





# COLUMBIA COUNTY

## DEPARTMENT OF FINANCE AND TAXATION

Mary Ann Guess, Tax Collector

230 Strand Street, St. Helens, OR 97051

Phone: 503-397-0060 Fax: 503-397-5153

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July 28, 2017

LAWRENCE C & VERNIS D GISI  
206 S 371<sup>ST</sup> AVE  
TONOPAH, AZ 85354-6712

CASE NO: 16-CV29373  
FORECLOSURE LIST NO: 16-019  
TAX ACCOUNT: 6498  
MAP ID: 3N2W22-BD-06700  
GENERAL JUDGMENT DATE: 10/10/2016

### **NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD**

The law (ORS 312.125) requires that you be notified by certified mail that the redemption period of the below-described properties will expire on October 10, 2018

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period which is two (2) years after the general judgment given on October 10, 2016. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

LAWRENCE C & VERNIS D GISI

Sincerely,

Mary Ann Guess  
Columbia County Tax Collector

# TAX FORECLOSURE REPORT

**List No.:** 16-019 GISI

**Date:** July 15, 2017

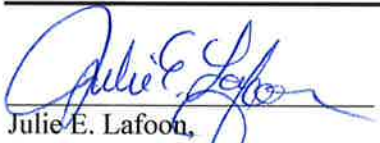
**Tax Account No.:** 3N2W22-BD-06700

WHEREAS, JEL PROPERTY RESEARCH AND CONSULTATION, hereinafter called the Company, for the fee paid for this Tax Foreclosure Report, the amount and effective date of which are shown on the face herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the fee amount paid and stated herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date stated herein.

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessary shown in the order of their priority;

Certified and confirmed to be a complete and thorough examination of the Columbia County Public Records and State of Oregon Circuit Court Records, for any judgment and liens attaching to real property in Columbia County, Oregon.

---



Julie E. Lafoon,  
JEL PROPERTY RESEARCH AND  
CONSULTATION

JEL Property Research and Consultation  
julie.lafoon@yahoo.com  
Tillamook OR 97141  
Phone: 503-801-6181

**TAX FORECLOSURE REPORT**

**LIABILITY**    \$250.00            **LIST NO.:** 16-019 GISI  
**FEE**                \$250.00            **TAX ACCOUNT NO.:** 3N2W22-BD-06700

**EFFECTIVE DATE:** July 3, 2017 at 8:00 a.m.

**A.    ASSURED:**

Columbia County, a Political Subdivision of the State of Oregon

**B.**    The estate or interest in the land hereinafter described or referred to and covered by this Tax Foreclosure Report is:

Fee Simple

**C.**    Title to said estate or interest at the date hereof is vested in:

LAWRENCE C. GISI and VERNIS D. GISI,  
As Tenants by the Entirety

**D.**    The land referred to in this Tax Foreclosure Report is situated in the State of Oregon, County of Columbia and is described as follows:

Lot 1, Block, 35, HILLCREST ADDITION, NO. 1, as disclosed by the recorded Plat in Clerks Records, in Columbia County, Oregon.

**E.**    As of said effective date the premises are subject to the following Exceptions:

1. Matters not disclosed by an examination of public record.
2. Taxes for the fiscal year 2017-2018, a Lien Due, but not yet payable.

Taxes for the following years, unpaid:

2016-2017	\$26.69 Tax and Interest Due
2015-2016	\$29.23 Tax and Interest Due
2014-2015	\$33.39 Tax and Interest Due
2013-2014	\$37.05 Tax and Interest Due
2012-2013	\$41.18 Tax and Interest Due
2012 Fee	\$56.54 Tax and Interest Due
Property ID No.:	3N2W22-BD-06700
Key No.:	6498
Code No.:	0108

3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Covenants, Conditions, Restrictions, Mineral Reservations, Reservations, set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadways or Maintenance, if any.
5. Reservation of all oil, gas and other minerals of whatsoever nature, found on, in or under the above described property, or that may be produced therefrom, as disclosed in Warranty Deed recorded in Book 154, Page 50, Columbia County Deed Records. In Favor of: American Homes Company, a co-partnership, et al, its successors and assigns
6. Proceedings pending in the Circuit Court for Columbia County, Oregon.  
Suit No.: 16-CV-29373  
Filed: September 7, 2016  
Plaintiff: Columbia County, a Political Subdivision of the State of Oregon  
Defendant: Bankston, et al  
Being a suit for: Foreclosure of Taxes

