



Planning Department
 231 NE Fifth Street ◊ McMinnville, OR 97128
 (503) 434-7311 Office ◊ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

509-20-000665-Plng

| | |
|-------------------------|---------------------|
| Office Use Only: | |
| File No. | HL 6-20 |
| Date Received | 12/10/2020 |
| Fee | 1900. ⁰⁰ |
| Receipt No. | 203316 |
| Received by | <i>[Signature]</i> |

Certificate of Approval (Demolition, Moving or New Construction)

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Ron & Priscilla Morton Phone 503-835-0313

Contact Name _____ Phone _____
(If different than above)

Address 5401 SE Rice Lane

City, State, Zip Amity, OR 97101

Contact Email morton.priscilla979@gmail.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 826 SW Gilson Street, McMinnville, OR 97128

Assessor Map No. R4 429 AB - 01300 Total Site Area _____

Subdivision Cozines 3rd Addition Block K Lot 1300

Comprehensive Plan Designation Demolition Res Zoning Designation R2

1. What is the classification of the historic building? C152

2. Architect Name N/A Phone _____
(Engineer or Other Designer)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name _____ Phone _____

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

4. The existing use of the property. Unhabitable

5. The intended use of the property. Demolish and replace a new dwelling,

6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).
Unhabitable. Does not meet any code such as electrical, plumbing, sewer, - too much dry rot.

7. Attach a written narrative that describes: see attached.

A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);

B. How the proposed project meets the applicable Comprehensive Plan policies;

C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);

D. The current value and significance of the historic resource, and how those factors relate to the proposed project;

E. The physical condition of the historic resource, and how the condition relates to the proposed project;

F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and

H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- If applicable, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- Photographs and/or drawings of the existing structure.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.


Applicant's Signature

12 / 8 / 20
Date


Property Owner's Signature

12 / 8 / 20
Date

March 5, 2021

To Whom it May Concern:

I Ron Morton and I Priscilla Morton give permission to Barbara Hofenbredl to serve as our representative on any communications regarding our certificate of approval application. We are okay with the city accepting the revised narrative and photos that Barbara has provided as our official revised application submittal.

Thank you,

X 
Ron Morton

X 
Priscilla Morton



Extensive dry rot, no gutters

Att: Chuck Darnell

The City's policies (Historic) are to make McMinnville a better place now as well as the future and to remember the past. It is not to stop progress in making our community better. When moving forward, it is nice to maintain what we must continue to add value to our community. Do we have a method in which to help homeowners maintain these prospective historical resources since they are assets to our community? Too often they have been so modified they no longer maintain the history they once portrayed.

The economic use of this proposal historical resource has not been consistent in the past and does no longer meet any perpetuating history. Therefore, the value of the resource is highly diminished.

The site is and will accommodate its present zoning as residential. The current physical condition of the resource has deteriorated to almost beyond repair. It has become a structural hazard to fire, life and safety. One of the largest factors, is the amount of mold that has built up in the home. There has been enough structural change that was not done and in order to begin a renovation process, the addition portion of the structure would need to be removed from the main structure. The main structure is in bad condition it might collapse if removed. There is no benefit in preserving this resource for public interest.

Retention of this resource would be cost prohibitive. In estimated cost of this replacement, the amount is in excess of \$300,000.00 if possible. The cost of the land was \$150,000.00 as of June 1 2020. Total cost of this project would exceed \$450,000.00. To preserve this resource through photography, would be mute because of the fact of so many different additions, renovations and tried improvements, it does not even come close to a historical rendition of the original single family dwelling it was built for.

Proposed Project

- A. To remove existing structure and replace with a new home.
- B. This will allow the neighborhood to be safer.
- C. There is no current economic use of this resource due to the lack of ability to use these premises safely.
- D. There is no current value to the resources because it no longer a credible historical asset.
- E. These premises can no longer be safely occupied.

- F. This resource constitutes a hazard as there are many code violations and safety issues.
- G. The proposed Will add value and safety to the proposed new home building at 826 SW Gilson St. McMinnville, OR 97128 and the public that visit it. Retaining the old home building devalues the surrounding properties.
- H. There is no current or future value of the citizens of our community to retention of this (Historic) home.

February 23, 2021

Chuck Darnell

McMinnville Planning Department

This narrative pertains to the following property:

826 SW Gilson St. McMinnville, OR 97128



Front of resource at present



Back of resource at present

The structure proposed for demolition is a 1,254 sq ft, two story, three-bedroom, one-bathroom home. The house was constructed in 1890.

The historical resource in question has been described in the statement of historical significance as two-story house with no basement. Wood frame construction. Most windows are single pane. The dwelling is rectangular in shape, very plain. The porch is falling in, extensive rot damage under brick that supports the structure. Comp roof which has been leaking and caused significant damage to interior.

The site map and deed are included. See "Trio information 826 SW Gilson St. McMinnville, OR 97378"

Criteria B1- The city's historic policies set forth in the comprehensive plan and the purpose of this ordinance.

The purpose of the city's historic policies is to preserve historical resources with special historical, architectural or cultural significance while improving property values and strengthening the economy. This resource lacks significance required to meet the proposed of restoring it and much of the historical value has been diminished due to various remodeling and rot. Additionally, restricting the demolition of this resource will hinder the applicant's ability to move forward with an alternative action of great value to the citizens of McMinnville by providing a new dwelling.

Criteria B2- The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or restoration.

Within the past 25 years the house has been used as a rental. Over this extended period there has been additions and renovations, but the quality of workmanship and the materials used were not consistent with code requirements of preserving the historical integrity of the house. The house is currently vacant because of the poor condition and will not be suitable for economic use without substantial repairs. The cost to repair and preserve the structure are provided on the estimate sheet. We believe these costs are not within a reasonable range to restore the historical integrity of this house given the current economic use.

The proposed action we would like to take after demolition is the construction of a new home or manufactured home it will meet current community need and increase the economic value of the property. The new structure will include a full seismic upgrade. New electrical and plumbing systems improved exterior lighting and improvements for accessibility and egress. It will increase the appeal of the neighborhood and provide housing. The project is contingent on demolition of the existing structure. The proposed project will be determined a stick-built home or a manufactured home.

It is reasonable to pursue the proposed demolition and alternative action described above because of both the lack of historical and economic value in the current structure. Because the structure serves historical purpose in name only after various remodels and deterioration of the original historic aspect there is little loss in demolition of the property.

Criteria B3- The value and significance of the historical resource

There is currently little value in the existing structure. The property is taxed currently for the land and therefore no current tax value exists for the historic home with the city. With the current deterioration of the structure it is hazardous to occupants and it cannot be rented or leased for any value. C152, the historic resource in question has little historical significance according to the evaluations done by the historic landmarks committee going back to 1983. According to the records included this resource. From evaluation stage 1 Historic Resources Survey city of McMinnville this was done October 15, 1983 Please look at documents which show the time this was done it was category C lowest stage in the evaluation.

The lowest class included resources which did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources” Therefore we conclude that this resource is listed on the historical resource list simply because it existed at a certain time in a certain part of town, not for any unique characteristics or history related to this resource.

Criteria B4 The Physical condition of the historical resource

The current physical condition of the structure is poor. There are several hazards on the property including outside entry stairs that are rotting, multiple cracks, shifts and missing bricks in the foundation

of the structure, narrow and steep stairs inside the structure which hinder evacuation if needed, no kitchen do to dry rot hole in kitchen floor caused from moisture from sitting in the dirt. Dry rot on multiple windows causing windows to be loose and shifting. Mold and moisture in crawl space (Which is no more than 12 inches) Caused cracks in the foundation and rotten exterior on the ground level of the structure. All pictured and labeled below for reference.

Criteria B5- Whether the historical resources constitute a hazard to the safety of the public or its occupants.

In its current conditions this Structure is a major hazard to any occupancies. The condition of this structure causes a hinderance to neighbors attempting to sell or buy houses and lowers the comp value to housing in the area. It is not reasonable for occupants to reside here due to the many hazardous conditions including window that matter are not fully functional due to rotting window frames, narrow, steep stairs, dry rot on all two floors, flood damage and mold in the crawlspace. Unstable flooring, unstable exterior stairs due to dry rot, foundation cracks and foundation separation from the building structure in multiple locations.

Criteria B6 Whether the historic resource is a deterrent to an improvement program of substantial benefit to the city which overrides its public interest in its preservation.

Currently this structure is a deterrent to a relevant improvement project of substantial benefits to the city and the public interest. The proposed project will directly impact the housing crisis in McMinnville by providing 1 new affordable home.

The proposed project will increase the economic value of the site substantially with the addition of the home.

The proposed project will increase the tax revenue value of the site.

The proposed project will increase the ascetic value of the neighborhood and the city will gain an attractive, residential home.

