



OREGON HOME PROPERTIES
LAND AND HOME SALES

**0 NW McDaniel
Powell Butte, Oregon
97753
19.96 acres
\$525,000**



KNIGHTSBRIDGE
INTERNATIONAL REAL ESTATE

INTRODUCTION

Own a piece of privacy and solace with this 19.96 acre parcel located in desirable Powell Butte, Oregon! Wander past farms and cattle ranches with stunning Cascade views along the way. This property is just a 17 minute drive from Redmond and 12 minutes from Prineville. Vested right for CUP in place, septic feasibility approved for capping fill system, well needed, CEC power needed, fully fenced, old growth juniper trees, views of Powell Butte to the south and potential for Cascade Mountain views to the west. Looking for end-of-the-road peace and quiet with some elbow room and more? This is it!

LOCAL HISTORY

Powell Butte, Oregon, is a small rural community located in central Oregon, about 15 miles northeast of Bend. The area has a rich history that dates back to the 1800s, with Native American tribes like the Paiute and Wasco living in the region long before European settlers arrived.

In the mid-1800s, settlers began moving into the area, attracted by the fertile land and abundant resources. The name "Powell Butte" comes from the prominent geological feature in the area, Powell Butte, which is a large butte (a flat-topped hill) that rises 4,650 feet above sea level and is named after the Powell family, who were early settlers.

By the late 1800s, Powell Butte had become a small farming and ranching community. The area's economy has historically been centered around agriculture, particularly cattle ranching and the cultivation of hay and grain.

In recent years, Powell Butte has seen some residential development, although it still maintains much of its rural character. It's a popular spot for those seeking a quieter lifestyle, with beautiful views of the surrounding mountains and high desert landscape. The area's proximity to the Redmond airport and Bend, a growing city known for its outdoor recreation and vibrant culture, has also contributed to its increased visibility and interest.

Today, Powell Butte remains a tight-knit community with a mix of long-time residents and newcomers drawn by its scenic beauty and peaceful surroundings.

LOCAL ATTRACTIONS

Powell Butte, Oregon, is a small rural area located in central Oregon, but it's surrounded by a variety of outdoor attractions and scenic spots. Here are a few notable ones nearby:

1. Cline Buttes Recreation Area – A great spot for hiking, mountain biking, and wildlife viewing. It offers wide-open spaces with fantastic views of the surrounding area.
2. Smith Rock State Park – About 30 minutes away, this iconic park is famous for its towering rock spires, hiking trails, and world-class rock climbing. The Crooked River runs through it, providing great views and opportunities for photography.
3. Bend, Oregon – Just a short drive away, Bend is a vibrant city known for its craft beer scene, outdoor activities, and proximity to the Cascade Mountains. You can explore the Deschutes River Trail, visit Mirror Pond, or check out one of its many parks.
4. High Desert Museum – Located in Bend, this museum is a great place to learn about the natural history of the region, with exhibits on wildlife, Native American history, and the area's geology.
5. Deschutes National Forest – Nearby and perfect for anyone interested in hiking, camping, or fishing. The forest offers countless trails, beautiful lakes, and the chance to spot wildlife.

OPPORTUNITY

- **19.96 ACRES**
- **VESTED RIGHT FOR DWELLING**
- **SEPTIC FEASIBILITY APPROVED FOR CAPPING
FILL SYSTEM**
- **NEEDS POWER, CONTACT CEC FOR ESTIMATE**
- **NEEDS WELL, NEIGHBORING WELL IS 465'**
- **OLD GROWTH JUNIPER**
- **VIEWS OF POWELL BUTTE**
- **PEEK-A-BOO CASADE VIEWS**
- **POTENTIAL FOR BIGGER VIEWS WITH
REMOVAL OF TREES AND/OR A SECOND
STORY HOME**
- **PLENTY OF ROOM FOR A SHOP**
- **END OF ROAD PRIVACY**
- **ROAD MAINTENANCE AGREEMENT IN PLACE**
- **CINDER DRIVEWAY ALLOWS ACCESS**
- **FULLY FENCED**



Directions

- From Redmond, Oregon, take Hwy 126 East to Powell Butte
- Go Left/North on SW Minson
- Turn Right/East on SW Houston Lake Rd
- SW Houston Lake Road turns into SW Cornett Loop
- Go Straight/North onto NW McDaniel when it turns to gravel
- Turn Right/East onto shared driveway with address 1080 posted
- Follow cinder driveway straight past neighbor
- Property is located at the end of the road
- For sale sign marks NW entrance to property

LAND

- Crook County Account 13236
- Taxlot 1415310001100
- 19.96 Acres Bare Land
- Zoned EFU3
- Slight slope
- Rocky
- Juiper Trees, Ssage, Native Grasses

SELLER PREFERRED TERMS

Either OREF or OR forms

Cash, Conventional Loan

Seller: John and Cathleen Wendel Rev Living Trust

Deschutes County Title, Nicole Day

2.5% BAC

Property Profile Summary

SUBJECT PROPERTY

13236
Crook County
ADDRESS
OR 97753

OWNER

John & Cathleen Wendel Rev Li

DATE
01/29/2025
PREPARED BY

Danetta Rider
danettar@deschutestitle.com





CROOK COUNTY PROPERTY PROFILE INFORMATION

Parcel #:13236
Tax Lot:1415310001100
Owner:John & Cathleen Wendel Rev Living Trust
CoOwner:
Site:
OR 97753
Mail:40144 Turnidge Rd
Albany OR 97321
Land Use:400 - Tract Land Unimp
Std Land Use:8000 - Vacant Land (General)
Legal:Lot: 26, Block: 3, Township: 14S, Range: 15E, Section: 31
Twn/Rng/Sec:T:14S R:15E S:31 Q: 00:

ASSESSMENT & TAX INFORMATION

Market Total:\$354,980.00
Market Land:\$354,980.00
Market Impr:
Assessment Year:2023
Assessed Total:\$153,040.00
Exemption:
Taxes: \$1,925.04
Levy Code:0021
Levy Rate:12.2124

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size:19.96 Acres(869,458 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot: 26
Block: 3
Plat/Subdiv:
Zoning:EFU3 - Exclusive Farm Use
School Dist: Crook County
Census:1027 - 950301
Rec r eation:

SALE & LOAN INFORMATION

Sale Date:11/14/2011
Sale Amount:\$300,000.00
Document #:249527
Deed Type:Bargain and Sale Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:AMERITITLE

Aerial Map



Parcel ID: 13236

Tax Account #: 1415310001100

OR 97753

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.



