

Vertical Bridge File #: (DEV)US-OR-5099 Tower Title File #: VTB-142756-C



Tower Title & Closing

18 Imperial Place, Courtyard

Providence, RI 02903

(844) 944-2876

[COMMITMENT BEGINS ON NEXT PAGE]

Vertical Bridge Site #: (DEV)US-OR-5099 Tower Title File #: VTB-142756-C

Tower Title Update Summary

No Changes Found

Current Effective Date: March 3, 2026

[COMMITMENT BEGINS ON NEXT PAGE]

PropertyR323214OwnerAGNES HEUKER PROPERTIES L L CProperty Address11499 NE MCLOUGHLIN PKWY, CASCADE LOCKS, OR 970142025 Assessed Value\$318,430

GENERAL INFORMATION

Property Status	A Active
Property Type	Commercial
Legal Description	SECTION 02 1N 6E, TL 100 10.00 ACRES
Alternate Account Number	R946020090
Neighborhood	CN16
Map Number	1N6E02B -00100
Property Use	UK - PUBLIC BLDG
Levy Code Area	082

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

OWNER INFORMATION

Owner Name	AGNES HEUKER PROPERTIES L L C
Mailing Address	PO BOX 1 CASCADE LOCKS, OR 97014-6610

IMPROVEMENTS

⌵ Expand/Collapse All

⊞ Improvement #1	Improvement Type	Building Type	Class
-	MISCELLANEOUS	-	-

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	COM COMMERCIAL LAND	435,600 Sq. ft
TOTALS		435,600 Sq. ft / 10.00 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2025	\$266,520	\$205,470	- / -	\$471,990	\$471,990		\$318,430
2024	\$266,520	\$205,470	- / -	\$471,990	\$471,990		\$309,160
2023	\$240,120	\$205,470	- / -	\$445,590	\$445,590		\$300,160
2022	\$212,490	\$205,470	- / -	\$417,960	\$417,960		\$291,420
2021	\$212,490	\$205,470	- / -	\$417,960	\$417,960		\$282,940
2020	\$216,830	\$205,470	- / -	\$422,300	\$422,300		\$274,700
2019	\$200,760	\$197,570	- / -	\$398,330	\$398,330		\$266,700
2018	\$204,870	\$201,610	- / -	\$406,480	\$406,480		\$258,940
2017	\$166,560	\$163,910	\$0 / \$0	\$330,470	\$330,470		\$251,400
2016	\$154,220	\$151,770	- / \$0	\$305,990	\$305,990		\$244,080
2015	\$154,220	\$151,770	\$0 / \$0	\$305,990	\$305,990		\$236,980
2014	\$165,830	\$163,190	\$0 / \$0	\$329,020	\$329,020		\$230,080
2013	\$165,830	\$163,190	\$0 / \$0	\$329,020	\$329,020		\$223,380

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
WD	BUCHER,JOSEPH A ET AL	AGNES HEUKER PROPERTIES L L C	2002026477	2/6/2002	\$230,000
BS	CORBETT SCHOOL DISTRICT	BUCHER,JOSEPH A ET AL	99131439	7/6/1999	-
INST	BONNEVILLE SCHOOL DISTRICT NO 46	BONNEVILLE SCHOOL DISTRICT NO 46	BP14540046		-

- 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:

3/11/2026

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$4,111.04	\$4,111.04	\$0	\$4,111.04	\$0.00	-	\$0.00
2024	\$3,974.51	\$3,974.51	\$0	\$3,974.51	\$0.00	-	\$0.00
2023	\$3,892.12	\$3,892.12	\$0	\$3,892.12	\$0.00	-	\$0.00
2022	\$3,724.34	\$3,724.34	\$0	\$3,724.34	\$0.00	-	\$0.00
2021	\$3,607.13	\$3,607.13	\$0	\$3,607.13	\$0.00	-	\$0.00
2020	\$3,111.50	\$3,111.50	\$0	\$3,111.50	\$0.00	-	\$0.00
2019	\$3,018.23	\$3,018.23	\$0	\$3,018.23	\$0.00	-	\$0.00
2018	\$2,927.81	\$2,927.81	\$0	\$2,927.81	\$0.00	-	\$0.00
2017	\$2,837.52	\$2,837.52	\$0	\$2,837.52	\$0.00	-	\$0.00
2016	\$2,754.90	\$2,754.90	\$0	\$2,754.90	\$0.00	-	\$0.00
2015	\$2,697.00	\$2,697.00	\$0	\$2,697.00	\$0.00	-	\$0.00
2014	\$2,619.38	\$2,619.38	\$0	\$2,619.38	\$0.00	-	\$0.00
2013	\$2,738.27	\$2,738.27	\$0	\$2,738.27	\$0.00	-	\$0.00
2012	\$2,654.51	\$2,654.51	\$0	\$2,654.51	\$0.00	-	\$0.00
2011	\$2,585.73	\$0.00	\$0	\$2,585.73	\$0.00	-	\$0.00
2010	\$2,529.07	\$0.00	\$0	\$2,529.07	\$0.00	-	\$0.00
2009	\$2,418.28	\$0.00	\$0	\$2,418.28	\$0.00	-	\$0.00
2008	\$2,332.68	\$0.00	\$0	\$2,332.68	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00
Pay Online	
All Payment Options	

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	MULT-2381359	11-12-2025	\$3,987.71
2024	MULT-2060764	11-12-2024	\$3,855.28
2023	MULT-1896148	11-15-2023	\$3,775.35
2022	MULT-1434522	11-14-2022	\$3,612.61
2021	MULT-1252436	11-16-2021	\$3,498.91
2020	MULT-915750	11-16-2020	\$3,018.15
2019	MULT-468001	11-13-2019	\$2,927.69
2018	MULT-239660	11-20-2018	\$2,839.97
2017	8760984	11-13-2017	\$2,752.39
2016	8483140	11-25-2016	\$2,672.25
2015	8041481	11-12-2015	\$2,616.09
2014	7710589	11-14-2014	\$2,540.80
2013	7349818	11-14-2013	\$2,656.12
2012	7038011	11-20-2012	\$2,574.87
2011	6654762	11-16-2011	\$2,508.16
2010	6201238	11-10-2010	\$2,453.20
2009	5907504	11-17-2009	\$2,345.73
2008	5562890	11-18-2008	\$2,262.70

WARRANTY DEED

This Indenture Witnesseth, That we, Otto A. Spicuzza and Ruby A. Spicuzza, husband and wife, grantor, for the consideration of the sum of Ten Thousand Three Hundred Thirty Four and 75/100 (\$10,334.75) DOLLARS to us paid hereon bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to wit:

Parcel 1. A parcel of land lying in Lot 1 and 2 of Block 2, Bonnie Park of Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicuzza and Ruby A. Spicuzza, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at the Northwest corner of Lot 1, Block 2 of Bonnie Park; thence South 0° 12' 20" East along the West line of Lot 1 68.3 feet; thence North 49° 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89° 42' West 80.0 feet to the point of beginning, containing 2,731 square feet.