Criteria B7- Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation.

We have had an estimate prepared for the restoration and demolition of the resource. Please see attached estimate. When reviewing this application please keep in mind that the applicant was never told that the house was a Historic home and, on the McMinnville, Historic Landmark.

It would be a financial hardship to the owner to restore and it would not add excess value to compensate in doing so. It would not be reasonable for the city to expect the applicant to incur such a loss and prevent the application's improvement program from moving forward.

Criteria B8- Whether retention of the historic resource would be in the best interest of most of the citizens of the city and if not, whether the historic resource may be preserved by an alternate means.

Since a priority for the citizens is to have affordable, safe housing we believe the initiative outweighs the interest in preserving this historical resource. The historic resource in question is by name only, a historic resource and no real loss will come from its removal. The applicants are prepared to offer any historical pieces from the structure free of charge to any person or organization who would like to retain them for display or historical reference in our community. Because of the deterioration of the interior there would be little use recording the resource through photography because nothing is original. The included exterior photos are available to any citizen or organization who would like to retain them for display or historical reference in our community. For all the above reasons, it is in the interest of the applicant, the citizens and the city of McMinnville that this historical resource be demolished and replaced with a new dwelling.



Front entry extensive dry rot



No foundation frame has extensive dry rot due to moisture damage



Extensive dry rot



to moisture damage

No foundation frame has extensive dry rot due

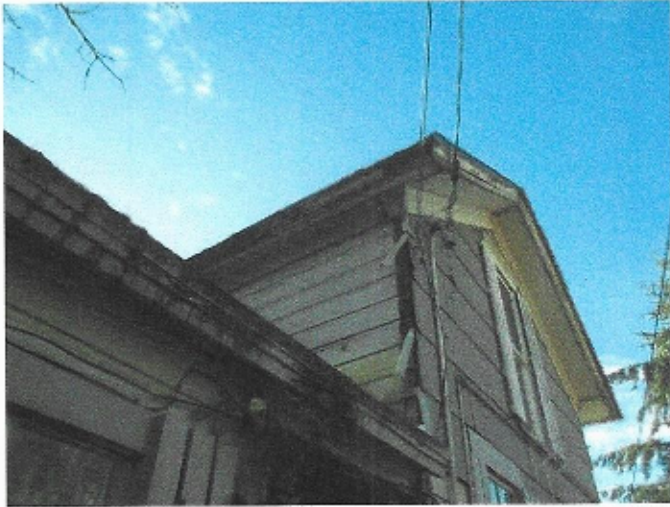


Extensive dry rot *Frame sitting in dirt.*



separation from the wall

Window deterioration, water damage and



to untreated wood

Extensive dry rot due to moisture damage due

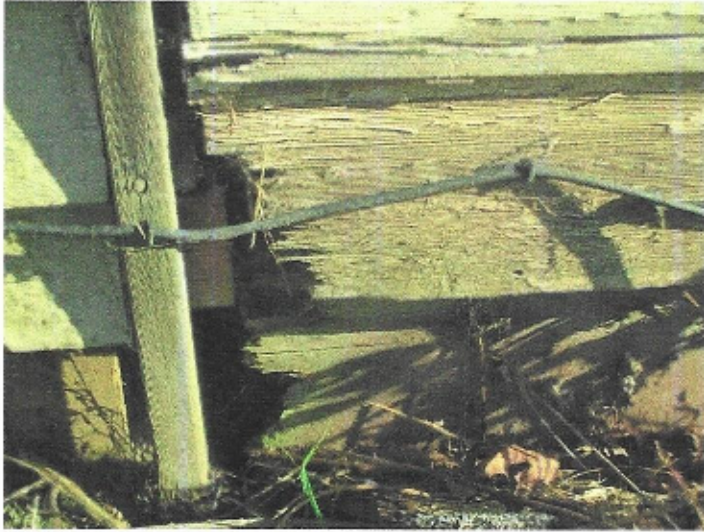


Foundation is crumbling

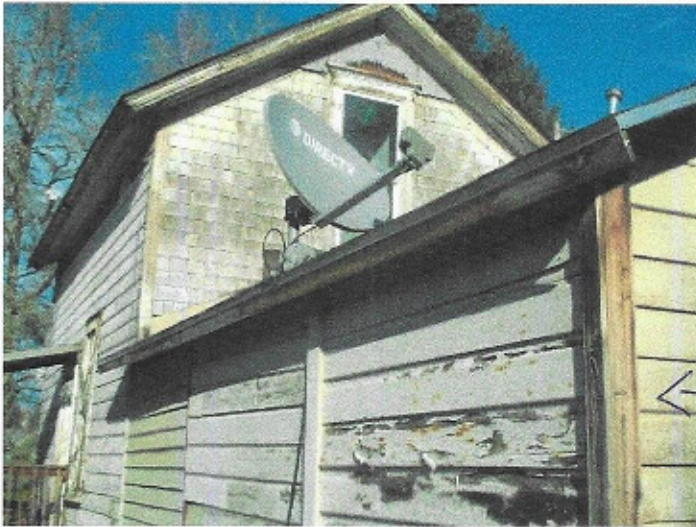


barrier.

No foundation, extensive dry rot, no moisture

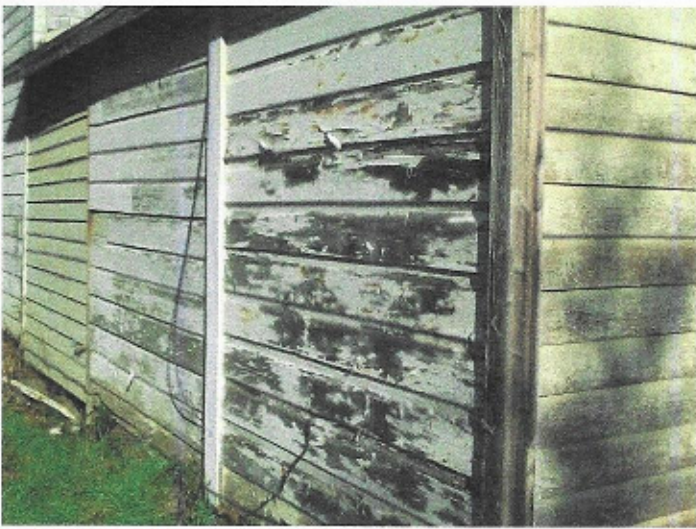


Extensive dry rot



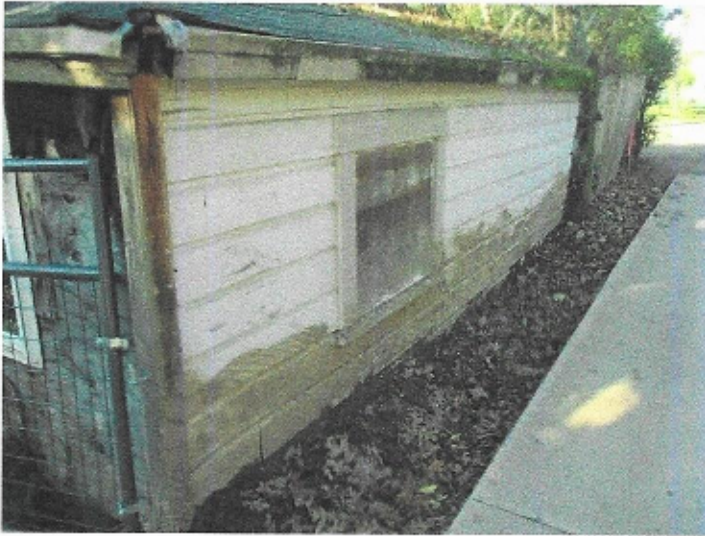
This is addition ←

Extensive dry rot



with no flashing.

Extensive dry rot, improperly installed siding



Extensive dry rot, siding was not properly maintained, moisture damage

Extensive dry rot, siding was not properly



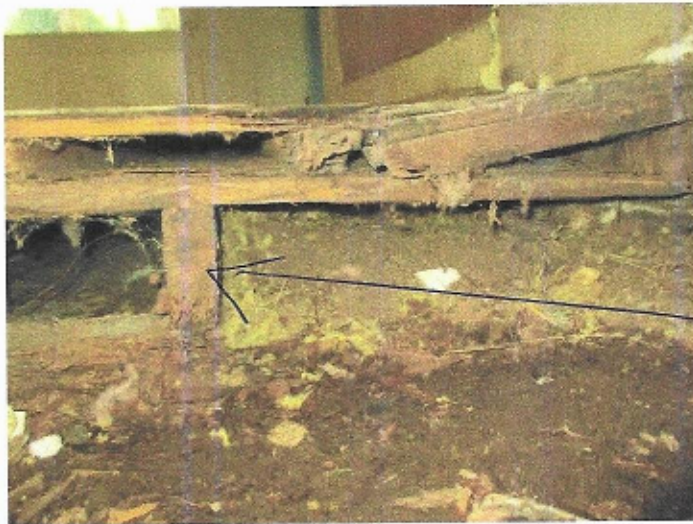
Moisture damage, excessive dry rot



Entrance Brick has sunk about two inches due to dry rot under house due to no moisture barrier and no foundation only sitting eleven inches off the ground.



