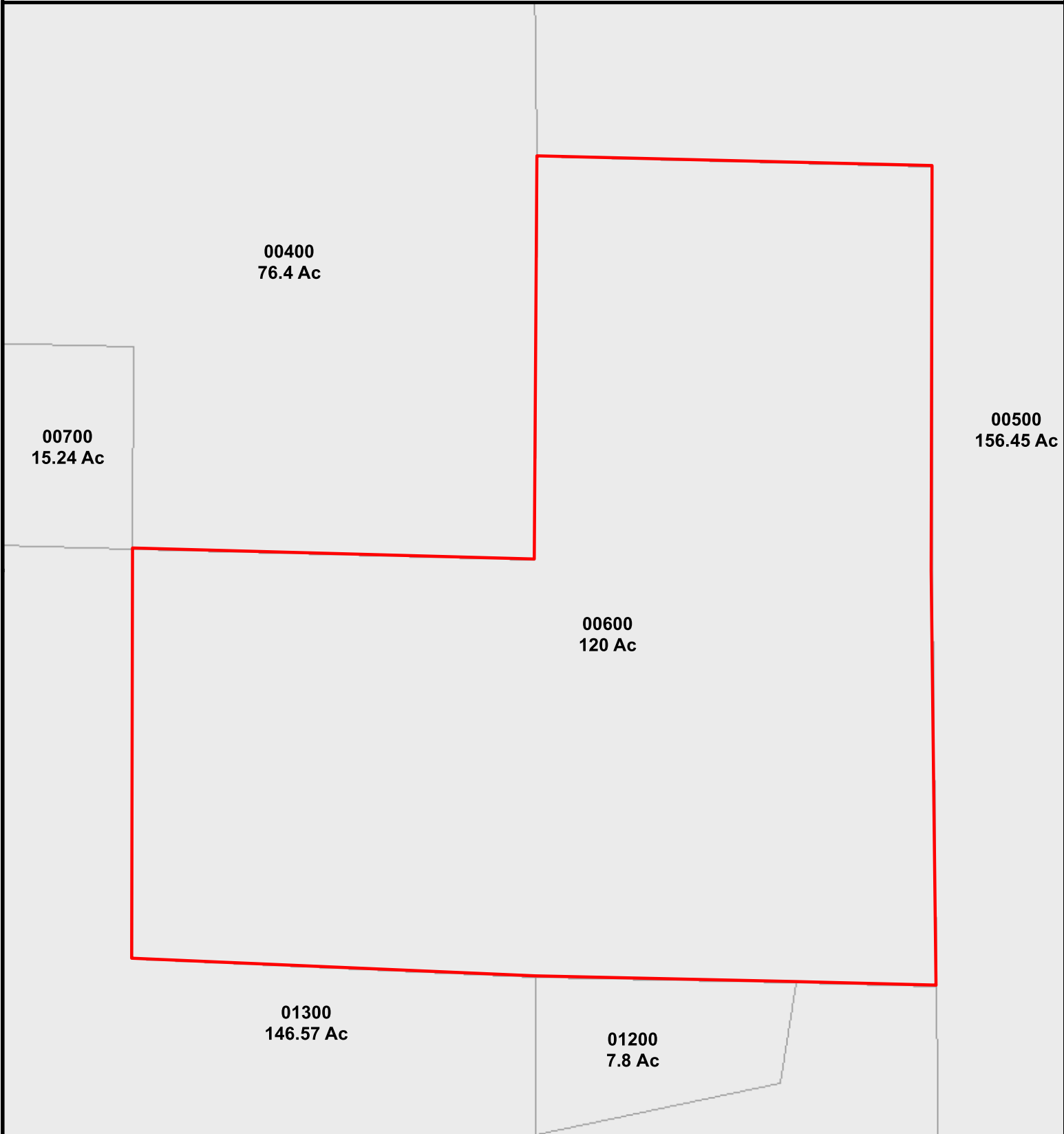
Aerial Map



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**Parcel ID: R275196**

