



7725 CROWLEY ROAD

RICKREALL, OR

PROPERTY SYNOPSIS

LOCATION

LOCATED IN THE EOLA-AMITY HILLS JUST OUTSIDE OF SALEM AND RICKREALL, ONLY A COUPLE MINUTES FROM 99W, 15 MINUTES TO WEST SALEM

LAND

214.45 ACRES

- **3 PARCELS**
 - **227513 - 134.7 ACRES**
 - **227539 - 78.45 ACRES**
 - **477051- 1.30 ACRES**
- **68.4 ACRES OF WATER RIGHTS**
 - **PRIORITY DATE OF 1966**
- **188 +/- ACRES OF POTENTIAL VINEYARD GROUNDS**
- **LEASED FOR GRASS SEED**
 - **LEASE TERMINATES AUGUST 31ST, 2024 (OPTION TO RENEW)**
- **MAJORITY DRAIN TILED**
- **ELEVATION RANGE OF 220-400 FEET WITH A SOUTHERLY ASPECT**

IRRIGATION POND

- **3 PHASE POWER WITH A SEPARATE METER**
- **NEWER 40 HP PUMP**
- **STOCKED WITH BASS AND BLUEGILL**

PROPERTY SYNOPSIS

HOME

2687 SQFT

- 4 BEDROOMS
- 3 BATHROOMS
- SINGLE STORY
- 528 SQFT GARAGE
- HOME IS IN A LIFE ESTATE

OUTBUILDINGS

GREENHOUSE 1

- 1900 SQFT

GREENHOUSE 2

- 1900 SQFT

GREENHOUSE 3

- 2280 SQFT

MACHINE SHED

- 1488 SQ FT

SELLER PREFERRED TERMS

USE OREF FORMS

**SEND OFFER AND QUESTIONS TO
JENNIFER.BLAKE@KW.COM AND 541-619-7041**



The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.



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MAPS

IMAGES PROVIDED BY LAND ID

*SCAN HERE FOR AN
INTERACTIVE MAP*



INFORMATION REGARDING 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.



69 ACRES WATER RIGHTS

Van Duzer
Corridor AVA

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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **227539**
 Tax Lot: **74 400 1200**
 Owner: Mountain Spring Farms LLC
 CoOwner:
 Site:
 OR 97371
 Mail: 3555 North Oak Grove Rd
 Rickreall OR 97371
 Zoning: County-EFU - Exclusive Farm Use Zone
 Std Land Use: AMSC - Agricultural Misc
 Legal:
 Twn/Rng/Sec: T:07S R:04W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

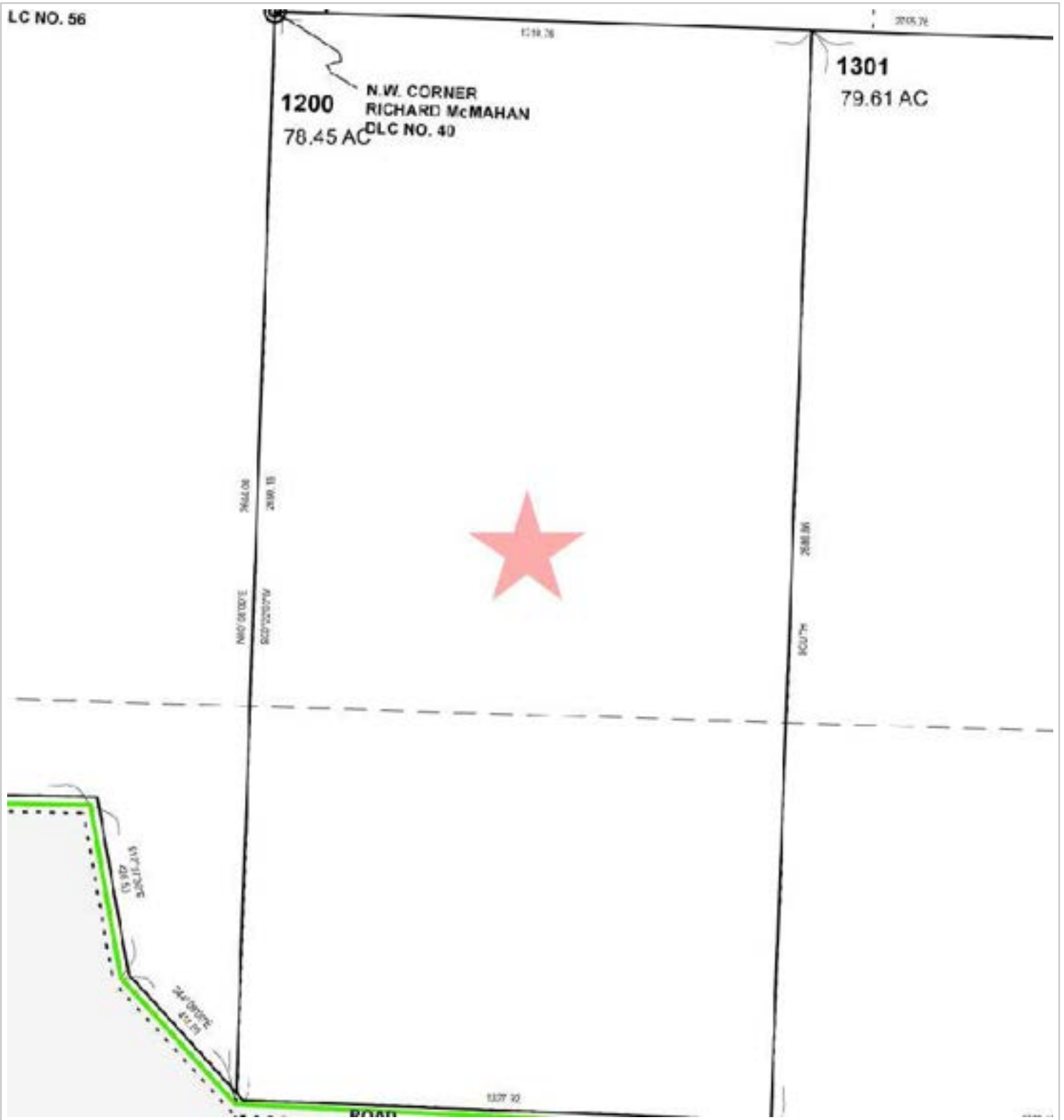
Market Total: **\$416,110.00**
 Market Land: **\$416,110.00**
 Market Impr:
 Assessment Year: **2022**
 Assessed Total: **\$47,806.00**
 Exemption:
 Taxes: **\$582.36**
 Levy Code: 1325
 Levy Rate: 12.5469

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 78.45 Acres (3,417,282 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 13J - Central School District
 Census: 1140 - 020500
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/30/2004
 Sale Amount:
 Document #: 2004-4905
 Deed Type: B&S
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:



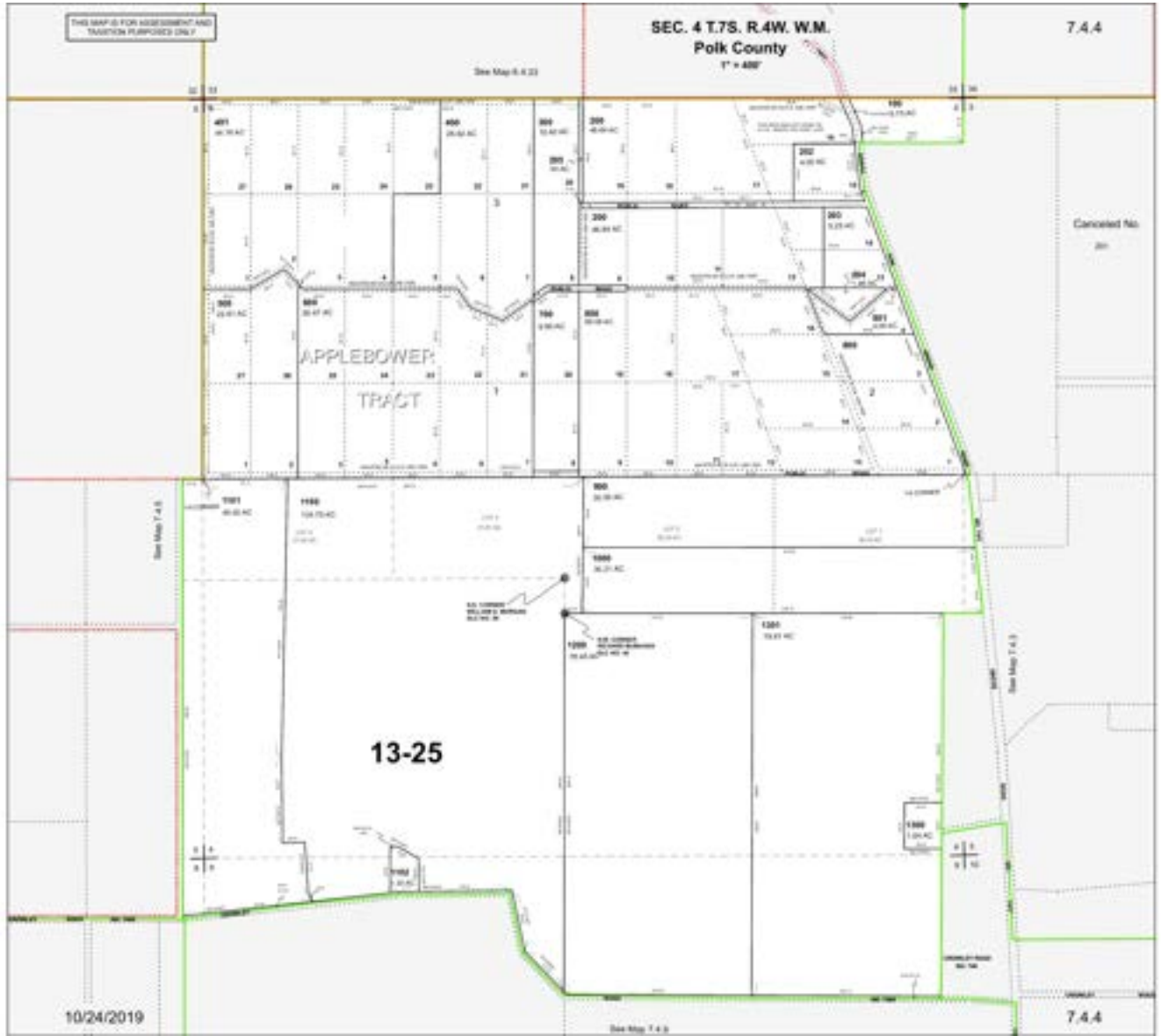
Fidelity National Title

Parcel ID: 227539

Site Address:

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.

