



**Oregon  
Farm & Home**

★ B R O K E R S ★

**18101 WILLAMINA CREEK**

— WILLAMINA —

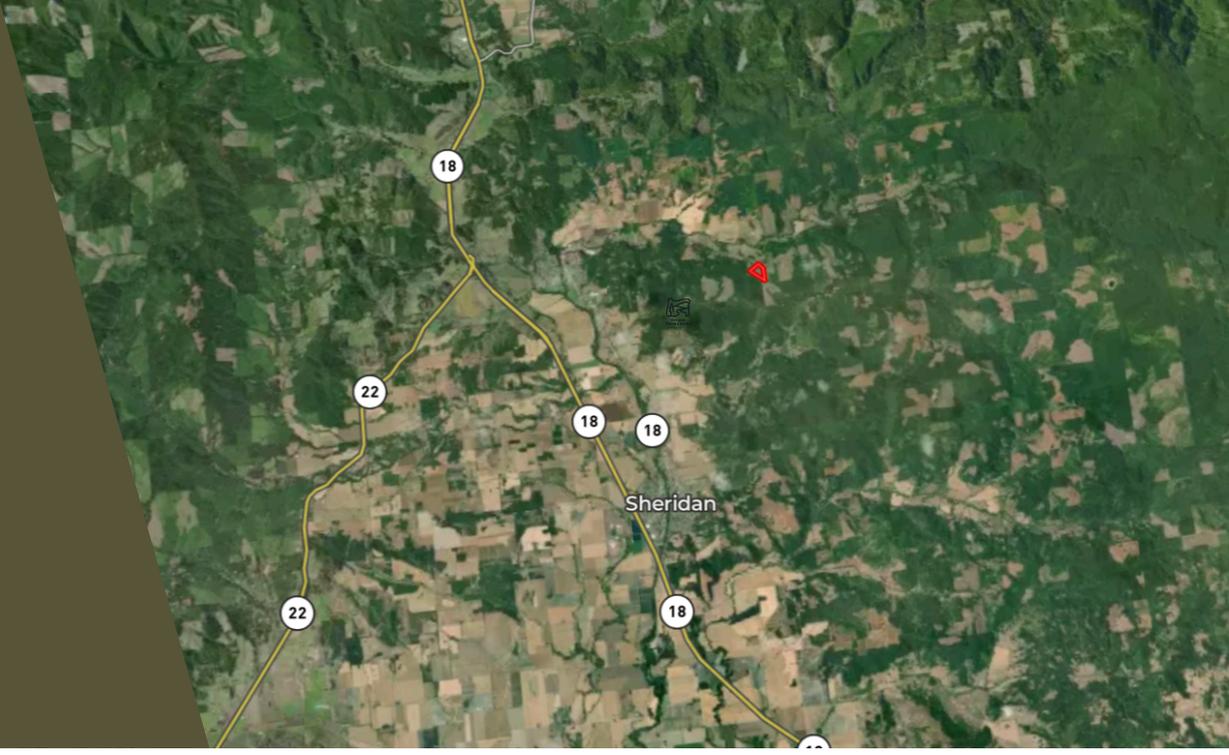
FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

# INTRODUCTION

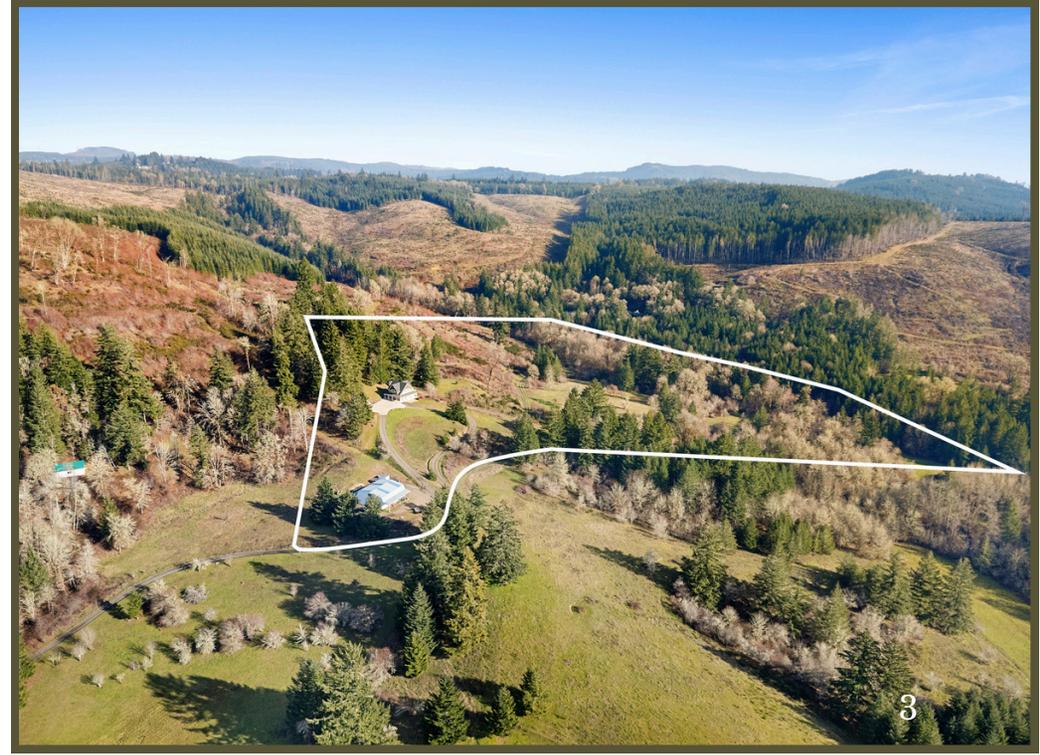
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Custom built in 2007, this exceptional 25-acre retreat just outside of Willamina offers privacy, extensive improvements, and sweeping views. The property includes an oversized two-car detached garage with storage and a finished upstairs bonus level with balcony that is ideal for a home office or guest space. This property also benefits from two shops, one heated with a wood stove, full-length overhangs, and a complete upstairs game room, and a second 30x30 shop for equipment, projects, or storage. The custom home offers over 2,300 square feet of well designed living space with quality craftsmanship, carefully selected finishes, and areas suited for both daily living and entertaining. The functional kitchen features generous workspaces and an efficient layout, the main level is complemented by an oversized utility room with exceptional storage and organization. The home includes four bedrooms and two and a half bathrooms, including a main level bedroom and a primary suite with a spa-like ensuite. Additional highlights include a private sauna and multiple covered outside areas for year round enjoyment. The land features winding trails, abundant wildlife, and space to garden, ride, or raise livestock, along with a she shed, treehouse, and fruit orchard with apple, pear, and plum trees all set against stunning territorial views. Enjoy peaceful seclusion less than 10 minutes to town, approximately 30 minutes to McMinnville, and about 45 minutes to the Oregon Coast.