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# Taxlot



Subject

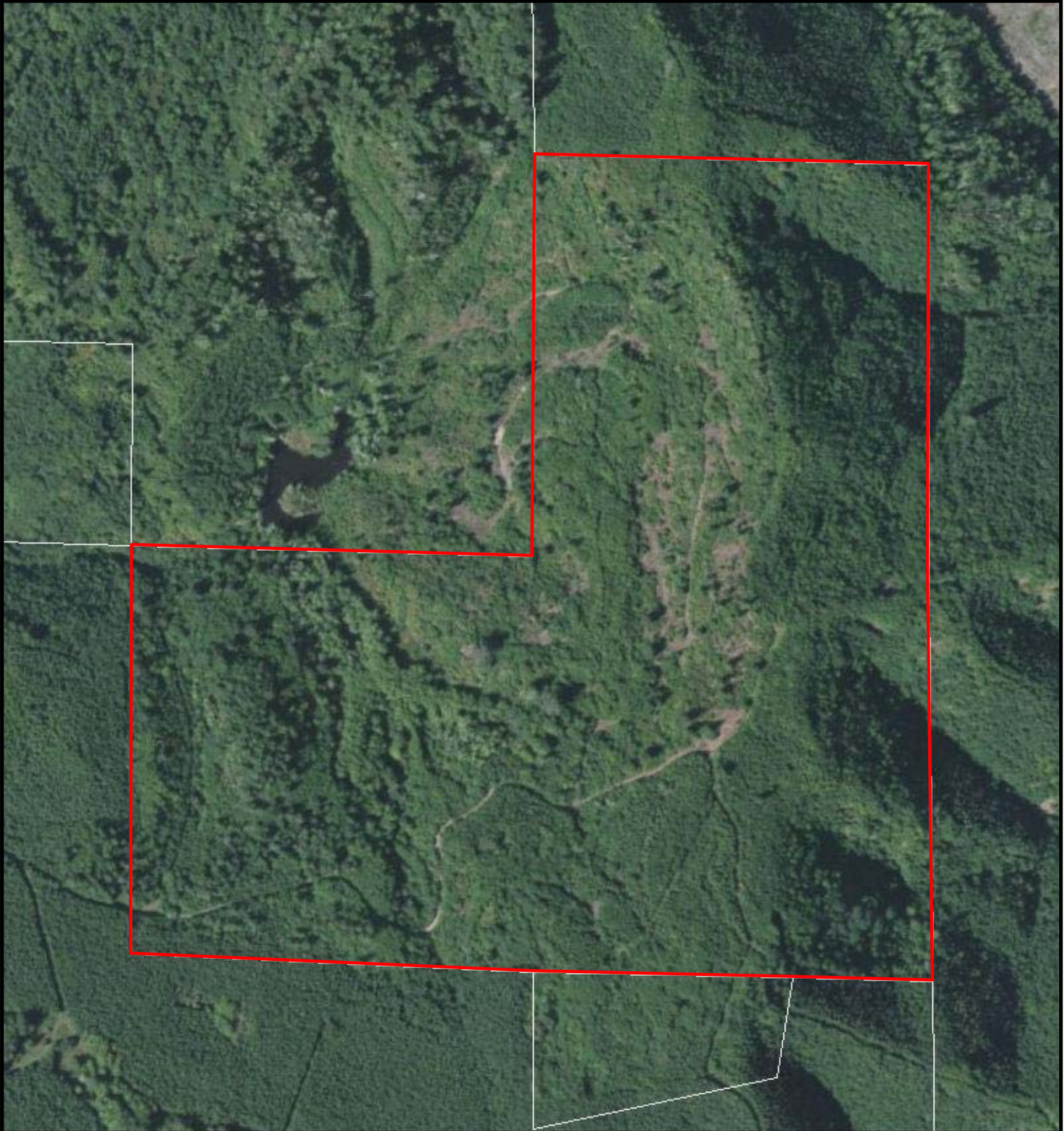


Taxlot



*First American Title*

10-09-19-00-00600-00  
