

Land Title Company of Grant County, Inc.

145 NE Dayton Street, John Day, Oregon 97845

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

kristen@ltcofgrantcounty.com

May 6, 2024

PREPARED FOR: Amerititle – Kellie Cobb

TAX ACCOUNT: 17-3 12-34 TL1703; Ref. 39413

PROPERTY ADDRESS: 53578 Big Sky Lane

ASSESSED TO: ROBERT J. NETTINGA, TRUSTEE OF THE NETTINGA FAMILY TRUST OF 1991

INCLUDED ARE THE FOLLOWING:

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

This information was prepared by: *Kristen Coombs*

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.

DAR 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 5/04/2024

Value and tax information for tax year 2023

Ref#:39413 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
12S34	1703	0	400	601 SP TIMBER/NONDES/IMP

OWNER:	NETTINGA, ROBERT J-TRUSTEE
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	
	P O BOX 911
CITY/ST:	PRAIRIE CITY, OR ,97869

PROPERTY ADDRESS: 53578 BIG SKY LN COUNTY

NOTES:
FOREST LAND-POTENTIAL ADD. TAX
TIMBER USE FOR 1-1-17

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$937,010	
STRUCTURES	\$124,600	
SUBTOT	\$1,061,610	\$205,844
TOTAL	\$1,061,610	\$205,844

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	\$2,186.39
SPECIAL ASSESSMENTS	
FIRE PATROL	\$1,952.53
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$4,138.92

STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	325	GENERAL PURPOSE BLDG - CLASS 5	2,880	0	0	2012	2023	\$79,040	0
2	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	0	2023	\$36,340	0
3	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	0	2023	\$7,200	0
4	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	2023	2023	\$2,020	0

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

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	1.00	OSD		-	\$26,430
2	639.00	FOR		-	\$910,580
TOTAL	640.00				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	6/13/2012	\$730,000	1	WD	121168
2	7/31/2009	\$2,000,000	6	WD	91580

[NEW SEARCH](#)

After Recording Return to:

NETTINGA FAMILY TRUST OF 1991
P.O. Box 911
Prairie City, Oregon 98769

Send Tax Statements to:

NETTINGA FAMILY TRUST OF 1991
P.O. Box 911
Prairie City, Oregon 98769

I certify that this instrument was received and recorded in the book of records of said county.

BRENDA PERCY Grant County Clerk

by *[Signature]* Deputy

DOC# 2012-1168D PG 3
RCPT: 121168 48.50
6/13/2012 2:54 PM

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GAZELLE LAND & TIMBER, LLC, an Oregon limited liability company, as Grantor, hereby grants, conveys and warrants to ROBERT J. NETTINGA, TRUSTEE OF THE NETTINGA FAMILY TRUST OF 1991, as Grantee, the real property in the County of Grant, State of Oregon described in Exhibit "A" attached hereto, along with all tenements, hereditaments, and appurtenances, and free of encumbrances except as set forth herein:

23/28

This property is subject to all liens and encumbrances of record.

The true consideration for this conveyance is seven hundred thirty thousand dollars (\$730,000.00).

LANGUAGE REQUIRED BY ORS 93.040: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336

20121168

AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12th day of June, 2012.

GRANTOR

Gazelle Land & Timber LLC

By [Signature]
King Williams, member

By [Signature]
Michael G. Smith, member

STATE OF OREGON)
)ss.
COUNTY OF GRANT)

On this 12 day of June 2012, King Williams personally appeared the above named as member and on behalf of Gazelle Land & Timber LLC and acknowledged the foregoing instrument to be his free and voluntary act and deed.

[Signature]
Notary Public in and for the State of Oregon
My commission expires 11/20/15



STATE OF OREGON)
)ss.
COUNTY OF GRANT)

On this 12 day of June, 2012, Michael G. Smith personally appeared the above named as member and on behalf of Gazelle Land & Timber LLC and acknowledged the foregoing instrument to be his free and voluntary act and deed.

[Signature]
Notary Public in and for the State of Oregon
My commission expires 11/20/15



20121168

EXHIBIT "A"

Land in Grant County, Oregon, as follows:

PARCEL 2 OF LAND PARTITION PLAT NO. 2010-10, according to the plat thereof filed for record in the office of the clerk of said county and state on November 18, 2010.

(Tax Acct. 4 12-34 TL 1703; Ref. 39413)

TOGETHER with the easements as described in document recorded December 24, 1986, Book 134, Page 476, Deed Records of Grant County, Oregon.