Crook County Property Summary Report

Report Date: 1/29/2025 1:42:26 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Crook County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Crook County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Crook County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Crook County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: JOHN & CATHLEEN WENDEL REV LIVING TRUST

Map and Taxlot:14153100-01100-13236

Account: 13236

Tax Status: Taxable

Situs Address: UNDETERMINED SITUS ADDRESS

Property Taxes

Current Tax Year:2024

Tax Code Area: 0021

Assessment

Subdivision:PART PLAT YEAR & # NO PARCEL #

Lot: 26

Block: 3

Assessor Acres: 19.96

Property Class: 400

Ownership

Mailing Address:

JOHN & CATHLEEN WENDEL REV LIVING TRUST

40144 TURNIDGE RD

ALBANY, OR 97321-9556

Valuation

Real Market Values as of Jan. 1, 2025

Land \$390,480

Structures

Total \$390,480

Current Assessed Values:

Maximum Assessed \$157,630

Assessed Value \$157,630

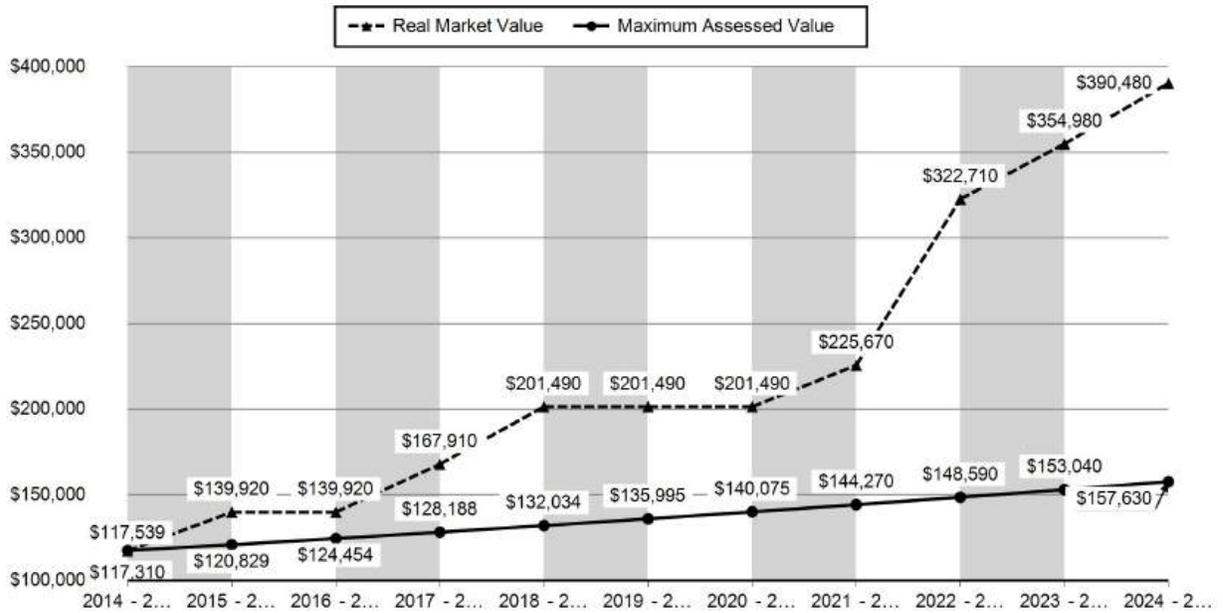
Veterans Exemption

Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
Real Market Value - Land	\$117,310	\$139,920	\$139,920	\$167,910	\$201,490
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$117,310	\$139,920	\$139,920	\$167,910	\$201,490
Maximum Assessed Value	\$117,539	\$120,829	\$124,454	\$128,188	\$132,034
Total Assessed Value	\$117,310	\$120,829	\$124,454	\$128,188	\$132,034
Exemption Value	\$0	\$0	\$0	\$0	\$0

2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
\$201,490	\$201,490	\$225,670	\$322,710	\$354,980	\$390,480
\$0	\$0	\$0	\$0	\$0	\$0
\$201,490	\$201,490	\$225,670	\$322,710	\$354,980	\$390,480
\$135,995	\$140,075	\$144,270	\$148,590	\$153,040	\$157,630
\$135,995	\$140,075	\$144,270	\$148,590	\$153,040	\$157,630
\$0	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2024	11/15/202	PAYMENT	11/12/2024	11/12/2024	\$1,867.29	(\$1,925.04)	\$57.75	\$0.00	\$0.00
2024	4	IMPOSED	10/03/2024	11/15/2024	\$0.00	\$1,925.04	\$0.00	\$0.00	\$0.00
	11/15/202				Total:	\$0.00			
202	11/15/202	PAYMENT	11/14/202	11/14/202	\$1,803.04	(\$1,858.80)	\$55.76	\$0.0	\$0.0
3	3	IMPOSED	3	3	\$0.00	\$1,858.80	\$0.00	0	0
					Total:	\$0.00			
202	11/15/202		10/10/202	11/15/202				\$0.0	\$0.0
202	11/15/202	PAYMENT	11/14/202	11/14/202	\$1,746.91	(\$1,800.94)	\$54.03	\$0.0	\$0.0
2	2	IMPOSED	2	2	\$0.00	\$1,800.94	\$0.00	0	0
					Total:	\$0.00			
202	11/15/202		10/12/202	11/15/202				\$0.0	\$0.0
202	11/15/202	PAYMENT	10/27/202	10/27/202	\$1,746.92	(\$1,800.95)	\$54.03	\$0.0	\$0.0
1	1	IMPOSED	1	1	\$0.00	\$1,800.95	\$0.00	0	0
					Total:	\$0.00			
202	11/15/202		10/12/202	11/15/202				\$0.0	\$0.0
202	11/15/202	PAYMENT	11/04/202	11/04/202	\$1,698.66	(\$1,751.20)	\$52.54	\$0.0	\$0.0
0	0	IMPOSED	0	0	\$0.00	\$1,751.20	\$0.00	0	0
					Total:	\$0.00			
202	11/15/202		10/16/202	11/15/202				\$0.0	\$0.0
201	11/15/201	IMPOSED	11/15/201	11/15/201	\$0.00	\$1,689.22	\$0.00	\$0.0	\$0.0
9	9	PAYMENT	9	9	\$1,638.54	(\$1,689.22)	\$0.00	\$0.0	\$0.0
					Total:	\$0.00	\$50.68	0	0
201	11/15/201		11/12/201	11/15/201				\$0.0	\$0.0
201	11/15/201	IMPOSED	11/15/201	11/15/201	\$0.00	\$1,646.61	\$0.00	\$0.0	\$0.0
8	8	PAYMENT	8	8	\$1,597.21	(\$1,646.61)	\$0.00	\$0.0	\$0.0
					Total:	\$0.00	\$49.40	0	0
201	11/15/201		11/07/201	11/15/201				\$0.0	\$0.0
201	11/15/201	PAYMENT	11/16/201	11/15/201	\$1,573.03	(\$1,621.68)	\$48.65	\$0.0	\$0.0
7	7	IMPOSED	7	7	\$0.00	\$1,621.68	\$0.00	0	0
					Total:	\$0.00	\$0.00	0	0
201	11/15/201		11/15/201	11/15/201				\$0.0	\$0.0
201	11/15/201	IMPOSED	11/15/201	11/15/201	\$0.00	\$1,547.21	\$0.00	\$0.0	\$0.0
6	6	PAYMENT	6	6	\$1,500.79	(\$1,547.21)	\$0.00	\$0.0	\$0.0
					Total:	\$0.00	\$46.42	0	0
201	11/15/201		11/10/201	11/15/201				\$0.0	\$0.0
6	6		6	6				0	0

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2015	11/15/201	IMPOSED	11/15/2015	11/15/2015	\$0.00	\$1,479.79	\$0.00	\$0.00	\$0.00
2015	5	PAYMENT	11/06/2015	11/15/2015	\$1,435.40	(\$1,479.79)	\$44.39	\$0.00	\$0.00
	11/15/201				Total:	\$0.00			
201	11/15/201	PAYMENT	11/18/201	11/15/201	\$1,317.43	(\$1,358.18)	\$40.75	\$0.0	\$0.0
4	4	IMPOSED	4	4	\$0.00	\$1,358.18	\$0.00	0	0
					Total:	\$0.00			
201	11/15/201		11/15/201	11/15/201	\$0.00	\$1,165.56	\$0.00	\$0.0	\$0.0
401	11/15/201	IMPOSED	11/15/201	11/15/201	\$1,130.59	(\$1,165.56)	\$34.97	0	0
3	3	PAYMENT	3	3	Total:	\$0.00			
201	11/15/201		11/13/201	11/15/201	\$1,367.43	(\$1,409.72)	\$42.29	\$0.0	\$0.0
201	11/15/201	PAYMENT	11/20/201	11/15/201	\$0.00	\$1,409.72	\$0.00	\$0.0	\$0.0
2	2	IMPOSED	2	2	Total:	\$0.00	\$0.00	0	0
201	11/15/201		11/15/201	11/15/201	\$1,463.88	(\$1,389.75)	\$0.0	\$0.0	\$0.0
201	11/15/201	PAYMENT	05/23/201	11/15/201	\$0.00	\$1,389.75	\$0.0	\$0.13	\$0.0
1	1	IMPOSED	2	1	Total:	\$0.00	0	\$0.00	0
201	11/15/201		11/15/201	11/15/201	\$1,467.38	(\$1,342.12)	\$0.0	\$0.0	\$0.0
201	11/15/201	PAYMENT	08/30/201	11/15/201	\$0.00	\$1,342.12	\$0.0	\$125.26	\$0.0
0	0	IMPOSED	1	0	Total:	\$0.00	0	\$0.00	0
201	11/15/201		11/15/201	11/15/201	\$1,752.09	(\$1,301.05)	\$0.0	\$0.0	\$0.0
200	11/15/200	PAYMENT	08/30/201	11/15/200	\$0.00	\$1,301.05	\$0.0	\$451.04	\$0.0
9	9	IMPOSED	1	9	Total:	\$0.00	0	\$0.00	0
200	11/15/200		11/15/200	11/15/200	\$1,783.51	(\$1,662.64)	\$0.0	\$0.0	\$0.0
200	11/15/200	PAYMENT	08/30/201	11/15/200	\$367.63	\$367.63	\$0.0	\$120.87	\$0.0
8	8	IMPOSED	1	8	\$0.00	\$1,295.01	0	\$0.00	0
200	11/15/200	IMPOSED	08/30/201	08/30/201	Total:	\$0.00	\$0.0	\$0.00	\$0.0
8	8		1	1	\$1,918.70	(\$1,610.82)	0	0	0
200	11/15/200	PAYMENT	08/30/201	11/15/200	\$395.49	\$395.49	\$0.0	\$307.88	\$0.0
8	8	IMPOSED	8	8	\$0.00	\$1,215.33	0	\$0.00	0
200	11/15/200	IMPOSED	08/30/201	08/30/201	Total:	\$0.00	\$0.0	\$0.00	\$0.0
7	7		1	1	\$434.79	\$434.79	0	0	0
200	11/15/200	IMPOSED	08/30/201	08/30/201	\$2,109.32	(\$1,619.60)	\$0.0	\$0.00	\$0.0
8	8	PAYMENT	7	7	\$0.00	\$1,184.81	0	\$489.72	0
200	11/15/200	IMPOSED	08/30/201	11/15/200	Total:	\$0.00	\$0.0	\$0.00	\$0.0
6	6		1	6	\$603.42	\$603.42	\$0.0	\$0.00	\$0.0
200	11/15/200	IMPOSED	08/30/201	08/30/201	\$2,402.81	(\$1,747.10)	0	0	0
200	11/15/200	IMPOSED	08/30/201	08/30/201	(\$291.94)	(\$291.94)	\$0.0	\$0.00	\$0.0
6	6	PAYMENT	6	6	\$0.00	\$1,143.68	0	\$655.71	0
200	11/15/200	IMPOSED	08/30/201	11/15/200	\$0.00	\$50.00	\$0.0	\$0.00	\$0.0
5	5	IMPOSED	1	5	\$0.00	\$241.94	0	\$0.00	0
200	11/15/200	IMPOSED	08/30/201	08/30/201	Total:	\$0.00	\$0.0	\$0.00	\$0.0
5	5	IMPOSED	1	1	\$1,981.44	(\$1,981.44)	0	\$0.00	0
200	11/15/200		11/15/200	11/15/200	\$0.00	\$1,981.44	\$0.0	\$0.0	\$0.0
200	11/15/200	PAYMENT	05/11/200	11/15/200	Total:	\$0.00	\$0.0	\$0.0	\$0.0
200	11/15/200	IMPOSED	11/15/200	11/15/200	\$0.00	\$1,253.90	\$0.0	0	\$0.0
200	11/15/200		11/15/200	11/15/200	\$1,216.20	(\$1,253.90)	\$0.0	\$0.0	\$0.0
200	11/15/200	IMPOSED	11/15/200	11/15/200	Total:	\$0.00	\$0.00	\$0.0	\$0.0
5	5	PAYMENT	5	5	\$1,576.00	(\$1,576.00)	\$97.62	0	0
200	11/15/200		11/05/200	11/15/200	\$0.00	\$1,576.00	\$0.0	\$0.0	\$0.0
2002	11/15/2002	PAYMENT	01/31/2003	11/15/2002	2002		\$0.0	\$0.0	\$0.0
	11/15/2002	IMPOSED	11/15/2002	11/15/2002			0	0	0
							\$0.0	\$0.0	\$0.0
							0	0	0

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
					Total:	\$0.00			
200	11/15/200	PAYMENT	11/19/200	11/15/200	\$1,500.88	(\$1,547.30)	\$46.42	\$0.0	\$0.0
1	1	IMPOSED	1	1	\$0.00	\$1,547.30	\$0.00	0	0
					Total:	\$0.00		\$0.0	\$0.0
200	11/15/200		11/15/200	11/15/200	\$0.00	\$1,503.56	\$0.00	\$0.0	\$0.0
0	0	PAYMENT	0	0	\$1,458.45	(\$1,503.56)	\$45.11	0	0
					Total:	\$0.00		\$0.0	\$0.0
0	0		0	0				0	0

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
10/05/200	WILLIS, JERRY L & 5M RANCH LLC		\$225,000		2006-
5	UNDETERMINED GRANTOR NAME	WENDEL JOHN & CATHLEEN	\$300,000		204418
11/14/201	UNDETERMINED GRANTOR NAME		\$35,000		2011-
1	KOUTSOURIS, PETER T		\$15,000	WARRANTY DEED	249527
10/01/199			\$88,000		1994-
2					106573
					1987-
					084349
03/05/199					2001-
9					147008

Land Characteristics

Land Description	Acres	Land Classification
Market	19.96	Mrkt

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
OWNER	WENDEL JOHN G TRUSTEE		100.00%
Taxpayer	JOHN & CATHLEEN WENDEL REV LIVING TRUST		100.00%
			200.00%

JULY 1, 2024 TO JUNE 30, 2025
 CROOK COUNTY TAX COLLECTOR
 200 NE 2nd St
 Prineville, OR 97754

REAL PROPERTY TAX STATEMENT

ACCOUNT NO:13236

PROPERTY DESCRIPTION

CODE: 0021
 MAP: 141531-00-01100 ACRES: 19.96
 SITUS: UNDETERMINED

JOHN & CATHLEEN WENDEL REV LIVING TRUST
 40144 TURNIDGE RD
 ALBANY OR 97321-9556

2024-2025 CURRENT TAX BY DISTRICT

HIGH DESERT ESD	15.20
CROOK COUNTY SCHOOL DIST	754.35
CENTRAL OR COMM COLLEGE	97.79
EDUCATION TOTAL:	867.34
CROOK COUNTY GENERAL FUND	610.06
AG EXTENSION SERVICE	19.03
CROOK CO HISTORICAL FUND	9.46
CROOK CO FIRE & RESCUE	250.63
CEMETERY-DISTRICT	15.67
GENERAL GOVT TOTAL:	904.85

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND STRUCTURES	354,980	390,480
TOTAL RMV	354,980	390,480
TOTAL ASSESSED VALUE	153,04	157,63
ASSESSED VALUE	0	0
TOTAL PROPERTY TAX:	1,558.80	1,575.64

CC JAIL BOND	29.70
CC SCHOOL BOND	110.26
COCC BOND & INTEREST	12.89
BONDS - OTHER TOTAL:	152.85

If your Assessed Value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 447-4133. 2024-2025 TAX (Before Discount) 1,925.04

Please Make Payment To: CROOK COUNTY TAX COLLECTOR
 (Refer to back of statement and insert enclosed for more information)

Crook County Website - www.co.crook.or.us
 Tax Collector (541) 447-6554 or Assessor (541) 447-4133

TOTAL DUE (After Discount) 1,867.29

(See back of statement for instructions)

TAX PAYMENT OPTIONS

PAYMENT OPTIONS	Date Due	Discount Allowed	Amount
FULL PAYMENT 2/3	Nov 15, 2024	57.75	1,867.29
PAYMENT 1/3	Nov 15, 2024	25.67	1,257.69
PAYMENT	Nov 15, 2024	No Discount	641.68

8-22-22_v3 ↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2024-2025 PROPERTY TAXES

ACCOUNT NO. 13236



CROOK COUNTY
 TAX COLLECTOR
 200 NE 2nd St
 Prineville, OR 97754

PAYMENT OPTIONS

Discount	Date Due	Amount
Full Payment 3%	11/15/24	1,867.29
Enclosed or 2/3 2%	11/15/24	1,257.69
Payment Enclosed or 1/3 Payment Enclosed 0%	11/15/24	641.68

MAILING ADDRESS CHANGES ON BACK

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Enter Payment Amount

1J1074H5*N47 & **G C50A**T0H.92L*E*1E/2N*** *W***E**NAUD...
 JOHN & CATHLEEN WENDEL REV LIVING TRUST
 40144 TURNIDGE RD
 ALBANY OR 97321-9556

CROOK COUNTY TAX COLLECTOR
 200 NE 2ND ST
 PRINEVILLE, OR 97754-1996



07100000132360000064168000012576900001867294

Property Information Report, page 6 (For Report Disclaimer see page 1)

1/1 117745

Payment instructions

Please send only a check or money order with your payment stub. **DO NOT** mail cash. **Your cancelled check is proof of payment.**

Property tax payments **MUST** be credited to the earliest year that taxes are due.

