



## Property Profile

Prepared For:

John Lee  
Lee Real Estate

Property Address:  
74207 Rhea Ln., Arlington, OR 97812  
Property Parcel Number:  
3N2134/100 & 122

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:  
**Brianna Earley**

**Please email your customer service requests to [csnortheastoregon@amerititle.com](mailto:csnortheastoregon@amerititle.com)**

**Serving Baker, Gilliam, Hood River, Morrow, Sherman, Umatilla and Wasco Counties!**

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

**Gilliam County**  
**2024 Real Property Assessment Report**  
 Account 1483

**Map** 03N21E34-00-00100  
**Code - Tax ID** 0004 - 1483

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** MCFARLANE PETE & SHEILA  
 PO BOX 216  
 ARLINGTON OR 97812

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser**

**Property Class** 579 **MA SA NH**  
**RMV Class** 579 02 00 075

Site	Situs Address	City
	74207 RHEA LN	ARLINGTON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0004	Land	13,440		Land	0	
	Impr	283,240		Impr	0	
<b>Code Area Total</b>		296,680	150,210	150,210	0	
<b>Grand Total</b>		296,680	150,210	150,210	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0004	1	<input checked="" type="checkbox"/>			Farm / Timber Market Only	100	7.60 AC	FRMKT	3,270
					OSD 8 - NONE	100			9,230
	5	<input checked="" type="checkbox"/>			Rural Site	100	1.00 AC	HS	940
<b>Code Area Total</b>							8.60 AC		13,440

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0004	1	2001	763	MS Triple wide	149	2,379		R-60496	175,680
	3	1999	517	GP BUILDING	149	1,728			64,580
	4		130	Res Other Improvement Cls 3	149	0			42,980
<b>Code Area Total</b>						4,107			283,240

Exemptions / Special Assessments / Notations				
Code Area	0004			
Special Assessments	Amount	Acres	Year Used	
■ Weed Control Principal	1.00	8.60	2024	
Notations				
■ HR PROGRAM				

**MS Accounts** 0004 - R-60496

**STATEMENT OF TAX ACCOUNT**  
**GILLIAM COUNTY TAX COLLECTOR**  
**221 S OREGON ST, PO BOX 484**  
**CONDON, OR 97823**  
**(541) 351-9173**

3-Jun-2025

MCFARLANE PETE & SHEILA  
 PO BOX 216  
 ARLINGTON OR 97812

Tax Account #	1483	Lender Name	CLG - PLANET HOME LENDING
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0004
Situs Address	74207 RHEA LN ARLINGTON OR 97812	Interest To	Jun 3, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,624.40	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,577.17	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,531.35	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,486.82	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,395.39	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,355.00	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,315.56	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.50	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.67	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.20	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.91	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$151.12	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$140.95	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$141.13	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$137.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.71	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.35	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.58	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.34	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$119.83	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$117.48	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.99	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.58	Nov 15, 2001
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$12,075.60	

**Gilliam County**  
**2024 Manufactured Structure Assessment Report**  
 Account 60496

**Code - Tax ID** 0004 - 1483  
**Mailing** MCFARLANE PETE & SHEILA  
 PO BOX 216  
 ARLINGTON OR 97812

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Real  
**Home ID** 000  
**X Number**  
**Appraiser**

Situs Address	City
74207 RHEA LN	ARLINGTON

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
0004	\$175,680	\$76,240	\$76,240	149 %		

Manufactured Structure			
<b>VIN #</b>		<b>Stat Class</b>	763
<b>Brand</b>		<b>Condition</b>	A
<b>Model</b>		<b>MA / SA / NH</b>	02 / 00 / 075
<b>Year Built</b>	2001	<b>Rooms</b>	
<b>Sticker #</b>			

Real Property			
<b>Real Account ID</b>	1483	<b>MA / SA / NH</b>	02 / 00 / 075
<b>Map</b>	03N21E34-00-00100	<b>Property Class</b>	579
<b>Park Name</b>		<b>RMV Class</b>	579
<b>Comments</b>			

