

# Property Detail Report

Owner: Steven & Terry Oday  
Site: 2762 Willamina Ave Forest Grove OR 97116  
Mail: 2762 Willamina Ave Forest Grove OR 97116



## Location and Site Information

County:	Washington	Lot SqFt:	54,861
Legal Description:	ACRES 1.26	Lot Acres:	1.26
APN:	R742129	Land Use:	1910 - Urban Developable Tract Improved
Tax Lot:	1N331AC00101	Land Use STD:	Misc. Property not classed
Twn-Rng-Sec:	01N / 03W / 31 / NE	County Bldg Use:	0599 - General Improvements
Neighborhood:	Cpo 12 Forest Grove	# Dwellings:	
Subdivision:		Map Page/Grid:	592-A3
Legal Lot/Block:		Zoning:	Forest Grove-RML
Census Tract/Block:	033202 / 2019	Watershed:	Dairy Creek
Elementary School:	Fern Hill Elementary School	High School:	Forest Grove High School
Middle School:	Neil Armstrong Middle School	School District:	Forest Grove

## Property Characteristics

Total Living Area:	1,080	Bedrooms:	2	Year Built/Eff:	1989
First Floor SqFt:		Bathrooms Total:	2	Heating:	Forced air unit
Second Floor SqFt:		Bathrooms Full/Half:		Cooling:	Yes
Basement Fin/Unfin:		Stories:		Fireplace:	
Attic Fin/Unfin:		Foundation:	03	Pool:	
Garage SqFt:	816	Roof Material:	Composition Shingle	Kitchen:	

