



## Property Profile Report

*Today's Date:*

**06/11/2025**

*Owner Name:*

**Swenson, Mark  
Swenson, Kermit**

*Property Address:*

**4805 Netarts Hwy  
Tillamook OR 97141 9471**

*Reference Number:*

**2S1005BD01400**

*Account Number:*

**182091R**

### Four North Coast locations to serve you:

630 Bond St.  
Astoria, OR 97103  
503.325.2144

2263 N. Roosevelt Dr.  
Seaside, OR 97138  
503.738.8433

507 Laneda Ave, Suite 3  
Manzanita, OR 97130  
503.368.5124

802 Main Ave.  
Tillamook, OR 97141  
503.842.5533

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

## TITLE AND ESCROW SERVICES

For all your customer service needs: [nccs@ticortitle.com](mailto:nccs@ticortitle.com)



<b>Parcel Information</b>	
Parcel #:	182091R
Tax Lot:	2S1005BD01400
Record Type:	Commercial
Site Address:	4805 Netarts Hwy Tillamook OR 97141 - 9471
Owner:	Swenson, Mark
Owner2:	Swenson, Kermit
Owner Address:	PO Box 31 Netarts OR 97143
Twn/Range/Section:	02S / 10W / 05 / NW
Parcel Size:	0.50 Acres (21,780 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	960600 / 2036
Waterfront:	

<b>Assessment Information</b>	
Market Value Land:	\$358,250.00
Market Value Impr:	\$498,160.00
Market Value Total:	\$856,410.00
Assessed Value:	\$454,990.00

<b>Tax Information</b>	
Levy Code Area:	0914
Levy Rate:	12.5696
Tax Year	Annual Tax
2024	\$5,743.04
2023	\$5,720.88
2022	\$5,561.05

