

Multnomah County, Oregon
multco.us

**Department of Community Services
Land Use Planning and Transportation
Program**
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Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
This map is not printed to scale and should not be used for measurement.
Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
There are no warranties expressed or implied.

Map Comments:

Aerial Photo taken in 1998 with the subject property highlighted in red

[Web Layout](#)

SECTIONAL ZONING MAP

[illegible]

EXHIBIT
B.7

SE 1/4



2.00 DISTRICTS. The County of Multnomah shall be divided into the following districts, the uses, height and area regulations being uniform in each district. These districts shall be known as:
2.10 DISTRICT NAMES

SHORT TITLE

DISTRICT

F-2	Agriculture, grazing, horticulture and timber growing district, with a minimum lot size of two (2) acres.
R-40	Single family residential district, with a minimum lot size of forty thousand (40,000) square feet.
R-30	Single family residential district, with a minimum lot size of thirty thousand (30,000) square feet.
R-20	Single family residential district, with a minimum lot size of twenty thousand (20,000) square feet.
R-10	Single family residential district, with a minimum lot size of ten thousand (10,000) square feet.
R-7.5	Single family residential district, with a minimum lot size of seven thousand five hundred (7,500) square feet.
R-7	Single family residential district, with a minimum lot size of seven thousand (7,000) square feet.
R-4	Two-family residential district.
A-2	Apartment residential district.
C-4	Local Commercial district.
C-3	Retail Commercial district.
C-2	General Commercial district.
M-4	Manufacturing-Industrial Park District.
M-3	Light Manufacturing district.
M-2	General Manufacturing district.
M-1	Heavy Manufacturing district.

Property Owner Property Address 2019 Assessed Value
 R322458 HEGSTAD,DOREEN F TR E WOODARD RD, TROUTDALE, OR 97060 **\$445,150**

GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description SECTION 31 1N 4E, TL 600 8.36 ACRES
 Alternate Account Number R944310660
 Neighborhood R020
 Map Number 1N4E31DB -00600
 Property Use B - RESIDENTIAL IMPROVED
 Levy Code Area 358

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.

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

OWNER INFORMATION

Owner Name HEGSTAD,DOREEN F TR
 Mailing Address 1334 SW NANCY CT GRESHAM, OR 97080

IMPROVEMENTS

✕ Expand/Collapse All

⊕ Improvement #1 Improvement Type Building Type Class
 - SINGLE FAMILY RESIDENTIAL 1 STY W/BSMT 4P

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	RES RESIDENTIAL LAND	8.36 acres
TOTALS		364,162 Sq. ft / 8.36 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	M5 VALUE	EXEMPTIONS	M50 ASSESSED
2019	\$329,990	\$278,500	- / -	\$608,490	\$608,490		\$445,150
2018	\$329,990	\$278,500	- / -	\$608,490	\$608,490		\$432,190
2017	\$288,580	\$246,000	\$0 / \$0	\$534,580	\$534,580		\$419,610
2016	\$261,890	\$226,500	\$0 / \$0	\$488,390	\$488,390		\$407,390
2015	\$235,220	\$203,100	\$0 / \$0	\$438,320	\$438,320		\$395,530
2014	\$185,160	\$203,100	\$0 / \$0	\$388,260	\$388,260		\$384,010
2013	\$171,830	\$201,000	\$0 / \$0	\$372,830	\$372,830		\$372,830

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
BSD	HEGSTAD,CLIFTON E TR-50% & HEGSTAD,DOREEN F TR-50%	HEGSTAD,DOREEN F TR	<u>2020030630</u>	3/13/2020	-
WD	HEGGSTAD,CLIFTON E & HEGGSTAD,DOREEN F	HEGSTAD,CLIFTON E TR-50% & HEGSTAD,DOREEN F TR-50%	<u>2016098955</u>	8/10/2016	-
INST	HEGGSTAD,CLIFTON E & HEGGSTAD,DOREEN F	HEGGSTAD,CLIFTON E & HEGGSTAD,DOREEN F	BP21390539		-



