

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

110 SE Locust St
R32371
250504CA06800
Douglas

OWNER

Jarboe, Henry E

DATE PREPARED

Date: 05/13/2024

PREPARED BY

gparilla@firstam.com



First American Title

Customer Service Department

541.672.5555

cs.douglas.or@firstam.com

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First American Title

Customer Service Department
541.672.5555
cs.douglas.or@firstam.com
Date: 05/13/2024

OWNERSHIP INFORMATION

Owner: Jarboe, Henry E
CoOwner:
Site: 110 SE Locust St Oakland OR 97462
Mail: 1335 NE Territorial Rd Canby OR 97070

Parcel #: R32371
Ref Parcel #: 250504CA06800
TRS: 25S / 05W / 04 / SW
County: Douglas

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 050001 Block: 3055
Neighborhood: CO2
School Dist: 1 Oakland
Impr Type: RP - Commercial
Subdiv/Plat: Oakland R R Add
Land Use: 201 - COMMERCIAL - IMPROVED
Std Land Use: CMSC - Commercial Miscellaneous
Zoning:
Lat/Lon: 43.42171 / -123.298857
Watershed: Calapooya Creek
Legal: OAKLAND R R ADD, BLOCK 15, LOT PT 5 & PT 6, ACRES 0.05

ASSESSMENT AND TAXATION

Market Land: \$46,446.00
Market Impr: \$252,928.00
Market Total: \$299,374.00 (2023)
% Improved: 84.00%
Assessed Total: \$102,653.00 (2023)
Levy Code: 00101
Tax: \$1,460.50 (2023)
Millage Rate: 14.2275
Exemption: \$0.00
Exemption Type: N/A

PROPERTY CHARACTERISTICS

Bedrooms: 0	Total SqFt: 2,560 SqFt	Year Built: 0
Baths, Total: 0	First Floor: 0 SqFt	Eff Year Built:
Baths, Full: 0	Second Floor: 0 SqFt	Lot Size Ac: 0.05 Acres
Baths, Half: 0	Basement Fin: 0 SqFt	Lot Size SF: 2,178 SqFt
Total Units: 0	Basement Unfin: 0 SqFt	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
JARBOE HOLDING CO LLC	02/11/2008	2376	\$39,900.00	Deed		Conv/Unk

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: 1**PARCEL ID: R32371**

Year Built: 0	Total SqFt: 2,080	Condition:
Bedrooms: 0	Finished SqFt: 2,080	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		

IMPROVEMENT: 1**PARCEL ID: R32371**

Year Built: 0	Total SqFt: 480	Condition:
Bedrooms: 0	Finished SqFt: 480	Unfinished SqFt: 0
Bath Total: 0	1st Floor SqFt: 0	Carport SqFt: 0
Garage SqFt: 0	2nd Floor SqFt: 0	Heat Type:
Basement Unfin SqFt: 0	Attic Fin SqFt: 0	Ext. Wall:
Basement Fin SqFt: 0	Attic Unin SqFt: 0	Foundation:
Floor Dsc:		



First American Title

Parcel ID: R32371

Site Address: 110 SE Locust St

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Aerial Map



First American Title

Parcel ID: R32371

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LAWYERS TITLE INS. CORP. 1690171840

TICOR TITLE

22-55214



Return to:
Henry E. Jarboe
1477 SE 1st Ave, Ste 108 AMB 414
Canby, OR 97013

Until a change is requested, all tax statements shall be sent to the following address:
Henry E. Jarboe
same as above

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2008-002377



\$36.00

00208595200800023770030036
02/11/2008 02:57:06 PM
DEED-BS Cnt=1 Stn=18 RECORDINGDESK
\$15.00 \$11.00 \$10.00

STATUTORY BARGAIN AND SALE DEED

Jarboe Enterprises, Inc. and Jarboe Holding Company, LLC, Grantor, conveys to Henry E. Jarboe, Grantee, the following described real property:

see attached legal description
Tax Account No. R32371

The true consideration for this conveyance is \$0.00. The actual consideration consists of or includes other property or other value given or promised, which other property or value is either part or the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IN ANY , UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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.

DATED 8th DAY OF FEBRUARY, 2008

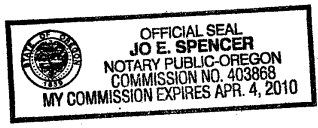
Henry E. Jarboe
Henry E. Jarboe, as President of Jarboe Enterprises, Inc.