Kitchen, no cabinets, no crawl space, all extensive dry rot, all plumbing and electrical is in poor shape all needing replaced.



This is about 4 inch from the dirt, or right in the dirt.

Picture from kitchen where floor is rotted out due to extensive damage and rot. House is sitting on the ground not foundation. No more than eight inches off the dirt.



Kitchen extensive dry rot



mold

Moisture coming through the walls



dry rot

In proper wiring and venting, extensive



mold

Interior extensive water damage, dry rot.



Interior extensive water damage, dry rot.

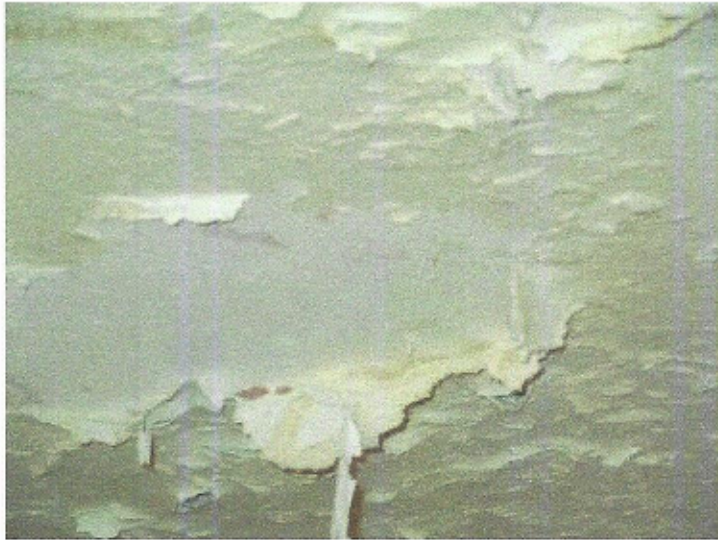


The whole structure of the house is shifting due to no foundation, no vapor barrier and sinking. Untreated wood, extensive dry rot.



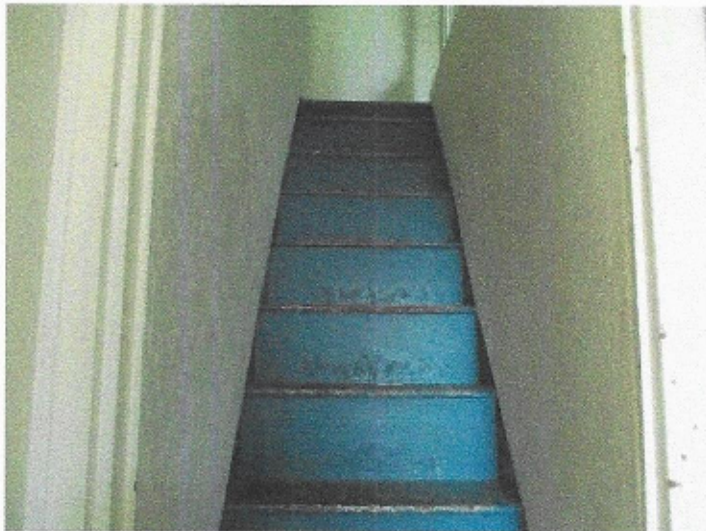
extensive damage.

Interior wall, No insulation in the walls,



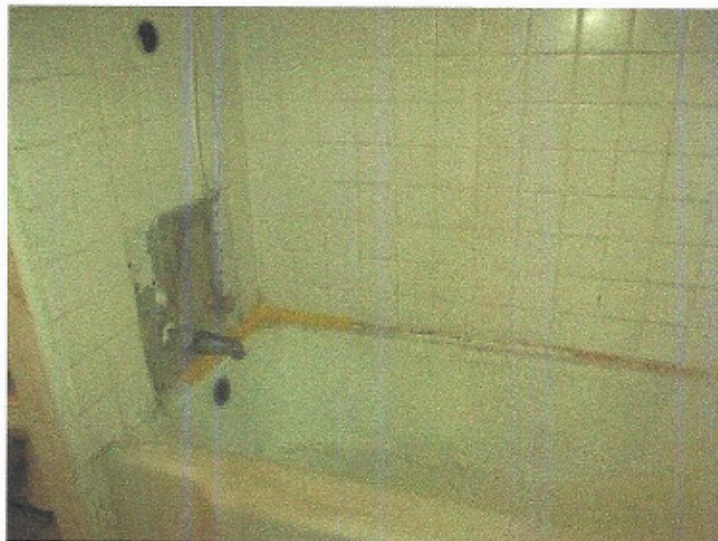
damage

Interior ceiling extensive water/ moisture



fire safety, not up to code

Stairs are too narrow and not adequate of

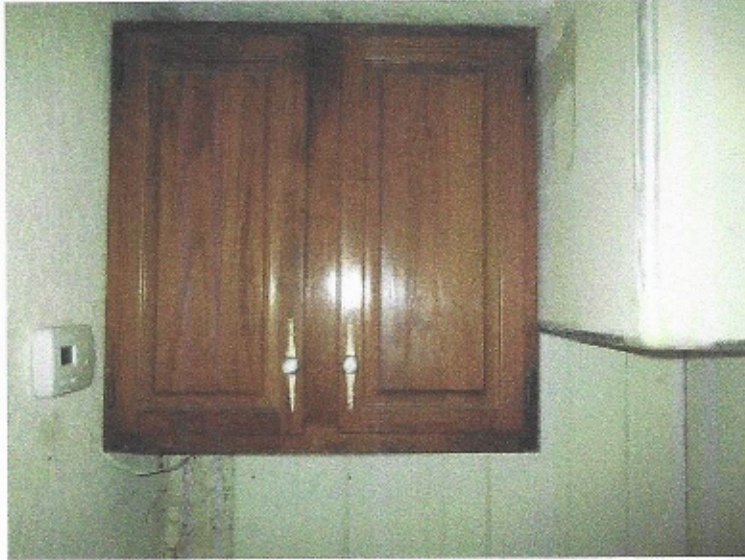


Extensive water damage and dry rot



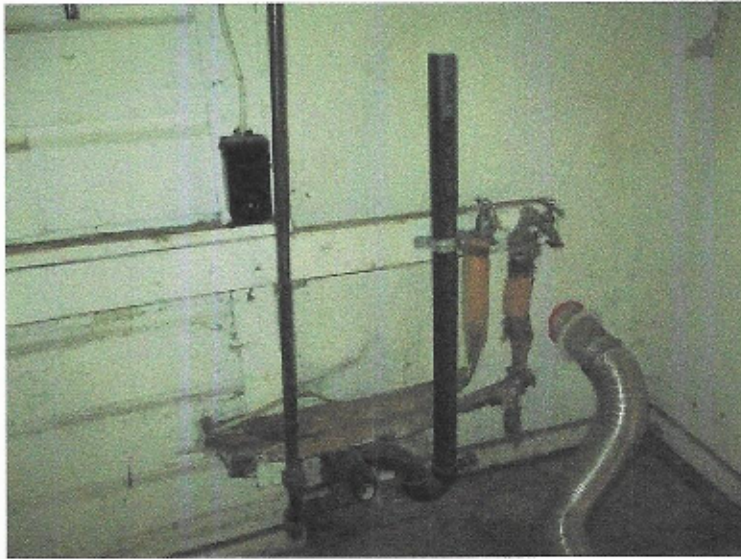
damage

Not original, extensive dry rot and water



damage

Not an original cabinet, dry rot , moisture

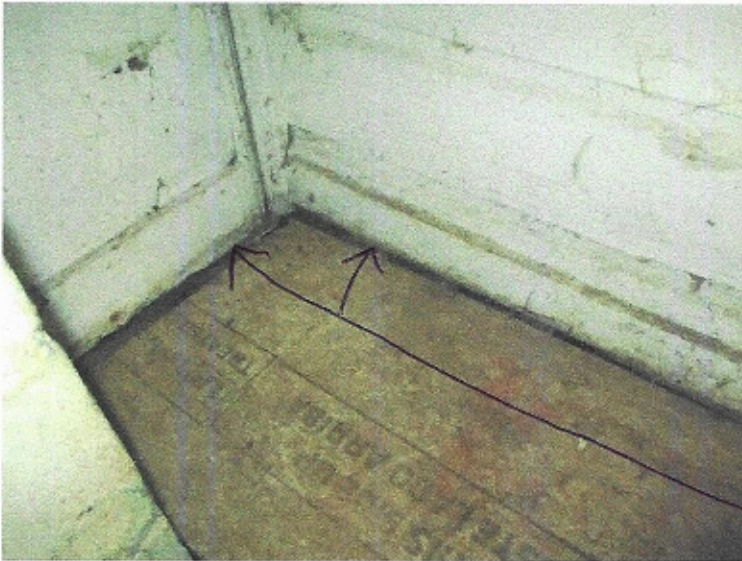


Plumbing that all needs to be replaced



electrical though out the house

Electrical that is not up to code, exposed



Dry rot so bad you can see outside
Wood sitting on Dirt.



