

# *Land Title Company of Grant County, Inc.*

*145 NE Dayton Street, John Day, Oregon 97845*

*Phone: 541-575-1529 Fax: 1-541-628-7415*

*February 10, 2026*

*PREPARED FOR: Amerititle - Kellie & Madison*

*TAX ACCOUNT: 9-31 TL 1500 & 1600*

*PROPERTY ADDRESS:*

*ASSESSED TO: Lake Holdings LLC*

*INCLUDED ARE THE FOLLOWING:*

- The Grant County Assessor's Property Information*
- Last Deed of Record*
- County Map*

*This information was prepared by: Elisabeth Jones,  
elisabeth@ltcofgrantcounty.com*

*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 2/10/2026**

**Value and tax information for tax year 2025**

**Ref#:9370      Type of Property : REAL PROPERTY**

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
09S31	1500	0	1700	600 SP TIMBER/NONDES/VAC

<b>OWNER:</b>	LAKE HOLDINGS LLC
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	10881 SE HAPPY VALLEY DR
<b>CITY/ST:</b>	HAPPY VALLEY, OR ,97086

**PROPERTY ADDRESS: 0**

**NOTES:**  
**FOREST LAND-POTENTIAL ADD. TAX**  
**ASSESSABLE FOR 01-01-2001**

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$75,570	
<b>STRUCTURES</b>	\$0	
<b>SUBTOT</b>	\$75,570	\$3,904
<b>TOTAL</b>	\$75,570	\$3,904

**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>	\$42.47
<b>SPECIAL ASSESSMENTS</b>	
<b>FIRE PATROL</b>	\$125.16
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$167.63

**LAND DESCRIPTIONS**

LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	40.00	FOR		-	\$75,570
<b>TOTAL</b>	40.00				

**SALES**

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	7/11/2013	\$265,000	3	WD	131240
2	4/25/2001	\$12,640	1	WD	213026

NEW SEARCH



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**Date Web Site was last updated 2/10/2026**

**Value and tax information for tax year 2025**

**Ref#:6534      Type of Property : REAL PROPERTY**

MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
09S31	1600	0	1700	601 SP TIMBER/NONDES/IMP

<b>OWNER:</b>	LAKE HOLDINGS LLC
<b>CONTRACT:</b>	
<b>ETAL(s):</b>	
<b>MAILING ADDRESS:</b>	
	10881 SE HAPPY VALLEY DR
<b>CITY/ST:</b>	HAPPY VALLEY, OR ,97086

**PROPERTY ADDRESS: 0**

**NOTES:  
FOREST LAND-POTENTIAL ADD. TAX**

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
<b>LAND</b>	\$286,300	
<b>STRUCTURES</b>	\$12,320	
<b>SUBTOT</b>	\$298,620	\$11,267
<b>TOTAL</b>	\$298,620	\$11,267

**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>	\$122.59
<b>SPECIAL ASSESSMENTS</b>	
<b>FIRE PATROL</b>	\$401.81
<b>TOTAL BASE TAX &amp; SPECIAL ASSESSMENTS</b>	\$524.40

**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	2020	2021	\$12,320	0

To View the Diagram of Improvements to This Property [Click Here](#)

**LAND DESCRIPTIONS**

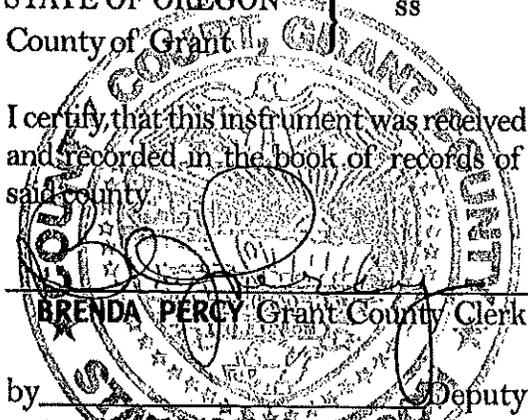
LINE #	ACRES	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	115.45	FOR		-	\$286,300
<b>TOTAL</b>	115.45				

**SALES**

SEQ #	SALES DATE	SALES AMOUNT	#PARCELS SOLD	DOC TYPE	DOCUMENT NUMBER
1	7/11/2013	\$265,000	3	WD	131240
2	4/30/1998	\$78,500	2	X	980852

NEW SEARCH

I certify that this instrument was received and recorded in the book of records of said county.