# LOCATION



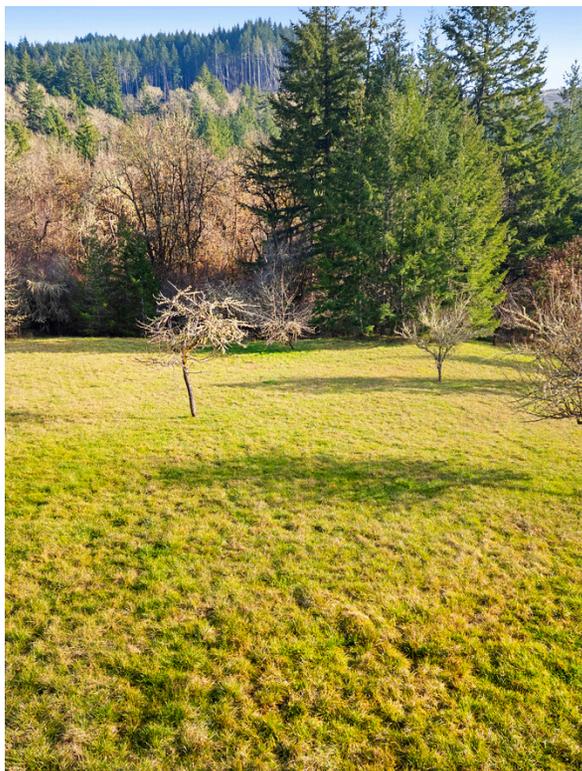
Located just minutes outside the city limits of Willamina, this property offers a peaceful rural setting with convenient proximity to infrastructure and services. The site is less than 10 minutes to downtown Willamina, approximately 30 minutes to McMinnville, and about 45 minutes to the Oregon Coast. The area provides access to outdoor recreation including hiking, horseback riding, ATV use, and wildlife viewing, along with nearby rivers and coastal amenities. Regional connectivity allows for easy travel to employment centers, shopping, dining, and community events while maintaining a private and secluded atmosphere.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



# OPPORTUNITY



**Zoned Exclusive Farm Use, this property presents a wide range of agricultural, recreational, and lifestyle opportunities. Approximately 15 acres of planted timber, established in 2018, offer long-term value and potential future income. The open and fenced areas provide space suitable for livestock, gardening, or small-scale agricultural use, while the orchard produces apple, pear, and plum varieties. Trails throughout the property enhance usability for hiking, riding, and outdoor enjoyment across all seasons.**

**The extensive improvements elevate the property's versatility and functionality. Multiple shops and finished bonus spaces support hobbies, equipment storage, creative projects, or home-based uses. The detached garage and heated shop with upstairs game room add flexible square footage beyond the main residence. Combined with generator hardwiring, covered outdoor living areas, and a private sauna, the property supports both full-time rural living and long-term investment potential in a desirable Yamhill County location.**

# LAND



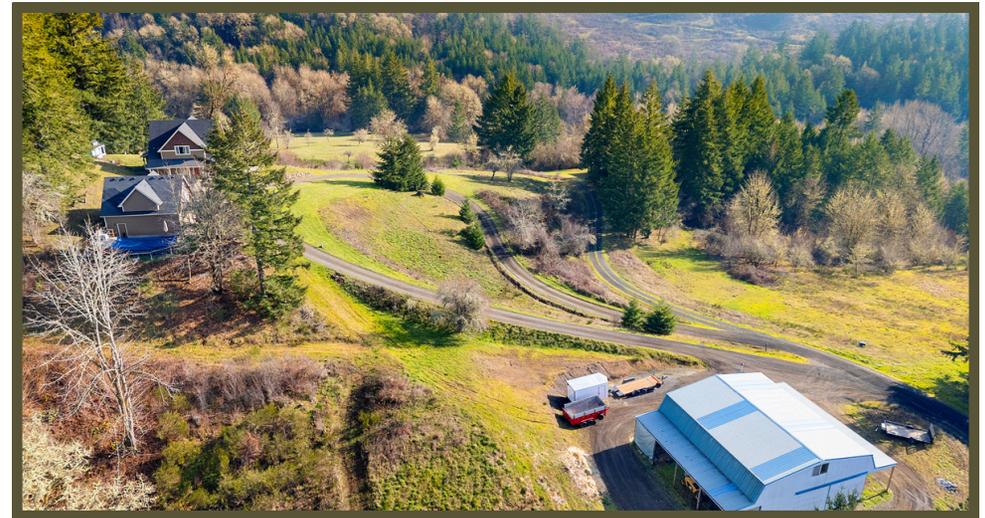
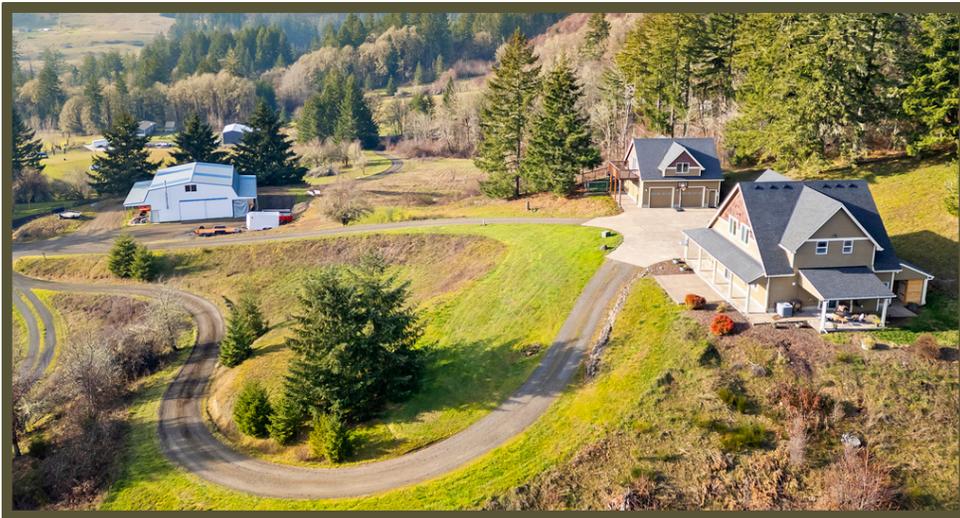
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# LAND

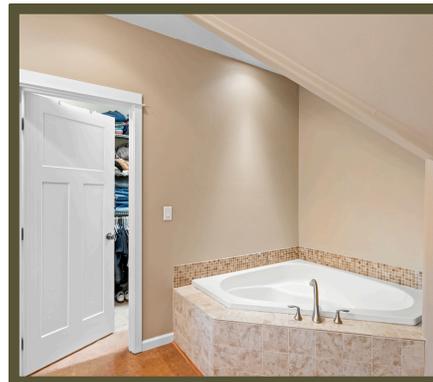
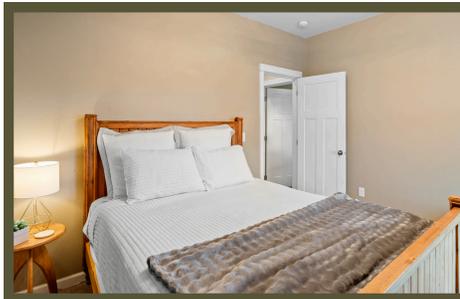
## 25.3 Acres

- Parcel ID 501775 | 20.3 +/- Acres
- Parcel ID 713506 | 5 +/- Acres
- Zoning: Exclusive Farm Use
- 15 +/- Acres of Planted Timber
  - Planted 2018
- Fully Fenced Side Yard
- Orchard with Apple, Pear and Plum Trees
- Trails Throughout the Property for Hiking, Mountain Biking, ATV or Horses



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# HOME



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# HOME

**2,304 SqFt**

- **1<sup>st</sup> Floor: 1,224 SqFt**
- **2<sup>nd</sup> Floor: 1,080 SqFt**

**4 Bedrooms**

**2.5 Bathrooms**

**Sauna (4' x 8')**

**Engineered Distressed Hickory**

**Hardwood Floors**

**Electric Pellet Stove**

**Walk-In Pantry**

**Stainless Steel Kitchen Appliances**

- **Double Oven**
- **Wine Cooler**

**Kitchen Island with Breakfast Bar**

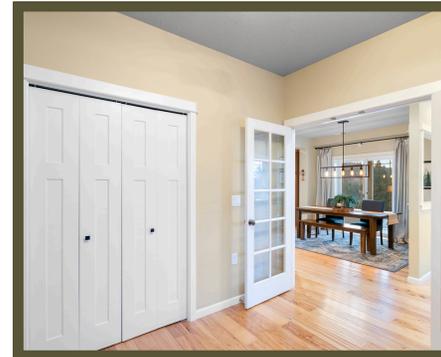
**Corian Countertops**

**Soaking Tub**

**Wooden Deck**

**Concrete Patio (Partially Covered)**

SCAN HERE  
FOR  
3D  
TOUR!