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	6	2,379	40 X 66		87,756

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - FULL	2	2,625	FIREPLACE - GAS	1	1,750
SKIRTING - CONCRETE	224	2,744			
<b>Total Inventory RMV</b>					7,119

Accessories					
Description	Eff Year Built	Sqft	Quantity	RMV	
PERMITS, SITE DEVELOPMENT COSTS	2001		1	10,500	
<b>Total Accessories RMV</b>					10,500

<b>Exemptions / Special Assessments / Notations</b>
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**Gilliam County**  
**2024 Real Property Assessment Report**  
 Account 5043

**Map** 03N21E34-00-00122  
**Code - Tax ID** 0004 - 5043

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** MCFARLANE PETE & SHEILA  
 PO BOX 216  
 ARLINGTON OR 97812

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser**

**Property Class** 500 MA SA NH  
**RMV Class** 500 02 00 075

Site	Situs Address	City
	UNKNOWN DISTRICT ADDRESS	UNKNOWN CITY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0004	Land	37,840		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		37,840	38,970		0
<b>Grand Total</b>		37,840	38,970		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0004	2	<input checked="" type="checkbox"/>			Commercial Site	100	2.10 AC	3P	420
	1	<input checked="" type="checkbox"/>			Farm / Timber Market Only	100	86.90 AC	FRMKT	37,420
<b>Code Area Total</b>							89.00 AC		37,840

Improvement Breakdown									
Code Area	Year Built	Stat	Trend	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations					
Code Area	0004	Special Assessments	Amount	Acres	Year Used
		■ Weed Control Principal	6.23	89.00	2024

**STATEMENT OF TAX ACCOUNT**  
**GILLIAM COUNTY TAX COLLECTOR**  
**221 S OREGON ST, PO BOX 484**  
**CONDON, OR 97823**  
**(541) 351-9173**

