



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

89801 Upper North Fork Rd
1662947
1711240000201
Lane

OWNER

Jean A Parr Survivors Trust

DATE PREPARED

Date: 03/08/2024

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com

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First American Title

Customer Service Department
503.219.8746
cs.oregon@firstam.com
Date: 03/08/2024

OWNERSHIP INFORMATION

Owner: Jean A Parr Survivors Trust
CoOwner:
Site: 89801 Upper North Fork Rd Florence OR 97439
Mail: 1034 Rocky Glade Rd Eagleville TN 37060

Parcel #: 1662947
Ref Parcel #: 1711240000201
TRS: 17S / 11W / 24
County: Lane

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 000708 Block: 1107
Neighborhood: 974500
School Dist: 97J Siuslaw
Impr Type:
Subdiv/Plat:
Land Use: 641 - FOREST, UNZONED FARM LAND, IMPROVED
Std Land Use: OTHR - Other
Zoning: County-F2 - Impacted Forest
Lat/Lon: 44.081122 / -123.960636
Watershed: North Fork Siuslaw River
Legal: Map Lot: 1711240000201, TRS: T17 R11 S24 Q00, Lot: TL 00201

ASSESSMENT AND TAXATION

Market Land: \$224,835.00
Market Impr: \$0.00
Market Total: \$224,835.00 (2023)
% Improved: 0.00%
Assessed Total: \$34,680.00 (2023)
Levy Code: 09719
Tax: \$445.46 (2023)
Millage Rate: 9.2649
Exemption: \$0.00
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 0	Total SqFt: 0 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 34.17 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 1,488,445 SqFt
Total Units: 0	Basement Unfin:	Lot Width: 0
# Stories:	Basement Total: 0 SqFt	Lot Depth: 0
# Fireplaces: 0	Attic Fin: 0 SqFt	Roof Material:
Cooling:	Attic Unfin: 0 SqFt	Roof Shape:
Heating:	Attic Total: 0 SqFt	Ext Walls:
Building Style:	Garage: 0 SqFt	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
JEAN A PARR SURVIVORS TRUST	06/17/2016	2016-027723		XX		
PARR JEAN A TRUST	06/16/2016	27723		Deed		Conv/Unk
PARR JEAN A SURVIVORS TRUST	06/16/2016	27724	\$297,500.00	Deed	\$297,500.00	Private Party Lender

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

IMPROVEMENT:

PARCEL ID: 1662947

Year Built: 0
Bedrooms: 0
Bath Total: 0
Garage SqFt: 0
Basement Unfin SqFt: 0
Basement Fin SqFt: 0
Floor Dsc:

Total SqFt: 0
Finished SqFt: 0
1st Floor SqFt: 0
2nd Floor SqFt: 0
Attic Fin SqFt: 0
Attic Unin SqFt: 0

Condition:
Unfinished SqFt: 0
Carport SqFt: 0
Heat Type:
Ext. Wall:
Foundation:



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Date: 03/08/2024

OWNERSHIP INFORMATION

Owner: Jean A Parr Survivors Trust
CoOwner:
Site: 89801 Upper North Fork Rd Florence OR 97439
Mail: 1034 Rocky Glade Rd Eagleville TN 37060

Parcel #: 1662939
Ref Parcel #: 1711240000201
TRS: 17S / 11W / 24
County: Lane

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 000708 Block: 1107
Neighborhood: 974500
School Dist: 97J Siuslaw
Impr Type: Single family
Subdiv/Plat:
Land Use: 641 - FOREST, UNZONED FARM LAND,
IMPROVED
Std Land Use: RSFR - Single Family Residence
Zoning: County-F2 - Impacted Forest
Lat/Lon: 44.081122 / -123.960636
Watershed: North Fork Siuslaw River
Legal: Map Lot: 1711240000201, TRS: T17 R11 S24
Q00, Lot: TL 00201