**F.** Names and addresses of lien holders interest as shown at Paragraph E above:

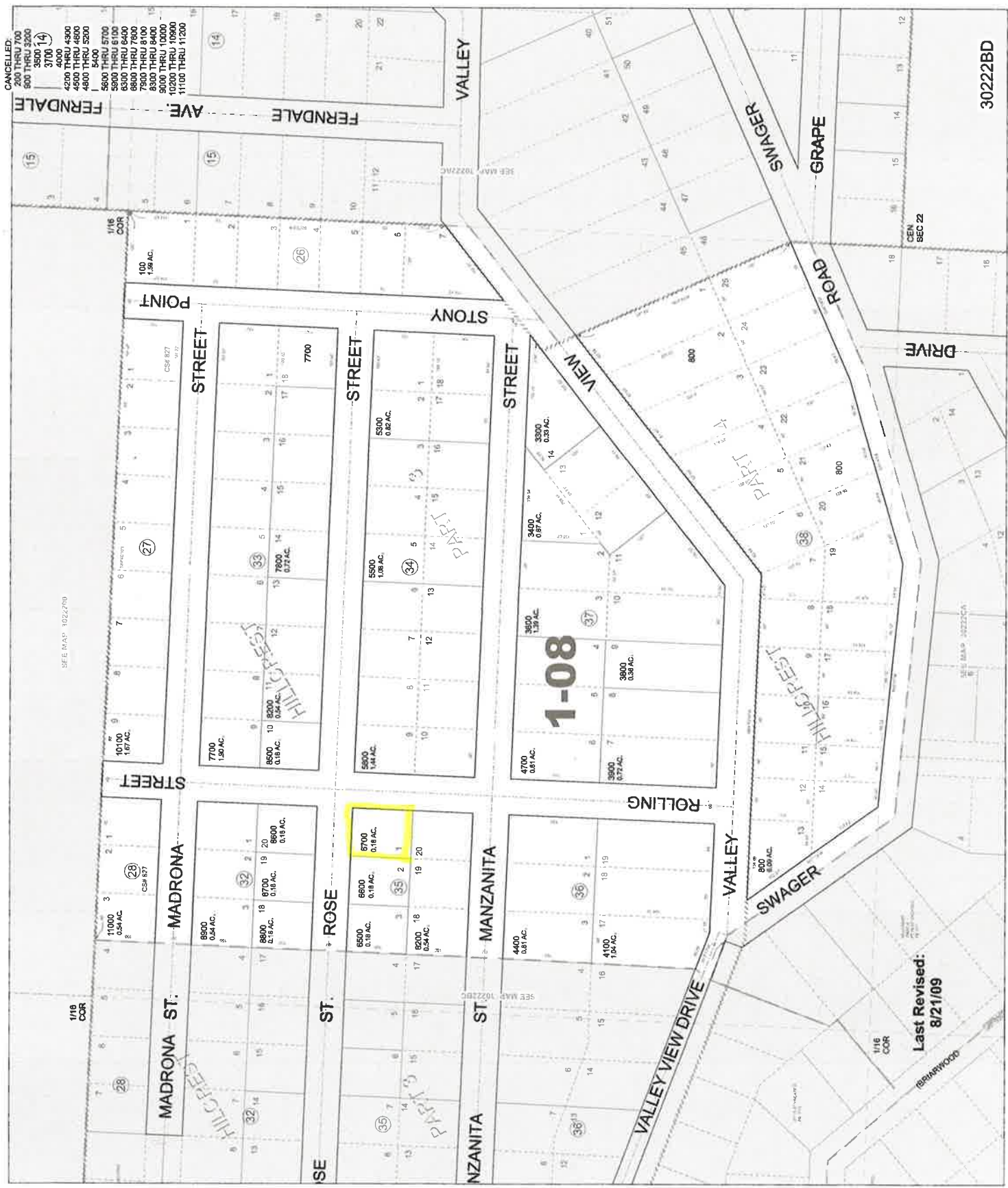
**NONE**

S.E. 1/4 N.W. 1/4 SEC. 22 T.3N. R.2W. W.M.  
COLUMBIA COUNTY

1" = 100'

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

0 25 50 100 Feet



CANCELLED:  
 200 THRU 700  
 800 THRU 2200  
 3500  
 3700  
 4000  
 4200 THRU 4300  
 4500 THRU 4800  
 4800 THRU 5200  
 5400  
 5600 THRU 5700  
 6300 THRU 6400  
 6800 THRU 7800  
 7900 THRU 8100  
 8300 THRU 8400  
 9000 THRU 10000  
 10200 THRU 109000  
 11100 THRU 11200

SEE MAP 10222VC

1/16 COR

STREET

MADRONA ST.

MADRONA

STREET

ROSE ST.

ROSE

STREET

MANZANITA ST.