Tax statements for **less** than \$40 must be paid in full.

Discounts/payment schedule (choose one)

To receive a discount, payments **MUST** be delivered, U.S. post-marked, or transmitted by private express carrier on or before November 15. Returned checks may cause a loss of the discount.

To receive any applicable discount you **MUST** make:

• **Full payment**—Receive a three percent (3%) discount on the amount of current year tax, as shown on your tax statement, if full payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**.

• **Two-thirds payment**—Receive a two percent (2%) discount on the amount of current year tax paid, as shown on your tax statement, if two-thirds payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**. Pay the final one-third (with no discount) by **May 15** to avoid interest charges.

• **One-third payment**—No discount allowed. Pay one-third by **November 15**, followed by another one-third payment by **February 15**. Pay the final one-third balance by **May 15**.

Interest is charged at a rate of 1.333% monthly, 16% annually. Interest is accrued on past due installment payments accordingly:

- First one-third installment payment, interest begins accruing on **December 16**.
- Second one-third installment payment, interest begins accruing **February 16**.
- Remaining one-third payment, interest begins accruing on **May 16**.

If the 15th falls on a weekend or legal holiday, the due date will be extended to the next business day.

Delinquent taxes and lien dates

All personal property tax is delinquent when any installment is not paid on time. The responsible taxpayer can be served with a warrant 30 days after delinquency. Personal property can be seized and other financial assets can be garnished.

Real property tax is delinquent if not paid by May 15. Foreclosure proceedings on real property begin when taxes have been delinquent for three years.

(*) Accounts subject to foreclosure

Real property tax accounts with an unpaid balance for any tax year marked with an (*) on the front of this statement are subject to foreclosure if not paid on or before May 15. Payments **MUST** be applied to the oldest tax first.

Review your value

If you think your property value is incorrect or if there has been a change to the value that you did not expect or understand, review Many assessors provide value

it with the county assessor's office.

information online. Visit your county assessor's website or call them for more details.

Appeal rights

If you think the **VALUE** of your property as shown on this statement is too high, you can appeal. Your appeal is to the county board of property tax appeals (BOPTA), except for state appraised industrial property. To appeal industrial property appraised by the Department of Revenue, you must file a complaint in the Magistrate Division of the Oregon Tax Court.

If you disagree with a **PENALTY** assessed for late filing of a real, personal, or combined property return, you may ask the county BOPTA to waive all or a portion of the penalty. See www.oregon.gov/dor/programs/property/pages/property-appeals.aspx.

When and where to appeal to BOPTA

File your petition by **December 31** with the **county clerk** in the county where the property is located. You can get petition forms and information from your **county clerk**, or at www.oregon.gov/dor/forms.

What to pay if you appeal

Follow the payment schedule to avoid interest charges and to receive applicable discounts. If your tax is reduced after appeal, any over- payment of property tax will be refunded.

Tax statement information is available in alternate formats, in

compli-

ance with the Americans with Disabilities Act (ADA). Contact your county tax collector.

Mailing address change request (Mailing address changes only. An address change requires the owner's signature. Additional documentation may be required for name changes.)

Date: _____ Account number(s): _____

Name: _____

New mailing address: _____

Phone: _____

Email: _____

Signature: X _____

RECORDING COVER SHEET

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

AFTER RECORDING RETURN TO:

Winston Khan
Northwest Trustee Services, Inc.
PO Box 997
Bellevue, WA 98009-0997

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS (only for instruments conveying or contracting to convey fee title to any real estate):

N/A

NAME(S) OF TRANSACTION(S):

Notice of Default and Election to Sell

GRANTOR (DIRECT) or CLAIMANT (PLAINTIFF) OWNER

Northwest Trustee Services, Inc. - Trustee

GRANTEE (INDIRECT) or DEBTOR (DEFENDANT) SECURITY INTEREST HOLDER

Wayne R. Bobbitt and Vicki L. Bobbitt, husband and wife

TRUE AND ACTUAL CONSIDERATION PAID (only for instruments conveying or contracting to convey fee title to any real estate):

\$ N/A

THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALITIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED (for instruments to be recorded in Lien Records):

\$ N/A

AMERITITLE
89072 TSC

Crook County Official Records **2011-249526**

MTG-DFLT 11/14/11 11:33 AM

Total Fees: **\$59.00**

\$15.00 \$11.00 \$16.00 \$2.00 \$5.00 \$10.00



01069295201102495260030034

I, Deanna Berman, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Deanna Berman



ENTERED NOV 15 2011

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by Wayne R. Bobbitt and Vicki L. Bobbitt, husband and wife, as grantors, to Amerititle, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Central Pacific Mortgage Company, its successors and assigns, as beneficiary, dated 01/18/06, recorded 01/27/06, in the mortgage records of CROOK County, Oregon, as 2006-207722, and subsequently assigned to Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by Assignment, covering the following described real property situated in said county and state, to wit:

Beginning at a point North 0 degrees 27'30" East 40.00 feet and North 89 degrees 51'30" West 130.76 feet from the Southeast corner of the NW 1/4 NW 1/4 of Section 29 in Township 14 South, Range 16 East of the Willamette Meridian;
Thence North 0 degrees 27' East 190 feet, Thence North 89 degrees 51'30" West 263 feet;
Thence South 0 degrees 27' West 50.00 feet, more or less to the Northwest corner of a tract of land deeded to James W. Taber, by Deed recorded in Book 85 of Deeds at Page 393, Records of Crook County, OR. Thence East 65.00 feet South 140.00 feet;
Thence South 89 degrees 51'30" East 198 feet, more of less to the point of beginning.