ASSESSMENT AND TAXATION

Market Land: \$52,966.00
Market Impr: \$655,775.00
Market Total: \$708,741.00 (2023)
% Improved: 93.00%
Assessed Total: \$201,682.00 (2023)
Levy Code: 09718
Tax: \$2,179.50 (2023)
Millage Rate: 10.8066
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2	Total SqFt: 4,002 SqFt	Year Built: 1983
Baths, Total: 2	First Floor: 2,001 SqFt	Eff Year Built: 1987
Baths, Full: 2	Second Floor:	Lot Size Ac: 5.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 217,800 SqFt
Total Units: 1	Basement Unfin:	Lot Width:
# Stories: 1	Basement Total: 2,001 SqFt	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Metal
Cooling:	Attic Unfin:	Roof Shape: Gable
Heating: Other	Attic Total:	Ext Walls: Wood siding
Building Style: 41 - stat 140	Garage: Detached 480 SqFt	Const Type:

SALES AND LOAN INFORMATION

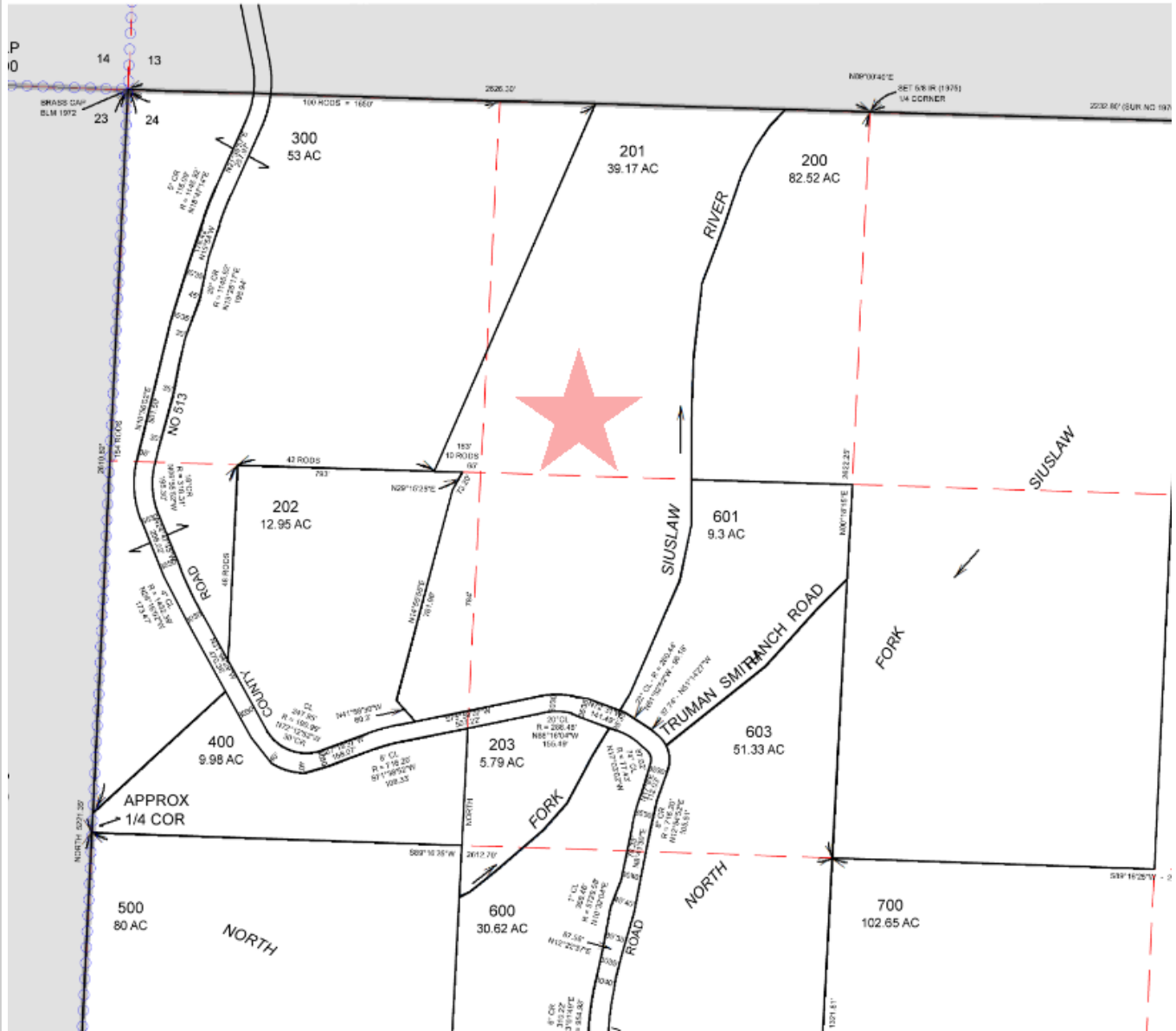
Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
Jean Survivors	06/17/2016	2016-027723		Deed		Conv/Unk
PARR JEAN A TRUST	06/16/2016	27723		Deed		Conv/Unk
PARR JEAN A SURVIVORS TRUST	06/16/2016	27724	\$297,500.00	Deed	\$297,500.00	Private Party Lender