Electrical not up to code



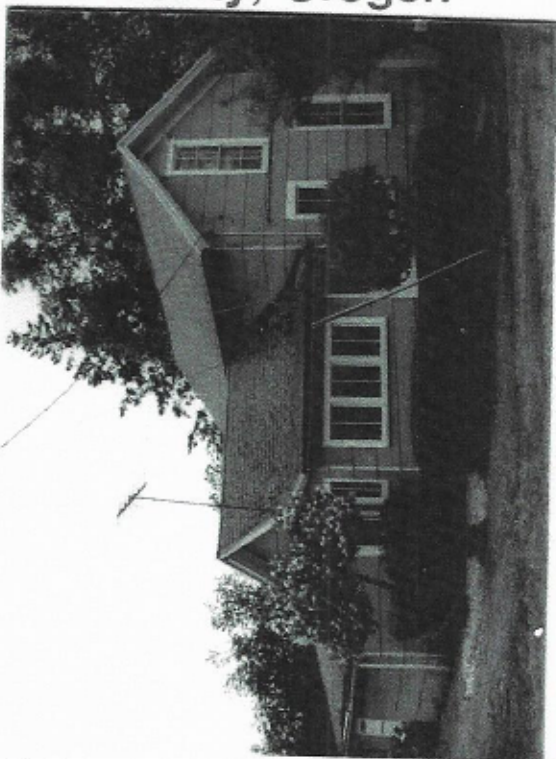
updated

Electrical panel box will need to be



Extensive dry rot, no gutters

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 24.31 Aerial Map 1-13
Block K Lot 2
Addition Cozine's 3rd
Tax Lot 4429AB 1300
Address 826 Gilson
Common Name _____
Historic Name _____
Present Owner Donald & Dora Kidd
Present Use Residence
Original Use probably residence
Builder or Architect _____
Outbuildings none
Date of Construction 1880

- Condition assesement on reverse side -

C152

Statement of historical significance and description of property:

L-shaped house with additions that are now integral. This is another rural vernacular sample. Double hung sash windows, medium gables, added and enclosed front porch with shed roof. Boxed eaves. Composition shingle siding and brick foundation.

Handwritten note:
d. 2nd - 2nd K 3 11 12
June 1980

Condition of structure:

_____ A Excellent

_____ B Good

- _____ 1. Slight damage to porch steps.
- _____ 2. Small cracks in walls, chimneys.
- _____ 3. Broken gutters or downspouts.
- _____ 4. In need of paint.

 x C Fair

- _____ 1. Holes in walls.
- _____ 2. Open cracks.
- _____ 3. Missing material in small area.
- x 4. Rotten sills or frames.
- x 5. Deep wear on stairs.
- x 6. Poor or no foundation.

_____ D Poor

- _____ 1. Sagging walls or roof.
- _____ 2. Holes, open cracks, missing material over large areas.
- _____ 3. Unrepaired storm or fire damage.

Recorded by Marg Johansen Date Oct. 15, 1983

Sources consulted:

MAIN FLOOR

- 2 SINKS
- 1 TOILET
- 2 BED.

968 SQ. FT.

UPPER FLOOR

- 2 BED.

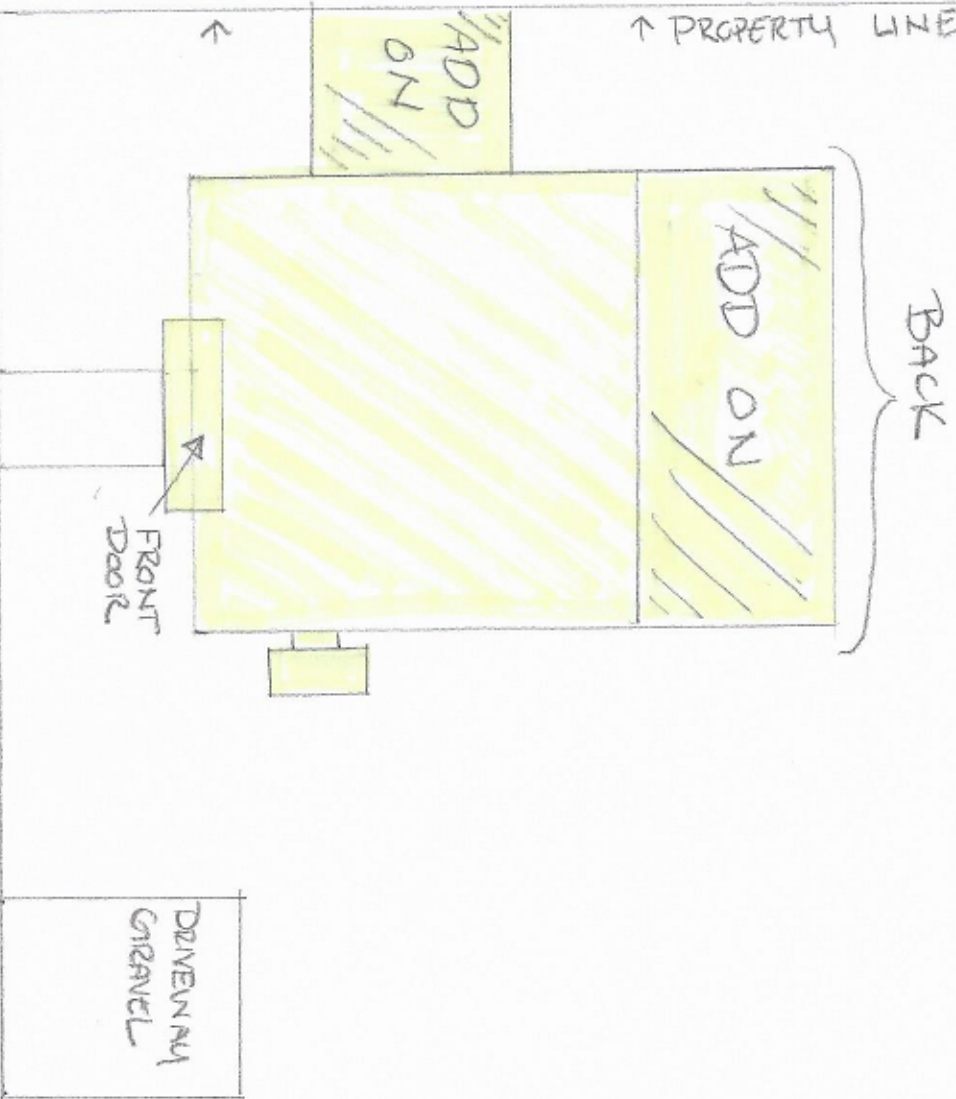
286 SQ. FT.

COPY & HIGHLIGHT
~ DEMO HIGHLIGHTED ~

NEIGHBORS DRIVEWAY

↑ PROPERTY LINE ↑

S.W. GILSON ST.



TOP X LOT #1300



RON NOBTON
826 S.W. GILSON ST.
MCMINNUE, OR 97128

Paul Knobloch Construction, Inc.
P.O.Box 1275
McMinnville, OR 97128
971-241-0808
CCB#169708

Ron and Priscilla Morton
Mortonpirscilla979@gmail.com

Dec 12, 2020

RE: 826 Gilsan
McMinnville, OR 97128

TO WHOM IT MAY CONCERN:

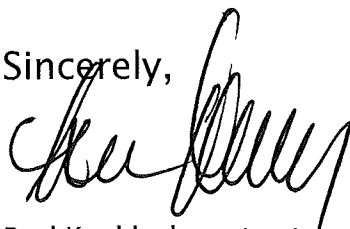
Today, Ron Morton (Owner) and I looked at the above mentioned property.

This home needs to be torn down and is a hazard in every respect.
Putting money into fixing this property would be like throwing it away.

The cost alone to lift and repair the foundation would be between 75-85K. In addition most of the stringers are infected badly with dryrot. The floors in this house are at different levels making this home impractical to lift and functionally obsolescent. The home has doorways under 6" tall stepping through them onto lower floors. The plumbing is in poor condition and well as the electrical. Both need major upgrades and would cost more than starting over. This home needs to be more than gutted with all the rot. I could go on about poor windows, siding, no vapor barrier, etc. There is so much rot and sway where ever you look that it would cost twice as much or more than removing the home and starting over.

