

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

**68405 Fryrear Rd
Sisters, OR 97759
167127**

OWNER

1998 Patterson Revocable Trust

DATE PREPARED

8/3/2026



***First American
Title Insurance Company***

**Customer Service Department
541.382.4201 | cs.deschutes.or@firstam.com**

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First American Title Insurance Company

**68405 Fryrear Rd
Sisters, OR 97759**

167127

OWNER INFORMATION

Owner Name: 1998 Patterson Revocable Trust
Mailing Address: 68405 Fryrear Rd, Sisters, OR 97759

LOCATION INFORMATION

Legal Description: SEC 8 - S 1/2 SE 1/4

APN:	167127	Census Tract:	000603
County:	DESCHUTES	Tract #:	
Subdivision:		Neighborhood:	
School District:	Sisters School District 6	Middle School:	Sisters Middle School
Elementary School:	Sisters Elementary School	High School:	Sisters High School

PROPERTY CHARACTERISTICS

Land Use:	Sfr	Acres:	81.79
Lot Area:	3,562,772 Sq. Ft.	Zoning:	Efusc
Living Area:	5,350 Sq. Ft.	Res Units:	
Year Built:	1983	Comm Units:	
Total Rooms:	0	Fireplace:	3
Bedrooms:	2	Cooling:	
Baths:	3 / 1	Heating:	
Parking Type:	Garage	Stories:	2
Garage Spaces:	5	Building Condition:	
Building Quality:			

LAST TRANSFER / LAST MARKET SALE

LMS Doc#:	2022.26008	Last Sale Rec Date:	06/30/2022
LMS Lender:		Last Sale Price:	\$4,200,000
LMS Loan Amount:		Cost Per Ft:	\$785

TAX INFORMATION

Assess Value:	\$933,718	Land Value:	
Improvement Value:		Property Tax:	\$13853.30
Improvement %:	69.86%	Tax Year:	2025
Exemption:		Tax Rate Area:	6012

Property Detail Report

68405 Fryrear Rd, Sisters, OR 97759-9100

APN: 167127

Deschutes County Data as of: 07/24/2026

Owner Information

Owner Name:	1998 Patterson Revocable Trust		
Vesting:			
Mailing Address:	68405 Fryrear Rd, Sisters, OR 97759-9100	Occupancy:	Owner Occupied

Location Information

Legal Description:	Sec 8 - S 1/2 Se 1/4	County:	Deschutes, OR
APN:	167127	Alternate APN:	151108-00-00700
Munic / Twnshp:		Twtnshp-Rng-Sec:	15S-11-08
Subdivision:		Tract #:	
Neighborhood:		School District:	Sisters School District 6
Elementary School:	Sisters Elementary...	Middle School:	Sisters Middle Sch...
Latitude:	44.27874	Longitude:	-121.43816
		High School:	Sisters High Schoo...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	06/30/2022 / 06/30/2022	Price:	\$4,200,000	Transfer Doc #:	2022.26008
Buyer Name:	1998 Leeanne Y Patterson And L / Patterson Leeanne Y	Seller Name:	Anthony L And Ronda R Wiltse Living Trust	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:	06/30/2022 / 06/30/2022	Sale Price / Type:	\$4,200,000 /	Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$785	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2022.26008
Seller Name:	Anthony L And Ronda R Wiltse Living Trust			Title Company:	Western Title
Lender:					

Prior Sale Information

Sale / Rec Date:	03/29/2007 / 04/05/2007	Sale Price / Type:	\$2,581,400 / Confirmed	Prior Deed Type:	Warranty Deed
1st Mtg Amt / Type:	\$281,400 / Con	1st Mtg Rate / Type:	620.0 / Fix	Prior Sale Doc #:	2007.19756
Prior Lender:	Gary A Bones				

Property Characteristics

Gross Living Area:	12,590 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1983
Living Area:	5,350 Sq. Ft.	Bedrooms:	2	Stories:	2
Total Adj. Area:		Baths (F/3Q/H/Q):	3/0/1/0	Parking Type:	Garage
Above Grade:	5,350 Sq. Ft.	Pool:		Garage #:	5
Basement Area:		Fireplace:	3	Garage Area:	1,372 Sq. Ft.
Style:	Bi-Level	Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	Deck
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	SFR	Lot Area:	3,562,772 Sq. Ft.	Zoning:	EFUSC
State Use:	551 - Farm/Efu/...	Lot Width / Depth:		# of Buildings:	6
County Use:	551 - Improved L...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	81.79	Water / Sewer Type:	/ Septic
Flood Zone Code:	X	Flood Map #:	41017C0265E	Flood Map Date:	09/28/2007
Community Name:	Deschutes County	Flood Panel #:	0265E	Inside SFHA:	False

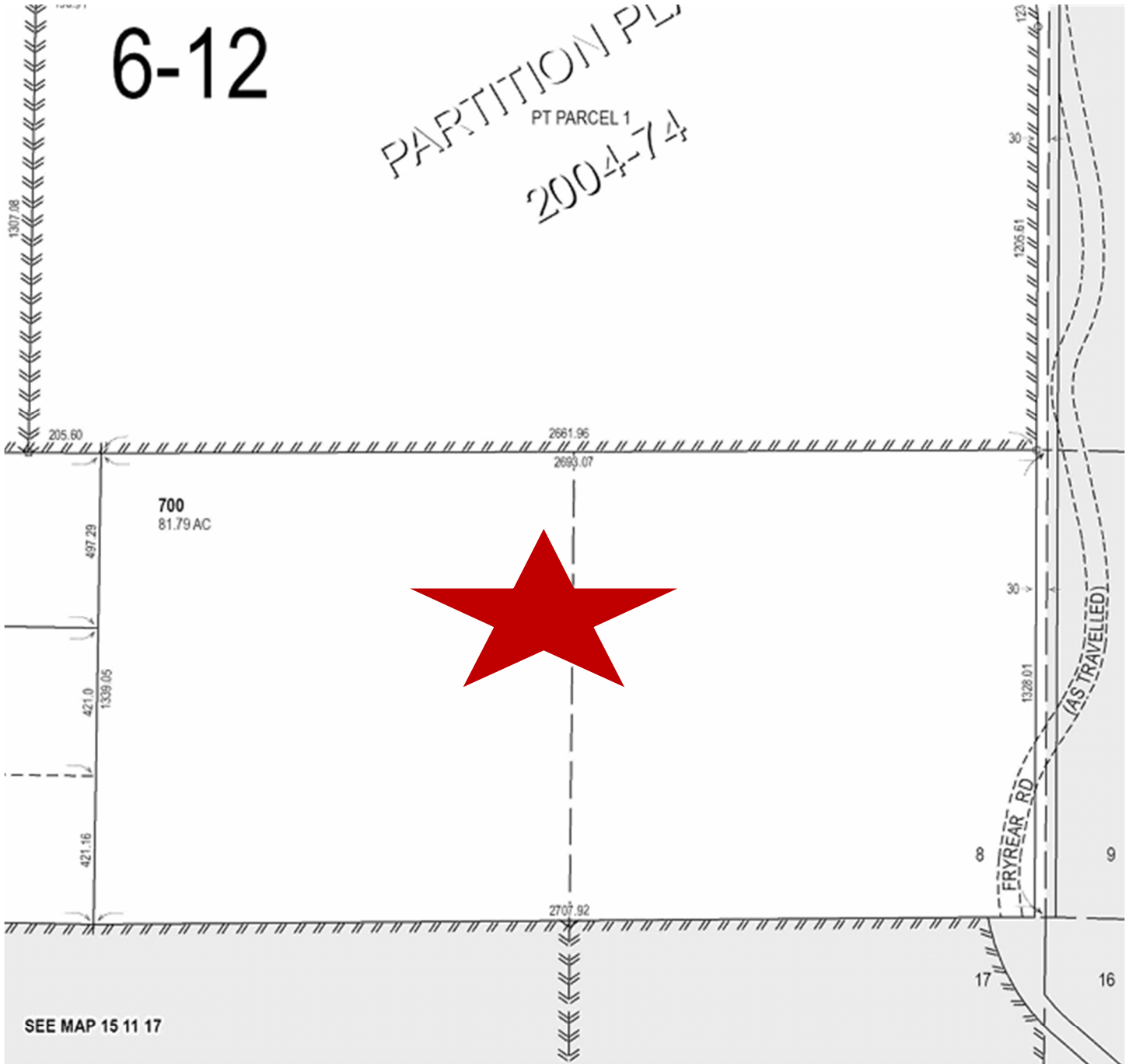
Tax Information

Assessed Year:	2025	Assessed Value:	\$933,718	Market Total Value:	\$4,353,070
Tax Year:	2025	Land Value:		Market Land Value:	\$1,311,990
Tax Area:	6012	Improvement Value:		Market Imprv Value:	\$3,041,080
Property Tax:	\$13,853.30	Improved %:	69.86%	Market Imprv %:	69.86%
Exemption:		Delinquent Year:			



6-12

PARTITION PL.
PT PARCEL 1
2004-74



First American Title™

This map/plat is being furnished as an aid in locating the herein described land in relation to the adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



Aerial



Subject



Taxlot

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0236508-YGW
Leeanne Y. Patterson
1998 Leeanne Y. Patterson and Lawrence W. Patterson
Revocable Trust (30.4% interest)
68405 Fryrear Road
Sisters, OR 97759

SEND TAX STATEMENTS TO:

Leeanne Y. Patterson
1998 Leeanne Y. Patterson and Lawrence W. Patterson
Revocable Trust (30.4% interest)
68405 Fryrear Road
Sisters, OR 97759

APN: 167127
Map: 1511080000700

Deschutes County Official Records **2022-26008**
D-D
Stn=1 BN **06/30/2022 09:47 AM**
\$15.00 \$11.00 \$10.00 \$61.00 \$6.00 **\$103.00**

I, Steve Dennison, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the
Official Records.

Steve Dennison - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Anthony L. Wiltse and Ronda R. Wiltse Trustees, or their successors, under the The Anthony L. and Ronda R. Wiltse Living Trust, dated October 1, 1998, and any amendments thereto, Grantor, conveys and warrants to Leeanne Y. Patterson and Lawrence W. Patterson, Trustees of the 1998 Leeanne Y. Patterson and Lawrence W. Patterson Revocable Trust, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Deschutes, State of Oregon:

The South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section 8, Township 15 South, Range 11 East of the Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence South 88°59'32" West, 2707.92 feet to the South Quarter corner of said Section 8; thence North 00°09'17" East 1339.05 feet along the North-South center of section line to the center South sixteenth corner; thence North 89°13'20" East 2693.07 feet to the South sixteenth corner between said Section 8 and Section 9; thence South 00°25'32" East 1328.01 feet along the East line of said Section 8 to point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS **(\$4,200,000.00)**. (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/30/2022

The Anthony L. and Ronda R. Wiltse Living Trust, dated October 1, 1998

BY: [Signature]
Anthony L. Wiltse
Trustee

BY: [Signature]
Ronda R. Wiltse
Trustee

State of OREGON
County of Deschutes

This instrument was acknowledged before me on 6/30/2022 by Anthony L. Wiltse and Ronda R. Wiltse Trustees, or their successors, under the The Anthony L. and Ronda R. Wiltse Living Trust, dated October 1, 1998, and any amendments thereto.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/1/2025

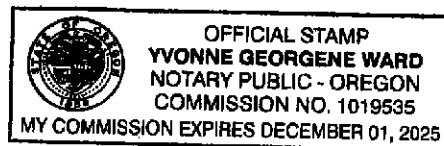


EXHIBIT "A"

Exceptions

Subject to:

As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$18,688.35

Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Three Sisters Irrigation District.

Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.

The existence of roads, railroads, irrigation ditches and canals, telephone, telegraph and power transmission facilities.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Central Electric Cooperative, Inc., a cooperative corporation
Recording Date: August 10, 1982
Recording No: 360-421

Restrictions, as disclosed in Bargain and Sale Deed,

Recording Date: April 18, 1994
Recording No.: 336-598



Deschutes County Property Information

Report Date: 8/3/2026 10:02:13 AM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: 1998 PATTERSON REVOCABLE TRUST
Map and Taxlot: 1511080000700
Account: 167127
Tax Status: Assessable
Situs Address: 68405 FRYREAR RD, SISTERS, OR 97759

Property Taxes

Current Tax Year: \$13,853.30
Tax Code Area: 6012

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 81.79
Property Class: 551 -- FARM

Ownership

Mailing Address:
1998 PATTERSON REVOCABLE TRUST
68405 FRYREAR RD
SISTERS, OR 97759

Valuation

Real Market Values as of Jan. 1, 2025

Land	\$1,311,990
Structures	\$3,041,080
Total	\$4,353,070

Current Assessed Values:

Maximum Assessed	N/A
Assessed Value	\$933,718
Veterans Exemption	

Warnings, Notations, and Special Assessments

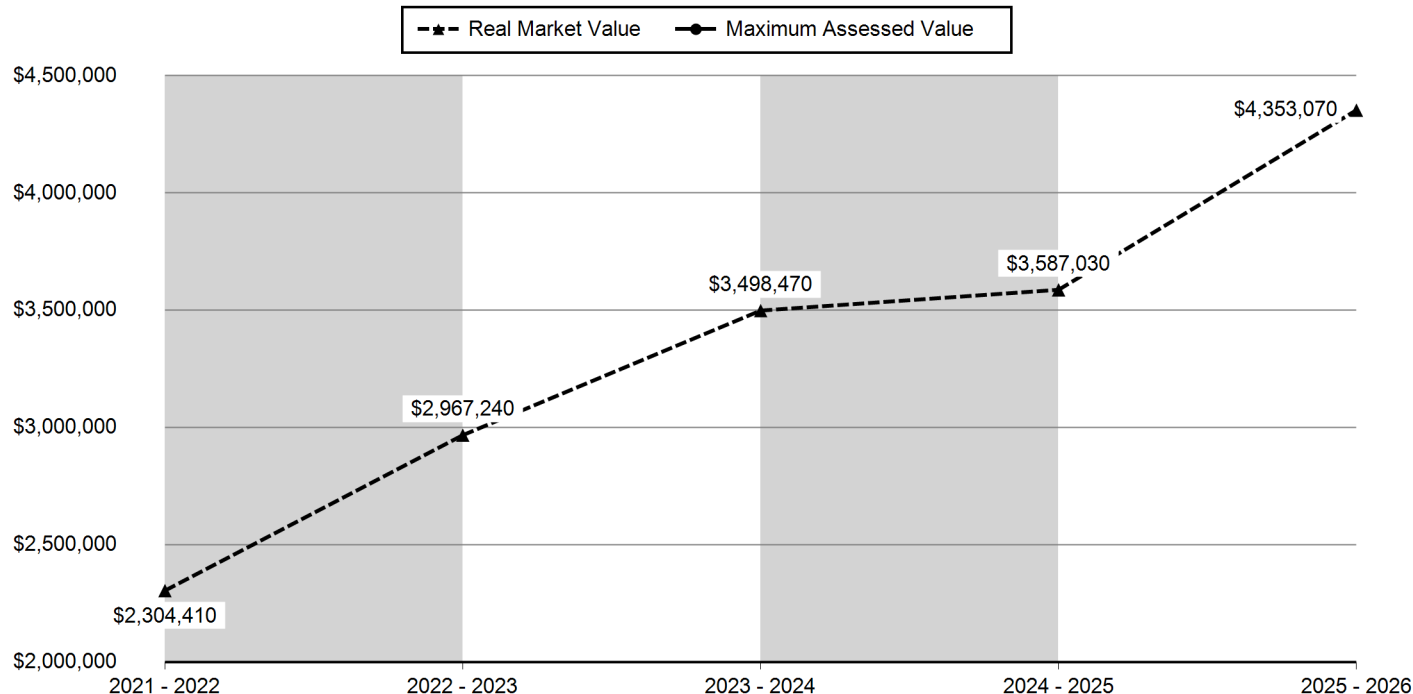
Assessor's Office Notations

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY -- TAX: \$18,688.35

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
Real Market Value - Land	\$817,930	\$1,049,690	\$1,235,760	\$1,052,790	\$1,311,990
Real Market Value - Structures	\$1,486,480	\$1,917,550	\$2,262,710	\$2,534,240	\$3,041,080
Total Real Market Value	\$2,304,410	\$2,967,240	\$3,498,470	\$3,587,030	\$4,353,070
Maximum Assessed Value	N/A	N/A	N/A	N/A	N/A
Total Assessed Value	\$832,198	\$856,468	\$881,458	\$907,198	\$933,718
Veterans Exemption					



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2025	11-15-2025	PAYMENT	04-30-2026	04-30-2026	\$4,617.77	(\$4,617.77)	\$0.00	\$0.00	\$0.00
2025	11-15-2025	PAYMENT	11-11-2025	11-11-2025	\$9,050.82	(\$9,235.53)	\$184.71	\$0.00	\$0.00
2025	11-15-2025	IMPOSED	10-14-2025	11-15-2025	\$0.00	\$13,853.30	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00			
2024	11-15-2024	PAYMENT	10-28-2024	10-28-2024	\$13,007.36	(\$13,409.65)	\$402.29	\$0.00	\$0.00
2024	11-15-2024	IMPOSED	10-15-2024	11-15-2024	\$0.00	\$13,409.65	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00			
2023	11-15-2023	PAYMENT	11-03-2023	11-02-2023	\$12,639.49	(\$13,030.40)	\$390.91	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$13,030.40	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00			

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
06/30/2022	ANTHONY L & RONDA R WILTSE LIVING TRUST	PATTERSON, LEEANNE Y & LAWRENCE W TTEES	\$4,200,000	22-SPECIALY ASSESSED	2022-26008
08/28/2018	WILTSE, ANTHONY L & RONDA R	WILTSE, ANTHONY L & RONDA R TTEES		08-GRANTOR/GRANTEE ARE THE SAME	2018-36412
03/29/2007	BONES,GARY A	WILTSE, ANTHONY L & RONDA R	\$2,581,400	30-UNCONFIRMED SALE	2007-19756
08/29/2006	BONES,GARY A & SALLY A	BONES,GARY A	\$0	06-GRANTEE IS RELATED/FRIENDS/BUSINESS ASSOCIATES	2006-63080
09/12/2001	HAAS,PETER E JR	BONES,GARY A	\$1,100,000	33-CONFIRMED SALE	2001-45292
12/15/1995	GIBNEY,JENNIFER JEAN	HAAS,PETER E JR	\$750,000	33-CONFIRMED SALE	1995-3942418
12/21/1995		GIBNEY,JENNIFER JEAN	\$0	07-INTEREST TRANSFERRED IS PARTIAL/UNDIVIDED/TIMESHARE	1995-3942417
04/14/1994	JONES AARON U	GIBNEY,JENNIFER JEAN	\$0	14-RE-RECORDING/OTHER/CONSIDERATION UNDER \$500	1994-3360598

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Total	Sq Ft
110 - RESIDENCE: Other Improvements	Detached garage	6012		0	
Floor Description		Comp %	Sq Ft		
Garage-Detached-Finished		100	2,500		

Stat Class/Description	Improvement Description								Code Area	Year Built	Total	Sq Ft	
163 - RESIDENCE: Two story									6012	1983	5,350		
Floor Description									Comp %	Sq Ft			
First Floor									100	3,312			
Rooms													
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other	
1	1	1	0	0	0	0	1	1	0	1	0	1	
Floor Description									Comp %	Sq Ft			
Second Floor									100	2,038			
Rooms													
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other	
0	0	0	0	0	0	2	2	0	0	0	0	1	
Floor Description									Comp %	Sq Ft			
Garage-Attached-Finished									100	1,372			

Improvement Inventory

1 STORY OUTSIDE BRICK	1	RECESSED LIGHTING	
2 STORY OUTSIDE BRICK	2	ROOF - GABLE	
B.I. REFRIGERATOR	1	ROOF CVR - SHAKE MED.	3,312
BATHTUB W/FIBRGL SHWR	2	SELF EXHAUST CKTP/GRILL	1
BEAMED CEILING		SGL ELAB FIREPLACE	
CARPET		SHAKE MED. - ROOF COVER	1,372
DISHWASHER	1	SHOWER WDOOR, TILE	1
DOUBLE OVEN	1	SIDING - BOARD & BAT	
DRYWALL		SIDING - STONE	
FOUNDATION - CONCRETE	3,312	SINGLE FIREPLACE	2
GARBAGE DISPOSAL	1	TILE FLOOR	
HEAT PUMP/MINI SPLIT	3,312	TOILET	4
HEAT PUMP/MINI SPLIT	1,019	VAULTED CEILING	
JET TUB	1	WATER HEATER	2
KITCHEN SINK	1	WINDOWS - DOUBLE/THERMAL PANE	
LAUNDRY TUB	1	WINDOWS - WOOD	
LAVATORY	5		

Accessory Description	Sq Ft	Quantity
DECKS-GOOD	175	
CONCRETE-PAVING	1,140	
ASPHALT-PAVING	12,000	
BATH IN ACCESSORY BLDG	1	1
MISC IMPROVEMENT	1	
DECK COVER - EXC	168	

Stat Class/Description	Improvement Description	Code Area	Year Built	Total	Sq Ft
301 - FARM BLDG: GP Shed	GP Shed - CLASS 6	6012	1980	40	
Floor Description		Comp %	Sq Ft		

Building Structure

100

40

Stat Class/Description	Improvement Description	Code Area	Year Built	Total	Sq Ft
305 - FARM BLDG: Lean-To	Lean-to - CLASS 4	6012	2000	1,100	
Floor Description	Comp %	Sq Ft			
Building Structure	100	1,100			

Stat Class/Description	Improvement Description	Code Area	Year Built	Total	Sq Ft
305 - FARM BLDG: Lean-To	Lean-to - CLASS 4	6012	2000	1,100	
Floor Description	Comp %	Sq Ft			
Building Structure	100	1,100			

Stat Class/Description	Improvement Description	Code Area	Year Built	Total	Sq Ft
308 - FARM BLDG: Hobby Barn	Hobby Barn - CLASS 5	6012	2000	2,500	
Floor Description	Comp %	Sq Ft			
Building Structure	100	2,500			

Land Characteristics

Land Description	Acres	Land Classification
Exclusive Farm Use Zoned	36.00	W3: IRRIGATED GROUND - SOIL CLASS 3
Exclusive Farm Use Zoned	43.79	D5: DRY GROUND - SOIL CLASS 5
Exclusive Farm Use Zoned	1.00	D7: DRY GROUND - SOIL CLASS 7
Farm Site	1.00	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	1998 LEEANNE Y PATTERSON & LAWRENCE W PATTERSON REVOCABLE TRUST,	OWNER	100.00%
REPRESENTATIVE	PATTERSON, LEEANNEY	OWNER AS TRUSTEE	
REPRESENTATIVE	PATTERSON, LAWRENCEW	OWNER AS TRUSTEE	

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	CLOVERDALE RURAL FIRE PROTECTION DISTRICT	(541) 548-4815	68787 GEORGE CYRUS RD, SISTERS, OR 97759
SCHOOL DISTRICT	SISTERS SCHOOL DISTRICT #6	(541) 549-8521	525 EAST CASCADE AVE, SISTERS, OR 97759
ELEMENTARY SCHOOL ATTENDANCE AREA	SISTERS ELEMENTARY SCHOOL	(541) 549-8981	611 EAST CASCADE AVE, SISTERS, OR 97759
MIDDLE SCHOOL ATTENDANCE AREA	SISTERS MIDDLE SCHOOL	(541) 549-2099	15200 MCKENZIE HWY, SISTERS, OR 97759
HIGH SCHOOL ATTENDANCE AREA	SISTERS	(541) 549-4045	1700 MCKINNEY BUTTE RD, SISTERS, OR 97759
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703

PARK & RECREATION DISTRICT	SISTERS PARK & RECREATION DISTRICT	(541) 549-2091	1750 W. MCKINNEY BUTTE RD, SISTERS, OR 97759
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 5	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	THREE SISTERS IRRIGATION DISTRICT	(541) 549-8815	68000 HWY 20, BEND, OR 97703
GARBAGE & RECYCLING SERVICE	HIGH COUNTRY DISPOSAL	(541) 548-4984	1090 NE HEMLOCK AVE, REDMOND, OR 97756

Development Summary

Planning Jurisdiction:	Deschutes County	County Zone	Description
Urban Growth Boundary:	No	EFUSC	EXCLUSIVE FARM USE - SISTERS CLOVERDALE SUBZONE
Urban Reserve Area:	No	SMIA	SURFACE MINING IMPACT AREA

County Development Details

Wetland (National or Local):	Yes
Conservation Easement:	No Conservation Easement Recorded
FEMA 100 Year Flood Plain:	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant:	No TDC/PRC Restrictive Covenant Found
Ground Snow Load:	36 #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-AG026	Agricultural	BONES,GARY A	01/25/2002	Approved
247-B10321	Building	GIBNEY,MICHAEL	11/01/1982	Finaled
247-B10298	Building	GIBNEY,MIKE & KATHY	10/22/1982	Expired
247-B48330	Building	BONES,GARY	10/04/2001	Finaled
247-B71433	Building	WILTSE,ANTHONY L	07/02/2012	Finaled
247-E60695	Electrical	BONES,GARY	10/04/2001	Finaled
247-E110586	Electrical	WILTSE,ANTHONY L	07/02/2012	Finaled
247-E110587	Electrical	WILTSE,ANTHONY L	07/02/2012	Finaled
247-E61637	Electrical	BONES,GARY A	02/01/2002	Finaled
247-FS20553	Feasibility	BONES,GARY A	11/14/2001	Finaled
247-SI1273	Investigation	JONES,AARON U	02/15/1994	Finaled
247-M22934	Mechanical	BONES,GARY	12/20/2001	Finaled
247-M47233	Mechanical	WILTSE,ANTHONY L	07/02/2012	Finaled
247-M23070	Mechanical	BONES,GARY A	01/25/2002	Finaled
247-P37516	Plumbing	WILTSE,ANTHONY L	07/02/2012	Finaled
247-P20007	Plumbing	BONES,GARY A	01/25/2002	Finaled
247-SW1214	Road Access	GIBNEY,MICHAEL	09/21/1982	Finaled
247-S19840	Septic	GIBNEY,MICHAEL	11/01/1982	Finaled
247-S47971	Septic	BONES,GARY	10/04/2001	Finaled
247-S48296	Septic	BONES,GARY A	01/25/2002	Finaled
1273	Special Inspection	JONES,AARON U	02/15/1994	Finaled

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

3-Aug-2026

Tax Account #	167127	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	6012
Situs Address	68405 FRYREAR RD SISTERS 97759	Interest To	Aug 3, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,853.30	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,409.65	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$13,030.40	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,358.04	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,459.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,874.17	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,621.30	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,353.84	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,127.42	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,862.91	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,251.27	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,502.56	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,961.44	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,672.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,736.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,796.07	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,544.80	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,358.08	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,035.64	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,555.78	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,432.87	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,262.37	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,857.38	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,151.49	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,631.54	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,722.80	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,455.85	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,369.03	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,326.27	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,504.17	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2025 TO JUNE 30, 2026
DESCHUTES COUNTY, OREGON
1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 167127

1998 PATTERSON REVOCABLE TRUST
PATTERSON, LEEANNE Y & LAWRENCE W TTEES
68405 FRYREAR RD
SISTERS OR 97759

PROPERTY DESCRIPTION**CODE:** 6012 **MAP:** 151108-00-00700 **CLASS:** 551**SITUS ADDRESS:** 68405 FRYREAR RD SISTERS**LEGAL:**

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	1,052,790	1,311,990
STRUCTURES	2,534,240	3,041,080
TOTAL RMV	3,587,030	4,353,070

TOTAL ASSESSED VALUE	907,198	933,718
ASSESSED VALUE	907,198	933,718

TOTAL PROPERTY TAX:	13,409.65	13,853.30
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TAX BY DISTRICT

SCHOOL DISTRICT #6	3,827.96
SCHOOL #6 LOCAL OPTION	700.29
C O C C	579.28
HIGH DESERT ESD	90.01
EDUCATION TOTAL:	5,197.54
DESCHUTES COUNTY	1,193.57
DESCHUTES PUBLIC LIBRARY	513.54
COUNTYWIDE LAW ENFORCEMENT	1,167.15
RURAL LAW ENFORCEMENT	1,447.26
COUNTY EXTENSION/4H	20.92
9-1-1	337.82
DESCHUTES SOIL & WATER CONSERVATION	56.02
CLOVERDALE FIRE DISTRICT	1,019.99
CLOVERDALE FIRE DIST LOCAL OPTION	644.27
SISTERS PARK & RECREATION DIST	205.42
SISTERS PARK & REC LOCAL OPTION	140.06
GENERAL GOVT TOTAL:	6,746.02
DESCHUTES PUBLIC LIBRARY BOND	294.49
CLOVERDALE FIRE DISTRICT BOND	406.54
SCHOOL #6 BOND 2016	329.70
SCHOOL #6 BOND 2021	806.27
C O C C BOND	72.74
BONDS - OTHER TOTAL:	1,909.74

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS (541) 388-6540
ASSESSMENT QUESTIONS (541) 388-6508
For Property Information: dial.deschutes.org

Please include this coupon with payment. Please do not staple, paper clip or tape your payment.