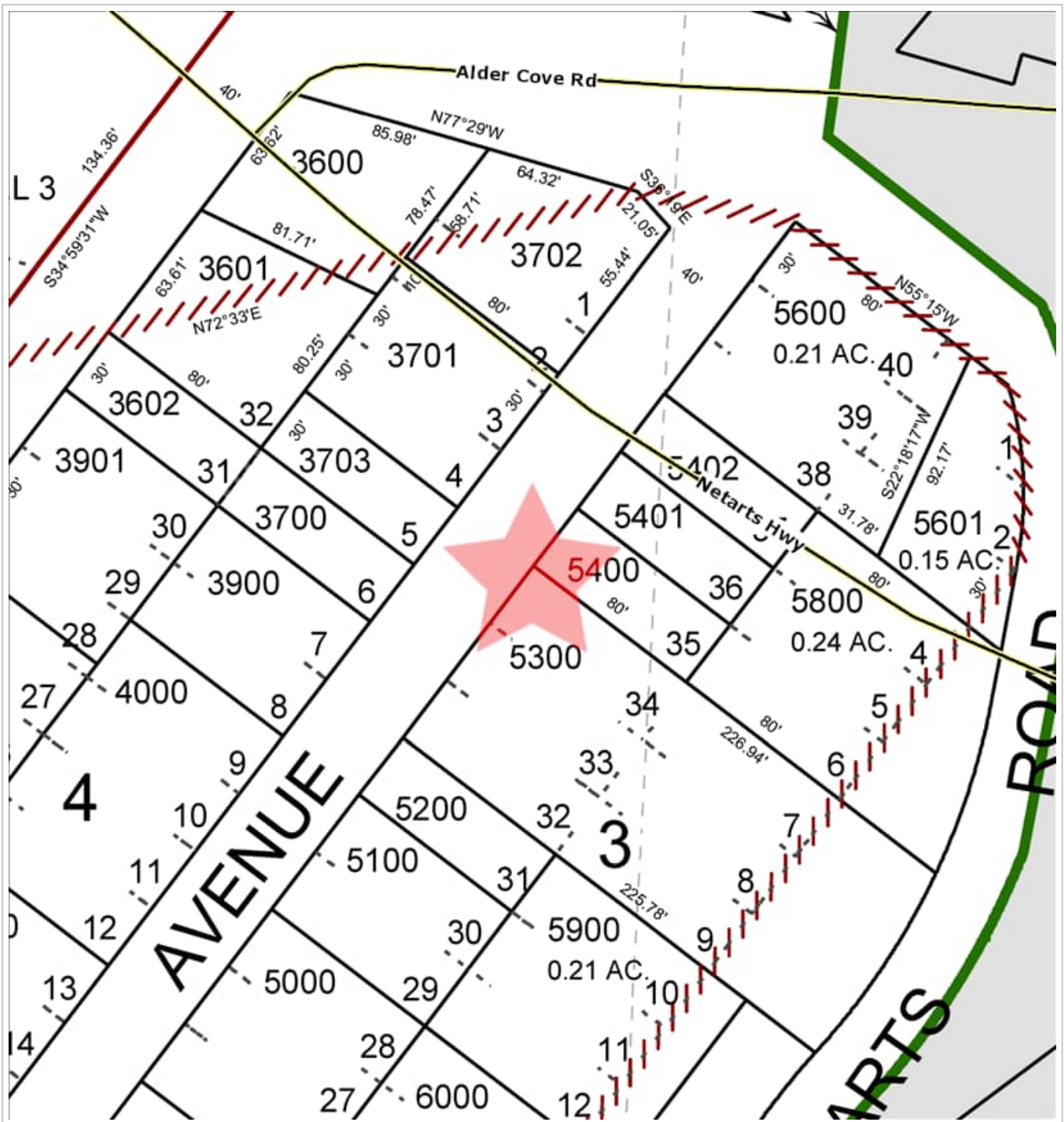
### **Legal**

<b>Land</b>			
Cnty Land Use:	201 - Commercial - Improved (typical of class)	Land Use Std:	2000 - Commercial (General)
Zoning:	NT-C1 - Netarts Neighborhood Commercial	Neighborhood:	102
Watershed:	Sand Lake-Frontal Pacific Ocean	Recreation:	
School District:	8J/9 - Greater Albany/Tillamook	Primary School:	Liberty Elementary School
Middle School:	Tillamook Junior High School	High School:	Tillamook High School

<b>Improvement</b>			
Year Built:	1946	% Complete:	
Eff Year Built:		Fin SqFt:	3,700
Bsmt Fin SqFt:		Floor 1 SqFt:	
Bsmt UnFin SqFt:		Floor 2 SqFt:	
Deck SqFt:		Attic Fin SqFt:	
Garage:		Attic Unfin SqFt:	
Carport:		Patio SqFt:	
Foundation:		Roof Covering:	
		Bedrooms:	
		Bathrooms:	
		Full Baths:	
		Half Baths:	
		Fireplace:	
		Roof Style:	
		Porch SqFt:	

<b>Transfer Information</b>			
Rec. Date:	06/25/2015	Sale Price:	\$118,062.00
Doc Num:	3698	Doc Type:	Warranty Deed
Owner:	Mark Swenson	Grantor:	CHAM STEVEN P
Orig. Loan Amt:	\$265,000.00	Title Co:	WESTERN TITLE & ESCROW
Finance Type:		Loan Type:	Commercial
		Lender:	OREGON COAST BANK

