

**= METROSCAN PROPERTY PROFILE =**  
**Yamhill (OR)**

**OWNERSHIP INFORMATION**

Parcel Number :251603 R: T: S: Q: QQ:  
Ref Parcel :M00142288  
Owner :Long Edna  
CoOwner :  
Site Address :14365 NW Rockyford Rd  
Mail Address :PO Box 374 Yamhill Or 97148  
Telephone :Owner: Tenant:

**SALES AND LOAN INFORMATION**

Transferred : Loan Amount :  
Document # : Lender :  
Sale Price : Loan Type :  
Deed Type : Interest Rate :  
% Owned : Vesting Type :

**ASSESSMENT AND TAX INFORMATION**

Mkt Land : Exempt Type :  
Mkt Structure : Levy Code :16.20  
Mkt Total : 07-08 Taxes :  
% Improved : Taxes :  
MEASURE 50 : 05-06 Taxes :\$94.34  
Assd Land :  
Assd Stct :  
Assd Total :

**PROPERTY DESCRIPTION**

Thomas Brothers :  
Census :Tract: Block:  
Zoning :00 \*unknown Zoning Code\*  
Special District :  
Neighborhood Code :RYC2 RURAL YAMHILL/CARLTON  
Land Use :009 Misc,Mobile Home  
Legal :  
:  
:  
Subdivision/Plat :

**= METROSCAN PROPERTY PROFILE =**  
**Yamhill (OR)**

Parcel Number :251603

MH APN 1 :                      MH APN 3 :                      Lot APN :R3407    01600  
MH APN 2 :                      MH APN 4 :

**PROPERTY CHARACTERISTICS**

Bedrooms	:2	Building SF	:840	Lot Acres	:
Bathrooms	:1.00	Living SF	:840	Lot SqFt	:
Fireplace	:	1st FloorSF	:840	Foundation	:
Fireplace2	:	2nd FloorSF	:	Wall Matl	:Ribbed
Heat./AC	:	2nd+FloorSF	:	Roof Matl	:Metal
Heat./AC 2	:	Cellar SF	:	Roof Shape	:Gable
Dishwasher	:	BsmtTotalSF	:	Floor Cvr	:Carpet
Hood/Fan	:	BasementType	:	Floor Base	:
Microwave	:	Garage SqFt	:	Year Built	:1973
Grbg Disp	:	Garage Type	:	Stat Class	:444 SINGLE WIDE 14'

Appliances

:  
:  
:  
:

Mobile Home

ID Number :142FRM25JGCS653 Dimensions :14 X 60  
Title :05242007 Skirt :Alum Rib  
Make :Brookwood

Farm Buildings

Units

:  
:  
:  
:  
:

**= METROSCAN PROPERTY PROFILE =**  
**Yamhill (OR)**

**OWNERSHIP INFORMATION**

Parcel Number :190127 R:04W T:03S S:07 Q: QQ:  
Ref Parcel :R3407 01600  
Owner :Long James M & Edna  
CoOwner :  
Site Address :14365 NW Rockyford Rd Yamhill 97148  
Mail Address :PO Box 374 Yamhill Or 97148  
Telephone :Owner: Tenant:

**SALES AND LOAN INFORMATION**

Transferred :11/26/1996 Loan Amount :  
Document # :19354 Lender :  
Sale Price : Loan Type :  
Deed Type :Partnership Interest Rate :  
% Owned : Vesting Type :

**ASSESSMENT AND TAX INFORMATION**

Mkt Land :\$137,551 Exempt Type :  
Mkt Structure :\$33,501 Levy Code :16.20  
Mkt Total :\$171,052 07-08 Taxes :\$432.00  
% Improved :20 06-07 Taxes :\$487.35  
MEASURE 50 05-06 Taxes :\$502.29  
Assd Land :\$21,788  
Assd Stct :\$22,635  
Assd Total :\$46,639

**PROPERTY DESCRIPTION**

Thomas Brothers :  
Census :Tract:304.00 Block:4  
Zoning :55 Exclusive Farm Use  
Special District :  
Neighborhood Code :RYC2 RURAL YAMHILL/CARLTON  
Land Use :559 Farm,Efu,Mobile Home  
Legal :3.00 ACRES IN SEC 07 T3S R4W PARCEL  
:1 OF P1996-66 = 3 AC  
:  
Subdivision/Flat :

**= METROSCAN PROPERTY PROFILE =**  
**Yamhill (OR)**

Parcel Number :190127

MH APN 1 :M00142268      MH APN 3 :                      Lot APN :  
MH APN 2 :                      MH APN 4 :

