

Parcel No. 3

Parcel No. 3

Property Information

- Tax ID 2N404BC03000
- 23147 NW Pond Ave. Buxton, Oregon 97109
- 0.30 acres
- Unincorporated Washington County
- Zoning AF-5
- Not within Urban Growth Boundary
- Not within Metro's Urban Service Area
- Not in Urban Road Maintenance District
- Not located within a Ground Water Resource Area
- Fire District: Banks RFD
- Banks School District

Current Real Market Value

(Reviewed and Revised by Assessment & Taxation in October 2024)

- \$170,930

Minimum Bid

- \$120,000

Deposit—20% of Minimum

- \$24,000

Overlay Information 2N404BC03000

Jurisdiction:	Rural Unincorporated Washington Co
Plan Designation: (<i>Zoning</i>)	AF-5 (click to open CDC) - Land Use District Summary
General Setbacks for the Land Use District (May differ depending upon location):	Front: 30 / Side: 10 / Rear: 20 / Street Side: 30
Within Urban Growth Boundary:	No
Within Metro's Urban Service Area (*Updated July 31st each calendar year):	No
In Urban Road Maintenance District (*Updated July 31st each calendar year):	No
In ESPD (*Updated July 31st each calendar year):	No
Ground Water Resouce Area:	Not located within a Ground Water Resource Area
Service District for Lighting Assessment Area/zone:	Not in an Assessment Area.
Fire District (*Updated July 31st each calendar year):	BANKS RFD
Fire Management Zone:	4269
Park District:	Not In Park District
North Bethany Plan Area:	Not in North Bethany Sub Area
School District (*Updated July 31st each calendar year):	BANKS

NW HANNAN STREET

NW POND AVENUE

NW FISHER ROAD

Parcel 3
Tax ID: 2N404BC03000
23147 NW Pond Ave.
Buxton, Oregon 97109
RMV: \$170,930
0.30 Acres





7

54184-3000

695032

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, WASHINGTON COUNTY, OREGON

ACCOUNT NUMBER		TWP.	RGE.	SEC.	CODE	AERIAL P.	PREV. DEED
MAP NO.	T. L. NO.	ADDITION				CITY	
ENTRIES				DATE OF ENTRY	DEED RECORD		ACRES REMAINING
					VOL.	PAGE	
2N44BC 3000		2N	4W	4	120000		
					259	229	.30
To: Wise, Herschel C & Clara J				2-24-65 T.V. 31161	564	586	
13-14 13-15 47235				80			
Less T.L. 3000-MI				7-3-89	89-25658		
To: McCauley, Michael L & Atrulia A.				7-3-89	89-25658		
To: Morse, Mary Jo							
Wise, Kenneth L & aka Gordon K							
Caudill, Geraldine							
Wise, William A							
Wise, Tommy C							
Penwarden, Carol A							
Brown, Patricia L				3-20-02	2002-2729		
To: McCauley, Michael L & Atrulia A					89-25658		
Death Cert. Wise, Herschel C				3-28-02	2002-8898		
To: McCauley, Michael L & Atrulia A				3-28-02	2002-4390		
To: Lardy, Melvin J				3-28-02	2002-2730		
Lardy, Dns Lardy (Sec. Purp. Only)				3-28-02	2002-2731		
Add .03 Ac from 2N44BC-3300				1-28-05	2004-141291		.33
corresp - consolidation / 11a owner request				1-28-05			

2N404BC 3000



805132

Warren E Hill
Ella Hill

May 10, 1920

May 26m 1920

to

WD

~~Matilda J. McCormick~~

117/368

gbsc

This deed is for description only

Beginning at a pt 362.4 feet S $89^{\circ}10'$ W of
a pt 13.88 chains S 2° W from a stone at the
recognized center of the NW $1/4$ of Sec. 4
in T2N, R4W of WM and running th N 2° E 65 feet

th S $89^{\circ}10'$ W 200 feet

th S 2° W 65 feet

th S $89^{\circ}10'$ E 200 feet to the POB and
containing .44 acre

1949

KNOW ALL MEN BY THESE PRESENTS, That Willis May and Francis May, husband and wife,
 in consideration of One and NO/100ths Dollars,
(\$1.00) and other valuable consideration
 to them paid by OSCAR CHARLES LOHR and CORINNE HELEN LOHR, husband and wife,
 do hereby remise, release and forever QUITCLAIM unto the said Oscar Charles Lohr and Corinne Helen Lohr, husband and wife, and unto their heirs and assigns
 all their right, title and interest in and to the following described parcel of real estate, together with the tenements, hereditaments and appurtenances, situated in _____ County of Washington, State of Oregon, to-wit:

.30 Acre in Sec. 4 T2N, R4W, W. M. as desc. Vol. 117, P. 368. Washington County Deed Records.



TO HAVE AND TO HOLD the same to the said Oscar Charles Lohr and Corinne Helen Lohr, husband and wife, and to their heirs and assigns forever.
 IN WITNESS WHEREOF, We have hereunto set our hand, and seal, this 13th day of May, A. D. 1946.

Executed in the presence of

Willis May
Francis May

(SEAL)
 (SEAL)
 (SEAL)

Exhibit "A"

To be consolidated with 2N404BC - 3000

A tract of land situated in the NW $\frac{1}{4}$ of Section 4, Township 2 North, Range 4 West, of the Willamette Meridian, in the County of Washington, and State of Oregon, more particularly described as follows:

Beginning at the SW corner of that property conveyed by document 2002-2729, Washington County Records; said point being South $89^{\circ}10'$ West, 562.4 feet of a point South $02^{\circ}00'$ West, 13.88 chains (916.08 feet) from a stone at the recognized center of the NW $\frac{1}{4}$ of said section; thence North $02^{\circ}00'$ East, 65 feet to the NW corner of said property; thence South $89^{\circ}10'$ West, 20.85 feet more or less to a point on the East line of that property conveyed by 85-43924; thence South $02^{\circ}27''$ West, 65.02 feet more or less to a point located South $89^{\circ}10'$ West of the point of beginning; thence North $89^{\circ}10'$ East, 21.36 feet more or less to the point of beginning.

Containing Approximately .03 Acres

Washington County, Oregon 2004-141291
12/13/2004 10:28:38 AM
D-00 C-01 80921 RECORDS 1
\$10.00 \$8.00 \$11.00 - Total = \$27.00

0089120201407412910020026
L. Jerry Hanson, Director of Assessment and Taxation
and Es-Office County Clerk for Washington County,
Oregon, do hereby certify that the within instrument or
writing was received and records in the book of
records of said county.
Jerry R. Hanson, Director of Assessment and Taxation,
Es-Office County Clerk



After recording, return to: GRANTEE

Until a change is requested,
Tax statements shall be sent to: GRANTEE

GRANTEE: Melvin J. Lardy
Darla M. Lardy
3200 NW Scofield Road
Buxton, OR 97109

QUITCLAIM DEED

THIS INDENTURE made this 9th day of December, 2004, by and between WASHINGTON COUNTY, a political subdivision of the State of Oregon (County), and Melvin J Lardy (Grantee):

WHEREAS, ORS 275.225 authorizes County to sell by private sale, certain County land as set forth therein; and

WHEREAS, the Board of County Commissioners has found that the property hereinafter described qualifies for private sale and has ordered it sold to Grantee, as provided herein;

NOW, THEREFORE, for the consideration stated, County releases and quitclaims to Grantee, all right, title and interest to the real property described on "Exhibit A":

The true and actual consideration for this conveyance is \$105.00.

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, County has caused this Deed to be executed by its Chair of the Board of County Commissioners this 9th day of December, 2004, pursuant to Board Minute Order No. 04-419, dated November 16, 2004.

APPROVED AS TO FORM:

WASHINGTON COUNTY, OREGON

Kathie Skundahl
Office of County Counsel

Dick Schouten
Chair, Board of County Commissioners

ATTEST:

Jerry R. Hanson
Director, Assessment & Taxation

Barbara Hejtmanek
Recording Secretary

This instrument was acknowledged before me on December 9, 2004, by Dick Schouten personally known to me as the (Chair, Vice-Chair) of the Washington County Board of County Commissioners, on behalf of whom this Deed was executed.



Barbara Hejtmanek
Notary Public of Oregon
My Commission Expires: 8-11-07

After Recording Return To:

Washington County Department of Assessment and Taxation
Attention: Tiffani Morning
155 N First Avenue, Room 130, MS 8
Hillsboro OR 97124

Mail all future Tax bills to:

Washington County Support Services – Facilities
Gregg Weiman
169 N First Avenue
Hillsboro OR 97124

Washington County, Oregon

2023-003931

01/30/2023 04:07:40 PM

D-DBS Cnt=1 Stn=61 N MEJIA

\$30.00 \$5.00 \$11.00 \$60.00 - Total = \$106.00



02924949202300039310060063

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Joe Nelson, Director of Assessment and Taxation,
Ex-Officio County Clerk

TAX COLLECTOR'S DEED TO TAX FORECLOSED PROPERTIES

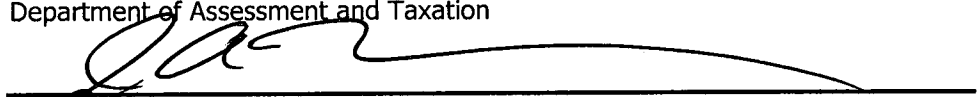
The Washington County Tax Collector, having completed foreclosure proceedings in accordance with all statutory requirements and having obtained a judgment foreclosing tax liens that was entered on or about **October 5, 2020**, in the case of Washington County v.99 & Eddy LLC et al, Washington County Circuit Court No. **20CV29746**, and having further provided notice of expiration of the redemption period as provided by law, a copy of which is attached hereto as Exhibit "A" and said properties having not been redeemed, now hereby conveys to Washington County, a political subdivision of the State of Oregon, all right, title and interest to each and every property described in attached Exhibit "B" hereto.

The true and actual consideration for this transfer, stated in terms of dollars, is zero.

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 207, 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 207, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 30th day of January 2023.

Washington County Tax Collector
Department of Assessment and Taxation



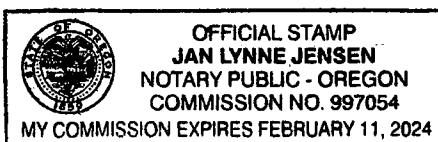
Joe Nelson, Director

State of Oregon)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 30th day of January 2023, by Joe Nelson, Washington County Tax Collector and Director of the Department of Assessment and Taxation, Washington County, Oregon.



Notary Public for Oregon

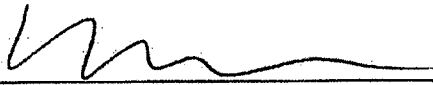


AD#: 0010426195

State of Oregon,) ss
County of Multnomah)

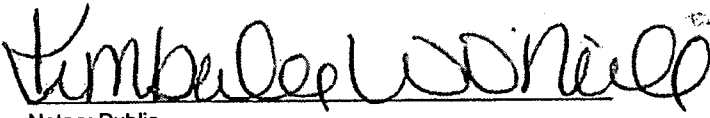
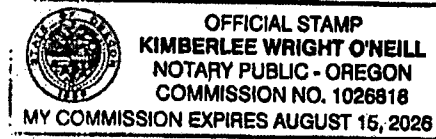
Kimberly Langdon being duly sworn, deposes that he/she is principal clerk of Oregonian Media Group; that The Oregonian is a public newspaper published in the city of Portland, with general circulation in Oregon, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

The Oregonian 09/09, 09/16/2022



Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of September 2022



Notary Public

**GENERAL NOTICE
OF EXPIRATION OF REDEMPTION
PERIOD
FOR 2020 WASHINGTON COUNTY
FORECLOSED PROPERTY**

PUBLIC NOTICE is hereby given, in the manner required by law, that the two-year period for the redemption of real property included in the 2020 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 5, 2020, in the Circuit Court of the State of Oregon for the County of Washington, Case No. 20CV29746, and included in the Judgment Foreclosing Tax Liens entered there on October 5, 2020, will expire on October 5, 2022.

All the properties ordered sold under the judgment, unless redeemed on or before October 3, 2022, will be deeded to Washington County, Oregon immediately on expiration of the period of redemption and that every right or interest of any person in the properties will be forfeited forever to Washington County, Oregon.

Joe Nelson, Director of Assessment and Taxation, Washington County, Oregon.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
99 & EDDY LLC	2S130DA-00300	2016-2021	\$713.75

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 596.07 FEET WEST OF ONE-QUARTER CORNER ON THE EAST LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON; THENCE SOUTH 43°38' EAST, 197.25 FEET TO A POINT; THENCE NORTH 47°22' EAST, 145 FEET 2 INCHES TO THE SOUTHERLY LINE OF TRACT DESCRIBED IN BOOK 156, PAGE 109, DEED RECORDS; THENCE NORTHWESTERLY ALONG SAID TRACT OF LAND DESCRIBED IN BOOK 156, PAGE 109, DEED RECORDS TO THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN SW EDY ROAD AND/OR SW BORCHERS DRIVE. ALSO EXCEPT THAT PORTION DESCRIBED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED MARCH 27, 1991 AS RECORDING NO. 91014663. FURTHER EXCEPT THAT PORTION DESCRIBED IN EXHIBIT A-2 OF LOT LINE ADJUSTMENT DEED RECORDED JANUARY 23, 2004 AS RECORDING NO. 2004-006725 AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 2" BRASS CAP MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE FOLLOWING THE EAST-WEST CENTERLINE OF SAID SECTION 30 (ALSO BEING THE CENTERLINE OF S.W. BORCHERS DRIVE), SOUTH 89°30'25" WEST A DISTANCE OF 551.84 FEET; THENCE SOUTH 00°29'35" EAST A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. BORCHERS DRIVE, THE "TRUE POINT OF BEGINNING"; THENCE FOLLOWING SAID SOUTH RIGHT-OF-WAY LINE OF SAID S.W. BORCHERS DRIVE, NORTH 89°30'25" EAST A DISTANCE OF 187.30 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING", MARKING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2001-016694 OF WASHINGTON COUNTY RECORDS; THENCE FOLLOWING THE NORTHEASTERLY LINE OF SAID TRACT DESCRIBED IN DOCUMENT NO. 2001-016694 AND THE NORTHEASTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2001-016692 OF WASHINGTON COUNTY RECORDS, SOUTH 44°32'17" EAST A DISTANCE OF 191.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.W. PACIFIC HIGHWAY (STATE HIGHWAY NO. 99W) (BEING 72.00 FEET FROM CENTERLINE); THENCE FOLLOWING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 46°47'29" WEST A DISTANCE OF 54.27 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 44°18'24" WEST A DISTANCE OF 68.12 FEET; THENCE SOUTH 45°27'43" WEST A DISTANCE OF 39.60 FEET; THENCE NORTH 43°12'31" WEST A DISTANCE OF 147.03 FEET; THENCE SOUTH 89°30'25" WEST A DISTANCE OF 97.60 FEET; THENCE NORTH 10°16'56" WEST A DISTANCE OF 45.66 FEET TO THE "TRUE POINT OF BEGINNING".