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# OUTBUILDINGS

## Detached 2 Car Garage

- 25' x 30'
- 9'w x 8't Doors
- 50Amp Power
- Storage Room with Cadet Heater
- Freezer Plugs on Back Wall
- Concrete Floor
- Finished Bonus Room
  - Approx 500'
  - 8' x 16' Deck



## White Shop

- Wood Burning Stove
- Power from House
- Recreation Room Upstairs
- Concrete Floor



## Green Shop

- 30' x 30'
- 9'w x 12't Doors
- Concrete Floor

## She Shed

- 5' x 10'
- Loft

## Treehouse

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# SYSTEMS

## Septic System

- Installed 1989, Pumped 2022
- Located Behind House

## Shared Well with Neighbor (Not Being Used)

- Located Behind House

## Community Water

## Sprinkler System for Hanging Basket

## Garbage: WOW

## Internet: Starlink

## Power: PGE



# SELLER PREFERRED TERMS

## Forms: OREF Only

## Occupancy: 30 Days Occupancy

## Seller's Names: Casey and Theresa Curran

## Personal Property Included All Conveyed at \$0 Value: Bunny, Window

## Treatments, Pool (Salt Water Pool 24x12x52), Dishwasher, Microwave, Double

## Oven, Cooktop and Refrigerator

## Negotiable Equipment: 4 Wheeler, Garbage Trailer, Tractor, Riding Lawnmower,

## Honda 7000w Generator, Games In Room Above Shop

10

# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC



SCAN HERE  
FOR  
INTERACTIVE  
MAP!





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# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- JORY-BELLPINE
- CHEHALEM SILTY CLAY LOAM

Code	Description	Acres
2747E	Jory-Bellpine complex, 20 to 30 percent slopes	16.10
2214C	Chehalem silty clay loam, sedimentary, 3 to 12 percent slopes	5.68
2747D	Jory-Bellpine complex, 12 to 20 percent slopes	3.83
2747F	Jory-Bellpine complex, 30 to 60 percent slopes	0.67

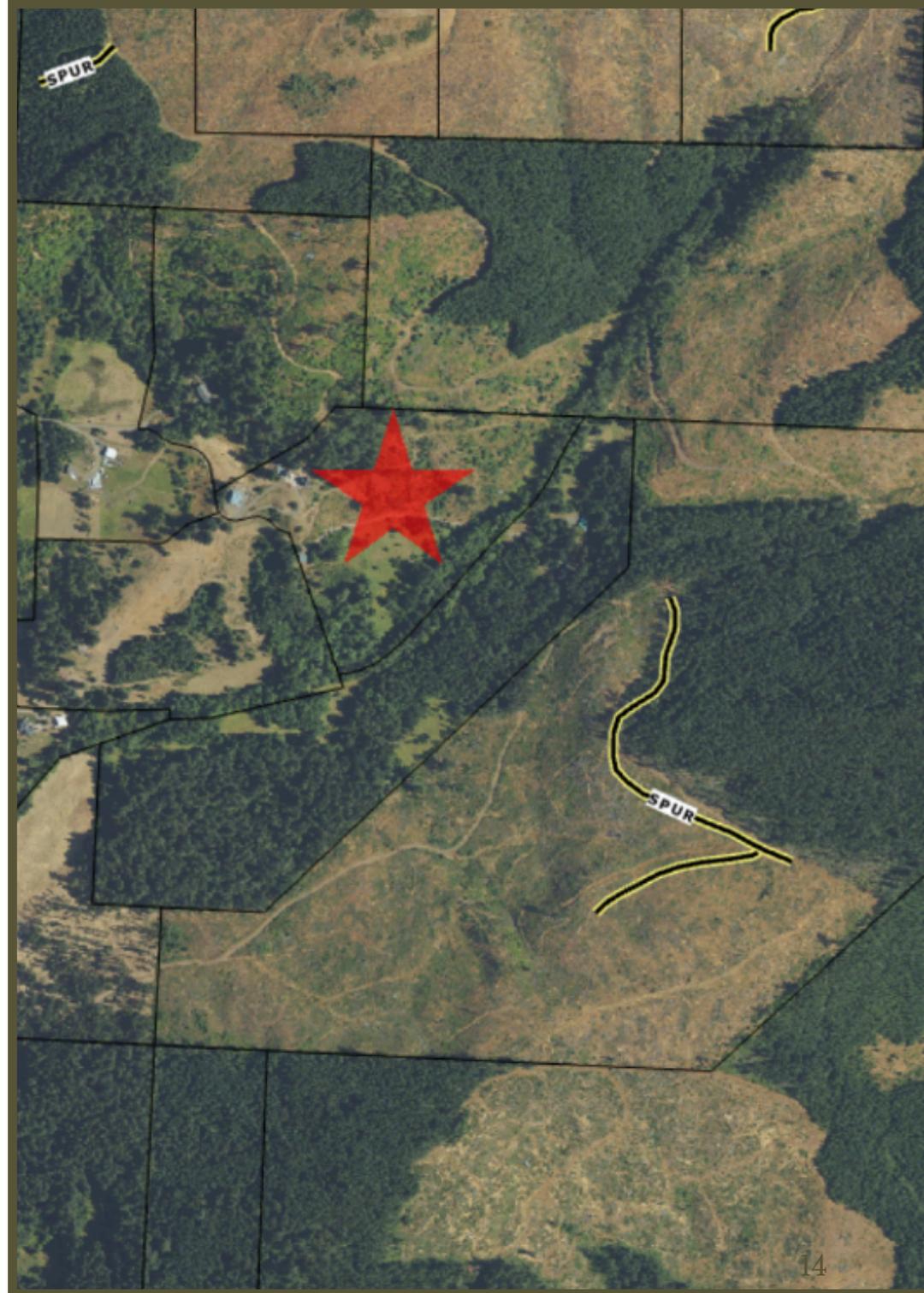


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# COUNTY INFO

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*LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY*



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**Fidelity National Title**

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

## PROPERTY REPORT

**Property Address:**

18101 SW Willamina Creek Rd  
Willamina OR 97396-9514

**Parcel Number:**

501775

**Prepared For:**

Robin Gast

Date:

1/20/2026

**Warmest Regards,**

**Fidelity Client Services**

5th Avenue, Mezzanine  
Portland, Oregon 97204  
503.227.5478 | [fidelityportland.com](http://fidelityportland.com)

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

# Yamhill, OR County Property Profile

18101 SW Willamina Creek Rd  
Willamina OR 97396-9514



# Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

## Parcel Information

Parcel Id (APN)	501775
Tax/Account #	R561900201
Address	18101 SW Willamina Creek Rd Willamina, OR 97396-9514
Acres	20.3
Lot Sq Feet	884,268

## Owner Information

Owner	Curran, Casey J Curran, Theresa J
Owner Address	PO Box 689 Willamina, OR 97396

## Tax Information (2024)

Levy Code	30.3
Levy Rate	9.4492
Total Tax	\$89.99
Prior Year Total Tax	\$87.91
Tax Exempt Amount	\$0.00

## Assessment Information (2023)

Total Value	\$9,589.00
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## Market Information (2023)

Market Land Value	\$362,489.00
Market Total Value	\$362,489.00

## Land Information

Land Use	Forest - Exclusive Farm Use (EFU) - Improved (typical of class)
Watershed	1709000801 Willamina Creek
School District	30J Willamina
Zoning	AF-80 Agriculture/Forestry Large Holding
Neighborhood	000046_DERIVED Rural West

## School Attendance

Primary School	Willamina Elementary School
Middle School	Willamina Middle School
High School	Willamina High School

## Improvements

Year Built	2007
Stories	2.00
Total Square Feet	2,304
Finished Square Feet	2,304
Bedrooms	3
Bathrooms	2
Garage Description	Detached Garage
Garage Square Feet	750
Roof Type	Gable
Roof Cover	Composition Shingle

## Survey Information

T R S	05S 06W 19
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## Census Information