Full Payment with 3% Discount \$13,437.70

Discount is lost after due date and interest may apply

PAYMENT OPTIONS:

- * Online www.deschutes.org/tax
- * By Mail Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * Drop Box 1300 NW Wall St, Bend
411 SW 9th St, Redmond
51340 Highway 97, La Pine
- * In Person 1300 NW Wall St, Ste 203, Bend (2nd Floor)

Payment Due November 17, 2025**Please select payment option****TAX ACCOUNT: 167127**

- ☐ **Full Payment (3% Discount)** \$13,437.70
No Additional Payment Due
- ☐ **Two-Thirds Payment (2% Discount)** \$9,050.82
Next Payment Due 05/15/26
- ☐ **One-Third Payment (No Discount)** \$4,617.77
Next Payment Due 02/17/26

AMOUNT ENCLOSED

\$

Please make checks payable
to Deschutes County Tax Collector

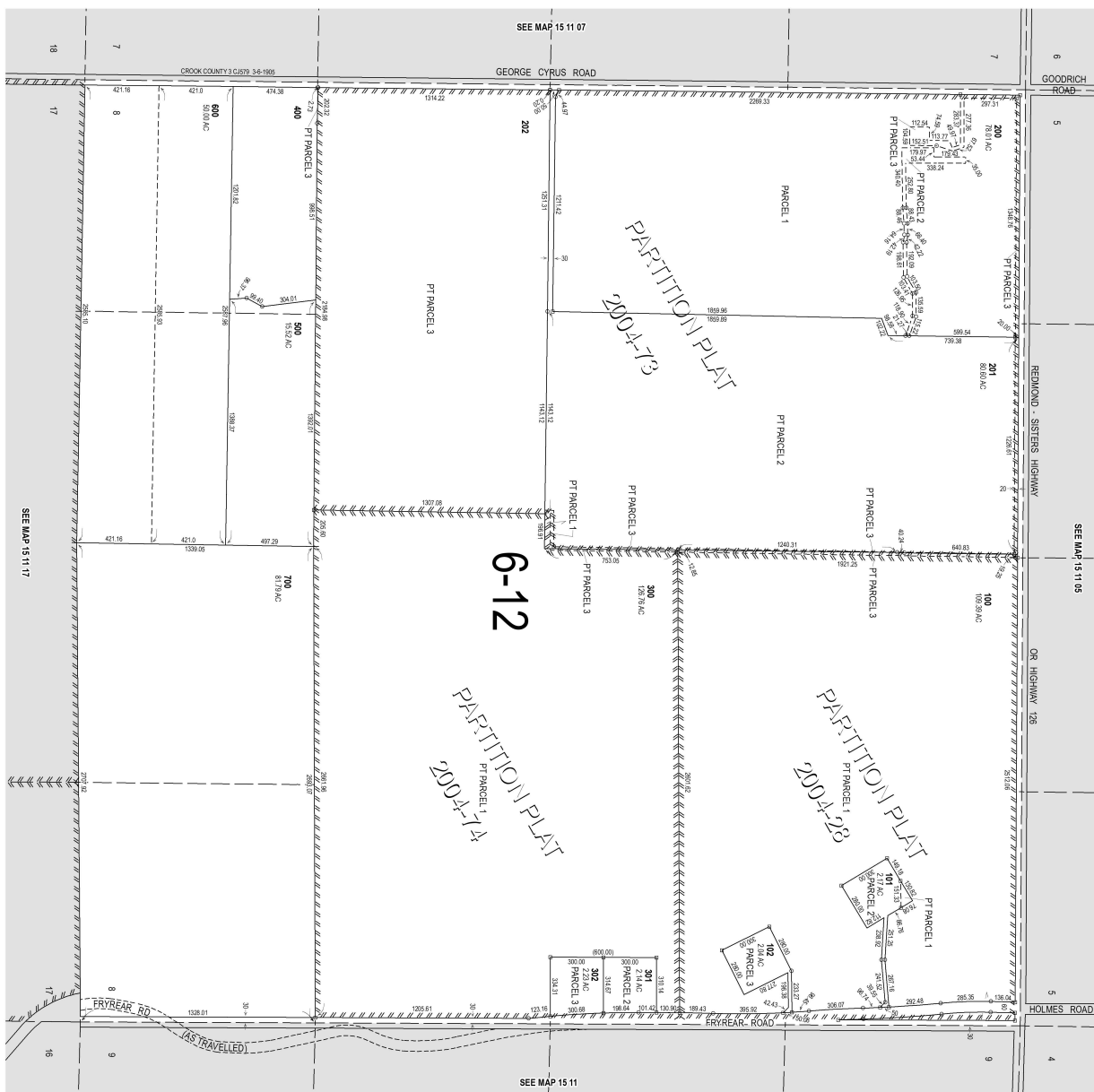
1998 PATTERSON REVOCABLE TRUST
PATTERSON, LEEANNE Y & LAWRENCE W TTEES
68405 FRYREAR RD
SISTERS OR 97759

