



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

509 Marble Mountain Rd Grants Pass, OR 97527

37060000001002

R334280

Josephine

OWNER

David Menne

DATE PREPARED

6/17/2024



First American Title

cs.josephine.or@firstam.com

541.244.5523

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



Customer Service Department

541.244.5523 | cs.josephine.or@firstam.com

Report Created: 6/17/2024

Ownership

Legal Owner(s): David Menne

Site Address: 509 Marble Mountain Rd Grants Pass, OR 97527

Mailing Address: Po Box 2333 Grants Pass, OR 97528

Parcel #: 37060000001002

APN: R334280

County: Josephine

Property Characteristics

Bedrooms: 1	Year Built: 1992	Lot SqFt: 5,227,200
Total Bathrooms: 1.00	Building SqFt: 880	Lot Acres: 120.00
Full Bathrooms: 1	First Floor SqFt: 880	Roof Type: Other
Half Bathrooms: 0.00	Basement SqFt: 0	Roof Shape:
Units: 0	Basement Type:	Porch Type:
Stories: 1.00		Building Style:
Fire Place: Y		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
		Pool:

Property Information

Land Use: AGRICULTURAL	Zoning: FC
Improvement Type: Timberland-Forest-Trees (Agricultural)	School District: Three Rivers Josephine County
Legal Description: ACRES 120.00, POTENTIAL ADDL TAX LIAB	Neighborhood:
	Subdivision:

Assessor & Taxes

2023 Market Land: \$317,610	2023 Taxes: \$1,157.64
2023 Market Structure: \$138,010	% Improved: 30.29
2023 Market Total: \$455,620	Levy Code:
2023 Assessed Total: \$102,110	Millage Rate:

Sale History

Last Sale Date: 6/8/2021	Doc #: 2021-010194	Last Sale Price: \$450,000
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$

Mortgage

1st Mortgage Date:	Doc #:	1st Mortgage Amt: \$
1st Mortgage Type:	1st Mortgage Lender:	2nd Mortgage Amt: \$
2nd Mortgage Type:		

JOSEPHINE COUNTY PROPERTY ASSESSMENT & TAX DATA

Property	Owner	Property Address	2024 In Process Real Market Value
R334280	MENNE FAM TRUST	509 MARBLE MOUNTAIN RD, GRANTS PASS, OR 97527	\$413,550

Property Page:	Property Details	▼
----------------	------------------	---

2024 GENERAL INFORMATION

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 120.00, POTENTIAL ADD'L TAX LIAB
Alternate Account Number	-
Neighborhood	1500 Fish Hatchery
Map Number	37-06-00-00-001002-00
Property Use	641-Forestland By Application; Improved
Levy Code Area	05
Zoning	FC

RELATED PROPERTIES

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2024 OWNER INFORMATION

Owner Name	MENNE FAM TRUST
Mailing Address	PO BOX 2333 GRANTS PASS, OR 97528

SPECIAL ASSESSMENTS

CODE	DESCRIPTION	FROM YEAR	TO YEAR	AMOUNT
SFP	ODF WILDFIRE PROTECTION - TIMBER	-	2022	\$470.44
SFP	ODF WILDFIRE PROTECTION - TIMBER	-	2023	\$470.44
SFP	ODF WILDFIRE PROTECTION - TIMBER	-	2024	\$470.44
SFP	ODF WILDFIRE PROTECTION - TIMBER	2021	2021	\$470.44
SFPI	ODF WILDFIRE PROTECTION - STRUCTURE	-	2022	\$47.50
SFPI	ODF WILDFIRE PROTECTION - STRUCTURE	-	2023	\$47.50
SFPI	ODF WILDFIRE PROTECTION - STRUCTURE	-	2024	\$47.50
SFPI	ODF WILDFIRE PROTECTION - STRUCTURE	2021	2021	\$47.50

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
FLPATL	Forest Land-Potential Add'l Tax Liability

☐ Improvement #1

Improvement Type

Beds

-Residential1

Sketch

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN.AREA	CLASS 3	1992	880	Details
	Eff Yr Built	1992	Adjustment %	-	Roof StylesSHIMMED
	Baths	1BA	Heat/AC	-	FireplacesSNGL
	Flooring	-	Foundation	-	Int Finish-
			Ext Finish	LOG	

☐ Improvement #2

Improvement Type

Beds

-Misc Imp0

Sketch

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	GENERAL PURPOSE BUILDING	CLASS 5	1991	768	Details
	Eff Yr Built	1991	Adjustment %	-	Roof StylesMTL
	Baths	-	Heat/AC	-	Fireplaces-
	Flooring	FCC	Foundation	CC	Int Finish-
			Ext Finish	PLY	

