

# 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

March 24, 2025

PREPARED FOR: Kellie Cobb

TAX ACCOUNT: 7-29 TL1801

PROPERTY ADDRESS: 47345 Ritter Rd  
Long Creek, OR 97856

ASSESSED: Haithem Toulan

## 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 3/22/2025**

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

**Ref#: 7251 Type of Property : REAL PROPERTY**

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
07S29	1801	0	1700	601 SP TIMBER/NONDES/IMP

<b>OWNER:</b>	TOULAN, HAITHEM
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	2855 SW RUTLAND TERRACE
<b>CITY/ST:</b>	PORTLAND, OR ,97205

**PROPERTY ADDRESS:** 47345 RITTER RD COUNTY

**NOTES:**

**FOREST LAND-POTENTIAL ADD. TAX**

FARM USE CANCEL FOR 01/01/2000

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$551,370	
<b>STRUCTURES</b>	\$217,930	
<b>SUBTOT</b>	\$769,300	\$278,683
<b>TOTAL</b>	\$769,300	\$278,683

**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>	\$3,033.68
<b>SPECIAL ASSESSMENTS</b>	
<b>FIRE PATROL</b>	\$710.35
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$3,744.03

## 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
1	1	1	1	0	1	1	0	1	0	1

## STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	141	CLASS 4 SINGLE FAMILY DWELLING	1,208	0	0	2009	2021	\$127,690	0
2	143	GARAGE DETACHED	700	0	0	0	2021	\$33,070	0
3	999	RESIDENTIAL MISC IMPROVEMENTS	0	0	0	0	2021	\$7,460	0
4	305	DRC BUILDING	0	0	0	0	2021	\$3,700	0
5	326	GENERAL PURPOSE BLDG - CLASS 6	1,080	0	0	2021	2022	\$46,010	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		-	\$31,270
2	162.22	MV		-	\$272,850
3	147.00	FOR		-	\$247,250
<b>TOTAL</b>	310.22				

## SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	9/21/2016	\$675,000	1	WD	20162036
2	6/06/2003	\$115,000	1	WD	31763
3	5/19/1997	\$95,000	1	X	970979



20162036

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Haithem H. Toulan

3570 SW River Parkway, Suite 1713

Portland, OR 97239

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

Haithem H. Toulan

3570 SW River Parkway, Suite 1713

Portland, OR 97239

File No. 127659AM

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#: 20162036

PG: 2

\$48.50

9/21/2016

11:49 AM

### STATUTORY WARRANTY DEED

**Chris J. Becker and Rene S. Harmon, not as tenants in common, but with the right of survivorship,**

Grantor(s), hereby convey and warrant to

**Haithem H. Toulan ,**

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:

Township 7 South, Range 29 East, Willamette Meridian, Grant County, Oregon:

Section 7: The SE1/4SE1/4; and All that portion of the W1/2SE1/4 lying Southerly and Easterly of that certain existing road designated by Grant County as County Road No. 15.

Section 17: NW1/4SW1/4.

Section 18: NE1/4; NE1/4SE1/4.

SAVE & EXCEPT all that portion of the following described tract if any is so situated in the SE1/4NE1/4 of Section 18 in said Twp. 7 S., R. 29 E., W.M.:

Beginning at a point on the West boundary of County Road No. 15, which is 100 feet North of the South line of the SW1/4NW1/4 of Section 17;

thence Northwesterly parallel to said County Road 765 feet;

thence West 680 feet;

thence Southeasterly parallel to said County Road 765 feet to a point which is 100 feet North of the South line of the SW1/4NW1/4 of said Section 17;

thence East 680 feet on a straight line parallel to and 100 feet North of the South line of said SW1/4NW1/4 of said Section 17, to the point of beginning.

(Tax Acct. 17 7-29 TL1801; Ref. 7261)

The true and actual consideration for this conveyance is \$675,000.00.

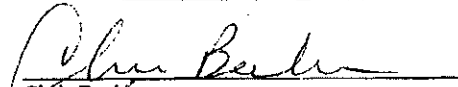
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Page 2 Statutory Warranty Deed  
Escrow No. 127659AM

2016-2017 Real Property Taxes, a lien not yet due and payable

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 20 day of SEPTEMBER, 2016.


  
Chris Becker

  
Rene Harmon

State of Oregon } ss  
County of Grant }

On this 20th day of September, 2016, before me, Jane L. Reeves a Notary Public in and for said state, personally appeared Chris J. Becker and Rene S. Harmon, 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: Vale, Oregon  
Commission Expires: July 13, 2019



E MAP 07S 28E

