



## Property Profile

Prepared For:  
Stephanie Wansley  
First American Title Insurance Company of Oregon

Property Address:  
2018 Steele Rd, The Dalles, OR 97058  
Property Parcel Number:  
01N13E14-200

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by:  
Sheri Magill

Please email your customer service requests to [thedalles@amerititle.com](mailto:thedalles@amerititle.com)

**Serving Gilliam, Sherman and Wasco Counties!**

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Ada Marie Haake, Trustee, et al
1601 Oakwood Drive
The Dalles, OR 97058

Grantor's Name and Address

HD Vineyard, LLC
2018 Steel Road
The Dalles, OR 97058

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Foster, Peachey & Young
420 East 3rd Street
The Dalles, OR 97058

Until requested otherwise, send all tax statements to (Name, Address, Zip):
HD Vineyard, LLC
2018 Steel Road
The Dalles, OR 97058

Wasco County Official Records 2010-000959
DEED-D 03/15/2010 02:09 PM
Cnt=1 Stn=3 ANGELA \$66.00
\$15.00 \$11.00 \$15.00 \$10.00 \$15.00



00039249201000009590030038

SPACE RESERVED FOR RECORDER'S USE

I, Karen LeBreton Coats, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



NAME TITLE

By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Ada Marie Haake, Trustee for the Ada Marie Haake Living Trust, Randolph I. Dietrich and Carla J. Haake, husband and wife hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto HD Vineyard, LLC hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Wasco County, State of Oregon, described as follows, to-wit:

The following tract of land located in the Northeast quarter of Section 14, Township 1 North, Range 13 East of the Willamette Meridian, in the County of Wasco and State of Oregon:

Beginning at the quarter corner of the North boundary of Section 14, Township 1 North, Range 13 East of the Willamette Meridian; thence Easterly along the North boundary of said Section 14, 1059.7 feet; thence South 26°27' East 757.2 feet; thence upstream along the center channel of Three Mile Creek, approximately the following course: South 71°20' West 500.0 feet; thence South 55°40' West 300.0 feet; thence South 31°05' West 200.0 feet; thence 59°44' West 131.5 feet; thence continuing upstream along said channel to the intersection with the North-South centerline of Section 14; thence North along said North-South centerline 1439.29 feet, more or less, to the point of beginning.

SUBJECT TO:

- 1. The usual reservations as contained in patent issued by the United States of America. (Continued)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

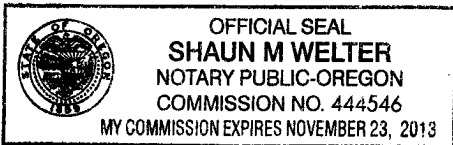
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on March 12, 2010; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Ada Marie Haake Trustee
Ada Marie Haake, Trustee for the Ada Marie
Randolph I. Dietrich Haake Living Trust
Randolph I. Dietrich
Carla J. Haake
Carla J. Haake

STATE OF OREGON, County of Washington ) ss.
This instrument was acknowledged before me on 3-18-10
by Randolph I. Dietrich and Carla J. Haake
This instrument was acknowledged before me on 3-18-10
by
as
of

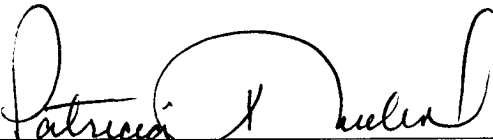


Notary Public for Oregon
My commission expires 11/23/13

STATE OF OREGON            )  
  )  
County of Wasco            )            ss.

On the 12<sup>th</sup> day of March, 2010, Ada Marie Haake, Trustee for the Ada Marie Haake Living Trust, personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.