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	FOR Forest Homesite	1.00 Acres
L2	641 Forest-Designated by Appl-Improved	119.00 Acres
L3	OSD1 On-Site Dev, Spec Asmt	-
TOTALS		5227200.00 Sq. ft / 120.00 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024 (In Process)	\$119,430	\$294,120	\$413,550	\$32,080	\$105,050
2023	\$138,010	\$317,610	\$455,620	\$31,260	\$102,110

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
6/8/2021	EELLS, DANIEL DALE	MENNE FAM TRUST	21-010194	\$450,000	Warranty Deed
	EELLS, DALLAS DALE & EELLS, DANIEL DALE	EELLS, DANIEL DALE	21-004563	-	Death Certificate
	EELLS, DALLAS	EELLS, DALLAS DALE & EELLS, DANIEL DALE	08-010387	-	Bargain & Sale

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 6/17/2024 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$1,157.64	\$639.70	\$517.94	\$1,157.64	\$0.00	-	\$0.00
2022	\$1,033.60	\$626.96	\$406.64	\$1,033.60	\$0.00	-	\$0.00
2021	\$981.94	\$605.98	\$375.96	\$981.94	\$0.00	-	\$0.00
2020	\$987.45	\$633.66	\$353.79	\$987.45	\$0.00	-	\$0.00
2019	\$926.85	\$608.41	\$318.44	\$926.85	\$0.00	-	\$0.00
2018	\$897.89	\$598.77	\$299.12	\$897.89	\$0.00	-	\$0.00
2017	\$912.16	\$599.48	\$312.68	\$912.16	\$0.00	-	\$0.00
2016	\$801.80	\$505.86	\$295.94	\$801.80	\$0.00	-	\$0.00
2015	\$757.13	\$473.46	\$283.67	\$757.13	\$0.00	-	\$0.00
2014	\$746.43	\$482.52	\$263.91	\$746.43	\$0.00	-	\$0.00
2013	\$659.69	\$0.00	\$0	\$659.69	\$0.00	-	\$0.00
2012	\$643.89	\$0.00	\$0	\$643.89	\$0.00	-	\$0.00
2011	\$643.39	\$0.00	\$0	\$643.39	\$0.00	-	\$0.00
2010	\$671.94	\$0.00	\$0	\$671.94	\$0.00	-	\$0.00
2009	\$647.08	\$0.00	\$0	\$647.08	\$0.00	-	\$0.00
2008	\$703.20	\$0.00	\$0	\$703.20	\$0.00	-	\$0.00
2007	\$632.37	\$0.00	\$0	\$632.37	\$0.00	-	\$0.00
2006	\$630.85	\$0.00	\$0	\$630.85	\$0.00	-	\$0.00
2005	\$624.91	\$0.00	\$0	\$624.91	\$0.00	-	\$0.00
2004	\$580.42	\$0.00	\$0	\$580.42	\$0.00	-	\$0.00
2003	\$499.25	\$0.00	\$0	\$499.25	\$0.00	-	\$0.00
2002	\$538.00	\$0.00	\$0	\$538.00	\$0.00	-	\$0.00
2001	\$479.91	\$0.00	\$0	\$479.91	\$0.00	-	\$0.00
2000	\$413.05	\$0.00	\$0	\$413.05	\$0.00	-	\$0.00
1999	\$409.04	\$0.00	\$0	\$409.04	\$0.00	-	\$0.00
1998	\$379.16	\$0.00	\$0	\$379.16	\$0.00	-	\$0.00
1997	\$400.46	\$0.00	\$0	\$400.46	\$0.00	-	\$0.00
1996	\$438.54	\$0.00	\$0	\$438.54	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2023	JOCO-112187	10-27-2023	\$1,122.91
2022	JOCO-83604	11-15-2022	\$1,002.59
2021	JOCO-29229	11-12-2021	\$952.48
2020	1220562	11-6-2020	\$957.83
2019	1176198	11-13-2019	\$899.04
2018	1136177	11-14-2018	\$870.95
2017	1067885	11-8-2017	\$884.80
2016	1027065	11-9-2016	\$777.75
2015	982941	11-12-2015	\$734.42
2014	941296	11-12-2014	\$724.04
2013	892937	11-13-2013	\$639.90
2012	844690	11-14-2012	\$624.57
2011	781295	11-9-2011	\$624.09
2010	734258	11-12-2010	\$651.78
2009	677436	11-12-2009	\$627.67
2008	621774	11-12-2008	\$682.10
2007	575495	11-14-2007	\$613.40
2006	518885	11-8-2006	\$611.92
2005	468271	11-9-2005	\$606.16
2004	423408	11-10-2004	\$563.01
2003	365988	11-10-2003	\$484.27
2002	322132	11-13-2002	\$521.86
2001	249296	10-22-2001	\$465.51
2000	200968	10-25-2000	\$400.66
1999	161643	11-10-1999	\$396.77
1998	107129	11-4-1998	\$367.79
1997	62145	12-10-1997	\$388.45
1996	23585	1-1-1938	\$438.54