Full Assessor Map



Parcel ID: 227539

Site Address:

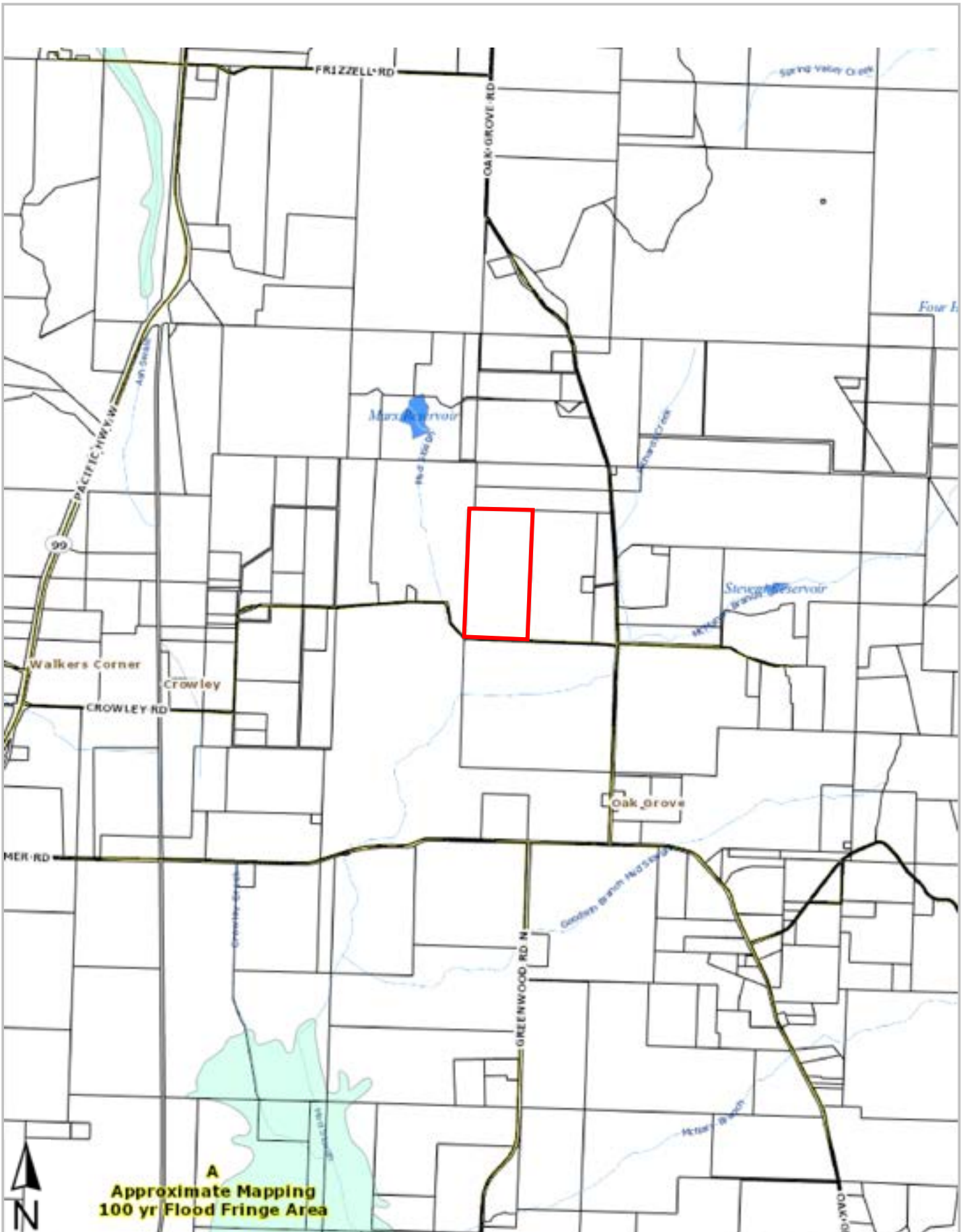
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Aerial Map



Parcel ID: 227539

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POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

September 7, 2022 2:09:25 pm

Account # 227539
Map # 074040001200
Code - Tax # 1325-227539

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name MOUNTAIN SPRING FARMS, LLC

Deed Reference # 2004-4905

Agent

Sales Date/Price 03-30-2004 / See Record

In Care Of

Appraiser HEATER, RANDY

Mailing Address 3555 NORTH OAK GROVE RD
 RICKREALL, OR 97371

Prop Class 550 **MA** **SA** **NH** **Unit**
RMV Class 500 04 26 000 10839-5

Situs Address(s)	Situs City
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Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1325 Land	453,560			Land	0
Impr.	0			Impr.	0
Code Area Total	453,560	168,890	47,806		0
Grand Total	453,560	168,890	47,806		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown					Trended RMV
						TD%	LS	Size	Land Class	LUC	
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	0.80	B3	006*	7,060
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	16.36	H2	006*	165,840
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	5.14	H3	006*	39,220
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	45.00	H4	006*	225,630
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	11.15	H7	006*	15,810
Grand Total								78.45			453,560

Code Area	Yr ID#	Stat Built	Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
Grand Total										0

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- FARM POT'L ADD'L TAX LIABILITY
- EOLA-AMITY HILLS AVA ADDED 2018
 EOLA-AMITY HILLS AVA -- Mass insert by Helion

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC
3555 NORTH OAK GROVE RD
RICKREALL OR 97371

Tax Account #	227539	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address		Interest To	Sep 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.36	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$562.87	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$547.39	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$532.01	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$533.29	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$526.56	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$498.30	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$488.14	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$459.88	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$449.52	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$434.89	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$418.95	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$408.64	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$401.86	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.17	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$357.86	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$369.29	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$366.84	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$369.82	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$346.61	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$335.73	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$295.87	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.06	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$258.78	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$258.23	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.22	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$255.28	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$281.02	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$280.96	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.85	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$323.41	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.01	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$367.71	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$319.01	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC
3555 NORTH OAK GROVE RD
RICKREALL OR 97371

Tax Account #	227539	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address		Interest To	Sep 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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AFTER RECORDING, RETURN TO:

Clark B. Williams
Heltzel, Upjohn, Williams, Yandell & Roth, P.C.
PO Box 1048
Salem, OR 97308-1048

Consideration: None

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2004-004905

Send Tax Statements to:

Mountain Spring Farms, LLC
3555 Oak Grove Road
Rickreall, OR 97371



\$36.00

04/01/2004 10:32:22 AM

REC-BS Cnt=1 Stn=1 A. CAPTAIN
\$15.00 \$10.00 \$11.00

BARGAIN AND SALE DEED

RICHARD A. MARX and BARBARA J. MARX, as Grantors,

convey to

MOUNTAIN SPRING FARMS, LLC, an Oregon limited liability company, as Grantee,

the real property described on Exhibit "A" attached hereto and incorporated herein by this reference.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Duly executed March 30, 2004.

Richard A. Marx
Richard A. Marx

Barbara J. Marx
Barbara J. Marx

GRANTORS

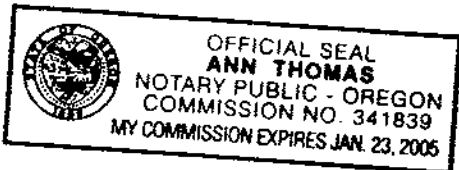
Marion County, Oregon - ss.

On this 30th day of March, 2004, personally appeared RICHARD A. MARX and BARBARA J. MARX and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ann Thomas
Notary Public for Oregon

My commission expires 1/23/2005



PARCEL I:

Beginning at an iron pipe set 2409 feet North 00°03' West from the Southeast corner of the William S. Morgan Donation Land Claim No. 56, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; running thence North 00°08' East 2644.0 feet to an anchor post at the Northwest corner of the Richard McMahan Donation Land Claim No. 40 in said Township and Range; thence East 132.0 feet to an anchor post; thence North 00°08' East 958.0 feet to the center of Section 4, Township 7 South, Range 4 West in said Township and Range; thence South 89°55' West along the one-quarter Section line extending East and West through said Section 4, 2076.87 feet to a point marking the Northeast corner of that certain tract of land conveyed to Ivan B. Arnold, et ux, by deed recorded October 27, 1958, in Volume 168, Page 303, Deed Records for Polk County, Oregon; thence South 01°20' West 1953.55 feet to an iron pipe; thence South 00°05' East 604.0 feet to an iron pipe; thence North 88°38' East 168.70 feet to an iron pipe; thence South 03°30' East 371.53 feet to an iron pipe; thence South 43°49' East 70.25 feet to a point in the center of the County Road; thence along the center of said County Road as follows: North 82°45' East 585.60 feet; North 89°02' East 784.5 feet; South 12°07' East 426.5 feet; South 44°09' East 411.0 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described premises lying within the boundaries of public roads and highways.

PARCEL II:

Beginning at an iron bolt at the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian; thence South 0°22' West 40.76 chains along the West line of the Richard McMahan Donation Land Claim to a stone on the South side of the County Road; thence South 89°27' East 20.12 chains along the South side of the County Road to an iron bolt; thence North 40.71 chains to an iron bolt on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 19.86 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning, situate in Polk County, Oregon, excepting County Road on South side of said premises granted to Polk County, Oregon, formerly as a right of way.

PARCEL III:

Beginning at an iron bolt on the North line of the Richard McMahan Donation Land Claim South 83°19' East 19.86 chains from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence South 40.71 chains to an iron bolt on the South line of the County Road; thence South 89°27' East 19.82 chains along the South line of the County Road to an iron bolt; thence North 0°33' East 40.67 chains to a stone on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 20.21 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning.

SAVE AND EXCEPT: Beginning at a point which is South $89^{\circ}19'$ East 19.86 chains, South 40.71 chains, South $89^{\circ}27'$ East 19.82 chains, and North 1020 feet from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence North $89^{\circ}19'$ West 250 feet; thence North 320 feet; thence South $89^{\circ}27'$ East 250 feet; thence South 320 feet to the place of beginning.



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **227513**
 Tax Lot: **74 400 1100**
 Owner: Mountain Spring Farms LLC
 CoOwner:
 Site:
 OR 97371
 Mail: 3555 North Oak Grove Rd
 Rickreall OR 97371
 Zoning: County-EFU - Exclusive Farm Use Zone
 Std Land Use: AMSC - Agricultural Misc
 Legal:
 Twn/Rng/Sec: T:07S R:04W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$849,310.00**
 Market Land: **\$849,310.00**
 Market Impr:
 Assessment Year: **2022**
 Assessed Total: **\$95,814.00**
 Exemption:
 Taxes: **\$1,167.15**
 Levy Code: 1325
 Levy Rate: 12.5469

