



# Fidelity National Title Company

500 Liberty St. Ste #200, Salem, OR 97301  
Phone: 503-585-7219 Fax: 503-585-0326  
E-mail Customer Service at: customerservicesalem@fnf.com

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	R30009
Ref Parcel #:	082W19 00500
Owner:	<b>Coates James E</b>
CoOwner:	
Owner Phone:	
Site:	<b>OR 97000</b>
Mail:	6221 Coates Dr SE Salem OR 97317
Plat:	
Twn/Rng/Sec:	T: 08S R: 02W S: 19 Q: NW QQ:
Legal:	ACRES 25.19
School Dist:	24J SALEM-KEIZER
Zoning:	SA Special Agriculture
Land Use:	551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use:	AFAR - FARMS AND CROPS

### ASSESSMENT & TAX INFORMATION

Market Total:	<b>\$15,620</b>
Market Land:	<b>\$15,620</b>
Market Impr:	<b>\$0</b>
Exemption:	<b>\$0</b>
2015 Taxes:	<b>\$199.11</b>
Levy Code:	02400190
Millage Rate:	12.7473
Assd Total:	\$15,620

### PROPERTY CHARACTERISTICS

Year Built:	0
Bedrooms:	0
Bathrooms:	0.00
Fin Area:	0 SF
Unfin Area:	0 SF
Main Floor:	0 SF
Second Floor:	0 SF
Attic:	0 SF
Bsmt Unfin:	0 SF
Bsmt Fin:	0 SF
Lot Size:	25.19 acres (1,097,276 SF)
Garage:	Attached
Census:	3009 002700
Lot/Block:	/
Neighborhood:	
Watershed:	Mill Creek

### SALE & LOAN INFORMATION

Sale Date:	7/31/1995
Sale Amount:	\$22,712
Document #:	0012550265
Deed Type:	
Loan Amount:	\$0
Lender:	
Loan Type:	
Interest Type:	
Title Co:	



- [Property Information](#)
- [Tax Summary](#)
- [Assessment History](#)
- [Improvement Information](#)
- [New Search](#)
- [Search Results](#)
- [Log Off](#)
- [Printable Summary](#)

### Search Results for R30009

<b>Owner Name</b>	<b>Property ID Number</b>
COATES,JAMES E	R30009
<b>Owner Address</b>	<b>Situs Address</b>
6221 COATES DR SE SALEM, OR 97317	
<b>Alternate Account Number</b>	<b>Neighborhood</b>
1-57410001	SALE.RUR - RURAL, SALEM RURAL
<b>Map Tax Lot</b>	<b>Levy Code Area</b>
082W19 00500	(TURNER FD) 50 ; 240 ; 260 ; 320 ; 330 ; 420 ; 451 ; 460 ; 500 ; 501 ; 701

### Last Certified Year (2015) Information for R30009

<b>RMV Land Non-LSU</b>	\$0
<b>RMV Land LSU</b>	\$117,680
<b>RMV Improvements</b>	\$0
<b>RMV Total</b>	\$117,680
<b>Land LSU</b>	\$15,620
<b>Total Exemptions</b>	\$0
<b>M5 Net Value</b>	\$30,710
<b>M50 Assd Value</b>	\$15,620

### Important Information About R30009

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.

### Total Tax Payoff Amount Worksheet

Interest Date

04/01/2016

Calculate

Tax Summary

Current Property Tax

Property Tax History Summary

Current Year Tax Owed

\$0.00

Total Tax Payoff Amount

\$0.00

### Tax Summary

Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest Due	Date Paid	Total Owed
2015	199.11	199.11	0.00	0.00	0.00	10/26/15	0.00
2014	197.78	197.78	0.00	0.00	0.00	11/03/14	0.00
2013	190.84	190.84	0.00	0.00	0.00	10/30/13	0.00
2012	186.33	186.33	0.00	0.00	0.00	11/02/12	0.00
2011	181.03	181.03	0.00	0.00	0.00	10/18/11	0.00