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF OREGON BY DEED RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NO. 2003-165212, RECORDS OF WASHINGTON COUNTY.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
99 & EDDY LLC	2S130DA-00400	2016-2021	\$64.97

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE W.M., WASHINGTON COUNTY, OREGON, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 398, PAGE 686, RECORDED ON OCTOBER 14, 1957, OF THE WASHINGTON COUNTY BOOK OF RECORDS; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY LYING NORTHERLY OF A LINE PARALLEL WITH, AND 35.00 FEET SOUTHERLY OF, THE CENTERLINE OF COUNTY ROAD 1459 (SW BORCHERS DRIVE).

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
LARDY, MELVIN J	2N404BC-03000	2014-2019 2016-2021	\$30,065.75

PARCEL I:

THAT PORTION OF PROPERTY LOCATED IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 362.4 FEET SOUTH 89°10' WEST OF A POINT 13.88 CHAINS SOUTH 2° WEST FROM A STONE AT THE RECOGNIZED CENTER OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND RUNNING THENCE NORTH 2° EAST 65 FEET; THENCE SOUTH 89°10' WEST 200 FEET; THENCE SOUTH 2° WEST 65 FEET; THENCE NORTH 89°10' EAST 200 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITH THE BOUNDARIES OF NW POND ROAD.

PARCEL II:

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON, AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THAT PROPERTY CONVEYED BY DOCUMENT 2002-002729, WASHINGTON COUNTY RECORDS; SAID POINT BEING SOUTH 89° 10' WEST, 562.4 FEET OF A POINT SOUTH 02°00' WEST., 13.88 CHAINS (916.08 FEET) FROM A STONE AT THE RECOGNIZED CENTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION; THENCE NORTH 02°00' EAST, 65 FEET TO THE NORTHWEST. CORNER OF SAID PROPERTY; THENCE SOUTH 89°10' WEST, 20.85 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THAT PROPERTY CONVEYED BY 85043924; THENCE SOUTH 02°27" WEST, 65.02 FEET MORE OR LESS TO A POINT LOCATED SOUTH 89°10' WEST OF THE POINT OF BEGINNING; THENCE NORTH 89°10' EAST, 21.36 FEET MORE OR LESS TO THE POINT OF BEGINNING.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
UNKNOWN OWNER	2S102DB-00490	2016-2021	\$228.61

A STRIP OF LAND IN SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, DEPICTED IN WASHINGTON COUNTY SURVEY FILING 23,458 AS "HIATUS STRIP", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 54 "CHELSEA HILL NO.2"; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT, NORTH 42° 58' 08" EAST 115.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT; THENCE NORTH 42 52' 13" WEST 13.81 TO AN IRON ROD ON THE SOUTH LINE OF LOT 7 "BURNHAM TRACT"; THENCE ALONG SAID SOUTH LINE, SOUTH 43 00' 11" WEST 115.00 FEET TO AN IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF SW HILL STREET; THENCE ALONG SAID LINE SOUTH 42 52' 43" EAST 13.87 FEET TO THE POINT OF BEGINNING.



02205220201600769920020023

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Return to:
Brad Anderson, OSB 951998
Office Of County Counsel
155 N. First Avenue, Suite 340
MS 24
Hillsboro, OR 97124
(503) 846-8747

PARTIAL RELEASE AND REMOVAL OF NOTICE OF LIS PENDENS

Pursuant to ORS 93.740, the undersigned hereby partially releases and removes the Notice of Lis Pendens relating to the 2014 tax foreclosure action under ORS Chapter 312 that Washington County, Plaintiff, had filed in the Washington County Circuit Court entitled "*Washington County v. William R. Dodd, et al,*" bearing Case Number C144882CV.

The Notice of Lis Pendens was recorded in Washington County Records on August 22, 2014, Document No. 2014-052915.

The only real property to be removed is property described below:

Number, Name, Address, Map & Tax Lot, and Description:

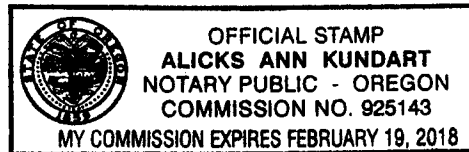
1-Lardy, Melvin J
23147 NW Pond Avenue, Buxton, Oregon 97109
R805132 2N44BC-03000 013.15
Acres .30, MS X# 103119

DATED this 19th day of September 2016.

Brad Anderson
Sr. Assistant County Counsel

STATE OF OREGON)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 19th day of September, 2016, by Brad Anderson.



Notary Public of Oregon

CERTIFICATE OF REDEMPTION
from Judgment of Tax Foreclosure
WASHINGTON COUNTY

No. 14-32

Received from LARDY, MELVIN J the sum of FIVE THOUSAND FOUR HUNDRED THIRTY-TWO 75/100 DOLLARS in full redemption of the real property hereinafter described, sold to WASHINGTON County under a judgment foreclosing liens for unpaid and delinquent taxes thereon for the years 2010-11 to 2013-14, inclusive; judgment having been rendered on the 8th day of October, 2014, and entered of record on the 8th day of October, 2014.

The above sum includes the full amount applicable to the real property held under the judgment, with interest thereon as provided by law.

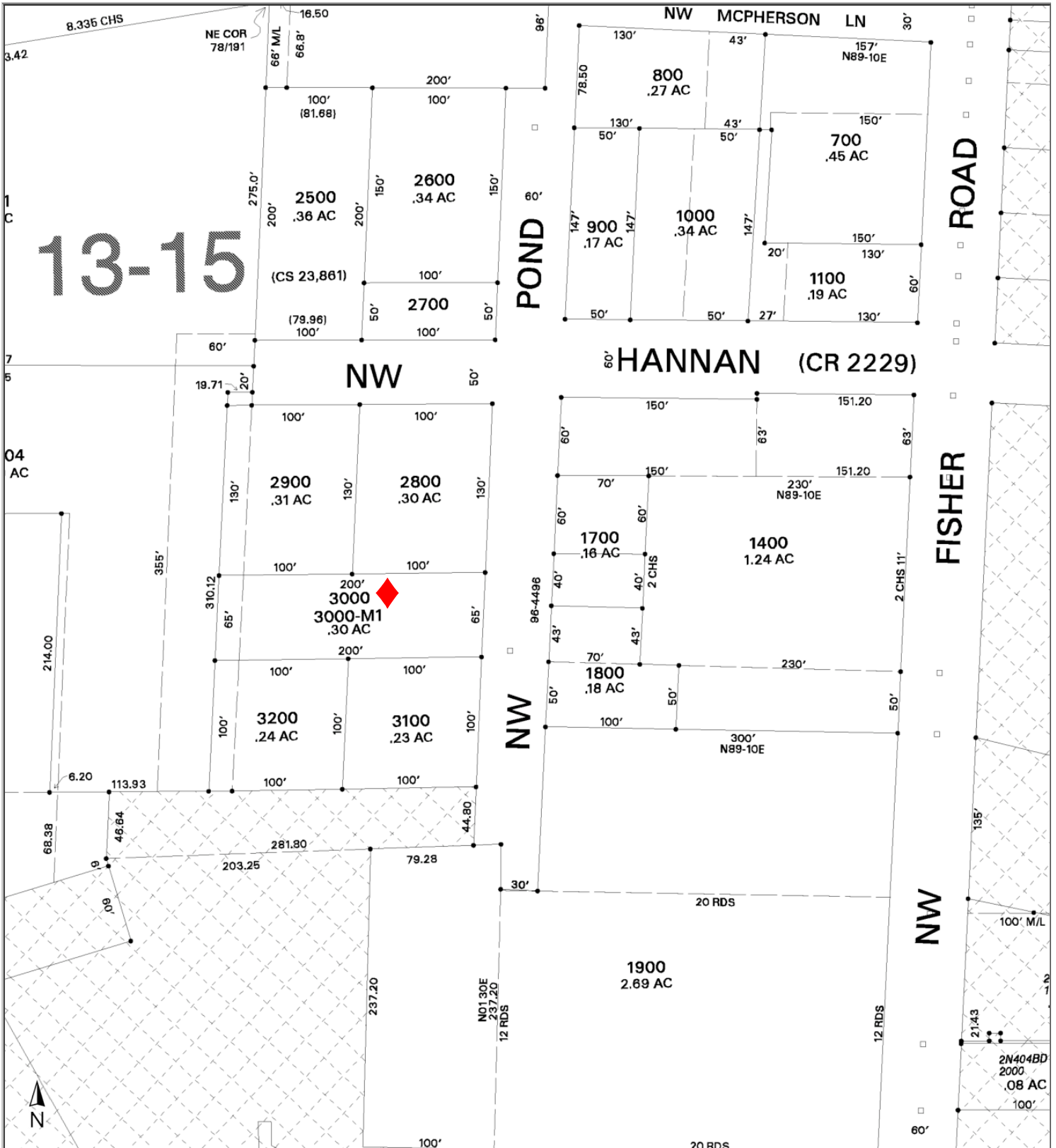
Case Number: C144882CV
Case Seq No: 56
Property ID: R805132
Owner Name : LARDY, MELVIN J
Map Tax Lot: 2N44BC-03000 013.15
Situs Addr.: 23147 NW POND AVE, ; UNINCORPORATED, OR
Legal Desc.: ACRES .30, MS X# 103119

Tax Year	Tax Paid	Interest	Amount Paid	Date Paid
2010-11	755.16	443.03	1,198.19	08/24/16
2011-12	778.96	332.35	1,111.31	08/24/16
2012-13	824.59	219.89	1,044.48	08/24/16
2013-14	847.72	90.42	938.14	08/24/16
Total Amount of Judgment:			4,292.12	
5% Penalty :			214.61	08/24/16
Redemption Fee:			200.00	08/24/16
9% Interest :			726.02	08/24/16
			=====	
TOTAL			5,432.75	

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of September, 2016.

RICHARD W. HOBERNICHT, Tax Collector of WASHINGTON County, Oregon

By Jane Barkley Deputy



ParcelID: R805132

Tax Account #: 2N404BC03000

23147 NW Pond Ave, Buxton OR 97109

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.



02643397202000847990380387

I, Margaret Garza, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



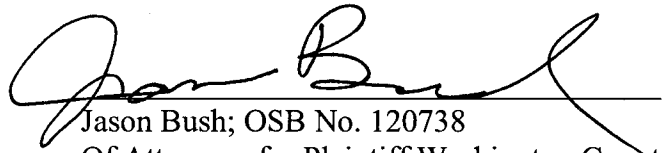
Margaret Garza, Director of Assessment and Taxation, Ex-Officio County Clerk

NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

1. As plaintiff, Washington County, Oregon, filed an action in the Circuit Court for Washington County, State of Oregon on August 28, 2020, bearing Case No. 20CV29746, and an amended complaint file on September 2, 2020, copies of which are attached hereto as "Exhibit 1 - NPA" and incorporated herein.
2. The defendants are: See attached "Exhibit 1 - NPA".
3. The object of the action is foreclosure of real property tax liens pursuant to ORS Chapter 312.
4. The description of the real properties to be affected is: See attached Exhibit "1".

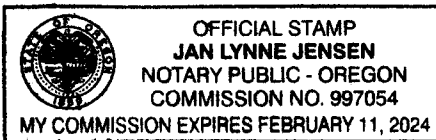
DATED: September 2, 2020.

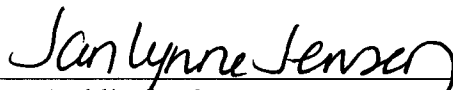

 Jason Bush; OSB No. 120738
 Of Attorneys for Plaintiff Washington County

After Recording, Return to:
 Jason Bush; OSB No. 120738
 OFFICE OF COUNTY COUNSEL
 155 N. First Avenue, Suite 340 ~ MS #24
 Hillsboro, OR 97124
 (503) 846-8747

STATE OF OREGON, County of Washington

The foregoing instrument was acknowledged before me this 2nd day of September, 2020, by Jason Bush.




 Notary Public for Oregon
 My commission expires: 2/11/2024

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF WASHINGTON

WASHINGTON COUNTY, a political
subdivision of the State of Oregon,

Plaintiff,

v.

99 & EDDY LLC; CARDENAS, LUIS R &
MARIA G; CRAWFORD, EDWARD H &
KATHLEEN ANN; CRINO, THOMAS DEAN;
DALE, PETER; DANG, JULIE V; DAVISON,
SCOTT A; FRY, JEANNETTE A; HOOVER,
CHRIS ANDREA; HOWELL, DEBORHA
MARCIA; HUTCHINSON, KENT & PEGGY;
K5 URBAN PROPERTIES & MANAGEMENT
LLC; KECK, PENELOPE JEAN &
KUMMROW, HERMINIA; KIERNAN,
KATHLEEN PATRICIA; KUMMROW,
WILLARD STEPHEN & LINDA M; LARDY,
MELVIN J; LEE, KIMMY INSOOK aka LEE,
INSOOK; LEONARD ENTERPRISES LLC;
LIU, MEIYI; MARTIN, CRAIG; MCBEAIN,
KELLY J; MCGRATH, DOUGLAS WILLIAM
& SALVACION ORIZA; MONTGOMERY,
PAMELA D; NORGREN, LARS PER; QIN,
YAN & SUN, NAN; ROBINSON, JOHN P;
SEYMOUR, JEFFREY A; SODERQUIST,
TONY; SPRECHER, JAMES & YUKIKO;
UNKNOWN OWNER; WARK, GLENN
DANIEL REVOCABLE TRUST; WYATT,
BONNY,

Defendants.