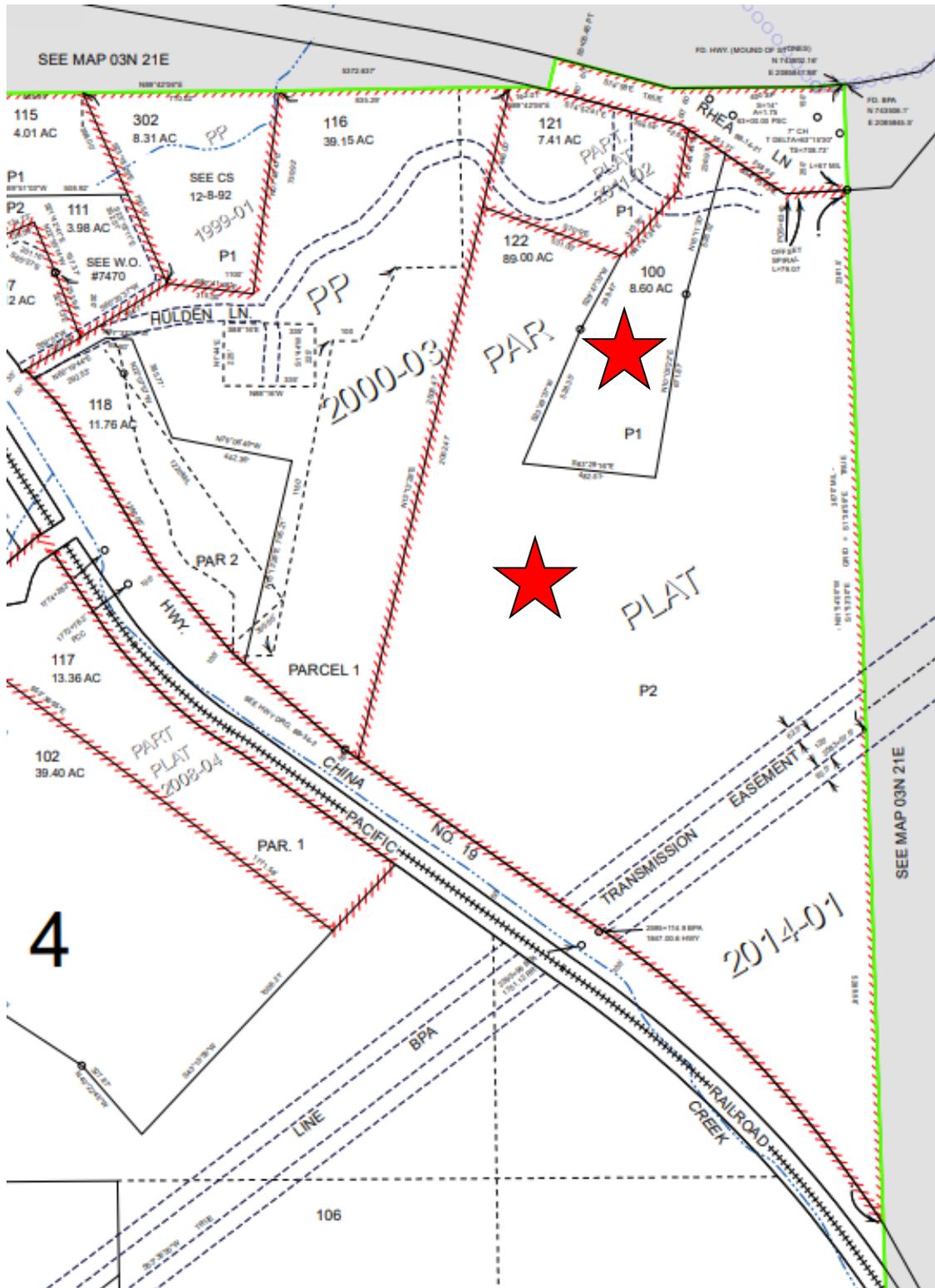
4-Jun-2025

MCFARLANE PETE & SHEILA  
 PO BOX 216  
 ARLINGTON OR 97812

Tax Account #	5043	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0004
Situs Address	UNKNOWN DISTRICT ADDRESS UNKNOWN CITY OR 00000	Interest To	Jun 4, 2025

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$408.16	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$408.16	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$408.16	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.52	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$396.49	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$385.15	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$374.11	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.40	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.62	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.49	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.37	Nov 15, 2014
	<b>Total</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$4,184.63	



74207 Rhea Ln.  
Arlington, OR 97812

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, locations of easements, acreage or other matters shown thereon.

AmeriTitle 5/6/2022 10:58 AM

**Until a change is requested all tax statements should be sent to Grantee at the following address:**

Pete McFarlane  
Sheila McFarlane  
PO Box 216  
Arlington, OR 97812

**After Recording Please Return to:**

Pete McFarlane  
Sheila McFarlane  
PO Box 216  
Arlington, OR 97812

GILLIAM COUNTY, OREGON		<b>2022-000376</b>
D-WD		
Cnt=1 Pgs=3 DAWNP		<b>09/23/2022 10:58:00 AM</b>
\$15.00 \$11.00 \$10.00 \$60.00		\$96.00
I, Ellen Wagenaar, County Clerk for Gilliam County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Ellen Wagenaar - County Clerk		



## STATUTORY WARRANTY DEED

BARBARA MCKINNEY, Grantor herein, do hereby grant, bargain, sell, convey and warrant unto PETE MCFARLANE and SHEILA MCFARLANE, AS TENANTS BY THE ENTIRETY, Grantees, the following described tract of land in the County of Gilliam, and State of Oregon, more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO.

The Grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any, and that they will, and their successors heirs, executors and administrators shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as stated below: Those items shown on Exhibit A.

**THE TRUE AND ACTUAL CONSIDERATION IS \$449,000.00.**

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 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 23 day of September, 2022.

