



Property Profile

Property Information:

07210000 03701

Includes the following:

- Tax information
- Assessors Map
- Deed

Prepared by:
Customer Service
November 3rd, 2025

Please email your customer service requests to customerservice@amerititle.com

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

Wheeler County
2025 Real Property Assessment Report
 Account 2767

Map 072100-00-03701
Code - Tax ID 0004 - 2767

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing HUNT TERESA G REVOCABLE TRUST
 PO BOX 545
 FOSSIL OR 97830

Deed Reference # 2019-0136 WD
Sales Date/Price 07-01-2019 / \$0
Appraiser AURALEA JOHNSON

Property Class 551 **MA** **SA** **NH**
RMV Class 551 04 00 056

Site	Situs Address	City
	46457 HWY 218	FOSSIL
	46459 HWY 218	FOSSIL

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0004	Land	374,250		Land	0	
	Impr	474,410		Impr	0	
Code Area Total		848,660	333,770	350,589	0	
Grand Total		848,660	333,770	350,589	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0004	1	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	358.50 AC	FU7	334,820
	3	<input checked="" type="checkbox"/>		EFU	Residential Site	100	1.00 AC		430
					SA OSD	100			19,500
					SA OSD	100			19,500
Code Area Total							359.50 AC		374,250

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0004	0	2006	110	Residential Other Improvements	100	0			640
	1	1998	141	RES One story	100	2,016			266,650
	3	1998	517	GP BUILDING	100	2,160			25,280
	4	2016	523	HAY COVER	100	1,008			6,640
	5	2020	141	RES One story	100	875			143,480
	6	2020	517	GP BUILDING	100	1,728			23,130
	7	2020	517	GP BUILDING	100	108			4,980
	8	2020	518	GP SHED	100	96			3,610
Code Area Total						7,991			474,410

Exemptions / Special Assessments / Notations
Notations
■ POT'L ADD'L TAX LIABILITY ADDED 2020 PATL