PROPERTY ADDRESS: 417 Northeast Owens Road
Prineville, OR 97754

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$1,942.75 beginning 04/01/10; plus late charges of \$76.20 each month beginning 04/16/10; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$233,558.22 with interest thereon at the rate of 6.25 percent per annum beginning 03/01/10; plus late charges of \$76.20 each month beginning 04/16/10 until paid; plus prior accrued late charges of \$0.00; plus advances of \$0.00; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

NOTICE OF DEFAULT AND ELECTION TO SELL
RE: Trust Deed from
BOBBITT, WAYNE and VICKI
Grantor
to
Northwest Trustee Services, Inc.,
Successor Trustee **File No. 7021.29483**

For Additional Information:
After Recording return to:
Winston Khan
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997
(425) 586-1900

AMERITITLE
89072 TSG

CT53701

Title Order No. CT53701
Escrow No. 304476-VB

This space reserved for recorder's use

After recording return to:
Mr. and Mrs. Jerry L. Willis
PO Box 358
Sisters, OR 97756

Until a change is requested all tax statements shall be sent to the following address:
Mr. and Mrs. Jerry L. Willis
PO Box 358
Sisters, OR 97756

STATUTORY WARRANTY DEED

Peter T. Koutsouris, Personal Representative of the Estate of Darlyn R. Koutsouris, Deceased and Peter T. Koutsouris, Grantor, conveys and warrants to Jerry L. Willis and Tabatha A. Willis, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Crook County, OREGON, to wit:

See Exhibit "A" for legal description, attached hereto and made apart hereof.
Tax Map # 1415 1907

AMERITITLE

This property is free from encumbrances, EXCEPT: Those noted as "subject to" on Exhibit "A"

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.

The true consideration for this conveyance is \$88,000.00. (Here comply with the requirements of ORS 93.030)

304476-VB

Dated this 5 day of March, 19 99

[Signature]
Peter T. Koutsouris

[Signature]
Peter T. Koutsouris, Personal Representative of the Estate of Darlyn R. Koutsouris, deceased

STATE OF OREGON, County of Deschutes) ss.
This instrument was acknowledged before me on March 5, 1999,
by Peter T. Koutsouris, individually and as Pers. Rep. of the Estate
of Darlyn R. Koutsouris, deceased



[Signature]
Notary Public for Oregon
My commission expires 10-15-00

147008 (2pg)

LEGAL DESCRIPTION:

Located in CROOK COUNTY, OREGON:

A parcel of land situated in and being the NE 1/4 SE 1/4 of Section 31 in Township 14 South, Range 15 East of the Willamette Meridian, Crook County, Oregon, more particularly described as follows: Commencing at the East quarter corner of said Section 31, the Initial Point as well as the True Point of Beginning; thence North 89°44'42" West along the North line of the SE 1/4 of said Section 31 a distance of 1321.51 feet to the West line of the NE 1/4 SE 1/4; thence South 00°07'23" West along said West line 1316.32 feet to the South line of said NE 1/4 SE 1/4; thence South 89°49'06" East along said South line 1322.12 feet to the East line of said NE 1/4 SE 1/4; thence North 00°05'47" East along said East line 1314.63 feet to the Point of Beginning.

TOGETHER WITH a private road and utility easement across the North 30 feet of the NW 1/4 SE 1/4 of said Section 31.

SUBJECT TO:

Existing rights of way for roads, highways, irrigation ditches, canals, and pole lines.

Any liens and assessments that may result from the herein described property being within the boundaries of the Central Oregon Irrigation District. (541) 548-6047

An Easement created by instrument, subject to the terms and provisions thereof:

Dated: December 21, 1982

Recorded: December 27, 1982

Microfilm No.: 67393 (Records of Crook County, Oregon)

Between: Glenn Hanna and Judy Hanna, husband and wife; Walter L. Lerwill and Betty Ross Lerwill, husband and wife; Elmer McDaniel and Wanda R. McDaniel, husband and wife; Stewart H. Butts, Jr., and Deborah H. Butts, husband and wife; The Deschutes Bank, an Oregon banking corporation; Gerald L. Harris and Nancy J. Harris, husband and wife; Daniel L. Harnden and Sicily A. Harnden, husband and wife

Purpose: a perpetual nonexclusive easement for roadway and utility purposes

Re-recorded: September 26, 1994

Microfilm No.: 117312 (Records of Crook County, Oregon)

EXHIBIT "A"



KEY PUNCHED

MAR 22 1999

STATE OF OREGON } ss 147008
COUNTY OF CROOK }

I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECEIVED FOR RECORD ON THE 9th DAY OF
March 19 99 AT 11:35 A.M.

RECORDED IN Deeds

RECORDS OF SAID COUNTY MF NO. 147008

DEANNAE BERMAN, CROOK COUNTY CLERK

BY *Virginia M. Woolley* DEPUTY

140.00



Crook County Community Development

ENVIRONMENTAL HEALTH 300 N.E. 3rd Street • Prineville, Oregon 97754
Phone (541) 447-8155 • FAX (541) 416-2139

14-15-31 1100

THIS IS NOT A CONSTRUCTION PERMIT

September 10, 2002

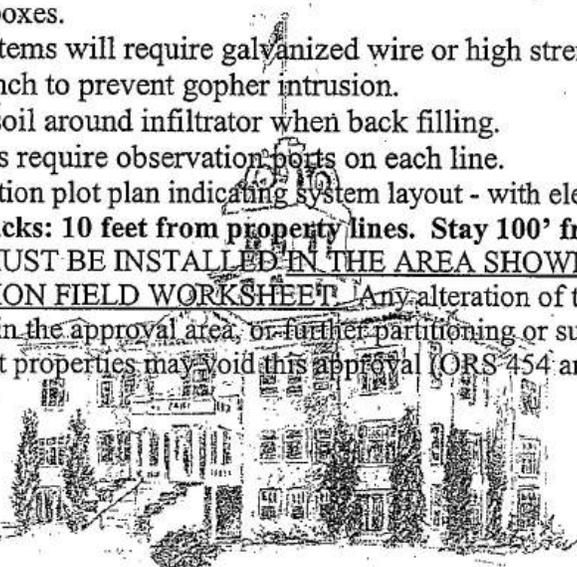
JERRY AND TABATHA WILLIS
1080 N MCDANIEL RD.
POWELL BUTTE, OR 97753

RE: SITE EVALUATION 07S-165-02
14-15-31 TL 1907
PROPOSED 20 ACRES

Dear Mr. and Mrs. Willis,

Based on the soil profile in the test holes you provided, the site is approved for an on-site sewage disposal system to serve up to a four bedroom dwelling. A copy of the Site Evaluation Field Worksheet is attached and the system requirements are:

- The initial drainfield area is approved for a capping fill serial on-site system with an average daily flow of 225 gallons and an occasional maximum peak flow of 450 gallons per day.
 - Maximum trench depth is 13", minimum is 12".
 - Approved for 125 lineal feet of drain field line per 150 gallons of flow for a total of 375 lineal feet of drain field line.
 - Provide a cap of sandy loam or sandy clay loam measured 16" above the gravel.
 - Have cap material approved prior to capping.
 - Cover top of gravel with filter fabric.
 - Install lines level on land contour, $\pm 1"$ end to end.
 - Trench width is 24".
 - Install in approved area.
 - Install with drop boxes.
 - All infiltrator systems will require galvanized wire or high strength rubber mesh on the bottom of the trench to prevent gopher intrusion.
 - Do not compact soil around infiltrator when back filling.
 - Infiltrator systems require observation ports on each line.
 - Submit a construction plot plan indicating system layout - with elevations.
 - **Drain field set backs: 10 feet from property lines. Stay 100' from any well.**
- ** DRAIN FIELD MUST BE INSTALLED IN THE AREA SHOWN ON THE BACK OF THE SITE EVALUATION FIELD WORKSHEET. Any alteration of the natural conditions (i.e. cutting or filling) in the approval area, or further partitioning or subdividing on the subject or adjacent properties may void this approval (ORS 454 and OAR 340).



Mr. and Mrs. Willis,
page 2

- The proposed areas for both initial and replacement systems are to be protected from vehicular traffic, livestock, further development, or vegetation or lawns that require routine irrigation.
- Specifications for the replacement system should the initial system fail are noted on the site evaluation worksheet. Specifications for this system may differ from those for the initial system. The area noted for the repair system is to be kept free from any future development or activities that would alter the site conditions.
- The use of the infiltrator (equalizer) drain field system shall be proposed at the time of the septic construction permit application.
- Recommend a septic tank with an effluent filter if you are going to have a garbage disposal.

*****Any person other than the property owner must be licensed by the DEQ to install an on-site sewage disposal system. In addition, a **PERMIT** must be obtained from this office prior to installation of the system. The following items must be submitted along with a completed and signed construction permit application form (the necessary forms are enclosed):

AN ACCURATE CONSTRUCTION PLAN SHOWING THE SYSTEM LAYOUT AND THE LOCATION OF THE REPLACEMENT AREA. HAVE THE TEST HOLE LOCATION'S MARKED ON THE PLAN.

A LAND USE COMPATIBILITY STATEMENT SIGNED BY THE CROOK COUNTY PLANNING DEPARTMENT. THERE IS A FEE OF \$20.00 FOR THIS FORM TO BE SIGNED.

THE CURRENT PERMIT FEE OF \$640.00 WILL BE CHARGED FOR THE CAPPING FILL SYSTEM.

If you have any questions regarding this report or permit procedures, please feel free to contact this office at (541) 447-8155.

Sincerely,



RUSSELL F. HANSON, R.S.

Director

jll

Encl. (2)

CF: Crook County Planning Department

SITE EVALUATION FIELD WORKSHEET

Tax Reference 14-15-31 19.7 Evaluator Ross Hanson
 Applicant Will, Jarry + Tabatha Date 9-6-02 Parcel Size 20 prop.
8.30.02

TEST HOLE	DEPTH HORIZONS	TEXTURE	(WET) Soil Matrix Color, Redox Features, Masses, % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth(ESD), etc.
1	1	6-16	UFSL 10 YR 4/5.5 MF5BK (Structureless 0-4) 10F2F1M
	2	16-21	UFSL 10 YR 4/4 MF5BK 1F1M
	3	21	ESD Indicated (CaCO ₃ Pan) diggable to 26"
	4		

2	1	0-13	
	2	13-19	
	3	19	ESD Indicated Pan Diggable to 24"
	4		

3	1	0-13	
	2	13-21	
	3	21	ESD Indicated Pan Diggable to 24"
	4		

4	1		
	2		
	3		
	4		

Landscape Notes Need to remove rocks from cap material pile by Tank hole
 Slope % 3 Aspect 5 Groundwater Type/Indicators none
 Other Site Notes Rolling wind deposited soil.

*MAX Diggable Depth For Possible Alternative System.

Capping Fill DT& Hydrasplitter _____ Sand Filter _____ Dosing Tank _____ Max Occasional Flow 450 GPD