709 N Highway 101 UNIT 425  
Depoe Bay, OR 97341



# Aerial



Subject



Taxlot

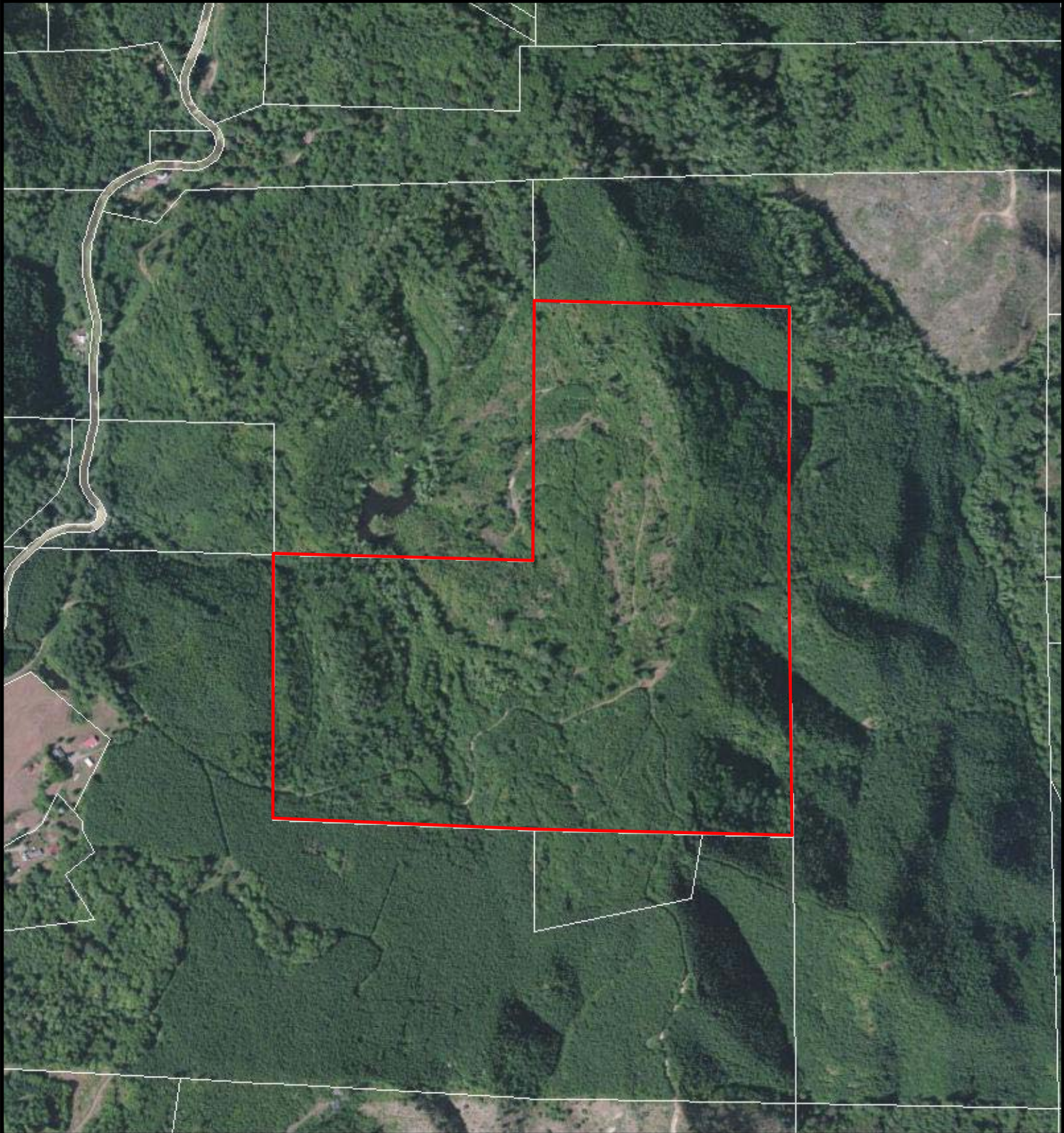
8/29/2022