- 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: 6/29/2020

↕ Details

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2019	\$6,152.06	\$6,152.06	\$0	\$6,152.06	\$0.00	-	\$0.00
2018	\$5,886.48	\$5,886.48	\$0	\$5,886.48	\$0.00	-	\$0.00
2017	\$5,679.91	\$5,679.91	\$0	\$5,679.91	\$0.00	-	\$0.00
2016	\$5,509.70	\$5,509.70	\$0	\$5,509.70	\$0.00	-	\$0.00
2015	\$5,378.21	\$5,378.21	\$0	\$5,378.21	\$0.00	-	\$0.00
2014	\$5,067.27	\$5,067.27	\$0	\$5,067.27	\$0.00	-	\$0.00
2013	\$5,546.26	\$5,546.26	\$0	\$5,546.26	\$0.00	-	\$0.00
2012	\$5,635.36	\$5,635.36	\$0	\$5,635.36	\$0.00	-	\$0.00
2011	\$5,518.29	\$0.00	\$0	\$5,518.29	\$0.00	-	\$0.00
2010	\$5,481.34	\$0.00	\$0	\$5,481.34	\$0.00	-	\$0.00
2009	\$5,199.79	\$0.00	\$0	\$5,199.79	\$0.00	-	\$0.00
2008	\$4,989.99	\$0.00	\$0	\$4,989.99	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due \$0.00

Past Years Due \$0.00

Total Due \$0.00

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TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2019	MULT-605989	11-20-2019	\$5,967.50
2018	MULT-235600	11-20-2018	\$5,709.88
2017	8797735	11-16-2017	\$5,509.51
2016	8293425	11-10-2016	\$5,344.41
2015	8071968	11-16-2015	\$5,216.86
2014	7716428	11-17-2014	\$4,915.25
2013	7333505	11-13-2013	\$5,379.87
2012	6926483	11-9-2012	\$5,466.30
2011	6659681	11-16-2011	\$5,352.74
2010	6145925	11-8-2010	\$5,316.90
2009	5952087	11-23-2009	\$5,043.80
2008	5560892	11-17-2008	\$4,840.29

AFTER RECORDING RETURN TO:
Gary M. St. Louis
1606 SE Glenwood Street
Portland, Oregon 97202

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO:

NO CHANGE.

Multnomah County Official Records
E Murray, Deputy Clerk

2020-030630



\$87.00

02465308202000306300020023

03/13/2020 09:37:34 AM

DEED-DEED

\$10.00 \$11.00 \$60.00 \$6.00

Pgs=2 Stn=36 ATBH

STATUTORY BARGAIN AND SALE DEED

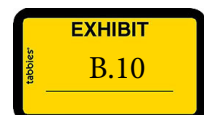
Doreen F. Hegstad, Successor Trustee of the Clifton E. Hegstad Trust dated August 5, 2016, 29421 Woodard Road, Troutdale, Oregon 97060, Grantor, conveys to Doreen F. Hegstad, Trustee of the Clifton E. Hegstad Disclaimer Trust created under the Clifton E. Hegstad Trust dated August 5, 2016, 29421 Woodard Road, Troutdale, Oregon 97060, Grantee, a fifty percent (50%) interest in the following described real property, free of encumbrances except for matters of public record:

Tract in Section 31, Township 1 North, Range 4 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the West 15 acres of the Northwest 1/4 of the Southeast 1/4 Section of Section 31, said Township & Range, said point being South 89°20'00" West 2132.13 feet and South 0°20'55" West 1316.67 feet from the East 1/4 corner of said Section 31 and running thence North 0°20'55" East along the East line of the said 15 acre tract, 1316.67 feet to the Northeast corner of said tract; thence North 89°20'00" East 490.03 feet to the Northwest corner of the property described in the deed recorded in Book 315, page 113, Multnomah County Records of Deeds; thence South 0°15'40" West along the West line of the last mentioned property, 700 feet; thence South 89°20'00" West 291.11 feet; thence South 0°20'55" West 616.23 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 31; thence S.89°12'00"W along said South line 200 feet to the point of beginning, excepting that portion lying within the right of way of Woodard Road.

The true consideration for this conveyance is NONE. This is a distribution from a Trust.

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.

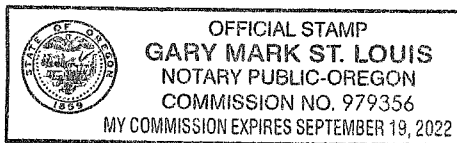
Dated: March 11, 2020.

Clifton E. Hegstad Trust dated August 5, 2016

By: Doreen F. Hegstad
Doreen F. Hegstad, Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on March 11, 2020, by Doreen F. Hegstad as Successor Trustee of the Clifton E. Hegstad Trust dated August 5, 2016.



[Signature]
Notary Public for Oregon
My Commission Expires: 9/19/22

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