BRENDA PERCY Grant County Clerk  
by \_\_\_\_\_ Deputy

DOC# 20131240 Pg 3  
RCPT: 181240 48.50  
7/11/2013 3:28 PM

After recording, return to: (Name, Address, Zip)

Lake Holdings, LLC  
10881 SE Happy Valley Dr.  
Happy Valley, OR 97086

Until requested otherwise, send all tax statements to:  
(Name, Address, Zip)

Same as above

**WARRANTY DEED**  
(Corporate Grantor)

R.F. WILSON, TRUSTEE of the R.F. WILSON LIVING TRUST, as to Parcel 1

WILSON PROPERTY INVESTMENTS, LLC who acquired title as WILSON PROPERTY INVESTMENT LLC, as to Parcel 2, Grantor, conveys and warrants to Lake Holdings, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Grant County, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit 'A'

23664

Subject to and excepting: See Exhibit 'B'

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.

The true and actual consideration for this conveyance is \$285,000.00. (Here, comply with the requirements of ORS 93.030.)

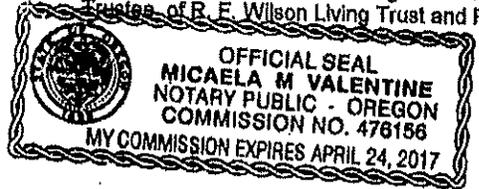
Dated this 8<sup>th</sup> day of July, 2013.

R. F. Wilson Living Trust  
By: R.F. Wilson  
R.F. Wilson, Trustee

Wilson Property Investments, LLC  
By: R.F. Wilson  
R.F. Wilson, Manager

STATE OF Oregon }  
County of Grant } ss.

This instrument was acknowledged before me on this 8<sup>th</sup> day of July, 2013 by R.F. Wilson as Trustee of R. F. Wilson Living Trust and R.F. Wilson as Manager of Willson Property Investments, LLC.



Micaela M. Valentine  
Notary Public for Oregon  
My commission expires: April 24, 2017

20131240

**EXHIBIT "A"**

**PARCEL 1:**

Township 9 South, Range 31 East of the Willamette Meridian, Grant County, Oregon;  
Section 8: NW1/4SE1/4,  
(Tax Acct. 17 9-31 TL1500; Ref 9370)

**PARCEL 2:**

Township 9 South, Range 31 East of the Willamette Meridian, Grant County, Oregon;  
Section 8: S1/2SE1/4; NE1/4SE1/4.  
Section 9: W1/2SW1/4; SE1/4SW1/4.  
(Tax Accts 17 9-31 TL1600 and TL1700; Ref. 6534 and Ref. 6535)

20131240

**EXHIBIT "B"**

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

As disclosed by the tax roll the premises herein described have been zoned or classified for forest land use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

Right, title and interest of Grant County, Oregon, in and to County Road No. 14 as disclosed by the Grant County Assessor's Map and the Grant County Road Map.

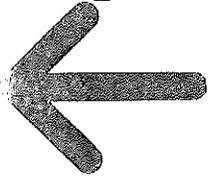
Easement, including the terms and provisions thereof:

For : access  
Granted to : John L. Borgerson  
Recorded : April 8, 1993  
Instr. No. : 930581

Scenic Waterways Public Notice, including the terms and provisions thereof:

By : the State of Oregon, acting by and through the Oregon Parks and Recreation  
Department  
Recorded : January 9, 2009  
Instr. No. : 20090045

# 9-31



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.