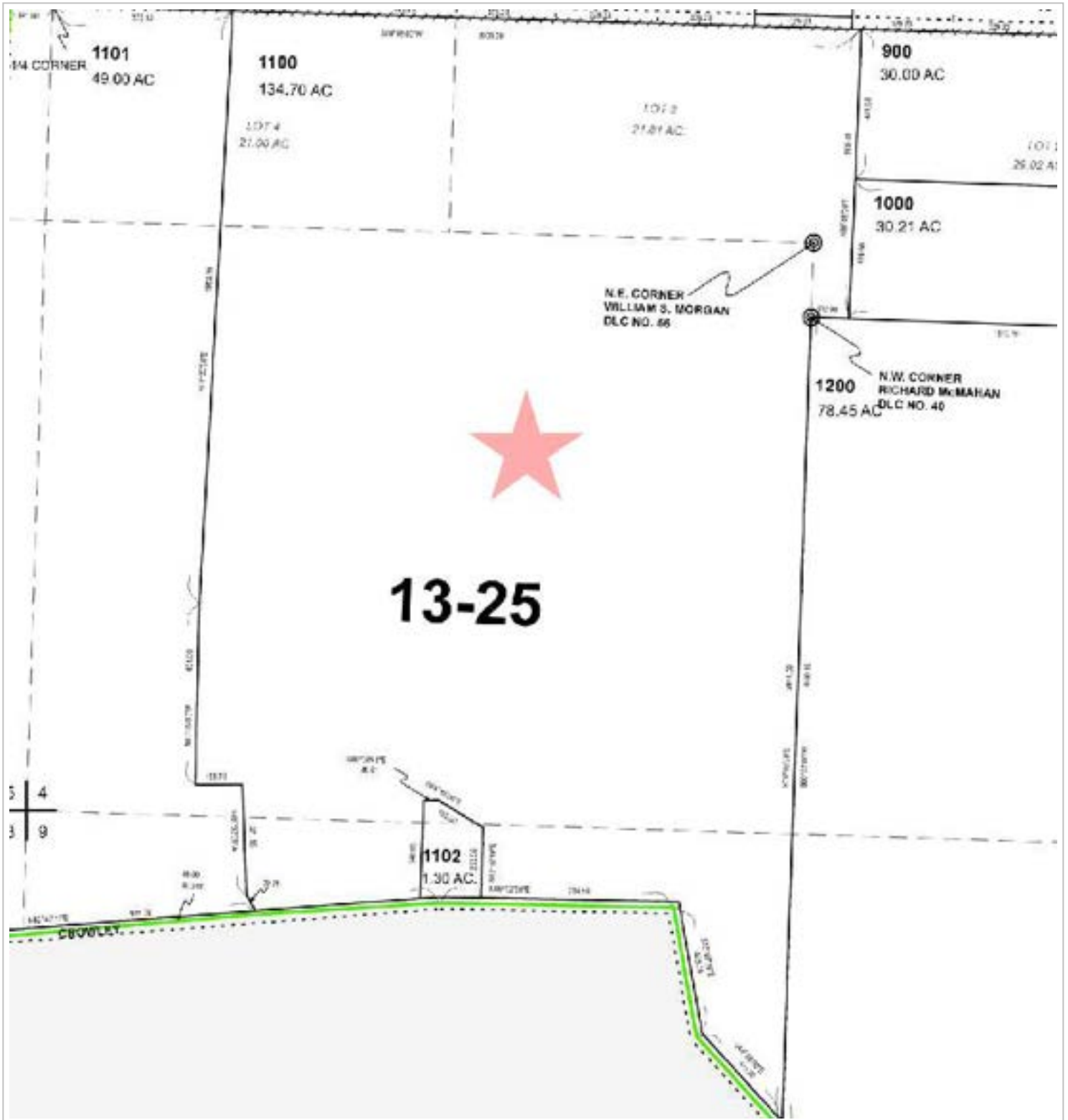
PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 134.70 Acres (5,867,532 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 13J - Central School District
 Census: 1140 - 020500
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/30/2004
 Sale Amount:
 Document #: 2004-4905
 Deed Type: B&S
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

Assessor Map



Parcel ID: 227513

Site Address:

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.



Parcel ID: 227513

Site Address:

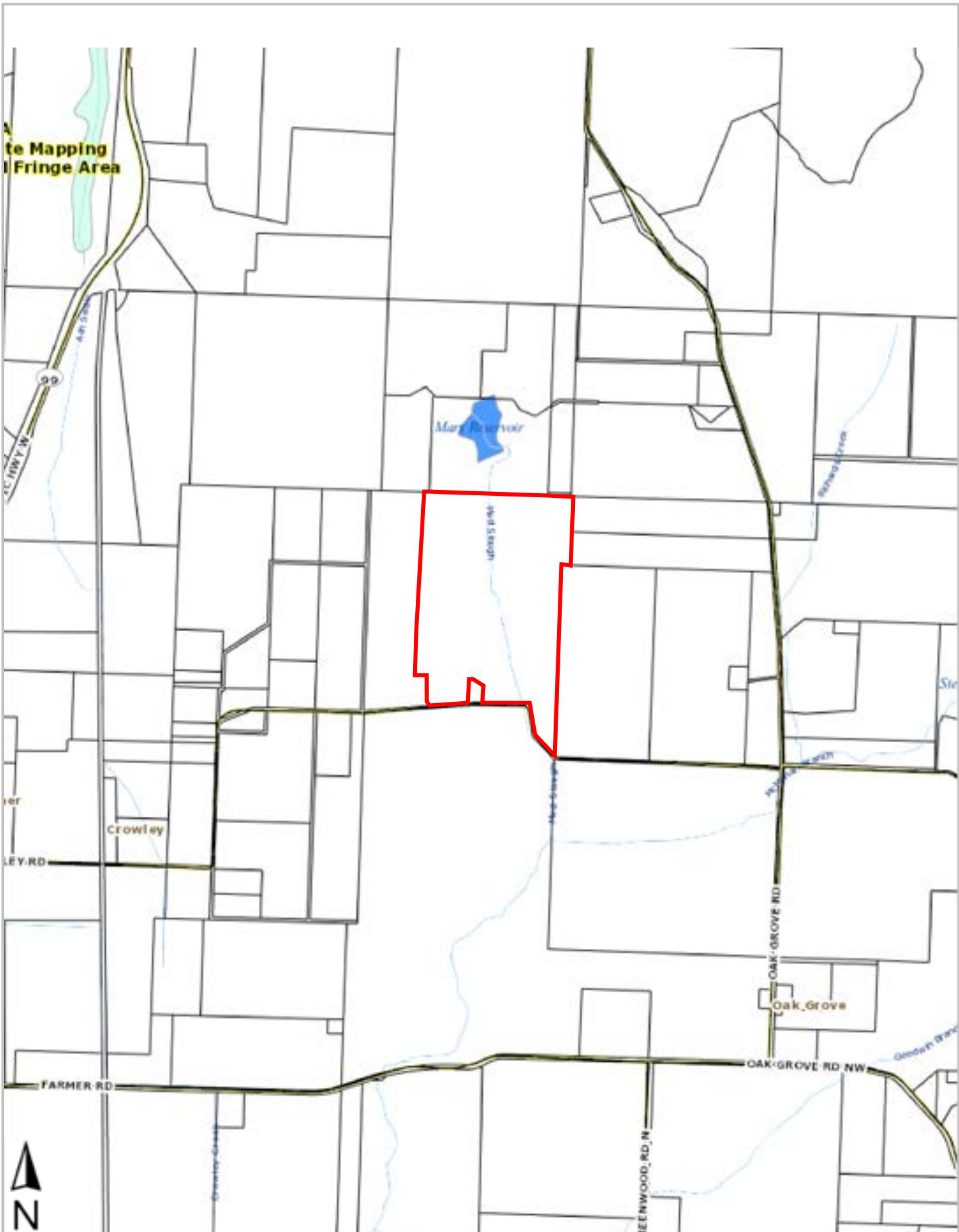
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Aerial Map



Parcel ID: 227513

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POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

September 7, 2022 2:05:00 pm

Account # 227513
 Map # 074040001100
 Code - Tax # 1325-227513

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name MOUNTAIN SPRING FARMS, LLC

Deed Reference # 2004-4905

Agent

Sales Date/Price 03-30-2004 / See Record

In Care Of

Appraiser HEATER, RANDY

Mailing Address 3555 NORTH OAK GROVE RD
 RICKREALL, OR 97371

Prop Class 550 MA SA NH Unit
 RMV Class 500 04 26 000 10839-5

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1325 Land	925,770			Land	0
Impr.	0			Impr.	0
Code Area Total	925,770	308,330	95,814		0
Grand Total	925,770	308,330	95,814		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	20.00	B4	006*	124,260
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	14.20	H2	006*	143,950
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	55.50	H3	006*	423,470
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	42.50	H4	006*	213,100
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	2.50	H6	006*	6,270
1325	0	<input checked="" type="checkbox"/>		EFU	Pond B - Resource	109	A	0.00	PONDB	006*	14,720
Grand Total								134.70			925,770

Code Area	Yr ID#	Stat Built	Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total							0		0

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- FARM POT'L ADD'L TAX LIABILITY
- EOLA-AMITY HILLS AVA ADDED 2018
 EOLA-AMITY HILLS AVA -- Mass insert by Helion

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC
3555 NORTH OAK GROVE RD
RICKREALL OR 97371

Tax Account #	227513	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address		Interest To	Sep 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,167.15	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,128.11	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,097.11	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,066.25	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.82	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,055.30	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$998.71	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$928.37	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$921.76	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$900.86	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$871.59	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$839.69	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$818.99	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$805.43	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$790.01	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$717.21	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$740.16	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$735.19	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$741.18	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$694.68	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$672.65	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$593.04	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$635.18	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$518.98	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$516.89	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$540.34	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.06	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$565.16	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$562.61	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$626.67	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$647.19	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$802.78	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,710.89	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,674.48	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

7-Sep-2022

MOUNTAIN SPRING FARMS, LLC
3555 NORTH OAK GROVE RD
RICKREALL OR 97371

Tax Account #	227513	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address		Interest To	Sep 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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AFTER RECORDING, RETURN TO:

Clark B. Williams
Heltzel, Upjohn, Williams, Yandell & Roth, P.C.
PO Box 1048
Salem, OR 97308-1048

Consideration: None

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2004-004905

Send Tax Statements to:

Mountain Spring Farms, LLC
3555 Oak Grove Road
Rickreall, OR 97371



\$36.00

04/01/2004 10:32:22 AM

REC-BS Cnt=1 Stn#1 A. CAPTAIN
\$15.00 \$10.00 \$11.00

BARGAIN AND SALE DEED

RICHARD A. MARX and BARBARA J. MARX, as Grantors,

convey to

MOUNTAIN SPRING FARMS, LLC, an Oregon limited liability company, as Grantee,

the real property described on Exhibit "A" attached hereto and incorporated herein by this reference.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Duly executed March 30, 2004.

Richard A. Marx
Richard A. Marx

Barbara J. Marx
Barbara J. Marx

GRANTORS

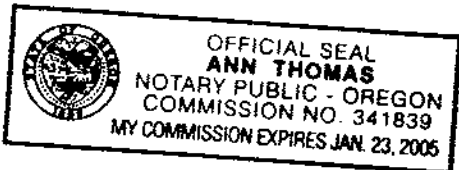
Marion County, Oregon - ss.

On this 30th day of March, 2004, personally appeared RICHARD A. MARX and BARBARA J. MARX and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ann Thomas
Notary Public for Oregon

My commission expires 1/23/2005



PARCEL I:

Beginning at an iron pipe set 2409 feet North 00°03' West from the Southeast corner of the William S. Morgan Donation Land Claim No. 56, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; running thence North 00°08' East 2644.0 feet to an anchor post at the Northwest corner of the Richard McMahan Donation Land Claim No. 40 in said Township and Range; thence East 132.0 feet to an anchor post; thence North 00°08' East 958.0 feet to the center of Section 4, Township 7 South, Range 4 West in said Township and Range; thence South 89°55' West along the one-quarter Section line extending East and West through said Section 4, 2076.87 feet to a point marking the Northeast corner of that certain tract of land conveyed to Ivan B. Arnold, et ux, by deed recorded October 27, 1958, in Volume 168, Page 303, Deed Records for Polk County, Oregon; thence South 01°20' West 1953.55 feet to an iron pipe; thence South 00°05' East 604.0 feet to an iron pipe; thence North 88°38' East 168.70 feet to an iron pipe; thence South 03°30' East 371.53 feet to an iron pipe; thence South 43°49' East 70.25 feet to a point in the center of the County Road; thence along the center of said County Road as follows: North 82°45' East 585.60 feet; North 89°02' East 784.5 feet; South 12°07' East 426.5 feet; South 44°09' East 411.0 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described premises lying within the boundaries of public roads and highways.