Case No. 20CV _____

COMPLAINT
(Tax Foreclosure)

(Application for General Judgment
Foreclosing Delinquent Tax Liens)

ORS 20.140 – Certain Fees Deferred at Filing

Page 1 - COMPLAINT (PLAINTIFF'S APPLICATION FOR JUDGMENT FORECLOSING
TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

1 Plaintiff Washington County, Oregon, by and through its attorney, alleges as follows:

2 1.

3 Plaintiff Washington County, Oregon (“County”), at all times mentioned in this
4 application, was and is a duly organized political subdivision of the State of Oregon.

5 2.

6 The Director of Assessment and Taxation of Washington County has prepared a list of all
7 real properties in Washington County that have been delinquent for more than three (3) years
8 from the earliest date of delinquency of taxes levied and charged thereon and are now subject to
9 foreclosure for delinquent taxes and assessments certified to the tax roll pursuant to the
10 provisions of ORS Chapter 312. The list contains the names of the persons in the latest tax roll
11 of the County as the respective owner or owners of the tax delinquent properties subject to
12 foreclosure, a description of each such property as it appears in the latest tax roll, the years for
13 which taxes and assessments are delinquent on each property, together with the principal amount
14 of the delinquent taxes of each year and the amount of accrued interest to and including
15 September 15, 2020. A copy of the list, marked as Exhibit 1 and hereinafter referred to as the
16 “foreclosure list,” is attached hereto and by this reference incorporated herein. A declaration
17 attesting to the completeness and accuracy of Exhibit “1” is attached hereto as Exhibit 2.

18 3.

19 The amounts shown to be due and owing include all taxes and certified assessments
20 appearing on the tax rolls of Washington County for the fiscal year ending June 30, 2020, and
21 prior years which were unpaid and delinquent on the date of issuance of the foreclosure list,
22 together with interest thereon, computed to September 15, 2020.

Page 2 - COMPLAINT (PLAINTIFF’S APPLICATION FOR JUDGMENT FORECLOSING
TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

Exhibit 1 - NPA
Page 2

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4.

The defendants include each and every person appearing in the latest tax roll as the owner or owners of the properties described in the foreclosure list who have neglected and refused to pay such delinquent taxes and interest and that are now due, owing, and unpaid to Plaintiff the respective sum set forth in the foreclosure list opposite and following the description of each of the several properties and, in addition thereto, statutory penalties and interest on each of the sums at the rate of one and one-third percent (1 1/3%) per month, or fraction thereof from September 15, 2020, to the date of judgment.

5.

Defendants have or claim to have some interest or estate in the several properties described in the foreclosure list; but whatever interest or estate they have or claim to have is inferior and subject to the tax liens of the plaintiff and assessment liens certified to Plaintiff for collection.

6.

In each instance in the foreclosure list, a description of each such property subject to foreclosure for delinquent taxes and assessments appears as it is in the latest tax roll.

7.

The figures "2016-2017", "2017-2018", "2018-2019" and "2019 – 2020" refer to those respective years and, whenever such figures appear under the column "Tax Years" in the foreclosure list, those figures refer to the tax roll of Washington County for the particular year therein stated.

///

Page 3 - COMPLAINT (PLAINTIFF'S APPLICATION FOR JUDGMENT FORECLOSING TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

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8.

Each of the properties described in the foreclosure list were fully listed for taxation in or for each of the specific years and assessments, equalization, levies of taxes, notice, and all other acts required by law to make such taxes and assessments a first lien on said properties were duly made, and the liens and claims of Plaintiff to each of the several properties are first liens and paramount to any other interest, title, estate, or claim in or on any of the properties.

WHEREFORE, plaintiff prays for judgment in Plaintiff's favor and against the defendants as follows:

(a) For the full amount of taxes, assessments, statutory penalties, and interest due on and charged against each of the several properties included in the foreclosure list, together with interest thereon at the rate of one and one-third percent (1 $\frac{1}{3}$ %) per month or fraction thereof from September 15, 2020, to the date of judgment, and any accruing interest from the date of the judgment at the legal rate of nine percent (9%) per annum under ORS 82.010; and

(b) The amounts of such taxes, assessments, statutory penalties and interest are first liens on the respective parcels of real property included in the foreclosure list, that such liens are paramount and superior to any and all claims to such properties of defendants or any of them, or by any other person, known or unknown, owning or claiming to own, or having or claiming to have, any lien thereon or right, title, or interest therein, and that each and all of them be forever foreclosed and barred from asserting any claim whatsoever to any of said real properties adverse to the liens and claims of Plaintiff, its successors, or assigns excepting only the right to redemption as provided by law; and

///

Page 4 - COMPLAINT (PLAINTIFF'S APPLICATION FOR JUDGMENT FORECLOSING TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

Exhibit 1 - NPA
Page 4

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(c) The Court Clerk be directed to serve on and deliver to the Director of Assessment and Taxation of Washington County, Oregon, a certified copy of the judgment, included in which shall be a list of the properties so ordered sold, with the several amounts due thereon; that the judgment so delivered to the Director of Assessment and Taxation shall constitute, pursuant to ORS 312.100, a certificate of sale to the County for each of the properties herein described.

(d) The Director of Assessment and Taxation shall take such further steps in the matter as provided by law and for such other and further relief as may be just and equitable. including as appropriate, the remedies of Writ of Assistance or Writ of Execution to obtain possession of foreclosed properties, where such writs may issue upon *ex parte* motion and supporting declaration.

DATED: August 28, 2020.

s/ Jason Bush
JASON BUSH; OSB 120738
Assistant County Counsel II
jason_bush@co.washington.or.us
Of Attorneys for Plaintiff

1. 99 & EDDY LLC	*2016	115.49	66.21	181.70
R2190143	2017	116.82	48.29	165.11
2S130DA00300	2018	118.63	30.06	148.69
ACRES 0.04	2019	119.52	11.15	130.67
	TOTALS	470.46	155.71	626.17
2. 99 & EDDY LLC	*2016	2.63	1.50	4.13
R2190144	2017	2.66	1.10	3.76
2S130DA00400	2018	2.65	0.67	3.32
ACRES 0.00	2019	2.65	0.25	2.90
	TOTALS	10.59	3.52	14.11
3. CARDENAS, LUIS R & CARDENAS, MARIA G	*2016	2,155.84	1,222.98	3,378.82
R746009	2017	2,553.64	1,055.51	3,609.15
1N331CC04700	2018	2,635.07	667.55	3,302.62
WALKERS ADDITION TO THE TOWN OF	2019	2,718.35	253.72	2,972.07
FOREST GROVE, BLOCK 4, LOT PT 4	TOTALS	10,062.90	3,199.76	13,262.66
4. CRAWFORD, EDWARD H &	*2016	1,751.17	1,004.01	2,755.18
CRAWFORD, KATHLEEN ANN	2017	1,800.37	744.15	2,544.52
R726245	2018	1,868.14	473.25	2,341.39
1N234AD03200	2019	1,951.42	182.13	2,133.55
ORENCO TOWNSITE, BLOCK 6, LOT 11-12,	TOTALS	7,371.10	2,403.54	9,774.64
ACRES 0.17				
5. CRINO, THOMAS DEAN	*2016	489.05	280.39	769.44
R1044015	2017	502.39	207.66	710.05
1N325DD04600	2018	519.28	131.56	650.84
ACRES 0.38	TOTALS	1,510.72	619.61	2,130.33
6. CRINO, THOMAS DEAN	*2016	11.61	6.65	18.26
R739990	2017	11.94	4.94	16.88
1N325DD04600	2018	12.37	3.13	15.50
ACRES 0.02	TOTALS	35.92	14.72	50.64
7. DALE, PETER	*2016	3,564.67	2,025.05	5,589.72
R676245	2017	4,181.30	1,728.27	5,909.57
1N225AB15800	2018	4,337.33	1,098.79	5,436.12
ROCK CREEK NO.01, BLOCK 3,	2019	4,483.63	418.47	4,902.10
LOT 11 & PT 10, ACRES 0.21	TOTALS	16,566.93	5,270.58	21,837.51

8. DANG, JULIE V	*2016	198.15	113.61	311.76
R2141892	2017	203.96	84.30	288.26
1N120DB80041	2018	214.08	54.23	268.31
ESSENZA CONDO, LOT PU-4	2019	220.12	20.54	240.66
	TOTALS	836.31	272.68	1,108.99
9. DAVISON, SCOTT A	*2016	6,579.09	3,772.02	10,351.11
R2078695	2017	6,769.44	2,798.04	9,567.48
1S225AA06900	2018	7,005.16	1,774.64	8,779.80
SUMMIT AT COOPER MOUNTAIN, LOT 55, ACRES 0.18	2019	7,240.17	675.75	7,915.92
	TOTALS	27,593.86	9,020.45	36,614.31
10. FRY, JEANNETTE A	*2016	3,477.32	1,993.67	5,470.99
R1378235	2017	3,641.55	1,505.17	5,146.72
1S134DB04100	2018	3,778.04	957.11	4,735.15
CARNAHAN'S ADDITION TO THE CITY OF TIGARD, LOT 3, ACRES 0.18	2019	3,937.69	367.52	4,305.21
	TOTALS	14,834.60	4,823.47	19,658.07
11. HOOVER, CHRIS ANDREA	*2016	2,862.40	1,641.11	4,503.51
R288254	2017	2,968.25	1,226.88	4,195.13
1S201AC11200	2018	3,078.95	780.00	3,858.95
WILLOW CREEK, LOT 22	2019	3,181.99	296.98	3,478.97
	TOTALS	12,091.59	3,944.97	16,036.56
12. HOWELL, DEBORHA MARCIA	*2016	2,492.35	1,428.94	3,921.29
R980442	2017	2,562.24	1,059.06	3,621.30
1N334DC04100	2018	2,659.76	673.81	3,333.57
LOR-MAR NO.4, LOT 31	2019	2,780.84	259.55	3,040.39
	TOTALS	10,495.19	3,421.36	13,916.55
13. HUTCHINSON, KENT & HUTCHINSON, PEGGY	*2016	3,050.38	1,748.89	4,799.27
R446805	2017	3,133.02	1,294.98	4,428.00
1S4230001901	2018	3,217.66	815.14	4,032.80
ACRES 59.58	2019	3,271.16	305.31	3,576.47
	TOTALS	12,672.22	4,164.32	16,836.54
14. K5 URBAN PROPERTIES & MANAGEMENT LLC	*2016	513.98	278.49	792.47
R2171035	2017	1,259.92	520.77	1,780.69
1S107BC28100	2018	1,307.32	331.19	1,638.51
VICTORIA ESTATES, LOT 32, ACRES 0.22	2019	1,350.64	126.06	1,476.70
	TOTALS	4,431.86	1,256.51	5,688.37

15. KECK, PENELOPE JEAN & KUMMROW, HERMINIA R529565 2S121B000300 ACRES 3.28	*2016 2017 2018 2019 TOTALS	2,278.42 2,418.54 2,483.51 2,562.97 9,743.44	1,306.30 999.66 629.15 239.21 3,174.32	3,584.72 3,418.20 3,112.66 2,802.18 12,917.76
16. KIERNAN, KATHLEEN PATRICIA R619469 1N131BA90367 TANASBROOK CONDO PHASE VI (UNITS 338-377), LOT 367	*2016 2017 2018 2019 TOTALS	2,046.55 2,122.33 2,201.56 2,275.76 8,646.20	1,173.36 877.23 557.73 212.41 2,820.73	3,219.91 2,999.56 2,759.29 2,488.17 11,466.93
17. KUMMROW, WILLARD STEPHEN R527889 2S1170001300 ACRES 38.76	*2016 2017 2018 2019 TOTALS	118.70 125.95 128.91 131.26 504.82	68.05 52.06 32.66 12.24 165.01	186.75 178.01 161.57 143.50 669.83
18. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528851 2S1200000300 ACRES 8.28	*2015 *2016 2017 2018 2019 TOTALS	0.01 905.22 958.81 982.62 1,012.15 3,858.81	- 519.00 396.31 248.94 94.47 1,258.72	0.01 1,424.22 1,355.12 1,231.56 1,106.62 5,117.53
19. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528860 2S1200000300 ACRES 15.89	*2016 2017 2018 2019 TOTALS	96.30 102.12 104.38 106.37 409.17	55.21 42.21 26.44 9.93 133.79	151.51 144.33 130.82 116.30 542.96
20. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R2142869 2S1200000300 NO LEGAL	2019 TOTALS	- -	- -	- -
21. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528879 2S1200000301	*2016 2017 2018 2019	70.36 74.52 76.62 79.10	40.34 30.80 19.41 7.39	110.70 105.32 96.03 86.49