  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: July 28, 2012

2. The rights of the public in and to the portions thereof included within the boundaries of roads and highways.
3. Public utility easements, if the same shall be found to exist on the premises.
4. Contract and Grant of Easement for water pipeline, and all the terms and provisions thereof, between Dewey I. Wagenblast and Carrie E. Wagenblast, husband and wife, and Dewey Wagenblast, Jr., and Rose Ellen Wagenblast, husband and wife, to United States of America (Bureau of Reclamation), dated March 11, 1963, recorded November 6, 1963, Wasco County, Oregon Micro-Film No. 63-3932.
5. The premises herein described are within and subject to the statutory powers of The Dalles Irrigation District, including the levies and assessments.
6. Reservation of right of use spring and right of way for pipeline as contained in deed, including the terms and provisions thereof, V.R. Martin and Rose Martin, husband and wife, and M.F. Martin and June Martin, husband and wife, to Edward J. Archer and Linda Archer, husband and wife, dated April 9, 1965, recorded October 5, 1970, Wasco County, Oregon Micro-Film No. 70-1522. (Exact location unknown.)
7. Agreement for use of spring and easements for pipeline, powerlines and maintenance, including the terms and provisions thereof, V.R. Martin and Fern Martin, husband and wife, Edward J. Archer and Linda Archer, husband and wife, and Max Duane Dosier and Judith M. Dosier, husband and wife, dated November 10, 1976, recorded July 18, 1977, Wasco County, Micro-Film No. 77-1959. Right, title and interest of Fern Martin as disclosed by said Agreement described in this exception number 7.
8. As disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
9. Reservation of Right of Way Easement and Well Easement, as contained in Contract, including the terms and provisions thereof, between V.R. Martin and Rose T. Martin, husband and wife, sellers, and Max Duane Dosier and Judith M. Dosier, husband and wife, buyers, dated July 31, 1970, recorded August 8, 1979, Wasco County, Oregon, Micro-Film No. 79-2633.
10. All encumbrances placed on the premises by and through Grantees herein.



511 Washington St, Suite 208  
The Dalles, OR 97058  
541-506-2540

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## Property Account Summary

9/13/2023

Account Number	7671	Property Address	2018 STEELE RD , THE DALLES, OR 97058
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### General Information

Alternate Property #	01N13 E14 00200 00
Property Description	SECTION 14 TOWNSHIP 1N RANGE 13E QUARTER PRCL 200MapTax Lot: 01N13 E14 00200 00
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	125
Remarks	

### Tax Rate

Description	Rate
Total Rate	14.2226

### Property Characteristics

Property Class Category	551: EFU IMPR or FARM EFU IMPR
Potential Additional Tax	
Neighborhood	207: AA2/VA7 RURAL
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	29.640
Year Built	1983

### Related Properties

No Related Properties Found

### Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value Regular (AVR)	\$427,794	\$410,139	\$400,998	\$392,124	\$380,918
Total Exemption Amount Regular (EAR)					
Taxable Value Regular (TVR)	\$427,794	\$410,139	\$400,998	\$392,124	\$380,918
MKLND + SAMKL (MKLTL)	\$429,430	\$350,450	\$349,400	\$350,800	\$341,960
MKIMP + SAMKI (MKITL)	\$680,430	\$490,910	\$441,060	\$359,080	\$314,850
Real MKT Total (MKTTL)	\$1,109,860	\$841,360	\$790,460	\$709,880	\$656,810
Market Land (MKLND)					
Display Only (M5SAV)	\$211,090	\$180,600	\$180,600	\$180,600	\$176,350
Market Improvement(MKIMP)	\$680,430	\$490,910	\$441,060	\$359,080	\$314,850
SA Por Only-Exc Val Not Incl (SAVL)	\$104,550	\$96,310	\$96,310	\$96,310	\$93,720
Market Portion BMAV + EAV (MAVMK)	\$323,244	\$313,829	\$304,688	\$295,814	\$287,198
Exception Base Value NEWCN+OEV (EBV)					
Exception Assessed Value (EAV)					

### Active Exemptions

No Exemptions Found

### Events

Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

### Tax Balance

No charges are currently due. If you believe this is incorrect, please contact the Wasco County Tax Office at 541-506-2540.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

### Receipts

Date	Receipt No.	Charged	Amount Due	Tendered	Change
11/14/2022 10:53:00	<u>518126</u>	\$6,084.34	\$6,488.42	\$6,293.77	\$0.00
11/12/2021 08:20:00	<u>502653</u>	\$5,785.05	\$6,153.60	\$5,968.99	\$0.00
11/03/2020 08:09:00	<u>482254</u>	\$5,685.39	\$6,054.86	\$5,873.22	\$0.00
11/14/2019 00:00:00	<u>471811</u>	\$6,178.54	\$6,178.54	\$5,993.18	\$0.00
11/01/2018 13:20:00	<u>445950</u>	\$6,025.63	\$6,424.81	\$6,232.06	\$0.00

### Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
03/12/2010		000030576	\$0.00	2010000959	BS	S	No
10/16/1998		000014768	\$0.00	0000000000	BS	S	No
10/01/1992		000002933	\$0.00	0000000000	WD	S	No

### Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

1999	0 X 0	1983	55	1.0	2	2	0
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511 Washington St, Suite 208  
 The Dalles, OR 97058  
 541-506-2540

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## Installments Paid/Payable

<b>Account Number</b>	7671	<b>Property Address</b>	2018 STEELE RD , THE DALLES, OR 97058
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Tax Year      2022  
 As Of Date:  9/13/2023

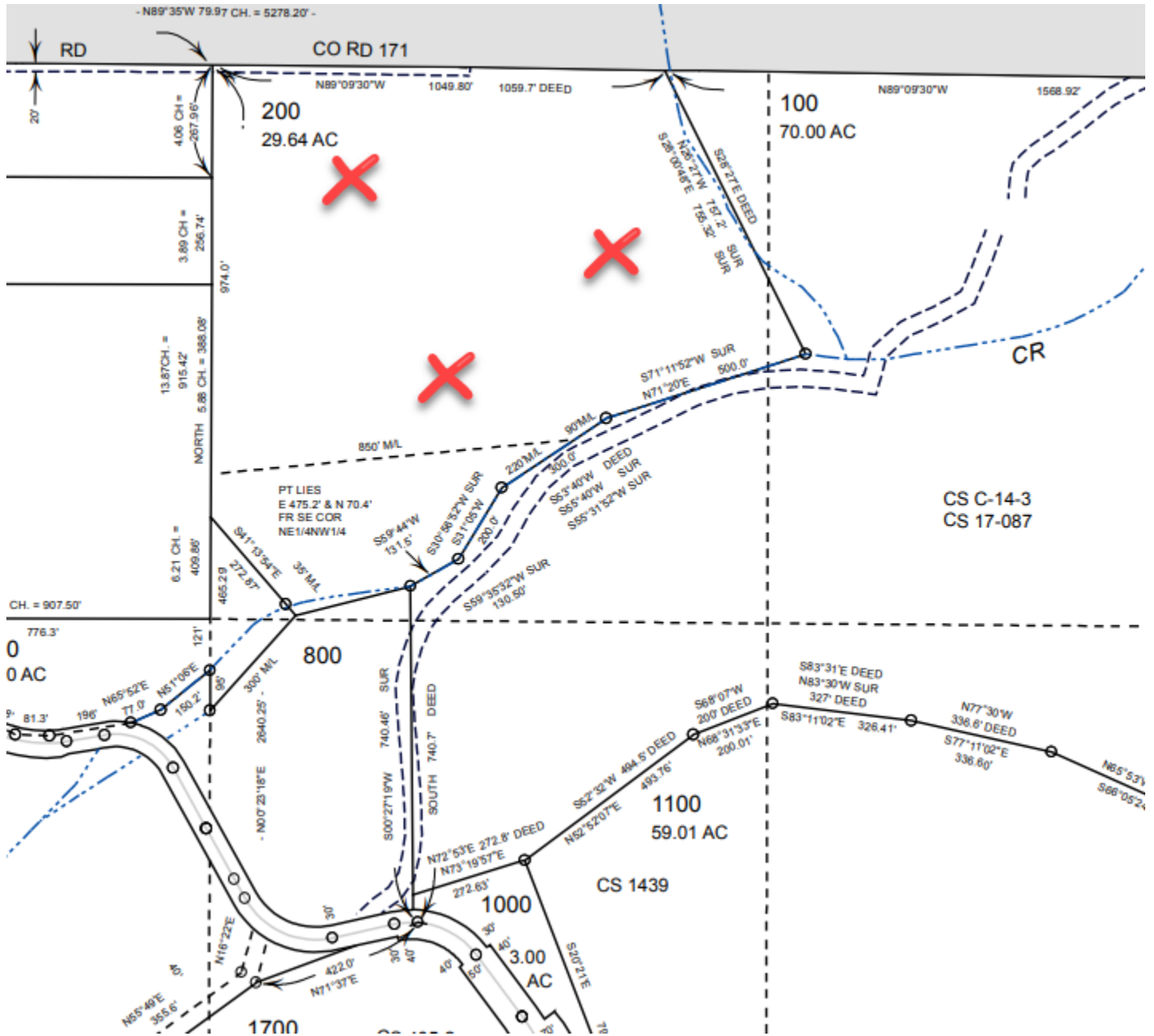
[Select Another Tax Year](#)

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
2022	Property Tax Principal	125	\$6,084.34	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 09/13/2023			\$6,084.34	\$0.00	\$0.00	

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2018 Steele Rd  
The Dalles, OR 97058

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF