

# 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 26, 2025

PREPARED FOR: Kellie Cobb

TAX ACCOUNT: 9-26 TL3000

PROPERTY ADDRESS:

ASSESSED: Lon E. and Tricia R. Lemkau

## 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 6/26/2025**

**Value and tax information for tax year 2024**

**Ref#:5505      Type of Property : REAL PROPERTY**

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
09S26	3000	0	800	550 FARM USE/EFU ZONE VA

<b>OWNER:</b>	LEMKAU, LON E & TRICIA R
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	43697 HWY 402
<b>CITY/ST:</b>	KIMBERLY, OR ,97848

**PROPERTY ADDRESS: 0**

**NOTES:**

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

FARM USE NEW FOR 1-1-19

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$166,890	
<b>STRUCTURES</b>	\$0	
<b>SUBTOT</b>	\$166,890	\$2,576
<b>TOTAL</b>	\$166,890	\$2,576

**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](#)

<b>BASE TAX</b>	\$28.64
<b>SPECIAL ASSESSMENTS</b>	
<b>FIRE PATROL</b>	\$80.00
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$108.64

**LAND DESCRIPTIONS**

<b>LINE #</b>	<b>ACRES</b>	<b>LAND CODE</b>	<b>DESCRIPTION</b>	<b>DIMENSIONS</b>	<b>MARKET VALUE</b>
1	200.00	FVA		-	\$166,890
<b>TOTAL</b>	200.00				

[NEW SEARCH](#)



20190530

THIS SPACE RESERVED  
I, BRENDA J. PERCY, COUNTY  
CLERK FOR GRANT COUNTY, OR  
CERTIFY THAT THE INSTRUMENT  
IDENTIFIED HEREIN WAS  
RECORDED IN THE COUNTY  
CLERK'S RECORDS.  
BRENDA J PERCY, GRANT COUNTY  
CLERK  
DOC#: 20190530  
PG: 2 \$88.50  
3/27/2019 01:13 PM

After recording return to:

AmeriTitle  
70 SW 3<sup>rd</sup> Avenue  
Ontario, OR 97914

Until a change is requested all tax statements shall be  
sent to the following address:

Lon Edward Lemkau and Tricia Renea Lemkau  
2961 NE Alexander Lane  
Albany, OR 97321  
File No. 275591AM

#### STATUTORY WARRANTY DEED

William Heath and Shawn Marie Heath as tenants in common with no right of survivorship,

Grantor(s), hereby convey and warrant to

Lon Edward Lemkau and Tricia Renea Lemkau, husband and wife,

Grantee(s), the following described real property in the County of Grant and State of Oregon free of encumbrances except as  
specifically set forth herein:

Land in Grant County, Oregon, as follows:

Township 9 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 16: W1/2W1/2, SE1/4NW1/4.

(Tax Acct. 8 9-26 TL3000; Ref. 5505)

Township 9 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 17: All that portion of the S1/2SE1/4 lying North of the centerline of the North Fork of the John  
Day River; SAVE & EXCEPT that portion conveyed to the State of Oregon, by and through its State  
Highway Commission by Deed dated December 16, 1941, recorded December 26, 1941 in Book 45, Page 121,  
Deed Records, for right of way.

Section 20: All that portion of the NE1/4NE1/4 lying North of the centerline of the North Fork of the John  
Day River; SAVE & EXCEPT that portion conveyed to the State of Oregon, by and through its State  
Highway Commission by Deed dated December 16, 1941, recorded December 26, 1941 in Book 45, Page 121,  
Deed Records, for right of way.

(Tax Acct. 8 9-26 TL3500; Ref. 5507)

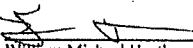
The true and actual consideration for this conveyance is \$0.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

Page 2 Statutory Warranty Deed  
Escrow No. 275591AM

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.

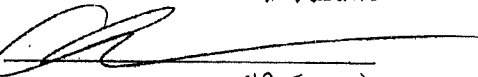
Dated this 22ND day of MARCH, 2019

  
William Michael Heath

State of OREGON ) ss

County of WASHINGTON

On this 22ND day of March, 2019, before me, KAREN L. WHITE a Notary Public in and for said state, personally appeared William Heath, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



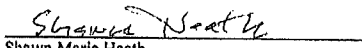
Notary Public for the State of OREGON

Residing at: BEAVERTON

Commission Expires: 12/18/22



Dated this 22ND day of MARCH, 2019

  
Shawn Marie Heath

State of OREGON ) ss

County of WASHINGTON

On this 22ND day of March, 2019, before me, KAREN L. WHITE a Notary Public in and for said state, personally appeared William Heath and Shawn Marie Heath, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