ACRES 6.03	TOTALS	300.60	97.94	398.54
22. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528888 2S1200000301 ACRES 16.96	*2016 2017 2018 2019 TOTALS	96.04 101.97 104.38 106.07 408.46	55.06 42.15 26.44 9.90 133.55	151.10 144.12 130.82 115.97 542.01
23. LARDY, MELVIN J R805132 2N404BC03000 ACRES 0.3, ADDL:PTR LIEN FROM P2155971 ON 09/19/19 FOR \$21,829.20 - ORS 311.645	*2016 2017 2018 2019 TOTALS	918.86 929.32 974.79 1,000.86 3,823.83	526.82 384.12 246.95 93.41 1,251.30	1,445.68 1,313.44 1,221.74 1,094.27 5,075.13
24. LARDY, MELVIN J P2155971 3N400C004800 PTR LIEN TO R805132 ON 09/19/19 FOR \$21,829.20 - ORS 311.645	*2009 *2010 *2011 *2012 *2013 *2014 TOTALS	1,218.05 1,518.47 1,520.93 1,956.09 1,952.19 1,949.31 10,115.04	2,062.57 2,328.32 2,088.74 2,373.39 2,056.31 1,741.38 12,650.71	3,280.62 3,846.79 3,609.67 4,329.48 4,008.50 3,690.69 22,765.75
25. LEE, KIMMY INSOOK R114628 1S115AA06000 WESTDALE, LOT PT 32, ACRES 0.20	*2016 2017 2018 2019 TOTALS	881.86 2,733.49 2,835.53 2,930.62 9,381.50	470.45 1,129.84 718.34 273.52 2,592.15	1,352.31 3,863.33 3,553.87 3,204.14 11,973.65
26. LEONARD ENTERPRISES LLC R2073488 2S132AB14700 1997-107 PARTITION PLAT, LOT 1, ACRES 0.12	*2016 2017 2018 2019 TOTALS	1,991.63 2,057.21 2,112.50 2,178.26 8,339.60	1,141.86 850.32 535.17 203.30 2,730.65	3,133.49 2,907.53 2,647.67 2,381.56 11,070.25
27. LEONARD ENTERPRISES LLC R2073489 2S132AB14800 1997-107 PARTITION PLAT, LOT 2, ACRES 0.24	*2016 2017 2018 2019 TOTALS	1,932.44 1,996.13 2,049.73 2,113.54 8,091.84	1,107.92 825.06 519.27 197.26 2,649.51	3,040.36 2,821.19 2,569.00 2,310.80 10,741.35
28. LIU, MEIYI R2187071	*2016 2017	6,860.89 7,185.11	3,933.57 2,969.84	10,794.46 10,154.95

1N117CA23400	2018	7,418.38	1,879.32	9,297.70
NORTH BETHANY CREEK, LOT 56, ACRES 0.09	2019	7,688.50	717.59	8,406.09
	TOTALS	29,152.88	9,500.32	38,653.20
30. MARTIN, CRAIG	*2016	44.81	25.69	70.50
R447993	2017	10.09	4.17	14.26
1S4270001102	2018	10.07	2.55	12.62
ACRES 0.17	2019	9.94	0.93	10.87
	TOTALS	74.91	33.34	108.25
33. MCBEAIN, KELLY J	*2016	2,287.07	1,311.26	3,598.33
R2108453	2017	2,351.46	971.94	3,323.40
1N227DC70122	2018	2,439.90	618.11	3,058.01
ORENCO STATION TOWN CENTER WEST	2019	2,548.86	237.89	2,786.75
CONDO, LOT 12	TOTALS	9,627.29	3,139.20	12,766.49
34. MCBEAIN, KELLY J	*2016	198.06	113.55	311.61
R2114893	2017	203.59	84.15	287.74
1N227DC79021	2018	211.21	53.50	264.71
ORENCO STATION TOWN CENTER WEST	2019	220.57	20.58	241.15
CONDO SUPPLEMENTAL PLAT NO.1:	TOTALS	833.43	271.78	1,105.21
ANNEXATION OF STAGE 2, LOT G2				
35. MCGRATH, DOUGLAS WILLIAM & MCGRATH, SALVACION ORIZA	*2016	1,648.50	892.85	2,541.35
R995739	2017	4,031.94	1,666.53	5,698.47
1S205AD07100	2018	4,183.68	1,059.87	5,243.55
CORNUTT'S MEMORY LANE, LOT 7	2019	4,370.61	407.92	4,778.53
	TOTALS	14,234.73	4,027.17	18,261.90
36. MONTGOMERY, PAMELA D	*2016	4,859.18	2,785.71	7,644.89
R1415515	2017	5,040.27	2,083.31	7,123.58
1S121AD10400	2018	5,235.80	1,326.41	6,562.21
CIMARRON PLACE, LOT 5, ACRES 0.16	2019	5,408.15	504.75	5,912.90
	TOTALS	20,543.40	6,700.18	27,243.58
37. NORGREN, LARS PER	*2016	615.34	352.80	968.14
R806836	2017	622.35	257.24	879.59
2N410C000701	2018	652.81	165.38	818.19
ACRES 0.23	2019	670.15	62.55	732.70

	TOTALS	2,560.65	837.97	3,398.62
38. QIN, YAN & SUN, NAN	*2016	1,851.24	1,061.38	2,912.62
R2149399	2017	1,953.18	807.31	2,760.49
1N120DB70902	2018	2,025.76	513.19	2,538.95
CENTRAL PARC AT BETHANY CONDO,	2019	2,096.15	195.63	2,291.78
LOT 902	TOTALS	7,926.33	2,577.51	10,503.84
39. ROBINSON, JOHN P	*2016	57.28	32.83	90.11
R2041883	2017	58.85	24.32	83.17
1S205AC01204	2018	60.97	15.44	76.41
FAIRVIEW ADD TO HILLSBORO,	2019	63.57	5.94	69.51
AMENDED, LOT PT 34, ACRES 0.05	TOTALS	240.67	78.53	319.20
40. SEYMOUR, JEFFREY A	*2016	1,794.07	1,026.37	2,820.44
R1249438	2017	1,902.07	786.19	2,688.26
1S208DA06901	2018	1,973.63	499.99	2,473.62
ACRES 0.35	2019	2,061.69	192.42	2,254.11
	TOTALS	7,731.46	2,504.97	10,236.43
41. SODERQUIST, TONY	*2016	1,348.51	772.42	2,120.93
R2062592	2017	1,415.63	585.12	2,000.75
3N400B001100	2018	1,492.72	378.16	1,870.88
ACRES 5.00	2019	1,502.57	140.24	1,642.81
	TOTALS	5,759.43	1,875.94	7,635.37
42. SODERQUIST, TONY	*2016	262.81	149.94	412.75
R825021	2017	292.33	120.84	413.17
3N400B001100	2018	258.72	65.55	324.27
ACRES 4.77	2019	259.77	24.25	284.02
	TOTALS	1,073.63	360.58	1,434.21
43. SPRECHER, JAMES & SPRECHER, YUKIKO	*2016	7,019.65	4,024.60	11,044.25
R2069630	2017	7,272.89	3,006.13	10,279.02
2S105BA09900	2018	7,555.21	1,913.98	9,469.19
BOB'S WINDSOR PARK, LOT 23, ACRES 0.23	2019	7,804.13	728.39	8,532.52
	TOTALS	29,651.88	9,673.10	39,324.98
44. UNKNOWN OWNER	*2016	29.90	17.14	47.04
R2194014	2017	31.25	12.92	44.17

2S102DB00490	2018	32.35	8.20	40.55
ACRES 0.03	2019	33.60	3.14	36.74
	TOTALS	127.10	41.40	168.50

45. WARK, GLENN DANIEL REV TRUST	*2016	195.03	104.00	299.03
R536450	2017	2,650.56	1,095.57	3,746.13
2S125C000300	2018	2,755.36	698.02	3,453.38
COMTE & KOHLMAN'S LITTLE HOMES NO.2,	2019	2,880.85	268.88	3,149.73
LOT 22, ACRES 4.18	TOTALS	8,481.80	2,166.47	10,648.27

46. WYATT, BONNY	*2016	931.76	534.21	1,465.97
R435274	2017	985.58	407.37	1,392.95
1S325DB00401	2018	1,020.26	258.47	1,278.73
ACRES 0.33	2019	1,054.00	98.38	1,152.38
	TOTALS	3,991.60	1,298.43	5,290.03

Exhibit 1
Page 7 of 7

Exhibit 1 - NPA
Page 12

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF WASHINGTON

WASHINGTON COUNTY, a political
subdivision of the State of Oregon,

Plaintiff,

v.

99 & EDDY LLC; CARDENAS, LUIS R &
MARIA G; CRAWFORD, EDWARD H &
KATHLEEN ANN; CRINO, THOMAS DEAN;
DALE, PETER; DANG, JULIE V; DAVISON,
SCOTT A; FRY, JEANNETTE A; HOOVER,
CHRIS ANDREA; HOWELL, DEBORHA
MARCIA; HUTCHINSON, KENT & PEGGY;
K5 URBAN PROPERTIES & MANAGEMENT
LLC; KECK, PENELOPE JEAN &
KUMMROW, HERMINIA; KIERNAN,
KATHLEEN PATRICIA; KUMMROW,
WILLARD STEPHEN & LINDA M; LARDY,
MELVIN J; LEE, KIMMY INSOOK aka LEE,
INSOOK; LEONARD ENTERPRISES LLC;
LIU, MEIYI; MARTIN, CRAIG; MCBEAIN,
KELLY J; MCGRATH, DOUGLAS WILLIAM
& SALVACION ORIZA; MONTGOMERY,
PAMELA D; NORGRNEN, LARS PER; QIN,
YAN & SUN, NAN; ROBINSON, JOHN P;
SEYMOUR, JEFFREY A; SODERQUIST,
TONY; SPRECHER, JAMES & YUKIKO;
UNKNOWN OWNER; WARK, GLENN
DANIEL REVOCABLE TRUST; WYATT,
BONNY,

Defendants.

Case No. 20CV _____

DECLARATION OF MARGARET GARZA
IN SUPPORT OF PLAINTIFF'S
COMPLAINT

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

1 I, the undersigned, Margaret Garza, declare and represent that:

2

3 1. I am the Director for the Department of Assessment and Taxation of Washington
4 County, Oregon;

5 2. I personally prepared or supervised the preparation of the foreclosure list that
6 is attached hereto as Exhibit A and that it is a complete and accurate list of all real properties
7 subject to foreclosure under ORS Chapter 312;

8 3. The foreclosure list contains the names of the respective owners of such
9 properties as they appear in the latest tax roll of Washington County, the respective
10 amounts due to Washington County, and the year or years for which taxes are delinquent
11 on each property;

12 4. To the best of my knowledge and belief, no party on the foreclosure list against
13 whom foreclosure is sought is a minor or incapacitated person. Further, the county
14 included this language, "**If you are in the military service please provide proof of**
15 **active duty,**" in all of its notices to the respective owners for purpose of inquiring or
16 determining whether the owners are service members. No party on the foreclosure list has
17 contacted our office to inform Washington County Tax Collections that they are in

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military service, although others that are not on the foreclosure list have contacted the office.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

DATED: August 28, 2019.



Director Margaret Garza
Department of Assessment and Taxation of
Washington County

Verified Correct Copy of Original 9/2/2020

FILED
OREGON JUDICIAL DEPT
WASHINGTON COUNTY
2020 SEP -2 P 2:34

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF WASHINGTON

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WASHINGTON COUNTY, a political
subdivision of the State of Oregon,

Plaintiff,

v.

99 & EDDY LLC; CARDENAS, LUIS R &
MARIA G; CRAWFORD, EDWARD H &
KATHLEEN ANN; CRINO, THOMAS DEAN;
DALE, PETER; DANG, JULIE V; DAVISON,
SCOTT A; FRY, JEANNETTE A; HOOVER,
CHRIS ANDREA; HOWELL, DEBORHA
MARCIA; HUTCHINSON, KENT & PEGGY;
K5 URBAN PROPERTIES & MANAGEMENT
LLC; KECK, PENELOPE JEAN &
KUMMROW, HERMINIA; KIERNAN,
KATHLEEN PATRICIA; KUMMROW,
WILLARD STEPHEN & LINDA M; LARDY,
MELVIN J; LEE, KIMMY INSOOK aka LEE,
INSOOK; LEONARD ENTERPRISES LLC;
LIU, MEIYI; MARTIN, CRAIG; MCBEAIN,
KELLY J; MCGRATH, DOUGLAS WILLIAM
& SALVACION ORIZA; MONTGOMERY,
PAMELA D; NORNGREN, LARS PER; QIN,
YAN & SUN, NAN; ROBINSON, JOHN P;
SEYMOUR, JEFFREY A; SODERQUIST,
TONY; SPRECHER, JAMES & YUKIKO;
UNKNOWN OWNER; WARK, GLENN
DANIEL REVOCABLE TRUST; WYATT,
BONNY,

Defendants.

Case No. 20CV29746

AMENDED COMPLAINT
(Tax Foreclosure)

(Application for General Judgment
Foreclosing Delinquent Tax Liens)

ORS 20.140 – Certain Fees Deferred at Filing

Page 1 – AMENDED COMPLAINT (PLAINTIFF’S APPLICATION FOR JUDGMENT
FORECLOSING TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

20CV29746
CMAM
Complaint – Amended
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Plaintiff Washington County, Oregon, by and through its attorney, alleges as follows:

1.

Plaintiff Washington County, Oregon (“County”), at all times mentioned in this application, was and is a duly organized political subdivision of the State of Oregon.

2.

The Director of Assessment and Taxation of Washington County has prepared a list of all real properties in Washington County that have been delinquent for more than three (3) years from the earliest date of delinquency of taxes levied and charged thereon and are now subject to foreclosure for delinquent taxes and assessments certified to the tax roll pursuant to the provisions of ORS Chapter 312. The list contains the names of the persons in the latest tax roll of the County as the respective owner or owners of the tax delinquent properties subject to foreclosure, a description of each such property as it appears in the latest tax roll, the years for which taxes and assessments are delinquent on each property, together with the principal amount of the delinquent taxes of each year and the amount of accrued interest to and including September 15, 2020. A copy of the list, marked as Exhibit 1 and hereinafter referred to as the “foreclosure list,” is attached hereto and by this reference incorporated herein. A declaration attesting to the completeness and accuracy of Exhibit “1” is attached hereto as Exhibit 2.

3.

The amounts shown to be due and owing include all taxes and certified assessments appearing on the tax rolls of Washington County for the fiscal year ending June 30, 2020, and prior years which were unpaid and delinquent on the date of issuance of the foreclosure list, together with interest thereon, computed to September 15, 2020.

Page 2 – AMENDED COMPLAINT (PLAINTIFF’S APPLICATION FOR JUDGMENT FORECLOSING TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

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4.