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*First American Title*

10-09-19-00-00600-00  
709 N Highway 101 UNIT 425  
Depoe Bay, OR 97341



# Aerial



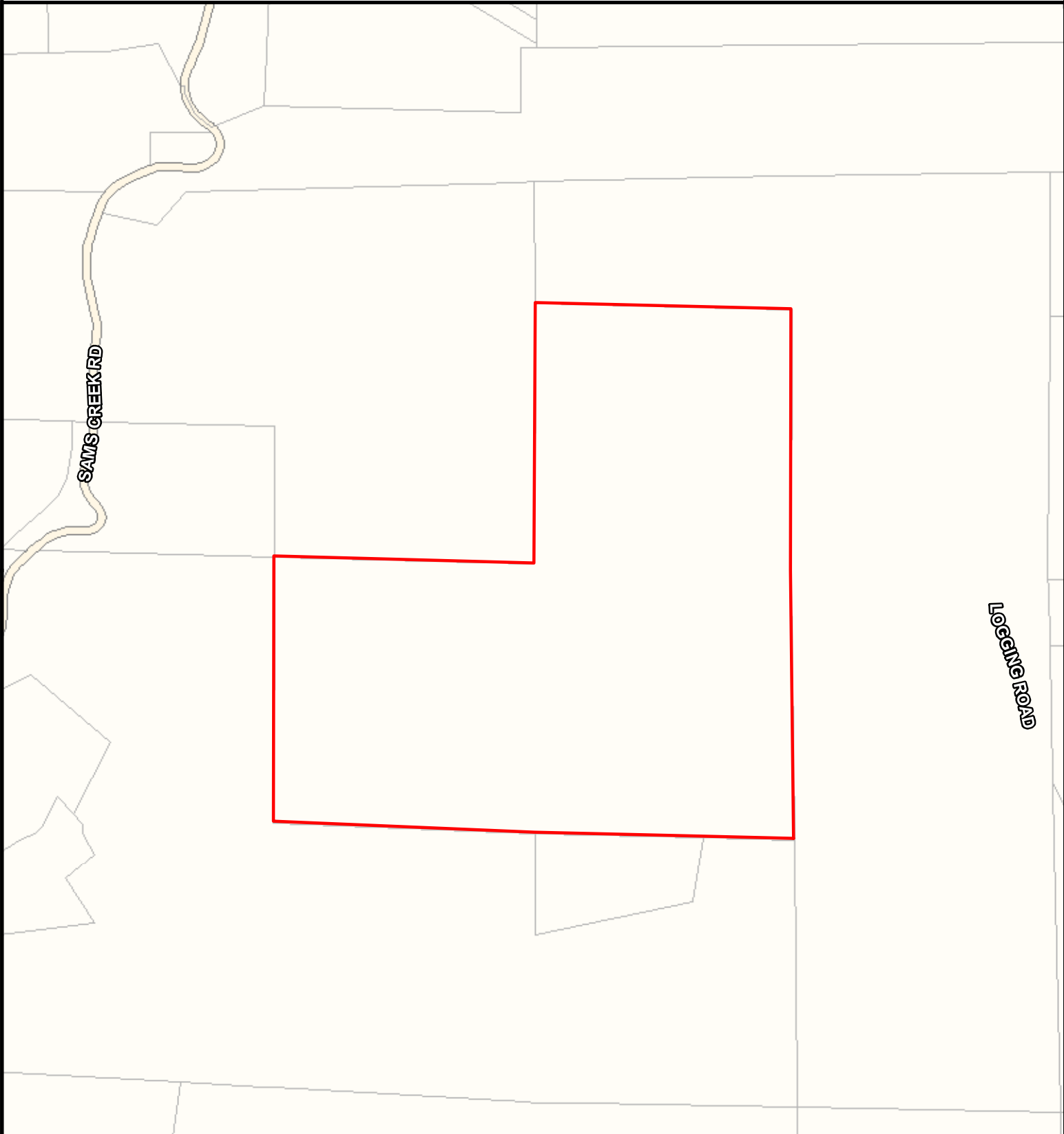
Subject



Taxlot

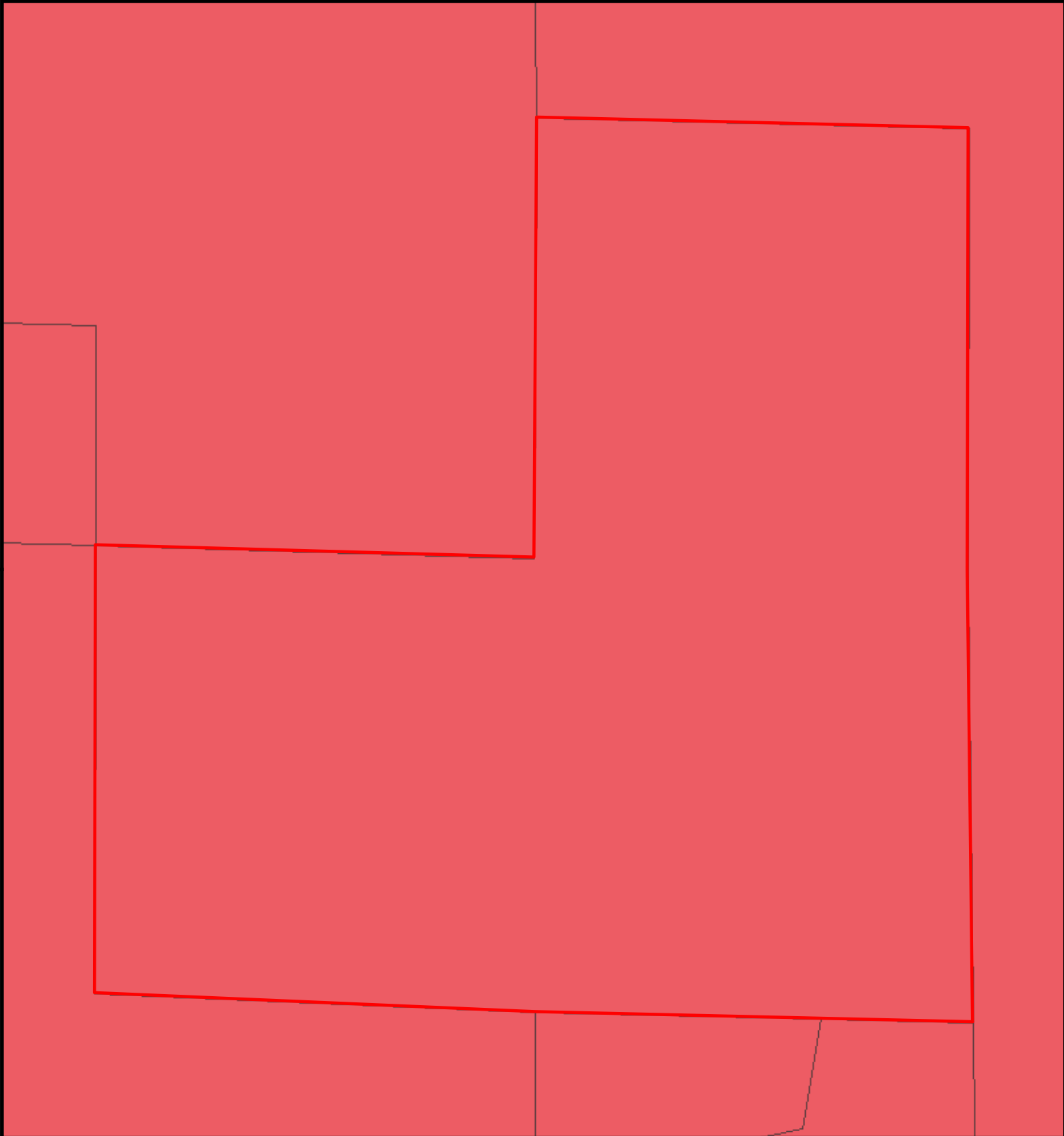
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### Community

