

Land Title Company of Grant County, Inc.

145 NE Dayton Street, John Day, Oregon 97845

Phone: 541-575-1529 Fax: 1-541-628-7415

courtney@ltcofgrantcounty.com

January 14, 2025

PREPARED FOR: Kellie Cobb

TAX ACCOUNT: 13-28-13 TL301

PROPERTY ADDRESS : 51257 Hwy 26
Mount Vernon, OR 97865

ASSESSED TO: Gina Leigh

INCLUDED ARE THE FOLLOWING:

- The Grant County Assessor's Property Information
- Last Deed of Record
- County Map

This information was prepared by: Courtney Fox

THE INFORMATION SHOWN ABOVE HAS BEEN COMPILED FROM THE LATEST TAX
INFORMATION

RECORDS PROVIDED US BY THE TAX ASSESSOR'S OFFICE AND IS PROVIDED AS A COURTESY TO
YOU AND YOUR CUSTOMER. NO LIABILITY IS ASSUMED FOR ANY ERRORS IN THIS REPORT.

OAR 836-080-0337 GOVERNS THE INFORMATION WE ARE ABLE TO PROVIDE. THIS SERVICE
MAY BE DISCONTINUED AT ANY TIME WITHOUT NOTICE.



Notice: The information provided here is for convenience ONLY. The records located at the Grant County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurately as possible, these documents are being provided as an informational convenience ONLY. Grant County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Grant County Assessor's Office, Canyon City, Oregon.

Date Web Site was last updated 1/11/2025

Value and tax information for tax year 2024

Ref#:6231 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
13S2813	301	0	1602	409 TRACT/MOBILE HOME

OWNER:	LEIGH, GINA
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	
	51257 HWY 26
CITY/ST:	MT VERNON, OR, 97865

PROPERTY ADDRESS: 51257 HIGHWAY 26 COUNTY

MFG STRUCTURE INFORMATION

EM/X#	SERIAL#	MFG	MODEL
L :155101	S14212	FLEETWOOD	1972

NOTES:

1972 FLEETWOOD 24 X 44
 SERIAL #S14212
 X-67739

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$118,170	
STRUCTURES	\$86,060	

SUBTOT	\$204,230	\$74,064
TOTAL	\$204,230	\$74,064

PROPERTY TAX INFORMATION

Do not pay this amount! For current balance owing, contact our office.
 Contact information may be found at this web page [Assessor/Tax Collector](#)

BASE TAX	\$1,024.68
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$1,024.68

BUILDING DESCRIPTIONS

ROOM COUNT (For Structure #1 below)

NO OF FLOORS	LIV RM	KIT	DIN RM	FAM RM	BED RM	BATH	1/2 BATH	UTIL	OTHER	FP/WS
1	1	1	0	0	0	0	0	0	0	0

STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	295	CLASS 5 DOUBLE WIDE MOBILE	1,056	0	0	1972	2024	\$62,290	0
2	777	CLASS 5 DOUBLE WIDE MOBILE	0	0	0	0	2024	\$9,760	0
3	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	0	2024	\$6,600	0
4	344	MACHINE SHED - CLASS 4	640	0	0	0	2024	\$6,660	0
5	305	DRC BUILDING	0	0	0	0	2024	\$750	0

To View the Diagram of Improvements to This Property [Click Here](#)

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	2.16	HF	MA6 HOBBY FARM	-	\$85,670
2	0.00	OSD5	MA6 OSD	-	\$32,500
TOTAL	2.16				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	4/12/2022	\$125,000	1	BS	20220682
2	1/19/2010	\$125,000	1	BS	20100090
3	8/25/2003	\$76,000	1	CT	32779

BL5

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

James M. Davenport
12795 SW Mountain Road
West Linn, OR 97068
 Grantor's Name and Address

Dina Leigh
51257 Hwy 26
Mt. View, OR 97865
 Grantee's Name and Address

After recording, return to (Name and Address):
Dina Leigh
51257 Hwy 26
Mt. View, OR 97865

Until requested otherwise, send all tax statements to (Name and Address):
Dina Leigh
51257 Hwy 26
Mt. View, OR 97865

I, BRENDA J. PERCY, COUNTY CLERK FOR GRANT COUNTY, OR CERTIFY THAT THE INSTRUMENT IDENTIFIED HEREIN WAS RECORDED IN THE COUNTY CLERK'S RECORDS.
 BRENDA J PERCY, GRANT COUNTY CLERK
 DOC#: 20220682
 PG: 1 \$83.50
 4/12/2022 2:23 PM

Brenda Percy

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James M. Davenport

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Dina Leigh

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Grant County, State of Oregon, described as follows (legal description of property):

Township 13 South, Range 28 East of the Willamette Meridian, Grant County, Oregon:
 Section 12: A tract of land in the N1/2SW1/4, described as follows:
 Beginning at a point 1076.6 feet West and 504.1 feet South of the Northeast corner of the SW1/4 of said Section 13;
 thence West, 500.0 feet;
 thence South, 504.0 feet, more or less, to a point on the Northern right of way line of the re-located John Day Highway as said right of way is described in Deed recorded November 19, 1993, in Book 89 of deeds, page 566;
 thence Easterly, along said Northern right of way line, 500.0 feet, more or less, to a point South of the point of beginning;
 thence North, to the point of beginning.
 (SAVE & EXCEPT that portion lying North of the centerline of the the John Day River.
 (Tax Acct. 16-2 13-28-13 301 6231)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$125,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. ~~If the sentence between the symbols \oplus and \ominus is not applicable, it should be deleted. See ORS 92.0367.~~

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 4-06-2022; any signature on behalf of a business or other entity is made with the authority of that entity.

James M. Davenport

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 185.300, 185.301 AND 185.306 TO 185.330 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 655, 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 30.830, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 185.300, 185.301 AND 185.306 TO 185.330 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 655, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of C. Clackamas ss.

This instrument was acknowledged before me on _____

by _____ This instrument was acknowledged before me on April 6th, 2022

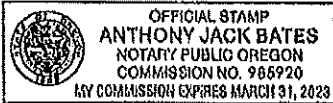
by James M. Davenport

as owner

of Township 13 South, Range 28 East of the Willamette Meridian,

Grant County, Oregon

Anthony Jack Bates
 Notary Public for Oregon
 My commission expires March 31, 2023





THIS SKETCH IS FOR
LOCATION PURPOSES ONLY,
AND NO WARRANTIES ARE
IMPLIED AS TO VARIATIONS, IF
ANY, IN DIMENSIONS OR
LOCATION AS REVEALED BY
AN ACCURATE SURVEY.

13-28-13