2010	172.75	172.75	0.00	0.00	0.00	10/27/10	0.00
2009	171.90	171.90	0.00	0.00	0.00	10/29/09	0.00
2008	165.30	165.30	0.00	0.00	0.00	11/05/08	0.00
2007	158.83	158.83	0.00	0.00	0.00	10/26/07	0.00
2006	157.02	157.02	0.00	0.00	0.00	11/06/06	0.00
2005	154.62	154.62	0.00	0.00	0.00	11/14/05	0.00
2004	150.18	150.18	0.00	0.00	0.00	11/12/04	0.00
2003	141.15	141.15	0.00	0.00	0.00	11/06/03	0.00
2002	147.92	147.92	0.00	0.00	0.00	10/31/02	0.00
2001	407.29	407.29	0.00	0.00	0.00	11/15/01	0.00
2000	384.07	384.07	0.00	0.00	0.00	11/15/00	0.00
1999	385.83	385.83	0.00	0.00	0.00	11/15/99	0.00
1998	340.28	340.28	0.00	0.00	0.00	11/15/98	0.00
1997	334.99	334.99	0.00	0.00	0.00	12/22/97	0.00
1996	364.01	364.01	0.00	0.00	0.00	10/25/96	0.00
1995	354.12	354.12	0.00	0.00	0.00	11/15/95	0.00
1994	404.51	404.51	0.00	0.00	0.00	12/12/94	0.00

INFORMATION SUBJECT TO [DISCLAIMERS](#)

If you have questions, comments, or suggestions regarding this site,  
please send e-mail to the [Assessor@co.marion.or.us](mailto:Assessor@co.marion.or.us).

Copyright 2016 © [Tyler Technologies](#). All Rights Reserved.

NI

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALICE F. COATES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. COATES

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows, to-wit:

\*See Exhibit "A" attached hereto.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the 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 \$22,712.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

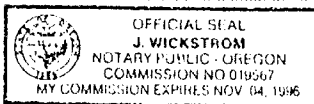
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of July, 1995; if a corporate grantor, 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.

Alice F. Coates  
Alice F. Coates

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.

STATE OF OREGON, County of Marion ) ss.  
This instrument was acknowledged before me on July 31, 1995,  
by Alice F. Coates  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



J. Wickstrom  
Notary Public for Oregon  
My commission expires 11-4-96

Alice F. Coates  
6221 Coates Dr. SE  
Salem, OR 97302  
Grantor's Name and Address  
James E. Coates  
6221 Coates Dr. SE  
Salem, OR 97302  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Ashcroft & Rinehart  
117 Commercial St., NE #300  
Salem, OR 97301  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
James Coates  
6221 Coates Dr. SE  
Salem, OR 97302

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
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 \_\_\_\_\_ and/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.

PARCEL 1:

Beginning at the southeast corner of the Donation Land Claim of Daniel Clark and wife in Township 8 South, Range 2 West, of the Willamette Meridian, Marion County, Oregon, said point being also the southeast corner of Lot 55 of Hanshaw Fruit Farms; thence east 3.63 chains to the west line of the Donation Land Claim of John Herren; thence north  $26^{\circ}15'$  east, 13.73 chains along the west line of the John Herren claim to the right of way of the Southern Pacific Railroad; thence northwesterly following the right of way of the Southern Pacific Railroad to the east line of the Donation Land Claim of Daniel Clark; thence south 36.18 chains to the place of beginning and containing 16.78 acres of land.

PARCEL 2:

Beginning at a point 3.62 chains south  $39^{\circ}$  west from a certain oak tree standing in the southeast boundary line of John Herren and wife's Donation Land Claim No. 60, said oak tree being 49.50 chains north  $39^{\circ}$  east from where the said southeast boundary line of said claim intersects the section line between Sections 19 and 30, Township 8 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon; and running thence south  $39^{\circ}$  west on said southeast boundary line 15 chains to the north line of the land sold by L. M. Herren and wife to Laurance Shafter; thence north  $70^{\circ}$  west 37.79 chains to the northwest line of said Donation Land Claim; thence north  $26^{\circ}40'$  east 15 chains along said northwest line; thence south  $70^{\circ}$  east 37.39 chains more or less to the southeast boundary line of the John Herren and wife's Donation Land Claim No. 60, to the place of beginning, containing 56 acres of land, more or less, situated in the County of Marion and State of Oregon.

and also

Beginning at a certain oak tree standing in the southeast boundary of the John Herren and wife's Donation Land Claim No. 60 and marked in the south angle of a certain tract sold by John Herren to N. T. Caton, said oak tree being 49.50 chains north  $39^{\circ}$  east, from where the said southeast boundary of said Claim No. 60 intersects the section line between Sections 19 and 30, Township 8 South, Range 2 West; thence south  $39^{\circ}$  west, 3.62 chains; thence north  $70^{\circ}$  west, 41.57 chains more or less to the county road; thence north  $26^{\circ}40'$  east, 16.40 chains; thence south  $63^{\circ}24'$  east, at right angles 34.04 chains to a point in the west boundary of the said tract of land sold to N. T. Caton, by said John Herren; thence south  $10^{\circ}$  east, 13.46 chains, more or less, to the place of beginning.