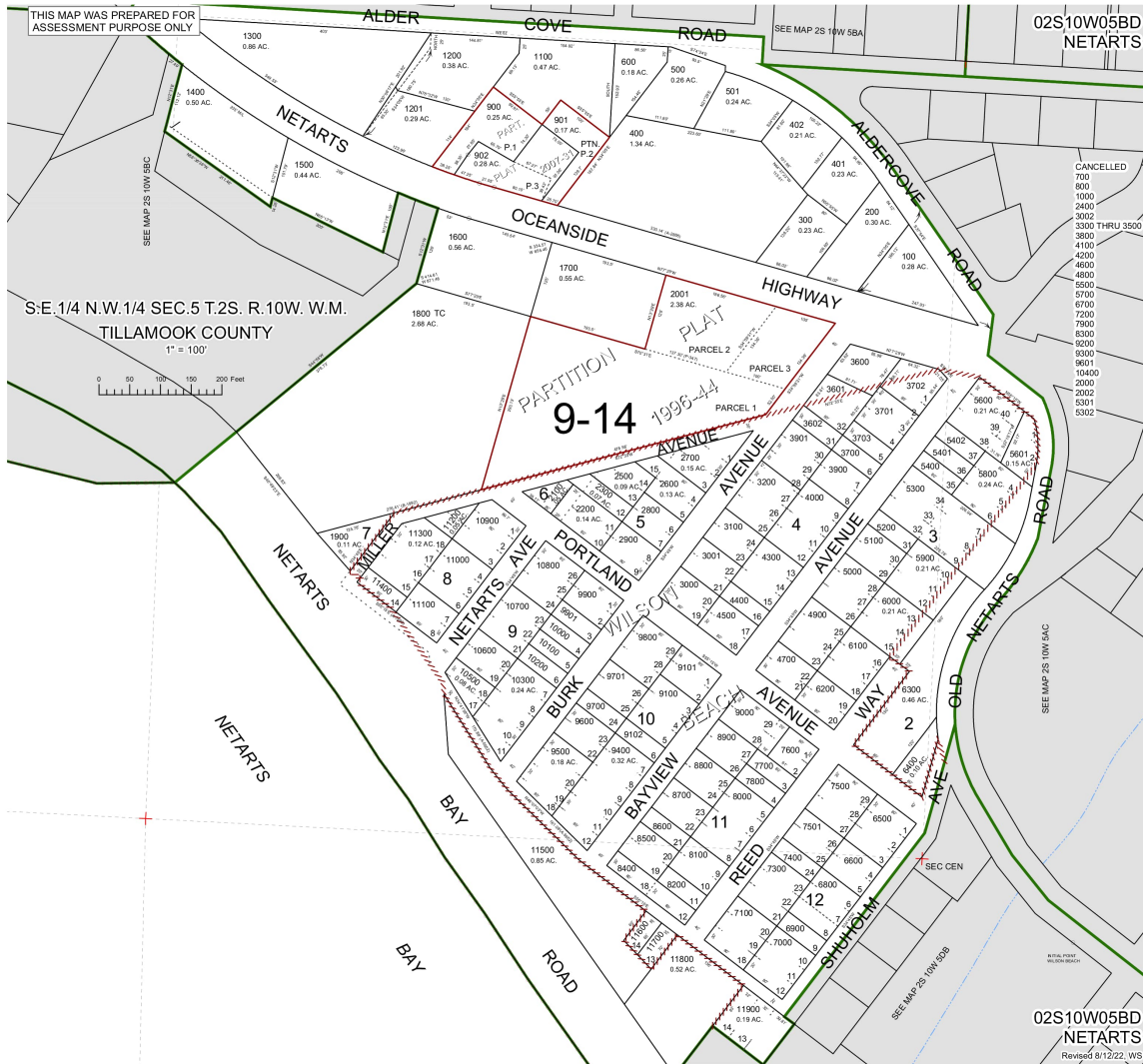
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 182091R

