





**First American Title**

Customer Service Department  
 121 SW Morrison St., Suite 300  
 Portland, OR 97204  
 Phone: 503.219.TRIO (8746)  
 Fax: 503.790.7872  
 Email: cs.portland@firstam.com  
 Date: 7/29/2016

**OWNERSHIP INFORMATION**

Owner: Wolverine Financial LLC  
 Coowner: Lone Oak Land & Investments LLC  
 Site: 42580 NW Cedar Canyon Rd Forest Grove 97116  
 Mail: 6770 SW Canyon Dr Portland OR 97225

Parcel #: R815997  
 Ref Parcel #: 2N4360000600  
 TRS: T: 02N R: 04W S: 36 Q: NE  
 County: Washington

**PROPERTY DESCRIPTION**

Map Grid: 531-H5  
 Census Tract: 033500 Block: 2021  
 Neighborhood: CPO 14  
 School Dist: 13 BANKS  
 Subdiv/Plat:  
 Impr Type: G General Improvements  
 Land Use: AFAR FARMS AND CROPS  
 Zoning: Washington Co.-EFU Exclusive Farm Use District  
 Recreation: Sunset Park  
 Watershed: Dairy Creek  
 ACRES 126.07, UNZONED FARMLAND,  
 Legal: ZONED FARMLAND, POTENTIAL  
 ADDITIONAL TAX LIABILITY

**ASSESSMENT AND TAXATION**

Market Land: \$331,110  
 Market Impr: \$381,970  
 Market Total: \$713,080 (2015)  
 % Improved: 54  
 Assessed Total: \$437,570 (2015)  
 Levy Code: 013.15  
 Tax: \$5,682.35 (2015)  
 Millage Rate: 12.9862

**PROPERTY CHARACTERISTICS**

Bedrooms: 6	Building Area: 4,493 SqFt	Year Built:
Baths, Total: 4.00	First Floor: 6,064 SqFt	Eff Year Built: 1970
Baths, Full:	Second Floor: 1,948 SqFt	Lot Size: 126.07 Acres
Baths, Half:	Basement Fin:	Lot Size: 5,491,609 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 0.00	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material: Comp Shingle
Cooling: No	Attic Unfin:	Roof Shape:
Heating: Forced Air	Attic Total:	
Ext Walls: Wood	Garage: 1,152 SqFt	
Building Style:		Const Type: Wood Frame

**SALES AND LOAN INFORMATION**

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	03/01/07	0000023227				Conv/Unk
OWNER NAME UNAVAILABLE	03/27/06	0000034944		Quit Claim		Conv/Unk
OWNER NAME UNAVAILABLE	05/06/05	0000050914		Quit Claim	\$375,000	

This title information has been furnished without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



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 Date: 7/29/2016

**OWNERSHIP INFORMATION**

Owner: Wolverine Financial LLC  
 Coowner: Lone Oak Land & Investments LLC  
 Site: Forest Grove 97116  
 Mail: 6770 SW Canyon Dr Portland OR 97225

Parcel #: R816077  
 Ref Parcel #: 2N4360000800  
 TRS: T: 02N R: 04W S: 36 Q: SE  
 County: Washington

**PROPERTY DESCRIPTION**

Map Grid: 531-H6  
 Census Tract: 033500 Block: 2021  
 Neighborhood: CPO 14  
 School Dist: 13 BANKS  
 Subdiv/Plat:  
 Land Use: AFAR FARMS AND CROPS  
 Zoning: Washington Co.-EFU Exclusive Farm Use District  
 Recreation: Sunset Park  
 Watershed: Dairy Creek  
 ACRES 46.89, UNZONED FARMLAND,  
 Legal: ZONED FARMLAND, POTENTIAL  
 ADDITIONAL TAX LIABILITY

**ASSESSMENT AND TAXATION**

Market Land: \$0  
 Market Impr: \$0  
 Market Total: \$0  
 % Improved:  
 Assessed Total: \$33,030 (2015)  
 Levy Code: 013.15  
 Tax: \$428.93 (2015)  
 Millage Rate: 12.9862

