



**Oregon
Farm & Home**

★ B R O K E R S ★

25589 CEMETERY ROAD

MONROE, OR

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

Welcome to 25589 Cemetery Road in Monroe, Oregon! This exceptional PRIVATE 4.09-acre property in Benton County, conveniently situated between Corvallis and Eugene, is zoned County RR-5 (Non-EFU) and offers a perfect blend of tranquility and opportunity. Just minutes from the Alsea Falls trail system, it's an ideal haven for outdoor enthusiasts, particularly mountain bikers. The property features about 2 acres of thriving, two-year-old Christmas trees, and EVERYTHING IS BRAND NEW, including an ideal spot for a shop and RV parking with hookups. Additionally, the property benefits from deferral taxes, enhancing its financial appeal. The modern 1,800 sq ft manufactured home sits on top of the hill with amazing views. 3 bedrooms and 2 bathrooms, showcasing an open concept design with quality finishes and large windows, perfect for relaxation and entertaining. Don't miss this incredible opportunity to own a piece of rural paradise!

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.

LOCATION

This property is located just outside the city limits of Monroe, Oregon, providing a rural environment while remaining close to essential services. Downtown Monroe is only a few minutes away, with Corvallis and Eugene each approximately 30 minutes from the property. Access is provided directly off Cemetery Road (ONLY 5 PROPERTIES LOCATED ON THE STREET), with convenient connections to Highway 99W for commuting and regional travel. The area is known for its agricultural roots, mountain bike trails, christmas tree farms and open landscapes!



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LAND

4.09 Acres

- Approx 2 Acres of 2 Year Old Christmas Trees

Tax ID 363521

Deferral Taxes

Gently Sloped to Level Terrain

Concrete Pad for Shop

RV site with power and dump

Views of the Valley

Gravel Driveway



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HOME

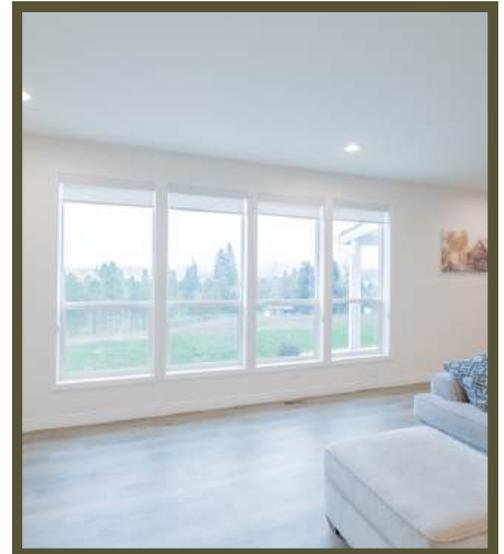
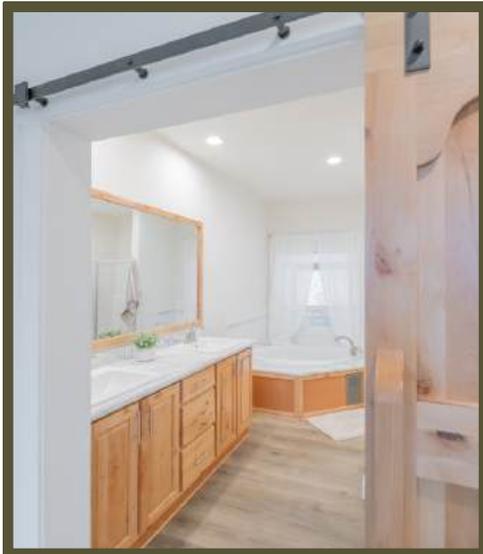


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HOME

1,800 sq ft Golden West manufactured home

- 3 bedrooms and 2 bathrooms
- Open kitchen with alder cabinets, stainless steel appliances and breakfast bar seating
- Primary suite featuring a walk-in closet and en-suite bathroom with dual sinks, soaking tub, and stall shower
- Large, expansive windows providing abundant natural light
- French doors leading to the exterior
- Concrete front and back patios for outdoor living
- Heat Pump



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SYSTEMS

Shared Well

- Approx 30 GPM

New Septic System and Leach Lines (2025)