Census Tract	030501
Census Block	2066

## Legal

Township 5S Range 6W Section 19 TaxLot 00201

## Transfer Information

Document Recording Date	10/16/2020
Document Number	2020-18530
Document Type Description	27 - Deed

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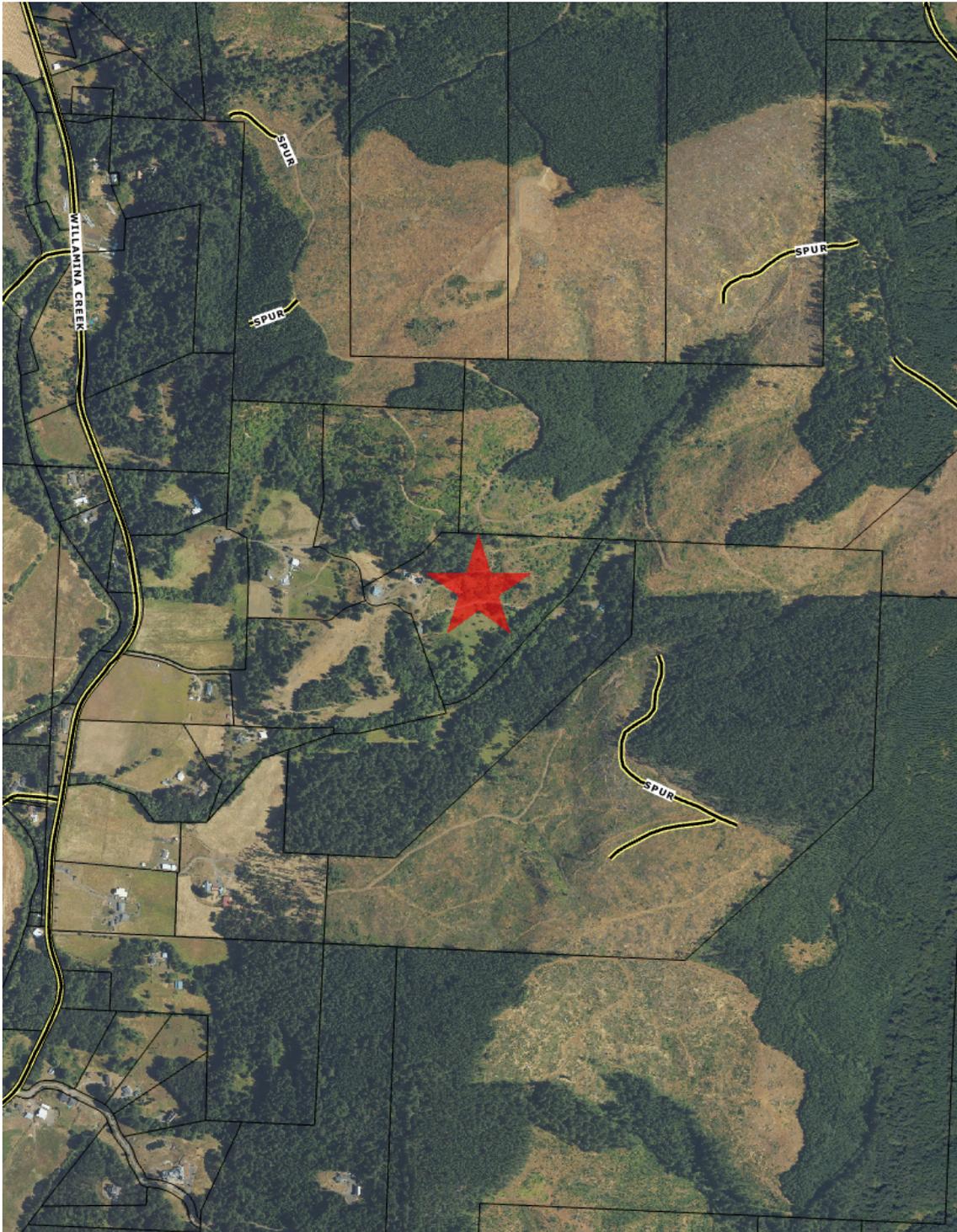
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Willamina OR 97396-9514

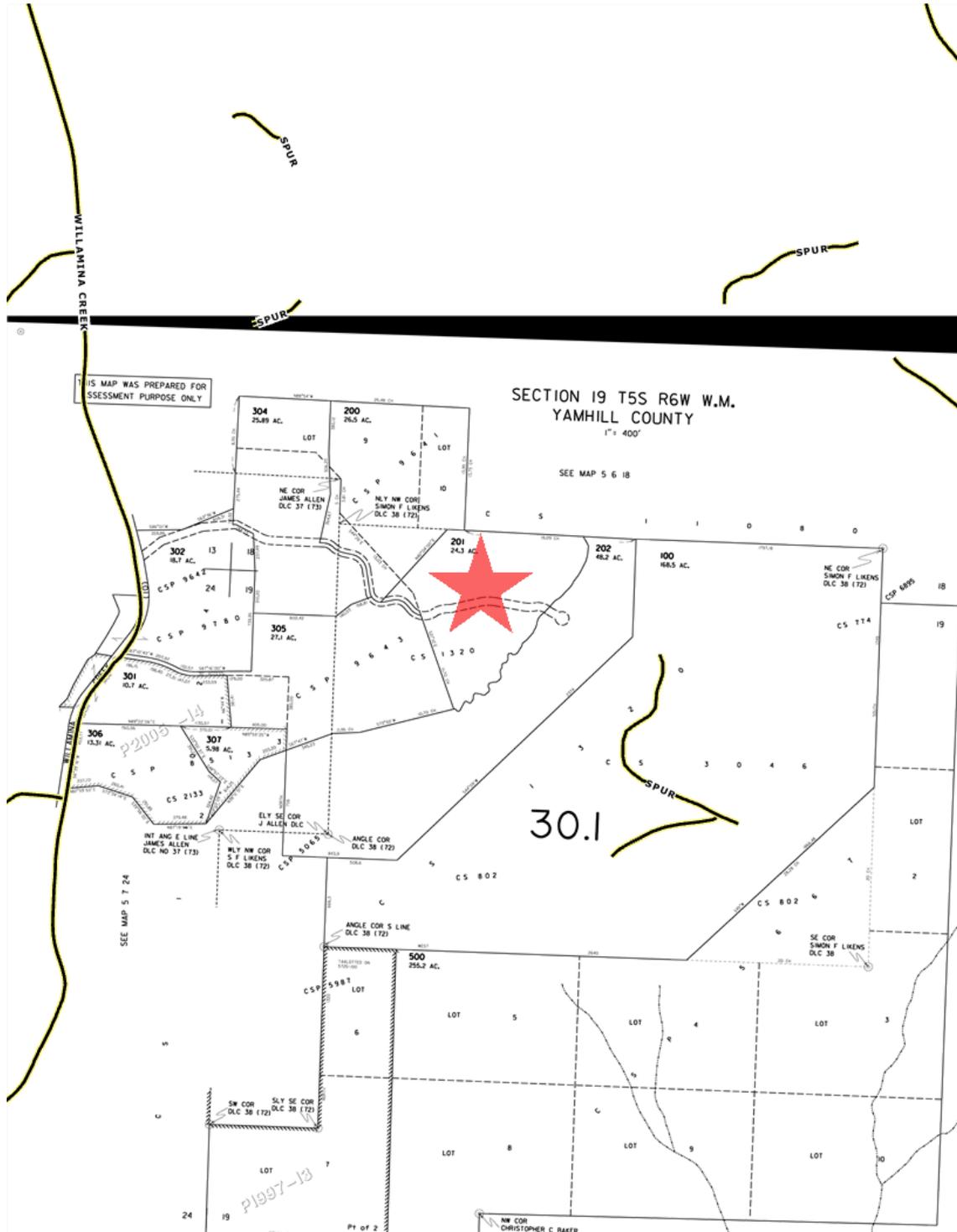


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**7/1/2025 to 6/30/2026 REAL PROPERTY TAX STATEMENT**