EXHIBIT A

## SAVE AND EXCEPT THEREFROM:

Beginning at a certain oak tree standing in the southeast boundary of the John Herren and wife's Donation Land Claim No. 60 and marked in the south angle of a certain tract sold by John Herren to N. T. Caton, said oak tree being 49.50 chains north  $39^{\circ}$  east, from where the said southeast boundary of said Claim No. 60 intersects the section line between Sections 19 and 30, Township 8 South, Range 2 West; thence south  $39^{\circ}$  west, 3.62 chains; thence north  $70^{\circ}$  west, 41.57 chains; thence north  $26^{\circ}40'$  east, 16.40 chains, more or less, to the southwest corner of that certain tract of land conveyed to the State of Oregon by deed dated October 16, 1937, and recorded November 1, 1937, in Vol. 230, page 337, Deed Records for Marion County, Oregon, which point is the true place of beginning; thence south  $63^{\circ}24'$  east a distance of 370 feet; thence south  $26^{\circ}40'$  west a distance of 700 feet; thence north  $63^{\circ}24'$  west a distance of 370 feet; thence north  $26^{\circ}40'$  east a distance of 700 feet to the place of beginning.

also

SAVE AND EXCEPT beginning at the Northwest corner of the property described in Volume 446, Page 328, Deed Records for Marion County, Oregon; thence South  $70^{\circ}$  East 1178.20 feet which is the true place of beginning; thence North  $20^{\circ}20'$  East 260.60 feet; thence South  $70^{\circ}42'$  West to a point which is North  $70^{\circ}82'$  East 259.72 feet from a point which is South  $70^{\circ}$  East 1477.90 feet from the Northwest corner of the property described in Volume 446, Page 328, Deed Records for Marion County, Oregon; thence South  $19^{\circ}18'$  West 259.72 feet; thence North  $70^{\circ}$  West 299.70 feet to the true place of beginning, all being situated in Section 19, Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

## ALSO SAVE AND EXCEPT

Beginning at the Southeast corner of tract of land described in Volume 567 Page 366 of Marion County, Oregon deed records; said beginning point being an iron pipe which is 594.31 feet N 27° 26' E and 1477.90 feet S 70° E from Easterly Southeast corner of the Felix Raymond Donation Land Claim No. 63 in Township 8 South Range 2 West of the Willamette Meridian, in Marion County, State of Oregon; thence N 19° 18' E 259.72 feet along the Easterly line of said tract and the extension thereof to an iron pipe; thence N 70° 42' W 99.22 feet to an iron pipe; thence N 21° 20' E 1741.45 feet to an iron pipe in the Northerly line of tract of land described in Volume 207 Page 343 of Marion County, Oregon Deed Records; thence S 64° 11' E 1000.10 feet along said Northerly line to the Northerly North East corner thereof; thence S 10° E 888.36 feet along the Easterly line of said tract to an angle corner in said line (said angle corner being on the Easterly line of the John Herren Donation Land Claim No. 60; thence S 39° W 1193.94 feet along said Herren Claim line to an iron pipe at the Southerly South east corner of land described in Volume 159 Page 271 of Marion County, Oregon; thence N 70° W 988.52 feet along the Southerly line of said tract of land to the iron pipe at the place of beginning and containing 54.52 acres of land lying in and being a part of said John Herren Donation Land Claim No. 60 in Township 8 South Range 2 West of the Willamette Meridian, in Marion County, State of Oregon.

All being approximately 44 acres.

SUBJECT TO roads and roadways and an easement 30 feet in width along the southwesterly line of Parcel 2 of the above described property.



