

# 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: 7-28 TL3300

PROPERTY ADDRESS:

ASSESSED: L.R. Forrest Legacy Ranch, LLC  
C/O Teresa M. Bogle

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 6/13/2025**

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

**Ref#:5339      Type of Property : REAL PROPERTY**

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
07S28	3300	0	800	540 FARM USE/UNZONED/VAC

<b>OWNER:</b>	L.R. FORREST LEGACY RANCH, LLC
<b>CONTRACT:</b>	C/O TERESA M BOGLE
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	3004 NORTH RD 61
<b>CITY/ST:</b>	PASCO, WA ,99301

**PROPERTY ADDRESS: 0**

**NOTES:**  
**UNZONED FARM USE-POTENTIAL ADD. TAX**

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$334,330	
<b>STRUCTURES</b>	\$0	
<b>SUBTOT</b>	\$334,330	\$10,020
<b>TOTAL</b>	\$334,330	\$10,020

**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	\$108.62
SPECIAL ASSESSMENTS	
FIRE PATROL	\$1,019.23
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$1,127.85

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	600.00	FVA		-	\$334,330
TOTAL	600.00				

SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	9/01/2021	\$325,000	2	WD	20211910

[NEW SEARCH](#)

Prepared By:

After Recording Return To:  
3004 N Rd 61  
Pasco, Washington 99301

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#: 20230184

PG: 5

2/02/2023

\$103.50

11:53 AM

*Deen Mullen*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On February 1, 2023 THE GRANTOR(S),

- Teresa M Bogle and Jonathan L Bogle, a married couple
- Joseph G Forrest, a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- L.R. Forrest Legacy Ranch LLC, Teresa M Bogle, Member/Manager, residing at 45469 Wall Creek Rd, Monument, Grant County, Oregon 97864

the following described real estate, situated in an unincorporated area in the County of  
Grant, State of Oregon

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

20230184

A transfer between LLC and its members

Tax Parcel Number: 8 7-28 3300 Ref. 5339 and 8 8-28 600 Ref. 5446

Mail Tax Statements To:  
Teresa M Bogle  
3004 N Rd 61  
Pasco, Washington 99301

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**[SIGNATURE PAGE FOLLOWS]**

20230184

**Grantor Signatures:**

DATED: January 17, 2023

Teresa M Bogle  
Teresa M Bogle  
3004 N Rd 61  
Pasco, Washington  
99301

DATED: January 17, 2023

Jonathan L Bogle  
Jonathan L Bogle  
3004 N Rd 61  
Pasco, Washington  
99301

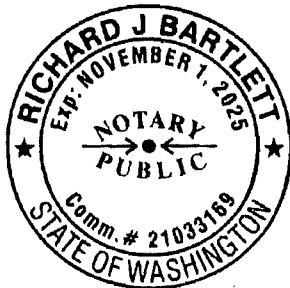
**Grantor Signatures:**

DATED: 1/30/2023

Joseph G Forrest  
Joseph G Forrest  
79771 Wolf Run Rd.  
Dufur, Oregon, 97021

STATE OF WASHINGTON, COUNTY OF FRANKLIN, ss:

On this 17 day of January, 2023, before me personally appeared Teresa M Bogle and Jonathan L Bogle to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Richard J. Bartlett  
Notary Public

Notary Public  
Title (and Rank)

My commission expires 11/1/2025

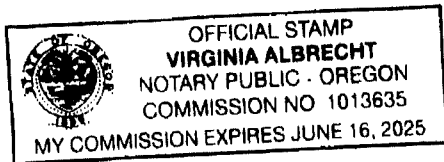
Notary Address:

7401 W. Grandridge Blvd Suite 202  
Kennecook, WA 99336  
Benton County

20230184

STATE OF OREGON, COUNTY OF WASCO, ss:

This instrument was acknowledged before me on this 30th day of January 2023,  
\_\_\_\_\_ by Joseph G Forrest.



Virginia Albrecht  
Notary Public

Notary Public  
Title (and Rank)

My commission expires 6-16-25

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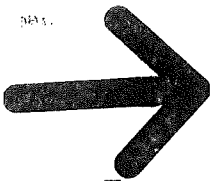
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**TRACT I:**

Township 7 South, Range 28 East, Willamette Meridian, Grant County, Oregon.  
Section 32: E1/2NE1/4; SW1/4NE1/4; SE1/4NW1/4; SE1/4.  
Section 33: NW1/4NE1/4; NW1/4; W1/2SW1/4.  
(Tax Acct. 8 7-28 TL3300; Ref. 5339)