Parcel 2. A parcel of land lying in Lots 1, 2, 3, 4, 5 and 6, Block 1 Bonnie Park and Lots 1, 2, 3, 4, and 5 Block 4 of the First Addition of Bonnie Park of Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicuzza and Ruby A. Spicuzza, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at the Northeast corner of Lot 6, Block 1 of Bonnie Park; thence along the Northeast line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76° 31' East 201.8 feet) a distance of 206.4 feet; to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 1474401.9; thence parallel to said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52° 15' West 183.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34° 24' West a distance of 83.1 feet to the point of beginning; also all of Lots 1, 2, 3, 4, 5 and 6 in Block 1 of Bonnie Park, containing 42,740 square feet.

Parcel 3. A parcel of land lying in Blocks B and D of Ellahurst in Section 35, Township 2 North, Range 6 East, W. M., Multnomah County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Otto A. Spicuzza and Ruby A. Spicuzza, recorded in Book 879, Page 205 of Multnomah County Record of Deeds. The said parcel being described as follows:

Beginning at a point on the Westerly line of Block B of Ellahurst which point is 120 feet Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 1497415.8; thence parallel to said relocated center line as follows: Along the arc of an 11399.16 foot radius curve to the right (the long chord of which bears North 64° 14' 50" East 1.52 feet) a distance of 1.52 feet; thence along the arc of a spiral curve to the right (the long chord of which bears North 64° 55' East 196.87 feet) a distance of 197.0 feet and thence along the arc of a 5609.58 foot radius curve to the right (the long chord of which bears North 69° 43' East 775.69 feet) a distance of 776.3 feet to the East line of Block D of Ellahurst; thence along said East line North 0° 16' 30" West a distance of 81.35 feet to the Southerly right of way line of the present Columbia River Highway; thence along said Southerly right of way line as follows: Along the arc of a 3803.3 foot radius curve to the left (the long chord of which bears South 73° 01' 20" West 354.64 feet) a distance of 354.8 feet; thence South 70° 21' West a distance of 335.26 feet and thence along the arc of a 2866.7 foot radius curve to the left (the long chord of which bears South 68° 02' 20" West, 228.78 feet) a distance of 228.8 feet; thence along the arc of a 40 foot radius curve to the left (the long chord of which bears South 71° 28' 40" West 37.87 feet) a distance of 39.40 feet; thence South 9° 13' 40" West a distance of 103.78 feet to the point of beginning, containing 1.97 acres.

As an essential part of this transaction, we, the undersigned, as the owners in fee simple of the tract of land abutting on the Columbia River Highway, as described in that certain deed wherein Otto A. Spicuzza were grantees, recorded in Volume 879, Deed Records of Multnomah County, Oregon, at Page 205, of which the real property covered by this deed is a part, do, for ourselves, our heirs and assigns, sell, transfer, convey and relinquish to the State of Oregon, by and through its State Highway Commission, its successors and assigns, all easement of access and all rights of ingress, egress and regress to, from and between the real property described in said recorded deed and the real property above described, including the highway to be constructed thereon.

Except, grantors reserve and grantee permits a right of access to grantors, their heirs and assigns, to a service road to be constructed by grantee, STATE HIGHWAY COMMISSION, parallel to and on the South of the Columbia River Highway, (U. S. Highway No. 30).

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the grantors, their heirs and assigns.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And we the said grantor do hereby covenant to and with the said State of Oregon by and through its State Highway Commission, its successors and assigns, that we the owner, in fee simple of said premises; that they are free from all incumbrances

and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF we have hereunto set our hand and seal this 19 day of October, 1949.
Done in presence of:

APPROVED AS TO FORM

Warranty Deed

FROM

Otto A. Spicuzza et ux

TO

STATE OF OREGON
BY AND THROUGH ITS
STATE HIGHWAY COMMISSION

STATE OF OREGON,
County of Multnomah,
I, A. L. Brown, County Clerk, do hereby certify that the within instrument of writing has been duly filed and recorded in the record book for said county and county at