After recording return to:
Menne Family Trust
PO Box 2333
Grants Pass, OR 97528

Until a change is requested all tax
statements shall be sent to the
following address:
Menne Family Trust
PO Box 2333
Grants Pass, OR 97528

File No.: 7151, 3739424 (KAF)
Date: May 06, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK **2021-010194**
DED-WRD
Cnt=1 Pgs=3 Stn=3 JJOHNSON 06/08/2021 08:54 AM
\$15.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$101.00**
I, Rhiannon Henkels, County Clerk, certify that the within
document was received and duly recorded in the official
records of Josephine County.

101.

STATUTORY WARRANTY DEED

Daniel Dale Eells, Grantor, conveys and warrants to **David Joseph Menne and Keith David Menne, Co-Trustees of the Menne Family Trust, dated May 11, 1992**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$450,000.00**. (Here comply with requirements of ORS 93.030)

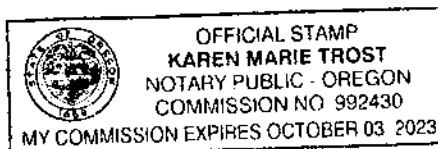
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28 day of MAY, 2021.

Daniel Dale Eells
Daniel Dale Eells

STATE OF Oregon)
County of Multnomah) ss.

This instrument was acknowledged before me on this 28 day of MAY, 2021
by **Daniel Dale Eells**.



[Signature]
Notary Public for Oregon

My commission expires: OCT 3 2023

3

APN: R334280

Statutory Warranty Deed
- continued

File No.: 7151-3739424 (KAF)

EXHIBIT A

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

Beginning at the Northeast corner of Section 19, Township 37 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon; thence South along the East line of said Section 2904 feet; thence West, parallel with the North line of the Northeast Quarter of said Section 1800 feet; thence North parallel with the East line of said Northeast Quarter, 2904 feet to a point on the North line of said Section 19; thence East 1800 feet to the point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.

TOGETHER WITH a non-exclusive easement for ingress and egress, 30 feet in width, along existing shale roads beginning at Marble Mountain Road in Section 18, Township 37 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon; thence Southerly along said road in the East Half of Section 18 to the North line of Section 19 in said Township and Range; thence Southerly and Easterly in the North Half of said Section 19 to the West line of the above described tract of land.

RESERVING onto the grantors a non-exclusive easement for ingress and egress, 30 feet in width, along existing shale roads lying within the herein described tract for the benefit of the remaining land of the grantors in Sections 18, 19 and 30, Township 37 South, Range 6 West, Josephine County, Oregon.

This map was prepared for
measurement purposes only.

CANCELLED T.L.

