



Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 164634
Ref Parcel #: 753500 1101
Owner: **Rev Living Trust Dated 3/4/2014**
CoOwner:
Owner Phone:
Site: **2515 Ellendale Ave**
Dallas OR 97338
Mail: PO Box 94
Rickreall OR 97371
Legal:
School Dist: 2 DALLAS SCHOOL DISTRICT
Census: 2035 020202
Zoning: County-EFU Exclusive Farm Use Zone
Land Use: 451 IMPROVED H&B USE TRACT, FARM DEF, ZONED EFU

ASSESSMENT & TAX INFORMATION

Market Total: **\$374,440**
Market Land: **\$257,480**
Market Impr: **\$116,960**
Exemption: **\$20,763**
2017 Taxes: **\$1,101.29**
Levy Code: 0204
Millage Rate: 11.0851
Assd Total: \$120,112

PROPERTY CHARACTERISTICS

Year Built: 1948
Eff Yr Built: 1965
Bedrooms: 3
Bathrooms: 1.00
Fin SF: 1,314
Unfin SF: 1,248
Total SF: 2,562
Main Floor: 1,314
Second Floor: 0
Attic: 0
Basement UnFin SF: 1,248
Basement SF: 0
Lot Size: 15.3600 acres (669,081 SF)
Roof Type:
Roof Material:
Foundation:
Ext. Material:
Exterior:
Patio: 0
Garage:
Heat Source: FORCED AIR HEATING
Fireplace #: 0
BldgCondition:
Neighborhood:
Impr Type: Res - One story with basement

SALE & LOAN INFORMATION

Sale Date: 4/4/2014
Sale Amount: \$0
Document #:
Deed Type:
Loan Amount: \$0
Lender:
Loan Type:
Interest Type:
Title Co:

POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

February 5, 2018 2:28:35 pm

Account # 164634
Map # 07535-00-01101
Code - Tax # 0204-164634

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name REVOCABLE LIVING TRUST DATED 3/4/2014

Deed Reference # 2014-3805

Agent TEAL JAMES E & TEAL BEVERLY J, TR

Sales Date/Price 04-04-2014 / See Record

In Care Of

Appraiser HEATER, RANDY

Mailing Address PO BOX 94
 RICKREALL, OR 97371

Prop Class 451 **MA** **SA** **NH** **Unit**
RMV Class 401 06 24 000 5670-1

Situs Address(s)	Situs City
ID# 1 2515 ELLENDALE AVE E	DALLAS

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0204 Land	272,000			Land	0
Impr.	137,620			Impr.	0
Code Area Total	409,620	243,780	123,589		0
Grand Total	409,620	243,780	123,589		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0204	1	R		EFU	Farm Site	100	A	1.00	B1	006*	15,100
0204	0	R		EFU	Farm Use Zoned	100	A	11.42	B2	006*	172,490
0204	0	R		EFU	Farm Use Zoned	100	A	2.94	B7	006*	44,410
0204					OSD - GOOD - SA	100					40,000
Grand Total								15.36			272,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0204	1	1948	132	One story with basement		100	1,314			130,000
0204	2		300	GP BUILDING		100	1,800			7,620
Grand Total									3,114	137,620

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0204		EXEMPTION: ■ VETERAN'S EXEMPTION NON-SERVICE Amount 21,385 NOTATION(S): ■ FARM POT'L ADD'L TAX LIABILITY ■ 100 YEAR FLOOD PLAIN ■ MEASURE 37 CLAIM WAIVER ADDED 2007								

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

5-Feb-2018

REVOCABLE LIVING TRUST DATED 3/4/2014
 TEAL JAMES E & TEAL BEVERLY J, TR
 PO BOX 94
 RICKREALL, OR 97371

Tax Account #	164634	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0204
Situs Address	2515 ELLENDALE AVE E DALLAS, OR 97338	Interest To	Feb 15, 2018

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,101.29	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,052.83	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,030.87	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,196.10	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,075.94	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,118.62	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,169.12	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,113.21	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.79	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,011.12	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,035.41	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,002.76	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.19	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$966.16	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$929.32	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$894.67	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$860.64	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$840.70	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$879.83	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$797.69	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$823.62	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$884.15	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$843.71	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$960.95	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$931.63	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$913.23	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$976.09	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,027.48	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$951.09	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$956.80	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the in:

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2014-003805

AFTER RECORDING RETURN TO:

W. Brad Coleman

Attorney at Law

1467 13th Street SE

Salem OR 97302



00284744201400038050020021

\$56.00

05/13/2014 09:17:40 AM

REC-WD Cnt=1 Stn=1 K. WILLIAMS
\$10.00 \$10.00 \$11.00 \$20.00 \$5.00

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

James E. Teal and Beverly J. Teal

2515 Ellendale Avenue E

Dallas OR 97338

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

James E. Teal and Beverly J. Teal, Trustees of the James E. Teal and Beverly J. Teal Revocable