1949 OCT 26 AM 11 04

COUNTY CLERK

FILED

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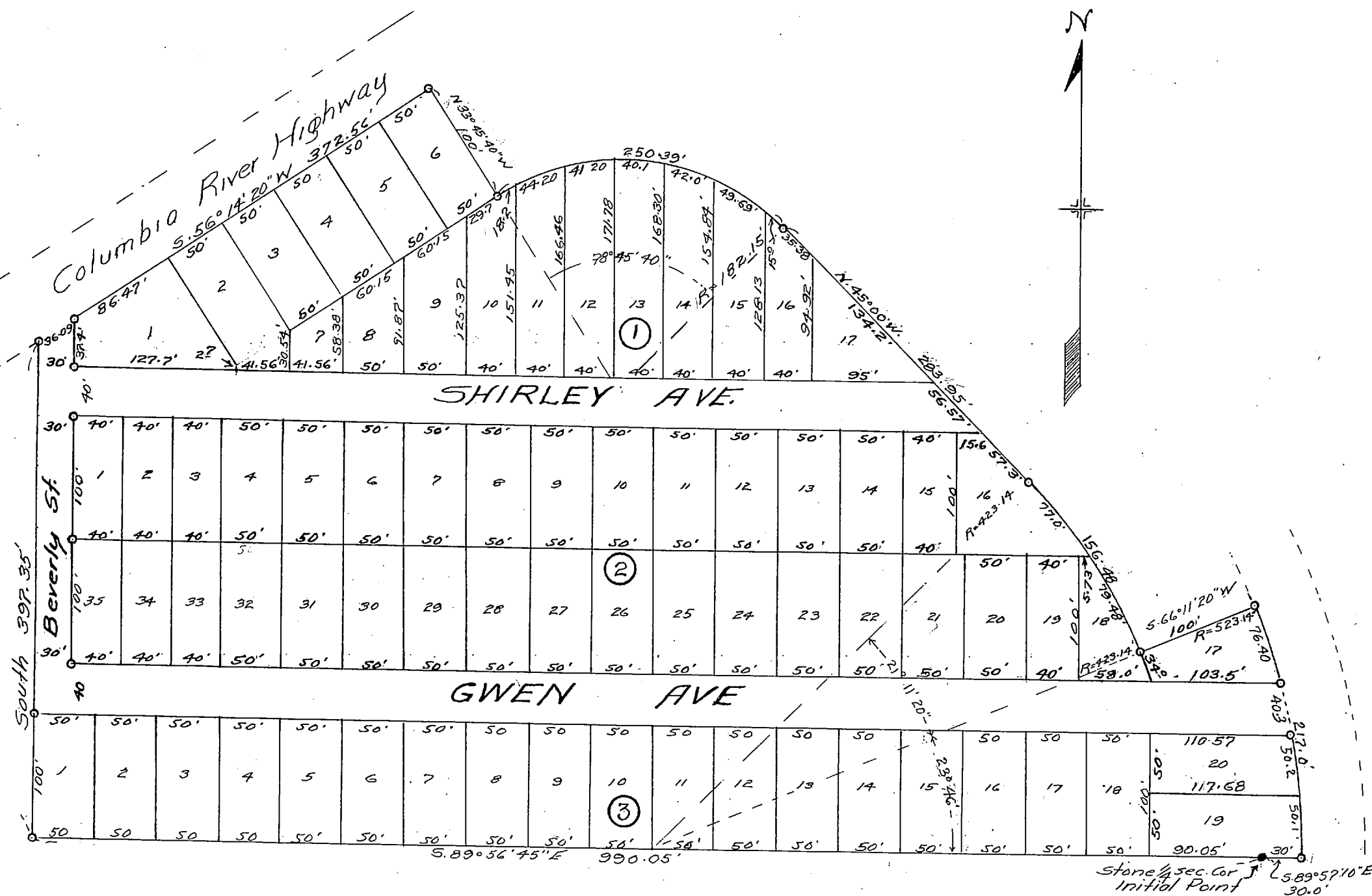
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MAP
OF
BONNIE PARK
SITUATED IN SEC. 35, TWP. 2 N., RGE. WM.
MULTNOMAH COUNTY - OREGON
Scale 1 in = 10 ft.
U. Ernest Nelson
Civil Eng'r



KNOW ALL MEN BY THESE PRESENTS that Bonnie Park Corporation, a corporation duly organized and existing under the laws of the State of Oregon does hereby declare the annexed map to be a true and correct map of the land owned and laid out by said corporation as Bonnie Park, said land being more particularly described in the engineer's certificate hereunto annexed and said Bonnie Park Corporation does hereby dedicate to the use of the public forever all streets and highways represented upon said map.

IN WITNESS WHEREOF Bonnie Park Corporation pursuant to a resolution of its board of directors duly and regularly adopted has caused these presents to be executed by its president and secretary and has caused its corporate seal to be hereunto affixed.

Robert T. Jacob President
By Robert T. Jacob Secretary

Maxim W. Reed Witnesses
By J. R. Jensen Secretary

STATE OF OREGON } ss.
COUNTY OF MULTNOMAH } THIS CERTIFIES that on this
5th day of November 1934 before me a notary public in and for said County and State personally appeared Robert T. Jacob and F. R. Fenton, whom being first duly sworn, on oath did say that he the said Robert T. Jacob is the president and he the said F. R. Fenton is the secretary of Bonnie Park Corporation, the corporation named and described in the foregoing instrument and this the certificate thereof that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and then individually declared that their signatures affixed to said instrument are of the free act and deed of said corporation and the official seal of said corporation is hereunto affixed.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 5th day of November 1934

Notary Public for Oregon
My commission expires Aug. 17, 1937

I, U. Ernest Nelson, being first duly sworn on oath depose and say that I am a civil engineer by profession; that I have correctly surveyed and marked with proper monuments the land represented upon the annexed map as Bonnie Park; that the initial point of said survey is a stone 8" x 10" x 2" set by the County Surveyor of Multnomah County in 1895 for the south 1/4 corner of Section 35, Twp 2 N., R. 6 E. WM. and that the land represented upon said map is described as follows: Beginning at the above described initial point and running thence S. 89° 57' 10" E. along the section line 30 feet to an iron pipe, thence from a tangent bearing of N. 0° 02' 40" W. following a curve to the left with a radius of 523.14 feet thru an angle of 23° 46' a distance of 217.0 feet to an iron pipe, thence S. 66° 11' 20" W. 100.0 feet to an iron pipe, thence from a tangent bearing of N. 23° 48' 40" W. following a curve to the left with a radius of 423.14 feet thru an angle of 21° 12' a distance of 156.48 feet to an iron pipe, thence N. 45° 00' W. 253.95 feet to an iron pipe, thence following a curve to the left with a radius of 182.15 feet thru an angle of 78° 45' 40" a distance of 250.39 feet to an iron pipe, thence N. 33° 45' 40" W. 100.0 feet to an iron pipe southerly at right angles 30 feet from the centerline of the Columbia River Highway, thence following the southerly line of said Columbia River Highway S. 56° 14' 20" W. 372.56 feet to an iron pipe, thence South 397.35 feet to an iron pipe on the South line of section 35 aforesaid, thence S. 89° 56' 45" E. 990.05 feet to beginning.