3700 TI
1801
1200-10
500-10
3090
600
601
602
700
800
900
3800-30

SEE ALSO 37 5

37 6
8 INDEX

9 66 476 726



First American Title

37060000001002
509 Marble Mountain Rd
Grants Pass, OR 97527



Taxlot



Subject



Taxlot



First American Title

37060000001002
509 Marble Mountain Rd
Grants Pass, OR 97527



Aerial



Subject

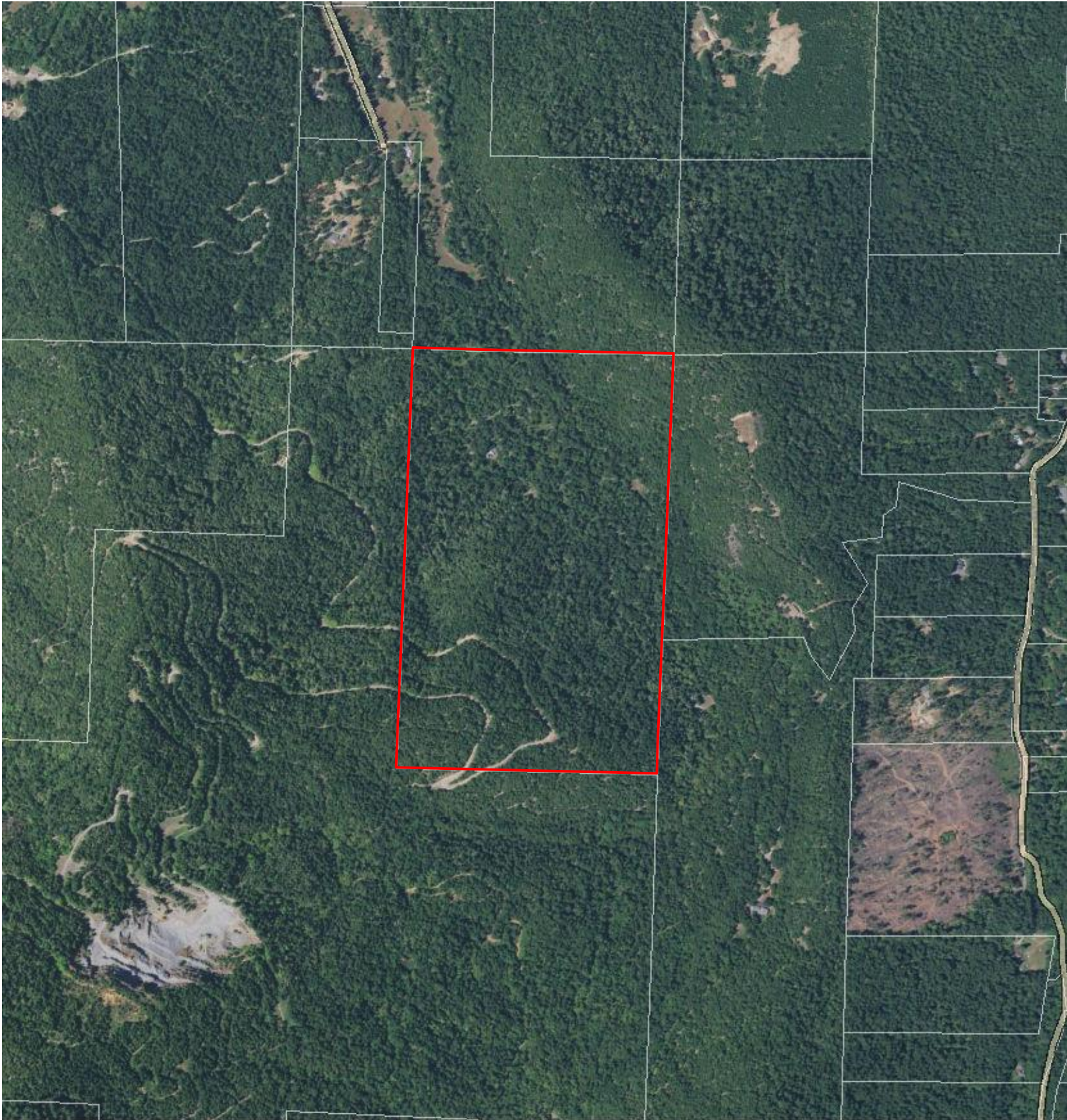


Taxlot



First American Title

37060000001002