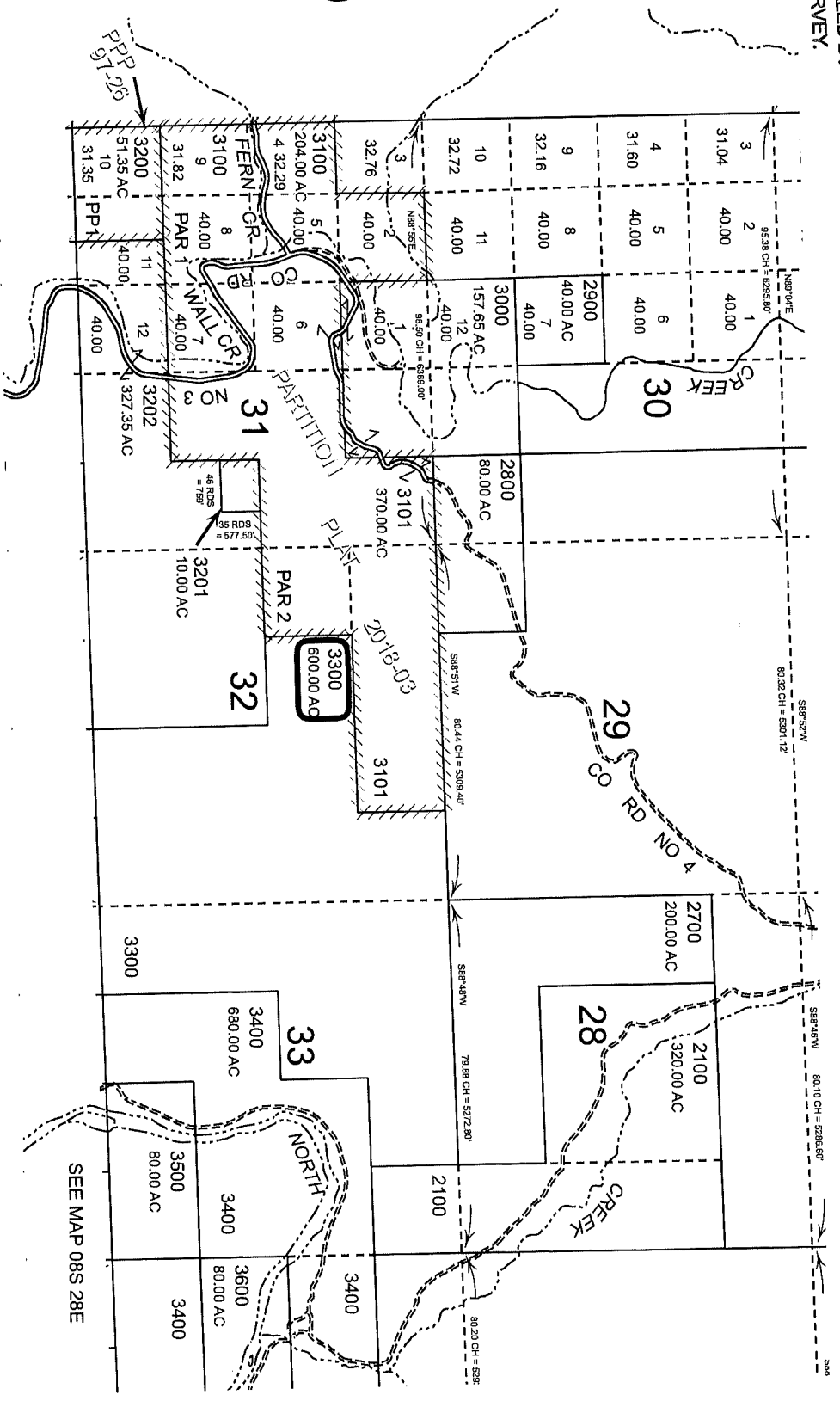
**TRACT II:**

Township 8 South, Range 28 East, Willamette Meridian, Grant County, Oregon:  
Section 4: Lot 4; SW1/4NW1/4.  
Section 5: Lots 1 and 2; S1/2NE1/4; N1/2SE1/4; SW1/4SE1/4; SE1/4SW1/4.  
Section 7: SE1/4NE1/4; N1/2SE1/4; SE1/4SE1/4; SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by deed recorded June 28, 1965 in Deed Book 93, page 153, for right of way.  
Section 8: W1/2; S1/2NE1/4; N1/2SE1/4; SW1/4SE1/4.  
Section 17: N1/2NW1/4; SW1/4NW1/4; SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by deed recorded June 28, 1965 in Deed Book 93, page 153, for right of way.  
Section 18: NE1/4NE1/4; SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by deed recorded June 28, 1965 in Deed Book 93, page 153, for right of way.  
(Tax Acct. 8 8-28 TL600; Ref. 5446)



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.

# 7-28



SEE MAP 08S 28E