SELLER PREFERRED TERMS

OREF FORMS

Fidelity National Title In Albany, OR - Tara Riesterer

3 Business Day Response for Offers

Personal Property Included: Refrigerator, Range, Oven and Microwave

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

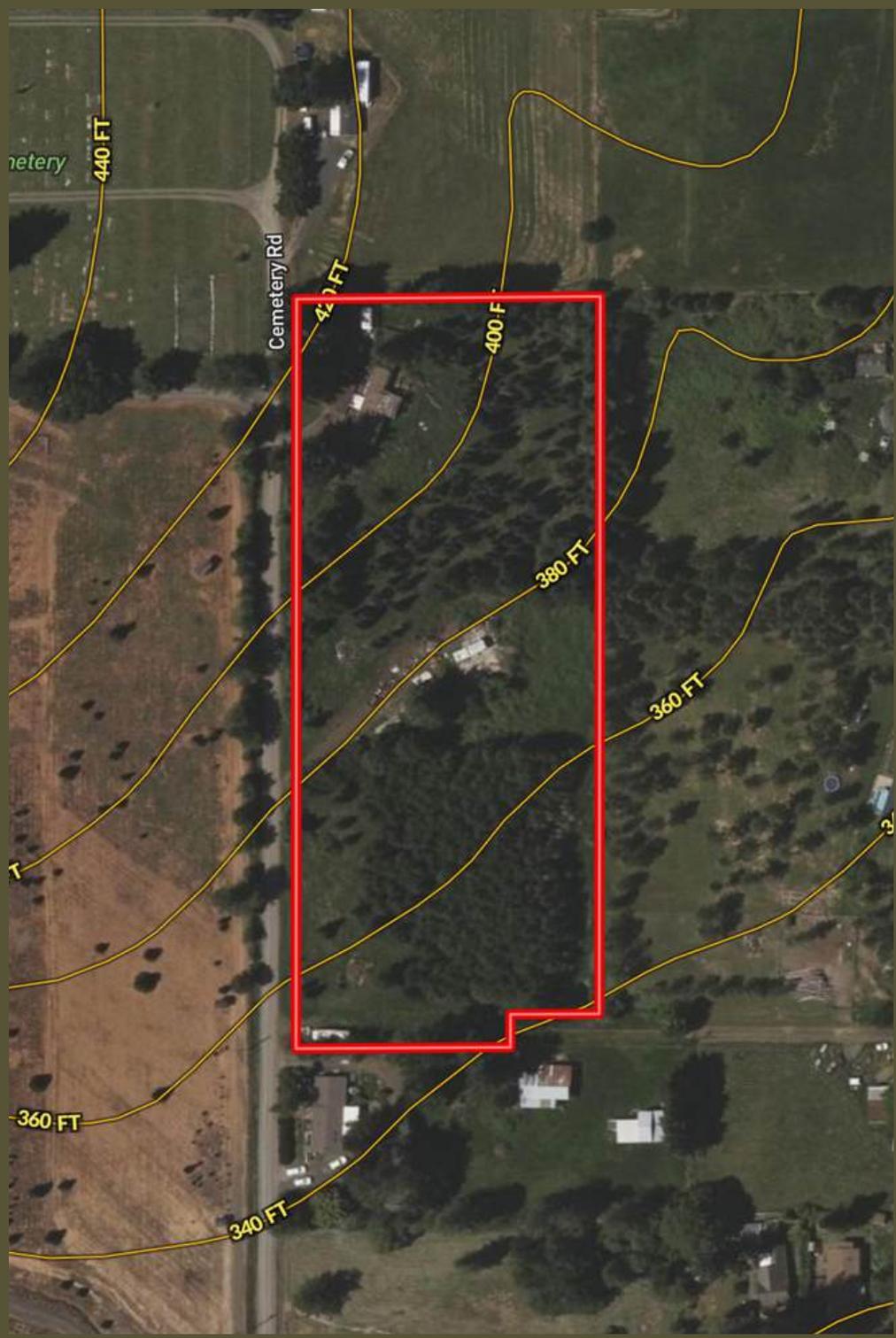
- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- 3D, SURFACE WATER



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- *BELLPINE-JORY COMPLEX*
- *DUPEE SILT LOAM*

SOIL CODE	SOIL DESCRIPTION
18	Bellpine-Jory complex, 12 to 20 percent slopes
61	Dupee silt loam, 3 to 12 percent slopes



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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*



Fidelity

Benton County

Parcel #: 363521

Owner: **K Paul Properties LLC**

CoOwner:

Site: **25589 Cemetery Rd**

Monroe OR 97456 - 9740

Mail: 25017 Alpine Rd

Monroe OR 97456 - 9444

Land Use: 541 Non-EFU Farm/Range land Impr

Std Land Use: 1000 - Residential (General) (Single)

Legal: APPLEHURST

Twn/Rng/Sec: 14S / 06W / 24

ASSESSMENT & TAX INFORMATION

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**Oregon
Farm & Home**
* BROKERS *



Fidelity National Title

Benton County Property Profile Information

Parcel #: 363521

Owner: **K Paul Properties LLC**

CoOwner:

Site: **25589 Cemetery Rd**
Monroe OR 97456 - 9740

Mail: 25017 Alpine Rd
Monroe OR 97456 - 9444

Land Use: 541 Non-EFU Farm/Range land Imprd

Std Land Use: 1000 - Residential (General) (Single)