PARCEL II:

Beginning at an iron bolt at the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian; thence South 0°22' West 40.76 chains along the West line of the Richard McMahan Donation Land Claim to a stone on the South side of the County Road; thence South 89°27' East 20.12 chains along the South side of the County Road to an iron bolt; thence North 40.71 chains to an iron bolt on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 19.86 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning, situate in Polk County, Oregon, excepting County Road on South side of said premises granted to Polk County, Oregon, formerly as a right of way.

PARCEL III:

Beginning at an iron bolt on the North line of the Richard McMahan Donation Land Claim South 83°19' East 19.86 chains from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence South 40.71 chains to an iron bolt on the South line of the County Road; thence South 89°27' East 19.82 chains along the South line of the County Road to an iron bolt; thence North 0°33' East 40.67 chains to a stone on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 20.21 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning.

SAVE AND EXCEPT: Beginning at a point which is South $89^{\circ}19'$ East 19.86 chains, South 40.71 chains, South $89^{\circ}27'$ East 19.82 chains, and North 1020 feet from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence North $89^{\circ}19'$ West 250 feet; thence North 320 feet; thence South $89^{\circ}27'$ East 250 feet; thence South 320 feet to the place of beginning.



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **477051**

Tax Lot: **74 400 1102**

Owner: Marx, Martha L-Est

CoOwner:

Site: 7725 Crowley Rd

Rickreall OR 97371

Mail: 3555 North Oak Grove Rd

Rickreall OR 97371

Zoning: County-EFU - Exclusive Farm Use Zone

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:07S R:04W S:04 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$357,280.00**

Market Land: **\$55,790.00**

Market Impr: **\$301,490.00**

Assessment Year: **2022**

Assessed Total: **\$231,197.00**

Exemption:

Taxes: **\$3,030.89**

Levy Code: 1325

Levy Rate: 13.0935

PROPERTY CHARACTERISTICS

Year Built: 1968

Eff Year Built: 1950

Bedrooms: 4

Bathrooms: 3

of Stories: 1

Total SqFt: 2,687 SqFt

Floor 1 SqFt: 2,687 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.30 Acres (56,628 SqFt)

Garage SqFt: 528 SqFt

Garage Type:

AC:

Pool:

Heat Source: Forced Air Heating

Fireplace: 2

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 13J - Central School District

Census: 1140 - 020500

Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/30/2004

Sale Amount:

Document #: 2004-4905

Deed Type: B&S

Loan

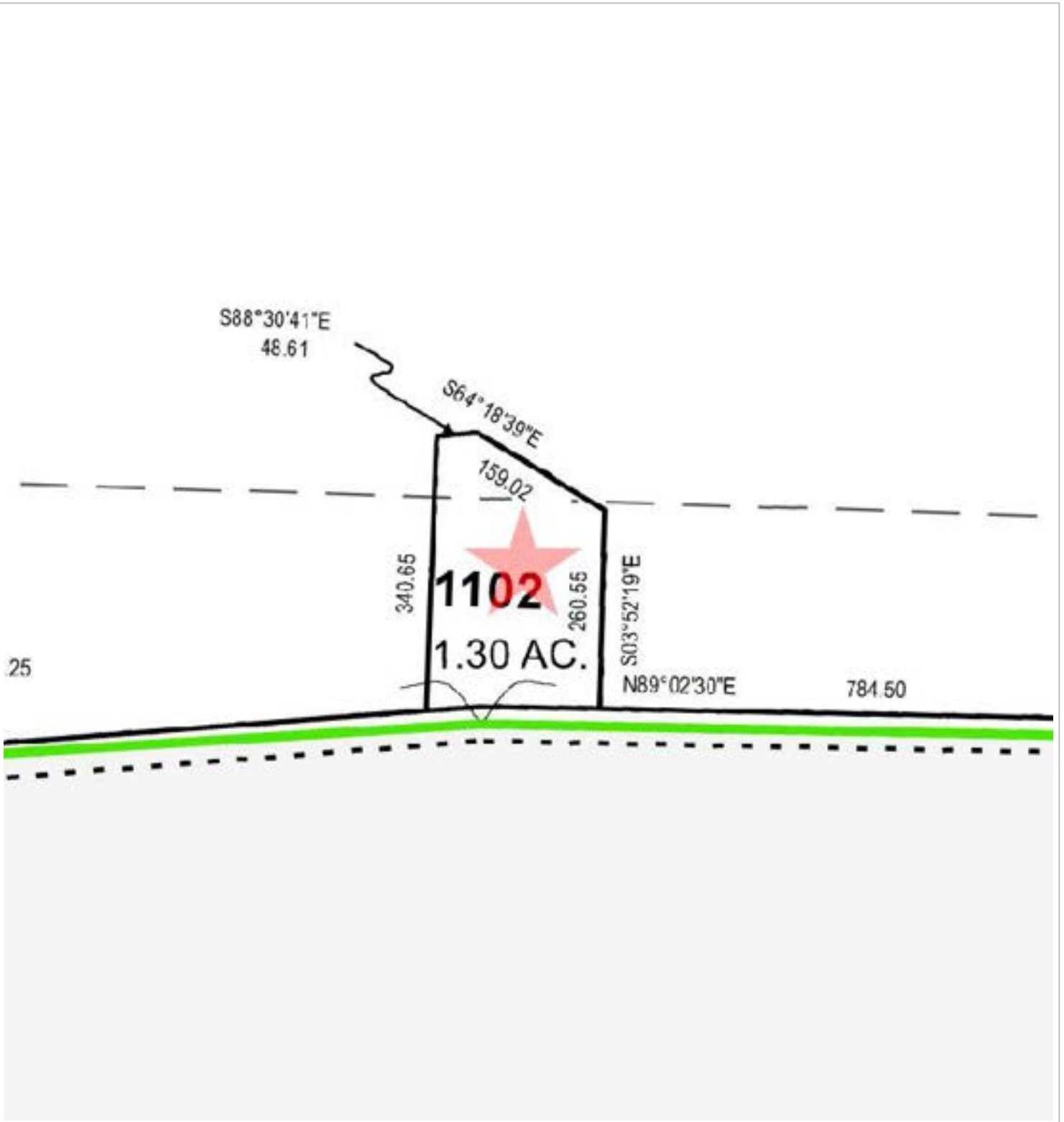
Amount:

Lender:

Loan Type:

Interest Type:

Title Co:



Parcel ID: 477051

Site Address: 7725 Crowley Rd

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.

