



511 Washington St, Suite 208  
 The Dalles, OR 97058  
 541-506-2540

## Property Account Summary

4/2/2026

Account Number	7120	Property Address	3455 THREE MILE RD , THE DALLES, OR 97058
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### General Information

Alternate Property #	01N13 E00 01800 00
Property Description	SECTION 0 TOWNSHIP 1N RANGE 13E QUARTER PRCL 1800MapTax Lot: 01N13 E00 01800 00
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	123
Remarks	

### Tax Rate

Description	Rate
Total Rate	11.8655

### Property Characteristics

Potential Additional Tax	
Property Class Category	559: EFU MH or FARM EFU MS or FARM EFU MH
Neighborhood	212: AA2/VA12 RURAL REMOTE
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	132.08
Fire patrol acres	86.61

### Related Properties

7405 is TCA SPLIT CODE this property

### Property Values

Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
Assessed Value Regular (AVR)	\$98,550	\$104,820	\$105,590	\$97,640	\$85,740

Total Exemption Amount Regular (EAR)					
Taxable Value Regular (TVR)	\$98,550	\$104,820	\$105,590	\$97,640	\$85,740
MKLND + SAMKL (MKLTL)	\$465,680	\$485,840	\$520,010	\$462,970	\$313,570
MKIMP + SAMKI (MKITL)					
Real MKT Total (MKTTL)	\$465,680	\$485,840	\$520,010	\$462,970	\$313,570
Market Land (MKLND)					
Display Only (M5SAV)	\$358,640	\$361,860	\$391,700	\$365,120	\$241,940
Market Improvement(MKIMP)					
SA Por Only-Exc Val Not Incl (SAVL)	\$98,550	\$104,820	\$105,590	\$97,640	\$85,740
Market Portion BMAV + EAV (MAVMK)					
Exception Base Value NEWCN+OEV (EBV)					
Exception Assessed Value (EAV)					

## Active Exemptions

No Exemptions Found

## Events

Effective Date	Entry Date-Time	Type	Remarks
01/04/2018	02/01/2018 10:03:00	Recording Processed	Property Transfer Filing No.: 5566, WARRANTY DEED, Recording No.: 2018000053 01/04/2018 by jasonw
10/05/2017	10/16/2017 10:32:00	Recording Processed	Property Transfer Filing No.: 5233, BARGAIN & SALE DEED, Recording No.: 2017003950 10/05/2017 by jasonw

## Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

## Receipts

Date	Receipt No.	Charged	Amount Due	Tendered	Change
11/13/2025 00:00:00	<a href="#">572056</a>	\$1,272.38	\$1,272.38	\$1,234.21	\$0.00
11/20/2024 00:00:00	<a href="#">559067</a>	\$1,393.86	\$1,393.86	\$1,352.05	\$0.00
11/15/2023 00:00:00	<a href="#">541170</a>	\$1,406.78	\$1,406.78	\$1,364.58	\$0.00
11/15/2022 00:00:00	<a href="#">522984</a>	\$1,304.77	\$1,304.77	\$1,265.62	\$0.00
11/15/2021 10:30:00	<a href="#">506511</a>	\$1,139.45	\$1,139.45	\$1,105.27	\$0.00

## Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
01/04/2018	02/01/2018	2018000053	\$555,000.00	5566		M	No
10/05/2017	10/16/2017	2017003950	\$1.00	5233	BS	M	No
02/29/2008		000028437	\$0.00	2008000910	WD	M	No
10/01/2004		000023426	\$0.00	0000000000	QC	M	No
09/30/2004		000023293	\$0.00	0000000000	BS	M	No
08/09/2004		000023177	\$0.00	0000000000	AC	M	No
04/06/2004		000023175	\$0.00	0000000000	CC	M	No
03/11/2001		000023176	\$0.00	0000000000	AC	M	No
02/26/1996		000010492	\$150,000.00	0000000000	C	M	No





511 Washington St, Suite 208  
 The Dalles, OR 97058  
 541-506-2540

## Property Account Summary

4/2/2026

Account Number	7350	Property Address	NO SITUS ADDRESS , NO SITUS CITY, OR 00000
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### General Information

Alternate Property #	01N13 E29 00200 00
Property Description	SECTION 29 TOWNSHIP 1N RANGE 13E QUARTER PRCL 200MapTax Lot: 01N13 E29 00200 00
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	123
Remarks	

### Tax Rate

Description	Rate
Total Rate	11.8655

### Property Characteristics

Property Class Category	550: EFU VAC or FARM EFU VAC
Potential Additional Tax	
Neighborhood	212: AA2/VA12 RURAL REMOTE
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	12.00
Fire patrol acres	1.6