**PROPERTY CHARACTERISTICS**

Bedrooms :	Building SF :	Lot Acres :	3.00
Bathrooms :	Living SF :	Lot SqFt :	130,680
Fireplace :	1st FloorSF :	Foundation :	
Fireplace2 :	2nd FloorSF :	Wall Matl :	
Heat/AC :	2nd+FloorSF :	Roof Matl :	
Heat/AC 2 :	Cellar SF :	Roof Shape :	
Dishwasher :	BsmtTotalSF :	Floor Cvr :	
Hood/Fan :	BasementType :	Floor Base :	Low-cost
Microwave :	Garage SqFt :	Year Built :	
Grby Disp :	Garage Type :	Stat Class :	300 FARM BLDGS

Appliances

:  
:  
:  
:

Mobile Home

ID Number :                      Dimensions :  
Title :                              Skirt :  
Make :

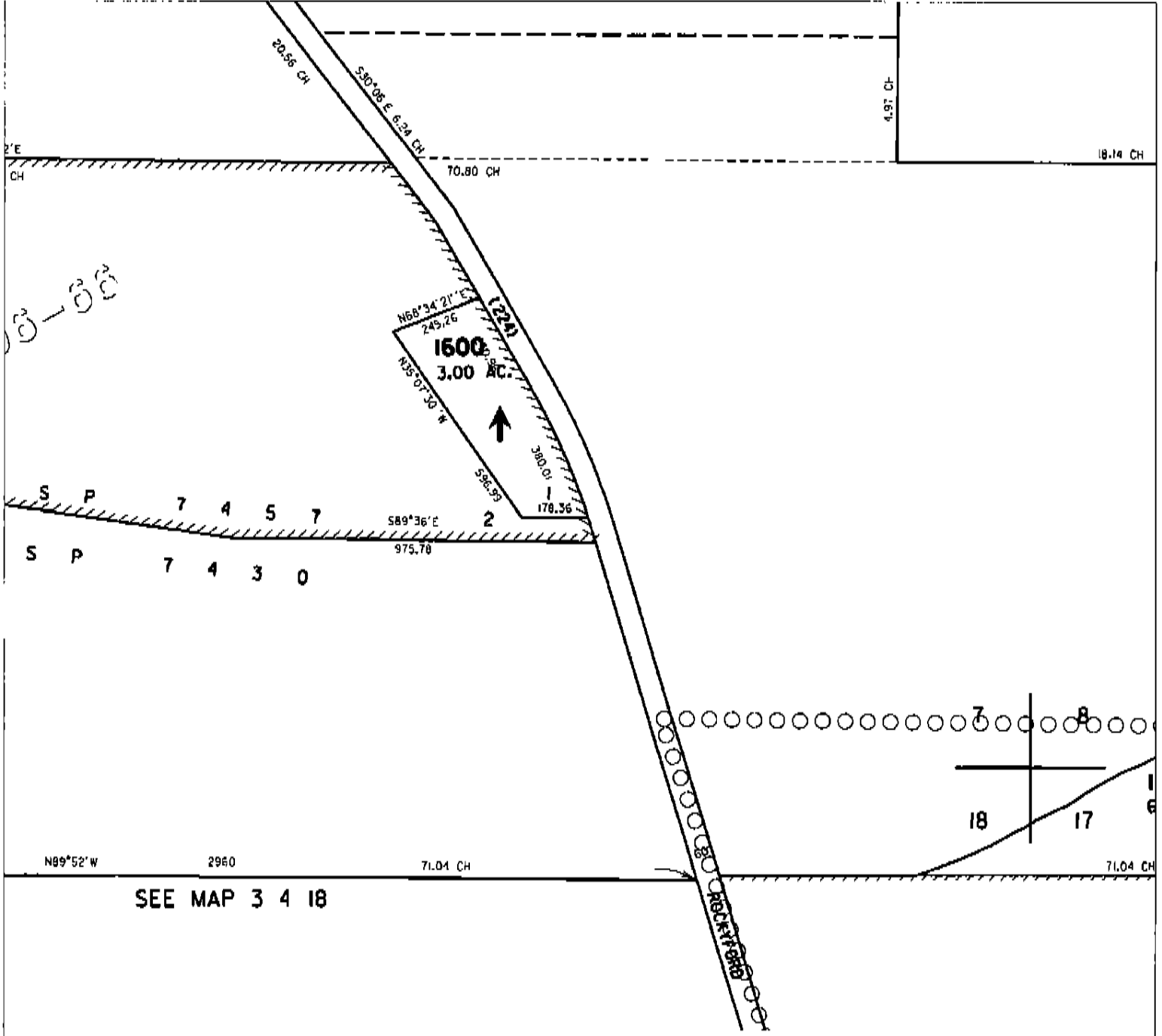
Farm Buildings

Units

:Machine Shed                      3,360  
:  
:  
:  
:

Profile-Page 2 of 2

*Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.*



SEE MAP 3 4 18



FIDELITY NATIONAL TITLE COMPANY  
 THIS COPY OF ASSESSOR'S MAP IS  
 PROVIDED SOLELY TO ASSIST IN  
 LOCATING SUBJECT PROPERTY.  
 NO LIABILITY IS ASSUMED BY FIDELITY  
 FOR DISCREPANCIES IN THIS MAP  
 AS OUTLINED AND THE ACCOMPANYING  
 LEGAL DESCRIPTION

16.2

1400  
18.7 AC.

