



RESIDENTIAL DATA PACKAGE



315 WESTWOOD DR
GRANTS PASS, OR, 97527

Ticor Customer Services

744 NE. 7th Street Grants Pass, OR 97526 541.476.1171

OR-ttc-grantspasscustomerservice@ticortitle.com

1555 E. McAndrews Road Ste. 100 Medford OR. 97504 541.779.2811

OR-ttc-medfordcustomerservice@ticortitle.com

940 NW Garden Valley Blvd. Ste 104 Roseburg Oregon 541-673-1146

Or-ttc-roseburgcustomerservice@ticortitle.com

Thank you for the confidence you have placed in us. We appreciate the opportunity to serve you. Please call us with any questions.

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- - Property Account Summary (R319027) - -
Property: R319027 36-06-22-B0-000709-00 03 ROCKWELL, BRANDY (75360)
Lender : CLG-SEL (1174064041609) 315 WESTWOOD DR
WESTWOOD SUB., LOT 8, ACRES 0.70 GRANTS PASS, OR 97527-7225

All Batch: Inq - Eff Date Paid: 03/21/2017
19. 2014.27359 0 1,767.10 1,714.09 <53.01> 1,714.09 11/12/14
20. 2015.27577 0 1,703.76 1,652.65 <51.11> 1,652.65 11/12/15

ID#	Bill ID	Levied Tax	Tax Paid	Interest	Amount Paid	Date Paid
21.	Current Taxes for bill 2016.27500, Levied tax of 1,757.95					
1/3	Nov 15	585.99	585.99		585.99	11/15/16
2/3	Feb 15	585.98	562.54	<23.44>	562.54	11/15/16
3/3	May 15	585.98	556.68	<29.30>	556.68	11/15/16
	Total Paid:		1,705.21	<52.74>	1,705.21	

*** No taxes are due on this property ***
*** End of Display ***

(P)revious	(U#) Up	(T)op	(.) More
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Enter Option From Above, or <RET> or 'X' to Exit: __

* - - Property Data Selection Menu - -
Owner: ROCKWELL, BRANDY
Prop ID : R319027 (Real Estate) (75360) 315 WESTWOOD DR
Map Tax Lot: 36-06-22-B0-000709-00 GRANTS PASS, OR 97527-7225
Legal : WESTWOOD SUB., LOT 8, ACRES 0.70

Situs : 315 WESTWOOD DR Year Built : 1973
GRANTS PASS, OR 97527 Living Area: 1760

Name(s) :

Area : 03

Sale Info : 05/23/03 \$125,000

Deed Type : WD

Instrument: 03-012230

2016 Tax Status * No Taxes Due *

Current Levied Taxes : 1,359.61

Special Assessments : 398.34

2016 Roll Values

RMV Land \$ 98,390 (+)

RMV Improvements \$ 151,050 (+)

RMV Total \$ 249,440 (=)

Total Exemptions \$ 0

M5 Net Value \$ 249,440

M50 Assd Value \$ 215,880

(AD) Alt Disp (O)wnership	(Y) primary (H)istory	(L)and/Impr (W) Spec Assmt	(G)en Appr (.) More
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Enter Option from Above or <RET> to Exit: __

- - Appraisal Land and Improvement Information - -
Property ID: R319028 (Real Estate) 36-06-22-B0-000710-00
Neighborhood : 0190

- - Land Segments - -

Land #	Description.....	PROP CLS	Size	RMV Total	Special Use
L1	401 - TRACT-RES-IMPR	401	0.6300-AC	\$72,000	\$0
L2	OSD - ON SITE DEVELO	401		\$20,200	\$0
L3	YARD - YARD IMPROVEM	401		\$1,500	\$0
	Land Totals	Lgl AC(0.63)	0.6300-AC	\$93,700	

- - Improvements - -

Imp #	Description.....	TYPE	BLDG TYPE	#SEGS	RMV Total
I1	RESIDENTIAL	R	141	2	\$189,510
I2	ATT GARAGE	R	141	1	\$11,170
I3	FENCING	I	600	1	\$1,400
I4	SHED	I	200	1	\$1,440
I5	ASPHALT	I	200	1	\$5,200
	Improvement Totals				\$208,720

Enter 'P' to Print Appraisal Card,
'L#' or 'I#' of Existing Segment, 'AM'-Amenities, 'AD'-Alt Disp, or <RET> to Exit:

- - Improvement Maintenance - -

Property ID: R319028 36-06-22-B0-000710-00 Imp 1 Of 5
Owners Name: CLARK, JONATHAN & Nbhd: 0190
Living Area/Value : 2,046 / \$189,510

1. Type Imp	: R	7. Appr Method	:
2. Description	: RESIDENTIAL	8. Cost Value	: \$189,510
3. Bldg Type	: 141 (SFR CLASS 4 SINGLE ST	9. Income Value	: \$0
4. Cmplx/Bldg	:	10. Trend Adj%	: 100.00%
5. M/S Zip Code	:	RMV Imprv	: \$189,510
6. Comment	:		

