

- - Property Account Summary (R303737) - -
 Property: R303737 35-06-16-DB-001101-00 05 BRIGGS, PAUL E & (55787)
 Lender : CLG-HSS (1057801815468) BRIGGS, MARY A
 ACRES 1.33 942 PLEASANT VALLEY RD
 MERLIN, OR 97532

	All	Batch, Inq -			Eff Date Paid, 01/30/2012
14.	2009.35385 0	795.01	771.16	<23.85>	771.16 11/13/09
15.	2010.35463 0	816.96	792.45	<24.51>	792.45 11/15/10

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
16.	Current Taxes for bill 2011.35391, Levied tax of 832.83					
1/3	Nov 15	277.61	277.61		277.61	11/14/11
2/3	Feb 15	277.61	266.51	<11.10>	266.51	11/14/11
3/3	May 15	277.61	263.73	<13.88>	263.73	11/14/11
	Total Paid:		807.85	<24.98>	807.85	

*** No taxes are due on this property ***
 *** End of Display ***

(P)revious	(U#) Up	(T)op	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: ___

- - Property Account Summary (R321809) - -
 Property: R321809 36-07-11-AC-000600-00 05 ALT TRUST, PATRICIA A (113032)
 PEACEFUL VALLEY ACRES, LOT 12 LESS THE E %OLSON, LARRY SUCC TRUSTEE
 1/2, ACRES 2.46 PO BOX 186
 TRAIL, OR 97541

All Batch: Inq - Eff Date Paid: 01/30/2012
 14. 2009.44754 0 661.21 641.37 <19.84> 641.37 11/13/09
 15. 2010.45514 0 679.13 658.76 <20.37> 658.76 11/15/10

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
16.	Current Taxes for bill 2011.45413. Modify 1. Levied tax of 613.06					
1/3	Nov 15	204.36	204.36		204.36	11/10/11
2/3	Feb 15	204.35	196.18	<8.17>	196.18	11/10/11
3/3	May 15	204.35	194.13	<10.22>	194.13	11/10/11
	Total Paid:		594.67	<18.39>	594.67	

*** No taxes are due on this property ***
 *** End of Display ***

(P)revious | (U#) Up | (T)op | (.) More

Enter Option From Above, or <RET> or 'X' to Exit: ___

• - - Property Data Selection Menu - -

Prop ID : R321809 (Real Estate) (113032) Owner: ALT TRUST, PATRICIA A
 Map Tax Lot: 36-07-11-AC-000600-00 %OLSON, LARRY SUCC TRUSTEE
 Legal : PEACEFUL VALLEY ACRES, LOT 12 LESS PO BOX 186
 THE E 1/2, ACRES 2.46 TRAIL, OR 97541

Situs : 295 PEACEFUL VALLEY LN Year Built :
 GRANTS PASS, OR 97527 Living Area:

Name(s) :

Area : 05

Sale Info : 08/10/11

Deed Type : PEREP

Instrument: 11-009039

2011 Tax Status * No Taxes Due *

Current Levied Taxes : 546.81

Special Assessments : 66.25

2011 Roll Values

RMV Land	\$	105,190 (+)
RMV Improvements	\$	10,170 (+)
RMV Total	\$	115,360 (=)
Total Exemptions	\$	0
M5 Net Value	\$	115,360
M50 Assd Value	\$	92,520

(AD) Alt Disp
 (O)wnership

(Y) primary
 (H)istory

(L)and/Impr
 (W) Spec Assmt

(G)en Appr
 (.) More

Enter Option from Above or <RET> to Exit: _

- - Appraisal Land and Improvement Information - -
Property ID: R321009 (Real Estate) 36-07-11-AC-000600-00

Neighborhood : 1100

- - Land Segments - -

Land #	Description.....	PROP CLS	Size	RMV Total	Special Use
L1	401 - TRACT-RES-IMPR	401	1.0000-AC	\$66,820	\$0
L2	401 - TRACT-RES-IMPR	401	1.4600-AC	\$13,260	\$0
L3	OSD - ON SITE DEVELO	401		\$19,500	\$0
Land Totals Lgl AC(2.46)			2.4600-AC	\$99,580	

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	DET GARAGE	R	131	1	\$7,820
I2	SHED	I	200	1	\$860
Improvement Totals					\$8,680

Enter 'P' to Print Appraisal Card,
'L#' or 'I#' of Existing Segment, 'AM'-Amenities, 'AD'-Alt Disp, or <RET> to Exit, _____

- - Property Primary Information - -

- Property ID : R321809 (Real Estate) Last Changed: 12/06/11
- 1. Legal Description: PEACEFUL VALLEY ACRES, LOT 12 LESS THE E 1/2, ACRES 2.46
- 2. Owner ID: 113032 (***-****) 8. Names :
 ALT TRUST, PATRICIA A
 XOLSON, LARRY SUCC TRUSTEE
 PO BOX 186
 TRAIL, OR 97541
- 9. Situs : 295 PEACEFUL VALLEY LN
 GRANTS PASS, OR 97527
- 3. Code Area : 05 10. Alt Acct Num : JKT RETIRED
- 4. Exemptions: 11. Property Class: 401
- 5. Map TaxLot: 36-07-11-AC-000600-00 12. Neighborhood : 1100
- 6. Map ID : 13. Franchise Code:
- 14. Process Status:
- 15. Account Status: A (Active)
- 7. Comment :

Enter 'L' for Legal Screen, 'STAT' for Status Code,
'SA' for Situs Address, or <RET> to Exit: _____

- - Prior Year Roll and Supplemental Information - -

Property: R321809 Nbhd: 1100 Map Tax Lot: 36-07-11-AC-000600-00
 Owner Name: ALT TRUST, PATRICIA A
 Legal: PEACEFUL VALLEY ACRES, LOT 12 LESS THE E 1/2, ACRES 2.46

Supp Code/#,	2012 Property	2011 History VCDEC/17	2010 History	2009 History
Code Area:	05	05	05	05
Prop Class:	401	401	401	401
RMV L-NLSU:	99,580	105,190	105,960	131,540
RMV L-LSU:	0	0	0	0
RMV Imprv:	8,680	10,170	28,180	29,120
RMV Total:	108,260	115,360	134,140	160,660
LSU Value:	0	0	0	0
MS Net Val:	108,260	115,360	134,140	160,660
M50 Reqd:	95,290	92,520	102,810	99,820
Spcl Assmt:	66.25	66.25	66.25	66.25
Exemptions:				
Exceptions:		16A		

Enter 'N' for Next Page, Roll Year "##", or <RET> or 'X' to Exit, __

Alert(s) - - Property Account Summary (M200169) - -
 Property: M200169 36-07-11-AC-000600-00 05 WALLACE, HELEN JAMES (69380)
 MRI 340 A ST STE 6
 MFD STRUCT SERIAL # B3NCT9S4386, X # ASHLAND, OR 97520
 134054, Home ID 205322, REAL MS

	All	Batch: Inq -				Eff Date Paid: 01/30/2012
16.	2009.44755 0	33.01	32.02	<0.99>	32.02	11/13/09
17.	2010.45515 0	33.01	32.02	<0.99>	32.02	11/15/10

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
18.	Current Taxes for bill 2011.45414, Levied tax of 33.99					
	1/3	Nov 15	11.33	11.33	0.45	11.78 01/24/12
	2/3	Feb 15	11.33	11.33		11.33 01/24/12
	3/3	May 15	11.33	11.33		11.33 01/24/12
		Total Paid:	33.99	0.45	34.44	

*** No taxes are due on this property ***
 *** End of Display ***

(P)revious	(U#) Up	(T)op	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: ___

* - - Property Data Selection Menu - -
 ***** This Property has been Deleted ***** Owner: WALLACE, HELEN JAMES
 Prop ID : M200169 (Mfd Struct-Pe (69380) 340 A ST STE 6
 Map Tax Lot: 36-07-11-AC-000600-00 ASHLAND, OR 97520
 Legal : MFD STRUCT SERIAL # B3NCT9S4386, X
 # 134054, Home ID 205322, PERSONAL*

Situs : 295 PEACEFUL VALLEY LN Year Built : 1969
 GRANTS PASS, OR 97527 Living Area: 768

Name(s) :
 Area : 05

Sale Info :

Deed Type : TITLE

Instrument:

2011 Tax Status - No Taxes Due *

Current Levied Taxes : 33.99

Special Assessments :

2011 Roll Values

RMV Land	\$	0 (+)
RMV Improvements	\$	5,750 (+)
RMV Total	\$	5,750 (=)
Total Exemptions	\$	0
MS Net Value	\$	5,750
MS0 Assd Value	\$	5,750

(AD) Alt Disp	(Y) primary	(L)and/Impr	(G)en Appr
(O)wnership	(H)istory	(W) Spec Assmt	(.) More

Enter Option from Above or <RET> to Exit: ___
 This Property Has Been Deleted from OAA

TICOR TITLE
4763101121-JR

7

1

GRANTOR'S NAME:
Helen James Wallace, deceased

GRANTEE'S NAME:
Larry Olson as Successor Trustee of the Patricia
A. Alt Trust w/a/d December 29, 1993, as
amended

SEND TAX STATEMENTS TO:
Larry Olson as Successor Trustee of the Patricia
A. Alt Trust w/a/d December 29, 1993, as
amended
P.O. Box 185
Trail, OR 97541

AFTER RECORDING RETURN TO:
Larry Olson as Successor Trustee of the Patricia
A. Alt Trust w/a/d December 29, 1993, as
amended
P.O. Box 188
Trail, OR 97541

Escrow No: 470311011121-TTJA26

360711AC 600 / R321809
M200169
295 Peaceful Valley Lane
Grants Pass, OR 97527

JOSEPHINE COUNTY OFFICIAL RECORDS
ART HARVEY, COUNTY CLERK **2011-009039**
DED-PRD 08/10/2011 03:30 PM
Cnt=1 Pgs=2 Grn=2 RHENKELS
\$10.00 \$11.00 \$15.00 \$8.00 \$5.00 **Total: \$49.00**



I, Art Harvey, County Clerk, certify that the within document
was received and duly recorded in the official records of
Josephine County.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PERSONAL REPRESENTATIVE'S DEED

Frances Jensen the duly appointed, qualified and acting personal representative of the estate of Helen James Wallace, deceased, pursuant to proceedings filed in Circuit Court for Josephine County, Oregon, Case No. 05414P7 Grantor, conveys to Larry Olson as Successor Trustee of the Patricia A. Alt Trust w/a/d December 29, 1993 as amended, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

The West Half of LOT 12 OF PEACEFUL VALLEY ACRES SUBDIVISION, Josephine County, Oregon.

The true consideration for this conveyance is \$Partial Settlement of Claim Against the Estate of Helen Wallace

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 856, OREGON LAWS 2009. 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 82.010 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 38.830, 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 856, OREGON LAWS 2009.

Frances Jensen
Frances Jensen as Personal Representative of the Estate
of Helen James Wallace, deceased

470311011121-TTJA26
Deed (Personal Representative's)

2

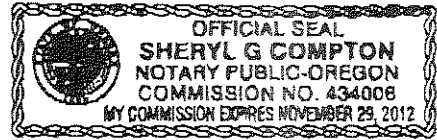
State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on 7/28/11, 2011