Legal: APPLEHURST

Twn/Rng/Sec: 14S / 06W / 24

ASSESSMENT & TAX INFORMATION

Market Total: **\$342,140.00**

Market Land: **\$311,360.00**

Market Impr: **\$30,780.00**

Assessment Year: **2024**

Assessed Total: **\$81,511.00**

Exemption:

Taxes: **\$6,242.10**

Levy Code: 2506

Levy Rate: 12.6019

PROPERTY CHARACTERISTICS

Lot Size Ac: 4.09 Acres

Lot Size SF: 178,160 SqFt

Pool:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

Zoning: County-RR-5

School Dist: 1J Monroe

Primary School: 1J Monroe Grade School

Middle School: 1J Monroe Grade School

High School: 1J Monroe High School

Census: 2034 - 010400

Watershed: Marys River

Latitude: 44.33175

Longitude: -123.363647

Recreation:

SALE & LOAN INFORMATION

Sale Date: 11/01/2023

Sale Amount: \$290,000.00

Document #: 2023-640579

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

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.

IMPROVEMENT: Outbuilding

PARCEL ID: 363521

Improvement Use:

Improvement Desc: CARPTDET

Year Built: 1984

% Complete:

Condition: AV

Eff Year Built:

Total SqFt: 900

Bedrooms:

Roof Type:

Finished SqFt:

Bath Full:

Roof Mat:

Unfinished SqFt: 900

Bath 1/2:

Garage SqFt:

1st Floor SqFt:

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin

Patio:

SqFt:

3rd Floor SqFt:

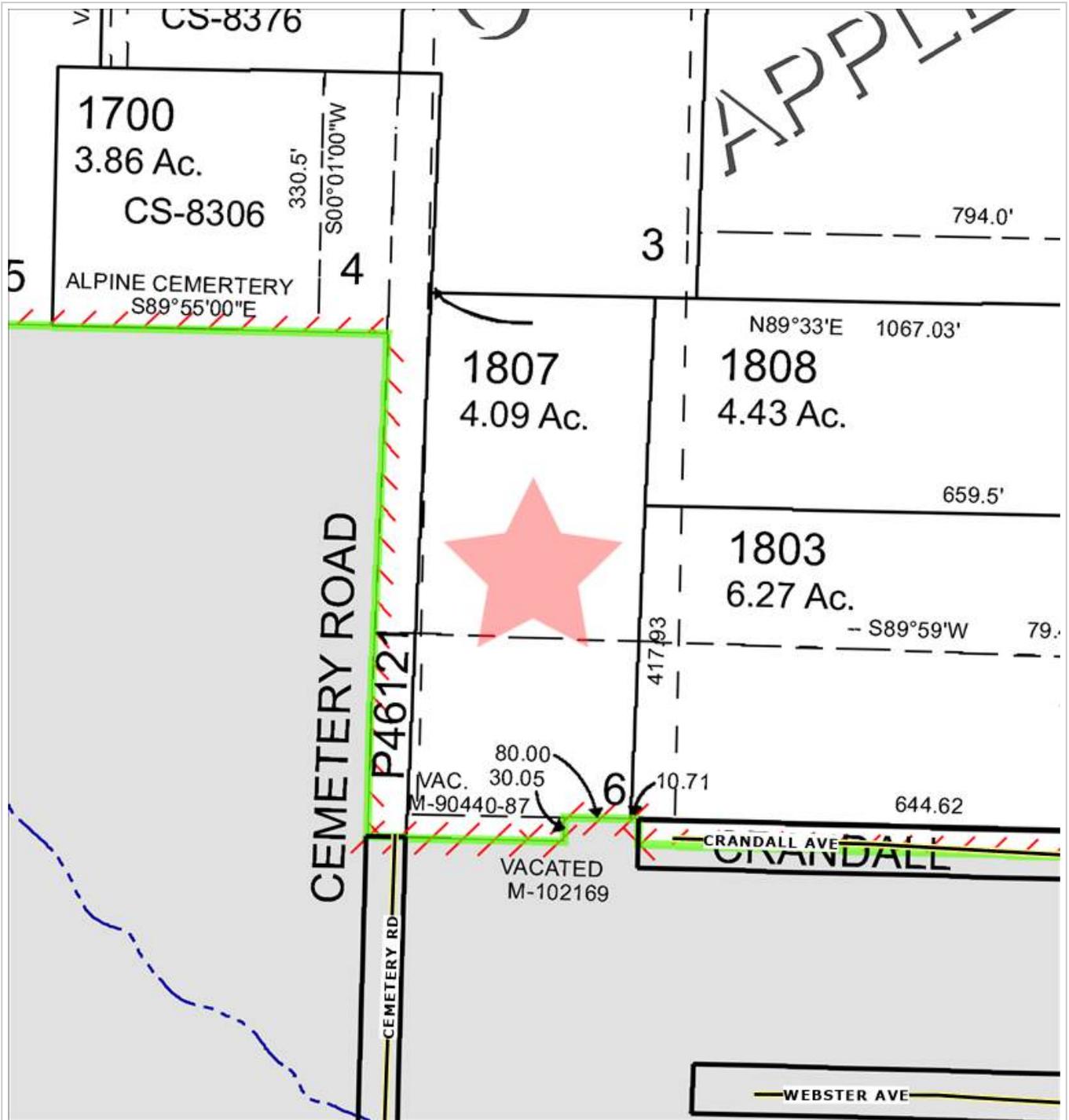
Attic Fin SqFt:

Fireplace:

4th Floor SqFt:

Attic Unin SqFt:

Heat Type: UNKNOWN

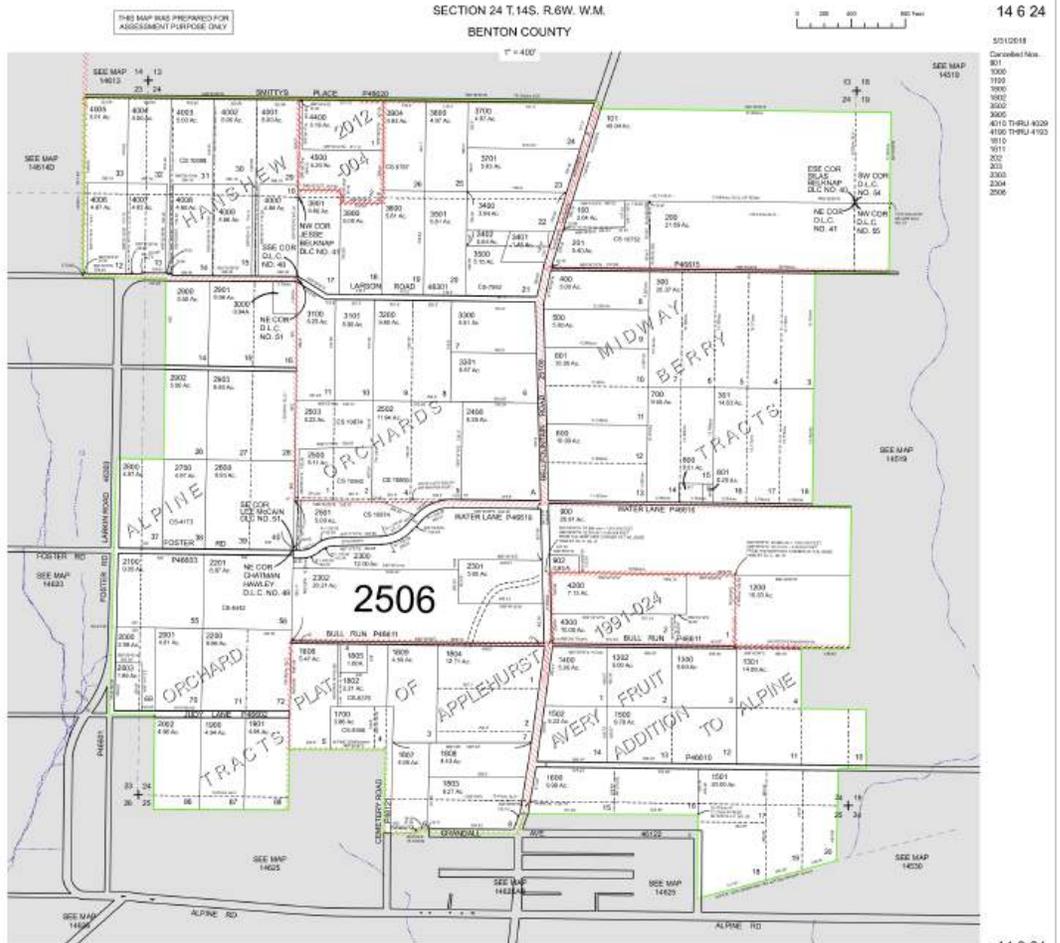


Fidelity National Title

Parcel ID: 363521

Site Address: 25589 Cemetery Rd

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Site Address: 25589 Cemetery Rd