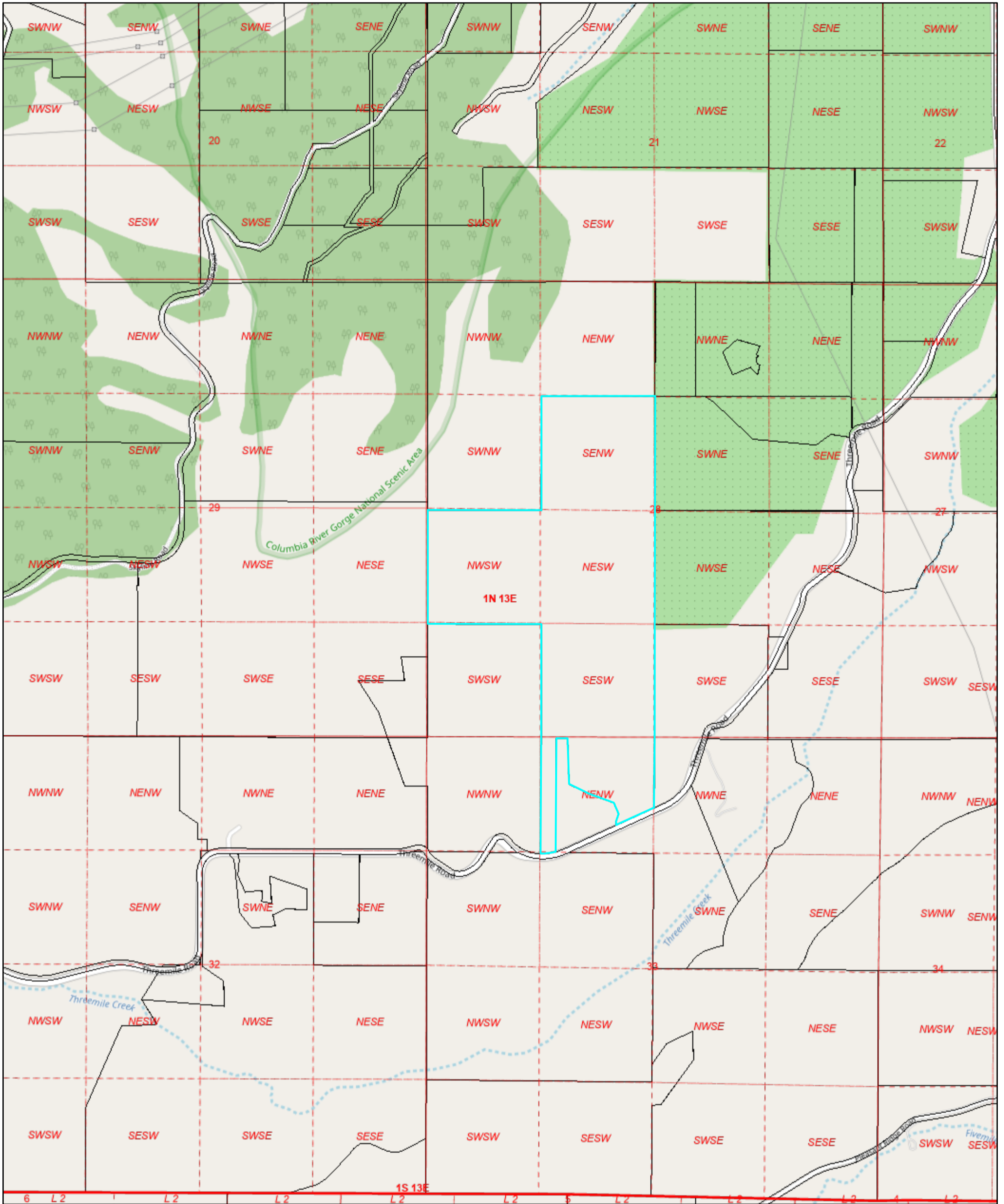
### Related Properties

No Related Properties Found

### Property Values

Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
Assessed Value Regular (AVR)	\$140	\$140	\$140	\$130	\$120
Total Exemption Amount Regular (EAR)					

