



Property Profile

This Package Includes Information Regarding:

Larry L Justus and Jill Ann Justus
1925 Graham Boulevard
Vale, OR 97918

Malheur

Prepared For:

Hayden Outdoors, LLC
5200 Meadows Rd., Ste. 200
Lake Oswego, OR 97035

Austin Callison

Thank you for your Property Profile Request!

We would appreciate the opportunity to assist you with all of your
Escrow & Title needs.

Renee Durrett, Escrow Officer/Manager	(541) 889-6451	x3907
Codilyn Ingram, Escrow Officer	(541) 889-6451	x3908
Michelle Brown, Escrow Officer	(541) 889-6451	x3904
Ashlee Hamilton, Escrow Assistant	(541) 889-6451	x3902
Dana Lirgg, Title Officer	(541) 889-6451	x3914

*The Information provided is Deemed Reliable but is Not Guaranteed.

NOTICE: 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, no liability is assumed hereunder, and AmeriTitle is not responsible beyond the amount paid for any errors and/or omissions contained herein

Notice: The information provided here is for convenience ONLY. The records located at Malheur County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Malheur County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Malheur County Assessor's Office, Vale, Oregon.

Date Web Site was last updated 4/05/2025

Value and tax information for tax year 2024

Ref#:19768 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC	ZONE
18S44	7400	0	43	551 FARM USE/ZONED/IMP	C-A1

OWNER:	JUSTUS, LARRY L & JILL ANN
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	
	P O BOX 204
CITY/ST:	WESTFALL, OR ,97920

PROPERTY ADDRESS: 1925 GRAHAM BLVD VALE

NOTES:

***ZONED FARM USE-POTENTIAL ADD TAX**

PHOTO# 478-63R

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
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LAND	\$494,610	
STRUCTURES	\$297,870	
SUBTOT	\$792,480	\$271,946
TOTAL	\$792,480	\$271,946

PROPERTY TAX INFORMATION

Do not pay this amount! For current balance owing, contact our office.
Contact information may be found at this web page [Tax Office](#)

BASE TAX	\$2,826.60
SPECIAL ASSESSMENTS	
AMBULNCE FEE	\$16.00
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$2,842.60

BUILDING DESCRIPTIONS

ROOM COUNT (For Structure #1 below)

NO OF FLOORS	LIV RM	KIT	DIN RM	FAM RM	BED RM	BATH	1/2 BATH	UTIL	OTHER	FP/WS
1	1	1	0	1	3	2	0	1	0	1

STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	131	CLASS 3 SINGLE FAMILY DWELLING	1,986	0	0	1971	2020	\$129,430	0
2	132	GARAGE ATTACHED	0	0	0	1971	2020	\$18,410	0
3	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	0	2020	\$6,450	0
4	314	MULTI-PURPOSE SHED - CLASS 4	0	0	0	0	2020	\$2,990	0
5	300	DRC BUILDING	0	0	0	0	2020	\$2,610	0
6	395	HOBBY STABLE - CLASS 5	0	0	0	0	2020	\$68,340	0
7	324	GENERAL PURPOSE BLDG - CLASS 4	0	0	0	1998	2020	\$29,980	0
8	324	GENERAL PURPOSE BLDG - CLASS 4	0	0	0	0	2020	\$5,580	0

9	300	DRC BUILDING	0	0	0	0	2020	\$8,700	0
10	738	MANGERS	0	0	0	0	2020	\$11,620	0
11	350	PIVOT/WHEELINE ACCESSORIES	0	0	0	0	2020	\$13,760	0

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	0.00	FSD	FARM SITE DEV	-	\$16,440
2	0.50	FHS	FARM HOME SITE	-	\$27,400
3	63.00	04	CLASS 4	-	\$371,110
4	52.48	06	CLASS 6	-	\$79,080
5	2.01	07P	CLASS 7P	-	\$580
TOTAL	117.99				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	10/25/2010	\$0	1	MS	10252010
2	8/19/2002	\$395,000	1	WD	2003105

[NEW SEARCH](#)

BARGAIN AND SALE DEED
(Fulfillment Deed)

184400D (7)
4501/86

Grantor Name and Address:
Kimberly Jane Lea Yancey
6540 Martin Lane
Ione, CA 95640
Sandra Fay Patrick
4577 Forsyth Lane
Ontario, OR 97914