Full Assessor Map

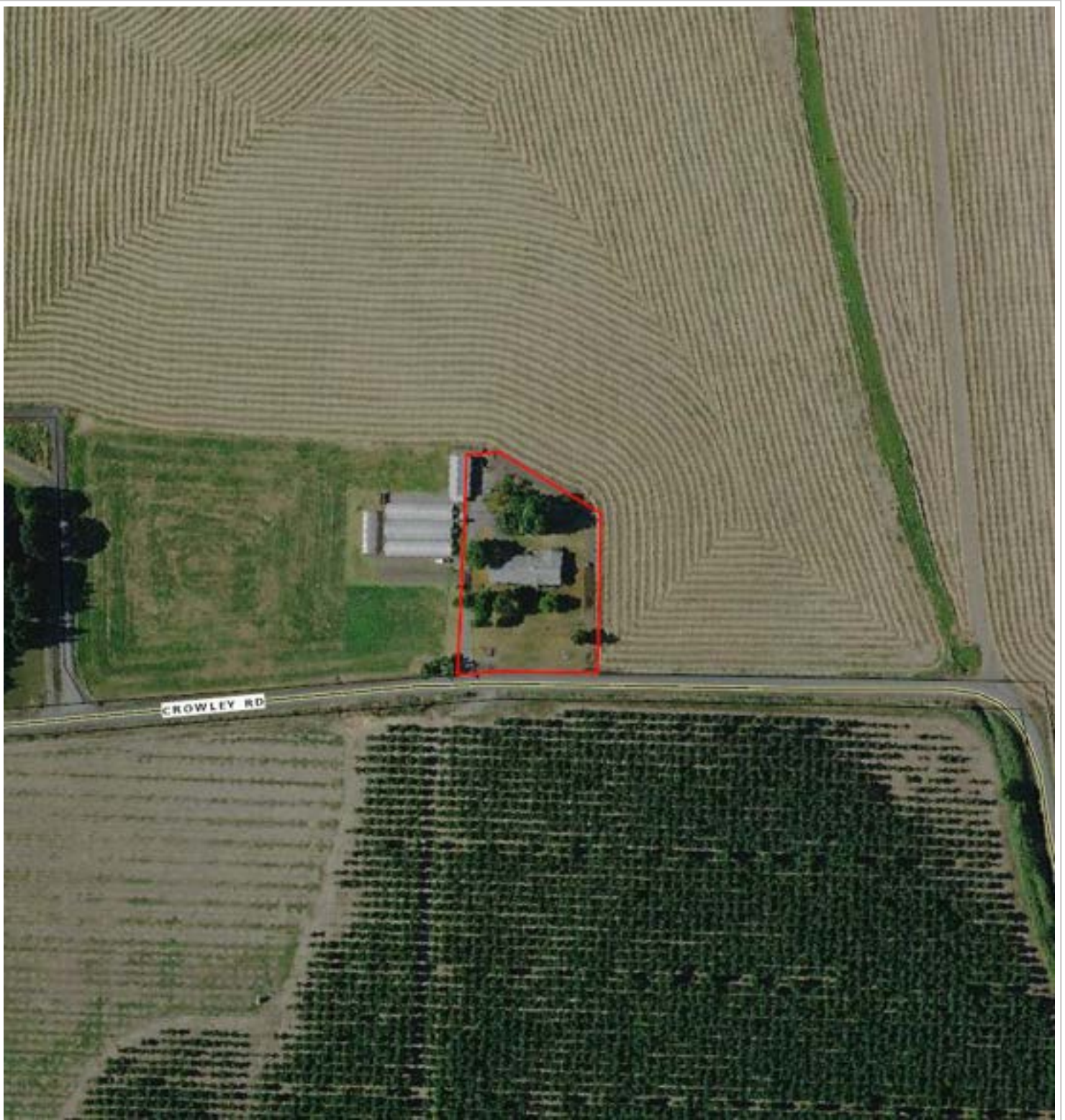


Parcel ID: 477051

Site Address: 7725 Crowley Rd

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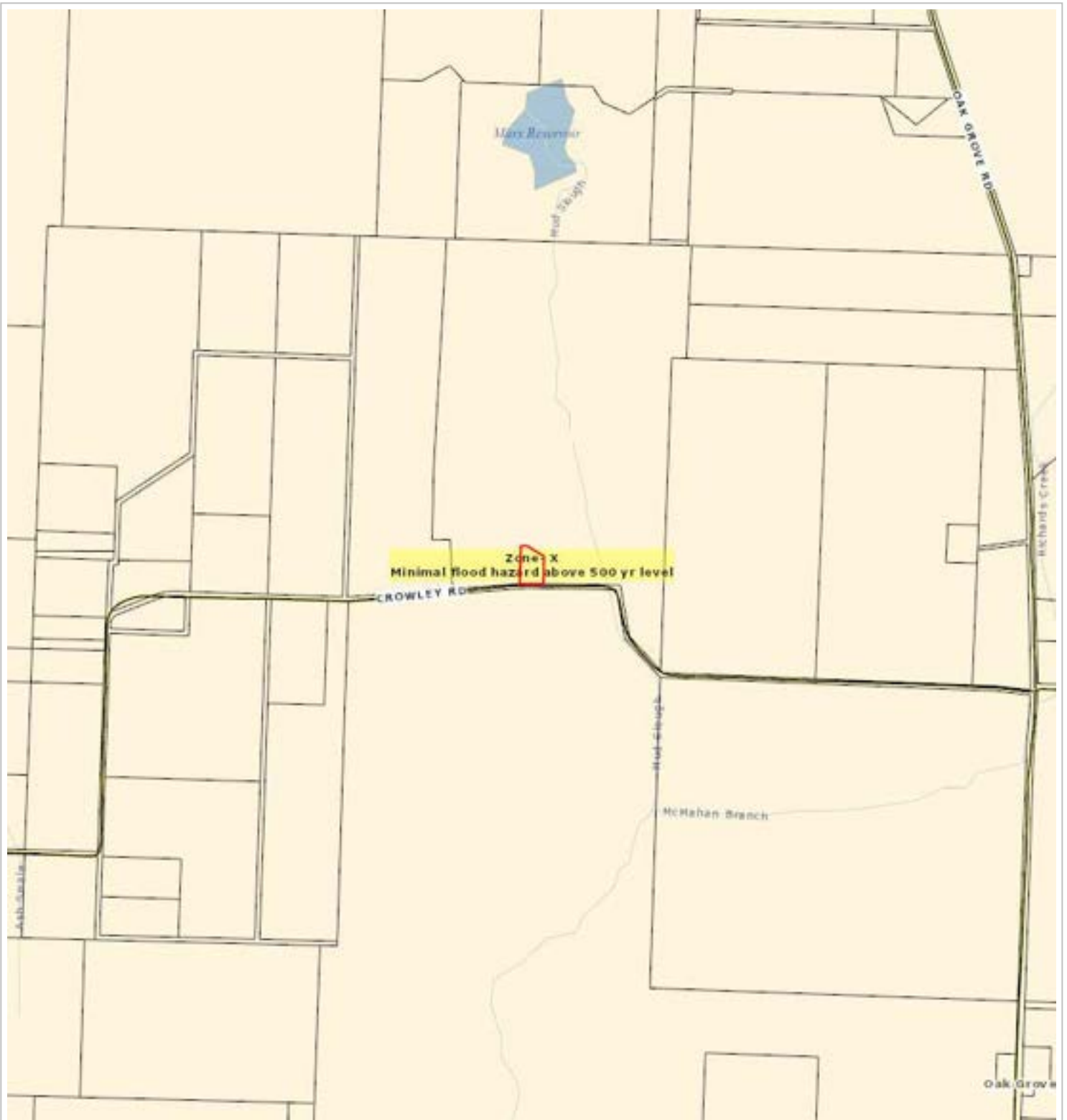
Aerial Map



Parcel ID: 477051

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.

Flood Map



Fidelity National Title

Parcel ID: 477051

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POLK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

November 29, 2022 2:27:07 pm

Account # 477051
Map # 074040001102
Code - Tax # 1325-477051

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name MARX MARTHA, L-EST
Agent MOUNTAIN SPRING FARMS, LLC
In Care Of
Mailing Address 3555 NORTH OAK GROVE RD
 RICKREALL, OR 97371

Deed Reference # 2004-4905
Sales Date/Price 03-30-2004 / See Record
Appraiser HEATER, RANDY

Prop Class 551 **MA** **SA** **NH** **Unit**
RMV Class 501 04 26 000 10839-5

Situs Address(s)		Situs City
ID#	7725 CROWLEY RD	RICKREALL

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1325	Land 55,790			Land 0	
	Impr. 301,490			Impr. 0	
Code Area Total	357,280	255,850	231,197	0	
Grand Total	357,280	255,850	231,197	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
1325	1	<input checked="" type="checkbox"/>		EFU	Farm Site	109	A	1.00	B1	006*	12,750
1325	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	109	A	0.30	H2	006*	3,040
1325					OSD - GOOD - SA	100					40,000
Grand Total								1.30			55,790

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
1325	4	1999	350	COMMERCIAL GREENHOUS	100		1,900		4,910
1325	6	1999	350	COMMERCIAL GREENHOUS	100		1,900		4,910
1325	5	1999	350	COMMERCIAL GREENHOUS	100		2,280		4,540
1325	2		303	MACHINE SHED	100		1,488		11,130
1325	1	1968	141	One story	111		2,687		276,000
Grand Total							10,255		301,490

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- FARM POT'L ADD'L TAX LIABILITY
- EOLA-AMITY HILLS AVA ADDED 2018
 EOLA-AMITY HILLS AVA -- Mass insert by Helion

Comments: 2018 - Re-app, AP added, EA adj. RH 7/18

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Nov-2022

MARX MARTHA, L-EST
MOUNTAIN SPRING FARMS, LLC
3555 NORTH OAK GROVE RD
RICKREALL OR 97371

Tax Account #	477051	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	7725 CROWLEY RD RICKREALL OR 97371	Interest To	Dec 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,030.89	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,780.03	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,656.50	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,651.73	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,499.01	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,570.17	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,113.12	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,064.39	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900.93	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,874.33	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,841.33	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,764.99	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,117.34	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,305.67	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,262.05	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,207.75	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,954.69	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,846.33	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895.31	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,892.92	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,778.54	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,230.44	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,931.50	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,983.80	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,538.79	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,568.58	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,642.16	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,717.96	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,463.68	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,588.65	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,719.18	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,820.51	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,118.04	Nov 15, 1990
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Nov-2022

MARX MARTHA, L-EST
MOUNTAIN SPRING FARMS, LLC
3555 NORTH OAK GROVE RD
RICKREALL OR 97371

Tax Account #	477051	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1325
Situs Address	7725 CROWLEY RD RICKREALL OR 97371	Interest To	Dec 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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AFTER RECORDING, RETURN TO:

Clark B. Williams
Heltzel, Upjohn, Williams, Yandell & Roth, P.C.
PO Box 1048
Salem, OR 97308-1048

Consideration: None

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2004-004905

Send Tax Statements to:

Mountain Spring Farms, LLC
3555 Oak Grove Road
Rickreall, OR 97371



\$36.00

04/01/2004 10:32:22 AM

REC-BS Cnt=1 Stn=1 A. CAPTAIN
\$15.00 \$10.00 \$11.00

BARGAIN AND SALE DEED

RICHARD A. MARX and BARBARA J. MARX, as Grantors,

convey to

MOUNTAIN SPRING FARMS, LLC, an Oregon limited liability company, as Grantee,

the real property described on Exhibit "A" attached hereto and incorporated herein by this reference.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Duly executed March 30, 2004.

Richard A. Marx
Richard A. Marx

Barbara J. Marx
Barbara J. Marx

GRANTORS

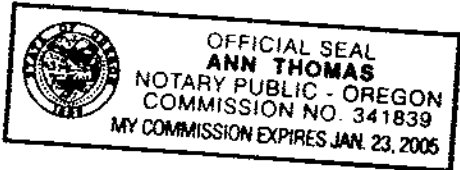
Marion County, Oregon - ss.

On this 30th day of March, 2004, personally appeared RICHARD A. MARX and BARBARA J. MARX and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ann Thomas
Notary Public for Oregon

My commission expires 1/23/2005



PARCEL I:

Beginning at an iron pipe set 2409 feet North 00°03' West from the Southeast corner of the William S. Morgan Donation Land Claim No. 56, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; running thence North 00°08' East 2644.0 feet to an anchor post at the Northwest corner of the Richard McMahan Donation Land Claim No. 40 in said Township and Range; thence East 132.0 feet to an anchor post; thence North 00°08' East 958.0 feet to the center of Section 4, Township 7 South, Range 4 West in said Township and Range; thence South 89°55' West along the one-quarter Section line extending East and West through said Section 4, 2076.87 feet to a point marking the Northeast corner of that certain tract of land conveyed to Ivan B. Arnold, et ux, by deed recorded October 27, 1958, in Volume 168, Page 303, Deed Records for Polk County, Oregon; thence South 01°20' West 1953.55 feet to an iron pipe; thence South 00°05' East 604.0 feet to an iron pipe; thence North 88°38' East 168.70 feet to an iron pipe; thence South 03°30' East 371.53 feet to an iron pipe; thence South 43°49' East 70.25 feet to a point in the center of the County Road; thence along the center of said County Road as follows: North 82°45' East 585.60 feet; North 89°02' East 784.5 feet; South 12°07' East 426.5 feet; South 44°09' East 411.0 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described premises lying within the boundaries of public roads and highways.

PARCEL II:

Beginning at an iron bolt at the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian; thence South 0°22' West 40.76 chains along the West line of the Richard McMahan Donation Land Claim to a stone on the South side of the County Road; thence South 89°27' East 20.12 chains along the South side of the County Road to an iron bolt; thence North 40.71 chains to an iron bolt on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 19.86 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning, situate in Polk County, Oregon, excepting County Road on South side of said premises granted to Polk County, Oregon, formerly as a right of way.