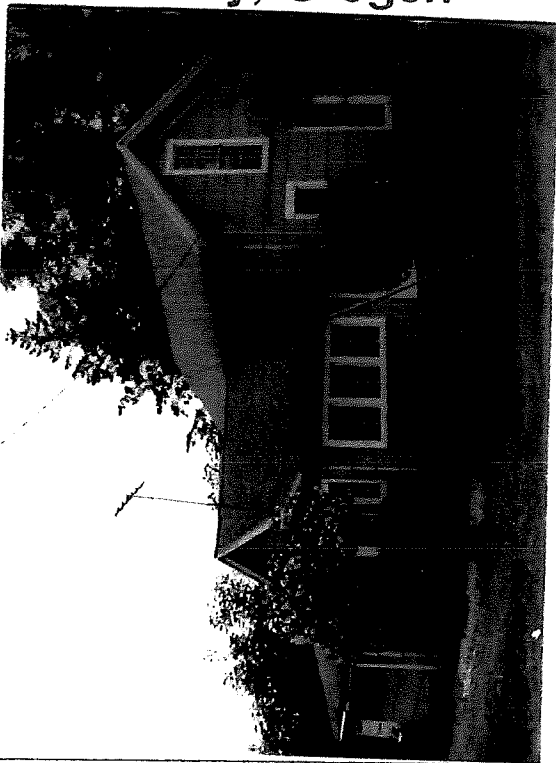
Any questions, please call me at the above number.

Sincerely,



Paul Knobloch, contractor

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 24.31 Aerial Map 1-13
Block K Lot 2
Addition Cozine's 3rd
Tax Lot 4429AB 1300
Address 826 Gilson
Common Name _____
Historic Name _____
Present Owner Donald & Dora Kidd
Present Use Residence
Original Use probably residence
Builder or Architect _____
Outbuildings none
Date of Construction _____

- Condition assesement on reverse side -

Statement of historical significance and description of property:

L-shaped house with additions that are now integral. This is another rural vernacular sample. Double hung sash windows, medium gables, added and enclosed front porch with shed roof. Boxed eaves. Composition shingle siding and brick foundation.

Condition of structure:

_____ A Excellent

_____ B Good

- _____ 1. Slight damage to porch steps.
- _____ 2. Small cracks in walls, chimneys.
- _____ 3. Broken gutters or downspouts.
- _____ 4. In need of paint.

 x C Fair

- _____ 1. Holes in walls.
- _____ 2. Open cracks.
- _____ 3. Missing material in small area.
- x 4. Rotten sills or frames.
- x 5. Deep wear on stairs.
- x 6. Poor or no foundation.

_____ D Poor

- _____ 1. Sagging walls or roof.
- _____ 2. Holes, open cracks, missing material over large areas.
- _____ 3. Unrepaired storm or fire damage.

Recorded by Marg Johansen

Date Oct. 15, 1983

Sources consulted:



TICOR TITLE™

Property Profile Report

Client Name:

Barb Hofenbredl

Todays Date:

04/16/2020

Owner Name:

**Morton, Ronnie G Trust
Morton, Priscilla R Trust**

Property Address:

**826 SW Gilson St
McMinnville OR 97128 5714**

Reference Number:

R4429AB01300

Account Number:

173332

Seven Ticor Mid-Valley locations to serve you:

| | | | | | | |
|--|--|---|--|---|---|--|
| 220 SW 6th Ave Albany, OR 97321 541.926.2111 | 400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466 | 52 E Airport Rd Lebanon, OR 97355 541.258.2813 | 1215 NE Baker St McMinnville, OR 97128 503.472.6101 | 315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881 | 115 N College St STE 200 Newberg, OR 97132 503.542.1400 | 206 N 1st St Silverton, OR 97381 503.873.5305 |
|--|--|---|--|---|---|--|

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

www.TicorMidValley.com

For all your customer service needs: MVCS@TicorTitle.com

Home 503 835-0313
Yamhill County Parcel Information

~~503 910 9261~~



Parcel Information

Parcel #: 173332
Account: R4429AB01300
Related:
Site Address: 826 SW Gilson St
McMinnville OR 97128 - 5714
Owner: Morton, Ronnie G Trust
Owner2: Morton, Priscilla R Trust
Owner Address: 5401 SE Rice Ln
Amity OR 97101
Twn/Range/Section: 04S / 03W / 29 / NE
Parcel Size: 0.16 Acres (7,026 SqFt)
Plat/Subdivision: Cozines 3rd Addition
Lot: 2
Block: K
Map Page/Grid: 770-G6
Census Tract/Block: 030702 / 3010
Waterfront:

Assessment Information

Market Value Land: \$114,197.00
Market Value Impr: \$57,504.00
Market Value Total: \$171,701.00
Assessed Value: \$88,365.00

Tax Information

Levy Code Area: 40.0
Levy Rate: 16.9817
Tax Year: 2019
Annual Tax: \$1,500.59
Exemption Description:

Legal

Township 4S Range 4W Section 29 Qtr A QQtr B TaxLot 01300 Lot 2 Block K SubdivisionName COZINES 3RD ADDITION

Land

Cnty Land Use: 101 - Residential - Improved (typical of class)
Land Use Std: RSFR - Single Family Residence
Neighborhood: McMinnville General
Watershed: Yamhill River
Primary School: Columbus Elementary School
High School: McMinnville High School
Cnty Bldg Use: 13 - 2 Story
Zoning: R-2 - Single Family Residential
Recreation:
School District: 40 McMinnville School District
Middle School: Duniway Middle School

Improvement

Year Built: 1890
Bedrooms: 3
Total Area: 1,254 SqFt
Bldg Fin: 1,254 SqFt
Attic Fin/Unfin
Total Baths: 1.00
Bsmt Fin/Unfin:
1st Floor: 968 SqFt
Fireplace:
Full/Half Baths: 1 / 0
Garage:
2nd Floor: 286 SqFt

Transfer Information

Rec. Date: 8/25/2006
Owner: Morton Family Trust
Orig. Loan Amt:
Finance Type:
Sale Price:
Loan Type:
Doc Num: 2006-19709
Grantor:
Title Co: ATTORNEY ONLY
Lender:
Doc Type: Deed

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.

Transfer Record(s) Found For: 173332

| | | | | | |
|-----------------------|-------------------------------|--------------------|---------------|------------------------|--------|
| Recording Date | 8/25/2006 | Sale Amount | \$0.00 | Mtg 1 Amount | \$0.00 |
| Grantee Name | MORTON FAMILY TRUST | Title Co | ATTORNEY ONLY | Mtg 1 Loan Type | |
| Grantor Name | MORTON RONNIE G & PRISCILLA R | Doc # | 19709 | Doc Type | G |

Lender

| | | | | | |
|-----------------------|-----------------------|--------------------|--------|------------------------|--------|
| Recording Date | 10/20/1994 | Sale Amount | \$0.00 | Mtg 1 Amount | \$0.00 |
| Grantee Name | RONNIE G MORTON | Title Co | | Mtg 1 Loan Type | |
| Grantor Name | FOXWORTHY PRISCILLA R | Doc # | 16854 | Doc Type | Q |

Lender

| | | | | | |
|-----------------------|----------|--------------------|-------------|------------------------|--------|
| Recording Date | 9/1/1990 | Sale Amount | \$29,900.00 | Mtg 1 Amount | \$0.00 |
| Grantee Name | | Title Co | | Mtg 1 Loan Type | |
| Grantor Name | | Doc # | 9711 | Doc Type | G |

Lender

| | | | | | |
|-----------------------|----------|--------------------|-------------|------------------------|--------|
| Recording Date | 5/2/1990 | Sale Amount | \$16,000.00 | Mtg 1 Amount | \$0.00 |
| Grantee Name | | Title Co | | Mtg 1 Loan Type | |
| Grantor Name | | Doc # | | Doc Type | G |

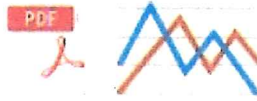
Lender

| | | | | | |
|-----------------------|--------------|--------------------|--------|------------------------|--------|
| Recording Date | | Sale Amount | \$0.00 | Mtg 1 Amount | \$0.00 |
| Grantee Name | RECORD OWNER | Title Co | | Mtg 1 Loan Type | |
| Grantor Name | KIDD DONALD | Doc # | | Doc Type | G |

Lender

Property Account Summary

4/16/2020



Click image above for more information

| | | | |
|----------------|--------|------------------|--|
| Account Number | 173332 | Property Address | 826 SW GILSON ST , MCMINNVILLE, OR 97128 |
|----------------|--------|------------------|--|

