

Land Title Company of Grant County, Inc.

145 NE Dayton Street, John Day, Oregon 97845

Phone: 541-575-1529 Fax: 1-541-628-7415

courtney@ltcofgrantcounty.com

June 16, 2025

PREPARED FOR: Kellie Cobb

TAX ACCOUNT: 18-28 TL 2000-2001-2002

PROPERTY ADDRESS: 12142 Burns-Izee Rd

ASSESSED: Corral Creek Ranch, LLC

INCLUDED ARE THE FOLLOWING:

- The Grant County Assessor's Property Information
- Last Deed of Record
- County Map

This information was prepared by: Courtney Fox

THE INFORMATION SHOWN ABOVE HAS BEEN COMPILED FROM THE LATEST TAX
INFORMATION

RECORDS PROVIDED US BY THE TAX ASSESSOR'S OFFICE AND IS PROVIDED AS A COURTESY TO
YOU AND YOUR CUSTOMER. NO LIABILITY IS ASSUMED FOR ANY ERRORS IN THIS REPORT.

OAR 836-080-0337 GOVERNS THE INFORMATION WE ARE ABLE TO PROVIDE. THIS SERVICE
MAY BE DISCONTINUED AT ANY TIME WITHOUT NOTICE.



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 6/14/2025

Value and tax information for tax year 2024

Ref#:610 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
18S28	2000	0	300	541 FARM USE/UNZONED/IMP

OWNER:	CORRAL CREEK RANCH LLC
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	C/O KARENA LEDESMA
	21625 BUTTERVILLE RD NE
CITY/ST:	AURORA, OR ,97002

PROPERTY ADDRESS: 12142 BURNS-IZEE RD COUNTY

NOTES:

UNZONED FARM USE-POTENTIAL ADD. TAX

FARM USE CANCELLED 1-1-2000

FARM USE EXTENDED FOR 1-1-16

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$347,950	
STRUCTURES	\$315,460	
SUBTOT	\$663,410	\$210,497
TOTAL	\$663,410	\$210,497

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	\$2,310.86
SPECIAL ASSESSMENTS	
FIRE PATROL	\$64.00
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$2,374.86

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
3	1	1	0	0	6	2	0	0	0	3

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	1,798	1,456	1,238	0	2022	\$275,040	2008
2	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	0	2022	\$6,790	0
3	305	DRC BUILDING	0	0	0	0	2022	\$580	0
4	305	DRC BUILDING	0	0	0	0	2022	\$290	0
5	326	GENERAL PURPOSE BLDG - CLASS 6	1,376	0	0	0	2022	\$32,760	0

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

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	1.00	OSD		-	\$20,700
2	159.00	FVA		-	\$327,250
TOTAL	160.00				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	1/30/1997	\$415,000	1	X	970344

[NEW SEARCH](#)

LA

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



After recording, return to (Name and Address):

Corral Creek Ranch LLC

21625 Butteville Road NE

Donald, Oregon 97002

Until requested otherwise, send all tax statements to

(Name and Address):

Corral Creek Ranch LLC

c/o Karena Ledesma

21625 Butteville Road NE

Aurora, Oregon 97002

I, LAURIE CATES, COUNTY
CLERK FOR GRANT COUNTY, OR
CERTIFY THAT THE INSTRUMENT
IDENTIFIED HEREIN WAS
RECORDED IN THE COUNTY
CLERK'S RECORDS.

LAURIE CATES, GRANT COUNTY
CLERK

DOC#: 20241700

PG: 2

\$88.50

10/18/2024

11:54 AM

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Dawn Christenson, Personal Representative and Trustee of the Gordon Lemons testamentary trust created
will of Gordon Lemons dated April 12, 2001

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to
Corral Creek Ranch LLC an Oregon Corporation created November 3, 2023

("grantee"), and to grantee's heirs, successors and assigns, all of
that certain real property, with all rights and interests belonging or relating thereto, situated in Grant County,
Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

Parcel I

Township 18 South, Range 28 East, Willamette Meridian, Grant County, Oregon: Section 28: PARCEL 1 OF LAND
PARTITION PLAT NO. 97-12, According to the plat thereof filed in the office of the Grant County Clerk on April 22,
1997.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 00.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 721 - Quitclaim Deed - Page 1 of 2

20241700



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

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Oct 4, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Dawn Christensen

STATE OF OREGON, County of Clackamas) ss.

This record was acknowledged before me on _____ by _____

or This record was acknowledged before me on October 4th 2024

by Dawn Christensen

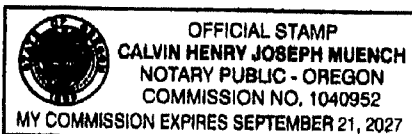
as (corporate title) trustee

of (company name) Gordon Lemons testamentary

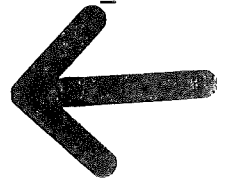
[Signature]

Notary Public for Oregon

My commission expires September 21st 2027



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.





