

# 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 2, 2025

PREPARED FOR: Kellie Cobb

TAX ACCOUNT: 9-26 TL500

PROPERTY ADDRESS: 46400 Hwy 402  
Kimberly, OR 97848

ASSESSED: John A. and Deborah A. Volle

## 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 7/02/2025

Value and tax information for tax year 2024

Ref#:5489 Type of Property : REAL PROPERTY

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
09S26	500	0	800	551 FARM USE/EFU ZONE/IM

<b>OWNER:</b>	VOLLE, JOHN A & DEBORAH A
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	46402 HWY 402
<b>CITY/ST:</b>	KIMBERLY, OR ,97848

**PROPERTY ADDRESS:** 46400 HIGHWAY 402 COUNTY

**NOTES:**

ZONED FARM USE-POTENTIAL ADD. TAX

BAHRENBURG, JAMES HAS LE

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$1,110,560	
<b>STRUCTURES</b>	\$125,180	
<b>SUBTOT</b>	\$1,235,740	\$207,448
<b>TOTAL</b>	\$1,235,740	\$207,448

**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>	\$2,382.14
<b>SPECIAL ASSESSMENTS</b>	
<b>FIRE PATROL</b>	\$82.98
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$2,465.12

## 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	2

## STRUCTURES

#	BLDG CLASS	DESCRIPTION	MAIN SQ FT	UPPR SQ FT	BSMT SQ FT	YEAR BLT	YEAR APPR	MKT VALUE	RE-MDL
1	305	DRC BUILDING	0	0	0	0	2020	\$16,420	0
2	352	LOFT BARN - CLASS 5	2,880	0	0	0	2020	\$30,120	0
3	355	FEEDER BARN - CLASS 5	4,320	0	0	0	2020	\$43,080	0
4	305	DRC BUILDING	0	0	0	0	2020	\$1,640	0
5	365	HAY COVER - CLASS 5	5,808	0	0	0	2020	\$33,920	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		-	\$4,350
2	0.00	FSD		-	\$32,840
3	246.44	FVA		-	\$1,073,370
<b>TOTAL</b>	247.44				

## SALES

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	7/05/2022	\$1,000,000	2	WD	20221209
2	5/07/2009	\$593,000	2	CT	90921
3	10/16/2002	\$550,000	1	WD	223135

[NEW SEARCH](#)



After recording return to:  
 John A. Volle and Deborah A. Volle  
 46402 Hwy 402  
 Kimberly, OR 97848

Until a change is requested all tax statements shall be  
 sent to the following address:  
 John A. Volle and Deborah A. Volle  
 46402 Hwy 402  
 Kimberly, OR 97848  
 File No. 548792AM

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

THIS SPACE DOC#: 20221209  
 PG: 3 \$93.50  
 7/05/2022 09:40 AM

*Brenda J. Percy*

### STATUTORY WARRANTY DEED

The Office of the Presiding Patriarch (Overseer) and his successors, a corporation sole over/for an unincorporated religious Scriptural society, in the nature of Ecclesia, The Popular Assembly of the Ecclesia of Sinai of Dufur, Alfred Stelzer, Presiding Patriarch,

Grantor(s), hereby convey and warrant to

**John A. Volle and Deborah A. Volle, as Tenants by the Entirety,**

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:

**See Attached Exhibit 'A'**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

5489  
 5551

The true and actual consideration for this conveyance is \$1,000,000.00.

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:

*2022-2023 Real Property Taxes, a lien not yet due and payable*



Page 2 Statutory Warranty Deed  
Escrow No. 548792AM

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 29th day of June, 2022.

The Office of the Presiding Patriarch (Overseer) and his successors, a corporation sole over/for an unincorporated religious Scriptural society, in the nature of Ecclesia, The Popular Assembly of the Ecclesia of Sinai of Dufur, Alfred Stelzer, Presiding Patriarch

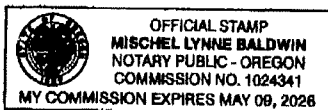
By: [Signature]  
Alfred David Stelzer, Presiding Patriarch

State of Oregon | ss.  
County of Wasco

On this 29th day of June, 2022, before me, Mischel Lynne Baldwin a Notary Public in and for said state, personally appeared Alfred David Stelzer known to me to be the Presiding Patriarch of the The Office of the Presiding Patriarch (Overseer) and his successors, a corporation sole over/for an unincorporated religious Scriptural society, in the nature of Ecclesia, The Popular Assembly of the Ecclesia of Sinai of Dufur, Alfred Stelzer, Presiding Patriarch, and acknowledged to me that pursuant to a Resolution of the Board of Directors (he) she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Washington  
Commission Expires: May 09, 2026



## EXHIBIT "A"

548792AM

## Parcel 1

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

Section 1: A tract of land in the SW1/4SE1/4 described as follows:

Beginning at the South quarter corner of said Sec. 1;

thence East, along the South line of said Sec. 1, 956.3 feet;

thence N. 8°00' W. 314.16 feet;

thence N. 69°30' W. 974.28 feet to the West line of the SW1/4SE1/4 of said Sec. 1;

thence South, along the said West line, 652.3 feet, to the point of beginning.

Section 12: S1/2SE1/4; NW1/4SE1/4; SW1/4NE1/4; and all that portion of the E1/2SW1/4 lying between the North Fork of the John Day River and the Kimberly-Monument Highway; ALSO, all that portion of the N1/2NE1/4 and SE1/4NE1/4 described as follows:

Beginning at the Northwest corner of the NE1/4 of said Sec. 12;

thence East, along the North section line of said Sec. 12, 13.0 chains;

thence S. 56°37' E. 20.35 chains to the East line of the W1/2E1/2NE1/4;

thence South, along said East line, 16.59 chains to the North line of the Kimberly-Monument

Highway;

thence S. 48°47' W., along said North line, 13.3 chains to the West line of the SE1/4NE1/4 of said

Sec. 12;

thence North, along said West line, 16.55 chains to the Northwest corner of the SE1/4NE1/4 of said

Sec. 12;

thence West 20 chains to the Southwest corner of the NW1/4NE1/4 of said Sec. 12;

thence North, along the West line of the said NW1/4NE1/4, 20 chains to the place of beginning.

SAVE &amp; EXCEPT a parcel of land in the E1/2 of said Sec. 12, conveyed to the State of Oregon, by and

through its State Highway Commission, by deed dated March 9, 1948, recorded March 19, 1948 in

Deed Book 53, page 525, for right of way purposes.

ALSO SAVE &amp; EXCEPT that portion of the SE1/4 lying Southerly and Westerly of the North Fork of the John Day River.

Section 13: NE1/4NE1/4; SAVE &amp; EXCEPT that portion lying Southerly and Westerly of the North Fork of the John Day River.

(Tax Acct. 8 9-26 TL500; Ref. 5489)

## Parcel 2

Township 9 South, Range 27 East, Willamette Meridian, Grant County, Oregon:

Section 7: Lot 4; SAVE &amp; EXCEPT that portion lying Southerly and Easterly of the North Fork of the John Day River.

Section 18: Lot 1; SAVE &amp; EXCEPT that portion lying Southerly and Easterly of the North Fork of the John Day River.

(Tax Acct. 8 9-27 TL2600; Ref. 5551)