MANZANITA

STREET

VALLEY VIEW DRIVE

VALLEY

ROLLING

SWAGER VALLEY

SWAGER

STREET

VIEW STREET

STONY STREET

ROAD

SWAGER GRAPE

DRIVE

Last Revised:  
8/21/09

1/16 COR

SEE MAP 10222VC

DRIVE

CEN  
SEC 22

BOOK 174 PAGE 50

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN TRUST COMPANY

A Corporation, organized under the laws of the State of Oregon, by and through its duly authorized officers and agents, has granted unto the said grantee, heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Columbia, State of Oregon, bounded and described as follows, to-wit:

ALL OF LOT NO. ONE (1) AND TWO (2) IN BLOCK THIRTY-SEVEN (37), WILCOX STREET, COLUMBIA, OREGON, BEARING AND BEING SUBJECT TO THE COUNTY CLERK'S ORDER OF DEED NO. 10,000, DATED AND ENTERED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE, IN AND TO SAID CITY, AND OTHER INTERESTS OF RECORD THEREIN, AND IN OR UNDER THE ABOVE DESCRIBED PROPERTY OF THAT CITY OR OTHERWISE THEREON.

And the grantor do covenant that as its lawful heirs and assigns, all the above premises free from all encumbrances, except that which may be subject to certain restrictions, easements, mortgages and conditions affecting the title.

Additional Appurtenant to said land in the County Clerk's Office, Columbia County, Oregon.

And the grantor do hereby warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.



To Have and to Hold the above described and granted premises unto the said grantee, heirs and assigns forever.

And the grantor do covenant that as its lawful heirs and assigns, all the above premises free from all encumbrances, except that which may be subject to certain restrictions, easements, mortgages and conditions affecting the title.

Additional Appurtenant to said land in the County Clerk's Office, Columbia County, Oregon.

And the grantor do hereby warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hand and seal this 19th day of December, 1953.

Laurence C. Gisi (Notary Public)

Harry V. Dulick (Witness)

STATE OF OREGON, TEXAS

County of DALLAS

On this 11th day of December, 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Harry V. Dulick and Laurence C. Gisi, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Columbia County, Oregon

WARRANTY DEED

AMERICAN TRUST COMPANY

TO LAURENCE C. GISI

and

YVONNE D. GISI

STATE OF OREGON

County of Columbia

I certify that the within instrument was received for record on the 19th day of December, 1953, at o'clock M., and recorded in book page of the Record of Deeds of said County.

Witness my hand and seal of County affixed

NOTARY PUBLIC FOR COLUMBIA COUNTY, OREGON

My commission expires 12-31-55

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

5-Jul-2017

GISI LAWRENCE C & VERNIS D  
 206 S 371ST AVE  
 TONOPAH, AZ 85354-6712

Tax Account #	6498	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108 3N2W22-BD-06700
Situs Address		Interest To	Jul 5, 2017

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2016	ADVALOREM	\$26.69	\$24.12	\$2.57	\$0.00	\$24.12	Nov 15, 2016	\$0.00
2015	ADVALOREM	\$29.23	\$23.91	\$5.32	\$0.00	\$23.93	Nov 15, 2015	\$0.00
2014	ADVALOREM	\$33.39	\$23.97	\$9.42	\$0.00	\$23.97	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$37.05	\$23.69	\$13.36	\$0.00	\$23.69	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$41.18	\$23.75	\$17.43	\$0.00	\$23.75	Nov 15, 2012	\$0.00
2012	FEE	\$56.54	\$56.54	\$0.00	\$0.00	\$56.54	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.65	Nov 15, 2011	\$0.71
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.86	Nov 15, 2010	\$0.72
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.85	Nov 15, 2009	\$0.72
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.96	Nov 15, 2008	\$0.75
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.54	Nov 15, 2007	\$0.71
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.36	Nov 15, 2006	\$0.70
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.33	Nov 15, 2005	\$0.70
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.98	Nov 15, 2004	\$0.69
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.90	Nov 15, 2003	\$0.69
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.83	Nov 15, 2002	\$0.68
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.53	Nov 15, 2001	\$0.68
<b>Total</b>		\$224.08	\$175.98	\$48.10	\$0.00	\$433.79		

**TAX NOTATION...**

NOTATION CODE	DATE ADDED	DESCRIPTION
RETURNED MAIL	12-Aug-2016	CERTIFIED FC UNCLAIMED 08/12/16
FORECLOSURE	10-Oct-2016	

INVOICE

July 14, 2017

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Columbia County Assessment and Taxation  
Attn: Mary Ann Guess, Deputy Tax Collector  
230 Strand Street  
St Helens, OR 97051

RE: 3N2W22-BD-06700  
**GISI**

LIST NO.: **16-019**

SUIT NO.: 16-CV-29373

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Tax Foreclosure Report	\$250.00
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Amount Due	\$250.00
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JEL Property Research and Consultation  
julie.lafoon@yahoo.com  
7480 Trask River Rd.  
Tillamook OR 97141  
Phone: 503-801-6181

# SUPPLEMENTAL TAX FORECLOSURE REPORT

**List No.:** 16-019 GISI

**Date:** July 18, 2018

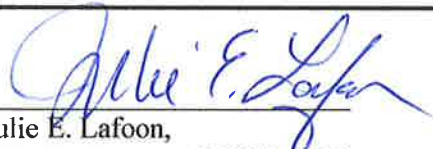
**Tax Account No.:** 3N2W22-BD-06700

WHEREAS, JEL PROPERTY RESEARCH AND CONSULTATION, hereinafter called the Company, for the fee paid for this Tax Foreclosure Report, the amount and effective date of which are shown on the face herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the fee amount paid and stated herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date stated herein.