U. Ernest Nelson
Registered Professional Engr #406
Subscribed and sworn to before me this
0 day of Sept 1934
Notary Public for Oregon
My commission expires

All taxes from 1926 to 1933-34 inclusive are paid
By Claude Stott Sheriff
By Claude Stott Deputy

Approved Jan 22 1935
Earl A. Marshall County Surveyor

Approved Jan 23 1935
Theron V. Welch County Assessor
F. B. Amherst Deputy

Approved Jan 23 1935
Theron V. Welch County Commissioner
Earl A. Marshall County Commissioner
Attest A. A. Bailey County Clerk

By F. Richardson Deputy

STATE OF OREGON, } ss. B. O.
County of Multnomah }
I, A. A. Bailey, County Clerk, and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of
PLAT
of said County at

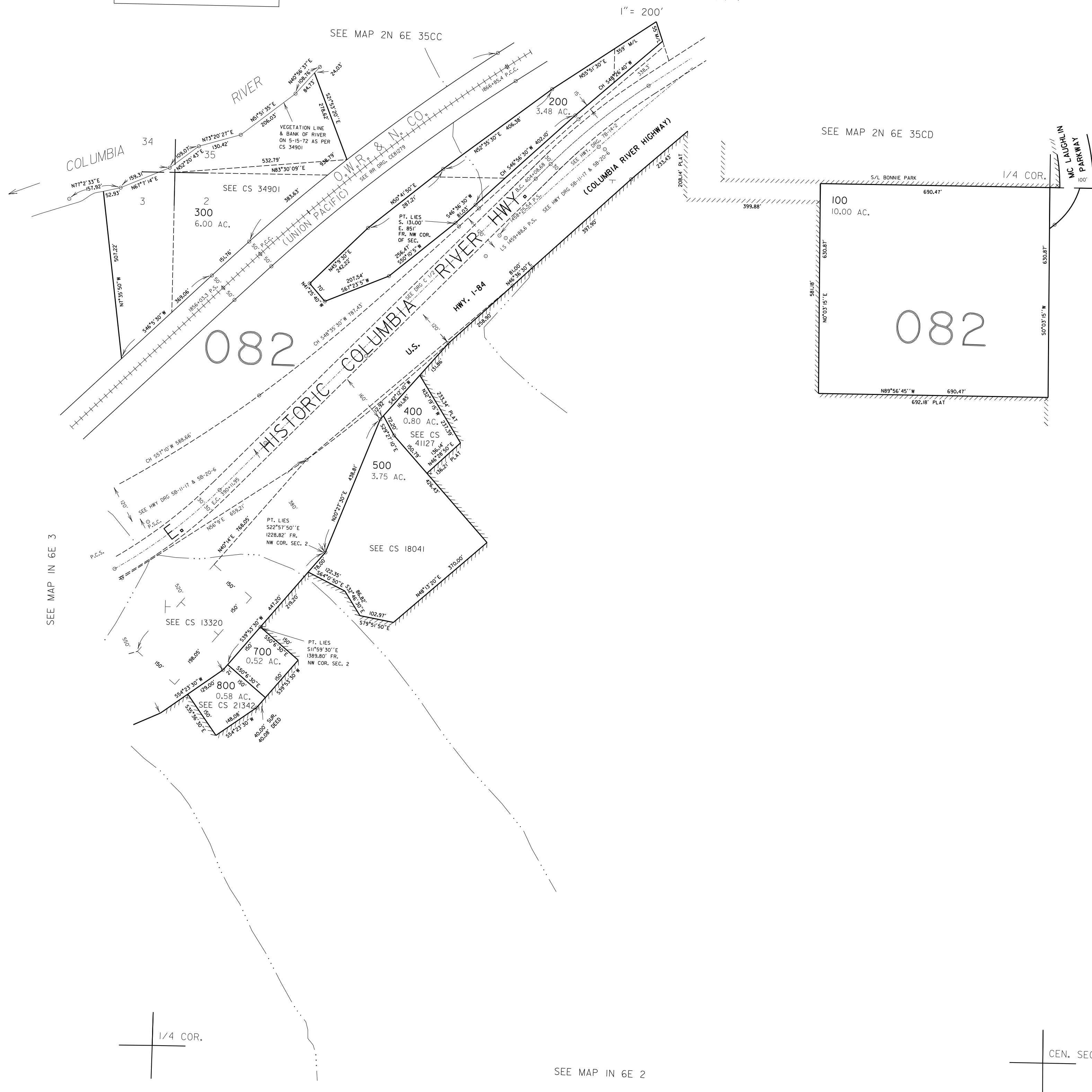
1935 JAN 23 PM 1 58

In Book 1177 On Page 42
Witness my hand and seal of office affixed.
A. A. BAILEY,
County Clerk.