- - Improvement Segments - -

Seg ID	Type - Description.....	Class	Area	Mthd	RMV Total
S1	MA - MAIN.AREA	4	1418+	R	\$145,450
S2	APC - ATTIC, PER CLASS	4	628+	R	\$44,060
Totals:			2046		\$189,510

T-Trend	CM-Comment	SK-Sketch	N-NextPg	(.) More
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Enter Seg ID or <RET> to Exit: ____

- - Improvement Detail Maintenance - -

Property ID : R319028 36-06-22-B0-000Imp I1 Segment 1 OF 2
Type Improvement: R (RESIDENTIAL) Nbhd: Primary:0190

1. Type Segment: MA (MAIN.AREA)		
2. Appr Method : R Unit Pr=78.64	13. Heat/AC : HP@2046	
3. Class : 4	14. Fireplace : SNGL, LR.CR	
4. Area : 1418 Eff: 1418	15. Ceiling :	
Dimensions :	16. Inter Comp : SGLOV, SGLOV, EXCTP,*	
5. Const Style :	17. Exter Comp :	
	18. Electric :	
	19. Bedrooms : 3	
6. Foundation : CCB	20. Year Built : 1978	Eff: 1979
7. Exter Wall : NI	21. Condition: A	Depre: 78
8. Inter Finish:	22. % Adjust : QUP 110	Nbh%: 100
9. Roof Cover : CSMED	\$0BD	
10. Roof Style :	\$0FD	
11. Flooring : DBL	23. Rep. Cost: 169,522	(85.80)
12. Plumbing : 2BA	24. RMV Total: 145,450	

Enter 'N' for Next page, <RET> or 'X'-Exit: __

- - Property Data Summary Screen - -

Owner: CLARK, JONATHAN &
Prop ID : R319028 (Real Estate) (133395) CLARK, ERIN
Map Tax Lot: 36-06-22-B0-000710-00 (LF) 275 WESTWOOD DRIVE
Legal : WESTWOOD SUB., LOT 7, ACRES 0.63 GRANTS PASS, OR 97527

Acreage : 0.63 Zoning: RR1 Deferral : PrCls: 401
DBA : Sale Info : 06/30/16 \$227,000 R
Situs : 275 WESTWOOD DR Deed Type : WD
GRANTS PASS, OR 97527 Instrument# : 16-008445
Code Areas : 03 (Tax Rate: 6.2980) Year Built : 1978
2016 Tax Status Living Area : 2046

2016 Tax Status		2016 Roll Values	
Curr Tax & Assessments:	1,618.59	RMV Land	\$ 98,390 (+)
Payments or Adjust :	1,570.03	RMV Improvements	\$ 219,160 (+)
Discount Allowed :	48.56	RMV Total	\$ 317,550 (=)
Unpaid Balance :	0.00	Total Exemptions	\$ 0 (-)
Interest Due :	0.00	Net RMV	\$ 317,550 (=)
Total Due Current Year:	0.00	M50 Assd Value	\$ 257,000
Delq Tax + Int + Fees :	0.00	Special Assessments:	NONE
Balance Due :	0.00	Exemption(Type) :	NONE
Pot Add Tax Liab:			

Enter <RET> to Exit:



After recording return to:
Jonathan Clark and Erin Clark
275 Westwood Drive
Grants Pass, OR 97527

Until a change is requested all tax
statements shall be sent to the
following address:
Jonathan Clark and Erin Clark
275 Westwood Drive
Grants Pass, OR 97527

File No.: 7151-2672647 (RAC)
Date: June 28, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS
TRISHA MYERS, COUNTY CLERK **2016-008445**
DED-WRD
Cnt=1 Pgs=2 Stn=2 JEDWARDS 06/30/2016 01:59 PM
\$10.00 \$11.00 \$10.00 \$20.00 \$5.00 \$56.00
I, Trisha Myers, County Clerk, certify that the within document
was received and duly recorded in the official records of
Josephine County.

56.7

STATUTORY WARRANTY DEED

Randall Clark and Janet Clark, Grantor, conveys and warrants to **Jonathan Clark and Erin Clark, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Josephine, State of Oregon, described as follows:

Lot 7, WESTWOOD SUBDIVISION, Josephine County, Oregon, according to the Official Plat thereof, recorded in Volume 5, Page 42 of Plat Records.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$227,000.00**. (Here comply with requirements of ORS 93.030)