YAMHILL COUNTY, OREGON 400 NE BAKER ST, MCMINNVILLE, OR 97128 (503) 434-7521

<b>PROPERTY LOCATION</b> 18101 SW WILLAMINA CREEK RD	<b>ALT NO: R5619 00201</b> Account Acres: 20.3000	<b>ACCOUNT NO: 501775</b> Tax Code Area: 30.3
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CURRAN THERESA J  
PO BOX 689  
WILLAMINA OR 97396

Potential Additional Tax Liability  
For Special Assessment

**2025 - CURRENT TAX BY DISTRICT:**

CHEMEKETA COMM COLLEGE	6.18
WILLAMETTE REG ESD	2.93
WILLAMINA SD 30J	49.41
<b>EDUCATION TOTAL:</b>	<b>58.52</b>

CHEMEKETA LIBRARY	0.81
YAMHILL CO EXT SERVICE	0.44
YAMHILL COUNTY	25.46
YAMHILL SOIL & WATER	0.35
<b>GENERAL GOVERNMENT TOTAL:</b>	<b>27.06</b>

CHEMEKETA COMM COLLEGE BOND	2.60
FIRE PATROL PRINCIPAL - W	29.29
FIRE PATROL SURCHARGE - W	58.00
WILLAMINA SD 30J BOND	5.15
<b>BONDS AND OTHER TOTAL:</b>	<b>95.04</b>

**2025 - 2026 TAX BEFORE DISCOUNT 180.62**

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	362,489	386,711
RMV TOTAL	362,489	386,711
M5 REAL MARKET TOTAL:	18,011	19,207
*ASSESSED VALUE:	9,589	9,877
TOTAL TAXABLE	9,589	9,877
 PROPERTY TAXES:	 181.77	 180.62

**Requested By: US BANCORP SERVICE PROVIDERS**  
When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: [www.yamhillcounty.gov/assessor](http://www.yamhillcounty.gov/assessor)

\* If you have questions about your assessed value increasing more than 3% this year, please contact our office.

**TOTAL (after discount): 175.20**  
Delinquent tax amount is included in payment options listed below.

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 15, 2025	5.42 3% Discount....	\$175.20
2/3 PAYMENT	Nov 15, 2025	2.40 2% Discount....	\$118.02
1/3 PAYMENT	Nov 15, 2025	No Discount....	\$60.21

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

<p><b>2025 - 2026 Property Tax Payment Yamhill County, Oregon</b> <b>PROPERTY LOCATION: 18101 SW WILLAMINA CREEK RD</b></p>	<p align="center"><b>ACCOUNT NO: 501775</b></p>
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Delinquent tax amount is included in payment options listed below

<b>FULL PAYMENT</b>	(Includes 3% Discount)	DUE Nov 15, 2025	\$175.20
<b>2/3 PAYMENT</b>	(Includes 2% Discount)	DUE Nov 15, 2025	\$118.02
<b>1/3 PAYMENT</b>	(No Discount offered)	DUE Nov 15, 2025	\$60.21

Mailing address change on back

**Enter Amount Paid**

30509\*90\*\*G50\*\*1.1105\*\*3/6\*\*\*\*\*AUTO5-DIGIT 97370  
CURRAN THERESA J  
PO BOX 689  
WILLAMINA OR 97396

Please make payment to:  
**YAMHILL COUNTY TAX COLLECTOR**  
535 NE 5th ST  
MCMINNVILLE, OR 97128-4906



# Property Account Summary

1/20/2026



Click image above for more information

Account Number	501775	Property Address	18101 SW WILLAMINA CREEK RD , , OR
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## General Information

Alternate Property #	R5619 00201
Property Description	Township 5S Range 6W Section 19 TaxLot 00201
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	30.3
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

## Tax Rate

Description	Rate
Total Rate	9.4492

## Property Characteristics

Neighborhood	Rural West
Land Class Category	651 Forest EFU Improved
Account Acres	20.3000
Change Property Ratio	Forest

## Parties

Role	Name
Owner	CURRAN CASEY J
Owner	CURRAN THERESA J

## Related Properties

713506 is 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 AVR	\$9,877	\$9,589	\$9,310	\$9,039	\$8,776
Exempt Value EAR					
Taxable Value TVR	\$9,877	\$9,589	\$9,310	\$9,039	\$8,776
Real Market Land MKLTL	\$386,711	\$362,489	\$320,805	\$311,434	\$252,478
Real Market Buildings MKITL					
Real Market Total MKTTL	\$386,711	\$362,489	\$320,805	\$311,434	\$252,478
M5 Market Land MKLND					





After recording return to:  
Casey J. Curran and Theresa J.  
Curran  
PO Box 689  
Willamina, OR 97396

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Casey J. Curran and Theresa J. Curran  
PO Box 689  
Willamina, OR 97396

File No.: 1031-3514004 (MWG)  
Date: October 07, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **202018530**  
DMR-DDMR  
Stn=6 MILLSA **10/16/2020 01:30:00 PM**  
5Pgs \$25.00 \$11.00 \$5.00 \$60.00 **\$101.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Brian Van Bergen - County Clerk

## STATUTORY BARGAIN AND SALE DEED

**Casey J. Curran and Theresa J. Curran, as tenants by the entirety**, Grantor, conveys to **Casey J. Curran and Theresa J. Curran, as tenants by the entirety**, Grantee, the following described real property:

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

The true consideration for this conveyance is **\$This Deed is being recorded to re-describe property in its entirety after a lot line adjustment as approved by Yamhill County Planning Dept under Lot-Line Adjustment Docket No. L-28-20.** (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.

FIRST AMERICAN TITLE 3514004

APN: 214100

Bargain and Sale Deed  
- continued

File No.: 1031-3514004 (MWG)  
Date: 10/07/2020

Dated this 15 day of October, 2020.



**Casey J. Curran**



**Theresa J. Curran**

STATE OF Oregon )  
County of Yamhill )ss.  
)

This instrument was acknowledged before me on this 15<sup>th</sup> day of October, 2020  
by **Casey J. Curran and Theresa J. Curran.**



Notary Public for Oregon  
My commission expires: 4/30/21



EXPIRES 31 DECEMBER 2020

Leland MacDonald & Assoc.  
3765 Riverside Drive  
McMinnville, OR 97128  
Phone: 472-7904  
Fax: 472-0367



7 October 2020

Description of Real property for: CASEY CURRAN ~ Description of Tax Lot 201 after adjustment.

A tract of land in the South½ of Section 18 and the North½ of Section 19, Township 5 South, Range 6 West of the Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

Beginning at a point which bears South 09°43'12" West, 1299.40 feet and West, 3057.12 feet from the Northeast corner of the Simon F. Likens Donation Land Claim No. 38 in Section 18; which point is also the Southeast corner of that tract conveyed to Richard L. Goldman in deed recorded October 11, 1995, as Instrument No. 199513520, Deed and Mortgage Records of Yamhill County, Oregon; thence Northwesterly along the East line of Goldman tract to a point in the centerline of a 60.00 foot wide private easement road; thence along said centerline in the Northwesterly direction along the arc of a 101.25 foot radius curve (the long chord of which bears North 74°54'02" West, 99.31 feet) 103.80 feet; thence South 75°44'00" West, 68.13 feet; thence along the arc of a 84.61 foot radius curve to the right (the long chord of which bears South 83°23'09" West, 22.56 feet) 22.57 feet; thence North 40°04'00" East, 721.14 feet to the South line of U.S. Lot No. 10; thence along the South line thereof South 89°10'00" East, 991.94 feet to the center of a creek; thence along the thread of said creek in a Southwesterly direction, 1805.00 feet, more or less, to the point of beginning.