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



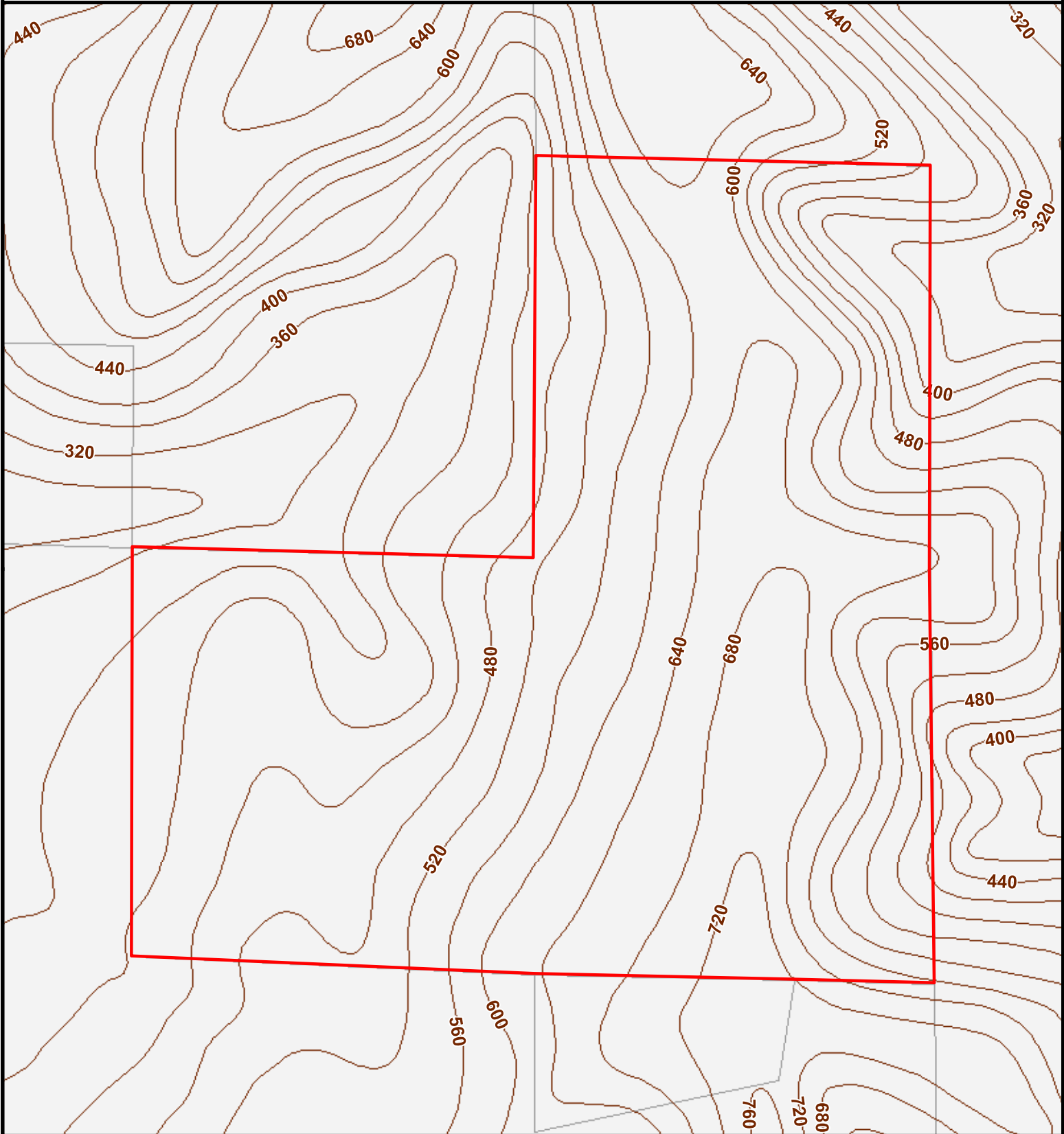
# Zoning



Subject



Taxlot