General Information

| | |
|----------------------|---|
| Alternate Property # | R4429AB 01300 |
| Property Description | Township 4S Range 4W Section 29 Qtr A QQtr B TaxLot 01300 Lot 2 Block K SubdivisionName COZINES 3RD ADDITION |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed |
| Tax Code Area | 40.0 |
| Remarks | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 16.9817 |

Property Characteristics

| | |
|-----------------------|---------------------|
| Neighborhood | McMinnville General |
| Land Class Category | 101 Res Improved |
| Account Acres | 0.1613 |
| Change Property Ratio | Residential |

Related Properties

| |
|-----------------------------|
| No Related Properties Found |
|-----------------------------|

Property Values

| Value Type | Tax Year 2019 | Tax Year 2018 | Tax Year 2017 | Tax Year 2016 | Tax Year 2015 |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|
| Assessed Value AVR | \$88,365 | \$85,791 | \$83,292 | \$80,866 | \$78,512 |
| Exempt Value EAR | | | | | |
| Taxable Value TVR | \$88,365 | \$85,791 | \$83,292 | \$80,866 | \$78,512 |
| Real Market Land MKLTL | \$114,197 | \$121,601 | \$107,305 | \$81,428 | \$69,234 |
| Real Market Buildings MKITL | \$57,504 | \$49,300 | \$51,394 | \$54,386 | \$46,686 |
| Real Market Total MKTTL | \$171,701 | \$170,901 | \$158,699 | \$135,814 | \$115,920 |
| M5 Market Land MKLND | \$114,197 | \$121,601 | \$107,305 | \$81,428 | \$69,234 |
| M5 Limit SAV M5SAV | | | | | |
| M5 Market Buildings MKIMP | \$57,504 | \$49,300 | \$51,394 | \$54,386 | \$46,686 |
| M50 MAV MAVMK | \$88,365 | \$85,791 | \$83,292 | \$80,866 | \$78,512 |
| Assessed Value Exception | | | | | |

| | | | | | |
|--------------------------------|--|--|--|--|--|
| Market Value Exception | | | | | |
| SA Land (MAVUUse Portion) SAVL | | | | | |

Active Exemptions

No Exemptions Found

Tax Balance

Receipts

| Date | Receipt No. | Amount Applied | Amount Due | Tendered | Change |
|---------------------|-------------------------|----------------|-------------|------------|--------|
| 11/07/2019 14:04:00 | 1059004 | \$1,500.59 | \$9,031.33 | \$8,760.39 | \$0.00 |
| 11/05/2018 13:13:00 | 1010961 | \$1,470.91 | \$10,428.94 | \$9,112.42 | \$0.00 |
| 11/02/2017 14:22:00 | 963118 | \$1,419.66 | \$1,419.66 | \$1,377.07 | \$0.00 |
| 11/04/2016 00:00:00 | 497977 | \$1,368.90 | \$1,368.90 | \$1,327.84 | |
| 11/13/2015 00:00:00 | 659737 | \$1,335.53 | \$1,335.53 | \$1,295.47 | |

Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Other Parcels |
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|---------------|
| 08/25/2006 | 08/25/2006 | 2006-19709 | \$0.00 | 133018 | | S | No |
| 10/20/1994 | 10/20/1994 | 1994-16854 | \$0.00 | 72140 | | S | No |

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 1254 | 0 X 0 | 1890 | 35 | 2 | 3 | 1 | 0 |

After recording, return to:

Dianne L. Haugeberg, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:

Ronnie G. Morton and Priscilla R. Morton
5401 SE Rice Lane
Amity, OR 97101

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK



\$36.00

200619709

2:37:59 PM 8/25/2006

DMR-DDMR Cnt=1 Stn=1 KAREN
\$15.00 \$10.00 \$11.00

SPECIAL STATUTORY WARRANTY DEED
(ORS 93.855)

Ronnie G. Morton and Priscilla R. Morton, "Grantors", hereby convey and warrant to **Ronnie G. Morton and Priscilla R. Morton Trustees of the Morton Family Trust** dated August 24th, 2006, including any amendments thereto, or to such Successor Trustee(s) of such trusts created under such instruments as may hereafter be appointed, as "Grantee", the following real property, free of encumbrances except for matters of public record:

See legal description attached as Exhibit "A" incorporated herein by this reference.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0- (Done for estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT WILL 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 AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

DATED this 24th day of August, 2006.

GRANTORS:

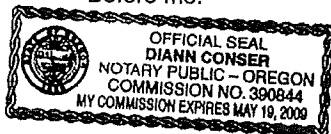
Ronnie G. Morton
Ronnie G. Morton

Priscilla R. Morton
Priscilla R. Morton

STATE OF OREGON, County of Yamhill) ss August 24 2006

Personally appeared the above-named RONNIE G. MORTON and PRISCILLA R. MORTON, and acknowledged the within instrument as their true and voluntary act and deed.

Before me:



Diann Conser
Notary Public for Oregon
My commission expires: 5-19-2009
F:\law\trusts\Morton.Ron&Priscilla.deed

EXHIBIT A

PARCEL 1:

**Home and 19.6 Acres at 5401 SE Rice Lane, Amity, OR 97101
Yamhill County tax lot #R5421 00104**

A tract of land in Section 21, Township 5 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being a part of that certain tract of land described as Parcel 2 in deed to Bailey recorded in Film Volume 116, Page 1585, Deed and Mortgage Records and being described as follows:

BEGINNING at an iron rod at the Northwest corner of said Bailey Parcel 2, said iron rod being South 00°18'50" West 102.48 feet from a stone at an angle corner in the West line of that certain tract of land described in deed to Binford's, recorded in Film Volume 101, Page 681, Deed and Mortgage Records; thence South 89°27'10" East, 1184.11 feet (passing an iron rod at 1154.04 feet) to the center of the hereinafter described easement road; thence Southeasterly, 215.50 feet along said easement road on the arc of a 300 foot radius curve concave Easterly through a central angle of 41°02'30" (chord bears South 16° 03'30" East, 210.90 feet); thence South 36°38' 10" East, 64.07 feet along said easement road; thence Southeasterly 116.53 feet along said easement road on the arc of a 300 foot radius curve concave Southwesterly through a central angle of 22°15'20", (chord bears South 25°30'30" East, 115.80 feet) thence South 14°22'50" East, 108.98 feet along said easement road; thence Southeasterly 60.50 feet along said easement road on the arc of a 400 foot radius curve concave Easterly through a central angle of 8°40' (chord bears South 18°42'50" East, 60.45 feet); thence South 23°02'50" East, 186.56 feet along said easement road; thence Southerly 131.55 feet along said easement road on the arc of a 150 foot radius curve concave Westerly through a central angle of 50°14'50" (chord bears South 02°04'40" West, 127.37 feet); thence South 27°12' West, 25.00 feet along said easement road; thence leaving said easement road, North 89°27'10" West, 280.00 feet; thence North 68°51'10" West 1239.66 feet to the West line of said Bailey Parcel 2; thence North 00°18'50" East, 404.00 feet to the point of beginning.

TOGETHER WITH an easement over and across the following described tract:
A strip of land 60 feet in width for road and utilities purposes being 30 feet each side of the following described centerline:

COMMENCING in the center of County Road No. 453 in the West line of that certain tract of land conveyed to Binford's by deed recorded in Film Volume 101, Page 681, Deed and Mortgage Records that is North 00°16'30" West, 517.44 feet from the Southwest corner of said Binford's tract; thence South 78°31'50" East along the center of said County Road, 1403.25 feet; thence South 76°51'30" East along the center of said County Road 451.83 feet to the end of said County Road and the True Point of Beginning of the centerline herein described; thence North 82°28'30" East, 243.40 feet; thence Northeasterly 154.26 feet along the arc of a 350 foot radius curve left through a central angle of 25°15'10" (chord bears North 69°50'50" East, 153.01 feet); thence North 57°13'20" East 86.69 feet) thence Northeasterly 139.74 feet along the arc of a 175 foot radius curve left through a central angle of 45°45'10" (chord bears North 34°20'50" East, 136.06 feet); thence North 11°28'10" East, 147.35 feet; thence Northwesterly 84.70 feet along the arc of a 100 foot radius curve left, through a central angle of 48°31'40" (chord bears North 12°47'40" West, 82.19 feet); thence Northerly 336.46 feet along the arc of a 300 foot radius curve right, through a central angle of 64°15'30" (chord bears North 04°55'50" West 319.10 feet); thence North 27°12' East, 135.68 feet; thence Northerly 131.55 feet along the arc of a 150 foot radius curve left through a central angle of 50°14'50" (chord bears North 02°04'40" East, 127.37 feet); thence North 23°02'50" West, 186.56 feet; thence Northwesterly 60.50 feet along the arc of a 400 foot radius curve right, through a central angle of 08°40' (chord bears North 18°42'50" West, 60.45 feet); thence North 14°22'50" West, 108.98 feet; thence Northwesterly, 116.53 feet along the arc of a 300 foot radius curve left through a central angle of 22°15'20" (chord bears North 25°30'30" West, 115.80 feet; thence North 36°38'10" West, 64.07 feet); thence Northwesterly, 215.50 feet along the arc of a 300 foot radius curve right, through a central angle of 41°09'30" (chord bears North 16°03'30" West, 210.90 feet).