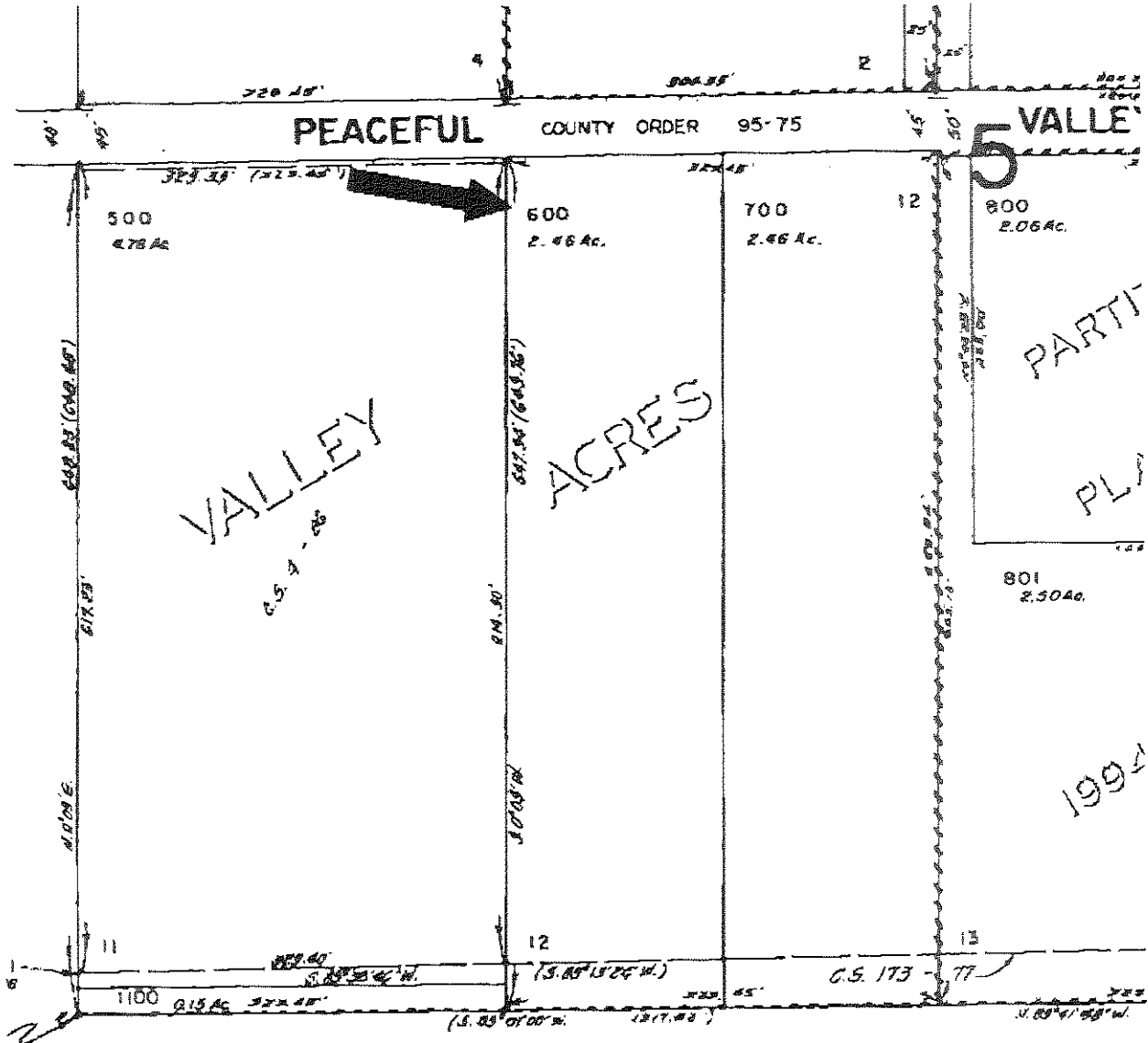
by Frances Jensen

Sheryl G. Compton
Notary Public - State of Oregon
My commission expires: 11-29-12





744 NE 7th Street
Grants Pass, OR 97526
Phone: (541) 476-1171 / Fax: (541) 476-1174



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