TOGETHER WITH the right to the use of the following described 60.00 foot wide easement road: A non-exclusive easement for ingress, egress and utilities, over, under and across a strip of land 60.00 feet wide lying 30.00 feet on each side of the following described centerline:

Beginning a point in the center of Market Road No. 10, which point bears South 35°45'36" East, 820.20 feet from the Northwest corner of the James Allen Donation Land Claim in Section 13, Township 5 South, Range 7 West of the Willamette Meridian in Yamhill County, Oregon; and running thence North 49°15'39" East, 200.12 feet; thence North 68°54'49" East, 312.97 feet; thence North 83°15'57" East, 245.93 feet; thence South 64°10'50" East, 206.89 feet; thence along the arc of a 177.77 foot radius curve to the left (the radius point of which bears Northerly) 78.69 feet; thence North 89°32'35" East, 384.87 feet; thence along the arc of a 95.00 foot radius curve to the right (the radius point of which bears Southerly) 71.38 feet to a point of reverse curve; thence along the arc of a 150.00 foot radius curve to the left (the radius point of which bears Northerly) 87.70 feet; thence South 79°59'37" East, 63.11 feet; thence along the arc of a 137.55 foot radius

curve to the right (the radius point of which bears Southerly) 166.28 feet; thence South  $10^{\circ}43'49''$  East, 166.48 feet; thence along the arc of a 84.61 foot radius curve to the left (the radius point of which bears Northerly) 138.13 feet; thence North  $75^{\circ}44'00''$  East, 68.13 feet; thence along the arc of a 101.25 foot radius curve to the right (the radius point of which bears Southerly) 108.33 feet; thence South  $42^{\circ}57'58''$  East, 50.02 feet; thence along the arc of a 128.80 foot radius curve to the left (the radius point of which bears Northerly) 203.52 feet; thence along the arc of a 215.91 foot radius curve to the right (the radius point of which bears Southerly) 107.21 feet; thence North  $75^{\circ}08'13''$  East, 227.64 feet; thence along the arc of a 246.83 foot radius curve to the right (the radius point of which bears Southerly) 98.66 feet; thence South  $81^{\circ}57'37''$  East, 213.42 feet; thence along the arc of a 255.37 foot radius curve to the left (the radius point of which bears Northerly) 98.75 feet; thence along the arc of a 127.71 foot radius curve to the right (the radius point of which bears Southerly) 92.87 feet; thence South  $62^{\circ}27'00''$  East, 112.66 feet to the center of a 50.00 foot radius cul-de-sac and the terminus hereof.

TOGETHER WITH the following tract of land:

A tract of land located in Section 19 Township 4 South, Range 4 West and Section 18, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Commencing at an iron pipe marking the northwest corner of that tract of land described in deed to Casey J. Curran and Theresa J. Curran, recorded on December 12, 2020 as Instrument No. 200528836 Deed Records Yamhill County, Oregon; thence along the northwesterly line of said CURRAN tract South  $40^{\circ}04'00''$  West 206.67 feet to an iron rod marking a point on said line and the POINT OF BEGINNING; thence South  $40^{\circ}04'00''$  West 514.26 feet to the most westerly corner of said CURRAN tract, being a point in the center of a 60 foot wide roadway and the beginning of a non-tangent curve concave to the north having a radius of 84.61 feet; thence northwesterly 116.36 feet along said road centerline and said curve, the chord of which bears North  $49^{\circ}37'21''$  West 107.40 feet; thence North  $10^{\circ}49'01''$  West 62.52 feet; thence leaving said road centerline North  $58^{\circ}15'55''$  East 499.21 feet to the POINT OF BEGINNING containing 1.00 acre of land, more or less.

END DESCRIPTION





**Fidelity National Title**

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

## PROPERTY REPORT

**Property Address:**

18101 SW Willamina Creek Rd  
Willamina OR 97396-9514

**Parcel Number:**

713506

**Prepared For:**

Esther Anderson

Date:

12/30/2025

**Warmest Regards,**

**Fidelity Client Services**

5th Avenue, Mezzanine  
Portland, Oregon 97204  
503.227.5478 | [fidelityportland.com](http://fidelityportland.com)

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

# Yamhill, OR County Property Profile

18101 SW Willamina Creek Rd  
Willamina OR 97396-9514



# Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

## Parcel Information

Parcel Id (APN)	713506
Tax/Account #	R561900201
Address	18101 SW Willamina Creek Rd Willamina, OR 97396-9514
Acres	5
Lot Sq Feet	217,800

## Owner Information

Owner	Curran, Casey J Curran, Theresa J
Owner Address	PO Box 689 Willamina, OR 97396

## Tax Information (2024)

Levy Code	30.1
Levy Rate	12.0628
Total Tax	\$3,454.91
Prior Year Total Tax	\$3,187.27
Tax Exempt Amount	\$0.00

## Assessment Information (2023)

Total Value	\$287,943.00
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## Market Information (2023)

Market Land Value	\$107,531.00
Market Improved Value	\$439,014.00
Market Total Value	\$546,545.00

## Land Information

Land Use	Forest - Exclusive Farm Use (EFU) - Improved (typical of class)
Building Use	2 Story
Parcel Type	Residential
Watershed	1709000801 Willamina Creek
School District	30J Willamina
Zoning	AF-80 Agriculture/Forestry Large Holding
Neighborhood	000046_DERIVED Rural West

## School Attendance

Primary School	Willamina Elementary School
Middle School	Willamina Middle School
High School	Willamina High School

## Improvements

Year Built	2007
Stories	2.00
Total Square Feet	2,304
Finished Square Feet	2,304
First/Second Floor Square Feet	1,224 / 1,080
Bedrooms	3
Bathrooms	2

## Survey Information

T R S	05S 06W 19
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## Census Information

Census Tract	030501
Census Block	2066

## Legal

SEE METES & BOUNDS

## Transfer Information

Document Recording Date	12/22/2005
Sale Amount	170000
Document Number	2005-28836
Document Type Description	71 - Warranty Deed