Living Trust UDT 3/4/2014

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) SEND TAX STATEMENTS TO:

James E. Teal

PO Box 94

Rickreall OR 97371

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

1/2

After recording, return document to:
W. Brad Coleman
1467 13th Street SE
Salem Oregon 97302-2513

Until change is requested
all tax statements shall be sent to:
James E. Teal
PO Box 94
Rickreall, OR 97371

WARRANTY DEED

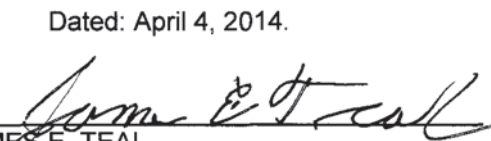
JAMES E. TEAL and BEVERLY J. TEAL, husband and wife, Grantors, who reside at the residence located at 2515 Ellendale Avenue E, Dallas, Oregon 97338 convey to JAMES E. TEAL and BEVERLY J. TEAL, husband and wife, Trustees who reside at the residence located at 2515 Ellendale Avenue E., Dallas, Oregon 97338 under that certain Revocable Living Trust dated March 4, 2014, wherein JAMES E. TEAL and BEVERLY J. TEAL are Trustors and JAMES E. TEAL and BEVERLY J. TEAL are Trustees, the following real property situated in Polk County, State of Oregon, and more particularly described as 2515 Ellendale Avenue E., Dallas, Oregon 97338, free of all encumbrances, described as:

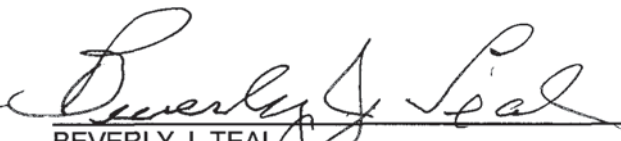
Beginning 1.00 chain West and 38.12 chains South of the Northwest corner of the Carey D. Embree Donation Land Claim No. 56 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; thence West 10.00 chains; thence South 15.36 chains; thence East 10.00 chains; thence North 15.36 chains to the place of beginning.

No monetary consideration involved, as the property involved in this transaction is a part of property transferred by Grantors to a revocable living trust.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 (DEFINITIONS FOR ORS 92.010 TO 92.192) OR 215.010 (DEFINITIONS), 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 (DEFINITIONS FOR ORS 30.930 TO 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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.

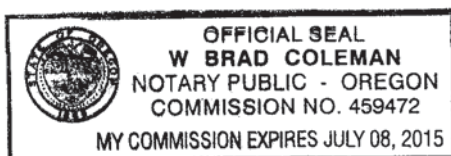
Dated: April 4, 2014.

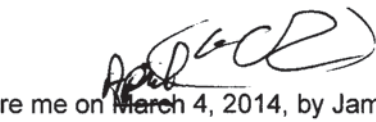
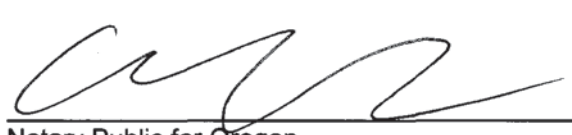

JAMES E. TEAL


BEVERLY J. TEAL

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on March 4, 2014, by James E. Teal and Beverly J. Teal, husband and wife.





Notary Public for Oregon

2/2

See Map

See Map 7.5.35BB

N89°45'53"W
681.35 (680.00)