The defendants include each and every person appearing in the latest tax roll as the owner or owners of the properties described in the foreclosure list who have neglected and refused to pay such delinquent taxes and interest and that are now due, owing, and unpaid to Plaintiff the respective sum set forth in the foreclosure list opposite and following the description of each of the several properties and, in addition thereto, statutory penalties and interest on each of the sums at the rate of one and one-third percent (1 1/3%) per month, or fraction thereof from September 15, 2020, to the date of judgment.

5.

Defendants have or claim to have some interest or estate in the several properties described in the foreclosure list; but whatever interest or estate they have or claim to have is inferior and subject to the tax liens of the plaintiff and assessment liens certified to Plaintiff for collection.

6.

In each instance in the foreclosure list, a description of each such property subject to foreclosure for delinquent taxes and assessments appears as it is in the latest tax roll.

7.

The figures "2016-2017", "2017-2018", "2018-2019" and "2019 - 2020" refer to those respective years and, whenever such figures appear under the column "Tax Years" in the foreclosure list, those figures refer to the tax roll of Washington County for the particular year therein stated.

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8.

Each of the properties described in the foreclosure list were fully listed for taxation in or for each of the specific years and assessments, equalization, levies of taxes, notice, and all other acts required by law to make such taxes and assessments a first lien on said properties were duly made, and the liens and claims of Plaintiff to each of the several properties are first liens and paramount to any other interest, title, estate, or claim in or on any of the properties.

WHEREFORE, plaintiff prays for judgment in Plaintiff's favor and against the defendants as follows:

(a) For the full amount of taxes, assessments, statutory penalties, and interest due on and charged against each of the several properties included in the foreclosure list, together with interest thereon at the rate of one and one-third percent (1 1/3%) per month or fraction thereof from September 15, 2020, to the date of judgment, and any accruing interest from the date of the judgment at the legal rate of nine percent (9%) per annum under ORS 82.010; and

(b) The amounts of such taxes, assessments, statutory penalties and interest are first liens on the respective parcels of real property included in the foreclosure list, that such liens are paramount and superior to any and all claims to such properties of defendants or any of them, or by any other person, known or unknown, owning or claiming to own, or having or claiming to have, any lien thereon or right, title, or interest therein, and that each and all of them be forever foreclosed and barred from asserting any claim whatsoever to any of said real properties adverse to the liens and claims of Plaintiff, its successors, or assigns excepting only the right to redemption as provided by law; and

///

Page 4 – AMENDED COMPLAINT (PLAINTIFF’S APPLICATION FOR JUDGMENT FORECLOSING TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

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(c) The Court Clerk be directed to serve on and deliver to the Director of Assessment and Taxation of Washington County, Oregon, a certified copy of the judgment, included in which shall be a list of the properties so ordered sold, with the several amounts due thereon; that the judgment so delivered to the Director of Assessment and Taxation shall constitute, pursuant to ORS 312.100, a certificate of sale to the County for each of the properties herein described.

(d) The Director of Assessment and Taxation shall take such further steps in the matter as provided by law and for such other and further relief as may be just and equitable. including as appropriate, the remedies of Writ of Assistance or Writ of Execution to obtain possession of foreclosed properties, where such writs may issue upon *ex parte* motion and supporting declaration.

DATED: August 31, 2020.

s/ Jason Bush
JASON BUSH; OSB 120738
Assistant County Counsel II
jason_bush@co.washington.or.us
Of Attorneys for Plaintiff

Page 5 – AMENDED COMPLAINT (PLAINTIFF’S APPLICATION FOR JUDGMENT FORECLOSING TAX LIENS (2020))

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

1. 99 & EDDY LLC R2190143 2S130DA00300 ACRES 0.04	*2016	115.49	66.21	181.70
	2017	116.82	48.29	165.11
	2018	118.63	30.06	148.69
	2019	119.52	11.15	130.67
	TOTALS	470.46	155.71	626.17
2. 99 & EDDY LLC R2190144 2S130DA00400 ACRES 0.00	*2016	2.63	1.50	4.13
	2017	2.66	1.10	3.76
	2018	2.65	0.67	3.32
	2019	2.65	0.25	2.90
	TOTALS	10.59	3.52	14.11
3. CARDENAS, LUIS R & CARDENAS, MARIA G R746009 1N331CC04700 WALKERS ADDITION TO THE TOWN OF FOREST GROVE, BLOCK 4, LOT PT 4	*2016	2,155.84	1,222.98	3,378.82
	2017	2,553.64	1,055.51	3,609.15
	2018	2,635.07	667.55	3,302.62
	2019	2,718.35	253.72	2,972.07
	TOTALS	10,062.90	3,199.76	13,262.66
4. CRAWFORD, EDWARD H & CRAWFORD, KATHLEEN ANN R726245 1N234AD03200 ORENCO TOWNSITE, BLOCK 6, LOT 11-12, ACRES 0.17	*2016	1,751.17	1,004.01	2,755.18
	2017	1,800.37	744.15	2,544.52
	2018	1,868.14	473.25	2,341.39
	2019	1,951.42	182.13	2,133.55
	TOTALS	7,371.10	2,403.54	9,774.64
5. CRINO, THOMAS DEAN R1044015 1N325DD04600 ACRES 0.38	*2016	489.05	280.39	769.44
	2017	502.39	207.66	710.05
	2018	519.28	131.56	650.84
	TOTALS	1,510.72	619.61	2,130.33
	6. CRINO, THOMAS DEAN R739990 1N325DD04600 ACRES 0.02	*2016	11.61	6.65
2017		11.94	4.94	16.88
2018		12.37	3.13	15.50
TOTALS		35.92	14.72	50.64
7. DALE, PETER R676245 1N225AB15800 ROCK CREEK NO.01, BLOCK 3, LOT 11 & PT 10, ACRES 0.21		*2016	3,564.67	2,025.05
	2017	4,181.30	1,728.27	5,909.57
	2018	4,337.33	1,098.79	5,436.12
	2019	4,483.63	418.47	4,902.10
	TOTALS	16,566.93	5,270.58	21,837.51

8. DANG, JULIE V	*2016	198.15	113.61	311.76
R2141892	2017	203.96	84.30	288.26
1N120DB80041	2018	214.08	54.23	268.31
ESSENZA CONDO, LOT PU-4	2019	220.12	20.54	240.66
	TOTALS	836.31	272.68	1,108.99
9. DAVISON, SCOTT A	*2016	6,579.09	3,772.02	10,351.11
R2078695	2017	6,769.44	2,798.04	9,567.48
1S225AA06900	2018	7,005.16	1,774.64	8,779.80
SUMMIT AT COOPER MOUNTAIN, LOT 55, ACRES 0.18	2019	7,240.17	675.75	7,915.92
	TOTALS	27,593.86	9,020.45	36,614.31
10. FRY, JEANNETTE A	*2016	3,477.32	1,993.67	5,470.99
R1378235	2017	3,641.55	1,505.17	5,146.72
1S134DB04100	2018	3,778.04	957.11	4,735.15
CARNAHAN'S ADDITION TO THE CITY OF TIGARD, LOT 3, ACRES 0.18	2019	3,937.69	367.52	4,305.21
	TOTALS	14,834.60	4,823.47	19,658.07
11. HOOVER, CHRIS ANDREA	*2016	2,862.40	1,641.11	4,503.51
R288254	2017	2,968.25	1,226.88	4,195.13
1S201AC11200	2018	3,078.95	780.00	3,858.95
WILLOW CREEK, LOT 22	2019	3,181.99	296.98	3,478.97
	TOTALS	12,091.59	3,944.97	16,036.56
12. HOWELL, DEBORHA MARCIA	*2016	2,492.35	1,428.94	3,921.29
R980442	2017	2,562.24	1,059.06	3,621.30
1N334DC04100	2018	2,659.76	673.81	3,333.57
LOR-MAR NO.4, LOT 31	2019	2,780.84	259.55	3,040.39
	TOTALS	10,495.19	3,421.36	13,916.55
13. HUTCHINSON, KENT & HUTCHINSON, PEGGY	*2016	3,050.38	1,748.89	4,799.27
R446805	2017	3,133.02	1,294.98	4,428.00
1S4230001901	2018	3,217.66	815.14	4,032.80
ACRES 59.58	2019	3,271.16	305.31	3,576.47
	TOTALS	12,672.22	4,164.32	16,836.54
14. K5 URBAN PROPERTIES & MANAGEMENT LLC	*2016	513.98	278.49	792.47
R2171035	2017	1,259.92	520.77	1,780.69
1S107BC28100	2018	1,307.32	331.19	1,638.51
VICTORIA ESTATES, LOT 32, ACRES 0.22	2019	1,350.64	126.06	1,476.70
	TOTALS	4,431.86	1,256.51	5,688.37

15. KECK, PENELOPE JEAN & KUMMROW, HERMINIA R529565 2S121B000300 ACRES 3.28	*2016 2017 2018 2019 TOTALS	2,278.42 2,418.54 2,483.51 2,562.97 9,743.44	1,306.30 999.66 629.15 239.21 3,174.32	3,584.72 3,418.20 3,112.66 2,802.18 12,917.76
16. KIERNAN, KATHLEEN PATRICIA R619469 1N131BA90367 TANASBROOK CONDO PHASE VI (UNITS 338-377), LOT 367	*2016 2017 2018 2019 TOTALS	2,046.55 2,122.33 2,201.56 2,275.76 8,646.20	1,173.36 877.23 557.73 212.41 2,820.73	3,219.91 2,999.56 2,759.29 2,488.17 11,466.93
17. KUMMROW, WILLARD STEPHEN R527889 2S1170001300 ACRES 38.76	*2016 2017 2018 2019 TOTALS	118.70 125.95 128.91 131.26 504.82	68.05 52.06 32.66 12.24 165.01	186.75 178.01 161.57 143.50 669.83
18. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528851 2S1200000300 ACRES 8.28	*2015 *2016 2017 2018 2019 TOTALS	0.01 905.22 958.81 982.62 1,012.15 3,858.81	- 519.00 396.31 248.94 94.47 1,258.72	0.01 1,424.22 1,355.12 1,231.56 1,106.62 5,117.53
19. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528860 2S1200000300 ACRES 15.89	*2016 2017 2018 2019 TOTALS	96.30 102.12 104.38 106.37 409.17	55.21 42.21 26.44 9.93 133.79	151.51 144.33 130.82 116.30 542.96
20. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R2142869 2S1200000300 NO LEGAL	2019 TOTALS	- -	- -	- -
21. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528879 2S1200000301	*2016 2017 2018 2019	70.36 74.52 76.62 79.10	40.34 30.80 19.41 7.39	110.70 105.32 96.03 86.49

ACRES 6.03	TOTALS	300.60	97.94	398.54
22. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528888 2S1200000301 ACRES 16.96	*2016 2017 2018 2019 TOTALS	96.04 101.97 104.38 106.07 408.46	55.06 42.15 26.44 9.90 133.55	151.10 144.12 130.82 115.97 542.01
23. LARDY, MELVIN J R805132 2N404BC03000 ACRES 0.3, ADDL:PTR LIEN FROM P2155971 ON 09/19/19 FOR \$21,829.20 - ORS 311.645	*2016 2017 2018 2019 TOTALS	918.86 929.32 974.79 1,000.86 3,823.83	526.82 384.12 246.95 93.41 1,251.30	1,445.68 1,313.44 1,221.74 1,094.27 5,075.13
24. LARDY, MELVIN J P2155971 3N400C004800 PTR LIEN TO R805132 ON 09/19/19 FOR \$21,829.20 - ORS 311.645	*2009 *2010 *2011 *2012 *2013 *2014 TOTALS	1,218.05 1,518.47 1,520.93 1,956.09 1,952.19 1,949.31 10,115.04	2,062.57 2,328.32 2,088.74 2,373.39 2,056.31 1,741.38 12,650.71	3,280.62 3,846.79 3,609.67 4,329.48 4,008.50 3,690.69 22,765.75
25. LEE, KIMMY INSOOK R114628 1S115AA06000 WESTDALE, LOT PT 32, ACRES 0.20	*2016 2017 2018 2019 TOTALS	881.86 2,733.49 2,835.53 2,930.62 9,381.50	470.45 1,129.84 718.34 273.52 2,592.15	1,352.31 3,863.33 3,553.87 3,204.14 11,973.65
26. LEONARD ENTERPRISES LLC R2073488 2S132AB14700 1997-107 PARTITION PLAT, LOT 1, ACRES 0.12	*2016 2017 2018 2019 TOTALS	1,991.63 2,057.21 2,112.50 2,178.26 8,339.60	1,141.86 850.32 535.17 203.30 2,730.65	3,133.49 2,907.53 2,647.67 2,381.56 11,070.25
27. LEONARD ENTERPRISES LLC R2073489 2S132AB14800 1997-107 PARTITION PLAT, LOT 2, ACRES 0.24	*2016 2017 2018 2019 TOTALS	1,932.44 1,996.13 2,049.73 2,113.54 8,091.84	1,107.92 825.06 519.27 197.26 2,649.51	3,040.36 2,821.19 2,569.00 2,310.80 10,741.35
28. LIU, MEIYI R2187071	*2016 2017	6,860.89 7,185.11	3,933.57 2,969.84	10,794.46 10,154.95