STD SYSTEM: _____ LOOP: _____ EQUAL: _____ SERIAL: X

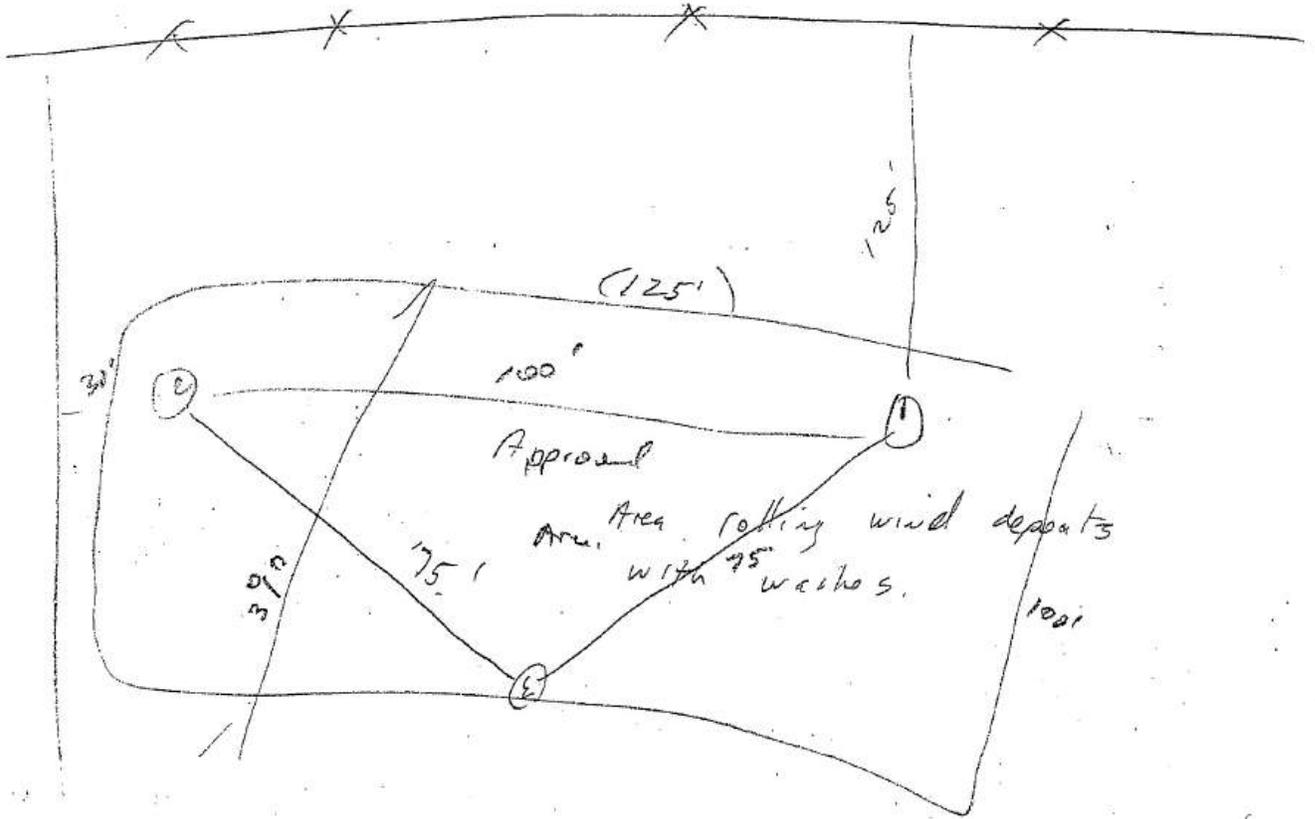
A. SYSTEM/AREA CFS DISPOSAL FACILITY 375 (LINEAR FEET/FT²) MAX/MIN 13/12 DEPTH INCHES
 B. SYSTEM/AREA CFS DISPOSAL FACILITY 375 (LINEAR FEET/FT²) MAX/MIN 13/12 DEPTH INCHES

Special Conditions: Provide a cap of sandy loam or sandy clay loam measured 16" above gravel/hot soil (approved prior to capping). Stay 100' from any well.

Degrees/Minutes Latitude _____ Longitude _____

Sketch Not To Scale

North is Magnetic North (compass 18-20 degrees N declination).



TEST HOLE	DEPTH Horizons	TEXTURE	(WET) Soil Matrix Color, Redox Features, Masses, %Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc
5	1		
	2		
	3		
	4		

6	1		
	2		
	3		
	4		

FOR OFFICE USE ONLY

Date Test Holes Ready

STATE OF OREGON
Department of Environmental Quality
CROOK COUNTY
Environmental Health
300 East 3Rd. St.
Prineville, OR 97754
541-447-8155

FOR OFFICE USE ONLY

Date Rec'd 8-30-02
Date Completed
Required Fee 410
Receipt No.
Control No. 75-165-02

APPLICATION FOR:

- Site Evaluation Report
[] Permit to Construct On-Site Sewage Disposal System
[] Permit to Repair On-Site Sewage Disposal System
[] Permit for Alteration of On-Site Sewage Disposal System
[] Permit Renewal
[] Authorization Notice
[] Other (Specify)

(Required fee and land use compatibility statement must accompany application)

FOR OFFICE USE ONLY:

PLOT PLAN REQUIRED [] YES [] NO ATTACHED [] YES [] NO
VICINITY OR TAX LOT MAP REQUIRED [] YES [] NO ATTACHED [] YES [] NO
TEST HOLES REQUIRED [] YES [] NO ATTACHED [] YES [] NO
LAND USE COMPATIBILITY STATEMENT [] YES [] NO ATTACHED [] YES [] NO

ADDITIONAL ITEM(S) REQUIRED

FOR APPLICANT'S USE -- (Please Print)

Jerry + Tabatha Willis
(Property Owner's Name)
14 S. 15 E WM 31 1907 Crook
(Township) (Range) (Section) (Tax Lot/Acct. No.) (County)
N/A N/A N/A N/A 40 20 prop.
(Subdivision Name) (Lot No.) (Block No.) (Lot Size)
N/A N/A Well (Private)
(Public Water Supply) (Private Water Supply, Specify Type)
[] Single Family Residence 4 bedroom (Number of Bedrooms) [] Other N/A (Specify)

Directions to Property: From Prineville - West to Redmond Rd at Tom McCall by airport
Continue until Tom McCall turns to Houston Lake Rd - Right on
Colnett Loop Straight on to McDaniel Rd - 2nd drive on R (green powder
river gate).

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

Signature: [Handwritten Signature]

Date: 8-30-02

- [] Owner
[] Authorized Representative
[] S.D.S. License No.

Owner's Mailing Address: 1080 N McDaniel Rd.
Powell Butte OR 97753
Phone: (541) 416-0135

Applicant's Mailing Address (if different): Same
Phone:

MEET YOUR BROKER



Shannon
Mathisen

Shannon's background in teaching and customer service has been excellent preparation for educating and serving buyers and sellers in the Central Oregon real estate market since 2016. Having worked alongside experts in land development, investment properties, commercial and residential sales, Shannon has gained a wide knowledge base in her years as a broker. Her enthusiasm, experience and dedication are only enhanced by her warm, approachable personality. Shannon, her husband, Jay, and their 2 beautiful daughters are grateful to have been part of the Sunriver, Bend and now Madras communities since relocating in 2005 from the McKenzie River area. Her expertise of Central Oregon comes from first-hand experience of enjoying all the recreation, arts and entertainment the region has to offer and as a country girl at heart, Central Oregon scenery allows constant gratitude.

As everyone knows, Central Oregon is an amazing place to live and play! Join Shannon on the ski slopes, your favorite golf course or hiking trail and combine real estate conversation with fun!

Let's Connect



541-948-5067



541-312-2113



shannonmathisen@gmail.com



920 NW Bond Street, Suite 107
Bend OR 97703

YOU CAN ALSO FIND ME ON



KNIGHTSBRIDGE
INTERNATIONAL REAL ESTATE