Site Address: 4805 Netarts Hwy

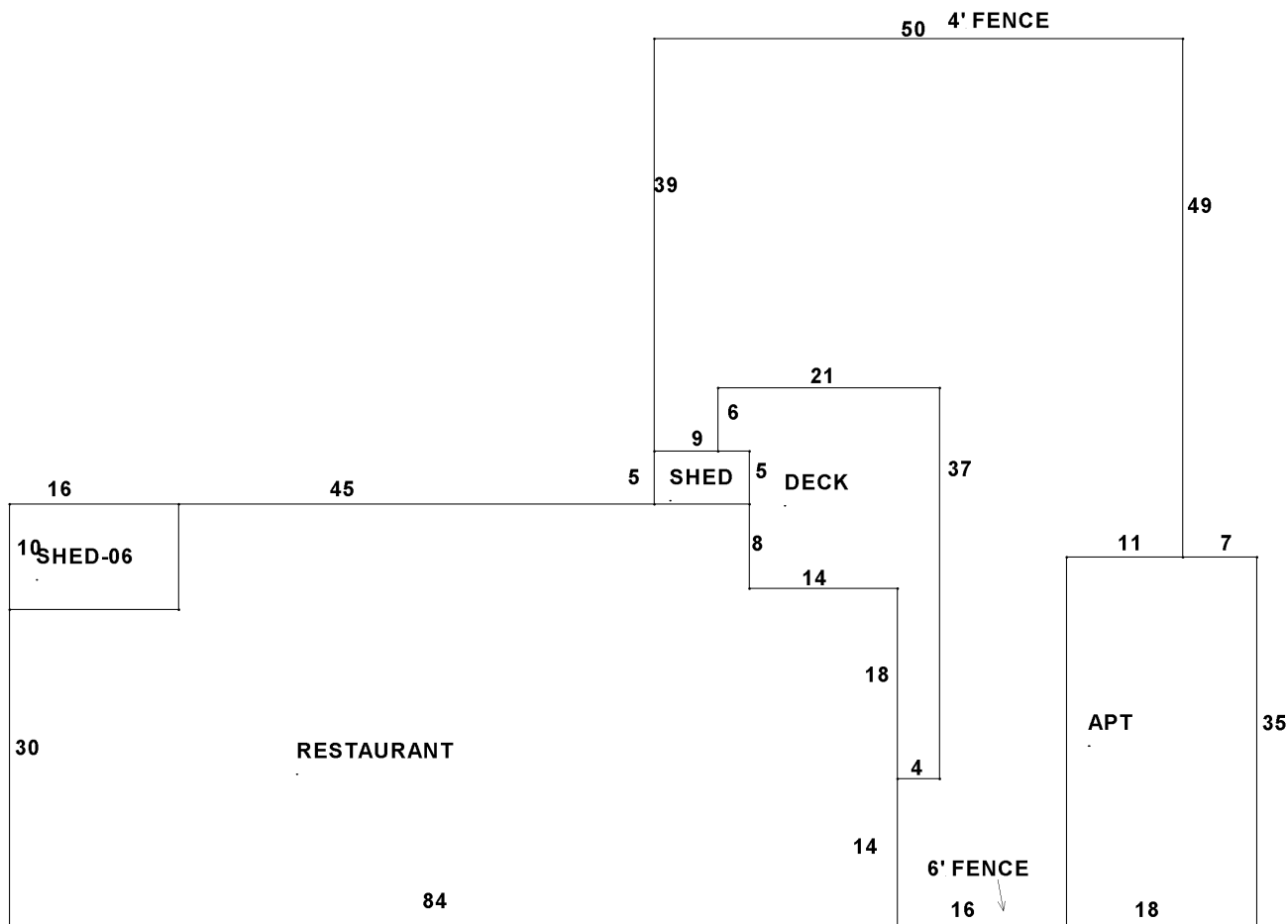
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**ParcelID: 182091R**  
**Tax Account #: 2S1005BD01400**  
**4805 Netarts Hwy, Tillamook OR 97141**

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BUILDING DIAGRAM AND OUTBUILDINGS



4805 W. Netarts HWY

Appraiser	Date	Bldg	Description	SqFt	Dimension
KF	9/7/2007	1	RESTAURANT	3088	
		1	SHED	45	
		1	SHED-06	160	
		1	DECK	432	
		1	APT	630	

Aerial Map



**Parcel ID: 182091R**

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**Tillamook County**  
**2024 Real Property Assessment Report**  
 Account 182091

**Map** 2S1005BD01400  
**Code - Tax ID** 0914 - 182091

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

**Legal Descr** See Record

**Mailing** SWENSON, MARK &  
 SWENSON, KERMIT  
 PO BOX 31  
 NETARTS OR 97143

**Deed Reference #** 2015-3698  
**Sales Date/Price** 06-24-2015 / \$118,062  
**Appraiser** KARI FLEISHER

**Property Class** 201 **MA SA NH**  
**RMV Class** 201 07 01 102

Site	Situs Address	City
1	4805 NETARTS HWY	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0914	Land	358,250			Land	0
	Impr	498,160			Impr	0
<b>Code Area Total</b>		856,410	454,990	454,990		0
<b>Grand Total</b>		856,410	454,990	454,990		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	1	<input checked="" type="checkbox"/>		C-1	Commercial Site	100	0.50 AC		348,250
					OSD - AVERAGE	100			10,000
<b>Code Area Total</b>							0.50 AC		358,250

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0914	1	1946	435	Restaurant - Bar/Lounge	110	3,700			498,160
<b>Code Area Total</b>						3,700			498,160

Exemptions / Special Assessments / Notations				
Code Area	0914			
Special Assessments	Amount	Acres	Year Used	
■ SOLID WASTE	24.00	0.00	2024	

**PP Accounts** 0914 - 3442

**Comments** 9/7/07 New shed and decks added to roll. Added minor exception. Reappraised RMV for 2007-08. KF 6/11/14 Added new accessory covers and rear storage bldgs. KF 8/25/14 There were two lot line adjustments with 2S10 5BC 100 that changed the shape of the parcel. N/C in acreage or value. KF

**STATEMENT OF TAX ACCOUNT**  
**TILLAMOOK COUNTY TAX COLLECTOR**  
**TILLAMOOK COUNTY COURTHOUSE**  
**TILLAMOOK, OREGON 97141**  
**1-800-488-8280 X4002**  
**(503) 842-3400**