1N117CA23400	2018	7,418.38	1,879.32	9,297.70
NORTH BETHANY CREEK, LOT 56, ACRES 0.09	2019	7,688.50	717.59	8,406.09
	TOTALS	29,152.88	9,500.32	38,653.20
30. MARTIN, CRAIG	*2016	44.81	25.69	70.50
R447993	2017	10.09	4.17	14.26
1S4270001102	2018	10.07	2.55	12.62
ACRES 0.17	2019	9.94	0.93	10.87
	TOTALS	74.91	33.34	108.25
33. MCBEAIN, KELLY J	*2016	2,287.07	1,311.26	3,598.33
R2108453	2017	2,351.46	971.94	3,323.40
1N227DC70122	2018	2,439.90	618.11	3,058.01
ORENCO STATION TOWN CENTER WEST	2019	2,548.86	237.89	2,786.75
CONDO, LOT 12	TOTALS	9,627.29	3,139.20	12,766.49
34. MCBEAIN, KELLY J	*2016	198.06	113.55	311.61
R2114893	2017	203.59	84.15	287.74
1N227DC79021	2018	211.21	53.50	264.71
ORENCO STATION TOWN CENTER WEST	2019	220.57	20.58	241.15
CONDO SUPPLEMENTAL PLAT NO.1:	TOTALS	833.43	271.78	1,105.21
ANNEXATION OF STAGE 2, LOT G2				
35. MCGRATH, DOUGLAS WILLIAM &	*2016	1,648.50	892.85	2,541.35
MCGRATH, SALVACION ORIZA	2017	4,031.94	1,666.53	5,698.47
R995739	2018	4,183.68	1,059.87	5,243.55
1S205AD07100	2019	4,370.61	407.92	4,778.53
CORNUTT'S MEMORY LANE, LOT 7	TOTALS	14,234.73	4,027.17	18,261.90
36. MONTGOMERY, PAMELA D	*2016	4,859.18	2,785.71	7,644.89
R1415515	2017	5,040.27	2,083.31	7,123.58
1S121AD10400	2018	5,235.80	1,326.41	6,562.21
CIMARRON PLACE, LOT 5, ACRES 0.16	2019	5,408.15	504.75	5,912.90
	TOTALS	20,543.40	6,700.18	27,243.58
37. NORNGREN, LARS PER	*2016	615.34	352.80	968.14
R806836	2017	622.35	257.24	879.59
2N410C000701	2018	652.81	165.38	818.19
ACRES 0.23	2019	670.15	62.55	732.70

	TOTALS	2,560.65	837.97	3,398.62
38. QIN, YAN & SUN, NAN	*2016	1,851.24	1,061.38	2,912.62
R2149399	2017	1,953.18	807.31	2,760.49
1N120DB70902	2018	2,025.76	513.19	2,538.95
CENTRAL PARC AT BETHANY CONDO, LOT 902	2019	2,096.15	195.63	2,291.78
	TOTALS	7,926.33	2,577.51	10,503.84
39. ROBINSON, JOHN P	*2016	57.28	32.83	90.11
R2041883	2017	58.85	24.32	83.17
1S205AC01204	2018	60.97	15.44	76.41
FAIRVIEW ADD TO HILLSBORO, AMENDED, LOT PT 34, ACRES 0.05	2019	63.57	5.94	69.51
	TOTALS	240.67	78.53	319.20
40. SEYMOUR, JEFFREY A	*2016	1,794.07	1,026.37	2,820.44
R1249438	2017	1,902.07	786.19	2,688.26
1S208DA06901	2018	1,973.63	499.99	2,473.62
ACRES 0.35	2019	2,061.69	192.42	2,254.11
	TOTALS	7,731.46	2,504.97	10,236.43
41. SODERQUIST, TONY	*2016	1,348.51	772.42	2,120.93
R2062592	2017	1,415.63	585.12	2,000.75
3N400B001100	2018	1,492.72	378.16	1,870.88
ACRES 5.00	2019	1,502.57	140.24	1,642.81
	TOTALS	5,759.43	1,875.94	7,635.37
42. SODERQUIST, TONY	*2016	262.81	149.94	412.75
R825021	2017	292.33	120.84	413.17
3N400B001100	2018	258.72	65.55	324.27
ACRES 4.77	2019	259.77	24.25	284.02
	TOTALS	1,073.63	360.58	1,434.21
43. SPRECHER, JAMES & SPRECHER, YUKIKO	*2016	7,019.65	4,024.60	11,044.25
R2069630	2017	7,272.89	3,006.13	10,279.02
2S105BA09900	2018	7,555.21	1,913.98	9,469.19
BOB'S WINDSOR PARK, LOT 23, ACRES 0.23	2019	7,804.13	728.39	8,532.52
	TOTALS	29,651.88	9,673.10	39,324.98
44. UNKNOWN OWNER	*2016	29.90	17.14	47.04
R2194014	2017	31.25	12.92	44.17

2S102DB00490	2018	32.35	8.20	40.55
ACRES 0.03	2019	33.60	3.14	36.74
	TOTALS	127.10	41.40	168.50
45. WARK, GLENN DANIEL REV TRUST	*2016	195.03	104.00	299.03
R536450	2017	2,650.56	1,095.57	3,746.13
2S125C000300	2018	2,755.36	698.02	3,453.38
COMTE & KOHLMAN'S LITTLE HOMES NO.2,	2019	2,880.85	268.88	3,149.73
LOT 22, ACRES 4.18	TOTALS	8,481.80	2,166.47	10,648.27
46. WYATT, BONNY	*2016	931.76	534.21	1,465.97
R435274	2017	985.58	407.37	1,392.95
1S325DB00401	2018	1,020.26	258.47	1,278.73
ACRES 0.33	2019	1,054.00	98.38	1,152.38
	TOTALS	3,991.60	1,298.43	5,290.03

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF WASHINGTON

WASHINGTON COUNTY, a political
subdivision of the State of Oregon,

Plaintiff,

v.

99 & EDDY LLC; CARDENAS, LUIS R &
MARIA G; CRAWFORD, EDWARD H &
KATHLEEN ANN; CRINO, THOMAS DEAN;
DALE, PETER; DANG, JULIE V; DAVISON,
SCOTT A; FRY, JEANNETTE A; HOOVER,
CHRIS ANDREA; HOWELL, DEBORHA
MARCIA; HUTCHINSON, KENT & PEGGY;
K5 URBAN PROPERTIES & MANAGEMENT
LLC; KECK, PENELOPE JEAN &
KUMMROW, HERMINIA; KIERNAN,
KATHLEEN PATRICIA; KUMMROW,
WILLARD STEPHEN & LINDA M; LARDY,
MELVIN J; LEE, KIMMY INSOOK aka LEE,
INSOOK; LEONARD ENTERPRISES LLC;
LIU, MEIYI; MARTIN, CRAIG; MCBEAIN,
KELLY J; MCGRATH, DOUGLAS WILLIAM
& SALVACION ORIZA; MONTGOMERY,
PAMELA D; NORGREN, LARS PER; QIN,
YAN & SUN, NAN; ROBINSON, JOHN P;
SEYMOUR, JEFFREY A; SODERQUIST,
TONY; SPRECHER, JAMES & YUKIKO;
UNKNOWN OWNER; WARK, GLENN
DANIEL REVOCABLE TRUST; WYATT,
BONNY,

Defendants.

Case No. 20CV29746

AMENDED DECLARATION OF
MARGARET GARZA IN SUPPORT OF
PLAINTIFF'S COMPLAINT

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

EXHIBIT 2
PAGE 1 OF 3

Verified Correct Copy of Original 9/2/2020.

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I, the undersigned, Margaret Garza, declare and represent that:

1. I am the Director for the Department of Assessment and Taxation of Washington County, Oregon;

2. I personally prepared or supervised the preparation of the foreclosure list that is attached hereto as Exhibit A and that it is a complete and accurate list of all real properties subject to foreclosure under ORS Chapter 312;

3. The foreclosure list contains the names of the respective owners of such properties as they appear in the latest tax roll of Washington County, the respective amounts due to Washington County, and the year or years for which taxes are delinquent on each property;

4. To the best of my knowledge and belief, no party on the foreclosure list against whom foreclosure is sought is a minor or incapacitated person. Further, the county included this language, "**If you are in the military service please provide proof of active duty,**" in all of its notices to the respective owners for purpose of inquiring or determining whether the owners are service members. No party on the foreclosure list has contacted our office to inform Washington County Tax Collections that they are in

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///
///

WASHINGTON COUNTY COUNSEL
155 N FIRST AVENUE, SUITE 340, MS #24
HILLSBORO, OR 97124
PHONE (503) 846-8747 - FAX (503) 846-8636

**EXHIBIT 2
PAGE 2 OF 3**

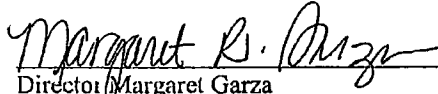
**Exhibit 1 - NPA
Page 29**

Verified Correct Copy of Original 9/2/2020

1 military service, although others that are not on the foreclosure list have contacted the
2 office.

3 I hereby declare that the above statement is true to the best of my knowledge
4 and belief, and that I understand it is made for use as evidence in court and is
5 subject to penalty for perjury.

6 DATED: August 31, 2020.

7 
8 Director Margaret Garza
9 Department of Assessment and Taxation of
10 Washington County

1. 99 & EDDY LLC	*2016	115.49	66.21	181.70
R2190143	2017	116.82	48.29	165.11
2S130DA00300	2018	118.63	30.06	148.69
ACRES 0.04	2019	119.52	11.15	130.67
TOTALS		470.46	155.71	626.17
2. 99 & EDDY LLC	*2016	2.63	1.50	4.13
R2190144	2017	2.66	1.10	3.76
2S130DA00400	2018	2.65	0.67	3.32
ACRES 0.00	2019	2.65	0.25	2.90
TOTALS		10.59	3.52	14.11
3. CARDENAS, LUIS R & CARDENAS, MARIA G	*2016	2,155.84	1,222.98	3,378.82
R746009	2017	2,553.64	1,055.51	3,609.15
1N331CC04700	2018	2,635.07	667.55	3,302.62
WALKERS ADDITION TO THE TOWN OF	2019	2,718.35	253.72	2,972.07
FOREST GROVE, BLOCK 4, LOT PT 4	TOTALS	10,062.90	3,199.76	13,262.66
4. CRAWFORD, EDWARD H &	*2016	1,751.17	1,004.01	2,755.18
CRAWFORD, KATHLEEN ANN	2017	1,800.37	744.15	2,544.52
R726245	2018	1,868.14	473.25	2,341.39
1N234AD03200	2019	1,951.42	182.13	2,133.55
ORENCO TOWNSITE, BLOCK 6, LOT 11-12,	TOTALS	7,371.10	2,403.54	9,774.64
ACRES 0.17				
5. CRINO, THOMAS DEAN	*2016	489.05	280.39	769.44
R1044015	2017	502.39	207.66	710.05
1N325DD04600	2018	519.28	131.56	650.84
ACRES 0.38	TOTALS	1,510.72	619.61	2,130.33
6. CRINO, THOMAS DEAN	*2016	11.61	6.65	18.26
R739990	2017	11.94	4.94	16.88
1N325DD04600	2018	12.37	3.13	15.50
ACRES 0.02	TOTALS	35.92	14.72	50.64
7. DALE, PETER	*2016	3,564.67	2,025.05	5,589.72
R676245	2017	4,181.30	1,728.27	5,909.57
1N225AB15800	2018	4,337.33	1,098.79	5,436.12
ROCK CREEK NO.01, BLOCK 3,	2019	4,483.63	418.47	4,902.10
LOT 11 & PT 10, ACRES 0.21	TOTALS	16,566.93	5,270.58	21,837.51

8. DANG, JULIE V	*2016	198.15	113.61	311.76
R2141892	2017	203.96	84.30	288.26
1N120DB80041	2018	214.08	54.23	268.31
ESSENZA CONDO, LOT PU-4	2019	220.12	20.54	240.66
	TOTALS	836.31	272.68	1,108.99
9. DAVISON, SCOTT A	*2016	6,579.09	3,772.02	10,351.11
R2078695	2017	6,769.44	2,798.04	9,567.48
1S225AA06900	2018	7,005.16	1,774.64	8,779.80
SUMMIT AT COOPER MOUNTAIN, LOT 55, ACRES 0.18	2019	7,240.17	675.75	7,915.92
	TOTALS	27,593.86	9,020.45	36,614.31
10. FRY, JEANNETTE A	*2016	3,477.32	1,993.67	5,470.99
R1378235	2017	3,641.55	1,505.17	5,146.72
1S134DB04100	2018	3,778.04	957.11	4,735.15
CARNAHAN'S ADDITION TO THE CITY OF TIGARD, LOT 3, ACRES 0.18	2019	3,937.69	367.52	4,305.21
	TOTALS	14,834.60	4,823.47	19,658.07
11. HOOVER, CHRIS ANDREA	*2016	2,862.40	1,641.11	4,503.51
R288254	2017	2,968.25	1,226.88	4,195.13
1S201AC11200	2018	3,078.95	780.00	3,858.95
WILLOW CREEK, LOT 22	2019	3,181.99	296.98	3,478.97
	TOTALS	12,091.59	3,944.97	16,036.56
12. HOWELL, DEBORHA MARCIA	*2016	2,492.35	1,428.94	3,921.29
R980442	2017	2,562.24	1,059.06	3,621.30
1N334DC04100	2018	2,659.76	673.81	3,333.57
LOR-MAR NO.4, LOT 31	2019	2,780.84	259.55	3,040.39
	TOTALS	10,495.19	3,421.36	13,916.55
13. HUTCHINSON, KENT & HUTCHINSON, PEGGY	*2016	3,050.38	1,748.89	4,799.27
R446805	2017	3,133.02	1,294.98	4,428.00
1S4230001901	2018	3,217.66	815.14	4,032.80
ACRES 59.58	2019	3,271.16	305.31	3,576.47
	TOTALS	12,672.22	4,164.32	16,836.54
14. K5 URBAN PROPERTIES & MANAGEMENT LLC	*2016	513.98	278.49	792.47
R2171035	2017	1,259.92	520.77	1,780.69
1S107BC28100	2018	1,307.32	331.19	1,638.51
VICTORIA ESTATES, LOT 32, ACRES 0.22	2019	1,350.64	126.06	1,476.70
	TOTALS	4,431.86	1,256.51	5,688.37