Henry E. Jarboe
Henry E. Jarboe, as Member of Jarboe Holding Company, LLC

STATE OF OREGON
County of Washington


The foregoing instrument was acknowledged before me this 8th day of February, 2008, by Henry E. Jarboe, as President , of Jarboe Enterprises, Inc, on behalf of the corporation.

Jo E. Spencer
Notary Public for the State of Oregon
My commission expires: 4-4-10



STATE OF OREGON
COUNTY OF Washington

On this the 8th day of February, 2008 personally appeared Henry E. Jarboe who, being duly sworn did say He is a member of Jarboe Holding Company, LLC, an Oregon Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority of its members; and acknowledge said instrument to be its voluntary act and deed.



Notary Public for Oregon

My commission expires 4-4-10



LEGAL DESCRIPTION

Lot 5 and the North 15 feet, paralleling Lot 5 of Lot 6, Block 15, RAILROAD ADDITION to the Town of Oakland. EXCEPTING THEREFROM the following:

Beginning at the northwesterly corner of Lot 5, Block 15, Railroad Addition to the Town of Oakland; thence in a Southerly direction parallel with First Street, 65 feet; thence Easterly, parallel with Locust Street, 35 feet; thence Northerly, parallel with said First Street, 65 feet to the southerly line of said Locust Street; thence Westerly, along the southerly line of said Locust Street, 35 feet to the place of beginning, being parts of Lots 5 and 6, Block 15, Railroad Addition to the Town of Oakland. ALSO EXCEPTING THEREFROM the following: The easterly 33 feet of Lot 5 and the Easterly 33 feet of the North 15 feet of Lot 6, Block 15, Railroad Addition to the Town of Oakland.

END OF DOCUMENT

Property
R32371

Owner
JARBOE, HENRY E

Property Address

2023 Real Market Value
110 SE LOCUST ST, OAKLAND, OR
97462

Property Page: Property Details

2024 GENERAL INFORMATION

Property Status A ACTIVE
Property Type Commercial
Legal Description OAKLAND R R ADD, BLOCK 15,
LOT PT 5 & PT 6, ACRES 0.05
Alternate Account Number 31081.01
Neighborhood CO2 OAKLAND - COMMERCIAL
Map Number 25-05W-04CA-06800
Property Use 201 - COMMERCIAL - IMPROVED
Levy Code Area [00101](#)
Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name JARBOE, HENRY E
Mailing Address 1335 NE TERRITORIAL RD CANBY,
OR 97070

2023 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 Improvement Type
 - MULTI USE

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	-	2,080	Details
	Eff Yr Built	-	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
			Ext Finish	-	
2	Building	Wood or Steel Framed Exterior Walls	-	480	Details
	Eff Yr Built	-	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
			Ext Finish	-	

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	CAC	0.05 Acres
TOTALS		2178.00 Sq. ft / 0.05 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$252,928	\$46,446	\$299,374	\$0	\$102,653
2022	\$204,672	\$37,097	\$241,769	\$0	\$99,664
2021	\$214,656	\$38,906	\$253,562	\$0	\$96,762
2020	\$166,400	\$30,160	\$196,560	\$0	\$93,944
2019	\$166,400	\$30,160	\$196,560	\$0	\$91,208
2018	\$166,400	\$30,160	\$196,560	\$0	\$88,552
2017	\$158,080	\$28,652	\$186,732	\$0	\$85,973

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
2/8/2008	JARBOE HOLDING COMPANY LLC	JARBOE, HENRY E	<u>2008-2377</u>	\$0	BARGAIN BARGAIN AND SALE DEED
2/5/2008	PENSCO TRUST CO. CUSTODIAN	JARBOE HOLDING COMPANY LLC	<u>2008-2376</u>	\$39,900	WD WARRANTY DEED
	UNKNOWN	-	<u>2000-5191</u>	-	
11/1/1996	UNKNOWN	JARBOE ENTERPRISES INC	<u>1996-23205</u>	\$106,000	
7/31/2002	SECURITY TRUST COMPANY CUSTODIAN	PENSCO TRUST CO. CUSTODIAN	<u>2002-21989</u>	\$29,039	DEED DEED
10/1/1994	UNKNOWN	GARRETT, ERNIE & INACTIVE	<u>1994-24209</u>	\$50,000	
10/1/1999	UNKNOWN	JARBOE ENTERPRISES INC	<u>1999-26413</u>	\$0	
10/1/1999	UNKNOWN	JARBOE ENTERPRISES INC	<u>1999-26414</u>	\$0	DEED DEED
11/18/1997	UNKNOWN	JARBOE ENTERPRISES INC	<u>1997-23568</u>	\$0	
	UNKNOWN	JARBOE ENTERPRISES INC	<u>1997-23569</u>	-	DEED DEED
5/1/1992	UNKNOWN	GODFREY, FRANCINE QUINN	<u>1992-8876</u>	\$39,900	