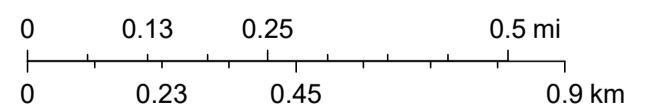




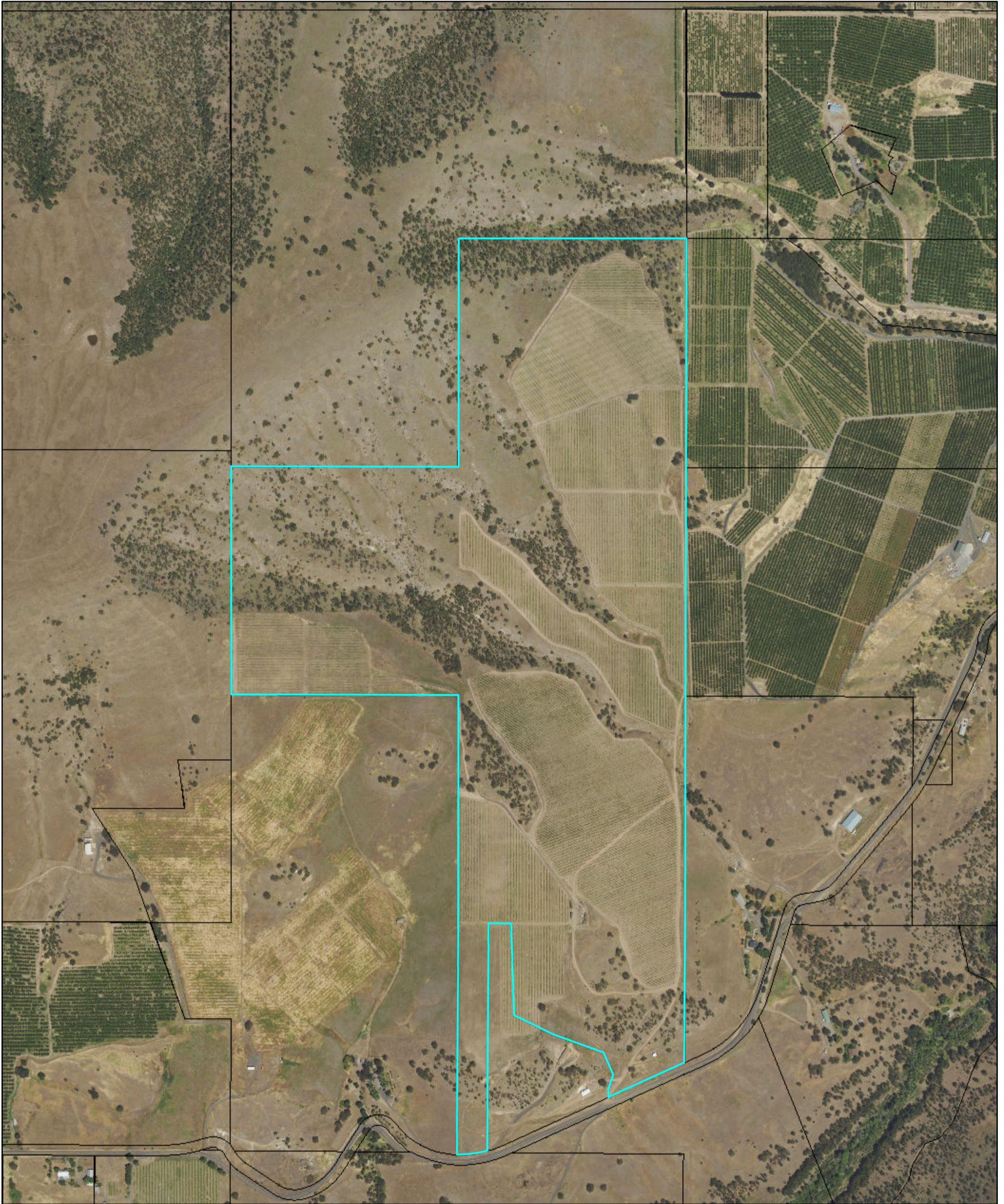
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- Quarter Sections
- Sections
- Townships
- Taxlots

1:18,056




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 Taxlots

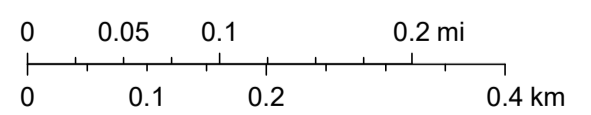
2022 Aerials OSIP

 Red: Band\_1

 Green: Band\_2

 Blue: Band\_3

1:9,028



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Wasco County Official Records **2018-000053**  
DEED-D  
Stn=36 PAULB **01/04/2018 03:45:00 PM**  
\$20.00 \$11.00 \$10.00 \$20.00 \$19.00 **\$80.00**

I, Lisa Gambee, County Clerk for Wasco County,  
Oregon, certify that the instrument identified herein  
was recorded in the Clerk records.