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FOR ASSESSMENT AND TAXATION ONLY

SECTION 24 T.17S. R.11W. W.M. Lane County

1" = 400'



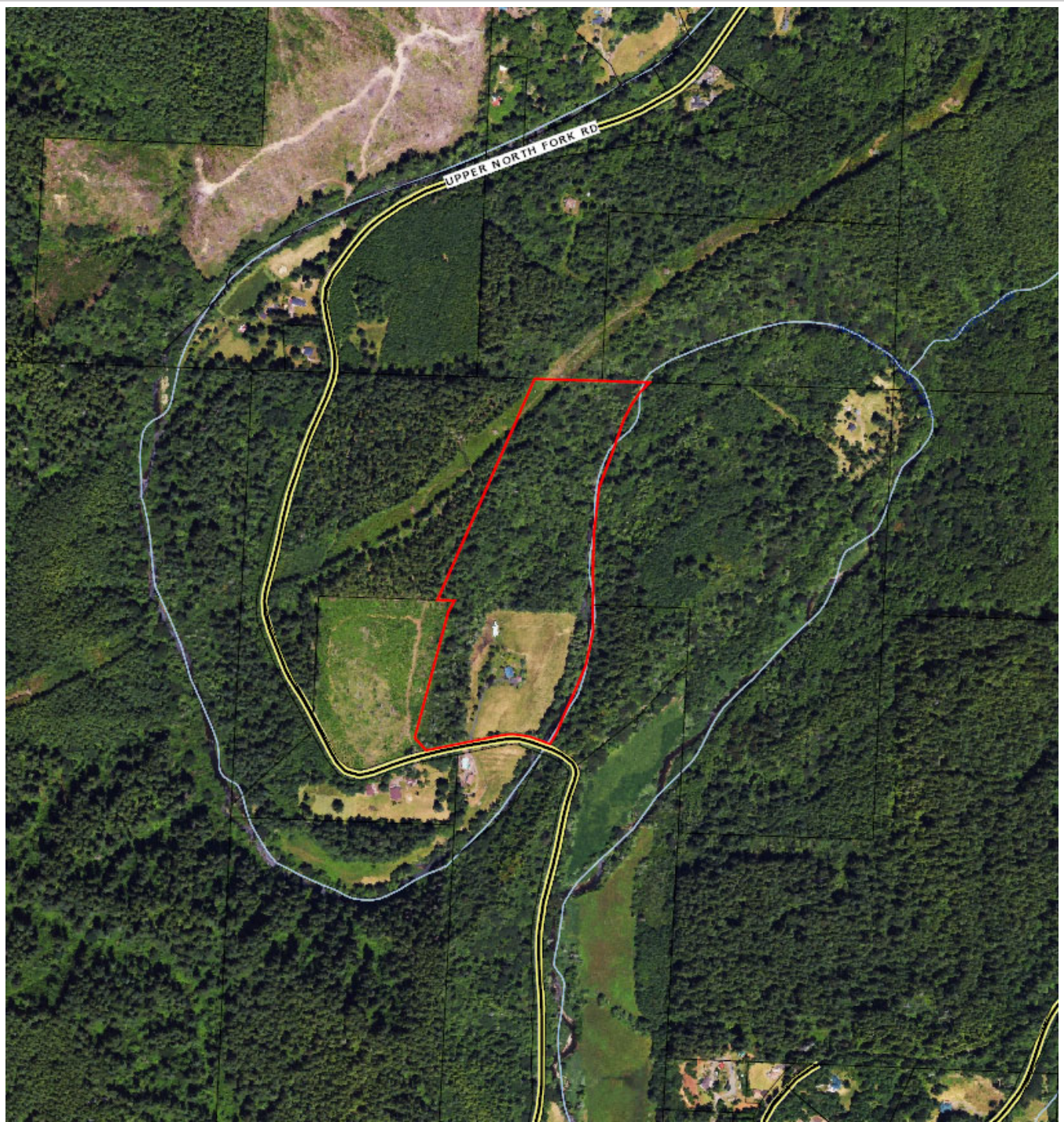
First American Title

Parcel ID: 1662947

Site Address: 89801 Upper North Fork Rd

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Aerial Map



First American Title

Parcel ID: 1662947

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Lane County Clerk
Lane County Deeds and Records

2016-027724



\$57.00

01579666201600277240030037

06/16/2016 03:54:18 PM

RPR-DEED Cnt=1 Stn=41 CASHIER 02

\$15.00 \$11.00 \$21.00 \$10.00

After recording, return to:

Arthur J. Clark
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

Until a change is requested,
mail all tax statements to:

Jean A. Parr, co-Trustee
89801 Upper North Fork Road
Florence, OR 97439

Tax Account Nos. 1662939 and 1662947
Map & Tax Lot No. 17-11-24-00-00201

WARRANTY DEED

Jean A. Parr and James R. Parr, co-Trustees of the John B. Parr Bypass Trust, Grantor, conveys and warrants to Jean A. Parr and James R. Parr, co-Trustees of the Jean A. Parr Survivor's Trust, Grantee, an undivided one-half interest in the real property situated in Lane County, state of Oregon, described on the attached Exhibit A, free of encumbrances except as specifically set forth herein.

The true consideration for this conveyance is \$297,500.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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

01256950.DOC

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

DATED: June 7, 2016.

Jean A. Parr

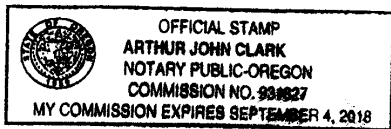
Jean A. Parr, co-Trustee of the
John B. Parr Bypass Trust

James R. Parr

James R. Parr, co-Trustee of the
John B. Parr Bypass Trust