PARCEL III:

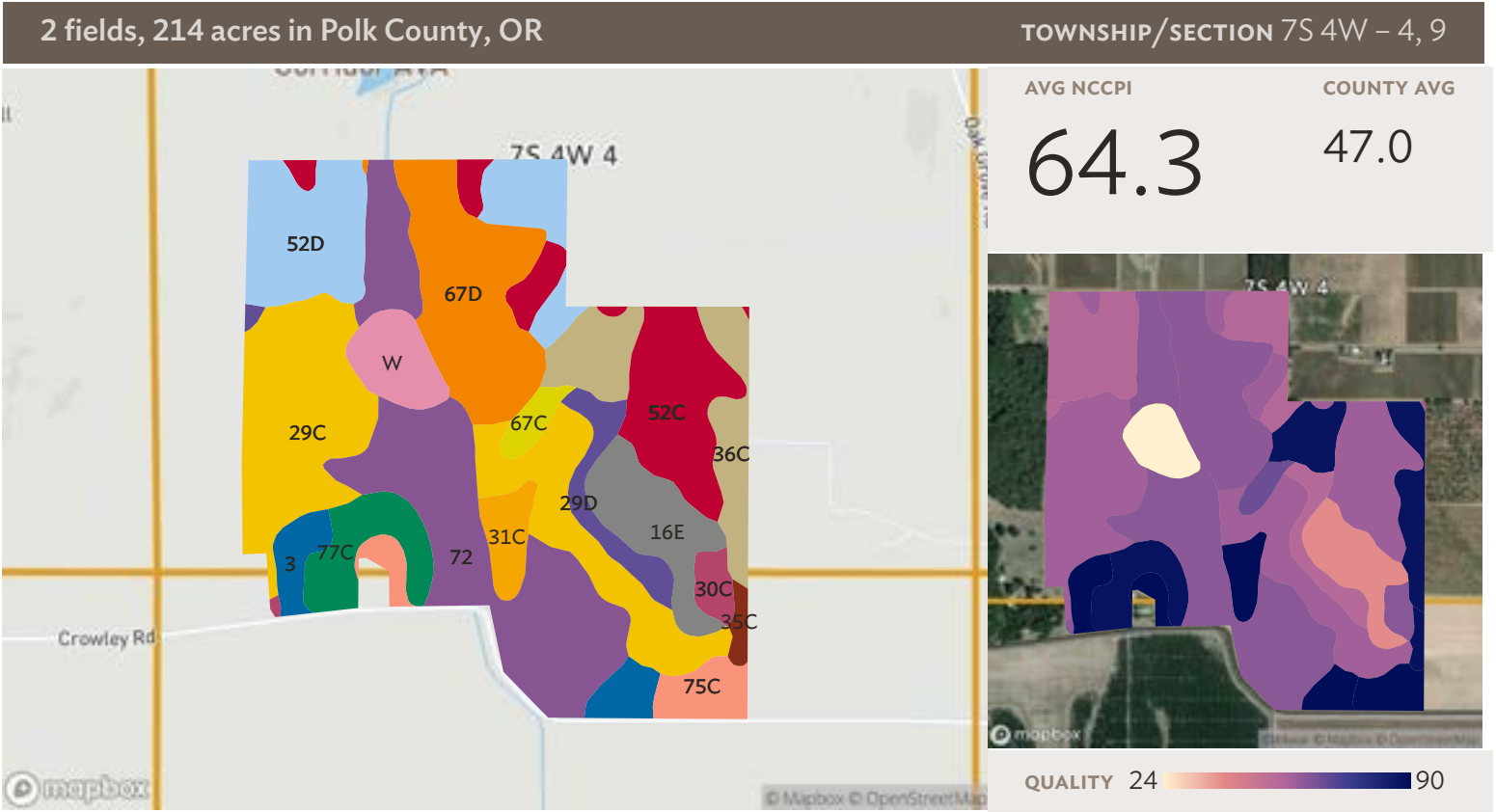
Beginning at an iron bolt on the North line of the Richard McMahan Donation Land Claim South 83°19' East 19.86 chains from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence South 40.71 chains to an iron bolt on the South line of the County Road; thence South 89°27' East 19.82 chains along the South line of the County Road to an iron bolt; thence North 0°33' East 40.67 chains to a stone on the North line of the Richard McMahan Donation Land Claim; thence North 89°19' West 20.21 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning.

SAVE AND EXCEPT: Beginning at a point which is South $89^{\circ}19'$ East 19.86 chains, South 40.71 chains, South $89^{\circ}27'$ East 19.82 chains, and North 1020 feet from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence North $89^{\circ}19'$ West 250 feet; thence North 320 feet; thence South $89^{\circ}27'$ East 250 feet; thence South 320 feet to the place of beginning.

SOILS

PROVIDED BY ACRE VALUE

INFORMATION REGARDING 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.



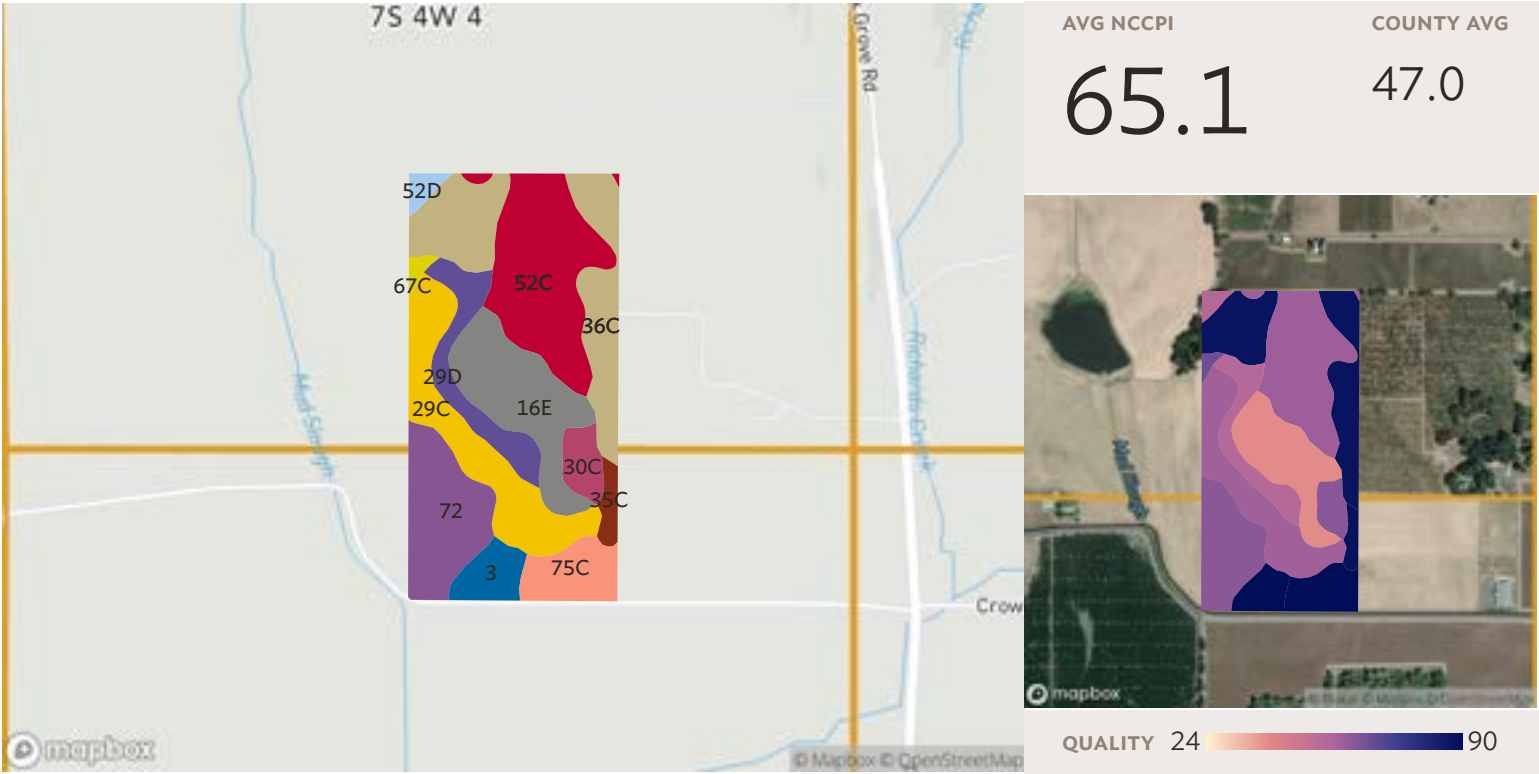
All fields

214 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
29C	Hazelair silt loam, 3 to 12 percent slopes	40.30	18.8%	4	58.5
72	Waldo silty clay loam	38.74	18.1%	3	62.1
67D	Steiwer silt loam, 12 to 20 percent slopes	22.89	10.7%	4	61.7
52D	Nekia silty clay loam, 12 to 20 percent slopes	22.86	10.7%	3	54.6
52C	Nekia silty clay loam, 2 to 12 percent slopes	19.85	9.3%	3	59.2
36C	Jory silty clay loam, 2 to 12 percent slopes	14.04	6.6%	2	87.4
16E	Chehulpum-Steiwer complex, 12 to 40 percent slopes	11.18	5.2%	6	39.6
77C	Woodburn silt loam, 3 to 12 percent slopes	8.40	3.9%	2	87.8
W	Water	6.58	3.1%	8	N/A

2 fields, 214 acres in Polk County, OR		TOWNSHIP/SECTION 7S 4W - 4, 9			
■ 3	Amity silt loam	6.49	3.0%	2	94.7
■ 75C	Willamette silt loam, 3 to 12 percent slopes	6.43	3.0%	2	93.7
■ 29D	Hazelair silt loam, 12 to 20 percent slopes	5.92	2.8%	4	54.4
■ 31C	Helvetia silt loam, 0 to 12 percent slopes	4.17	1.9%	2	89.7
■ 30C	Helmick silt loam, 3 to 12 percent slopes	2.50	1.2%	3	62.4
■ 67C	Steiwer silt loam, 3 to 12 percent slopes	2.31	1.1%	3	66.3
■ 35C	Jory silt loam, 2 to 12 percent slopes	1.24	0.6%	2	88.2
		207.31	96.9%		64.3