1500  
117.7 AC.

SW COR  
W D STILLWELL  
DLC 41

SE COR  
W D STILLWELL  
DLC 41

NW COR  
JOHN H DAVIS  
DLC 90

1602  
47.8 AC.

NE COR  
JOHN H DAVIS  
DLC 90

1600  
3.00 AC.

1601  
1.14 AC.

1501  
6.1 AC.

P1998-88

C S P T 4 5 7  
C S P T 4 3 D

SEE MAP 3 4 18

SEE MAP 3 4 08

3 4 07



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AS OUTLINED AND THE ACCOMPANYING  
LEGAL DESCRIPTION

# PARTITION 96-66

## for : James & Edna Long

Docket No. C-53-93/P-44-93

Location: SE 1/4 & SW 1/4 Section 07, T. 3 S., R. 4 W., N.M.,  
John H. Danks D.C. NO. 80, Yamhill County, OR

Tract Lot: 3407 - 1600  
Date: 7 Jan. 1995

(S 89°36'20" E 2100.05')

Parcel 2

"A" to "B"  
N 72°28'40" W 1921.89' measured  
(N 27°35'28" W 1123.50' CSP-7457)

"B"  
S 87°R, CSP-7457  
25' from E

### Declaration

I, the then holder of the lands represented on the attached map and more particularly described in the Surveyor Certificate and here caused said lands to be partitioned into the 2 parcels as shown.

In addition, there are other rights appurtenant to the lands represented by the partition.

*James W. Long*  
James W. Long  
Edna Long

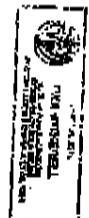


On this day the 7<sup>th</sup> of February, 1995, did personally appear James W. Long and Edna Long in the capacity shown in the above Declaration, who being duly sworn, did say that they are the identical persons named in the foregoing instrument and that they executed said instrument freely and voluntarily.

ACKNOWLEDGMENT  
*John H. Danks*  
Director of Voluntary Affairs

STATE OF OREGON }  
COUNTY OF YAMHILL }

On this day the 21<sup>st</sup> of Feb., 1995, did personally appear R. O. Jermison, the duly appointed, qualified and acting Director of Voluntary Affairs, in the capacity shown in the above Declaration, who being duly sworn, did say that he/she executed the foregoing instrument and that he/she executed said instrument freely and voluntarily.



### Narrative

The purpose of this survey is to mark and describe Parcel 1 of this partition plat. Parcel 2 has not been surveyed. The exact number of Rockford Road is held to be 20' as shown in the bounded certificate. No hole of bearing is between points X, Y, & Z per CSP-7450 & CSP-7457.

### SURVEYOR'S CERTIFICATE

I, Matt Duncanson, do hereby certify that I have surveyed and marked with proper monuments the land between them as Parcel 1, which is part of that tract of land described in deed to James W. Long and Edna Long and recorded in Farm Volume 87 Page 1731, Yamhill County deed records, the boundary of which is more particularly described as follows:

Beginning at the initial point, on the east side of the bounded certificate of Rockford Road which bears N62°28'35" W 561.0' from an iron rod of the SE corner of Tract 1 of CSP-7457, thence N88°56'27" W 178.20' to an iron rod (S) from station 200, thence S89°36'20" E 2100.05' along said margin to an iron rod of the beginning of a curve continues to the beginning of road of 1728.28', thence southerly 280.01' along said curve (chord) S24°18'25" E 376.24' to the point of beginning.

Containing 2.00 acres more or less.

Over and to being the remainder was not surveyed under the authority of the county ordinance that a land parcel exceeding ten acres need not be surveyed, see CSP-7450 & CSP-7457.

This is an exact copy of the original partition plat.