**PROPERTY CHARACTERISTICS**

Bedrooms:	Building Area:	Year Built:
Baths, Total: 0.00	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size: 46.89 Acres
Baths, Half:	Basement Fin:	Lot Size: 2,042,528 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories: 0.00	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling: No	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	
Ext Walls: Wood	Garage:	
Building Style:		

**SALES AND LOAN INFORMATION**

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
WOLVERINE FINANCIAL LLC	03/01/07	0000023227	\$950,000	Warranty		Conv/Unk
BANKS WEST VILLAGE LLC	03/27/06	0000034944	\$682,500	Warranty		Conv/Unk
BANKS WEST VILLAGE LLC	05/06/05	0000050914	\$1,320,000	Warranty	\$375,000	Conv/Unk

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438072  
80-201

AFTER RECORDING RETURN TO:

Robert S. Bobosky  
Wolverine Financial LLC  
6770 SW Canyon Drive  
Portland, Oregon 97225  
Until a change is requested all tax statements shall be sent to the following address:  
Wolverine Financial LLC  
6770 SW Canyon Drive  
Portland, Oregon 97225  
Escrow No.: 50-438072-CE  
Order No.: 438072

SPACE  
RESERVED  
FOR  
RECORDERS  
USE

STATE OF OREGON  
County of Was  
I certify that th  
the \_\_\_ day of:

book/reel/volum  
and/or as fee/fi  
\_\_\_\_\_, R  
my hand and se  
affixed. \_\_\_\_\_

Name \_\_\_\_\_ TitleBy \_\_\_\_\_, Deputy.

Washington County, Oregon  
03/01/2007 01:44:19 PM  
D-DW Cnt=1 Stn=8 C PFEIFER  
\$20.00 \$8.00 \$11.00 \$950.00 - Total = \$987.00

2007-023227



01081657200700232270040041

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 County Clerk



WARRANTY DEED - STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

Banks West Village LLC, an Oregon limited liability company

Grantor, conveys and warrants to

Wolverine Financial LLC, an Oregon limited liability company



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$ 950.00 2/1/07  
FEE PAID DATE

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 197.352. 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 approved uses, 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 197.352.

ENCUMBRANCES: SEE ATTACHED EXHIBIT "A", made a part hereof by reference.

The true consideration for this conveyance is \$950,000.00. Paid by a Qualified Intermediary pursuant to an IRC Section 1031 Tax Deferred Exchange.

Dated February 28, 2007; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Banks West Village LLC

BY: William R. Perkins  
William R. Perkins, Member

BY: Cynthia J. Perkins  
Cynthia J. Perkins, Member

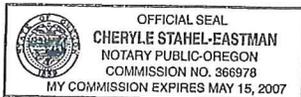
STATE OF OREGON  
County of Multnomah

This instrument was acknowledged before me this 28 day of February, 2007, by William R. Perkins and Cynthia J. Perkins, as Members of Banks West Village LLC.

Cheryl E. Stahel-Eastman

Notary Public for Oregon  
My Commission Expires: 5/15/07

(SEAL)



50-438072-CE

Chicago Title Insurance Co.

Order No.: 438072

**LEGAL DESCRIPTION**

AN UNDIVIDED FIFTY-PERCENT (50%) INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**PARCEL I:**

Beginning at the Southwest corner of the Northeast quarter of Section 36, Township 2 North, Range 4 West of the Willamette Meridian; thence running along the West line of the said Northeast quarter of said Section 36, North 0°03' East 1483.7 feet, more or less, to the center of W. Dairy Creek; thence following up the center of said W. Dairy Creek with all the meanderings thereof in a Northeasterly direction 460.0 feet, more or less, to the junction of said W. Dairy Creek with the Westerly end of drainage ditch; thence following center of said ditch North 58°24' East a distance of 742.0 feet, more or less, to the center of said W. Dairy Creek; thence following up the center of said W. Dairy Creek with all the meanderings thereof in a Northeasterly direction a distance of 283.0 feet, more or less, to the junction of the center of said W. Dairy Creek with the second drainage ditch; thence following up the center of said ditch, North 67°29' East a distance of 340.0 feet, more or less, to the center of said W. Dairy Creek; thence following up the center of said W. Dairy Creek with all the meanderings thereof, in a Northeasterly and Northerly direction a distance of 980.0 feet, more or less, to a point on that North line of said Section 36 which point bears North 89°22' West 422.8 feet from the Northeast corner of said Section; thence along the section line, South 89°22' East 268.0 feet, more or less, to a point on said section line which is North 89°22' West 154.5 feet from the Northeast corner of said Section 26; thence on a line parallel with the East line of said Section 36, South 825.5 feet; thence North 89°22' West 30.0 feet; thence on a line parallel with the East line of said Section 36, South 1835.5 feet to a point on the South line of the Northeast quarter of said Section 36 which point bears South 89°40' West 184.5 feet from the quarter section corner on the East line of said Section 36; thence along the South line of the Northwest quarter of said Section 36, South 89°40' West 2456.9 feet to the place of beginning.