**REEL:1255**

**PAGE: 265**

**August 17, 1995 , 04:35P**

CONTROL #: 1255265

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$50.00

ALAN H DAVIDSON  
COUNTY CLERK



**500** ←  
25.19 AC

**400**  
PARCE  
49.11

**402**  
PARCE  
2.00 A

☐  
CTR SEC

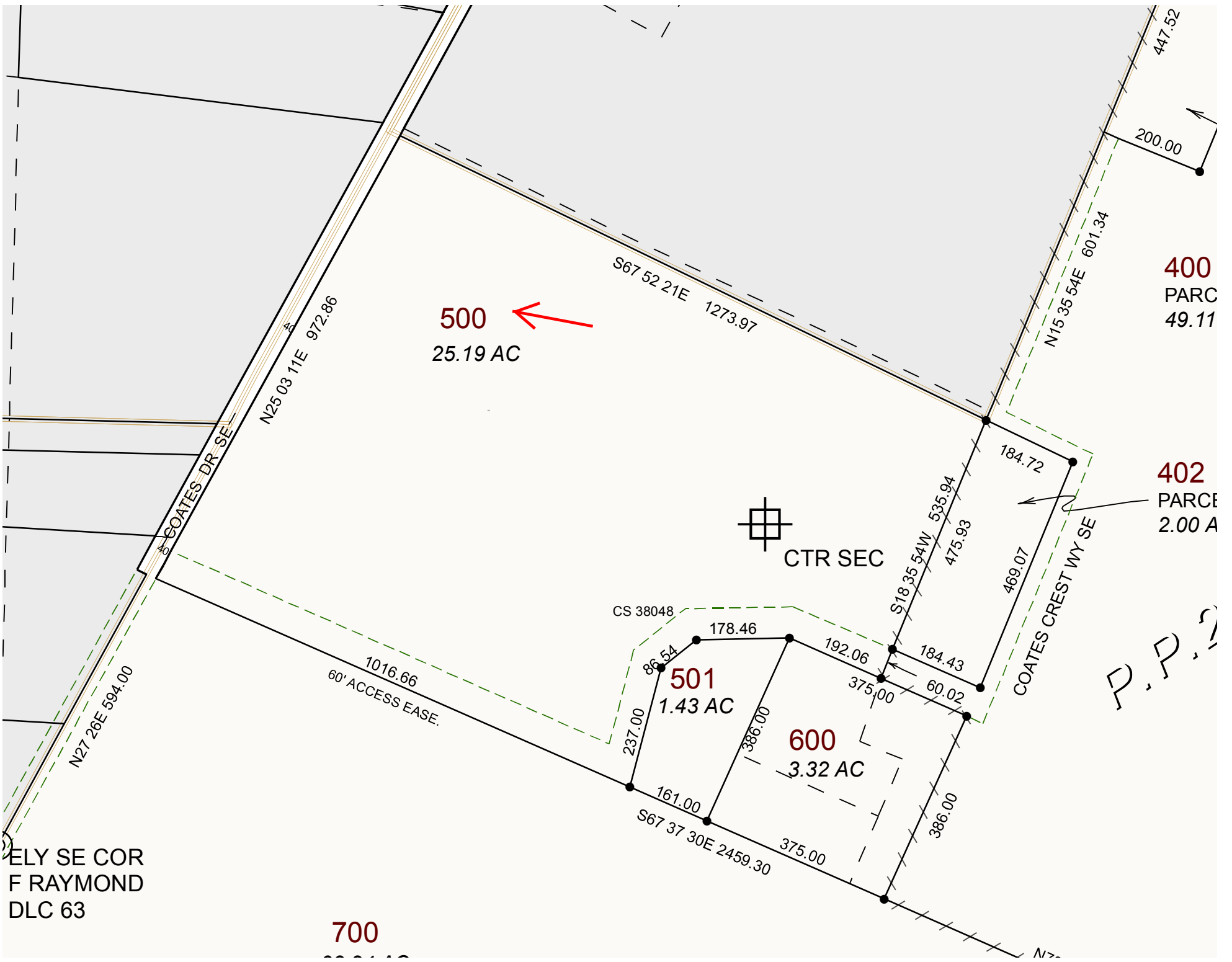
CS 38048  
**501**  
1.43 AC

**600**  
3.32 AC

P.P.S.

ELY SE COR  
F RAYMOND  
DLC 63

**700**



08 2W 19

08 2W 19  
SALEM



MARION COUNTY, OREGON  
SEC 19 T8S R2W W.M.  
SCALE 1" = 400'

LEGEND

LINE TYPES

- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Bndry
- Waterline - Taxlot Bndry
- Historical Boundary
- Easement
- Railroad Centerline
- Taxcode Line
- Map Boundary
- Waterline - Non Bndry

SYMBOL TYPES

- Survey Monument
- Road Station
- DLC Corner
- 1/16TH Section Cor.
- 1/4 Section Cor.
- Section Corner

NUMBERS

Tax Code Number  
**000 00 00 0**

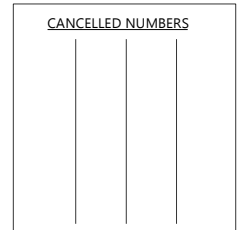
Acres 0.25 AC All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: If a tick mark is indicated on the end of a line, then the dimension goes to the tick mark. This is used when dimensions extend into public right-of-ways.



CANCELLED NUMBERS



DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 10/8/2015

SALEM  
08 2W 19