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessary shown in the order of their priority;

Certified and confirmed to be a complete and thorough examination of the Columbia County Public Records and State of Oregon Circuit Court Records, for any judgment and liens attaching to real property in Columbia County, Oregon.

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Julie E. Lafoon,  
JEL PROPERTY RESEARCH AND  
CONSULTATION

JEL Property Research and Consultation  
julie.lafoon@yahoo.com  
Tillamook OR 97141  
Phone: 503-801-6181

**SUPPLEMENTAL  
TAX FORECLOSURE REPORT**

**LIABILITY**    \$150.00            **LIST NO.:** 16-019 GISI  
**FEE**                \$150.00            **TAX ACCOUNT NO.:** 3N2W22-BD-06700

**EFFECTIVE DATE:** July 16, 2018 at 8:00 a.m.

**A.    ASSURED:**

Columbia County, a Political Subdivision of the State of Oregon

**B.**    The estate or interest in the land hereinafter described or referred to and covered by this Tax Foreclosure Report is:

Fee Simple

**C.**    Title to said estate or interest at the date hereof is vested in:

LAWRENCE C. GISI and VERNIS D. GISI,  
As Tenants by the Entirety

**D.**    The land referred to in this Tax Foreclosure Report is situated in the State of Oregon, County of Columbia and is described as follows:

Lot 1, Block, 35, HILLCREST ADDITION, NO. 1, as disclosed by the recorded Plat in Clerks Records, in Columbia County, Oregon.

**E.**    As of said effective date the premises are subject to the following Exceptions:

1. Matters not disclosed by an examination of public record.
2. Taxes for the fiscal year 2018-2019, a Lien Due, but not yet payable.

Taxes for the following years, unpaid:

2017-2018	\$26.70 Tax and Interest Due
2016-2017	\$30.87 Tax and Interest Due
2015-2016	\$31.79 Tax and Interest Due
2014-2015	\$36.31 Tax and Interest Due
2013-2014	\$40.29 Tax and Interest Due
2012-2013	\$44.78 Tax and Interest Due
2012 Fee	\$306.54 Tax and Interest Due
Property ID No.:	3N2W22-BD-06700
Key No.:	6498
Code No.:	0108

3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Covenants, Conditions, Restrictions, Mineral Reservations, Reservations, set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadways or Maintenance, if any.
5. Reservation of all oil, gas and other minerals of whatsoever nature, found on, in or under the above described property, or that may be produced therefrom, as disclosed in Warranty Deed recorded in Book 154, Page 50, Columbia County Deed Records. In Favor of: American Homes Company, a co-partnership, et al, its successors and assigns
6. Proceedings pending in the Circuit Court for Columbia County, Oregon.  
Suit No.: 16-CV-29373  
Filed: September 7, 2016  
Plaintiff: Columbia County, a Political Subdivision of the State of Oregon  
Defendant: Bankston, et al  
Being a suit for: Foreclosure of Taxes

**F.** Names and addresses of lien holders interest as shown at Paragraph E above:

**NONE**

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

18-Jul-2018

GISI LAWRENCE C & VERNIS D  
 206 S 371ST AVE  
 TONOPAH, AZ 85354-6712

Tax Account #	6498	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108 3N2W22-BD-06700
Situs Address		Interest To	Jul 18, 2018

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2017	ADVALOREM	\$26.70	\$23.84	\$2.86	\$0.00	\$23.84	Nov 15, 2017	\$0.00
2016	ADVALOREM	\$30.87	\$24.12	\$6.75	\$0.00	\$24.12	Nov 15, 2016	\$0.00
2015	ADVALOREM	\$31.79	\$23.91	\$7.88	\$0.00	\$23.93	Nov 15, 2015	\$0.00
2014	ADVALOREM	\$36.31	\$23.97	\$12.34	\$0.00	\$23.97	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$40.29	\$23.69	\$16.60	\$0.00	\$23.69	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$44.78	\$23.75	\$21.03	\$0.00	\$23.75	Nov 15, 2012	\$0.00
2012	FEE	\$306.54	\$306.54	\$0.00	\$0.00	\$306.54	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.65	Nov 15, 2011	\$0.71
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.86	Nov 15, 2010	\$0.72
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.85	Nov 15, 2009	\$0.72
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.96	Nov 15, 2008	\$0.75
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.54	Nov 15, 2007	\$0.71
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.36	Nov 15, 2006	\$0.70
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.33	Nov 15, 2005	\$0.70
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.98	Nov 15, 2004	\$0.69
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.90	Nov 15, 2003	\$0.69
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.83	Nov 15, 2002	\$0.68
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.53	Nov 15, 2001	\$0.68
<b>Total</b>		\$517.28	\$449.82	\$67.46	\$0.00	\$707.63		

