

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: 8-28 TL600

PROPERTY ADDRESS: 45469 Wall Creek Rd
Monument, OR

ASSESSED: L.R. Forrest Legacy 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 6/13/2025

Value and tax information for tax year 2024

Ref#:5446 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
08S28	600	0	800	540 FARM USE/UNZONED/VAC

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

PROPERTY ADDRESS: 45469 WALL CREEK RD MONUMENT

NOTES:
UNZONED FARM USE-POTENTIAL ADD. TAX

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$743,940	
STRUCTURES	\$0	
SUBTOT	\$743,940	\$20,257
TOTAL	\$743,940	\$20,257

PROPERTY TAX INFORMATION

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

Property Search Screen

Contact information may be found at this web page Assessor/Tax Collector

BASE TAX	\$232.17
SPECIAL ASSESSMENTS	
FIRE PATROL	\$1,793.81
TOTAL BASE TAX & SPECIAL ASSESSMENTS	\$2,025.98

STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE- MDL
1	SSS	ADDRESS HOLDER ONLY	0	0	0	0	2008	\$0	0

LAND DESCRIPTIONS

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	1.00	OSD		-	\$1,230
2	1,205.60	FVA		-	\$742,710
TOTAL	1,206.60				

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

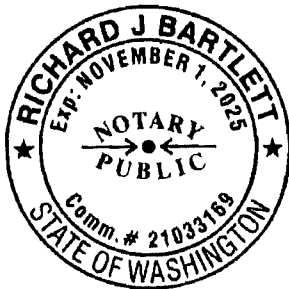
Grantor Signatures:

DATED: 1/30/2023

Joseph G Forrest
Joseph G Forrest
7971 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

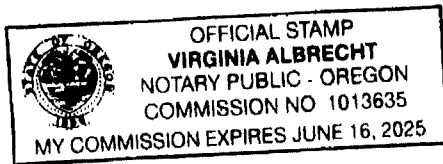
Notary Address:

7401 W. Grandridge Blvd suite 202
Kennelworth, 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

20230124

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)

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