PARCEL 2:

Property Address: 1604 SE Kent Street, McMinnville, OR 97128
Yamhill County tax lot #R4428BC 00304

Lot 1, Block 2, WOODFORD MEADOWS in the City of McMinnville, Yamhill County, Oregon.

PARCEL 3:

Property Address: 826 SW Gilson St., McMinnville, OR 97128
Yamhill County tax lot #R4429AB 01300

Lot 2, Block "K" in COZINE'S THIRD ADDITION to the City of McMinnville, Yamhill County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Lynden B. Laird, et ux, by Deed recorded April 16, 1962 in Film Volume 22, Page 65, Deed Records of Yamhill County, Oregon.

AND FURTHER EXCEPTING THEREFROM that portion conveyed to Ronald P. Elsberry, et ux, by Deed recorded January 27, 1969 in Film Volume 74, Page 479, Deed Records of Yamhill County, Oregon.

PARCEL 4:

Property Address: 339 N. Bridge Street, Sheridan, OR 97378
Yamhill County tax lot R5635BA 02000

The South one-half of Lots 3 and 4 in Block 8 in FAULCONER'S FIRST ADDITION to the City of Sheridan, Yamhill County, Oregon, according to the duly recorded plat thereof.

PARCEL 5:

Property Address: 338 SW Railroad Street, Sheridan, OR 97378
Yamhill County tax lot R5635BC 02600

Lots 3 and 4, Block 2, GILSTRAP'S ADDITION to the City of Sheridan, in the County of Yamhill and State of Oregon,
EXCEPTING the Easterly half of said Lot 3 in said Block 2 of GILSTRAP'S ADDITION to Sheridan in Yamhill County, Oregon.

PARCEL 6:

Property Address: 405 SW First Street, Sheridan, OR 97378
Yamhill County tax lot R5635BD 06700

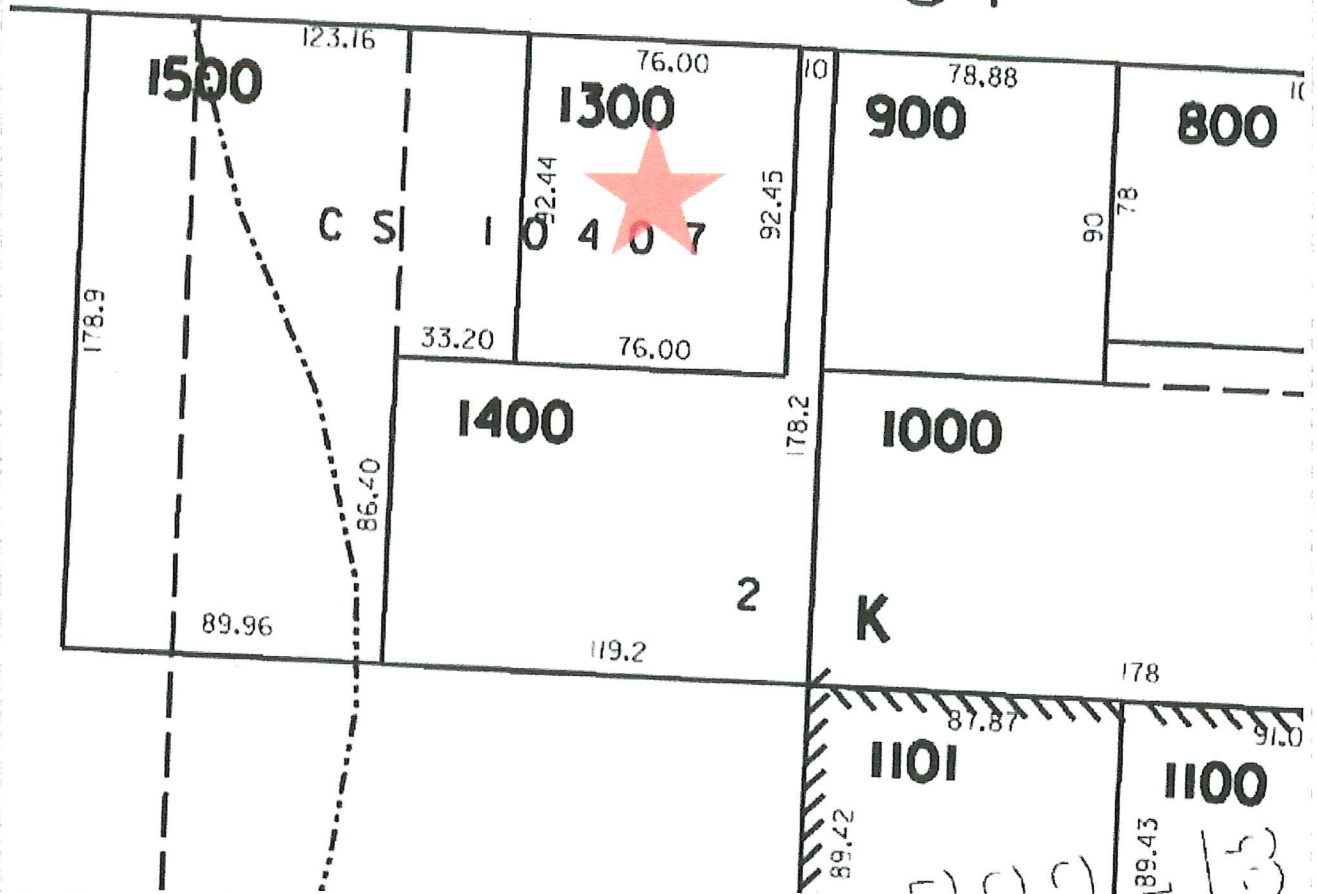
The west one-half of Lot 7 and all of Lot 8, Block 1 of BIBEE'S ADDITION to the City of Sheridan, County of Yamhill and State of Oregon.

1 = 100

SEE MAP 4 4 20CD

ILSON

ST



Parcel ID: 173332

Site Address: 826 SW Gilson St

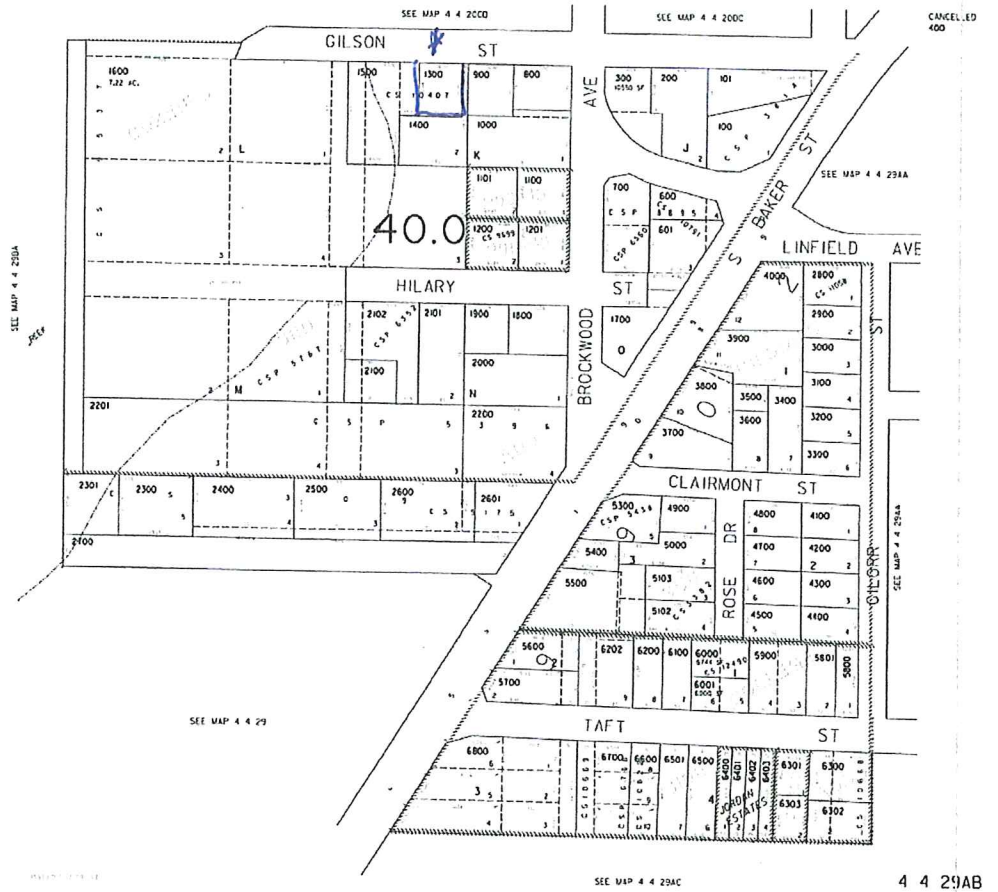
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NW 1/4 NE 1/4 SEC 29 T4S R4W W.M.
YAMHILL COUNTY
1" = 100'

4 4 29AB
MCMINNVILLE



Parcel ID: 173332

Site Address: 826 SW Gilson St

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.