**TAX NOTATION...**

NOTATION CODE	DATE ADDED	DESCRIPTION
FORECLOSURE	10-Oct-2016	

**COLUMBIA COUNTY, OREGON**  
**Department of Finance and Taxation**  
230 Strand Street  
St Helens OR 97051

Hasler  
09/20/2018  
FIRST-CLASS MAIL  
**\$00.47<sup>0</sup>**  
US POSTAGE

FORWARDING SERVICE REQUESTED

  
ZIP 97051  
011D11632349

6497

GISI LAWRENCE C & VERNIS D  
206 S 371ST AVE  
TONOPAH, AZ 85354-6712

NIXIE 850 FE 1 0009/25/18  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK BC: 97051204030 \*0162-02321-20-45  


COLUMBIA COUNTY, OREGON  
Department of Finance and Taxation  
230 Strand Street  
St. Helens OR 97051

PORTLAND  
OR 970  
01 AUG 17  
PM 31

Hasler  
08/01/2017  
US POSTAGE \$00.46

ZIP 97051  
011D11632349

16-018 6497  
LAWRENCE C & VERNIS D GISI  
206 S 371ST AVE  
TONOPAH, AZ 85354-12

NIXIE 850 7E 1 0008/05/17

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 97051264099 \*1329-02621-01-42  
97051264099

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

16-018 6497  
LAWRENCE C & VERNIS D GISI  
206 S 371ST AVE  
TONOPAH, AZ 85354-12

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 1370 0000 0245 2114

16-018 6497  
LAWRENCE C & VERNIS D GISI  
206 S 371ST AVE  
TONOPAH, AZ 85354-12

NIXIE 850 5E 1 0008/23/17

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 97051264099 \*1329-02283-01-42

97051264099

Hasler  
08/01/2017  
US POSTAGE \$06.56

ZIP 97051  
011D11632349

8/4  
D-10

7016 1370 0000 0245 2114



**COLUMBIA COUNTY**  
**DEPARTMENT OF FINANCE AND TAXATION**  
Mary Ann Guess, Tax Collector  
230 Strand Street, St. Helens, OR 97051  
Phone: 503-397-0060 Fax: 503-397-5153

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July 28, 2017

LAWRENCE C & VERNIS D GISI  
206 S 371<sup>ST</sup> AVE  
TONOPAH, AZ 85354-6712

CASE NO: 16-CV29373  
FORECLOSURE LIST NO: 16-018  
TAX ACCOUNT: 6497  
MAP ID: 3N2W22-BD-06600  
GENERAL JUDGMENT DATE: 10/10/2016

**NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD**

The law (ORS 312.125) requires that you be notified by certified mail that the redemption period of the below-described properties will expire on October 10, 2018

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period which is two (2) years after the general judgment given on October 10, 2016. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

LAWRENCE C & VERNIS D GISI

Sincerely,

Mary Ann Guess  
Columbia County Tax Collector

# TAX FORECLOSURE REPORT

**List No.:** 16-018 GISI

**Date:** July 15, 2017

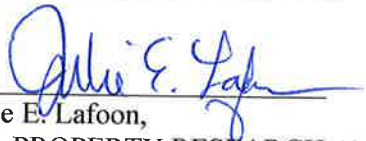
**Tax Account No.:** 3N2W22-BD-06600

WHEREAS, JEL PROPERTY RESEARCH AND CONSULTATION, hereinafter called the Company, for the fee paid for this Tax Foreclosure Report, the amount and effective date of which are shown on the face herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the fee amount paid and stated herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date stated herein.

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessary shown in the order of their priority;

Certified and confirmed to be a complete and thorough examination of the Columbia County Public Records and State of Oregon Circuit Court Records, for any judgment and liens attaching to real property in Columbia County, Oregon.