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 6/14/2025

Value and tax information for tax year 2024

Ref#:38324 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
18S28	2001	0	300	540 FARM USE/UNZONED/VAC

OWNER:	CORRAL CREEK RANCH LLC
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	C/O KARENA LEDESMA
	21625 BUTTERVILLE RD NE
CITY/ST:	AURORA, OR ,97002

PROPERTY ADDRESS: 0

NOTES:

UNZONED FARM USE-POTENTIAL ADD. TAX

FARM USE EXTENDED FOR 1-1-16

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$448,000	
STRUCTURES	\$0	
SUBTOT	\$448,000	\$9,430
TOTAL	\$448,000	\$9,430

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	\$99.73
SPECIAL ASSESSMENTS	
FIRE PATROL	\$224.00
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$323.73

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	560.00	FVA		-	\$448,000
TOTAL	560.00				

[NEW SEARCH](#)

LA

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



After recording, return to (Name and Address):

Corral Creek Ranch LLC

21625 Butteville Road NE

Donald, Oregon 97002

Until requested otherwise, send all tax statements to

(Name and Address):

Corral Creek Ranch LLC

c/o Karena Ledesma

21625 Butteville Road NE

Aurora, Oregon 97002

I, LAURIE CATES, COUNTY
CLERK FOR GRANT COUNTY, OR
CERTIFY THAT THE INSTRUMENT
IDENTIFIED HEREIN WAS
RECORDED IN THE COUNTY
CLERK'S RECORDS.

LAURIE CATES, GRANT COUNTY
CLERK

DOC#: 20241699

PG: 2

\$88.50

10/18/2024

11:50 AM

elds

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Dawn Christenson, Personal Representative and Trustee of the Gordon Lemons testamentary trust created
will of Gordon Lemons dated April 12, 2001

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to
Corral Creek Ranch LLC an Oregon Corporation created November 3, 2023

that certain real property, with all rights and interests belonging or relating thereto, situated in Grant County,
Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

Parcel II

Township 18 South, Range 28 East, Willamette Meridian, Grant County, Oregon: Section 33: PARCEL 2 OF LAND
PARTITION PLAT NO. 97-12, According to the plat thereof filed in the office of the Grant County Clerk on April 22,
1997.

Township 18 South, Range 28 East, Willamette Meridian, Grant County, Oregon: Section 28: SW1/4SE1/4;
SE1/4SE1/4, Section 33: E1/2E1/2

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 00.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

20241699



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

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Oct 4, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Dawn Christensen

STATE OF OREGON, County of Clackamas ss.

This record was acknowledged before me on _____, by _____,

or This record was acknowledged before me on October 4th 2024, by Dawn Christensen