509 Marble Mountain Rd
Grants Pass, OR 97527



Aerial



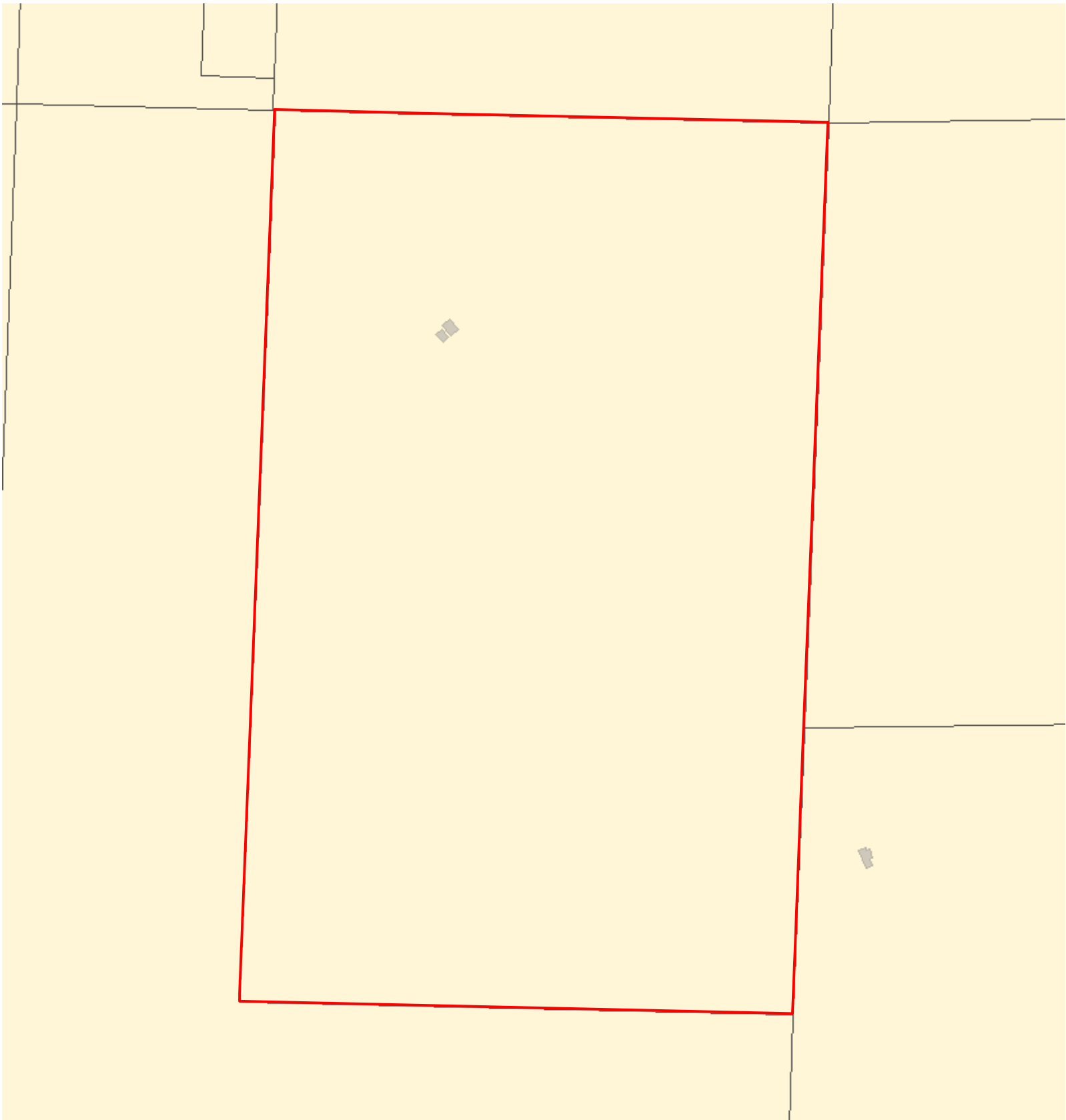
Subject



Taxlot

6/17/2024

First American Title Insurance Company makes no express or implied warranty respecting the Information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. <https://www.homejunction.com/> School information is copyrighted and provided by GreatSchools.org. <https://www.greatschools.org>