- ☐ **Change my Mailing Address**
(Mailing address change form on reverse)

Deschutes County Tax Collector
PO Box 7559
Bend OR 97708-7559

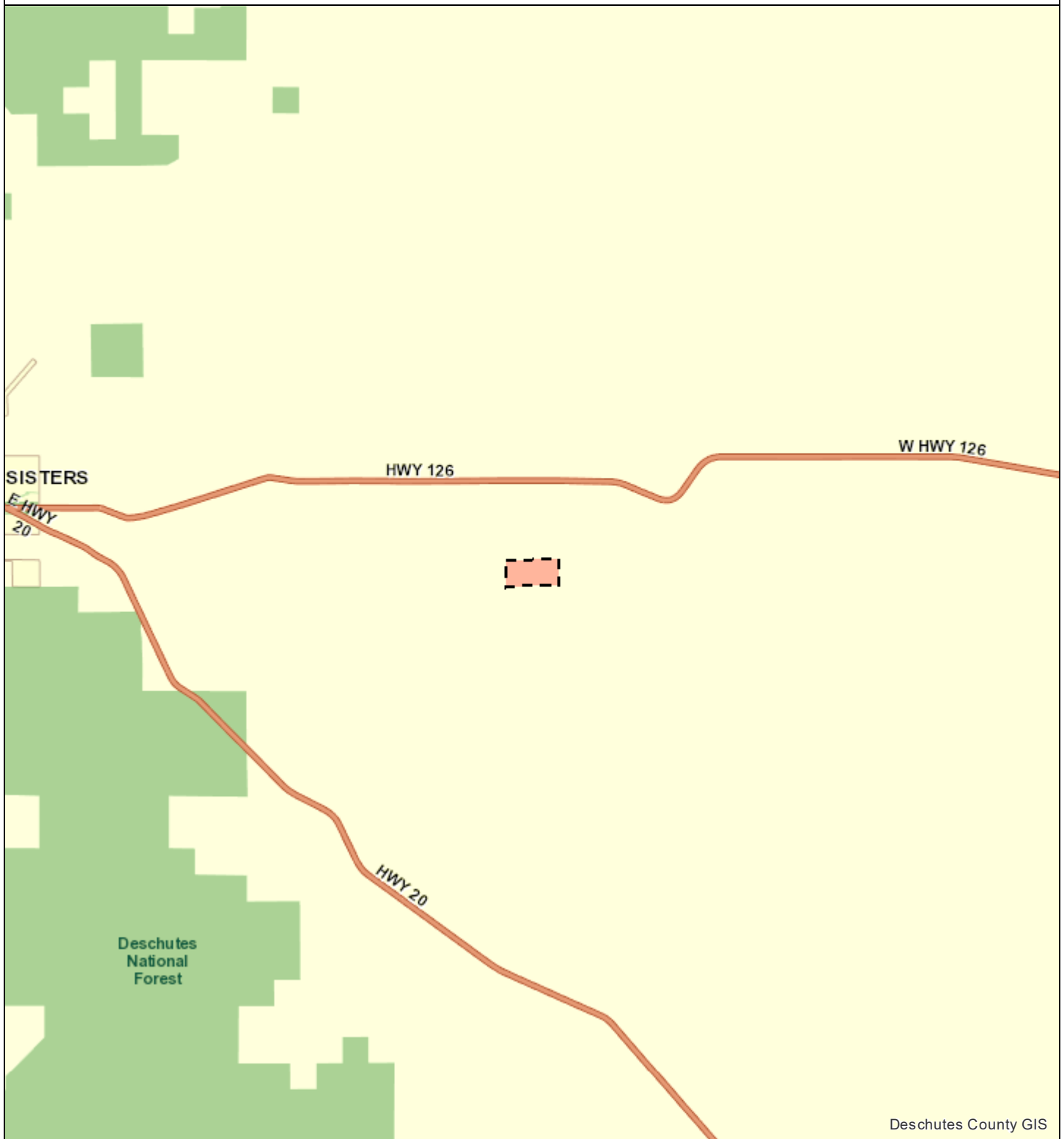
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SECTION 8 T.15S. R.11E. W.M.
DESCHUTES COUNTY
411-1001

 $1'' = 400'$ 

Deschutes County Property Information - Dial

Road Map



Deschutes County GIS

Map and Taxlot: 1511080000700