F. Richardson
Deputy.
Form Co. Clk. 25 Recording Certificate

11/00

CANCELLED NO.
501
600
900

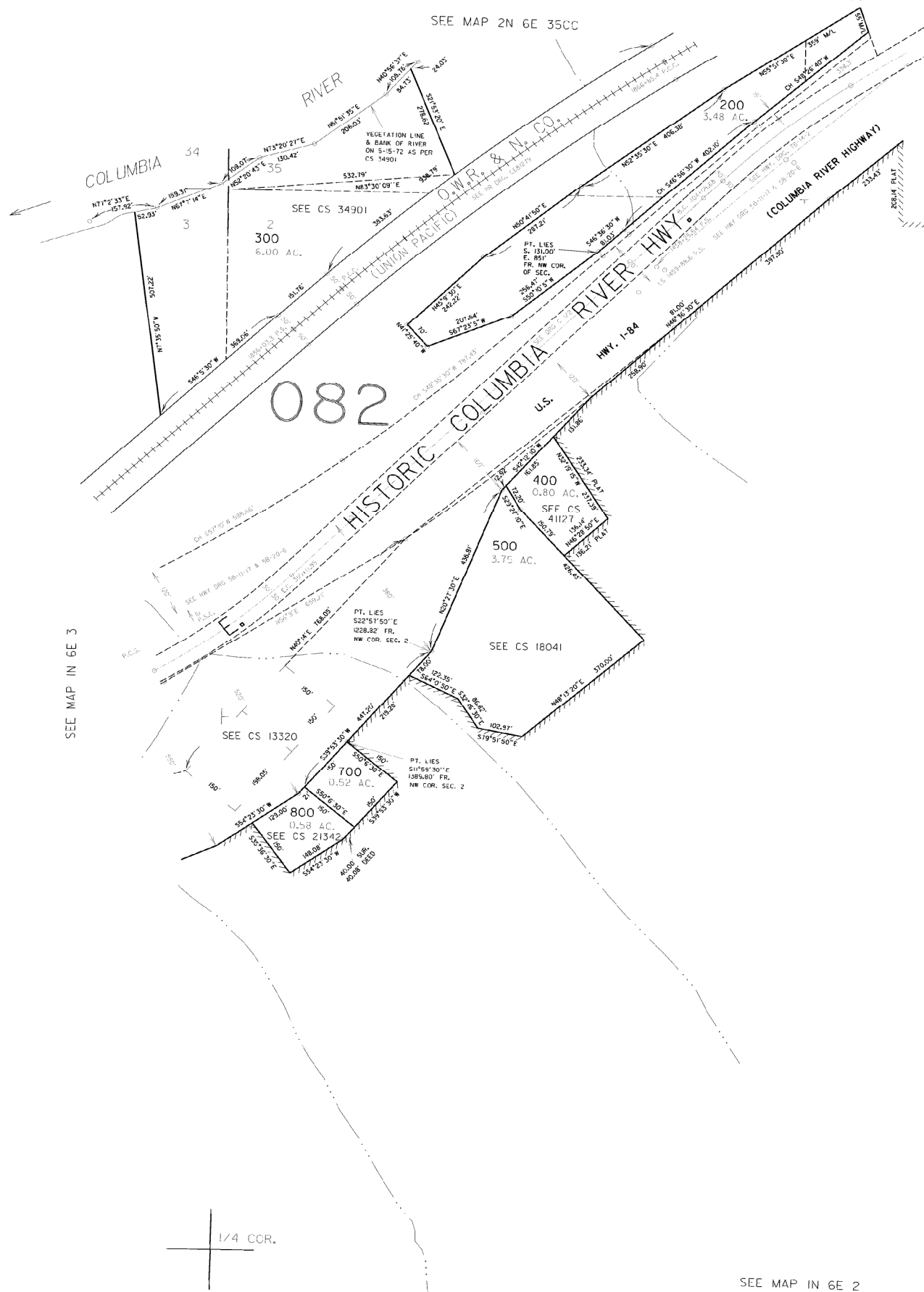


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

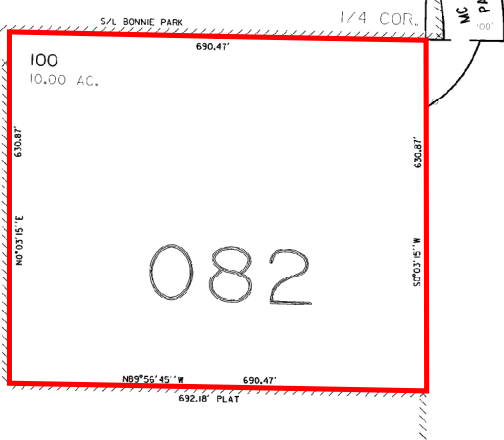
NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B