2 fields, 214 acres in Polk County, OR TOWNSHIP/SECTION 7S 4W - 4, 9



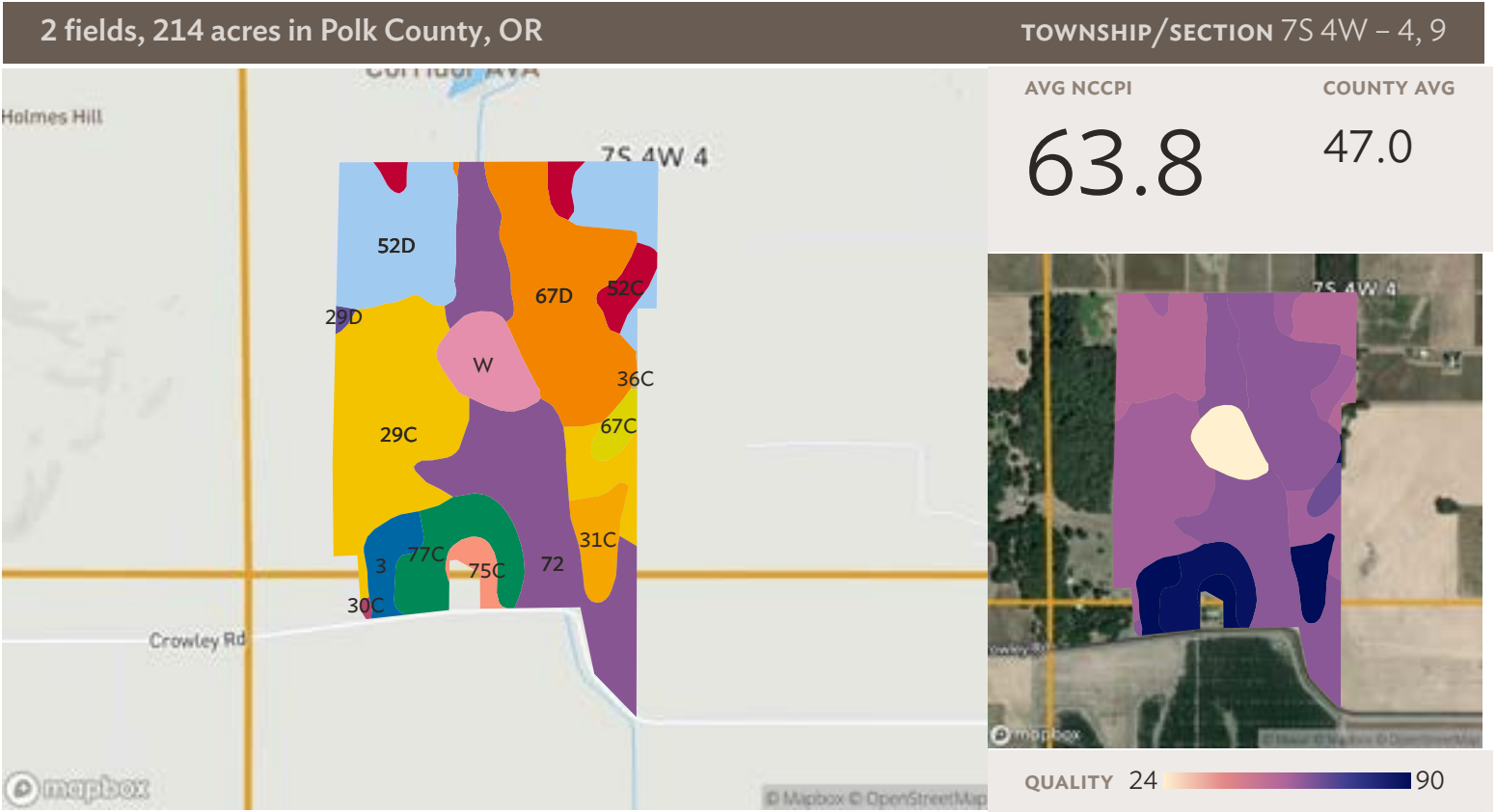
Field 1

Source: NRCS Soil Survey

80 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 52C	Nekia silty clay loam, 2 to 12 percent slopes	15.35	19.2%	3	59.2
■ 36C	Jory silty clay loam, 2 to 12 percent slopes	13.96	17.5%	2	87.4
■ 29C	Hazelair silt loam, 3 to 12 percent slopes	11.63	14.6%	4	58.5
■ 16E	Chehulpum-Steiwer complex, 12 to 40 percent slopes	11.18	14.0%	6	39.6
■ 72	Waldo silty clay loam	9.68	12.1%	3	62.1
■ 29D	Hazelair silt loam, 12 to 20 percent slopes	5.58	7.0%	4	54.4
■ 75C	Willamette silt loam, 3 to 12 percent slopes	4.56	5.7%	2	93.7
■ 3	Amity silt loam	2.98	3.7%	2	94.7
■ 30C	Helmick silt loam, 3 to 12 percent slopes	2.32	2.9%	3	62.4

2 fields, 214 acres in Polk County, OR		TOWNSHIP/SECTION 7S 4W - 4, 9			
■ 35C	Jory silt loam, 2 to 12 percent slopes	1.24	1.5%	2	88.2
■ 52D	Nekia silty clay loam, 12 to 20 percent slopes	0.86	1.1%	3	54.6
■ 67C	Steiwer silt loam, 3 to 12 percent slopes	0.49	0.6%	3	66.3
		79.84			65.1



Field 2

134 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
72	Waldo silty clay loam	29.06	21.7%	3	62.1
29C	Hazelair silt loam, 3 to 12 percent slopes	28.67	21.4%	4	58.5
67D	Steiber silt loam, 12 to 20 percent slopes	22.89	17.1%	4	61.7
52D	Nekia silty clay loam, 12 to 20 percent slopes	21.99	16.4%	3	54.6
77C	Woodburn silt loam, 3 to 12 percent slopes	8.40	6.3%	2	87.8
W	Water	6.58	4.9%	8	N/A
52C	Nekia silty clay loam, 2 to 12 percent slopes	4.50	3.4%	3	59.2
31C	Helvetia silt loam, 0 to 12 percent slopes	4.17	3.1%	2	89.7
3	Amity silt loam	3.51	2.6%	2	94.7

2 fields, 214 acres in Polk County, OR		TOWNSHIP/SECTION 7S 4W - 4, 9			
75C	Willamette silt loam, 3 to 12 percent slopes	1.88	1.4%	2	93.7
67C	Steiwer silt loam, 3 to 12 percent slopes	1.81	1.4%	3	66.3
29D	Hazelair silt loam, 12 to 20 percent slopes	0.33	0.2%	4	54.4
30C	Helmick silt loam, 3 to 12 percent slopes	0.17	0.1%	3	62.4
36C	Jory silty clay loam, 2 to 12 percent slopes	0.08	0.1%	2	87.4
		127.47	95.1%		63.8

WATER RIGHTS

PROVIDED BY OWRD

INFORMATION REGARDING 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.

STATE OF OREGON
COUNTY OF POLK
CERTIFICATE OF WATER RIGHT

This Is to Certify, That MARX FARMS, INC.

of **Route 1, Box 208 A, Rickreall**, State of **Oregon**, **97371**, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of an unnamed stream and Marx Reservoir No. 2 constructed under Application No. R-43071, Permit No. R-4903 a tributary of **Mad Slough** for the purpose of irrigation of **68.4 acres**

under Permit No. **32181** of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **November 29, 1966**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **0.86 cubic foot per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the **SE $\frac{1}{4}$ SW $\frac{1}{4}$** , as projected within Morgan DLC 56, Section 4, T. 7 S., R. 4 W., W. M., 670 feet South and 780 feet West from NW Corner, McMahon DLC 40.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to **one-eightieth** of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed **2 $\frac{1}{2}$ acre feet per acre** for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-4903.

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

**3.7 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
23.2 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
26.3 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
All as projected within Morgan DLC 56
Section 4**

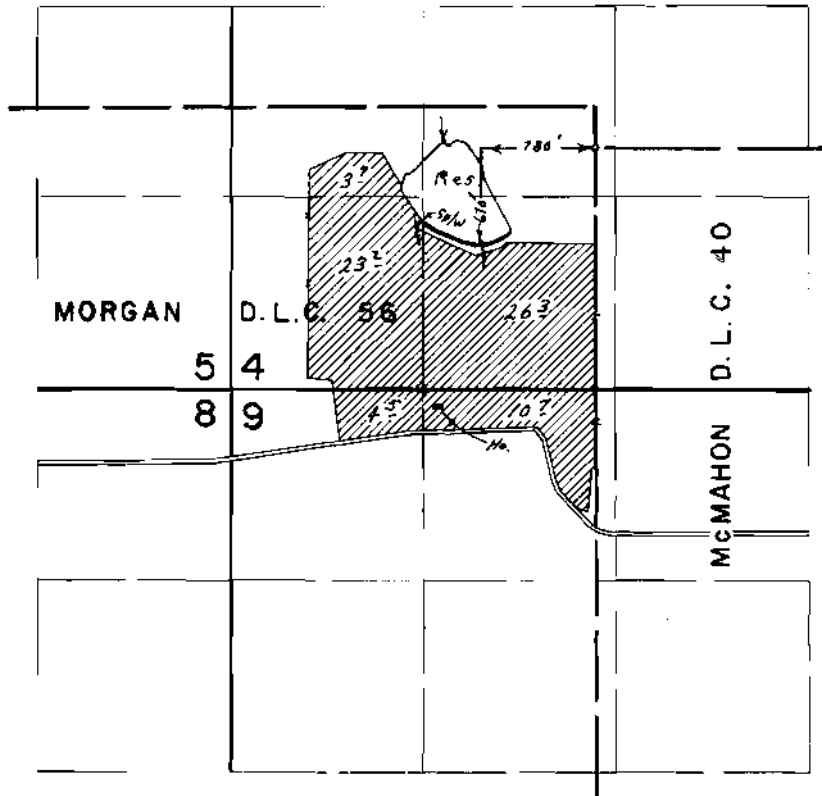
**10.7 acres NE $\frac{1}{4}$ NW $\frac{1}{4}$
4.5 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
Both as projected within Morgan DLC 56
Section 9
T. 7 S., R. 4 W., W. M.**

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed
this date, **January 27, 1976**

James E. Saxton
Water Resources Director ~~XXXXXXXXXX~~
State Engineer

T. 7 S. R. 4 W. W. M.



FINAL PROOF SURVEY
UNDER

R-43071 R-4903
Application No. 43072. Permit No. 32181
IN NAME OF

MARX FARMS INC.

Surveyed April 3, 1972, by L. E. Gould
APRIL 24, 1974 T. J. PAUL

DEED

INFORMATION REGARDING 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.

After recording, return to:
(File No. 54887-01)

Until a change is requested,
all tax statements shall be
sent to the following address:

WILLAMETTE VALLEY TITLE CO.
807 MAIN STREET/ P. O. BOX 451
DALLAS, OREGON 97338
SHERY TALON, ESCROW OFFICER

BARGAIN AND SALE DEED
(STATUTORY FORM - INDIVIDUAL GRANTOR)

MARTHA LEE MARX, Grantor, conveys to EMIL FREDERIC MARK, Grantee, the following described real property situated in Polk County, Oregon to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Grantor hereby reserves unto the Grantor a life estate in the home and adjoining home site commonly known as 7725 Crowley Road, Rickreall, Polk County, Oregon for her lifetime which property is more particularly described, to wit:

Beginning at a point which is 2409.0 feet North 00°03' West and 411.0 feet North 44°09' West and 426.5 feet North 12°07' West and 784.5 feet South 89°02' West and 63.60 feet South 82°45' West from the Southeast corner of the William S. Morgan Donation Land Claim No. 56 in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon and said point being in the center of the County Road; thence North, 20.16 feet to an iron rod; thence North 320.49 feet to an iron rod; thence South 88°30'41" East, 48.61 feet to an iron rod; thence South 64°18'39" East, 159.02 feet to an iron rod; thence South 03°52'19" East, 260.55 feet to a point in the center of said County Road from which an iron rod bears N 03°52'19" W, 20.02 feet; thence South 89°02' West, 146.41 feet to an angle in the centerline of said County Road; thence South 82°45' West 63.60 feet to the point of beginning. SAVE AND EXCEPT the rights of the public in and to that portion of the above described tract of land which lies within public roads and or right-of-ways.

FURTHER RESERVING unto Grantor and excepting from the transfer to Grantee, however, the right to use water for irrigation purposes for the home site referenced above and the adjoining pasture described on page 2 of this deed from the pond which is located on the property described in Exhibit "A" hereto, said pond is specifically identified on the map of the property attached as Exhibit "B" and further reserving to Grantor an

1 - BARGAIN AND SALE DEED
MARK/MARK

JLH/5488701PA9.2/rcs

WILLAMETTE VALLEY TITLE CO. 138557



easement over, under and on the real property described in Exhibit "A" for the purpose of repairing, replacing and maintaining all water pumps and utilities serving such water pumps, and all water pipes, in good repair and working order.

FURTHER RESERVING unto Grantor and excepting from the transfer to Grantee, however, the right to use water for drinking purposes from that certain spring which is located on the property described in Exhibit "A", said spring is specifically identified on the map of the property which is attached hereto as Exhibit "B", and further reserving to Grantor an easement over, under and on the real property described in Exhibit "A" for the purpose of repairing, replacing and maintaining all water pumps and utilities serving such water spring, and all water pipes, in good repair and working order. Said reservation and exception will continue for Grantor's life or until such time as Grantee can provide Grantor with a substitute potable water source suitable for Grantor's use.