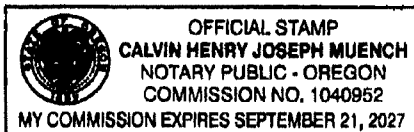
as (corporate title) Trustee

of (company name) Gordon Lemons testamentary trust

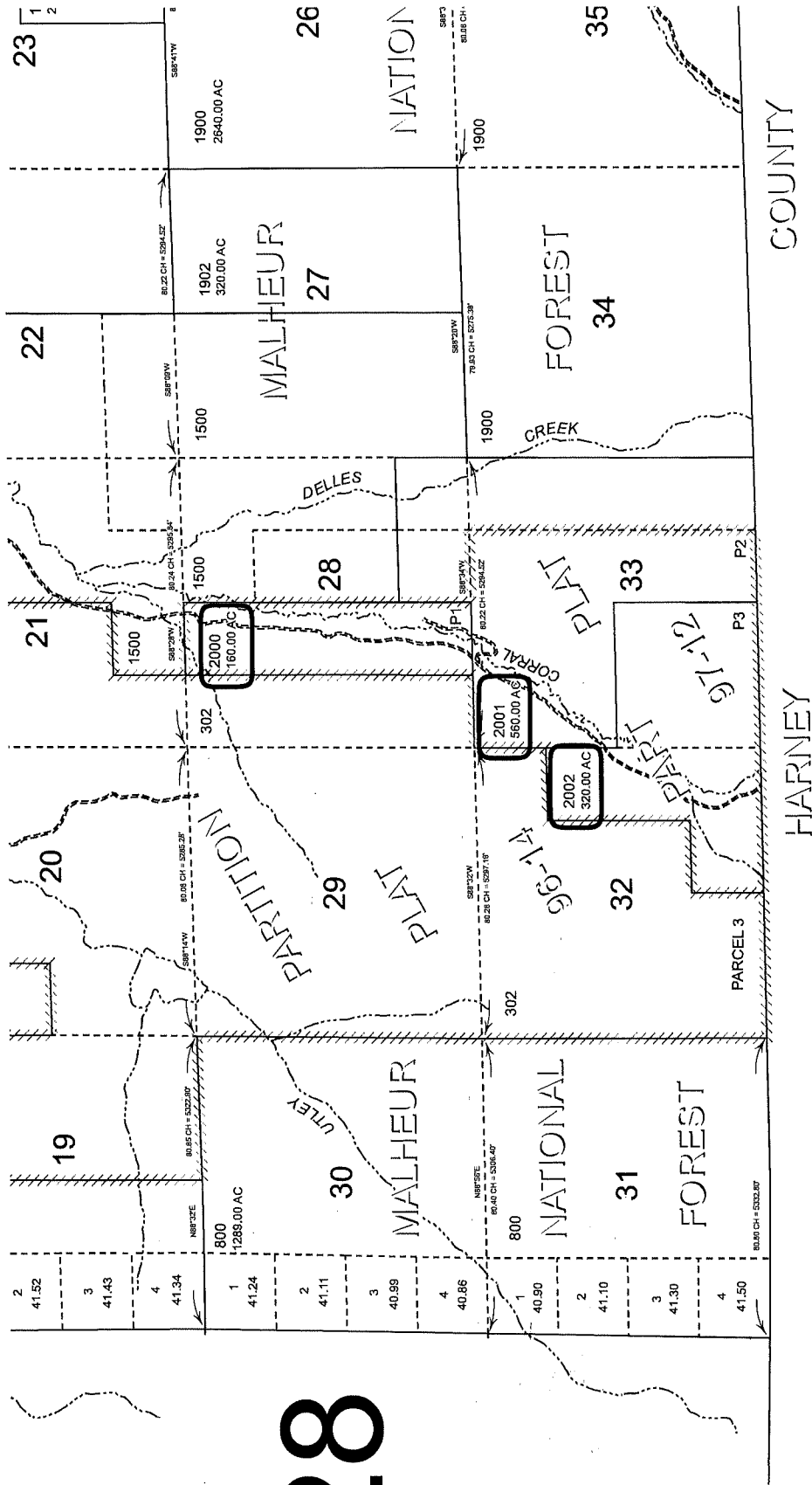
[Signature]

Notary Public for Oregon

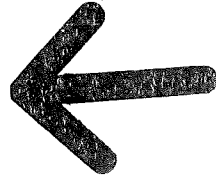
My commission expires September 21st 2028



18-28



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.





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 6/14/2025

Value and tax information for tax year 2024

Ref#:38325 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
18S28	2002	0	300	540 FARM USE/UNZONED/VAC

OWNER:	CORRAL CREEK RANCH LLC
CONTRACT:	
ETAL(s):	
MAILING ADDRESS:	C/O KARENA LEDESMA
	21625 BUTTERVILLE RD NE
CITY/ST:	AURORA, OR ,97002

PROPERTY ADDRESS: 0

NOTES:

UNZONED FARM USE-POTENTIAL ADD. TAX
FARM USE EXTENDED FOR 1-1-16

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$317,150	
STRUCTURES	\$0	
SUBTOT	\$317,150	\$5,390
TOTAL	\$317,150	\$5,390

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	\$57.00
SPECIAL ASSESSMENTS	
FIRE PATROL	\$325.10
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$382.10

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	320.00	FVA		-	\$317,150
TOTAL	320.00				

[NEW SEARCH](#)

LA

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



After recording, return to (Name and Address):

Corral Creek Ranch LLC

21625 Butteville Road NE

Donald, Oregon 97002

Until requested otherwise, send all tax statements to

(Name and Address):

Corral Creek Ranch LLC

c/o Karana Ledesma

21625 Butteville Road NE

Aurora, Oregon 97002

I, LAURIE CATES, COUNTY
CLERK FOR GRANT COUNTY, OR
CERTIFY THAT THE INSTRUMENT
IDENTIFIED HEREIN WAS
RECORDED IN THE COUNTY
CLERK'S RECORDS.
LAURIE CATES, GRANT COUNTY
CLERK

DOC#: 20241931

PG: 2

\$88.50

12/06/2024

11:17 AM

[SPACE RESERVED FOR RECORDER'S USE]

QUITCLAIM DEED

Dawn Christenson, Personal Representative and Trustee of the Gordon Lemons testamentary trust created
will of Gordon Lemons dated April 12, 2001

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to
Corral Creek Ranch LLC an Oregon Corporation created November 3, 2023

that certain real property, with all rights and interests belonging or relating thereto, situated in Grant County,
Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

Parcel III

Township 18 South, Range 28 East, Willamette Meridian, Grant County, Oregon: PARCEL 3 OF LAND PARTITION
PLAT NO. 97-12, According to the plat thereof filed in the office of the Grant County Clerk on April 22, 1997.