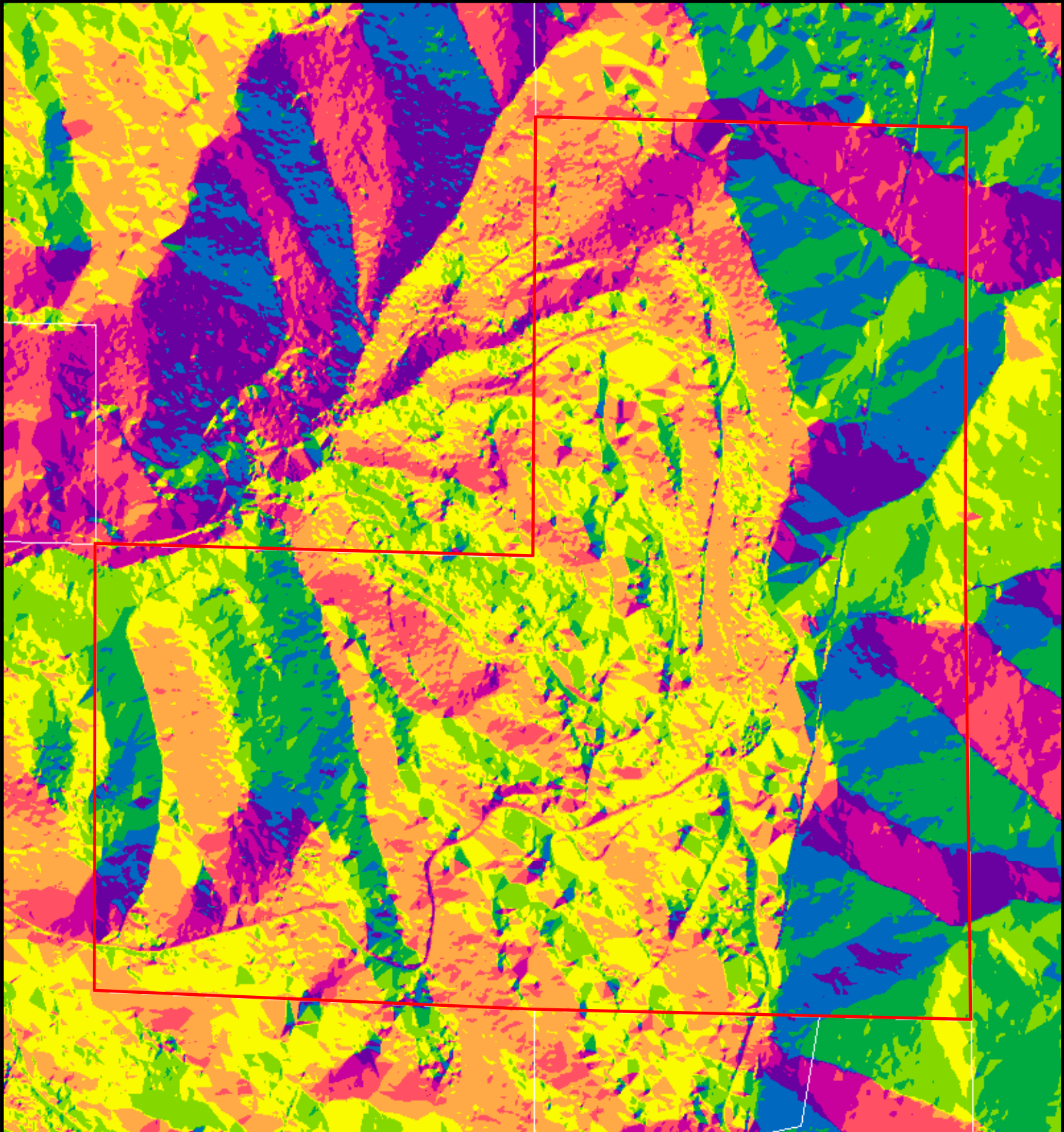


### Natural Features

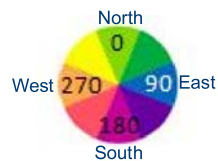
- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard

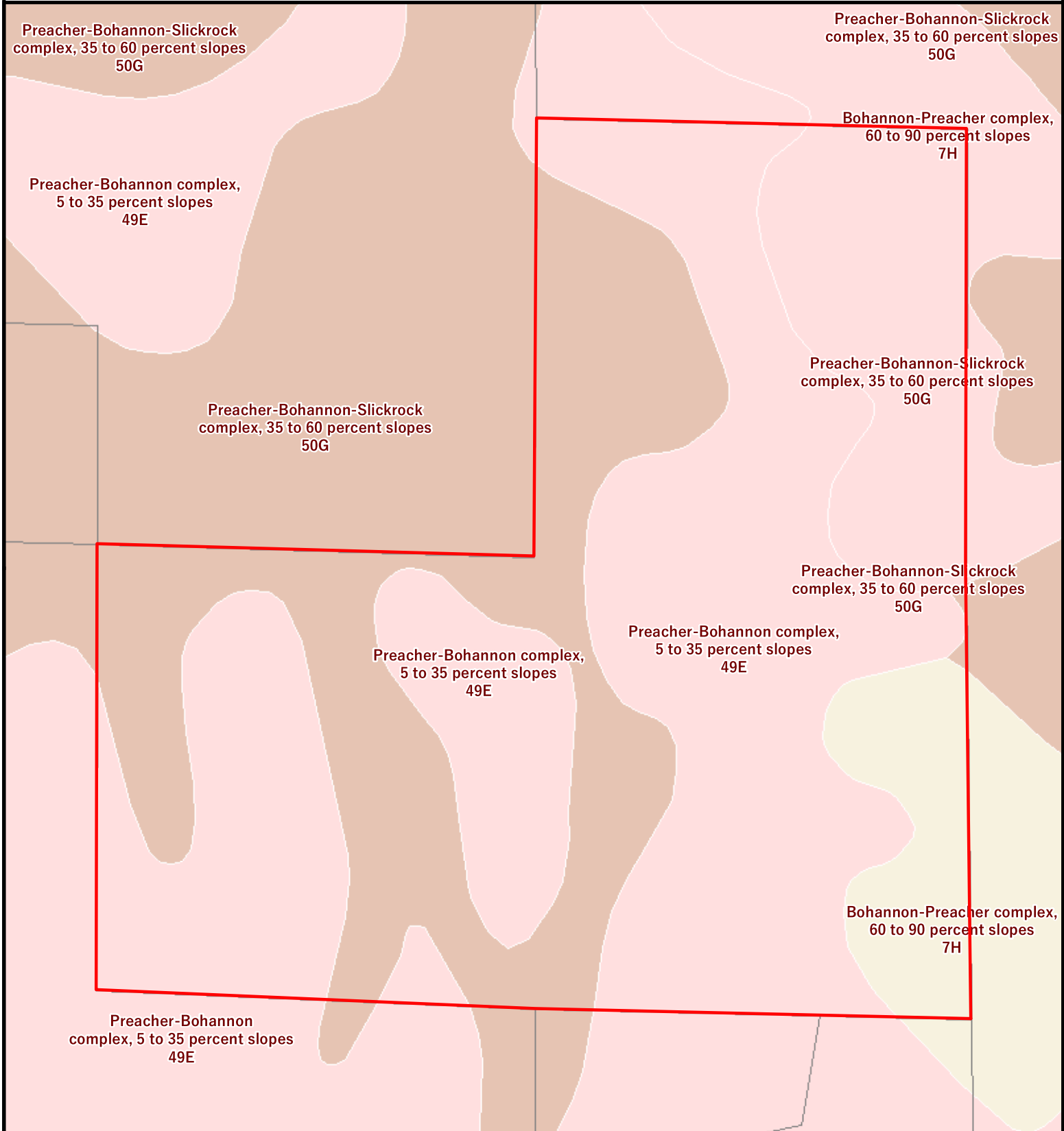
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**Aspect**





# Soil



Subject



Taxlot

Lincoln County, Oregon

09/02/2014 01:40:45 PM

DOC-WD

\$15.00 \$11.00 \$20.00 \$10.00 \$7.00 - Total = \$63.00

2014-07503

Cnt=1 Pgs=3 Stn=29



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



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

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.