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Aerial Map

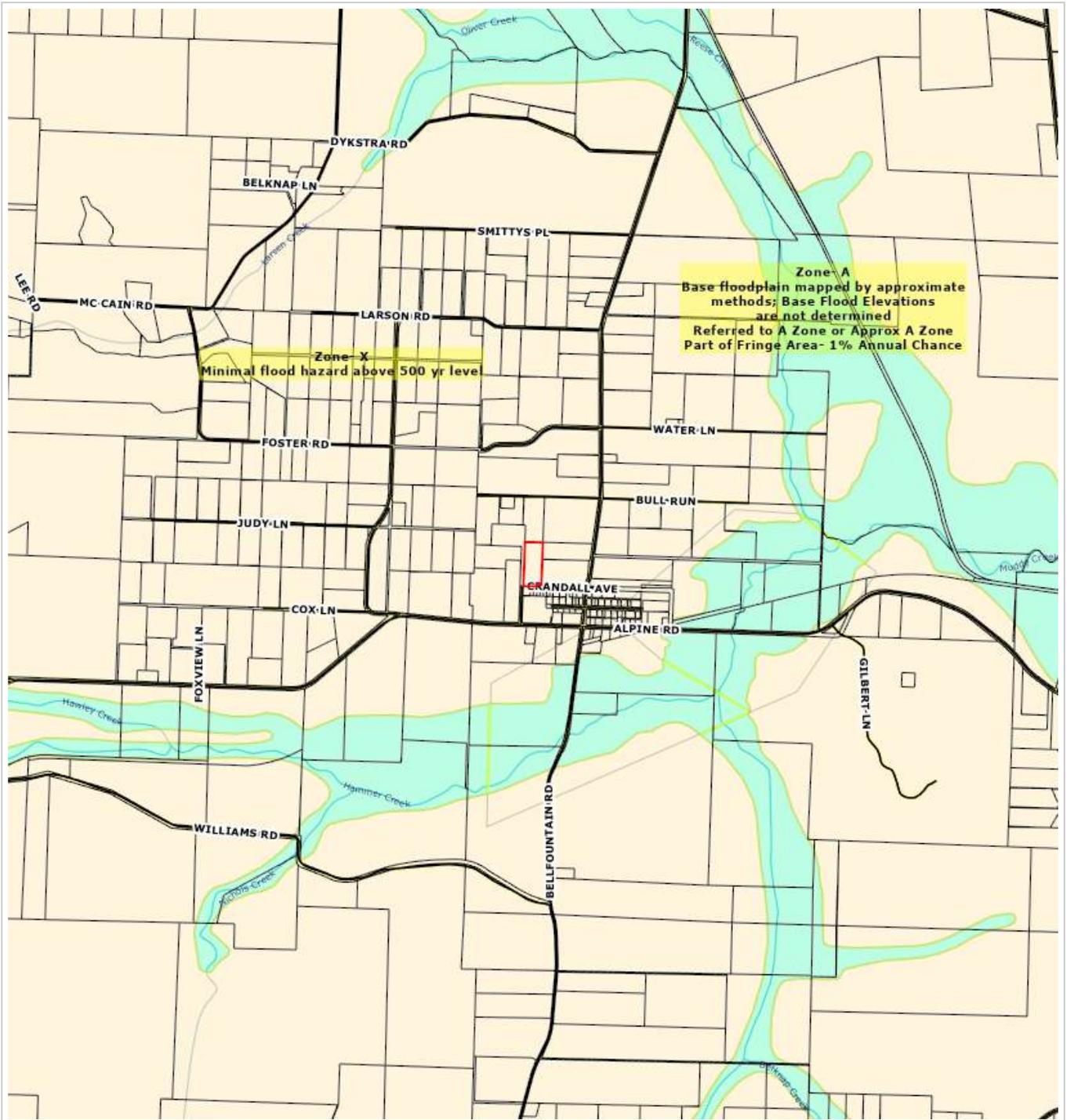


Fidelity National Title

Parcel ID: 363521

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Flood Map

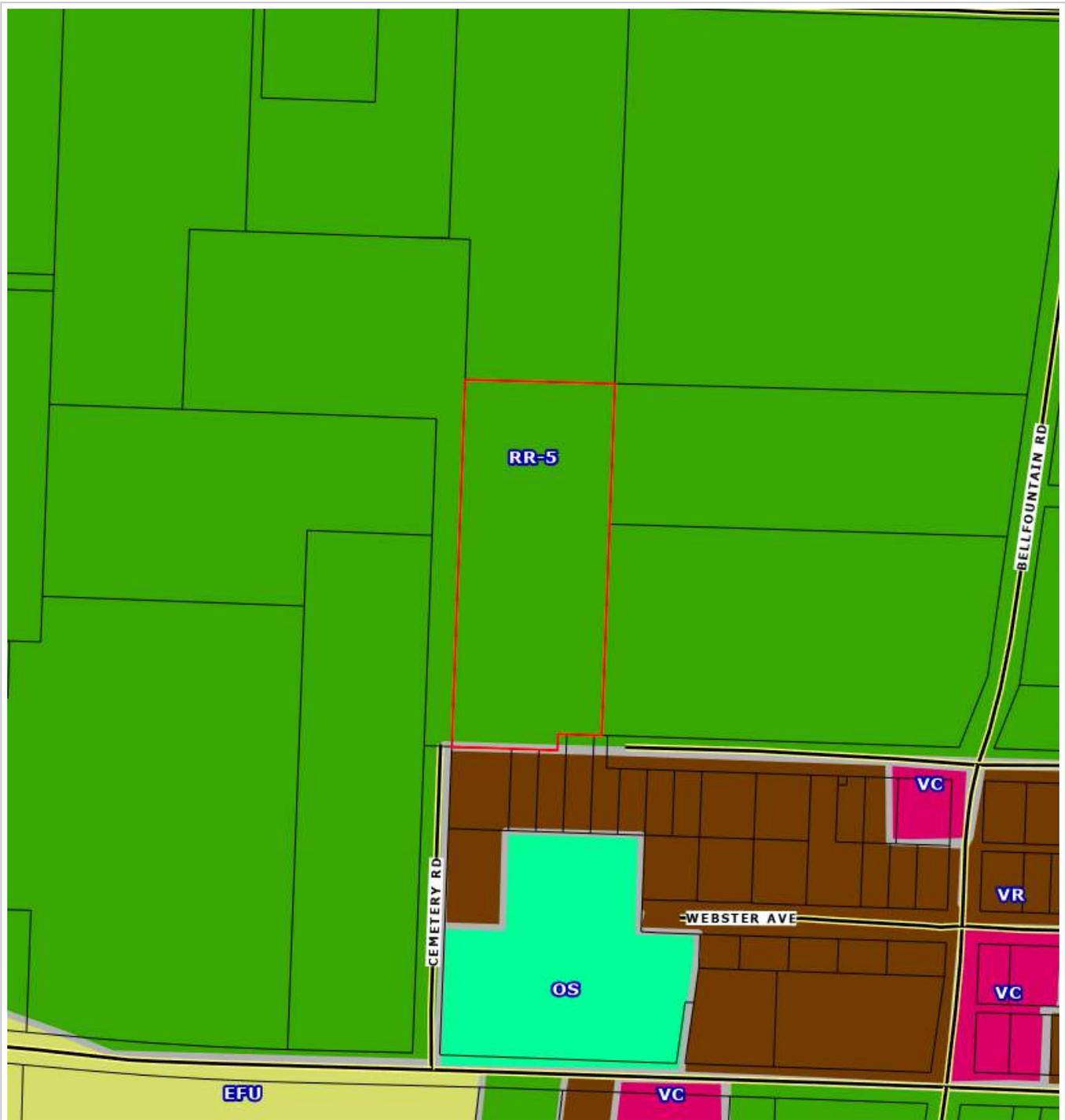


Fidelity National Title

Parcel ID: 363521

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Zoning Map



Fidelity National Title

Parcel ID: 363521

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 363521
Map Taxlot: [146240001807](#)
Acreage: 4.09
Property Class: 541
Tax Code Area: 2506
Situs Address:
[25589 CEMETERY RD](#)
[MONROE, OR 97456](#)

2025 Certified Values

Market Land: \$313,360.00
Market Structure: \$29,550.00
Total Real: \$342,910.00
Market:
Special Assessed Taxable Land: \$2,450.00
Assessed: \$83,956.00
Exemption: \$0.00
Net Taxable: \$83,956.00