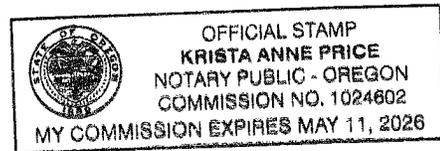
Barbara J McKinney  
Barbara McKinney

STATE OF OREGON

COUNTY OF MORROW

This record was acknowledged before me this 23 day of September, 2022 by Barbara McKinney.

Krista Anne Price  
Notary Public for the State of OREGON  
My Commission Expires: May 11, 2026



## EXHIBIT A

Parcel 1 of Land Partition Plat No. 2014-01 as shown on the plat thereof, on file and of record in the office of the County Clerk of Gilliam County, Oregon. Being a partition of Parcel 2, LP 2011-02 situated in the NE1/4 and in the SE1/4 Section 34, Township 3 North, Range 21 East of the Willamette Meridian, Gilliam County, Oregon.

Subject to:

1. Taxes assessed under Code No. 0004 Account No. 1483 Map No. 03N21E3400-100  
The 2022-2023 Taxes: A lien not yet due or payable.
2. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
3. Home Rebate Program as disclosed by Gilliam County Tax Rolls.
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. Easements, rights of way and reservations described and shown on the Partition Plat No. 2014-01.
6. Roadway as shown on the Gilliam County Assessor's Map.

GILLIAM COUNTY, OREGON	<b>2023-000146</b>
D-PRD	
Cnt=1 Pgs=2 DAWNP	<b>05/23/2023 01:25:00 PM</b>
\$10.00 \$11.00 \$10.00 \$60.00	\$91.00
I, Ellen Wagenaar, County Clerk for Gilliam County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Ellen Wagenaar - County Clerk	

Grantor Name and Address:

Barbara J. McKinney, Personal Representative  
Estate of William Charles McKinney  
28401 SE Aldred Lane  
Boring, OR 97009

Grantee Name and Address:

Pete McFarlane and Sheila McFarlane  
PO Box 216  
Arlington, OR 97812

Return after recording:

Pete McFarlane and Sheila McFarlane  
PO Box 216  
Arlington, OR 97812

Until requested otherwise, tax statements to:

Pete McFarlane and Sheila McFarlane  
PO Box 216  
Arlington, OR 97812

**PERSONAL REPRESENTATIVE'S DEED**

**Barbara J. McKinney, Personal Representative of the ESTATE OF WILLIAM CHARLES McKINNEY, Gilliam County Circuit Court Case No. 1740, Grantor, conveys to Pete McFarlane and Sheila McFarlane, as tenants by the entirety, Grantee, the following described real property:**

**LEGAL DESCRIPTION:**

*Parcel 2 of Land Partition Plat No. 2014-01 as shown on the plat thereof, on file and of record in the office of the County Clerk of Gilliam County, Oregon. Being a partition of Parcel 2, LP 2011-02 situated in the NE1/4 and in the SE1/4 Section 34, Township 3 North, Range 21 East of the Willamette Meridian, Gilliam County, Oregon. Together with and subject to easements, rights of way and reservations described and shown on said plat and as may exist or appear of record.*

The true consideration for this conveyance is \$1,000.00.

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

- Personal Representative's Deed -  
continued

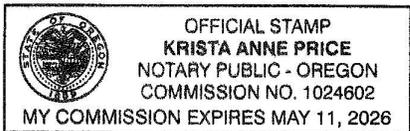
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, 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 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 23 day of May, 2023.

Barbara J. McKinney Personal Representative  
Barbara J. McKinney, Personal Representative  
Estate of William Charles McKinney, GRANTOR

STATE OF OREGON                    )  
  )  
County of MORROW                    )

This instrument was acknowledged before me on this 23 day of may, 2023 by Barbara J. McKinney, Personal Representative of the Estate of William Charles McKinney, GRANTOR.



Krista Anne Price  
Notary Public for Oregon  
My Commission Expires: May 11, 2026