TOGETHER WITH an easement for ingress and egress as described in Deed recorded January 5, 1966, Book 583, Page 392.

EXCEPT beginning at a point on North section line 356.0 feet North 89°22' West of Northeast section corner; thence South 24°30' West 125.0 feet; thence South 46°0' West 170 feet; thence North 84°54' West 600.0 feet to center of West Dairy Creek; thence meandering Easterly and Northeasterly along said center line to North section line; thence South 89°22' East on North section line 66.8 feet, more or less, to place of beginning.

ALSO EXCEPTING that real property conveyed to Henry J. Vanderzanden, et ux, to the City of Banks by Deed recorded in Book 583, Page 388, Washington County Records.

**PARCEL II:**

The Northwest quarter of the Southeast quarter of Section 36, Township 2 North, Range 4 West of the Willamette Meridian, in the County of Washington and State of Oregon.

**LEGAL DESCRIPTION**

(Continued)

**PARCEL III:**

The Southwest one-quarter of the Southeast one-quarter, Section 36, Township 2 North, Range 4 West of the Willamette Meridian, in the County of Washington and State of Oregon.

EXCEPT S.P. & S. Railroad right-of-way.

ALSO EXCEPT THEREFROM that portion lying Southerly of the North boundary line of Wilson River Highway.

EXHIBIT "A"

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied, in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of W. Dairy Creek.
3. Any adverse claims based upon the assertion that W. Dairy Creek has changed in location.
4. Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,  
Recorded: January 5, 1966  
Book: 583  
Page: 392.
5. An easement created by instrument, including terms and provisions thereof,  
Recorded: January 24, 1968  
Book: 678  
Page: 359  
In Favor Of: City of Banks  
For: Sewer line and storm sewer  
Affects: Parcel I

2N 3 31BC

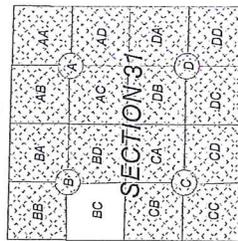
31BC



WASHINGTON COUNTY OREGON  
SW1/4 NW1/4 SECTION 31 T2N R3W W.M.  
SCALE 1" = 100'

36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 2N331BC  
6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000

SCALE 1" = 100'