APN: R319028


Statutory Warranty Deed
- continued

File No.: **7151-2672647 (RAC)**

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, 2014

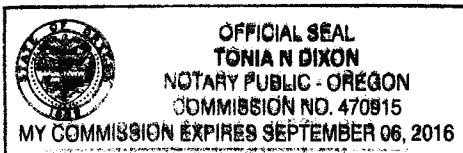

Randall Clark


Janet Clark

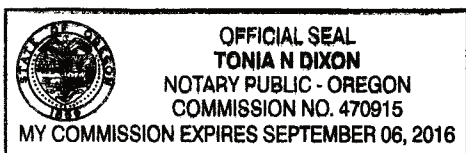
STATE OF Oregon)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 22nd day of June, 2016
by **Randall Clark and Janet Clark.**

Jenna N. Dixon



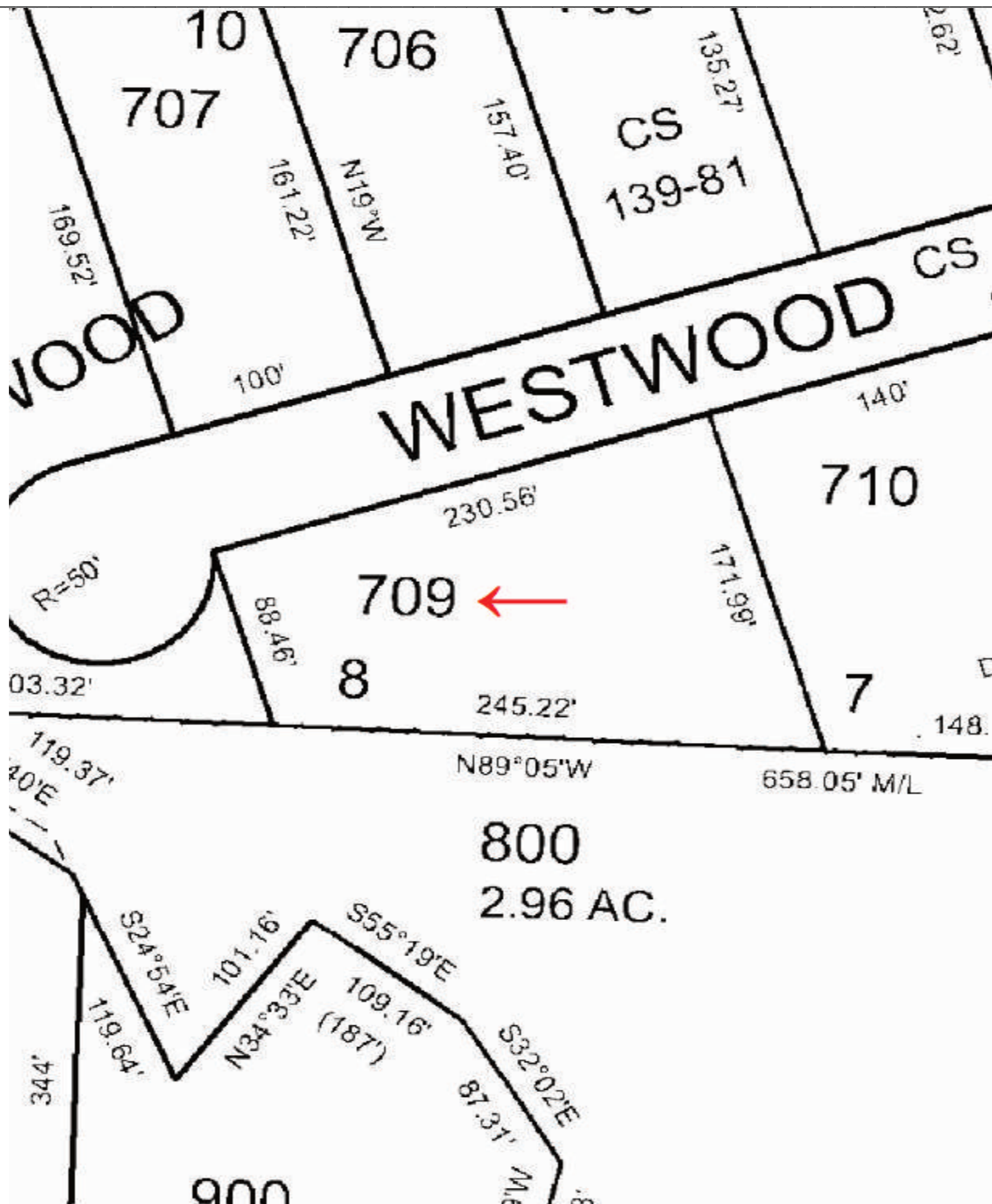
Notary Public for Oregon
My commission expires:





TICOR TITLE™

Map & Tax Lot: 360622B Tax Lot: 709



DOUGLAS COUNTY

940 NW Garden Valley Blvd. Ste. 104
Roseburg, Oregon 97471
P: 541-673-1146 F: 541-673-2118
or-ttc-roseburgtitle@ticortitle.com

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JOSEPHINE COUNTY

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GRANTS PASS
36S06W22B



TICOR TITLE™

Map & Tax Lot: 360622B Tax Lot: 709



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