[Property Valuation History](#)



OWNER INFORMATION

Owner:

K PAUL PROPERTIES LLC
25017 ALPINE RD
MONROE, OR 97456

Taxpayer:

K PAUL PROPERTIES LLC
25017 ALPINE RD
MONROE, OR 97456

NOTE: The Owner Information Data is updated on this page once per week. For the most current owner information, please visit [Property Search Online](#)

TAXES

Click the link for most current tax information including amount due:

[2025 Tax Information](#)

PROPERTY IMPROVEMENTS

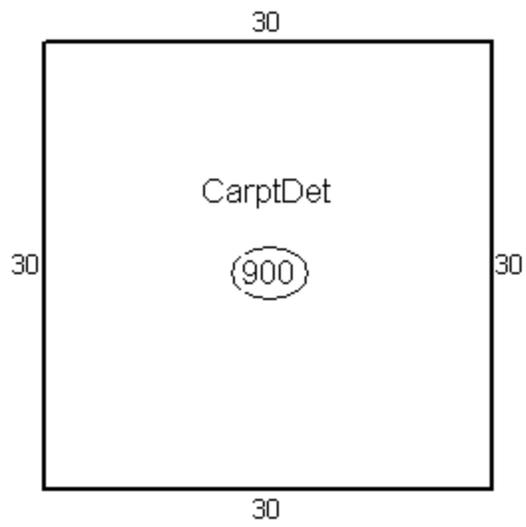
Outbuildings

Type: CARPTDET
Year Built: 1984
Square Footage: 900

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
11/01/2023	2023-640579	\$290,000.00
11/01/2023	2023-640579	\$290,000.00
06/02/2005	M386249-05	\$135,000.00
10/10/2001	M306504-01	\$100,000.00
08/11/1995	202144-95	\$88,000.00

PROPERTY SKETCHES



[View Larger](#)