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 5/13/2024 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$1,460.50	\$1,460.50	\$0	\$1,460.50	\$0.00	-	\$0.00
2022	\$1,417.98	\$1,417.98	\$0	\$1,417.98	\$0.00	-	\$0.00
2021	\$1,420.76	\$1,420.76	\$0	\$1,420.76	\$0.00	-	\$0.00
2020	\$1,381.32	\$1,381.32	\$0	\$1,381.32	\$0.00	-	\$0.00
2019	\$1,342.55	\$1,342.55	\$0	\$1,342.55	\$0.00	-	\$0.00
2018	\$1,304.62	\$1,304.62	\$0	\$1,304.62	\$0.00	-	\$0.00
2017	\$1,302.55	\$1,302.55	\$0	\$1,302.55	\$0.00	-	\$0.00
2016	\$1,264.49	\$1,264.49	\$0	\$1,264.49	\$0.00	-	\$0.00
2015	\$1,182.99	\$0.00	\$0	\$1,182.99	\$0.00	-	\$0.00
2014	\$1,147.95	\$0.00	\$0	\$1,147.95	\$0.00	-	\$0.00
2013	\$1,114.79	\$0.00	\$0	\$1,114.79	\$0.00	-	\$0.00
2012	\$1,083.60	\$0.00	\$0	\$1,083.60	\$0.00	-	\$0.00
2011	\$1,054.34	\$0.00	\$0	\$1,054.34	\$0.00	-	\$0.00
2010	\$1,021.56	\$0.00	\$0	\$1,021.56	\$0.00	-	\$0.00
2009	\$991.65	\$0.00	\$0	\$991.65	\$0.00	-	\$0.00
2008	\$937.83	\$0.00	\$0	\$937.83	\$0.00	-	\$0.00
2007	\$906.36	\$0.00	\$0	\$906.36	\$0.00	-	\$0.00
2006	\$903.25	\$0.00	\$0	\$903.25	\$0.00	-	\$0.00
2005	\$876.76	\$0.00	\$0	\$876.76	\$0.00	-	\$0.00
2004	\$850.99	\$0.00	\$0	\$850.99	\$0.00	-	\$0.00
2003	\$862.88	\$0.00	\$0	\$862.88	\$0.00	-	\$0.00
2002	\$839.70	\$0.00	\$0	\$839.70	\$0.00	-	\$0.00
2001	\$820.86	\$0.00	\$0	\$820.86	\$0.00	-	\$0.00
2000	\$806.77	\$0.00	\$0	\$806.77	\$0.00	-	\$0.00
1999	\$812.11	\$0.00	\$0	\$812.11	\$0.00	-	\$0.00
1998	\$731.20	\$0.00	\$0	\$731.20	\$0.00	-	\$0.00
1997	\$712.36	\$0.00	\$0	\$712.36	\$0.00	-	\$0.00
1996	\$790.48	\$0.00	\$0	\$790.48	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2023	DOUG-123093-2023	11-14-2023	\$1,416.69
2022	DOUG-59415-2022	11-23-2022	\$1,417.98
2021	2082508	12-1-2021	\$1,427.07
2020	1993776	11-19-2020	\$1,339.88
2020	1993776	11-19-2020	\$47.58
2020	1993776	11-19-2020	(\$47.58)
2020	1993776	11-19-2020	(\$1,339.88)
2020	1993855	11-19-2020	\$1,387.46
2019	1905164	11-18-2019	\$1,302.27
2018	1820208	11-20-2018	\$1,265.48
2017	1736960	11-20-2017	\$1,263.47
2016	1657278	11-17-2016	\$1,226.56
2015	1604908	5-19-2016	\$394.33
2015	1582456	11-19-2015	\$772.89
2014	1520845	5-15-2015	\$382.65
2014	1513272	2-18-2015	\$382.65
2014	1501028	11-24-2014	\$382.65
2013	1437575	5-16-2014	\$371.59
2013	1430004	2-21-2014	\$371.60
2013	1416350	11-25-2013	\$371.60
2012	1353437	5-17-2013	\$361.20
2012	1344867	2-20-2013	\$361.20
2012	1331955	11-26-2012	\$361.20
2011	1268108	5-17-2012	\$356.24
2011	1268108	5-17-2012	(\$356.24)
2011	1269833	5-17-2012	\$356.24
2011	1260743	2-28-2012	\$351.45
2011	1240947	11-17-2011	\$351.45
2010	1184529	5-18-2011	\$340.52
2010	1174939	2-16-2011	\$340.52
2010	1163651	11-22-2010	\$340.52
2009	1099893	5-20-2010	\$335.07
2009	1092720	3-8-2010	\$330.55
2009	1079385	11-20-2009	\$330.55
2008	1010815	4-27-2009	\$975.35
2007	921748	2-19-2008	\$2,334.41
2005	853538	8-13-2007	\$2,000.00
2003	610174	5-21-2004	\$4,247.70
1996	285284	6-30-2000	\$263.50
1999	207953	4-13-2000	\$552.42
1999	197438	12-9-1999	\$270.71
1998	121078	12-2-1998	\$716.67
1997	79609	6-3-1998	\$483.77
1997	56664	1-15-1998	\$237.46
1996	15214	6-6-1997	\$544.54