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on June 7, 2016, by Jean A. Parr, co-Trustee of the John B. Parr Bypass Trust.

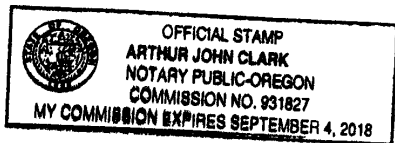


Arthur John Clark

Notary Public for Oregon
My commission expires: September 4, 2018

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on June 7, 2016, by James R. Parr, co-Trustee of the John B. Parr Bypass Trust.



Arthur John Clark

Notary Public for Oregon
My commission expires: September 4, 2018

EXHIBIT A

Tax Account Nos. 1662939 and 1662947
Map & Tax Lot No. 17-11-24-00-00201

That portion of the following described property that is not lying
South of Lane County Road No. 513:

Beginning at an iron rod on the North boundary of County Road No. 513, said point is 2106.04 feet South, and 1619.24 feet West of the North one-quarter corner of Section 24, Township 17 South, Range 11 West of the Willamette Meridian, thence North 41° 58' 30" West 60.30 feet to an iron rod; thence North 14° 55' 55" East 761.96 feet; thence North 29° 15' 25" East 73.20 feet to the North boundary of the Southwest one-quarter of the Northwest one-quarter of said Section 24; thence West to a point which is 165 feet West of the center of the Northwest one-quarter of said section; thence Northeasterly to a point 1650 feet East of the Northwest corner of said Section 24; thence East to the thread of the North Fork of the Siuslaw River; thence Southerly and Southwesterly following the thread of said river to the intersection of said river and the center line of the Southwest one-quarter of said Section 24; thence North following the center lines of said Southwest one-quarter and the Northwest one-quarter to the North boundary of County Road No. 513; thence following the Northerly boundary of said road, Westerly to the Point of Beginning in Lane County, Oregon.