STATEMENT OF TAX ACCOUNT
BENTON COUNTY TAX COLLECTOR
4500 SW RESEARCH WAY
CORVALLIS, OR 97333
(541) 766-6808

4-Nov-2025

K PAUL PROPERTIES LLC
25017 ALPINE RD
MONROE OR 97456

Tax Account #	363521	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2506
Situs Address	25589 CEMETERY RD MONROE OR 97456	Interest To	Nov 4, 2025

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	\$1,057.50	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,242.10	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,091.77	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,036.20	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$746.08	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$733.90	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$693.89	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$731.03	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$573.53	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$552.91	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$536.94	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$521.56	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$507.04	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$485.26	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$467.82	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$452.15	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$437.27	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$436.80	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$398.93	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$387.54	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$377.52	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$371.12	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$414.74	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$409.77	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$396.01	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$375.21	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$369.98	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$356.37	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$347.13	Nov 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$321.69	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$23,829.76	

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon and does NOT affect the instrument. ORS 205.234

BENTON COUNTY, OREGON	2023-640579
DE-WD	
Str#53 LH	11/01/2023 03:50:47 PM
\$20.00 \$11.00 \$10.00 \$62.00 \$20.00	\$123.00
I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
James V. Morales - County Clerk	

After recording return to: ORS 205.234(1)(c)
K-Paul Properties, L.L.C., an Oregon limited liability company
25017 Alpine Road
Monroe, OR 97456

1. Title(s) of the transaction(s) ORS 205.234(1)(a)
Statutory Warranty Deed

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)
Larry J. Hollaway and Wanda M. Hollaway

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)
K-Paul Properties, L.L.C., an Oregon limited liability company

4. True and actual consideration: ORS 205.234(1)(d) Amount in dollars or other
\$ _____
Other: no change

5. Send tax statements to: ORS 205.234(1)(e)
no change

6. Satisfaction of lien, order, or warrant: ORS 205.234(1)(f)
Check one (if applicable)
 FULL PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)
\$ 0

8. Previously recorded document reference: 2023-640086

9. If this instrument is being re-recorded, complete the following statement: ORS 205.244(2)
Re-recorded at the request of: Ticor Title
To correct: legal description now attached as Exhibit A
Previously recorded in Book/Reel _____ and Page _____, or as Fee /Instrument number 2023-640086.

RECORDING REQUESTED BY:



400 SW 4th St, Ste 100
Corvallis, OR 97333

BENTON COUNTY, OREGON **2023-640086**
DE-WD 10/09/2023 10:45:00 AM
Stn=51 MR \$10.00 \$11.00 \$10.00 \$62.00 \$20.00 **\$113.00**
I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
James V. Morales - County Clerk

AFTER RECORDING RETURN TO:

Order No.: 471823125842-DJ
K-Paul Properties, L.L.C., an Oregon limited liability company
25017 Alpine Road
Monroe, OR 97456

SEND TAX STATEMENTS TO:

K-Paul Properties, L.L.C.
25017 Alpine Road
Monroe, OR 97456

APN/Parcel ID(s): 020883
363521
Tax/Map ID(s): 146240001807

25589 Cemetery Road, Monroe, OR 97456-9740

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Larry J. Hollaway and Wanda M. Hollaway, as tenants by the entirety, Grantor, conveys and warrants to

K-Paul Properties, L.L.C., an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Benton, State of Oregon:

Lot 6, APPLEHURST, ALPINE, in the County of Benton and State of Oregon.

TOGETHER WITH that portion of vacated Crandall Avenue which would attach by Benton County ordinance recorded May 29, 1987 in M80440-87, Deed Records of Benton County;

EXCEPT THEREFROM that part of Lot 6 lying North of the following described line:

Beginning 20.00 feet South 0°07' West along the West line of from the Northwest corner of said Lot 6; thence North 89°33' East 1,067.83 feet to the West line of County Road Number 25100.

ALSO EXCEPT THEREFROM the tract described by deed recorded in Book 73, Page 546, Benton County Deed Records described as follows:

Beginning at the Southwest corner of Lot 6, in APPLEHURST, ALPINE, Benton County, Oregon and run thence North along the West line of said Lot 6 and the West line of Lot 3 in said APPLEHURST, a total distance of 744.3 feet, thence East 40 feet, thence South 744.3 feet to the South line of said Lot 6 and thence West to the place of beginning and further conveyed to Benton County for public road by deed recorded May 25, 1935, in Book 87, Page 246;

ALSO EXCEPT THEREFROM the Easterly 80 feet of that portion of Crandall Avenue that would attach to Lot 6 APPLEHURST, Benton County, Oregon, by virtue of Benton County Commission Orders vacating a portion of said Crandall Avenue, recorded as M-102169(78) and as M-90440-87, Deed Records of Benton County, Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the Southeast corner of said Lot 6, APPLEHURST; thence along the South line of said Lot 6, South 89°50'11" West 80.00 feet to a 5/8 inch iron rod; thence South 0°03'42" East, 30.07 feet, more or less, to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$290,000.00). (See ORS 93.030).