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

# Yamhill, OR County Property Profile

18101 SW Willamina Creek Rd  
Willamina OR 97396-9514

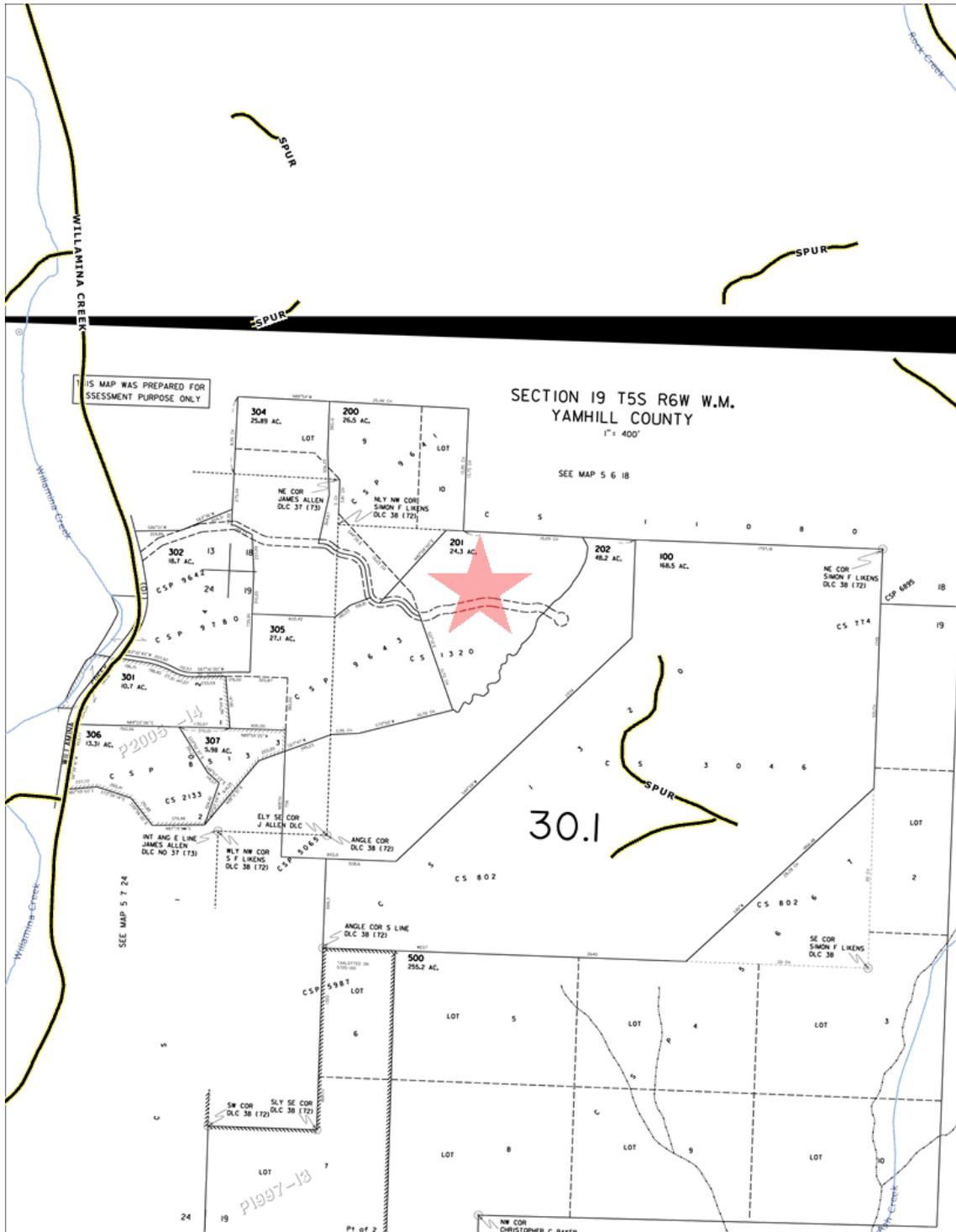


# Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND



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**7/1/2025 to 6/30/2026 REAL PROPERTY TAX STATEMENT**

YAMHILL COUNTY, OREGON 400 NE BAKER ST, MCMINNVILLE, OR 97128 (503) 434-7521

<b>PROPERTY LOCATION</b> 18101 SW WILLAMINA CREEK RD	<b>ALT NO: R5619 00201</b> Account Acres: 5.0000	<b>ACCOUNT NO: 713506</b> Tax Code Area: 30.1
---	---	--

CURRAN THERESA J  
PO BOX 689  
WILLAMINA OR 97396

Potential Additional Tax Liability  
For Special Assessment

**2025 - CURRENT TAX BY DISTRICT:**

CHEMEKETA COMM COLLEGE	185.56
WILLAMETTE REG ESD	87.96
WILLAMINA SD 30J	1,482.96
<b>EDUCATION TOTAL:</b>	<b>1,756.48</b>

CHEMEKETA LIBRARY	24.25
WEST VALLEY FIRE	264.92
WEST VALLEY FIRE LOCAL OPTION	509.91
YAMHILL CO EXT SERVICE	13.31
YAMHILL COUNTY	764.13
YAMHILL SOIL & WATER	10.49
<b>GENERAL GOVERNMENT TOTAL:</b>	<b>1,587.01</b>

CHEMEKETA COMM COLLEGE BOND	78.09
WILLAMINA SD 30J BOND	154.58
<b>BONDS AND OTHER TOTAL:</b>	<b>232.67</b>

**2025 - 2026 TAX BEFORE DISCOUNT 3,576.16**

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	107,531	113,170
STRUCTURES	439,014	382,826
RMV TOTAL	546,545	495,996
M5 REAL MARKET TOTAL:	464,420	409,661
*ASSESSED VALUE:	287,943	296,462
TOTAL TAXABLE	287,943	296,462
 PROPERTY TAXES:	 3,454.91	 3,576.16

**Requested By: US BANCORP SERVICE PROVIDERS**  
When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: [www.yamhillcounty.gov/assessor](http://www.yamhillcounty.gov/assessor)

\* If you have questions about your assessed value increasing more than 3% this year, please contact our office.

**TOTAL (after discount): 3,468.88**  
Delinquent tax amount is included in payment options listed below.

(See back for payment instructions)

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 15, 2025	107.28 3% Discount....	\$3,468.88
2/3 PAYMENT	Nov 15, 2025	47.68 2% Discount....	\$2,336.43
1/3 PAYMENT	Nov 15, 2025	No Discount....	\$1,192.06

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

↑ TEAR PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR ↑  
HERE HERE

<p><b>2025 - 2026 Property Tax Payment Yamhill County, Oregon</b> <b>PROPERTY LOCATION: 18101 SW WILLAMINA CREEK RD</b></p>	<p align="center"><b>ACCOUNT NO: 713506</b></p>
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Delinquent tax amount is included in payment options listed below

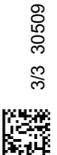
<b>FULL PAYMENT</b>	<b>(Includes 3% Discount)</b>	<b>DUE Nov 15, 2025</b>	<b>\$3,468.88</b>
<b>2/3 PAYMENT</b>	<b>(Includes 2% Discount)</b>	<b>DUE Nov 15, 2025</b>	<b>\$2,336.43</b>
<b>1/3 PAYMENT</b>	<b>(No Discount offered)</b>	<b>DUE Nov 15, 2025</b>	<b>\$1,192.06</b>

Mailing address change on back

Enter Amount Paid

30509\*90\*\*G50\*\*1.1105\*\*5/6\*\*\*\*\*AUTO5-DIGIT 97370  
CURRAN THERESA J  
PO BOX 689  
WILLAMINA OR 97396

Please make payment to:  
**YAMHILL COUNTY TAX COLLECTOR**  
535 NE 5th ST  
MCMINNVILLE, OR 97128-4906



# Property Account Summary

12/30/2025



Click image above for more information

Account Number	713506	Property Address	18101 SW WILLAMINA CREEK RD , , OR
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## General Information

Alternate Property #	R5619 00201
Property Description	SEE METES & BOUNDS
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	30.1
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

## Tax Rate

Description	Rate
Total Rate	12.0628

## Property Characteristics

Neighborhood	Rural West
Land Class Category	651 Forest EFU Improved
Account Acres	5.0000
Change Property Ratio	Forest

## Parties

Role	Name
Owner	CURRAN CASEY J
Owner	CURRAN THERESA J

## Related Properties

Split Code 501775
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## Property Values

Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
Assessed Value AVR	\$296,462	\$287,943	\$279,673	\$271,644	\$263,848
Exempt Value EAR					
Taxable Value TVR	\$296,462	\$287,943	\$279,673	\$271,644	\$263,848
Real Market Land MKLTL	\$113,170	\$107,531	\$98,580	\$95,910	\$78,186
Real Market Buildings MKITL	\$382,826	\$439,014	\$408,504	\$465,914	\$371,096
Real Market Total MKTTL	\$495,996	\$546,545	\$507,084	\$561,824	\$449,282
M5 Market Land MKLND	\$19,050	\$17,857	\$15,803	\$15,343	\$12,437

M5 Limit SAV M5SAV	\$7,785	\$7,549	\$7,322	\$6,859	\$6,761
M5 Market Buildings MKIMP	\$382,826	\$439,014	\$408,504	\$465,914	\$371,096
M50 MAV MAVMK	\$290,516	\$282,054	\$273,839	\$265,863	\$258,119
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$5,946	\$5,889	\$5,834	\$5,781	\$5,729

### Active Exemptions

No Exemptions Found

### Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

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

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/14/2025 00:00:00	<a href="#">1369301</a>	\$3,576.16	\$3,576.16	\$3,468.88	\$0.00
11/14/2024 00:00:00	<a href="#">1319452</a>	\$3,454.91	\$3,454.91	\$3,351.26	\$0.00
11/13/2023 00:00:00	<a href="#">1269448</a>	\$3,187.27	\$3,187.27	\$3,091.65	\$0.00
11/14/2022 00:00:00	<a href="#">1219643</a>	\$3,095.25	\$3,095.25	\$3,002.39	\$0.00
11/09/2021 00:00:00	<a href="#">1164094</a>	\$3,017.89	\$3,017.89	\$2,927.35	\$0.00

### Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
10/16/2020	06/28/2021	2020-18530	\$0.00	267879		X	No

### Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2304	0 X 0	2007	4	2	3	2	0



After recording return to:  
Casey J. Curran and Theresa J.  
Curran  
PO Box 689  
Willamina, OR 97396

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Casey J. Curran and Theresa J. Curran  
PO Box 689  
Willamina, OR 97396

File No.: 1031-3514004 (MWG)  
Date: October 07, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **202018530**  
DMR-DDMR  
Stn=6 MILLSA **10/16/2020 01:30:00 PM**  
5Pgs \$25.00 \$11.00 \$5.00 \$60.00 **\$101.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Brian Van Bergen - County Clerk

## STATUTORY BARGAIN AND SALE DEED

**Casey J. Curran and Theresa J. Curran, as tenants by the entirety**, Grantor, conveys to **Casey J. Curran and Theresa J. Curran, as tenants by the entirety**, Grantee, the following described real property:

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

The true consideration for this conveyance is **\$This Deed is being recorded to re-describe property in its entirety after a lot line adjustment as approved by Yamhill County Planning Dept under Lot-Line Adjustment Docket No. L-28-20.** (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.

FIRST AMERICAN TITLE 3514004

APN: 214100

Bargain and Sale Deed  
- continued

File No.: 1031-3514004 (MWG)  
Date: 10/07/2020

Dated this 15 day of October, 2020.



**Casey J. Curran**



**Theresa J. Curran**

STATE OF Oregon )  
County of Yamhill )ss.  
)

This instrument was acknowledged before me on this 15<sup>th</sup> day of October, 2020  
by **Casey J. Curran and Theresa J. Curran.**



Notary Public for Oregon  
My commission expires: 4/30/21



EXPIRES 31 DECEMBER 2020

Leland MacDonald & Assoc.  
3765 Riverside Drive  
McMinnville, OR 97128  
Phone: 472-7904  
Fax: 472-0367



7 October 2020

Description of Real property for: CASEY CURRAN ~ Description of Tax Lot 201 after adjustment.

A tract of land in the South½ of Section 18 and the North½ of Section 19, Township 5 South, Range 6 West of the Willamette Meridian, Yamhill County, Oregon, being more particularly described as follows:

Beginning at a point which bears South 09°43'12" West, 1299.40 feet and West, 3057.12 feet from the Northeast corner of the Simon F. Likens Donation Land Claim No. 38 in Section 18; which point is also the Southeast corner of that tract conveyed to Richard L. Goldman in deed recorded October 11, 1995, as Instrument No. 199513520, Deed and Mortgage Records of Yamhill County, Oregon; thence Northwesterly along the East line of Goldman tract to a point in the centerline of a 60.00 foot wide private easement road; thence along said centerline in the Northwesterly direction along the arc of a 101.25 foot radius curve (the long chord of which bears North 74°54'02" West, 99.31 feet) 103.80 feet; thence South 75°44'00" West, 68.13 feet; thence along the arc of a 84.61 foot radius curve to the right (the long chord of which bears South 83°23'09" West, 22.56 feet) 22.57 feet; thence North 40°04'00" East, 721.14 feet to the South line of U.S. Lot No. 10; thence along the South line thereof South 89°10'00" East, 991.94 feet to the center of a creek; thence along the thread of said creek in a Southwesterly direction, 1805.00 feet, more or less, to the point of beginning.

TOGETHER WITH the right to the use of the following described 60.00 foot wide easement road: A non-exclusive easement for ingress, egress and utilities, over, under and across a strip of land 60.00 feet wide lying 30.00 feet on each side of the following described centerline:

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curve to the right (the radius point of which bears Southerly) 166.28 feet; thence South  $10^{\circ}43'49''$  East, 166.48 feet; thence along the arc of a 84.61 foot radius curve to the left (the radius point of which bears Northerly) 138.13 feet; thence North  $75^{\circ}44'00''$  East, 68.13 feet; thence along the arc of a 101.25 foot radius curve to the right (the radius point of which bears Southerly) 108.33 feet; thence South  $42^{\circ}57'58''$  East, 50.02 feet; thence along the arc of a 128.80 foot radius curve to the left (the radius point of which bears Northerly) 203.52 feet; thence along the arc of a 215.91 foot radius curve to the right (the radius point of which bears Southerly) 107.21 feet; thence North  $75^{\circ}08'13''$  East, 227.64 feet; thence along the arc of a 246.83 foot radius curve to the right (the radius point of which bears Southerly) 98.66 feet; thence South  $81^{\circ}57'37''$  East, 213.42 feet; thence along the arc of a 255.37 foot radius curve to the left (the radius point of which bears Northerly) 98.75 feet; thence along the arc of a 127.71 foot radius curve to the right (the radius point of which bears Southerly) 92.87 feet; thence South  $62^{\circ}27'00''$  East, 112.66 feet to the center of a 50.00 foot radius cul-de-sac and the terminus hereof.

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END DESCRIPTION



# JENNIFER BLAKE

---



JENNIFER IS A LICENSED REAL ESTATE AGENT IN OREGON, DEDICATED TO ASSISTING CLIENTS WITH THE PURCHASE AND SALE OF RESIDENTIAL, MULTIFAMILY, AND AGRICULTURAL PROPERTIES THROUGHOUT THE STATE. SHE SPECIALIZES IN TRANSACTIONS RANGING FROM EQUESTRIAN PROPERTIES AND SMALL HOBBY FARMS TO COMPLEX AGRICULTURAL OPERATIONS. AFTER EARNING HER BACHELOR'S DEGREE FROM OREGON STATE UNIVERSITY, JENNIFER BEGAN HER CAREER AS A PROPERTY APPRAISER FOR WASHINGTON COUNTY. STARTING WITH RESIDENTIAL APPRAISALS, SHE ADVANCED TO COMMERCIAL AND INDUSTRIAL APPRAISALS, INCLUDING VALUATIONS OF PERSONAL PROPERTY, MACHINERY & EQUIPMENT. JENNIFER LATER JOINED THE OREGON DEPARTMENT OF REVENUE, WHERE SHE WORKED ON THE APPRAISAL LITIGATION TEAM, VALUING LARGE AND COMPLEX INDUSTRIAL FACILITIES. IN 2017, JENNIFER TRANSITIONED TO REAL ESTATE BROKERAGE, FOCUSING ON FARM AND RESIDENTIAL PROPERTIES ACROSS OREGON. HER EXTENSIVE APPRAISAL EXPERIENCE AND EXPERTISE IN NAVIGATING COMPLEX PROPERTY NEGOTIATIONS MAKE HER A TRUSTED PARTNER IN REAL ESTATE TRANSACTIONS. BEYOND HER PROFESSIONAL WORK, JENNIFER IS A CERTIFIED COURT APPOINTED SPECIAL ADVOCATE (CASA) FOR YAMHILL COUNTY. SHE IS PASSIONATE ABOUT AGRICULTURE AND VOLUNTEERS WITH THE AGRICULTURE IN THE CLASSROOM FOUNDATION. JENNIFER'S LOVE FOR PEOPLE, PAIRED WITH HER DEDICATION TO CLIENT EDUCATION AND ADVOCACY, DEFINES HER APPROACH. HER COMPETITIVE SPIRIT ENHANCES HER NEGOTIATION SKILLS, WHILE HER COMMITMENT TO EXCEPTIONAL SERVICE, COMMUNICATION, AND KNOWLEDGE ENSURES OUTSTANDING RESULTS FOR HER CLIENTS.

JENNIFER.BLAKE@KW.COM | 541-619-7041



SCAN HERE  
TO LEARN  
MORE  
ABOUT THE  
TEAM!