SEE MAP 2N 6E 35CD



CANCELLED NO.
501
600
900

SEE MAP IN 6E 2



First American
Title Insurance Company

File No.: 1162593

Location: Multnomah County, OR

Legend



This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

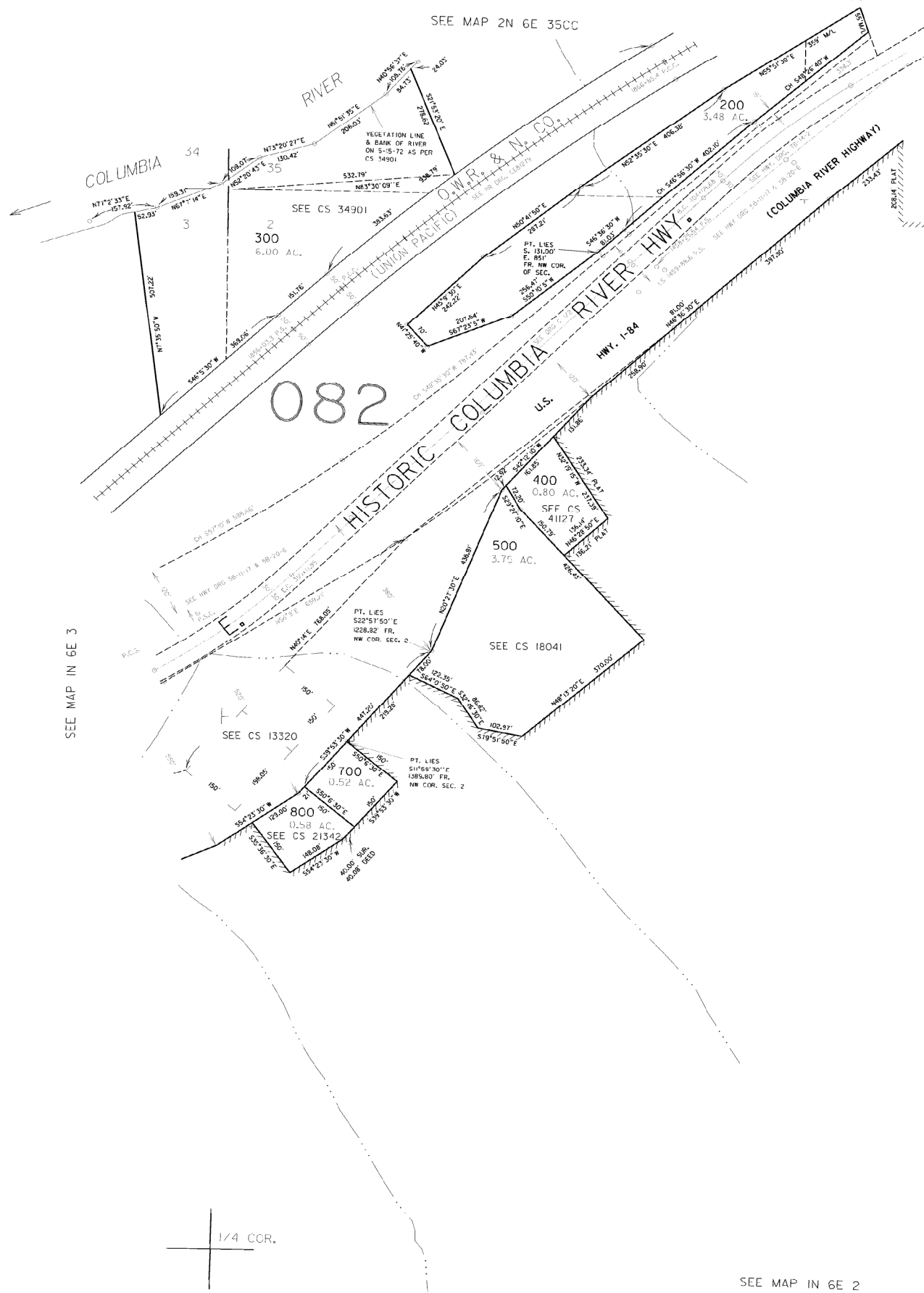
NOT TO SCALE

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

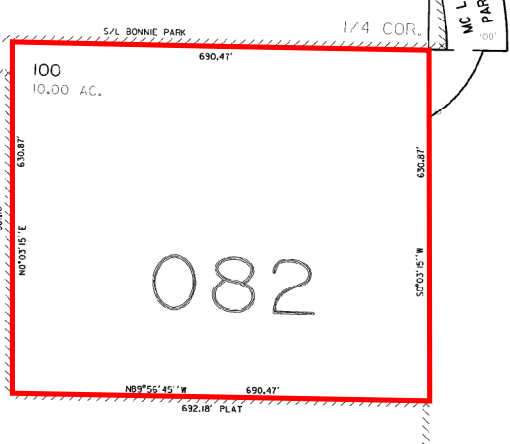
NW 1/4 SEC. 2 T.1N. R.6E. W.M.
MULTNOMAH COUNTY

1" = 200'

IN 6E 2B



SEE MAP 2N 6E 35CD



CANCELLED NO.
501
600
900

SEE MAP IN 6E 2



First American
Title Insurance Company

File No.: 1162593

Location: Multnomah County, OR

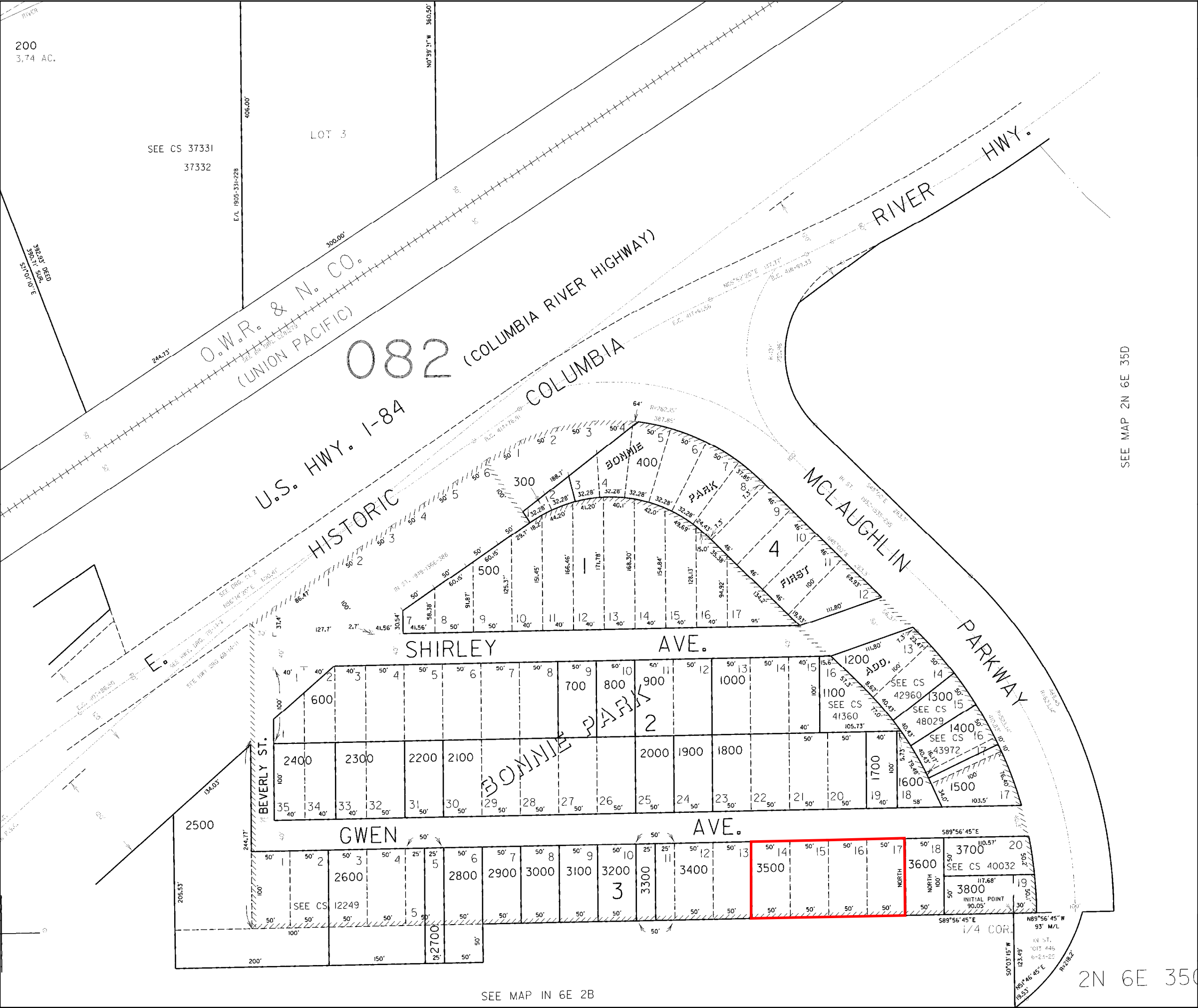
Legend

 Parcel 1



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NOT TO SCALE



File No.: 1162593

Location: Multnomah County, OR

Legend

Parcel II



After recording return to:

Agnes Heuker Properties, LLC

HC 66 Box 496

Cascade Locks, OR 97014

Until a change is requested all tax statements
shall be sent to the following address:

Agnes Heuker Properties, LLC

HC 66 Box 496

Cascade Locks, OR 97014

Escrow No. 02030044

Title No. 949591

THIS SPACE RESERVED FOR RECORDER'S USE

Recorded in the County of Multnomah, Oregon

Total : C. Swick, Deputy Clerk
44.00

2002-026477 02/11/2002 03:28:17pm ATSM

A37	6	REC	SUR	DOR	OLIS
		30.00	3.00	10.00	1.00

STATUTORY WARRANTY DEED

CAROL A. ROYSE, LILLIAN E. HERSCHBACH, JOANNE M. MOHR, CONIDA E. CYRUS,
JOSEPH A. BUCHER and SUSAN A. NOLAN, Grantor, conveys and warrants to

