



Notice: The information provided here is for convenience ONLY. The records located at the Grant County Assessor's office are the one and only legal instruments for assessment purposes. Although reasonable attempts are made to maintain this information as accurately as possible, these documents are being provided as an informational convenience ONLY. Grant 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 Grant County Assessor's Office, Canyon City, Oregon.

Date Web Site was last updated 5/16/2025

Value and tax information for tax year 2024

Ref#:6178 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
13S28	408	0	1602	801 RECREATION/IMPROVED

OWNER:	BROUSE, RICHARD & JENNIE-TTEES
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	
	39948 BRIARWOOD CIRCLE
CITY/ST:	POLSON, MT ,59860

PROPERTY ADDRESS: 0

NOTES:
none.

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$170,610	
STRUCTURES	\$4,000	
SUBTOT	\$174,610	\$108,250
TOTAL	\$174,610	\$108,250

PROPERTY TAX INFORMATION
Do not pay this amount! For current balance owing, contact our office.

Contact information may be found at this web page [Assessor/Tax Collector](#)

BASE TAX	\$1,497.65
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$1,497.65

STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	305	DRC BUILDING	0	0	0	0	2024	\$4,000	0

To View the Diagram of Improvements to This Property [Click Here](#)

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	240.00	RR	MA6 REC/RANGE	-	\$170,610
TOTAL	240.00				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	6/04/1991	\$108,000	1	X	910703

[NEW SEARCH](#)

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

20560 S. Beaver Creek Rd.
Oregon City, OR 97045

WARRANTY DEED

PATRICIA JEAN SCOTT, Grantor, conveys and warrants to RICHARD OLIVER BROUSE and JENNIE LYNN BROUSE, husband and wife, Grantees, the following described property, free of encumbrances except as specifically set forth herein:

Township Thirteen (13) South, Range Twenty-Eight (28) East, Willamette Meridian, Grant County, Oregon:

Section 5: SW1/4
Section 8: N1/2 NW1/4

TOGETHER WITH an easement in common with others entitled to the use thereof over such of the roads as shown on Exhibit "A" of Warranty Deed to Ernest Sargsten dated January 18, 1978, recorded January 18, 1978 in Book 118 of Deeds, Page 219, as are necessary for access to the above-described property from a public road. Said easement for roads being described in that certain Second Correction Easement Deed recorded in Book 117 of Deeds, Page 975.

SUBJECT TO:

1. Taxes and assessments which are not shown as existing as liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or

- 1 - WARRANTY DEED (SCOTTJB)

Gray Fancher Holmes Hurley Bryant & Lovlien
Attorneys At Law

40 N.W. Greenwood | P.O. Box 1151 | Bend, Oregon 97709-1151 | (503) 382-4331 | Telecopier (503) 380-3586

in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

5. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed for Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto, a penalty may be levied if notice of disqualification is not timely given.

6. Rights of the public in streets, roads and highways.

7. Exceptions and reservations, including the terms and provisions thereof, as shown in deed from Eastern Oregon Land Company, a corporation, dated May 23, 1949, recorded January 19, 1954 in Deed Book 690, page 275, to-wit:

"EXCEPTING, however, and reserving unto the Grantor, its successors and assigns, all minerals in or on said [subject property and additional lands], and all of said lands in Township thirteen (13) South, Range twenty-eight (28) East of the Willamette Meridian except Section four (4), (including metals, coal, gas, oil and other valuable deposits of minerals of whatsoever nature except water, which are now known to exist or which hereafter may be discovered in or upon the said lands, together with the right to go upon said lands and prospect or explore for, develop or work mines or deposits of such minerals, and develop and utilize such springs and the products thereof, and for said purposes to use all surface ground necessary or convenient therefore; the Grantees or their successors in title to be paid the actual damage thereby caused, such damage to be paid within thirty days after the same shall be caused and the amount thereof determined."

8. Second Correction Easement Deed, including the terms and provisions thereof, dated November 30, 1977 recorded December 11, 1977 in Deed Book 117, Page 975, for right of way for ingress and egress.

9. Easement in common with others entitled to the use thereof over such of the roads shown on Exhibit "A" of Warranty Deed to Ernest Bargsten dated January 18, 1978, recorded January 18, 1978 in Deed Book 118, Page 219, as are necessary for access to the above described property

from a public road. Said easement for roads being described in that certain Second Correction Easement Deed recorded in Deed Book 117, Page 975.

10. Reservation, including the terms and provisions thereof, in deed from Wiley Creek Investment Partnership, a limited partnership, to Ernest Bargsten, recorded January 18, 1978 in Deed Book 118, Page 219, to-wit:

"RESERVING unto the Grantor the right to grant access to other lands over and upon all existing roadways in the lands first described herein, and in Sections 4, 5, 6, 7, 8 and 9, Township 13 South, Range 28 East, Willamette Meridian, EXCEPT that road shown in the W1/2 SW1/4 of Section 5, Township 13 South, Range 28 East, Willamette Meridian, and in Sections 20, 21, 28, 29, 31, 32 and 33, Township 12 South, Range 28 East, Willamette Meridian, which roadways are in the approximate locations shown in second correction easement recorded in Book 117, Page 975, Deed Records of Grant County, Oregon, and being in the approximate locations shown on the map attached hereto as Exhibit A and incorporated herein by reference."

11. An easement, including the terms and provisions thereof, to Fred Eugene Moore and Cheri Lynn Moore, husband and wife, dated December 23, 1987, recorded December 28, 1987, in Deed Book 136, Page 138, Records of Grant County, Oregon. ". . . an easement to gain access to Wyllie Creek anywhere in the easterly portion of the N1/2 NW1/4 of Section 8, Township 13 South, Range 28 East, Willamette Meridian. . ." See copy attached which is incorporated herein by reference.

The true consideration for this transfer is \$108,000.00.

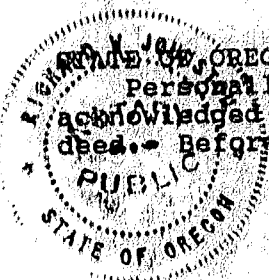
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO

INSTRUMENT 200941
PAGE 4 OF 4 PAGES

VERIFY APPROVED USES.

DATED this 7 day of June, 1991.

Patricia Jean Scott
PATRICIA JEAN SCOTT



County of Grant, ss:
Personally appeared the above named Patricia Jean Scott and
acknowledged the foregoing instrument to be her voluntary act and
deed. Before me this 7 day of June, 1991.

Richard W. Lovlien
Notary Public
My Commission Expires: 4-21-92



658
INST# 200941 REF# FEF. 38.50
FILED May 1 2000
RECORD 9:40 4 PGS
KATHY MCKINNON BY Christ
COUNTY CLERK DEPUTY

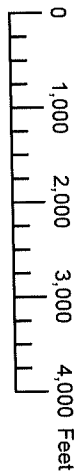
- 4 - WARRANTY DEED (SCOT3B)

Gray Fancher Holmes Hurley Bryant & Lovlien
Attorneys At Law

40 N.W. Greenwood PO Box 1151 Bend, Oregon 97702-1151 (503) 382-4331 Telecopier (503) 389-3380

THIS SKETCH IS FOR
LOCATION PURPOSES ONLY,
AND NO WARRANTIES ARE
IMPLIED AS TO VARIATIONS, IF
ANY, IN DIMENSIONS OR
LOCATION AS REVEALED BY
AN ACCURATE SURVEY.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SEE MAP 12S 28E

T.13S. R.
GRANT
1"

13-28