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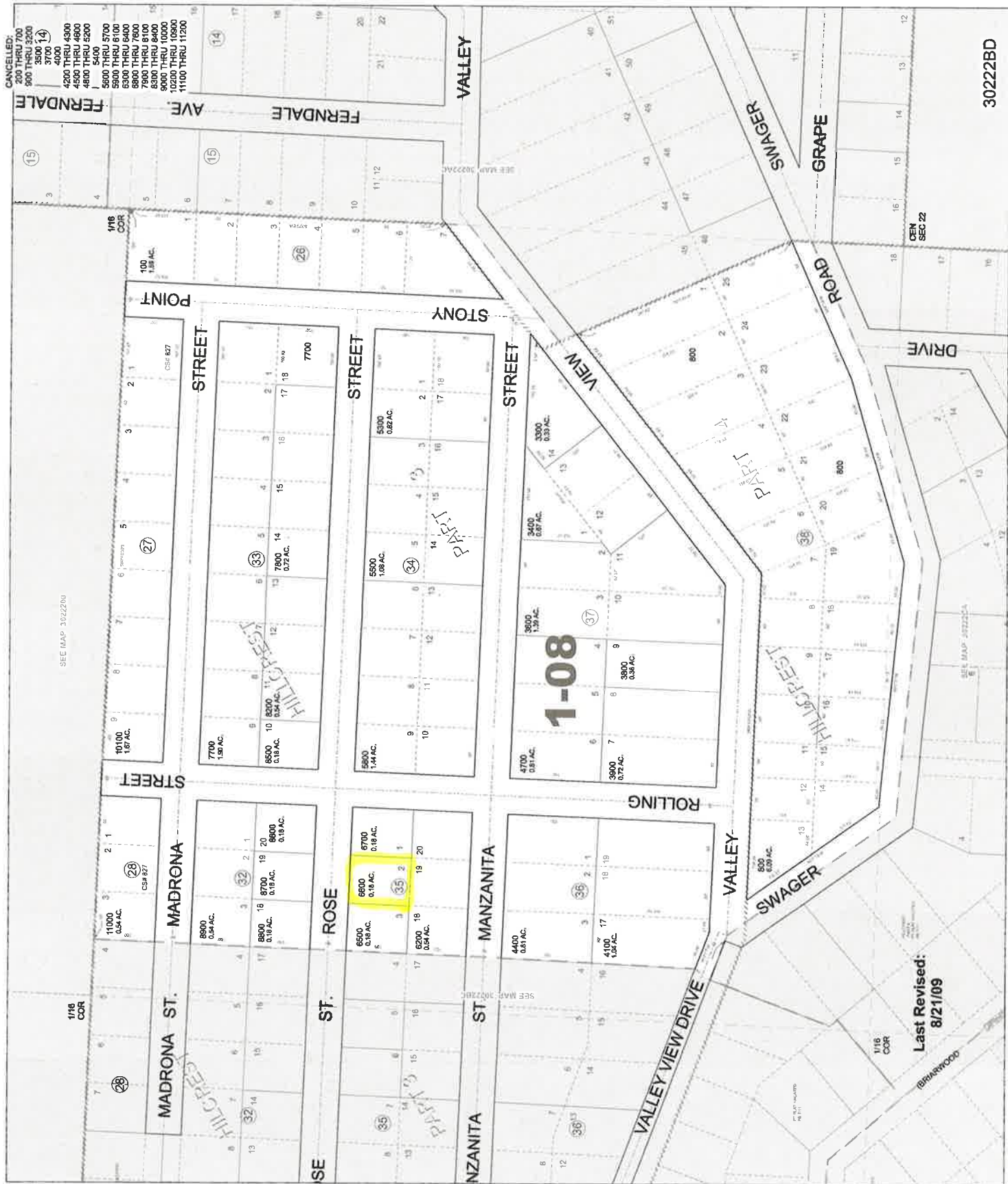
Julie E. Lafoon,  
JEL PROPERTY RESEARCH AND  
CONSULTATION

JEL Property Research and Consultation  
julie.lafoon@yahoo.com  
Tillamook OR 97141  
Phone: 503-801-6181

S.E. 1/4 N.W. 1/4 SEC. 22 T.3N. R.2W. W.M.  
COLUMBIA COUNTY

1" = 100'

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



CANCELLED:  
200 THRU 700  
800 THRU 3200  
3500 14  
3700  
4000  
4200 THRU 4300  
4500 THRU 4600  
4800 THRU 5200  
5400  
5600 THRU 5700  
5900 THRU 6100  
6300 THRU 6400  
6600 THRU 6700  
6900 THRU 7000  
7200 THRU 7400  
7600 THRU 8000  
8200 THRU 10000  
10200 THRU 10800  
11000 THRU 11200

Last Revised:  
8/21/09

5334 174 241 30

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN TRUST COMPANY, a Corporation organized under the laws of the State of Oregon, and its duly authorized officers, do hereby grant, bargain, sell and convey unto the said grantee...

in consideration of the sum of \$10,000 (Ten Thousand Dollars) paid by LAURENCE C. OISE and HELEN D. OISE, husband and wife...

do hereby grant, bargain, sell and convey unto the said grantee a certain lot or lots of land situated in the said County of Clatsop, Oregon, bounded and described as follows...