(Re-record to correct Legal on 20241701 recorded on 10/18/24)

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 00.00

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 721 - Quitclaim Deed - Page 1 of 2

20241931



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

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on December 3, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Dawn Christensen

STATE OF OREGON, County of Clatsop ss.

This record was acknowledged before me on _____

by _____

or This record was acknowledged before me on December 3, 2024

by Dawn Christensen

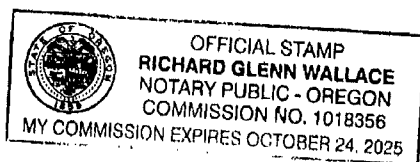
as (corporate title) Trustee

of (company name) Gordon Leonard testamentary trust

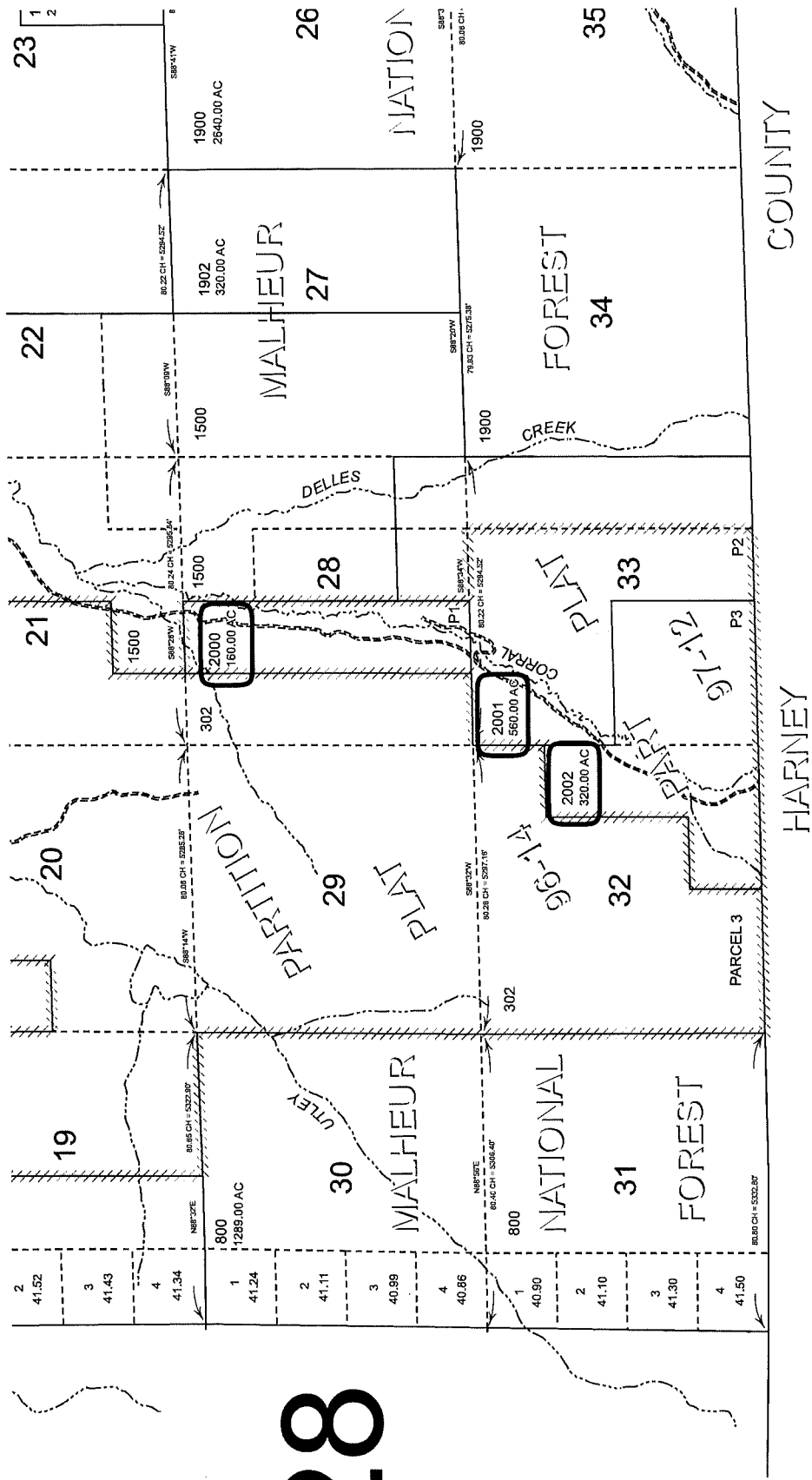
Richard G. Wallace

Notary Public for Oregon

My commission expires 10/24/2025



18-28



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.