EXHIBIT A

01258107.DOCX

Site Address N/A
Map & Taxlot# 17-11-24-00-00201
SIC N/A
Tax Account# 1662947

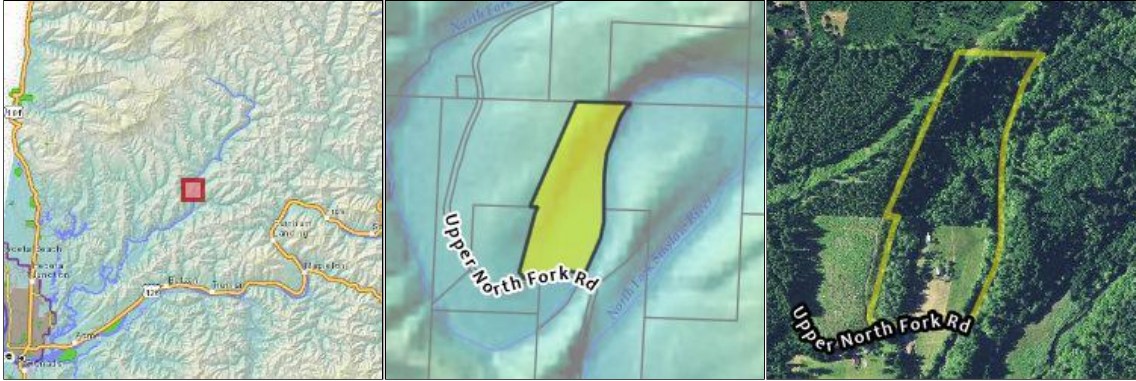
Property Owner 1
Jean A Parr Survivors Trust
1034 Rocky Glade Rd
Eagleville, TN 37060
Tax account acreage 34.17
Mapped taxlot acreage[†] 36.95

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Code Split - Other land tax account(s) associated with this taxlot 1662939

Maps

Map & Taxlot # 17-11-24-00-00201



Business Information

Improvements

Site Address Information

General Taxlot Characteristics

Geographic Coordinates

X 4012096 **Y** 898765 (State Plane X,Y)
Latitude 44.0811 **Longitude** -123.9606

Zoning

Zoning Jurisdiction Lane County
Lane County
Parent Zone F2 Impacted Forest

Land Use

General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	36.95
Approx Taxlot Sq Footage	1,609,542
Plan Designation	Forest
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	data not available
Well	data not available
Landscaping Quality	data not available
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider Siuslaw Valley Fire & Rescue
Ambulance Provider Western Lane Ambulance District
Ambulance District WE
Ambulance Service Area Western
LTD Service Area? No
LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code Description

A Areas of 100-year flood, no base flood elevations determined.
X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C0955G
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
16H	Bohannon Gravelly Loam, 50 to 90 Percent Slopes	28%	7	0
93	Nestucca Silt Loam	22%	3	3
82C	Meda Loam, 2 to 12 Percent Slopes	20%	3	2
90	Nekoma Silt Loam	19%	3	4
14E	Blachly Silty Clay Loam, 3 to 30 Percent Slopes	10%	6	0
46	Eilertsen Silt Loam	0%	2	0

Schools

	Code	Name
School District	97J	Siuslaw
Elementary School	609	Siuslaw
Middle School	608	Siuslaw
High School	610	Siuslaw