To Have and to Hold the above described and granted premises unto the said grantee, heirs and assigns forever. And so the grantor do covenant that he or she...

Witness our hand and seal this 17th day of December, 1933. [Signature] [Notary Seal]

STATE OF OREGON, CLATSOP COUNTY, OREGON. On this 17th day of December, 1933, before me, the undersigned, a Notary Public in and for said County and State...

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

WARRANTY DEED. AMERICAN TRUST COMPANY. TO LAURENCE C. OISE and HELEN D. OISE. My commission expires 5-1-35. STATE OF OREGON. County of Clatsop. I certify that the within instrument was received for record on the day of October, 1933, and recorded in book on page of Record of Deeds of said County. Witness my hand and seal of said County.

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

5-Jul-2017

GISI LAWRENCE C & VERNIS D  
 206 S 371ST AVE  
 TONOPAH, AZ 85354-6712

Tax Account #	6497	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108 3N2W22-BD-06600
Situs Address		Interest To	Jul 5, 2017

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2016	ADVALOREM	\$26.69	\$24.12	\$2.57	\$0.00	\$24.12	Nov 15, 2016	\$0.00
2015	ADVALOREM	\$29.23	\$23.91	\$5.32	\$0.00	\$23.93	Nov 15, 2015	\$0.00
2014	ADVALOREM	\$33.39	\$23.97	\$9.42	\$0.00	\$23.97	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$37.05	\$23.69	\$13.36	\$0.00	\$23.69	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$41.18	\$23.75	\$17.43	\$0.00	\$23.75	Nov 15, 2012	\$0.00
2012	FEE	\$56.54	\$56.54	\$0.00	\$0.00	\$56.54	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.65	Nov 15, 2011	\$0.71
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.86	Nov 15, 2010	\$0.72
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.85	Nov 15, 2009	\$0.72
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.96	Nov 15, 2008	\$0.75
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.54	Nov 15, 2007	\$0.71
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.36	Nov 15, 2006	\$0.70
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.33	Nov 15, 2005	\$0.70
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.98	Nov 15, 2004	\$0.69
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.90	Nov 15, 2003	\$0.69
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.83	Nov 15, 2002	\$0.68
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.53	Nov 15, 2001	\$0.68
<b>Total</b>		\$224.08	\$175.98	\$48.10	\$0.00	\$433.79		

**TAX NOTATION...**

NOTATION CODE	DATE ADDED	DESCRIPTION
RETURNED MAIL	12-Aug-2016	CERTIFIED FC LETTER UNCLAIMED 8/12/16
FORECLOSURE	10-Oct-2016	

INVOICE

July 14, 2017

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Columbia County Assessment and Taxation  
Attn: Mary Ann Guess, Deputy Tax Collector  
230 Strand Street  
St Helens, OR 97051

RE: 3N2W22-BD-06600  
**GISI**

LIST NO.: **16-018**

SUIT NO.: 16-CV-29373

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Tax Foreclosure Report	\$250.00
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Amount Due	\$250.00
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JEL Property Research and Consultation  
julie.lafoon@yahoo.com  
7480 Trask River Rd.  
Tillamook OR 97141  
Phone: 503-801-6181

# SUPPLEMENTAL TAX FORECLOSURE REPORT

**List No.:** 16-018 GISI

**Date:** July 18, 2018

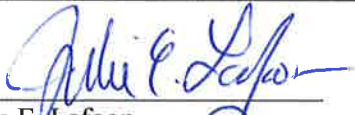
**Tax Account No.:** 3N2W22-BD-06600

WHEREAS, JEL PROPERTY RESEARCH AND CONSULTATION, hereinafter called the Company, for the fee paid for this Tax Foreclosure Report, the amount and effective date of which are shown on the face herein, hereby guarantees the parties herein called the Assured, against actual loss not exceeding the fee amount paid and stated herein, which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the effective date stated herein.

1. The title to the herein described estate or interest was vested in the vestee named, subject to the matters shown as Exceptions herein, which Exceptions are not necessary shown in the order of their priority;

Certified and confirmed to be a complete and thorough examination of the Columbia County Public Records and State of Oregon Circuit Court Records, for any judgment and liens attaching to real property in Columbia County, Oregon.