MALHEUR COUNTY, OR 2013-5134
DB&S DEED 12/10/2013 2:53:12 PM
Cnt=1 Pgs=3 Total:\$57.00



00021061201300051340030033

I, Deborah R. DeLong, County Clerk for Malheur
County, Oregon certify that the instrument identified
herein was recorded in the Clerk records.
Deborah R. DeLong - County Clerk

Ray

Grantee Name and Address:
Larry Lynn Justus
Jill Ann Justus
1925 Graham Blvd.
Vale, OR 97918

After Recording Return To:
MCTC Coll. Esc. # 206610
81 S. Oregon St.
Ontario, OR 97914

Send Tax Statements To:
Larry Lynn Justus
Jill Ann Justus
1925 Graham Blvd.
Vale, OR 97918

Real Property Mailing Address:
1925 Graham Blvd., Vale, OR 97918

399 S OREGON STREET
ONTARIO, OREGON 97914
TELE (541) 889-5372
FAX (541) 889-5434
lauran@law.gowestoffice.net

The true and actual consideration for this conveyance, stated in the terms of dollars, is:
\$NONE; Fulfillment Deed.

KIMBERLY JANE LEA YANCEY and SANDRA FAY PATRICK, Grantor, conveys to
LARRY LYNN JUSTUS and JILL ANN JUSTUS, husband and wife, Grantee, the following
described real property:

BARGAIN AND SALE DEED (Fulfillment Deed) -1-

2013-5134

pol \$57.00

Land in Malheur County, Oregon, as follows:

In Twp. 18 S., R. 44 E., W.M.:

In Sec. 25: SW $\frac{1}{4}$ NW $\frac{1}{4}$,

EXCEPTING that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said section conveyed to the United States of America for right of way purposes by deed dated April 9, 1945 and recorded May 14, 1945 in Book 46, Page 185 Deed Records.

In Sec. 26: E $\frac{1}{2}$ NE $\frac{1}{4}$,

EXCEPTING lateral right of way with the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 26.

TOGETHER WITH any and all tenements, hereditaments and appurtenances thereunto belonging or used in connection therewith, and all water and water rights used upon or appurtenant to said property, however evidenced.

Account No.: 19768

Code No.: 43

Map No.: 1844

Tax Lot No.: 7400

"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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010".

The true and actual consideration for this conveyance is stated above and is incorporated herein by this reference.

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BARGAIN AND SALE DEED (Fulfillment Deed) -2-

2013-5134

MALHEUR COUNTY, OREGON

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2013-5134

399 S. OREGON STREET
ONTARIO, OREGON 97914
TELE (541) 889-5372
FAX (541) 889-5434
bargainlaw@qwestoffice.net

DATED this 6 day of December, 2012.

GRANTOR:

Kimberly Jane Lea Yancey
Kimberly Jane Lea Yancey

Sandra Fay Patrick 12/11/12
Sandra Fay Patrick

STATE OF California)
County of Amador) ss.

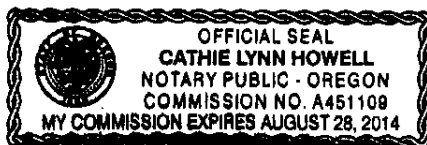
Personally appeared the above named Kimberly Jane Lea Yancey and acknowledged the foregoing instrument to be her voluntary act and deed before me this 6 day of December, 2012.

[Signature]
Notary Public for California
My Commission Expires: Jan 27, 2015

STATE OF OREGON)
County of Malheur) ss.



Personally appeared the above named Sandra Fay Patrick and acknowledged the foregoing instrument to be her voluntary act and deed before me this 11th day of December, 2012.



[Signature]
Notary Public for Oregon
My Commission Expires: 8/28/2014

2013-5134

MALHEUR COUNTY, OREGON

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BARGAIN AND SALE DEED (Fulfillment Deed) -3-

2013-5134

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http://www.oregonnotary.net



**COMPLIMENTS OF
AmeriTitle**

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

SEE MAP 17S 44E

Cancelled
100 THRU
1600
2800
2900
4100
6100
6200
6400
6600
7000
7100
8501
8502
10101
11500

Revised: MA
06/17/2024