15. KECK, PENELOPE JEAN & KUMMROW, HERMINIA R529565 2S121B000300 ACRES 3.28	*2016 2017 2018 2019 TOTALS	2,278.42 2,418.54 2,483.51 2,562.97 9,743.44	1,306.30 999.66 629.15 239.21 3,174.32	3,584.72 3,418.20 3,112.66 2,802.18 12,917.76
16. KIERNAN, KATHLEEN PATRICIA R619469 1N131BA90367 TANASBROOK CONDO PHASE VI (UNITS 338-377), LOT 367	*2016 2017 2018 2019 TOTALS	2,046.55 2,122.33 2,201.56 2,275.76 8,646.20	1,173.36 877.23 557.73 212.41 2,820.73	3,219.91 2,999.56 2,759.29 2,488.17 11,466.93
17. KUMMROW, WILLARD STEPHEN R527889 2S1170001300 ACRES 38.76	*2016 2017 2018 2019 TOTALS	118.70 125.95 128.91 131.26 504.82	68.05 52.06 32.66 12.24 165.01	186.75 178.01 161.57 143.50 669.83
18. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528851 2S1200000300 ACRES 8.28	*2015 *2016 2017 2018 2019 TOTALS	0.01 905.22 958.81 982.62 1,012.15 3,858.81	- 519.00 396.31 248.94 94.47 1,258.72	0.01 1,424.22 1,355.12 1,231.56 1,106.62 5,117.53
19. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528860 2S1200000300 ACRES 15.89	*2016 2017 2018 2019 TOTALS	96.30 102.12 104.38 106.37 409.17	55.21 42.21 26.44 9.93 133.79	151.51 144.33 130.82 116.30 542.96
20. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R2142869 2S1200000300 NO LEGAL	2019 TOTALS	- -	- -	- -
21. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528879 2S1200000301	*2016 2017 2018 2019	70.36 74.52 76.62 79.10	40.34 30.80 19.41 7.39	110.70 105.32 96.03 86.49

ACRES 6.03	TOTALS	300.60	97.94	398.54
22. KUMMROW, WILLARD STEPHEN & KUMMROW, LINDA M R528888 2S1200000301 ACRES 16.96	*2016 2017 2018 2019 TOTALS	96.04 101.97 104.38 106.07 408.46	55.06 42.15 26.44 9.90 133.55	151.10 144.12 130.82 115.97 542.01
23. LARDY, MELVIN J R805132 2N404BC03000 ACRES 0.3, ADDL:PTR LIEN FROM P2155971 ON 09/19/19 FOR \$21,829.20 - ORS 311.645	*2016 2017 2018 2019 TOTALS	918.86 929.32 974.79 1,000.86 3,823.83	526.82 384.12 246.95 93.41 1,251.30	1,445.68 1,313.44 1,221.74 1,094.27 5,075.13
24. LARDY, MELVIN J P2155971 3N400C004800 PTR LIEN TO R805132 ON 09/19/19 FOR \$21,829.20 - ORS 311.645	*2009 *2010 *2011 *2012 *2013 *2014 TOTALS	1,218.05 1,518.47 1,520.93 1,956.09 1,952.19 1,949.31 10,115.04	2,062.57 2,328.32 2,088.74 2,373.39 2,056.31 1,741.38 12,650.71	3,280.62 3,846.79 3,609.67 4,329.48 4,008.50 3,690.69 22,765.75
25. LEE, KIMMY INSOOK R114628 1S115AA06000 WESTDALE, LOT PT 32, ACRES 0.20	*2016 2017 2018 2019 TOTALS	881.86 2,733.49 2,835.53 2,930.62 9,381.50	470.45 1,129.84 718.34 273.52 2,592.15	1,352.31 3,863.33 3,553.87 3,204.14 11,973.65
26. LEONARD ENTERPRISES LLC R2073488 2S132AB14700 1997-107 PARTITION PLAT, LOT 1, ACRES 0.12	*2016 2017 2018 2019 TOTALS	1,991.63 2,057.21 2,112.50 2,178.26 8,339.60	1,141.86 850.32 535.17 203.30 2,730.65	3,133.49 2,907.53 2,647.67 2,381.56 11,070.25
27. LEONARD ENTERPRISES LLC R2073489 2S132AB14800 1997-107 PARTITION PLAT, LOT 2, ACRES 0.24	*2016 2017 2018 2019 TOTALS	1,932.44 1,996.13 2,049.73 2,113.54 8,091.84	1,107.92 825.06 519.27 197.26 2,649.51	3,040.36 2,821.19 2,569.00 2,310.80 10,741.35
28. LIU, MEIYI R2187071	*2016 2017	6,860.89 7,185.11	3,933.57 2,969.84	10,794.46 10,154.95

1N117CA23400	2018	7,418.38	1,879.32	9,297.70
NORTH BETHANY CREEK, LOT 56, ACRES 0.09	2019	7,688.50	717.59	8,406.09
	TOTALS	29,152.88	9,500.32	38,653.20
30. MARTIN, CRAIG	*2016	44.81	25.69	70.50
R447993	2017	10.09	4.17	14.26
1S4270001102	2018	10.07	2.55	12.62
ACRES 0.17	2019	9.94	0.93	10.87
	TOTALS	74.91	33.34	108.25
33. MCBEAIN, KELLY J	*2016	2,287.07	1,311.26	3,598.33
R2108453	2017	2,351.46	971.94	3,323.40
1N227DC70122	2018	2,439.90	618.11	3,058.01
ORENCO STATION TOWN CENTER WEST	2019	2,548.86	237.89	2,786.75
CONDO, LOT 12	TOTALS	9,627.29	3,139.20	12,766.49
34. MCBEAIN, KELLY J	*2016	198.06	113.55	311.61
R2114893	2017	203.59	84.15	287.74
1N227DC79021	2018	211.21	53.50	264.71
ORENCO STATION TOWN CENTER WEST	2019	220.57	20.58	241.15
CONDO SUPPLEMENTAL PLAT NO.1:	TOTALS	833.43	271.78	1,105.21
ANNEXATION OF STAGE 2, LOT G2				
35. MCGRATH, DOUGLAS WILLIAM & MCGRATH, SALVACION ORIZA	*2016	1,648.50	892.85	2,541.35
R995739	2017	4,031.94	1,666.53	5,698.47
1S205AD07100	2018	4,183.68	1,059.87	5,243.55
CORNUTT'S MEMORY LANE, LOT 7	2019	4,370.61	407.92	4,778.53
	TOTALS	14,234.73	4,027.17	18,261.90
36. MONTGOMERY, PAMELA D	*2016	4,859.18	2,785.71	7,644.89
R1415515	2017	5,040.27	2,083.31	7,123.58
1S121AD10400	2018	5,235.80	1,326.41	6,562.21
CIMARRON PLACE, LOT 5, ACRES 0.16	2019	5,408.15	504.75	5,912.90
	TOTALS	20,543.40	6,700.18	27,243.58
37. NORGREN, LARS PER	*2016	615.34	352.80	968.14
R806836	2017	622.35	257.24	879.59
2N410C000701	2018	652.81	165.38	818.19
ACRES 0.23	2019	670.15	62.55	732.70

	TOTALS	2,560.65	837.97	3,398.62
38. QIN, YAN & SUN, NAN	*2016	1,851.24	1,061.38	2,912.62
R2149399	2017	1,953.18	807.31	2,760.49
1N120DB70902	2018	2,025.76	513.19	2,538.95
CENTRAL PARC AT BETHANY CONDO,	2019	2,096.15	195.63	2,291.78
LOT 902	TOTALS	7,926.33	2,577.51	10,503.84
39. ROBINSON, JOHN P	*2016	57.28	32.83	90.11
R2041883	2017	58.85	24.32	83.17
1S205AC01204	2018	60.97	15.44	76.41
FAIRVIEW ADD TO HILLSBORO,	2019	63.57	5.94	69.51
AMENDED, LOT PT 34, ACRES 0.05	TOTALS	240.67	78.53	319.20
40. SEYMOUR, JEFFREY A	*2016	1,794.07	1,026.37	2,820.44
R1249438	2017	1,902.07	786.19	2,688.26
1S208DA06901	2018	1,973.63	499.99	2,473.62
ACRES 0.35	2019	2,061.69	192.42	2,254.11
	TOTALS	7,731.46	2,504.97	10,236.43
41. SODERQUIST, TONY	*2016	1,348.51	772.42	2,120.93
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R825021	2017	292.33	120.84	413.17
3N400B001100	2018	258.72	65.55	324.27
ACRES 4.77	2019	259.77	24.25	284.02
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43. SPRECHER, JAMES & SPRECHER, YUKIKO	*2016	7,019.65	4,024.60	11,044.25
R2069630	2017	7,272.89	3,006.13	10,279.02
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BOB'S WINDSOR PARK, LOT 23, ACRES 0.23	2019	7,804.13	728.39	8,532.52
	TOTALS	29,651.88	9,673.10	39,324.98
44. UNKNOWN OWNER	*2016	29.90	17.14	47.04
R2194014	2017	31.25	12.92	44.17

2S102DB00490	2018	32.35	8.20	40.55
ACRES 0.03	2019	33.60	3.14	36.74
	TOTALS	127.10	41.40	168.50
45. WARK, GLENN DANIEL REV TRUST	*2016	195.03	104.00	299.03
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COMTE & KOHLMAN'S LITTLE HOMES NO.2,	2019	2,880.85	268.88	3,149.73
LOT 22, ACRES 4.18	TOTALS	8,481.80	2,166.47	10,648.27
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R435274	2017	985.58	407.37	1,392.95
1S325DB00401	2018	1,020.26	258.47	1,278.73
ACRES 0.33	2019	1,054.00	98.38	1,152.38
	TOTALS	3,991.60	1,298.43	5,290.03

Preliminary Report

Fidelity National Title - Oregon
900 SW 5th Avenue, Portland, OR 97204

Escrow Officer: Lori Medak
Email: Lori.Medak@fnf.com
Phone: 503-222-2424
File No.: 45142500461

Property Address: 23147 NW Pond Avenue, Buxton, OR 97109-9408

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Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Tara Waterman



Fidelity National Title
Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
(503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Lori Medak
Lori.Medak@fnf.com
503-222-2424

ORDER NO.: 45142500461

TITLE OFFICER: Kim Alf
kim.alf@titlegroup.fntg.com
(503)317-9251

TO: Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

ESCROW LICENSE NO.: 901000243

OWNER/SELLER: Washington County

BUYER/BORROWER: TBD

PROPERTY ADDRESS: 23147 NW Pond Avenue, Buxton, OR 97109-9408

EFFECTIVE DATE: January 10, 2025, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2021	\$ TBD	\$ TBD
Proposed Insured: TBD		
OTIRO Endorsement No. 110		\$ 0.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Washington County, a political subdivision of the State of Oregon

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF BUXTON, COUNTY OF WASHINGTON, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

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

EXHIBIT "A"
Legal Description

That portion of property located in Section 4, Township 2 North, Range 4 West, of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at a point 362.4 feet South 89°10' West of a point 13.88 chains South 2° West from a stone at the recognized center of the Northwest one-quarter of Section 4, Township 2 North, Range 4 West, of the Willamette Meridian, in the County of Washington and State of Oregon, and running thence North 2° East 65 feet; thence South 89°10' West 200 feet; thence South 2° West 65 feet; thence North 89°10' East 200 feet to the point of beginning.

TOGETHER WITH a tract of land conveyed to Melvin Lardy by deed recorded December 13, 2004, Recorders No. 2004-141291, and situated in the Northwest one-quarter of Section 4, Township 2 North, Range 4 West, of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of that property conveyed by document 2002-002729, Washington County Records, said point being South 89°10' West, 362.4 feet of a point South 2° West, 13.88 chains (916.80 feet) from a stone at the recognized center of the Northwest one-quarter of said section; thence North 02°00' East, 65 feet to the Northwest corner of said property; thence South 89°10' West 20.85 feet, more or less, to a point on the East line of that property conveyed by 85-043924; thence South 02°27' West, 65.02 feet, more or less, to a point located South 89°10' West of the point of beginning; thence North 89°10' East, 21.36 feet, more or less, to the point of beginning.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: [R805132](#)
Map No.: 2N404BC03000

7. The Washington County Tax Records discloses a PTR LIEN FROM P2155971 ON 9/19/19 on this account. No liability is assumed for later additions to the tax roll.

Amount: \$21,829.20

Account No.: [R805132](#)

8. Rights of the public to any portion of the Land lying within the streets, roads and highways.
9. A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

10. Exception or other severance of minerals, contained in or disclosed by instrument,

In favor of: Clara J. Wise
Reservation of: Minerals, oil, and gas
Recording Date: June 8, 1989
[Recording No.:](#) [89-025658](#)

The Company makes no representation as to the present ownership of this interest or its encumbrances.

11. Matters contained in that certain document including terms and provisions

Entitled: Real Estate Contract
Dated: May 31, 1989
Executed by: Clara J. Wise, surviving spouse of Herschel Clinton Wise, deceased
And: Michael L. McCarley and Atrulia A. McCarley
Recording Date: June 8, 1989
[Recording No.:](#) [89-025658](#)
Purpose: Water Well maintenance and Right of Access

Reference is hereby made to said document for full particulars.