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Julie E. Lafoon,  
JEL PROPERTY RESEARCH AND  
CONSULTATION

JEL Property Research and Consultation  
julie.lafoon@yahoo.com  
Tillamook OR 97141  
Phone: 503-801-6181

**SUPPLEMENTAL  
TAX FORECLOSURE REPORT**

**LIABILITY**    \$150.00            **LIST NO.:** 16-018 GISI  
**FEE**                \$150.00            **TAX ACCOUNT NO.:** 3N2W22-BD-06600

**EFFECTIVE DATE:** July 16, 2018 at 8:00 a.m.

**A.    ASSURED:**

Columbia County, a Political Subdivision of the State of Oregon

**B.**    The estate or interest in the land hereinafter described or referred to and covered by this Tax Foreclosure Report is:

Fee Simple

**C.**    Title to said estate or interest at the date hereof is vested in:

LAWRENCE C. GISI and VERNIS D. GISI,  
As Tenants by the Entirety

**D.**    The land referred to in this Tax Foreclosure Report is situated in the State of Oregon, County of Columbia and is described as follows:

Lot 2, Block, 35, HILLCREST ADDITION, NO. 1, as disclosed by the recorded Plat in Clerks Records, in Columbia County, Oregon.

**E.**    As of said effective date the premises are subject to the following Exceptions:

1. Matters not disclosed by an examination of public record.
2. Taxes for the fiscal year 2018-2019, a Lien Due, but not yet payable.  
Taxes for the following years, unpaid:

2017-2018	\$ 26.70 Tax and Interest Due
2016-2017	\$ 30.87 Tax and Interest Due
2015-2016	\$ 31.79 Tax and Interest Due
2014-2015	\$ 36.31 Tax and Interest Due
2013-2014	\$ 40.29 Tax and Interest Due
2012-2013	\$ 44.78 Tax and Interest Due
2012 Fee	\$306.54 Tax and Interest Due

Property ID No.: 3N2W22-BD-06600  
Key No.: 6497  
Code No.: 0108

3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Covenants, Conditions, Restrictions, Mineral Reservations, Reservations, set back lines, Special Assessments and Powers of Special Districts, Easements of Record and Agreements for Roadways or Maintenance, if any.
5. Reservation of all oil, gas and other minerals of whatsoever nature, found on, in or under the above described property, or that may be produced therefrom, as disclosed in Warranty Deed recorded in Book 154, Page 50, Columbia County Deed Records.  
In Favor of: American Homes Company, a co-partnership, et al, its successors and assigns
6. Proceedings pending in the Circuit Court for Columbia County, Oregon.  
Suit No.: 16-CV-29373  
Filed: September 7, 2016  
Plaintiff: Columbia County, a Political Subdivision of the State of Oregon  
Defendant: Bankston, et al  
Being a suit for: Foreclosure of Taxes

**F.** Names and addresses of lien holders interest as shown at Paragraph E above:

**NONE**

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

18-Jul-2018

GISI LAWRENCE C & VERNIS D  
 206 S 371ST AVE  
 TONOPAH, AZ 85354-6712

Tax Account #	6497	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0108 3N2W22-BD-06600
Situs Address		Interest To	Jul 18, 2018

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2017	ADVALOREM	\$26.70	\$23.84	\$2.86	\$0.00	\$23.84	Nov 15, 2017	\$0.00
2016	ADVALOREM	\$30.87	\$24.12	\$6.75	\$0.00	\$24.12	Nov 15, 2016	\$0.00
2015	ADVALOREM	\$31.79	\$23.91	\$7.88	\$0.00	\$23.93	Nov 15, 2015	\$0.00
2014	ADVALOREM	\$36.31	\$23.97	\$12.34	\$0.00	\$23.97	Nov 15, 2014	\$0.00
2013	ADVALOREM	\$40.29	\$23.69	\$16.60	\$0.00	\$23.69	Nov 15, 2013	\$0.00
2012	ADVALOREM	\$44.78	\$23.75	\$21.03	\$0.00	\$23.75	Nov 15, 2012	\$0.00
2012	FEE	\$306.54	\$306.54	\$0.00	\$0.00	\$306.54	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.65	Nov 15, 2011	\$0.71
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.86	Nov 15, 2010	\$0.72
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.85	Nov 15, 2009	\$0.72
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.96	Nov 15, 2008	\$0.75
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.54	Nov 15, 2007	\$0.71
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.36	Nov 15, 2006	\$0.70
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.33	Nov 15, 2005	\$0.70
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.98	Nov 15, 2004	\$0.69
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.90	Nov 15, 2003	\$0.69
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.83	Nov 15, 2002	\$0.68
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.53	Nov 15, 2001	\$0.68
<b>Total</b>		\$517.28	\$449.82	\$67.46	\$0.00	\$707.63		

**TAX NOTATION...**

NOTATION CODE	DATE ADDED	DESCRIPTION
FORECLOSURE	10-Oct-2016	

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GISI LAWRENCE C & VERNIS D

206 S 371ST AVE

TONOPAH, AZ 85354-6712



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TONOPAH, AZ 85354-6712

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