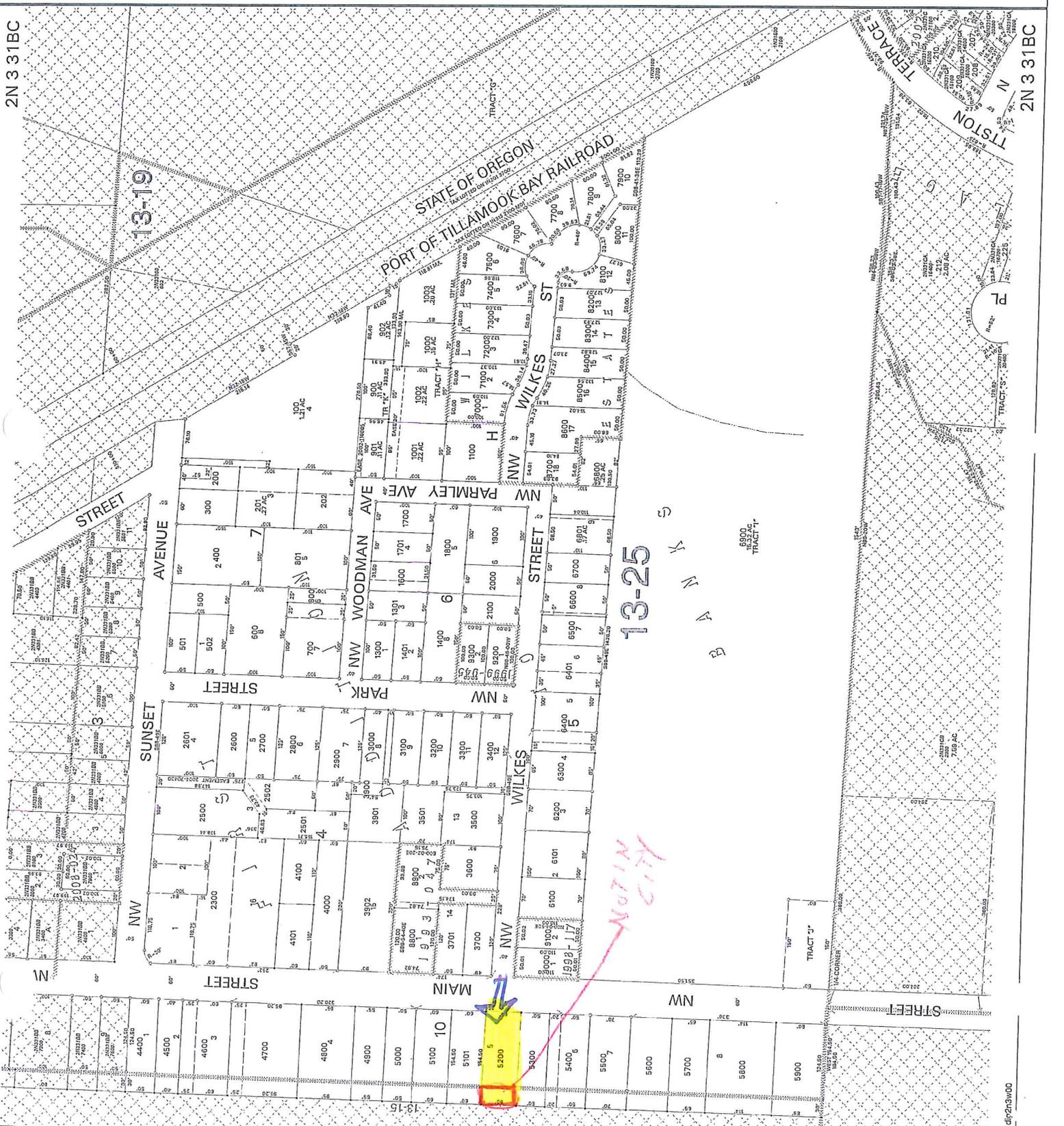
ASSESSMENT  
CARTOGRAPHY  
TAXATION

PLOT DATE: August 15, 2012  
FOR ASSESSMENT PURPOSES  
ONLY. DO NOT RELY ON  
THIS FOR OTHER USE

Map areas shown in gray shading or a cross-hatched pattern are for reference only and do not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

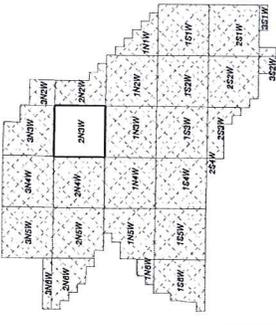
2N 3 31BC

BANKS 3 31BC



2N 3 31BB

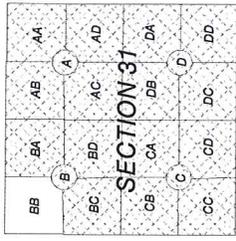
3 31BB



WASHINGTON COUNTY OREGON  
NW 1/4 NW 1/4 SECTION 31 T2N R3W W.M.  
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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Cancelled Taxlots For: 2N331BB  
880, 4650, 7650 Mt. 351, 1800, 3500.

SCALE 1" = 100'



PLOT DATE: September 26, 2013  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by other gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Assessor's Office does not guarantee the accuracy of this information. Assessor's Office is not responsible for any errors or omissions on this map for the most current information.

2N 3 31BB

BANKS 2N 3 31BB