7/1/23 TO 6/30/24 REAL PROPERTY TAX STATEMENT

Douglas County Tax Collector * PO Box 8403 * Medford, OR 97501-0803
Phone: (541) 440-4253 <https://douglascountyor.gov/348/Tax-Collection>

PROPERTY DESCRIPTION

MAP: 25-05W-04CA-06800

CODE AREA: 00101

ACCOUNT NO: R32371

SITUS: 110 SE LOCUST ST
LEGAL: OAKLAND R R ADD, BLOCK 15, LOT PT 5 & PT 6, ACRES 0.05

JARBOE, HENRY E
1335 NE TERRITORIAL RD
CANBY, OR 97070

DELINQUENT TAXES: \$0.00

2023-24 CURRENT TAX BY DISTRICT:

CC UMPQUA 46.72
ED DOUGLAS 54.37
SC OAKLAND 1 476.28
EDUCATION TAXES: \$577.37

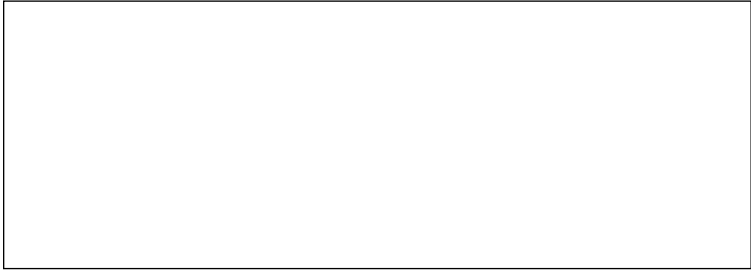
CI OAKLAND 657.96
CO DOUGLAS 114.19
FI OAKLAND RFPD 104.82
SV 4H EXTENSION SERVICE 6.16
GENERAL GOVERNMENT TAXES: \$883.13

BONDS AND MISC TAXES: \$0.00

2023-24 LEVIED TAX: \$1,460.50
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	37,097	46,446
STRUCTURE	204,672	252,928
NET RMV	241,769	299,374
TAXABLE VALUES:		
NET ASSESSED VALUE	99,664	102,653

PROPERTY TAXES: \$1,417.98 \$1,460.50



Full Payment With 3% Discount	2/3 Payment With 2% Discount	1/3 Payment No Discount
\$1,416.69	\$954.20	\$486.84

TOTAL DUE: \$1,416.69
(After Discount)

↑ Tear Here PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS. Tear Here ↑



DOUGLAS COUNTY, OREGON

2023-2024 Property Tax Payment Stub

ACCOUNT NO: R32371

SITUS: 110 SE LOCUST ST

Pay Online: <https://www.co.douglas.or.us>

2.49% Credit Card Fee

\$3.95 Debit Card Fee

Electronic Check \$3.00 Fee



Mailing Address Change On Back Of Stub.

DUE: Nov 15, 2023 IN FULL (3% Discount) \$1,416.69
DUE: Nov 15, 2023 2/3 PAYMENT (2% Discount) \$954.20
DUE: Nov 15, 2023 1/3 PAYMENT (NO Discount) \$486.84

Make Payable:

Douglas County Tax Collector
PO Box 8403
Medford, OR 97501-0803

Empty box for amount paid.

Enter Amount Paid
Due Date: Nov 15, 2023

JARBOE, HENRY E
1335 NE TERRITORIAL RD
CANBY, OR 97070