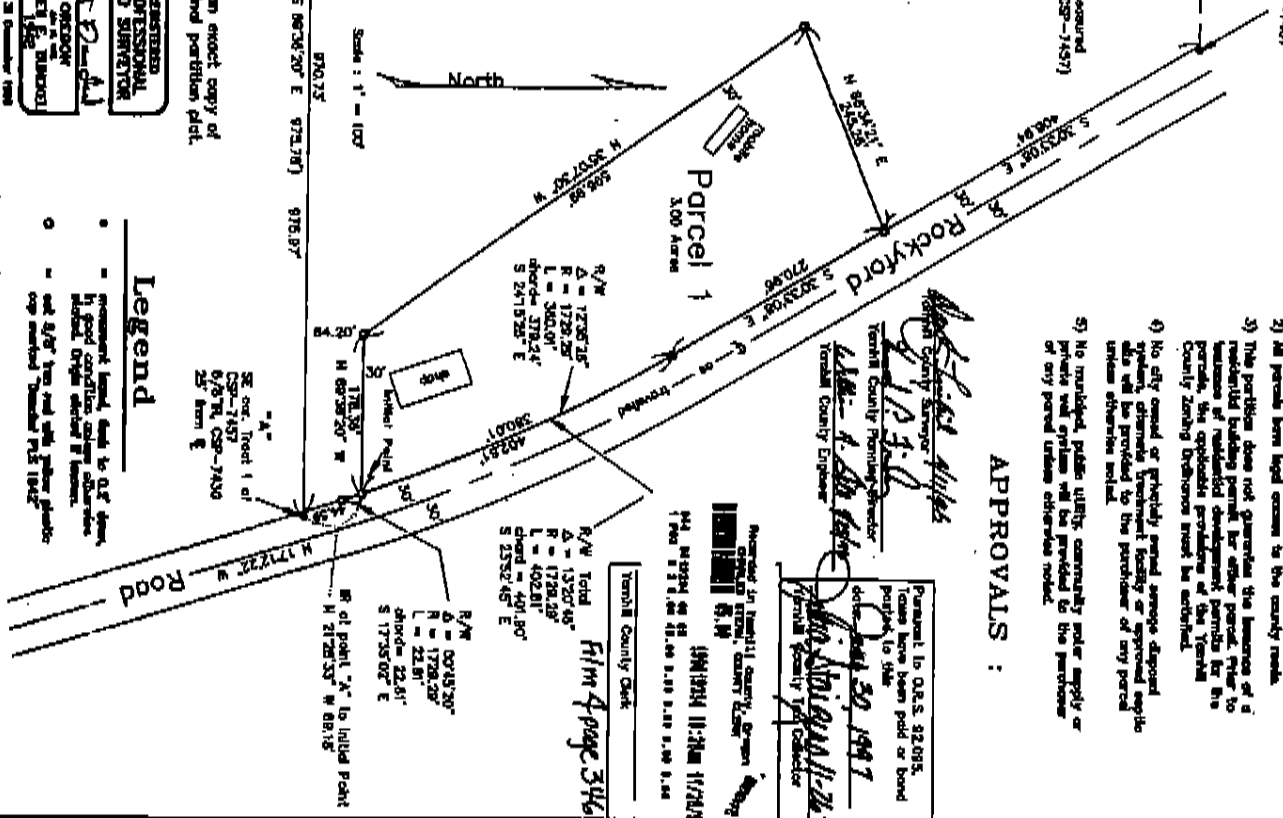
### Legend

- monument found, due to O.R. there is good condition corner monument in field. Origin of monument is shown.
- set 5/8" iron rod with yellow plastic cap marked "Tract 1" PLS 1992
- = data of record

(SW cor. John H. Danks D.C.)  
did not measure to

Matt Duncanson  
Matt Duncanson  
18010 Solar Creek Road  
Madras, OR 97538  
Phone: 472-7204

REGISTERED PROFESSIONAL LAND SURVEYOR  
MATTIE R. DUNCANSON  
OS 000007  
MATTIE R. DUNCANSON  
OS 000007  
Expire 31 October 1998



### Notes

- 1) There are no H&S editions within 1/2 mile of the tract.
- 2) All parcels have legal corners to the nearby roads.
- 3) This partition does not guarantee the issuance of a residential building permit for either parcel. Prior to issuance of residential development permits for the parcels, the applicant/proponent of the Yamhill County Zoning Ordinance must be satisfied.
- 4) No city council or privately owned sewage disposal system, stormwater treatment facility or approved septic also will be provided to the purchaser of any parcel unless otherwise noted.
- 5) No municipal public utility, community water supply or private well system will be provided to the purchaser of any parcel unless otherwise noted.

### APPROVALS :

*John H. Danks*  
John H. Danks  
Yamhill County Planning Director  
Yamhill County Engineer  
Date: Jan 30, 1997  
Yamhill County Seal

Approved in Yamhill County, Oregon  
Yamhill County Clerk  
Date: Jan 30, 1997  
Yamhill County Seal

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