Political Districts

Election Precinct	701	State Representative District 10	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative	David Gomberg	Heceta PUD Board Zone
City Councilor	N/A	State Senate District	5	Central Lincoln PUD Board Zone 3
County Commissioner District 1 (West Lane)		State Senator	Dick Anderson	Soil Water Cons. Dist/Zone
County Commissioner	Ryan Ceniga			Siuslaw / 1
EWEB Commissioner	N/A			Creswell Water Control District
LCC Board Zone	1			data not available
Lane ESD Board Zone				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens**Building Permits****Land Use Applications****Petitions****Tax Statements & Tax Receipts**

Account#: 1662947

View tax statement(s) for:

[2023](#)
[2022](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/07/2023	\$432.09	\$432.09	\$13.37	\$0.00	\$445.46
11/15/2022	\$403.81	\$403.81	\$12.50	\$0.00	\$416.31
11/15/2021	\$390.27	\$390.27	\$12.08	\$0.00	\$402.35
11/16/2020	\$373.02	\$373.02	\$11.54	\$0.00	\$384.56
11/13/2019	\$361.08	\$361.08	\$11.18	\$0.00	\$372.26

Data source: Lane County Assessment and Taxation

Owner/Taxpayer**Owners**

Owner	Address	City/State/Zip
Jean A Parr Survivors Trust	1034 Rocky Glade Rd	Eagleville, TN 37060

Taxpayer

Party Name	Address	City/State/Zip
Jean A Parr Survivors Trust	1034 Rocky Glade Rd	Eagleville, TN 37060

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Code Split - Other land tax account(s) associated with this taxlot [1662939](#)

Account Status none
 Remarks Potential Additional Tax; Small Tract Forestland; 2000 Postponed Farm Tax \$59.00
 Special Assessment Program Small Tract Forestland Option

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 34.17
 Fire Acres 39.17
 Property Class 641 - Forest, deferral by application, improved
 Statistical Class N/A
 Neighborhood 974500 - Rural Typical Mixed Siuslaw
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type N/A Subdivision Name N/A Subdivision Number N/A
 Phase N/A Lot/Tract/Unit # TL 00201 Recording Number N/A