**After Recording Return to:**  
AmeriTitle  
100 West 2nd Street  
The Dalles, OR 97058

**Grantor's Address:**  
Gary Piper & Connie L. Piper  
1800 NW Kenny Drive  
Pullman, WA 99163

**Grantee's Address &  
Mail Tax Statements to:**  
Mitchell Ag Investments LLC  
ATTN: David C. Brown, Member  
9935 SW Commerce Circle  
Wilsonville, OR 97070

**Consideration:** \$555,000.00

**Tax Account No.** 1N-13E-0-1800-00  
**Reference No.** 7120 & 7405

**WARRANTY DEED**

Gary Piper and Connie L. Piper, husband and wife, Grantor; convey and warrant to Mitchell Ag Investments LLC., an Oregon limited liability company, Grantee; the real property commonly known as 3455 Three Mile Road, The Dalles, Wasco County, Oregon, 97058, free of encumbrances except as specifically set forth herein. Said real property is more particularly described as:

**PARCEL 1:**

A tract of land in Sections 28 and 33, Township 1 North, Range 13 East of the Willamette Meridian, being more particularly described as Parcel 1 of Partition Plat No. 2005-0025, recorded August 29, 2005, as Microfilm No. 2005-004847, Wasco County Records, in the County of Wasco and State of Oregon.

**PARCEL 2:**

A non-exclusive easement 46 feet in width, the center line is described as follows: Beginning at a point 23 feet East of the Southwest corner of Parcel 2, Partition Plat 2005-0025, thence North along a line parallel to the West property line a distance of 120 feet.

**TOGETHER WITH:**

The 1971 Fleetwood 12' x 60' Broadmore mobile home, Serial Number S3267, located on the premises.

**SUBJECT TO:**

1. Any encroachment (of existing improvements located on the subject Land onto

 1966617

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.

2. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

3. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

4. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: January 12, 1968  
Instrument No.: 680048

5. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: December 15, 1997  
Instrument No.: 975685  
The exact location and extent of said easement is not disclosed of record.

6. Notice of Decision, including the terms and provisions thereof,  
Recorded: January 6, 1999  
Instrument No.: 990057

7. Farm Management Easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Owners of all property adjacent to the herein described property  
Recorded: January 6, 1999  
Instrument No.: 990058

8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Wasco Electric Cooperative, Inc.  
Recorded: March 1, 2000  
Instrument No.: 20000872  
The exact location and extent of said easement is not disclosed of record.

9. Notice of Decision, including the terms and provisions thereof,  
Recorded: August 15, 2005  
Instrument No.: 2005-004577

10. Farm Management Easement, including the terms and provisions thereof,  
Recorded: August 15, 2005  
Instrument No.: 2005-004578

11. Matters as shown on the Partition Plat No. 2005-0025.

12. Easement, Covenant and Servitude, including the terms and provisions thereof,  
Recorded: March 16, 2006  
Instrument No.: 2006-001556

13. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$54,000.00

Trustor/Grantor: Donald N. Clauson & E. Joanne Clauson, husband & wife

Trustee: Krista L. White

Beneficiary: Navy Federal Credit Union Dated: August 29, 2006

Recorded: September 27, 2006

Instrument No.: 2006-005613

AFFECTS: Parcel 2

14. Order, including the terms and provisions thereof,

Recorded: March 21, 2007

Instrument No.: 2007-001512

15. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: April 2, 2008

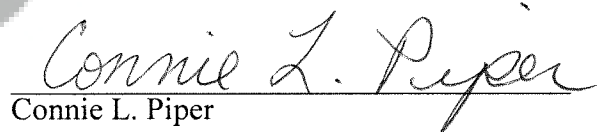
Instrument No.: 2008-001393

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is Five Hundred Fifty Five Thousand and 00/100 Dollars (\$555,000.00).

Dated this 4<sup>th</sup> day of January, 2018.

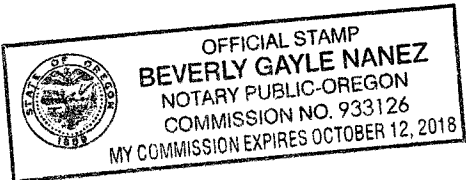
  
\_\_\_\_\_  
Gary Piper

  
\_\_\_\_\_  
Connie L. Piper

[NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF OREGON            )  
  ) ss.  
County of Wasco            )

This instrument was acknowledged before me on January 4, 2018, by Gary Piper and Connie L. Piper.



*Beverly G Nanez*  
\_\_\_\_\_  
Notary Public for Oregon

Unofficial Copy