AND

TOGETHER with an easement as described in document recorded September 21, 2010, Instrument No. 20101845, Deed Records of Grant County, Oregon.

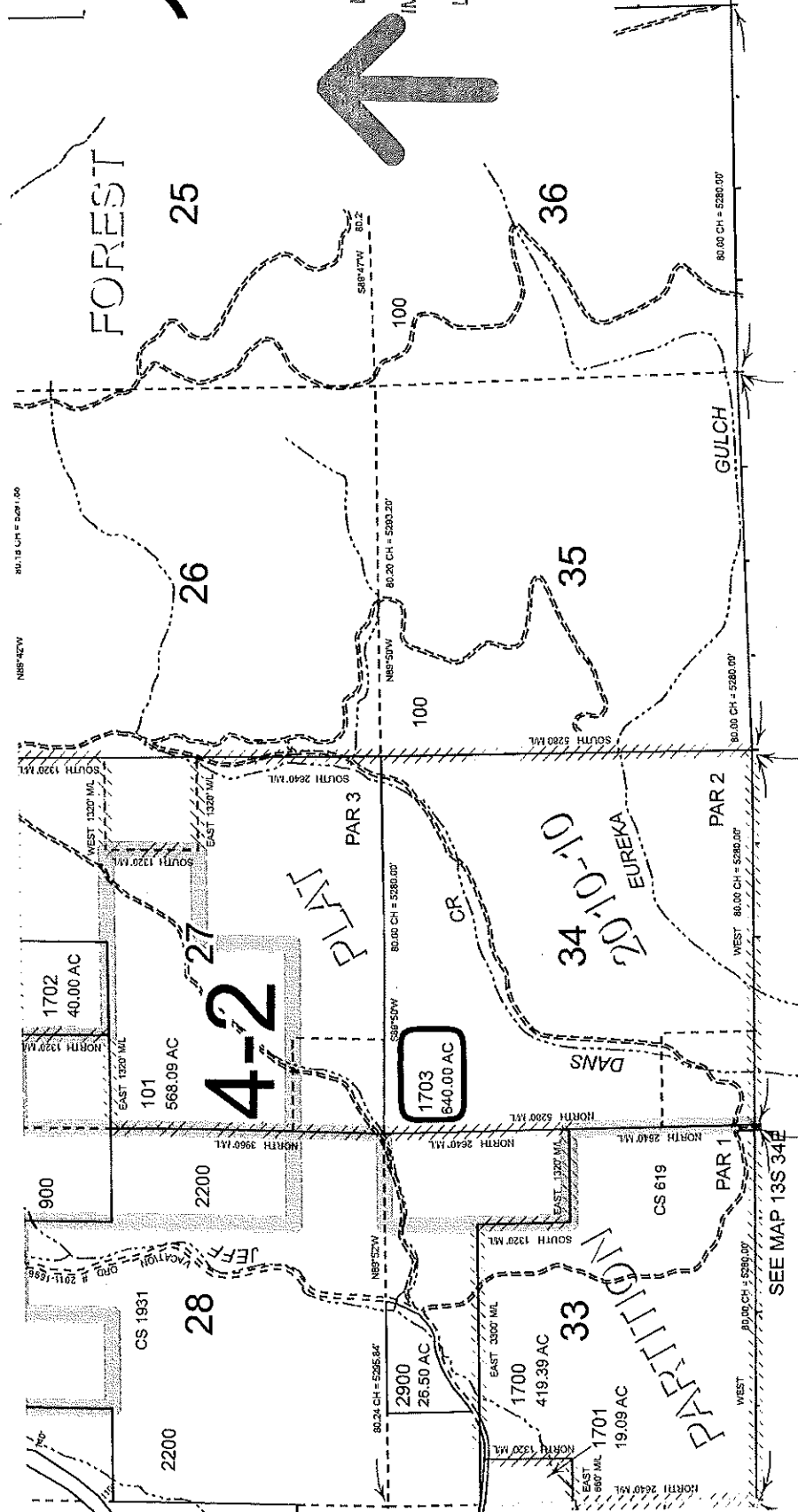
AND

TOGETHER with grants of easements recorded concurrently herewith.

12-34

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.

Revised: MA
05/30/2023



4-2

PLAT

20-10-10
EUREKA

PARTITION

SEE MAP 13S 34E