Wheeler County
2025 Real Property Assessment Report
Account 2767

Comments

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Account Number : 2767
Centroid : 07S21E000370100
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PARTITION PLAT 1998-02
PORTITION PARCEL 2 LYING IN T7S R21E W.M.
                                07/13/98 WO9243
                                07/09/99 990233
      FINANCIAL MINOR PARTITION 06/28/01 010232
                                10/01/04 040366
Q.C. 10/01/07 070385
                                Q.C. 01/17/08 20080018
01/21/09 20090012
01/22/09 20090013
02/04/09 20090019
      W.D. 07/29/11 2011-0238
      DISSOLUTION OF MARRIAGE CIRCUIT COURT CASE #12-0005D
S.B.S. 04/19/13 2013-0066
W.D. 07/01/19 2019-0136
```

**WHEELER COUNTY
Real Legal Descriptions**

Account # 2767
Map 07210000 03701
Effective Date 07-Dec-2023 01:52 PM
Disclaimer This information is maintained for assessment and taxation purposes only. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. THE LEGAL DESCRIPTION SHOWN WILL NOT SHOW ANY CHANGES AND/OR MODIFICATIONS THERETO SUBSEQUENT TO THE EFFECTIVE DATE.

Subdivision	BLOCK	LOT	Direction	Part	Part Type
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Metes and Bounds

PARTITION PLAT 1998-02
PORTITION PARCEL 2 LYING IN TOWNSHIP 7 SOUTH RANGE 21 EAST W.M.

05/27/1998 1998-02 PARTITION PLAT WO9243
07/09/1999 1999-0233 EASEMENT
06/28/2001 2001-0232 PARTITION
10/01/2004 2004-0366 DEATH CERTIFICATE
10/01/2007 2007-0385 QC
01/17/2008 2008-0018 QC
01/21/2009 2009-0012 SETTLEMENT AGREEMENT
01/22/2009 2009-0013 DEED
02/04/2009 2009-0019 RELEASE
07/29/2011 2011-0238 WD
CIRCUIT COURT CASE #12-0005D DISSOLUTION OF MARRIAGE
04/19/2013 2013-0066 BS
07/01/2019 2019-0136 WD

STATEMENT OF TAX ACCOUNT
WHEELER COUNTY TAX COLLECTOR
WHEELER COUNTY COURTHOUSE
FOSSIL, OR 97830
(541) 763-4266

3-Nov-2025

Tax Account #	2767	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0004
Situs Address	46457 HWY 218 FOSSIL OR 97830		Interest To
			Nov 3, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$3,614.22	\$3,787.86	\$0.00	\$173.64	\$5,787.86	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,623.20	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,463.45	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,242.21	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,091.54	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,808.40	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,728.51	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,650.95	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,575.67	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,502.55	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,431.58	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,362.70	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,295.79	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,230.84	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,167.80	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,106.61	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,047.18	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,726.74	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,683.34	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,635.59	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,656.68	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,611.92	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,562.18	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,677.51	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,555.92	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,187.62	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,122.11	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.35	Nov 15, 1998
Total		\$3,614.22	\$3,787.86	\$0.00	\$173.64	\$71,595.80	

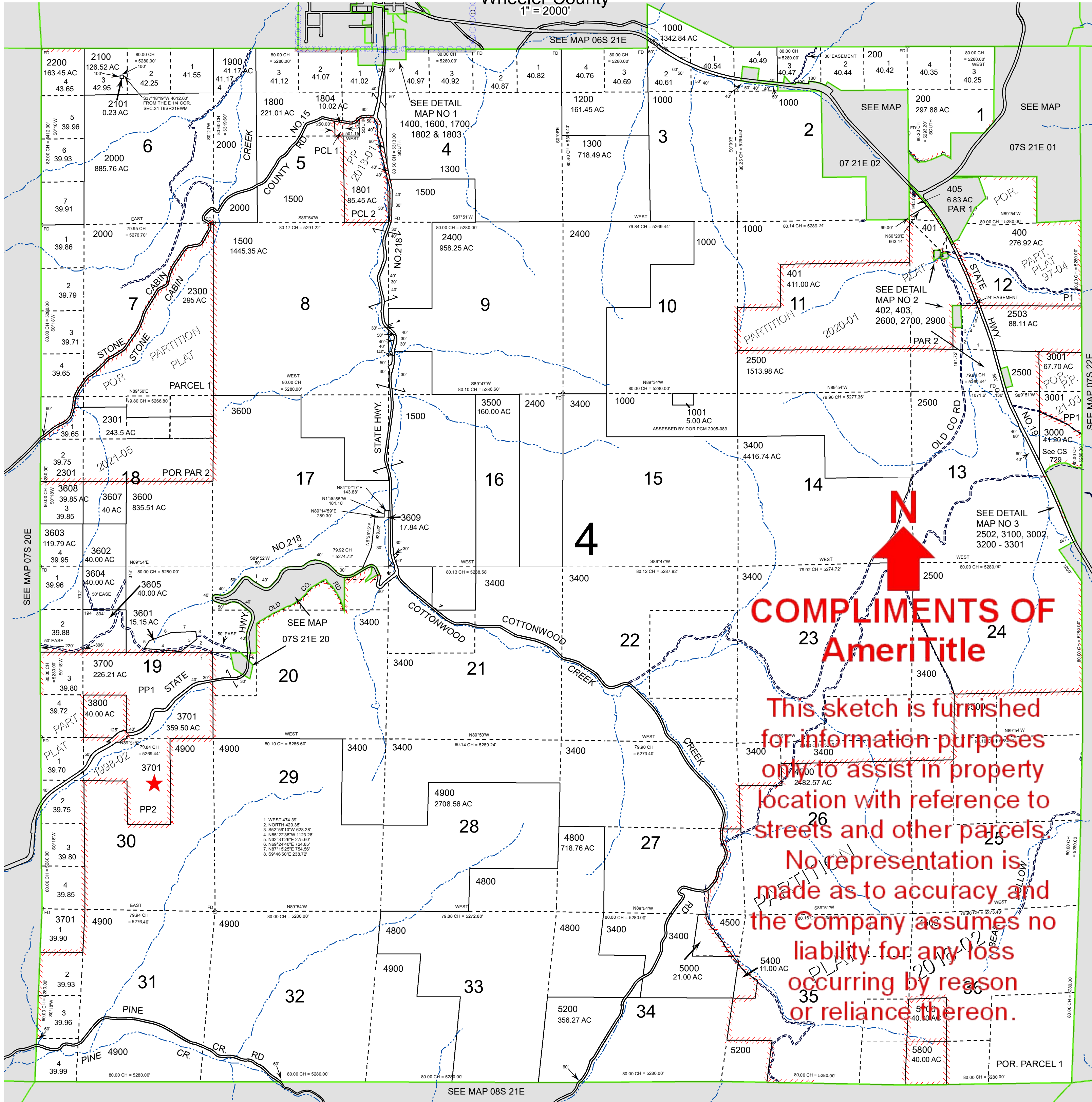
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 480 960 1,920 Feet

T.7S. R.21E. W.M. Wheeler County 1" = 2000'

07S21E

2/25/2022



CANCELLED

100
101
102
201
300
301
404
500
600
700
701
800
900
1100
2501
2800 thru 2802
3003
3401
3606
3610
3900 thru 4100
4200
4300
4400
4600
4700
5001
5100
5300
5401
5500
5600
5900
6000

SEE MAP 07S 22E

07S21E



I, Alicia Hankins, County Clerk for Wheeler County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Alicia Hankins - County Clerk

WARRANTY DEED

Recording requested and when recorded return to:

Thomas J. Sayeg
Karnopp Petersen LLP
360 SW Bond Street, Suite 400
Bend, Oregon 97702

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

No change

The true consideration for this conveyance is for estate planning purposes.

TERESA G. HUNT, Grantor, conveys and warrants to **TERESA G. HUNT**, as Trustee of the Teresa G. Hunt Revocable Trust U/T/A dated June 27, 2019, Grantee, whose address is PO Box 545, Fossil, OR 97830, the following described real property free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Parcel 2 of Partition Plat No. 1998-02, as shown on the plat thereof recorded in Wheeler County official records on May 27, 1998, and located in Sections 25 and 36 of Township 7 South, Range 20 East, and Sections 19, 30, and 31 in Township 7 South, Range 21 East of the Willamette Meridian in Wheeler County, Oregon.

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