Subject to:

- Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Consumers Power, Inc.
 Purpose: Electric and telephone transmission and distribution lines and appurtenances
 Recording Date: May 22, 1967
 Recording No: M-2745

Ticor Title 471823125842

STATUTORY WARRANTY DEED

(continued)

- 3. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: December 6, 1978
 Recording No: M-102169-78
 Affects: Reference is hereby made to said document for full particulars

- 4. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: May 29, 1987
 Recording No: M-90440-87
 Affects: Reference is hereby made to said document for full particulars

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

Granted to: Alpine County Service District
 Purpose: Road and utility purposes
 Recording Date: May 5, 1988
 Recording No: M-99999-88

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

Granted to: Pioneer Telephone Cooperative, an Oregon Corporation
 Purpose: Buried Telephone line and/or system
 Recording Date: September 3, 1992
 Recording No: M-153293-92

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.

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

Dated: 9-28-23

Larry J. Hollaway
 Larry J. Hollaway
Wanda M. Hollaway
 Wanda M. Hollaway



I hereby certify this 2 page copy to be a true and complete duplicate of the original on record in the Benton County Clerk's office located in Corvallis, OR.
James V. Morales
 Benton County Clerk

Date: 10/27/2023
 Signed: Michael J. Ramirez - Sr. Deputy

State of OR
 County of Benton

This instrument was acknowledged before me on 9/28, 2023 by Larry J. Hollaway and Wanda M. Hollaway.

[Signature]
 Notary Public - State of Oregon
 My Commission Expires: 4/10/27



EXHIBIT A

Order No.: 471823125842

Lot 6, APPLEHURST, ALPINE, in the County of Benton and State of Oregon.

TOGETHER WITH that portion of vacated Crandall Avenue which would attach by Benton County ordinance recorded May 29, 1987 in M80440-87, Deed Records of Benton County;

EXCEPT THEREFROM that part of Lot 6 lying North of the following described line:

Beginning 20.00 feet South 0°07' West along the West line of from the Northwest corner of said Lot 6; thence North 89°33' East 1,067.83 feet to the West line of County Road Number 25100.

ALSO EXCEPT THEREFROM the tract described by deed recorded in Book 73, Page 546, Benton County Deed Records described as follows:

Beginning at the Southwest corner of Lot 6, in APPLEHURST, ALPINE, Benton County, Oregon and run thence North along the West line of said Lot 6 and the West line of Lot 3 in said APPLEHURST, a total distance of 744.3 feet, thence East 40 feet, thence South 744.3 feet to the South line of said Lot 6 and thence West to the place of beginning and further conveyed to Benton County for public road by deed recorded May 25, 1935, in Book 87, Page 246;

ALSO EXCEPT THEREFROM the Easterly 80 feet of that portion of Crandall Avenue that would attach to Lot 6 APPLEHURST, Benton County, Oregon, by virtue of Benton County Commission Orders vacating a portion of said Crandall Avenue, recorded as M-102169(78) and as M-90440-87, Deed Records of Benton County, Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the Southeast corner of said Lot 6, APPLEHURST; thence along the South line of said Lot 6, South 89°50'11" West 80.00 feet to a 5/8 inch iron rod; thence South 0°03'43" West 30.05 feet to a 5/8 inch iron rod on the centerline of said vacated Crandall Avenue, thence along said centerline North 89°51'05" East 80.00 feet to a 5/8 inch iron rod; thence North 0°03'42" East, 30.07 feet, more or less, to the point of beginning.



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Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



If you suspect that a scam is in effect, immediately report it to local law enforcement and file a complaint with the FBI Internet Crime Complaint Center.

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MATILDA ATTAALLA



GROWING UP IN A FAMILY THAT HAS BEEN IMMERSSED IN REAL ESTATE SINCE THE 1980'S, MATILDA HAS ALWAYS BEEN DESTINED FOR A CAREER IN REAL ESTATE. ORIGINALLY FROM LOS ANGELES, HER ROOTS LENDS TO A PROFESSIONAL AND PROMPT APPROACH, WHILE DEMONSTRATING A HIGH LEVEL OF INTEGRITY AND BRINGING A LITTLE FUN INTO EACH ENGAGEMENT. SHE HAS LIVED IN OREGON SINCE 2011 AND HER COLLEGE STUDIES WERE HEAVY IN BUSINESS AND MARKETING. HER DEDICATION AND CARE FOR THE PEOPLE SHE WORKS FOR IS CONTAGIOUS AND STRIVES TO PROVIDE THE MOST PINNACLE EXPERIENCE FOR HER CLIENTS. WHEN SHE IS NOT MAKING DEALS SHE IS SPENDING TIME WITH HER FAMILY, VOLUNTEERING IN BOTH HER DAUGHTER'S SCHOOLS, AND ATTENDING HER DAUGHTER'S SPORTS EVENTS.

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