Community



High School



Middle School



Elementary School



Water Feature



Health Care



Fire Station



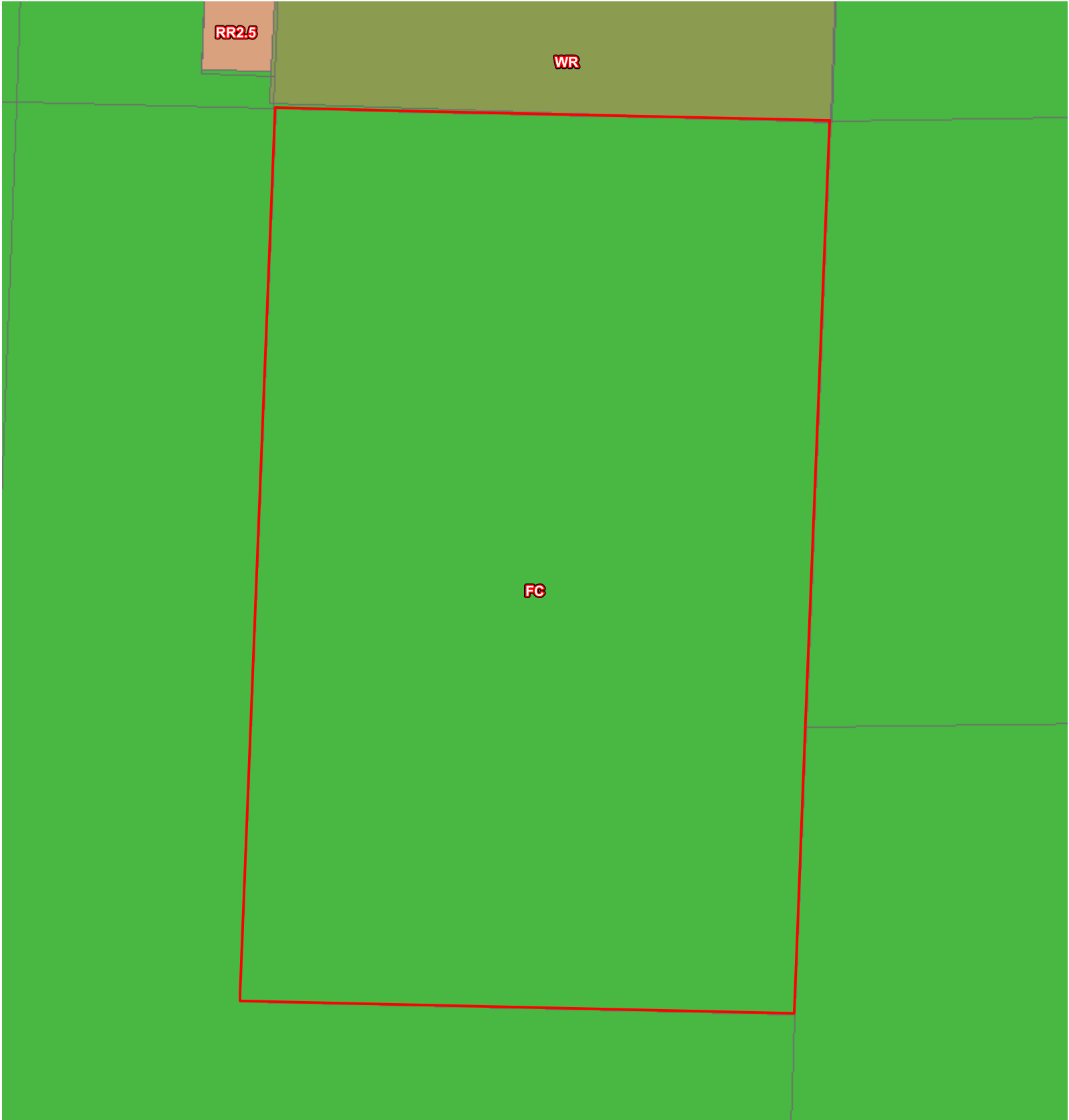
Library