11-Jun-2025

SWENSON, MARK &  
 SWENSON, KERMIT  
 PO BOX 31  
 NETARTS OR 97143

Tax Account #	182091	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0914
Situs Address	4805 NETARTS HWY COUNTY OR	Interest To	6/15/2025

**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	\$5,743.04	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,720.88	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,561.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,434.28	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,316.01	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,206.62	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,104.91	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,939.99	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,789.52	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,774.89	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,715.71	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,473.19	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,797.05	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,693.13	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,465.39	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,228.20	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,265.23	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,210.85	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,016.22	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,792.26	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,746.02	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.02	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,584.12	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,309.25	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,266.10	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,194.52	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,092.27	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,898.96	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,889.64	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,814.73	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,220.61	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,365.46	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,565.96	Nov 15, 1992
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$117,796.08	

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**TILLAMOOK COUNTY TAX COLLECTOR**  
**TILLAMOOK COUNTY COURTHOUSE**  
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7059-2447583

  
**Western** Title & Escrow  
Order Number: **101221-DBB**

Tillamook County, Oregon **2015-003698**  
06/25/2015 02:52:45 PM  
DEED-DWARR  
\$15.00 \$11.00 \$21.00 \$10.00 - Total = \$57.00



I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

Tassi O'Neil, Tillamook County

Grantor
Steven P. Cham PO Box 1273 Tillamook, OR 97141
Grantee
Mark Swenson 4648 Hughey St. Tillamook, OR 97141
Until a change is requested, all tax statements shall be sent to the following address:
Mark Swenson 4648 Hughey St. Tillamook, OR 97141

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Steven P. Cham, Grantor conveys and warrants to **Mark Swenson and Kermit Swenson, as to an undivided one-half interest, as tenants in common**, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

See Legal Description attached hereto and incorporated herein as Exhibit "A"

Account: **182091**  
Map & Tax Lot: **2S1005-BD-01400**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$118,062.50**. (Here comply with requirements of ORS 93.030.)

**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.

Executed this 24 day of June, 2015

Steven P. Cham  
Steven P. Cham

State of OREGON, County of Tillamook ) ss.

This instrument was acknowledged before me on this 24 day of June, 2015 by **Steven P. Cham**

Deborah Suzanne Carr  
Notary Public for the State of OREGON  
My commission expires: 2-21-18



**EXHIBIT A  
LEGAL DESCRIPTION**

A tract of land in the Southwest quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 5, Township 2 South, Range 10 West of the Willamette Meridian in Tillamook County, Oregon, said tract being portions of that tract of land described in deeds to CARLA A. MCKINLEY, JOHN R. CHAM, STEVEN P. CHAM AND MICHAEL A. CHAM, BOOK 312 PAGE 148 and in INSTRUMENT 2014-001562, and of that tract described in deeds to Steven P. Cham in INSTRUMENT 2005-009386 and Mark Swenson and Kermit Swenson in INSTRUMENT 2012-000366, said tract being more particularly described as follows: Commencing at a 5/8" iron rod marking the Southwest corner of the aforesaid Steven P. Cham and Mark Swenson and Kermit Swenson tract, said iron rod being South 181.86 feet and East 1268.76 feet from the Northwest corner of Government Lot 1 of the aforesaid Section 5; thence North 12°31'00" East 102.72 feet to the South boundary of the NETARTS-OCEANSIDE HWY.; thence along said South boundary of the NETARTS-OCEANSIDE HWY., 27.49 feet along the arc of a 1462.50 foot radius curve to the left, the chord of which bears South 52°56'37" East 27.49 feet, to the Point of Beginning; thence South 12°31'00" West 112.12 feet; thence South 56°36'36" East 211.46 feet; thence North 12°26'56" East 14.26 feet to the Southwest corner of that tract of land described in deed to OCEANSIDE DEVELOPMENT LLC., INSTRUMENT 2006-000996; thence along the boundaries of last said tract North 12°26'56" East 101.79 feet, to the South boundary of the NETARTS-OCEANSIDE HWY.; thence, along said South boundary of the NETARTS-OCEANSIDE HWY., 210.14 feet along the arc of a 1462.50 foot radius curve to the right, the chord of which bears North 57°35'54" West 209.96 feet, to the Point of Beginning.

*First American Title*