AGNES HEUKER PROPERTIES L.L.C., Grantee, the following described real property free of liens
and encumbrances, except as specifically set forth herein:

A tract in the Northwest quarter of Section 2, Township 1 North, Range 6 East, of the Willamette
Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the quarter section corner on the North line of said Section 2; thence in a Southerly direction
on a bearing of South 0°03'15" West, a distance of 630.87 feet to a point; thence Westerly along a line
bearing North 89°56'45" West, a distance of 690.47 feet to a point; thence in a Northerly direction along
a line bearing North 0°03'15" East, a distance of North 0°03'15" East, a distance of 630.87 feet to a
point on the North line of said Section 2; thence Easterly along the North line of said Section 2, bearing
South 89°56'45" East, a distance of 690.47 feet to the point of beginning.

Tax Account #R323214

aka: 11499 NE McLoughlin Parkway, Corbett, OR 97019

This property is free of liens and encumbrances, EXCEPT:
Easements, Covenants, Conditions and Restrictions of record, if any.

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.

The true consideration for this conveyance is \$230,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 6th day of February, 2002.

FATCO. NO. 949591-GR

Carol A. Royse
Carol A. Royse

Lillian E. Herschbach

Joanne M. Mohr
Joanne M. Mohr

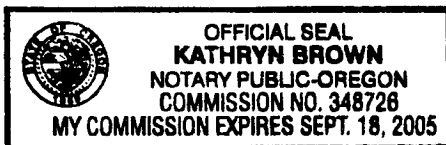
Conida E. Cyrus

Joseph A. Bucher
Joseph A. Bucher

Susan A. Nolan

STATE OF _____ } ss.
County of _____

This instrument was acknowledged before me on this 5th day of February, 2002
by Joanne M. Mohr



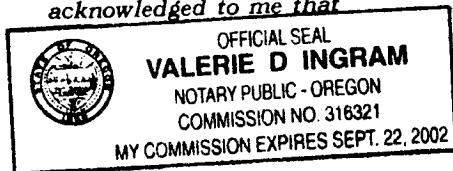
Kathryn Brown
Notary Public for Oregon
My commission expires: 9/18/05

STATE OF OREGON, } ss.
County of Multnomah



BE IT REMEMBERED, That on this 7th day of February 2002, 1902,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named JOSEPH A. BUCHER

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.



Notary Acknowledgment — Individual

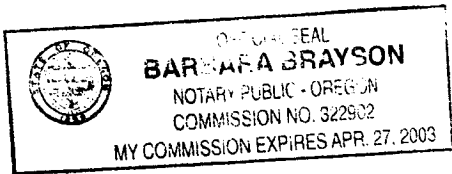
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Valerie D Ingram
Notary Public for Oregon.
My Commission expires 9-22-2002

STATE OF Oregon
County of Multnomah

} ss.

This instrument was acknowledged before me on this 6 day of February, 2002
by Carol A. Royse



Barbara Brayson
Notary Public for Oregon

My commission expires: Apr. 27, 2003

Carol A. Royse

Lillian E. Herschbach
Lillian E. Herschbach

Joanne M. Mohr

Conida E. Cyrus

Joseph A. Bucher

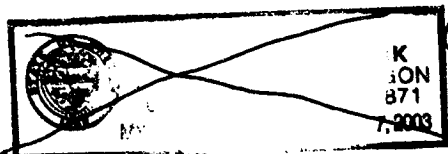
Susan A. Nolan

STATE OF Oregon
County of Wasco } ss.

This instrument was acknowledged before me on this 7 day of February, 2002
by Lillian E. Herschbach

Catherine J. Clark
Notary Public for Oregon

My commission expires: 11-7-03



Carol A. Royse

Joanne M. Mohr

Joseph A. Bucher

Lillian E. Herschbach

Conida E. Cyrus
Conida E. Cyrus

Susan A. Nolan

STATE OF Oregon } ss.
County of Deschutes

This instrument was acknowledged before me on this 5 day of February, 2002
by Conida E. Cyrus



Lisa D Newby
Notary Public for Oregon

My commission expires: _____

Page 2
Statutory Warranty Deed
continued...

Carol A. Royse

Joanne M. Mohr

Joseph A. Bucher

Lillian E. Herschbach

Conida E. Cyrus

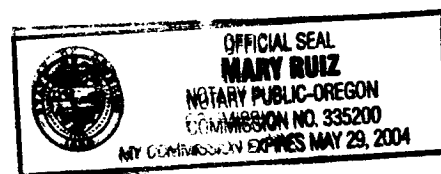
Susan A. Nolan

STATE OF OREGON
County of Marion

} ss.

This instrument was acknowledged before me on this 6th day of February, 2002
by MARY RUIZ

Mary Ruiz Notary Public for Oregon
My commission expires: May 29, 2004



OK

WARRANTY DEED

BOOK 2171 PAGE 1379

KNOW ALL MEN BY THESE PRESENTS, That FRANCES E. COOK,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ See Above...

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Frances E. Cook
Frances E. Cook

STATE OF OREGON, } ss.
County of Wash }
December 14, 1988.

Personally appeared the above named
FRANCES E. COOK,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon Wash.
My commission expires: 5-89

STATE OF OREGON, County of) ss.
1988.

Personally appeared and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in behalf
of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

FRANCES E. COOK,

GRANTOR'S NAME AND ADDRESS

HEUKER PROPERTIES, INC.

P. O. Box 492

Cascade Locks, Oregon 97014

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE E. SIMS, Attorney

1119 Yeon Bldg., 522 S. W. 5th

Portland, OR 97204-2128

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

HEUKER PROPERTIES, INC.