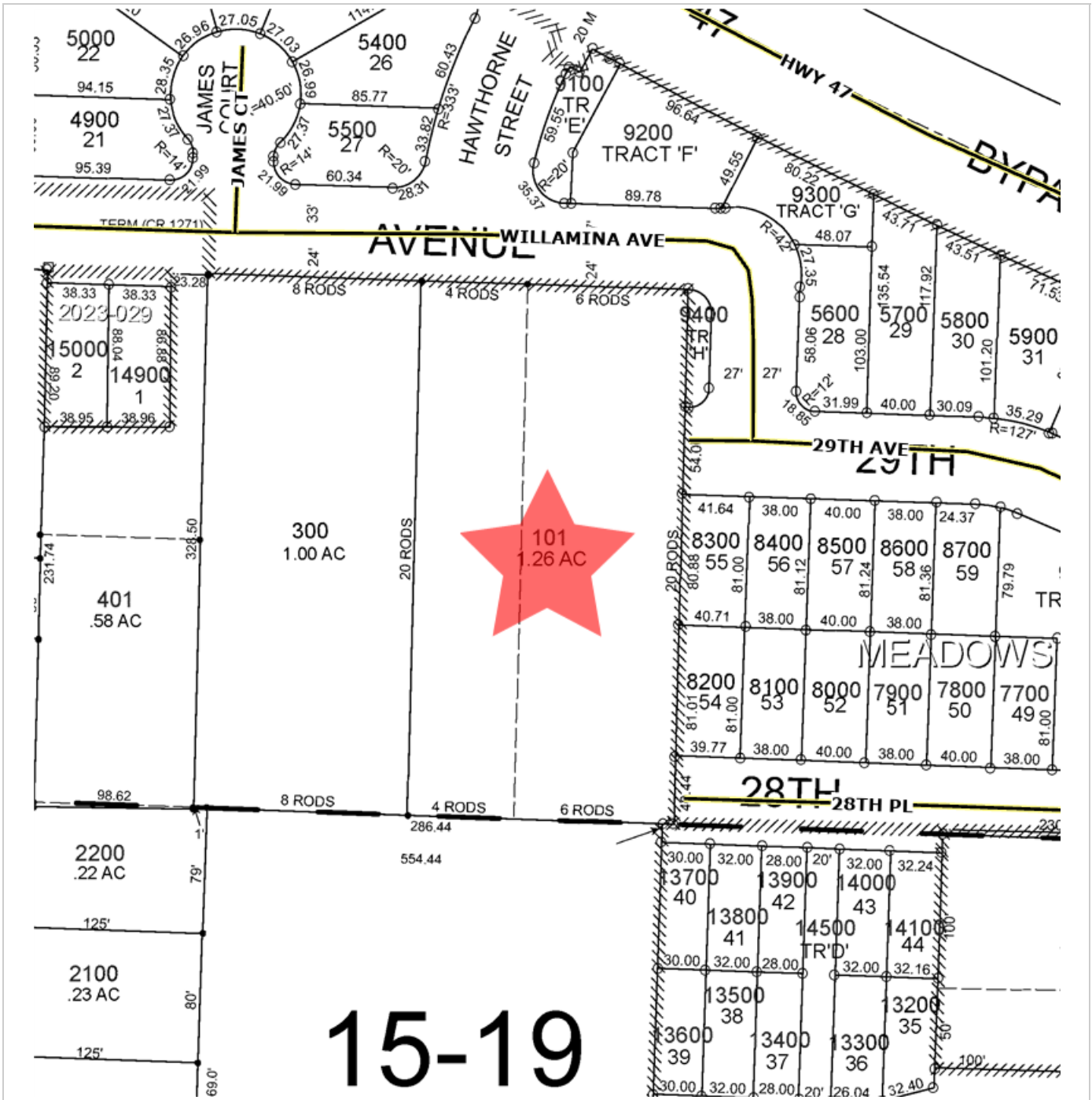
## Assessment and Tax Information

Market Total:	\$455,840.00	Property Tax:	\$1,728.69
Market Land:	\$408,720.00	Exemption:	
Market Structure:	\$47,120.00	Market Improved %:	10.00%
Assessment Year:	2025	Levy Code:	15.19
Assessed Total:	\$91,700.00	Mill Rate:	18.8515

## Sale and Loan Information

Sale Date:	09/29/2016	Lender:	AMERICAN PACIFIC MORTGAGE
Sale Amount:	\$260,000.00	Loan Amount:	\$208,000.00
Document #:	79242	Loan Type:	New Conv
Deed Type:	Warranty Deed	Price/SqFt:	\$240.74
Title Co:	FIRST AMERICAN	Seller Name:	BROWN GLENN

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15-19



Parcel ID: R742129  
Site Address: 2762 Willamina Ave

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Aerial Map



**Parcel ID: R742129**

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After recording return to:  
Steven Oday and Terry Oday  
2762 Willamina Avenue  
Forest Grove, OR 97116

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Steven Oday and Terry Oday  
2762 Willamina Avenue  
Forest Grove, OR 97116

File No.: 7001-2690954 (RC)  
Date: July 06, 2016

THIS SPACE RESE

Washington County, Oregon **2016-079242**  
**D-DW**  
Stn=32 Y LOPEZ **09/29/2016 01:35:07 PM**  
\$15.00 \$11.00 \$5.00 \$260.00 \$20.00 **\$311.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-  
Officio County Clerk for Washington County, Oregon, do hereby  
certify that the within instrument of writing was received and  
recorded in the book of records of said county.

Richard Hobernicht, Director of  
Assessment and Taxation, Ex-Officio

FIRST AMERICAN 2690954-5T

### STATUTORY WARRANTY DEED

**Glenn Brown aka Alvin Glenn Brown and Carmen L. Brown, as tenants by the entirety,**  
Grantor, conveys and warrants to **Steven Oday and Terry Oday**, Grantee, the following described real  
property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Washington, State of Oregon, described as  
follows:

**See attached exhibit "A"**

**Subject to:**

1. The **2016/2017** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in  
the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$260,000.00**. (Here comply with requirements of ORS 93.030)



## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Washington, State of Oregon, described as follows:

**A tract of land in Section 31, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, described as follows:**

### **Parcel I:**

**Beginning at a point on the north line of the Stokes Donation Land Claim, said point being 40 rods East of the Southeast corner of Lot 16, North Forest Grove Acres, Washington County, Oregon, running thence North 20 rods; thence East parallel with the North line of the Stokes Donation Land Claim, 4 rods to the Northwest corner of tract of land described in deed recorded in Deed Book 158, Page 490; thence South 20 rods to the Southwest corner of said tract; thence West along the North line of the Stokes Donation Land Claim, 4 rods to the place of beginning.**

### **Parcel II:**

**Beginning at a point on the North line of the Stokes Donation Land Claim in Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, said point being 44 rods East of the Southeast corner of Lot 16, North Forest Grove Acres, as shown on the duly recorded map and plat thereof, running thence North parallel to the East line of a tract of land of four acres conveyed by A. V. Brown to Benjamin Fred Brown 20 rods; thence East parallel with the North line of Stokes Donation Land Claim 6 rods; thence southerly 20 rods to a point on the said North line of said Stokes Donation Land Claim 6 rods East of the place of beginning; thence West along the said North line of said Stokes Donation Land Claim 6 rods to the place of beginning.**

**NOTE: This legal description was created prior to January 1, 2008.**