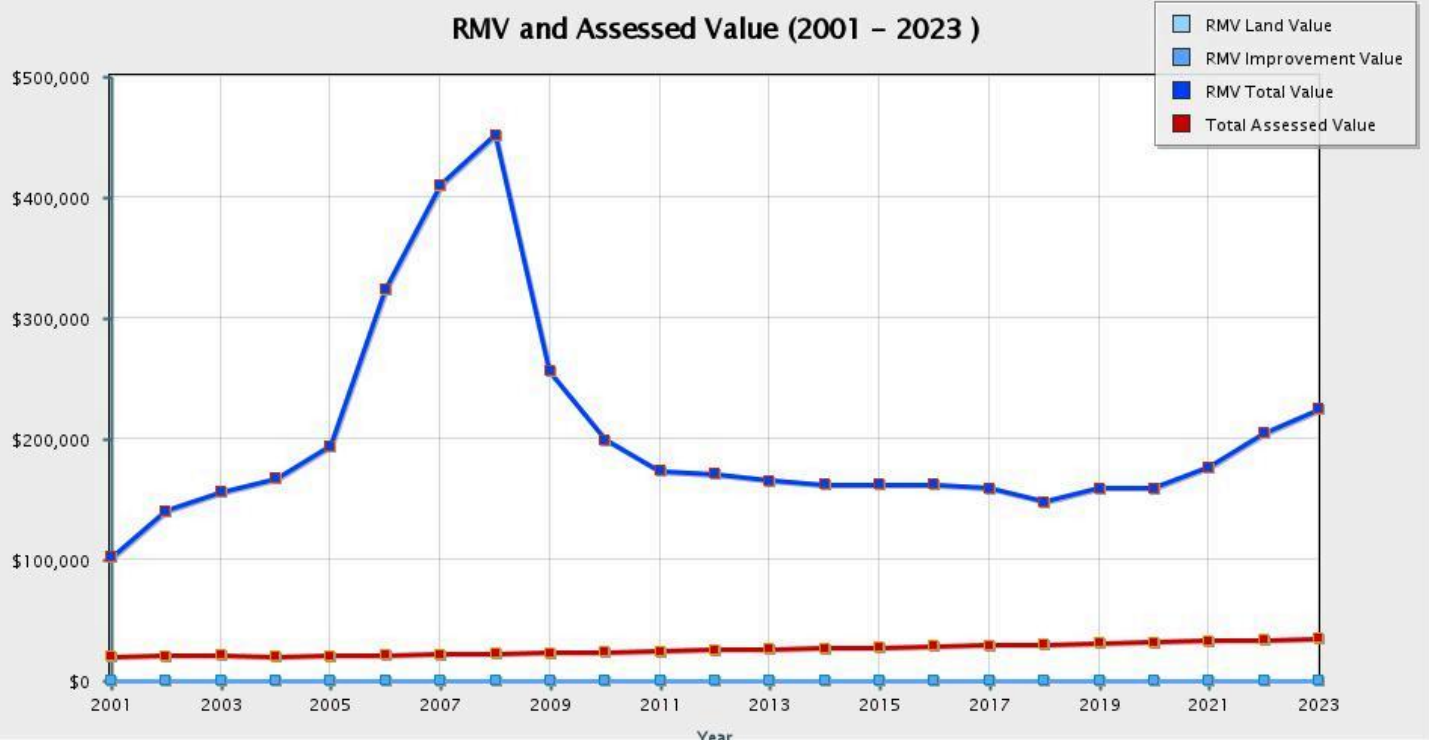
Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2023	\$224,835	\$0	\$224,835	\$34,680	\$ 445.46
2022	\$204,913	\$0	\$204,913	\$33,671	\$ 416.31
2021	\$176,453	\$0	\$176,453	\$32,691	\$ 402.35
2020	\$159,377	\$0	\$159,377	\$31,739	\$ 384.56
2019	\$159,377	\$0	\$159,377	\$30,815	\$ 372.26
2018	\$147,992	\$0	\$147,992	\$29,918	\$ 384.47
2017	\$159,377	\$0	\$159,377	\$29,047	\$ 382.37
2016	\$162,223	\$0	\$162,223	\$28,201	\$ 367.51
2015	\$162,223	\$0	\$162,223	\$27,379	\$ 360.37
2014	\$162,223	\$0	\$162,223	\$26,505	\$ 356.58
2013	\$165,068	\$0	\$165,068	\$25,807	\$ 347.23
2012	\$170,761	\$0	\$170,761	\$25,056	\$ 321.71
2011	\$173,606	\$0	\$173,606	\$24,326	\$ 308.15
2010	\$199,220	\$0	\$199,220	\$23,618	\$ 300.27
2009	\$256,140	\$0	\$256,140	\$22,930	\$ 299.68
2008	\$451,379	\$0	\$451,379	\$22,262	\$ 306.43
2007	\$410,443	\$0	\$410,443	\$21,614	\$ 257.29
2006	\$323,184	\$0	\$323,184	\$20,985	\$ 254.81
2005	\$193,909	\$0	\$193,909	\$20,374	\$ 249.07
2004	\$166,978	\$0	\$166,978	\$19,781	\$ 243.86
2003	\$156,204	\$0	\$156,204	\$21,175	\$ 257.67
2002	\$140,045	\$0	\$140,045	\$20,558	\$ 251.69
2001	\$102,340	\$0	\$102,340	\$19,959	\$ 245.02

RMV and Assessed Value (2001 – 2023)



Current Year Assessed Value \$34,680
 Less Exemption Amount * N/A
Taxable Value \$34,680
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 09719
 Taxing Districts for TCA 09719
 Central Lincoln PUD
 Lane Community College
 Lane County
 Lane Education Service District
 Port of Siuslaw
 Siuslaw Public Library District
 Siuslaw School District 97J
 Western Lane Ambulance District

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
06/17/2016	\$0	2016-27723		K	Yes	Parr Family Trust	Jean A Parr Survivors Trust
06/07/2016	\$297,500	2016-27724		K	Yes	Jean A Parr Survivors Trust	Jean A Parr Survivors Trust

Data source: Lane County Assessment and Taxation

Log Off