City Limits



Parks



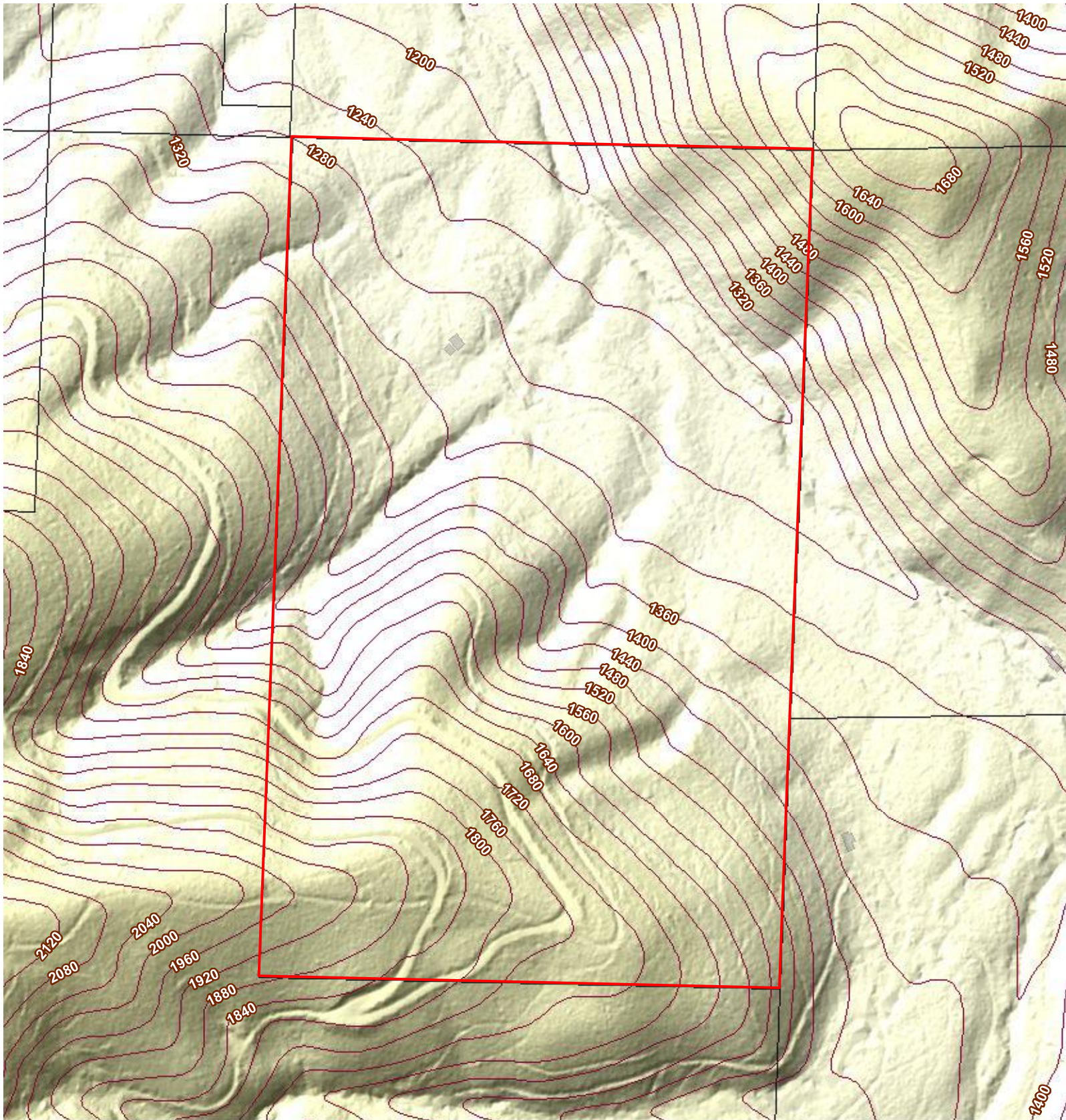
Zoning



Subject

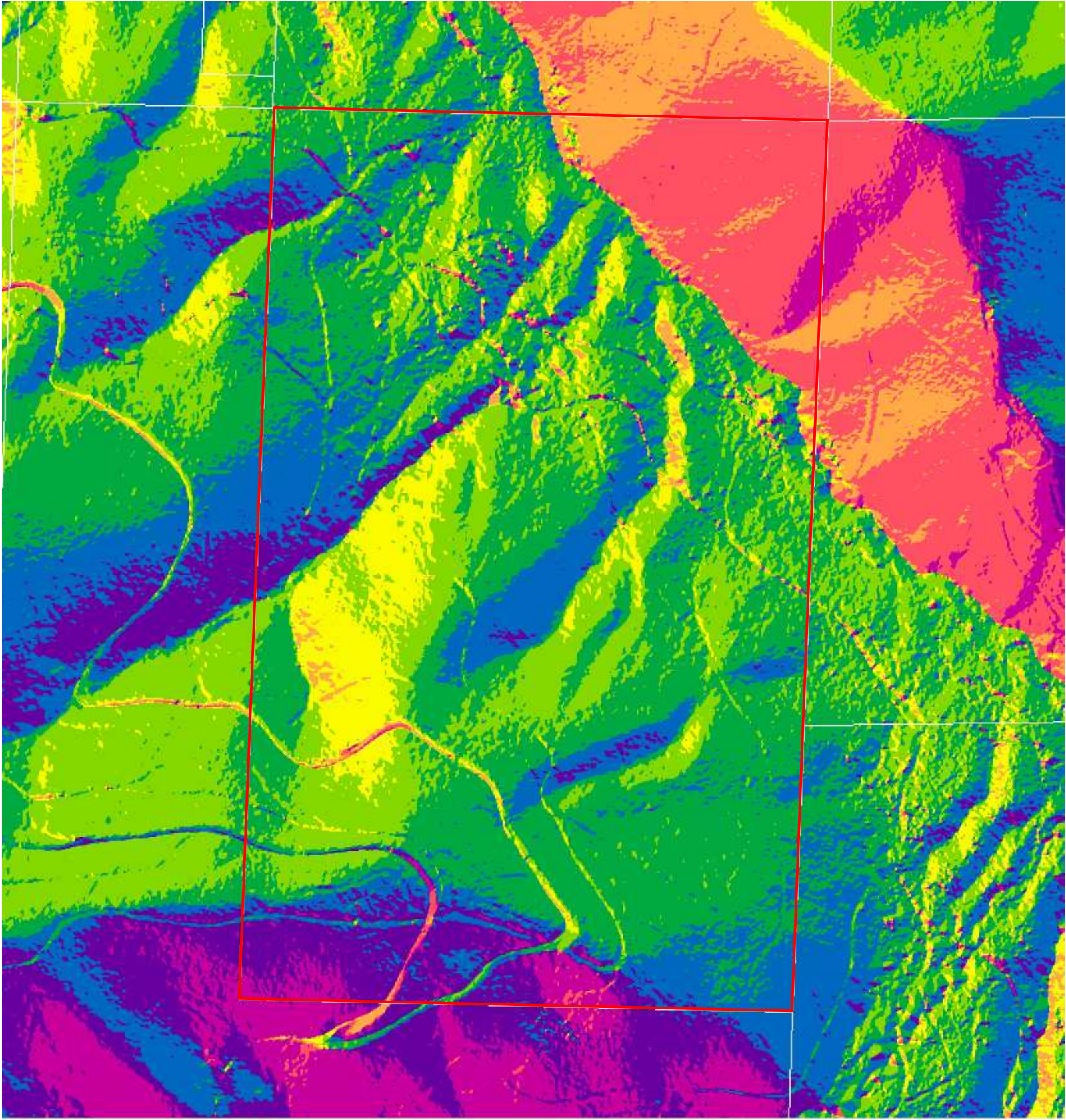


Taxlot