N89°47'45"W
11.10 CH = 732.60

N89°47'45"W
20.10 CH = 1326.60

2-4

See Map 7.5.34AD
34AD

N00°13'15"W
22.80

CORNER
C NO. 63

1300
28.89 AC

S.S.W. CORNER
THOMAS J.
LOVELADY
DLC NO. 63

N.W. CORNER
HENRY MARSHALL
DLC NO. 75

1300

1400

1500

1501
47.65 AC

2-5

1100
20.08 AC

1101
15.36 AC

1700
26.94 AC

1001
9.20 AC

1200
4.70 AC

1203
2.10 AC

1202
2.00 AC

1603
5.98 AC

1400
27.60 AC

1500
48.05 AC

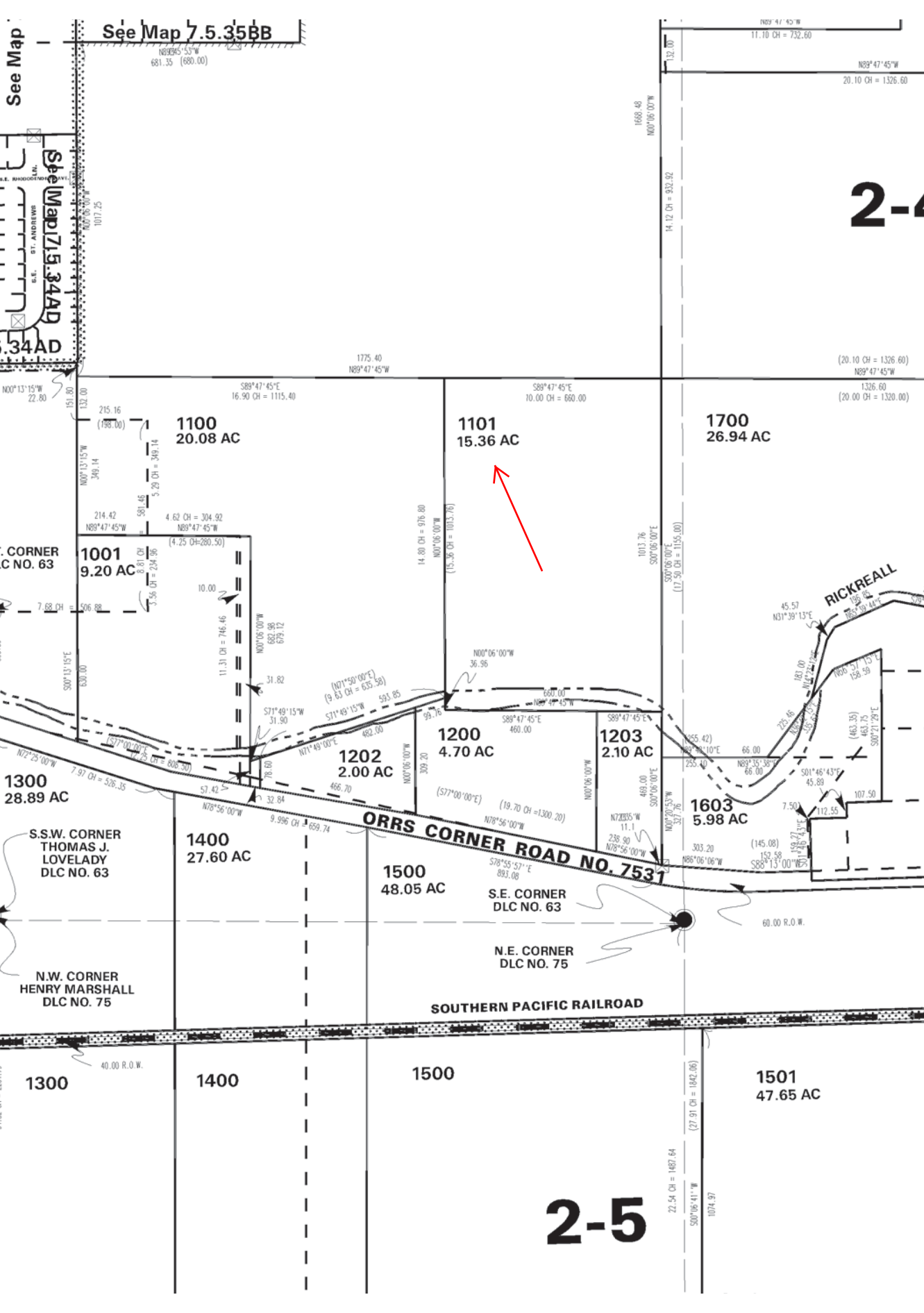
S.E. CORNER
DLC NO. 63

N.E. CORNER
DLC NO. 75

SOUTHERN PACIFIC RAILROAD

ORRIS CORNER ROAD NO. 7531

RICKREALL



IMPORTANT
This Map for Assessment
and Taxation Purposes

ONLY

N.W. CORNER
CAREY D. EMBREE
DLC NO. 56

S.S.W. CORNER
DLC NO. 55

SEC.35 T7S R5W WM
POLK COUNTY

Scale 1" = 400'

See Map 7.5.25

7.5.35

See Map 7.5.26

See Map 7.5.26CC

See Map 7.5.34A

See Map 7.5.35BB

See Map 7.5.34AD

2-4

Canceled No.

300
301
400
401
402
403
901
902
903
904
905
1201
1600
1601
1602
1604
1605
1606
1607
1608
1609
1701
1800
1900
1901
2000
2100
2101

See Map 7.5.36

See Map 7.5.35D

See Map 7.5.35D

2-5

See Map 8.5.2

04/08/17

7.5.35