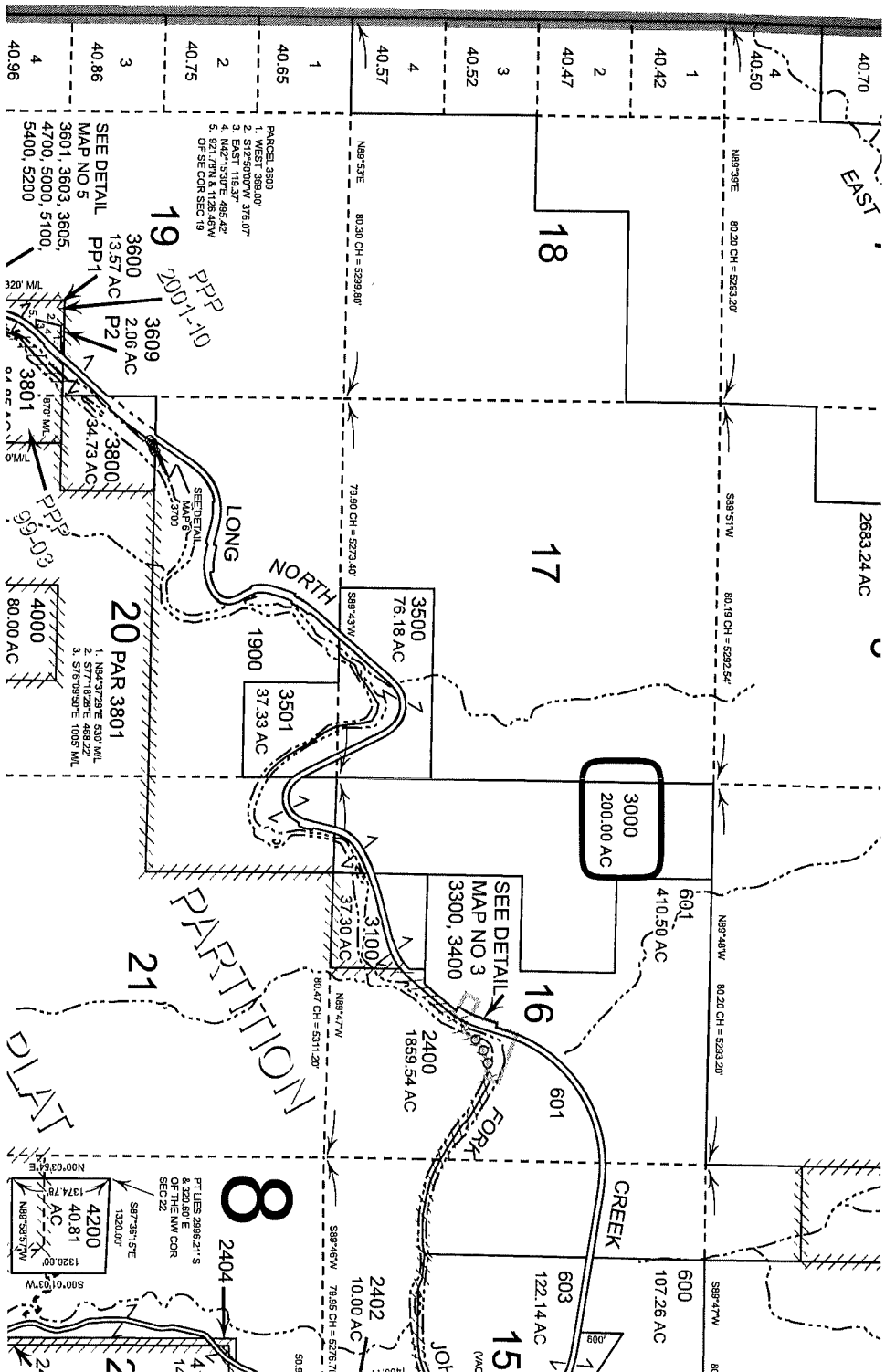
Notary Public for the State of OREGON

Residing at: BEAVERTON

Commission Expires: 12/18/22



COUNTY



# 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

July 1, 2025

PREPARED FOR: Kellie Cobb

TAX ACCOUNT: 9-26 TL3500

PROPERTY ADDRESS: 43697 Hwy 402

ASSESSED: Lon E. and Tricia R. Lemkau

## 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 7/01/2025**

**Value and tax information for tax year 2024**

**Ref#:5507 Type of Property : REAL PROPERTY**

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
09S26	3500	0	800	551 FARM USE/EFU ZONE/IM