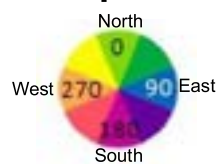


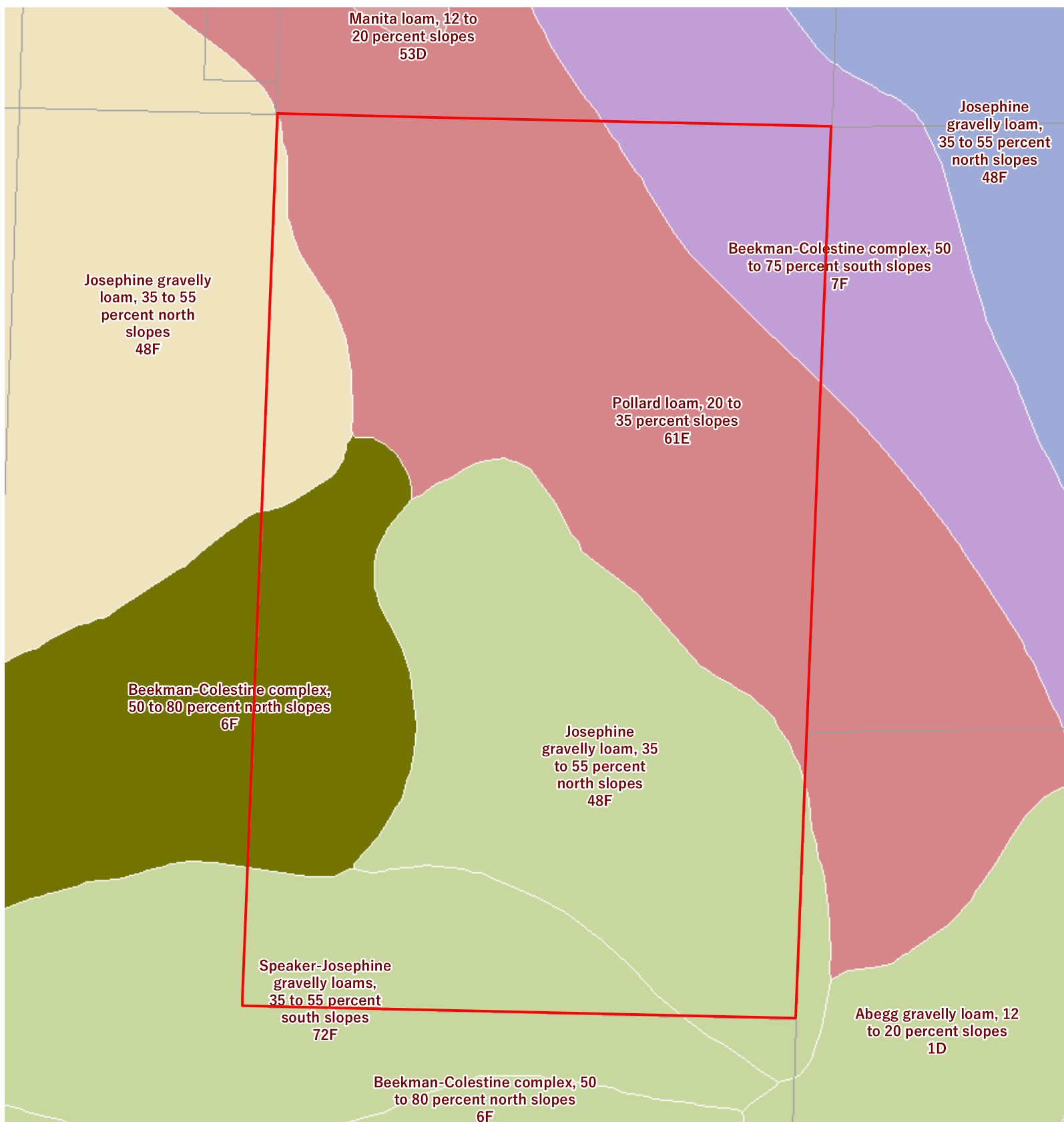
Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard



Aspect





Soil



Subject



Taxlot