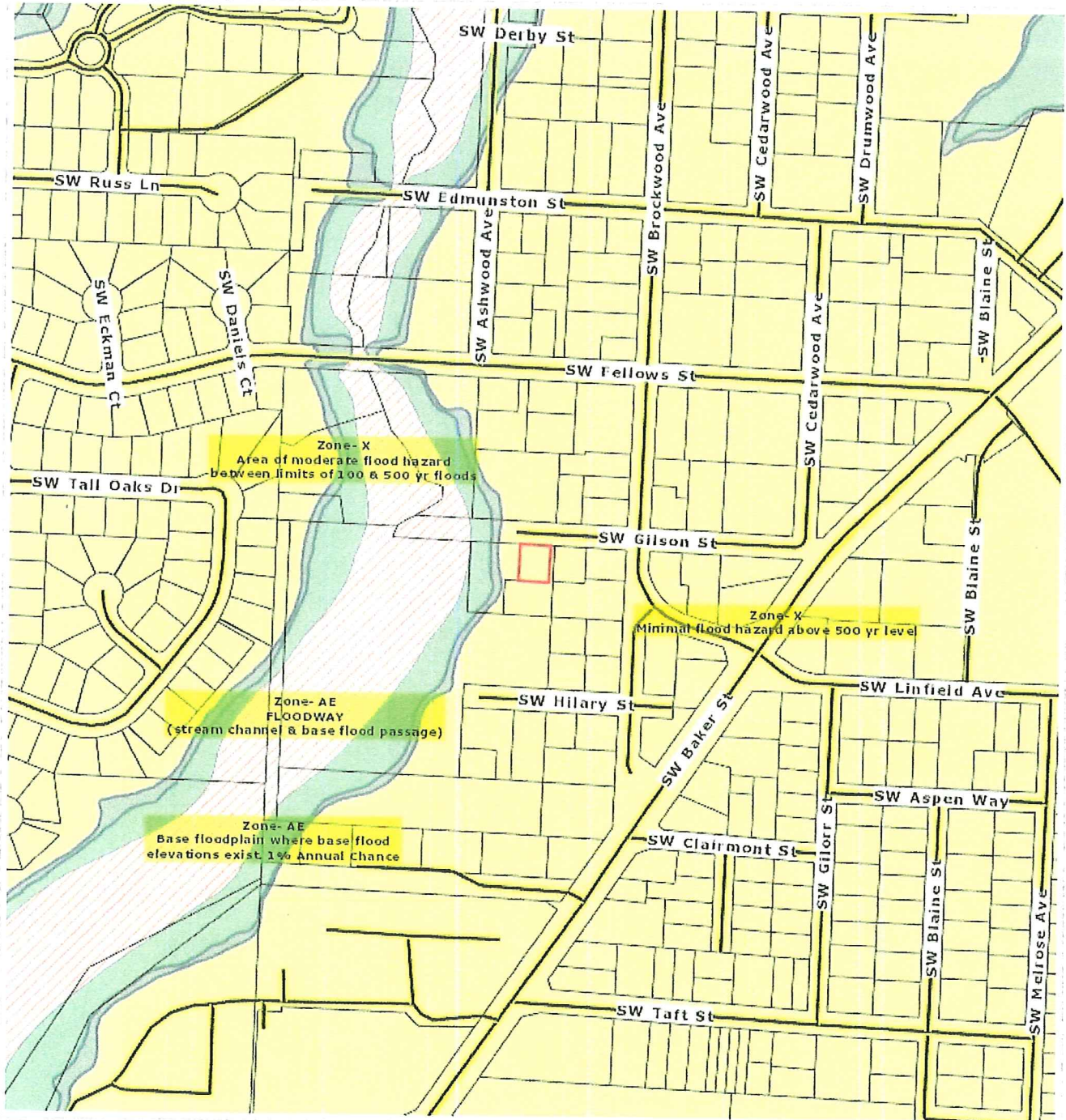
Aerial Map



Parcel ID: 173332

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.

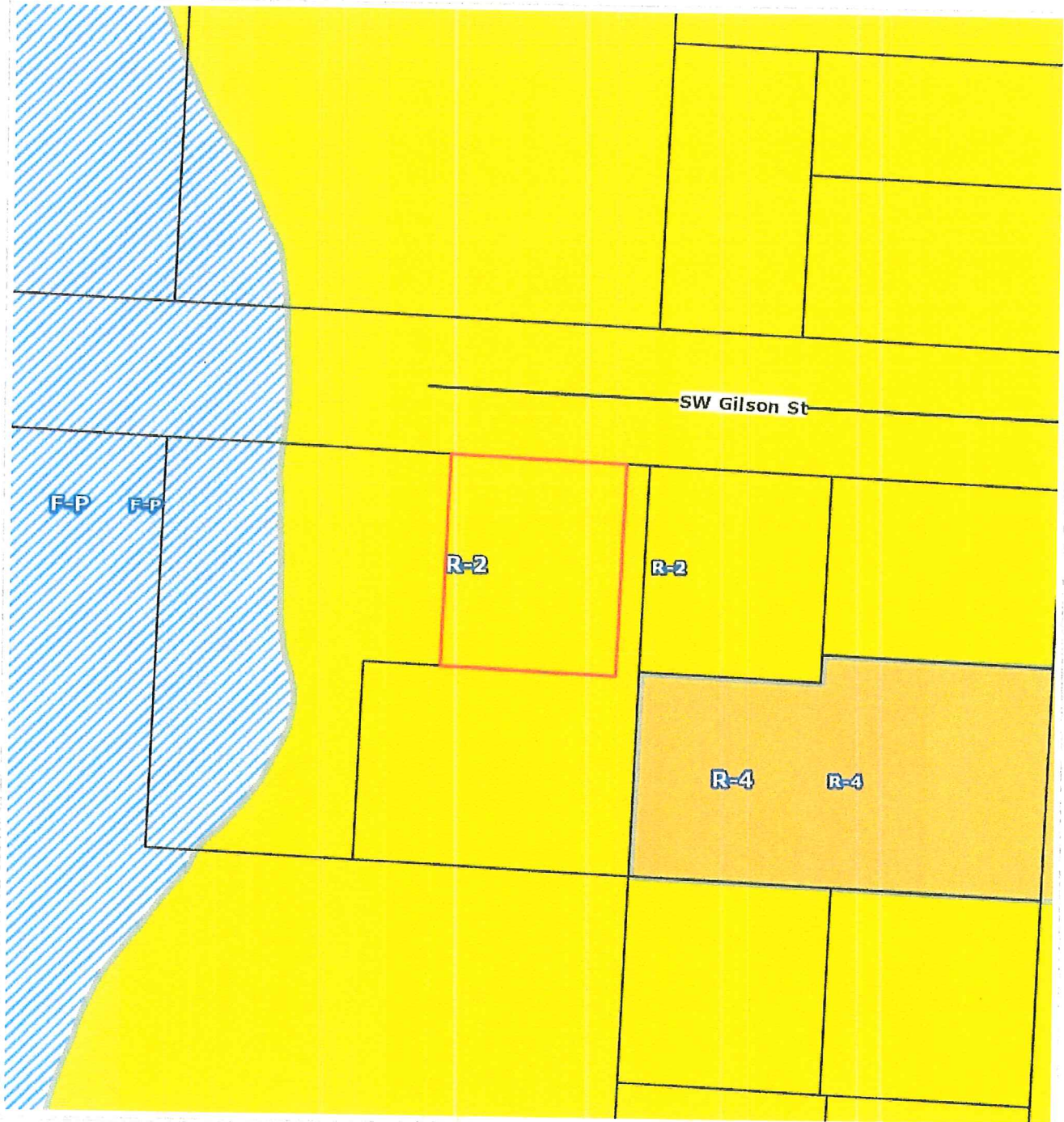
Flood Map



Parcel ID: 173332

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.

Zoning Map



TICOR TITLE™

Parcel ID: 173332

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.



















DIRECTV

















































TREATED
LP/FORM

THIS SIDE UP
STATE LADO ARRIBA