<b>OWNER:</b>	LEMKAU, LON E & TRICIA R
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	43697 HWY 402
<b>CITY/ST:</b>	KIMBERLY, OR ,97848

**PROPERTY ADDRESS:** 43697 HIGHWAY 402 COUNTY

**NOTES:**

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

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$414,820	
<b>STRUCTURES</b>	\$40,030	
<b>SUBTOT</b>	\$454,850	\$41,862
<b>TOTAL</b>	\$454,850	\$41,862

**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](#)

<b>BASE TAX</b>	\$480.71
<b>SPECIAL ASSESSMENTS</b>	
<b>FIRE PATROL</b>	\$30.47
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$511.18

### STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	324	GENERAL PURPOSE BLDG - CLASS 4	1,502	0	0	0	2020	\$10,510	1990
2	316	MULTI-PURPOSE SHED - CLASS 6	48	0	0	0	2020	\$5,430	0
3	305	DRC BUILDING	0	0	0	0	2020	\$2,460	0
4	365	HAY COVER - CLASS 5	3,264	0	0	2022	2023	\$21,630	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	FHS		-	\$5,010
2	0.00	FSD		-	\$32,840
3	75.18	FVA		-	\$376,970
<b>TOTAL</b>	76.18				

### SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	5/02/2016	\$290,000	1	WD	20160956
2	6/28/2011	\$420,000	1	WD	111280

[NEW SEARCH](#)



20190530

THIS SPACE RESERVED

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

BRENDA J PERCY, GRANT COUNTY  
CLERK

DOC#: 20190530

PG: 2

3/27/2019

\$88.50

01:13 PM

After recording return to:

AmeriTitle

70 SW 3<sup>rd</sup> Avenue

Ontario, OR 97914

Until a change is requested all tax statements shall be  
sent to the following address:

Lon Edward Lemkau and Tricia Renea Lemkau

2961 NE Alexander Lane

Albany, OR 97321

File No. 275591AM

#### STATUTORY WARRANTY DEED

William Heath and Shawn Marie Heath as tenants in common with no right of survivorship,

Grantor(s), hereby convey and warrant to

Lon Edward Lemkau and Tricia Renea Lemkau, husband and wife,

Grantee(s), the following described real property in the County of Grant and State of Oregon free of encumbrances except as  
specifically set forth herein:

Land in Grant County, Oregon, as follows:

Township 9 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 16: W1/2W1/2, SE1/4NW1/4.

(Tax Acct. 8 9-26 TL3000; Ref. 5505)

Township 9 South, Range 26 East, Willamette Meridian, Grant County, Oregon:

Section 17: All that portion of the S1/2SE1/4 lying North of the centerline of the North Fork of the John  
Day River; SAVE & EXCEPT that portion conveyed to the State of Oregon, by and through its State  
Highway Commission by Deed dated December 16, 1941, recorded December 26, 1941 in Book 45, Page 121,  
Deed Records, for right of way.

Section 20: All that portion of the NE1/4NE1/4 lying North of the centerline of the North Fork of the John  
Day River; SAVE & EXCEPT that portion conveyed to the State of Oregon, by and through its State  
Highway Commission by Deed dated December 16, 1941, recorded December 26, 1941 in Book 45, Page 121,  
Deed Records, for right of way.

(Tax Acct. 8 9-26 TL3500; Ref. 5507)

The true and actual consideration for this conveyance is \$0.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

Page 2 Statutory Warranty Deed  
Escrow No. 275591AM

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.

Dated this 22ND day of MARCH, 2019

William Michael Heath  
William Michael Heath

State of OREGON ) ss

County of WASHINGTON

On this 22ND day of March, 2019, before me, KAREN WHITE a Notary Public in and for said state, personally appeared William Michael Heath, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
\* MICHAEL

Notary Public for the State of OREGON

Residing at: BEAVERTON

Commission Expires: 12/18/22



Dated this 22ND day of MARCH, 2019

Shawn Marie Heath  
Shawn Marie Heath

State of OREGON ) ss

County of WASHINGTON

On this 22ND day of March, 2019, before me, KAREN WHITE a Notary Public in and for said state, personally appeared William Michael Heath and Shawn Marie Heath, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of OREGON

Residing at: BEAVERTON

Commission Expires: 12/18/22