P. O. Box 492

Cascade Locks, Oregon, 97014

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the
day of 1988, at o'clock M., and recorded in book/reel/volume No. on
page or as lee/file/instrument/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

RECORDED BY WESTERN TITLE

JAN. 18, 1989

EXHIBIT "A"

BOOK 2171 PAGE 1380

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004387

EXHIBIT

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County
Multnomah County, Oregon

AM JAN 18 1989 PM
7:18:10 PM

In Book 4 On Page
BOOK 2171 PAGE 1379

Witness my hand and seal of office attested
Recorder of Conveyances

M. Burton

Deputy

WARRANTY DEED

BOOK 2171 PAGE 1381

KNOW ALL MEN BY THESE PRESENTS, That CORA B. JONES ANDERSON,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ See Above.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

X Cora B. Jones Anderson
Cora B. Jones Anderson

STATE OF ~~CALIFORNIA~~ CALIFORNIA }
County of ~~MENDOCINO~~ MENDOCINO } ss.
December 15, 1988.

STATE OF ~~OREGON~~ OREGON, County of ~~MENDOCINO~~ MENDOCINO } ss.
12-15-1988

Personally appeared Cora B. Jones Anderson and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named CORA B. JONES ANDERSON,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Kathlyn Davidson
Before me:

(OFFICIAL SEAL)

Notary Public for ~~CALIFORNIA~~ CALIFORNIA
My commission expires: MY COMM. EXP. MAR. 16, 1990

Before me:

OFFICIAL SEAL
KATHLYN DAVIDSON
NOTARY PUBLIC-CALIFORNIA
MENDOCINO COUNTY
MY COMM. EXP. MAR. 16, 1990

CORA B. JONES ANDERSON,

GRANTOR'S NAME AND ADDRESS

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon 97014

GRANTEE'S NAME AND ADDRESS

After recording return to:

THEODORE E. SIMS, Attorney
1119 Yeon Bldg., 522 S. W. 5th
Portland, OR 97204-2128

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon, 97014

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

RECORDED BY WESTERN TITLE

256084

EXHIBIT "A"

BOOK 2171 PAGE 1382

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 205.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004388

STATE OF OREGON
Multnomah County

I, J. Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County.
Multnomah County, Oregon

JAN 18 1989 PM
AM 7:18:10 11/12/14/18/4/5/6

In Book A BOOK 2171 PAGE 1381 On Page

witness my hand and seal of office this day
Recorder of Conveyances

M Butno Deputy

14-3

BOOK 2171 PAGE 1383

KNOW ALL MEN BY THESE PRESENTS, That.....CHARLES O. JONES,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HEUKER PROPERTIES, INC., an Oregon corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Multnomah, and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor is one of four tenants in common conveying the described property, for the total consideration of \$ 55,000.00.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT restrictions of record.

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ See Above.

[illegible]

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9 day of December, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

X Charles O. Jones
Charles O. Jones

STATE OF OREGON,)
County of ... Douglas) ss.
December 8, 1988.

STATE OF OREGON, County of _____,) ss.
 _____, 19____

Personally appeared and
..... who, being duly sworn,
for himself and not one for the other, did say that the former is the
..... president and that the latter is the
..... secretary of

Personally appeared the above named
CHARLES O. JONES,.....

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

(OFFICIAL SEAL)
 Before me, Barbara L. Davis
 BARBARA L. DAVIS
 NOTARY PUBLIC — OREGON
 Notary Public for Oregon
 My commission expires 7/22/92

....., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: _____ (If executed by a corporation, affix corporate seal)

CHARLES O. JONES,
2955 Cole Road,
Oakland, Oregon, 97462
GRANTOR'S NAME AND ADDRESS
HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon 97014
GRANTOR'S NAME AND ADDRESS

After recording return to:

THEODORE E. SIMS, Attorney
1119 Yeon Bldg., 522 S. W. 5th
Portland, OR 97204-2128

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
HEUKER PROPERTIES, INC.
P. O. Box 492
Cascade Locks, Oregon, 97014

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the day of, 19..... at o'clockM., and recorded in book/reel/volume No..... on page or as fee/tile/instrument/microfilm/reception No....., Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By Deputy

EXHIBIT

BOOK 2171 PAGE 1384

PARCEL 1:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 105.2 feet to the Northeast corner of Lot 2, Block 2; thence South 89 degrees 42'30" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004389

EXHIBIT

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County.

JAN 18 1989 AM 7:08 PM 6:45

▲ In Book **BOOK 2171** PAGE **1383** On Page

Witness my hand and seal of office affixed

Recorder of Conveyances

Mr. Burton Deputy

Definition

14-
3-

EXHIBIT "A"

PARCEL I:

All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 1; all of Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 26, 27, 25, 28, 29, 30, 31, Block 2; Lots 1 and 2, Block 2 EXCEPTING from Lots 1 and 2 the following described portions: Beginning at the Northwest corner of Lot 1, Block 2, BONNIE PARK; thence South 0 degrees 17'20" East along the West line of Lot 1, 68.3 feet; thence North 49 degrees 31' East 185.2 feet to the Northeast corner of Lot 2, Block 2; thence South 29 degrees 42'38" West 80.0 feet to the point of beginning; all of Lots 14, 15, 16, and 17, Block 3, all in BONNIE PARK, in the County of Multnomah and State of Oregon.

PARCEL II:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 4; Lots 1, 2, 3, 4 and 5, Block 4, EXCEPTING FROM said Lots 1, 2, 3, 4, and 5, the following described portions: Beginning at the Northeast corner of Lot 6, Block 1, of BONNIE PARK; thence along the Northeasterly line of Block 4, on the arc of a 282.15 foot radius curve to the right (the long chord of which bears North 76 degrees 31' East 201.8 feet) a distance of 206.4 feet to a point which is 120 feet distant Southerly from (when measured at right angles to) the relocated center line of the Columbia River Highway at Engineer's Station 147+01.9; thence parallel to the said relocated center line along the arc of an 11,339.16 foot radius curve to the left (the long chord of which bears South 52 degrees 15' West 188.7 feet) a distance of 188.7 feet to the East line of said Lot 6; thence North 34 degrees 24' West a distance of 83.1 feet to the point of beginning; all in the FIRST ADDITION OF BONNIE PARK, in the County of Multnomah and State of Oregon.

004390

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

Multnomah County, Oregon

JAN 18 1989 PM
AM
7:09:10:11:12:13:14:15:16

In Book 4 On Page
BOOK 2171 PAGE 1385

witness my hand and seal of office affixed
Recorder of Conveyances

M. Butts
Deputy