12. Distrain Warrant and Writ of Execution for the amount herein stated, plus interest and statutory charges:

Reference No.: R061994988
Amount: \$13,256.90
Debtor: Melvin J. Lardy
Recording Date: April 4, 2011
[Recording No.:](#) [2011-025635](#)

Notice of Renewal of Distrain Warrant
Recording Date: March 15, 2021
[Recording No.:](#) [2021-032674](#)

13. County Tax Warrant for the amount herein stated, plus interest and statutory charges:

Warrant No.: C9214
Amount: \$5,056.13
Debtor: Melvin J. Lardy, individually and DBA Stump Branch Logging
Recording Date: March 16, 2012
[Recording No.:](#) [2012-019935](#)

Notice of Renewal
Recording Date: March 28, 2022
[Recording No.:](#) [2022-021382](#)

14. A judgment, for the amount shown below, and any other amounts due:

Amount: \$10,000.00
Debtor: Melvin J. Lardy, Stump Branch Logging
Creditor: State Accident Insurance Fund (SAIF)
Date entered: November 9, 2012
County: Washington
Court: Circuit
Case No.: C124866SC

Certificate of Extension
Entered Date: November 2, 2022

Amended-Renewal Judgment
Entered Date: November 7, 2022

15. County Tax Warrant for the amount herein stated, plus interest and statutory charges:

Warrant No.: 13971
Amount: \$7,856.11
Debtor: Melvin J. Lardy DBA Stump-Branch Logging
Recording Date: January 15, 2013
[Recording No.:](#) [2013-004423](#)

16. A judgment, for the amount shown below, and any other amounts due:

Amount: \$2,175.62
Debtor: Melvin J. Lardy
Creditor: Safeco Insurance Companies
Date entered: February 11, 2013
County: Washington
Court: Circuit
Case No.: C127383CV

Certificate of Extension
Entered Date: December 13, 2020

17. County Tax Warrant for the amount herein stated, plus interest and statutory charges:

Warrant No.: 14623
Amount: \$10,973.32
Debtor: Melvin J. Lardy DBA Stump-Branch Logging
Recording Date: January 10, 2014
[Recording No.:](#) [2014-001520](#)

18. County Tax Warrant for the amount herein stated, plus interest and statutory charges:

Warrant No.: 15670
Amount: \$17,498.62
Debtor: Melvin J. Lardy
Recording Date: January 13, 2017
[Recording No.:](#) [2017-003356](#)

19. A judgment, for the amount shown below, and any other amounts due:

Amount: \$2,720.62
Debtor: Melvin J. Lardy
Creditor: Mike E. Strassel
Date entered: August 4, 2017
County: Washington
Court: Circuit
Case No.: 17CV16897

20. A pending court action as disclosed by a recorded Notice of Pendency of Action:

Plaintiff: Washington County, Oregon
Defendant: Melvin J. Lardy
County: Washington
Court: Circuit
Case No.: 20CV29746
Nature of Action: Foreclosure of real property tax liens
Plaintiff Attorney: Jason Bush
Recording Date: September 2, 2020
[Recording No:](#) [2020-084799](#)

21. Right, title and interest, if any, of the following:

Melvin J. Lardy
Darla Lardy
Stump Branch Logging
Oregon Department of Revenue
Oregon Employment Department
State Accident Insurance Fund (SAIF)
Safeco Insurance Companies
State of Oregon, County of Washington
Mike E Strassel

22. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

23. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

24. Personal property taxes, if any.

25. NOTE: The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:

- Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
- Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
- Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

WARNING REGARDING DEED OR CONTRACT TO TAX-EXEMPT GOVERNMENTAL TRANSFEREE. Oregon law prohibits the county recording officer from recording a deed or contract to a tax-exempt governmental transferee, unless the deed or contract is accompanied by a certificate of payment of ad valorem county taxes. The certificate must be attested by the county assessor using a form prescribed by the Oregon Department of Revenue. Failure to allow adequate time for obtaining a certificate of payment may delay recording. This requirement is contained in Chapter 96, Oregon Laws 2015, effective Oct. 5, 2015.

- 26. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
 - a) The rights of tenants holding under unrecorded leases or tenancies
 - b) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
 - c) Any facts which would be disclosed by an accurate survey of the Land

ADDITIONAL REQUIREMENTS/NOTES:

A. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

B. Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: The Washington County Tax Collector
 Grantee: Washington County, a political subdivision of the State of Oregon
 Recording Date: January 30, 2023
Recording No: [2023-003931](#)

C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.

D. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.

E. Washington County imposes a transfer tax of \$1.00 per \$1,000 (or fraction thereof) of the selling price in a real estate transfer, unless the county approves an exemption application. Exemption criteria and applications are available at the county's website, see:
<http://www.co.washington.or.us/AssessmentTaxation/Recording/TransferTaxExemption/index.cfm>.

F. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

G. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Multnomah	\$86.00	\$5.00
Washington	\$81.00	\$5.00
Clackamas	\$93.00	\$5.00

Note: When possible the company will record electronically. An additional charge may be applied.

Note: Please send any documents for recording to the following address:
 Portland Title Group
 Attn: Recorder
 1455 SW Broadway, Suite 1450
 Portland, OR. 97201

- H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.
- I. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- J. Note: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.
- K. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS
- | | |
|--|--|
| Fiscal Year: | July 1 st through June 30 th |
| Taxes become a lien on real property, but are not yet payable: | July 1 st |
| Taxes become certified and payable (approximately on this date): | October 15 th |
| First one third payment of taxes is due: | November 15 th |
| Second one third payment of taxes is due: | February 15 th |
| Final payment of taxes is due: | May 15 th |
- Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.
- Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.
- L. Note: If an Owner's Title Insurance Policy is requested, the State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.

EXHIBIT ONE

2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
 5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
 7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
 8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
 9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021) EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
- b. any governmental forfeiture, police, regulatory, or national security power
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;

- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginqueries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon: Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the

mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

After Recording Return To:

Washington County Department of Assessment and Taxation
Attention: Tiffani Morning
155 N First Avenue, Room 130, MS 8
Hillsboro OR 97124

Mail all future Tax bills to:

Washington County Support Services – Facilities
Gregg Weiman
169 N First Avenue
Hillsboro OR 97124

Washington County, Oregon
01/30/2023 04:07:40 PM
D-DBS Cnt=1 Str=61 N MEJIA
\$30.00 \$5.00 \$11.00 \$60.00 - Total = \$106.00

2023-003931



02924949202300039310060063

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and Taxation,
Ex-Officio County Clerk



TAX COLLECTOR'S DEED TO TAX FORECLOSED PROPERTIES

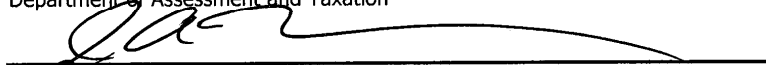
The Washington County Tax Collector, having completed foreclosure proceedings in accordance with all statutory requirements and having obtained a judgment foreclosing tax liens that was entered on or about **October 5, 2020**, in the case of Washington County v.99 & Eddy LLC et al. Washington County Circuit Court No. **20CV29746**, and having further provided notice of expiration of the redemption period as provided by law, a copy of which is attached hereto as Exhibit "A" and said properties having not been redeemed, now hereby conveys to Washington County, a political subdivision of the State of Oregon, all right, title and interest to each and every property described in attached Exhibit "B" hereto.

The true and actual consideration for this transfer, stated in terms of dollars, is zero.

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 207, 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 207, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 30th day of January 2023.

Washington County Tax Collector
Department of Assessment and Taxation



Joe Nelson, Director

State of Oregon)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me this 30th day of January 2023, by Joe Nelson, Washington County Tax Collector and Director of the Department of Assessment and Taxation, Washington County, Oregon.



Notary Public for Oregon





The Oregonian
LEGAL AFFIDAVIT

AD#: 0010426195

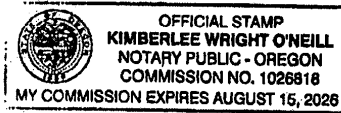
State of Oregon,) ss
County of Multnomah)

Kimberly Langdon being duly sworn, deposes that he/she is principal clerk of Oregonian Media Group; that The Oregonian is a public newspaper published in the city of Portland, with general circulation in Oregon, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

The Oregonian 09/09, 09/16/2022

Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of September 2022



Notary Public

**GENERAL NOTICE
OF EXPIRATION OF REDEMPTION
PERIOD
FOR 2020 WASHINGTON COUNTY
FORECLOSED PROPERTY**

PUBLIC NOTICE is hereby given, in the manner required by law, that the two-year period for the redemption of real property included in the 2020 Washington County tax liens foreclosure proceeding instituted by Washington County, Oregon on October 5, 2020, in the Circuit Court of the State of Oregon for the County of Washington, Case No. 20CV29746, and included in the Judgment Foreclosing Tax Liens entered there on October 5, 2020, will expire on October 5, 2022.

All the properties ordered sold under the Judgment, unless redeemed on or before October 3, 2022, will be deeded to Washington County, Oregon immediately on expiration of the period of redemption and that every right or interest of any person in the properties will be forfeited forever to Washington County, Oregon.

Joe Nelson, Director of Assessment and Taxation, Washington County, Oregon.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
99 & EDDY LLC	2S130DA-00300	2016-2021	\$713.75

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 596.07 FEET WEST OF ONE-QUARTER CORNER ON THE EAST LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SHERWOOD, COUNTY OF WASHINGTON AND STATE OF OREGON; THENCE SOUTH 43°38' EAST, 197.25 FEET TO A POINT; THENCE NORTH 47°22' EAST, 145 FEET 2 INCHES TO THE SOUTHERLY LINE OF TRACT DESCRIBED IN BOOK 156, PAGE 109, DEED RECORDS; THENCE NORTHWESTERLY ALONG SAID TRACT OF LAND DESCRIBED IN BOOK 156, PAGE 109, DEED RECORDS TO THE NORTHWEST CORNER THEREOF; THENCE WEST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN SW EDY ROAD AND/OR SW BORCHERS DRIVE. ALSO EXCEPT THAT PORTION DESCRIBED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, RECORDED MARCH 27, 1991 AS RECORDING NO. 91014663. FURTHER EXCEPT THAT PORTION DESCRIBED IN EXHIBIT A-2 OF LOT LINE ADJUSTMENT DEED RECORDED JANUARY 23, 2004 AS RECORDING NO. 2004-006725 AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 2" BRASS CAP MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE FOLLOWING THE EAST-WEST CENTERLINE OF SAID SECTION 30 (ALSO BEING THE CENTERLINE OF S.W. BORCHERS DRIVE), SOUTH 89°30'25" WEST A DISTANCE OF 551.84 FEET; THENCE SOUTH 00°29'35" EAST A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. BORCHERS DRIVE, THE "TRUE POINT OF BEGINNING"; THENCE FOLLOWING SAID SOUTH RIGHT-OF-WAY LINE OF SAID S.W. BORCHERS DRIVE, NORTH 89°30'25" EAST A DISTANCE OF 187.30 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "COMPASS ENGINEERING", MARKING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2001-016694 OF WASHINGTON COUNTY RECORDS; THENCE FOLLOWING THE NORTHEASTERLY LINE OF SAID TRACT DESCRIBED IN DOCUMENT NO. 2001-016694 AND THE NORTHEASTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2001-016692 OF WASHINGTON COUNTY RECORDS, SOUTH 44°32'17" EAST A DISTANCE OF 191.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.W. PACIFIC HIGHWAY (STATE HIGHWAY NO. 99W) (BEING 72.00 FEET FROM CENTERLINE); THENCE FOLLOWING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 46°47'29" WEST A DISTANCE OF 54.27 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 44°18'24" WEST A DISTANCE OF 68.12 FEET; THENCE SOUTH 45°27'43" WEST A DISTANCE OF 39.60 FEET; THENCE NORTH 43°12'31" WEST A DISTANCE OF 147.03 FEET; THENCE SOUTH 89°30'25" WEST A DISTANCE OF 97.60 FEET; THENCE NORTH 10°16'56" WEST A DISTANCE OF 45.66 FEET TO THE "TRUE POINT OF BEGINNING".

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF OREGON BY DEED RECORDED SEPTEMBER 26, 2003 AS DOCUMENT NO. 2003-165212, RECORDS OF WASHINGTON COUNTY.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
99 & EDDY LLC	2S130DA-00400	2016-2021	\$64.97

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE W.M., WASHINGTON COUNTY, OREGON, AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 398, PAGE 686, RECORDED ON OCTOBER 14, 1957, OF THE WASHINGTON COUNTY BOOK OF RECORDS; SAID PARCEL BEING THAT PORTION OF SAID PROPERTY LYING NORTHERLY OF A LINE PARALLEL WITH, AND 35.00 FEET SOUTHERLY OF, THE CENTERLINE OF COUNTY ROAD 1459 (SW BORCHERS DRIVE).

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
LARDY, MELVIN J	2N404BC-03000	2014-2019 2016-2021	\$30,065.75

PARCEL I:

THAT PORTION OF PROPERTY LOCATED IN SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 362.4 FEET SOUTH 89°10' WEST OF A POINT 13.88 CHAINS SOUTH 2° WEST FROM A STONE AT THE RECOGNIZED CENTER OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND RUNNING THENCE NORTH 2° EAST 65 FEET; THENCE SOUTH 89°10' WEST 200 FEET; THENCE SOUTH 2° WEST 65 FEET; THENCE NORTH 89°10' EAST 200 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITH THE BOUNDARIES OF NW POND ROAD.

PARCEL II:

A TRACT OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON, AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THAT PROPERTY CONVEYED BY DOCUMENT 2002-002729, WASHINGTON COUNTY RECORDS; SAID POINT BEING SOUTH 89° 10' WEST, 562.4 FEET OF A POINT SOUTH 02°00' WEST., 13.88 CHAINS (916.08 FEET) FROM A STONE AT THE RECOGNIZED CENTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION; THENCE NORTH 02°00' EAST, 65 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 89°10' WEST, 20.85 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF THAT PROPERTY CONVEYED BY 85043924; THENCE SOUTH 02°27" WEST, 65.02 FEET MORE OR LESS TO A POINT LOCATED SOUTH 89°10' WEST OF THE POINT OF BEGINNING; THENCE NORTH 89°10' EAST, 21.36 FEET MORE OR LESS TO THE POINT OF BEGINNING.

NAME OF OWNER AS APPEARED ON THE TAX ROLL	MAP & TAX LOT NO.	YEARS OF DELINQUENCY	JUDGEMENT AMOUNT
UNKNOWN OWNER	2S102DB-00490	2016-2021	\$228.61

A STRIP OF LAND IN SECTION 2, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, DEPICTED IN WASHINGTON COUNTY SURVEY FILING 23,458 AS "HIATUS STRIP", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 54 "CHELSEA HILL NO.2"; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT, NORTH 42° 58' 08" EAST 115.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT; THENCE NORTH 42 52' 13" WEST 13.81 TO AN IRON ROD ON THE SOUTH LINE OF LOT 7 "BURNHAM TRACT"; THENCE ALONG SAID SOUTH LINE, SOUTH 43 00' 11" WEST 115.00 FEET TO AN IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF SW HILL STREET; THENCE ALONG SAID LINE SOUTH 42 52' 43" EAST 13.87 FEET TO THE POINT OF BEGINNING.