IN ADDITION, Grantor shall have the right to use the property described in Exhibit "A" provided said acreage is used by Grantor for riding her horses. Grantor shall have permission to ride horses on said property so long as Grantor causes no damage to the property or unreasonably interferes with the farming activities of the Grantee or Grantee's successor in interest.

IN ADDITION, Grantor shall have the right to use the following described real property which is contained within the property described in Exhibit "A" as pasture land for Grantor's horses as follows, to wit:

Beginning at a point in the center of the County Road which is the Southeast corner of that tract of land conveyed to Bill and Nancy Fischer and Burrill and Janet Lewis and described as Tract One in Book of Records 143, Page 454 of the Polk County Deed Records, said point being by record 2409.0 feet North 00°03' West and 411.0 feet North 44°09' West and 425.5 feet North 12°07' West and 784.5 feet South 89°02' West, and 585.60 feet South 82°45' West from the Southeast corner of the William S. Morgan Donation Land Claim No. 56 in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon;
 thence North 43°49' West, 70.25 feet to an iron pipe on the East line of said Lewis tract of land;
 thence North 03°31'16" West, 371.85 feet to an iron pipe at an angle in said East line;
 thence South 88°30'41" East, 589.50 feet to an iron rod;

2 - BARGAIN AND SALE DEED
 MARK/MARK

JLH/5488701PA9.2/rcs

thence South, 340.65 feet to a point in the center of the County Road from which an iron rod bears North, 20.16 feet;

thence South 82°45' West, 522.00 feet to the point of beginning.

SAVE AND EXCEPT the rights of the public in and to that portion of the above described tract of land which lies within public roads and or right-of-ways.

RESERVING UNTO GRANTOR a non-exclusive easement for ingress and egress and utility purposes over and across a strip of land 30 feet in width and lying adjacent to, parallel with and East of the Westerly line of the above described tract of land.

FURTHER, reserving unto Grantor and excepting from the conveyance to the Grantee, however, an easement for a septic drainfield on the real property described in Exhibit "A" in the area specifically designated on Exhibit "B" as "drainfield." Such easement shall include an easement for ingress and egress over, under and on the real property described in Exhibit "A" for the purpose of replacing, repairing, maintaining and keeping the septic tank and drainfield in good repair and working order.

The true consideration for this conveyance is compliance with the terms and provisions of that Judgment and Decree of the Polk County Circuit Court entered July 9, 1987 in Case No. 86P-2262.

THIS INSTRUMENT WILL 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 APPROVED USES.

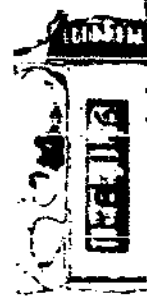
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 10 day of Aug, 1990.

Martha Lee Marx
MARTHA LEE MARX

3 - BARGAIN AND SALE DEED
MARX/MARX

JLH/5488701PA9.2/rccs



L

STATE OF OREGON)
County of Tillamook) ss.

On this 10 day of Aug, 1990,
personally appeared before me the within-named MARTHA LEE MARX
and acknowledged said instrument to be her voluntary act and
deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12/19/93



4 - BARGAIN AND SALE DEED
MARX/MARX

JLH/5488701PA9.2/rccs

PARCEL I:

Beginning at an iron pipe set 2409 feet North $00^{\circ}03'$ West from the Southeast corner of the William S. Morgan Donation Land Claim No. 56, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; running thence North $00^{\circ}08'$ East 2644.0 feet to an anchor post at the Northwest corner of the Richard McMahan Donation Land Claim No. 40 in said Township and Range; thence East 132.0 feet to an anchor post; thence North $00^{\circ}08'$ East 958.0 feet to the center of Section 4, Township 7 South, Range 4 West in said Township and Range; thence South $89^{\circ}55'$ West along the one-quarter Section line extending East and West through said Section 4, 2076.87 feet to a point marking the Northeast corner of that certain tract of land conveyed to Ivan B. Arnold et ux, by deed recorded October 27, 1958, in Volume 168, Page 303, Deed Records for Polk County, Oregon; thence South $01^{\circ}20'$ West 1953.55 feet to an iron pipe; thence South $00^{\circ}05'$ East 604.0 feet to an iron pipe; thence North $88^{\circ}38'$ East 158.70 feet to an iron pipe; thence South $03^{\circ}30'$ East 371.53 feet to an iron pipe; thence South $43^{\circ}49'$ East 70.25 feet to a point in the center of the County Road; thence along the center of said County Road as follows: North $82^{\circ}45'$ East 585.60 feet; North $89^{\circ}02'$ East 784.5 feet; South $12^{\circ}07'$ East 426.5 feet; South $44^{\circ}09'$ East 411.0 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described premises lying within the boundaries of public roads and highways.

PARCEL II:

Beginning at an iron bolt at the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian; thence South $0^{\circ}22'$ West 40.76 chains along the West line of the Richard McMahan Donation Land Claim to a stone on the South side of the County Road; thence South $89^{\circ}27'$ East 20.12 chains along the South side of the County Road to an iron bolt; thence North 40.71 chains to an iron bolt on the North line of the Richard McMahan Donation Land Claim; thence North $89^{\circ}19'$ West 19.86 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning, situate in Polk County, Oregon, excepting County Road on South side of said premises granted to Polk County, Oregon formerly as a right of way.

PARCEL III:

Beginning at an iron bolt on the North line of the Richard McMahan Donation Land Claim South $83^{\circ}19'$ East 19.86 chains from the Northwest corner of the Richard McMahan and wife Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence South 40.71 chains to an iron bolt on the South line of the County Road; thence South $89^{\circ}27'$ East 19.82 chains along the South line of the county road to an iron bolt; thence North $0^{\circ}33'$ East 40.67 chains to a stone on the North line of the Richard McMahan Donation Land Claim; thence North $89^{\circ}19'$ West 20.21 chains along the North line of the Richard McMahan Donation Land Claim to the place of beginning.

DESCRIPTION SHEET - Continued

PARCEL IV:

Lots 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 25, 26, and 27, Block 3, Applebower Tracts, Polk County, Oregon, according to the duly recorded plat thereof.

PARCEL V:

Lots 1, 2, 26 and 27, Block 1, in Applebower Tract in Section 4, Township 7 South, Range 4 West of the Willamette Meridian, in Polk County, State of Oregon, as laid out and platted of record.

PARCEL VI:

Tracts Numbered 3, 4, 5, 6, 7, 21, 22, 23, 24 and 25, Block 1, Applebower Tract, Polk County, Oregon.

PARCEL VII:

The Northeast quarter (NE 1/4) of Section 5, Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon.

PARCEL VIII:

A part of Section 32 in Township 6 South, Range 4 West of the Willamette Meridian, Polk County, Oregon, beginning at the Southeast corner of Section 32, thence North 12.93 chains; thence West 28.00 chains; thence South 7.93 chains; thence West 2.00 chains; thence South 5.00 chains; thence East 30.00 chains to the place of beginning, and all situate in the County of Polk, and State of Oregon.

SAVE AND EXCEPT that portoin of the above described tract of land lying within the boundaries of public roads and highways.

PARCEL IX:

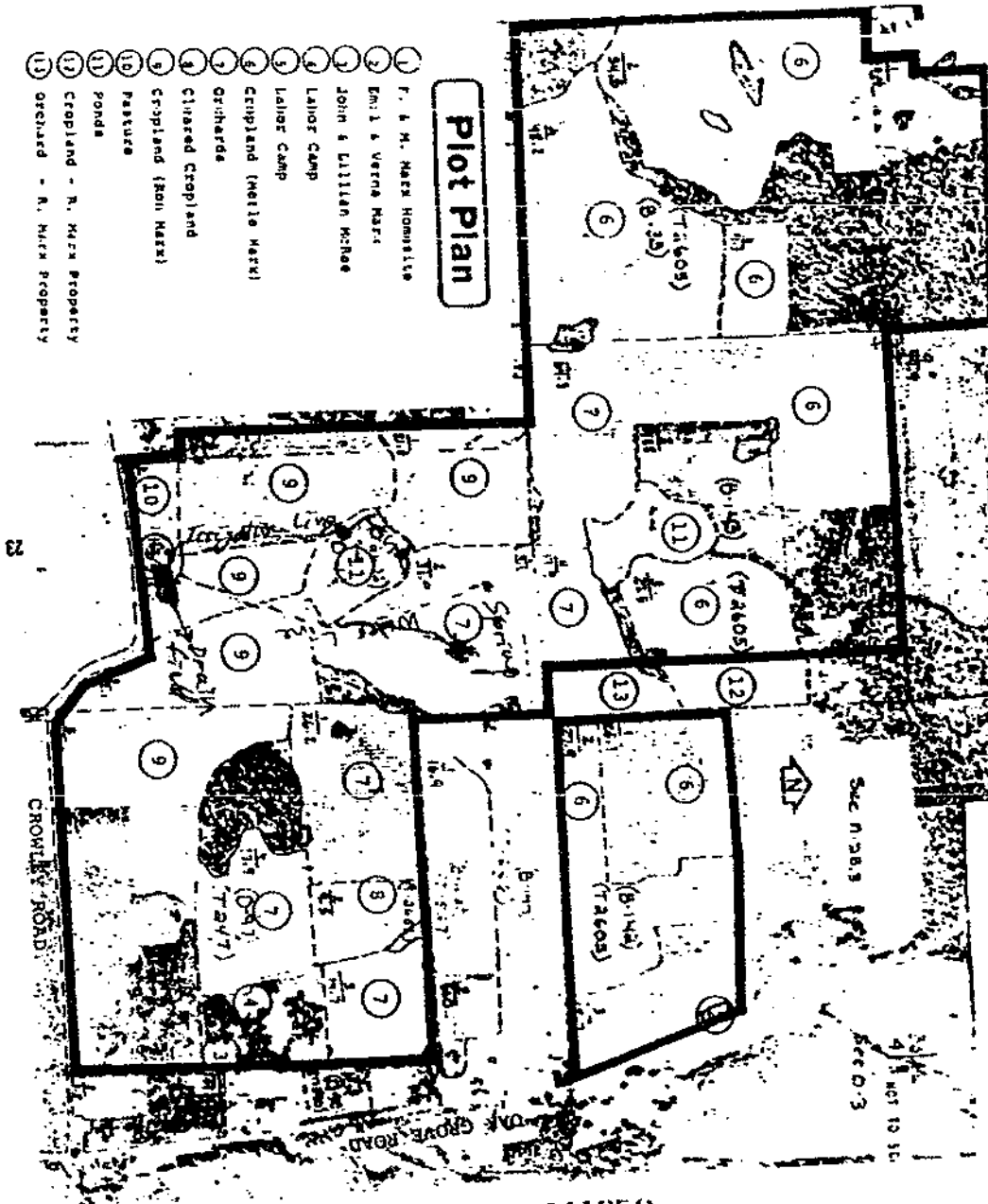
Beginning at an angle corner on the South boundary line of said roadway 116 feet West from the Northeast corner of Lot 4, in Block 2 of said Applebower Tract, and running thence South $48^{\circ}51-1\frac{1}{2}'$ West along the South boundary of said roadway 343.84 feet more or less, to an angle corner in said boundary; thence North $52^{\circ}41-1\frac{1}{2}'$ West along the South boundary of said roadway to a point directly East from the Northeast corner of Lot 16, in Block 1, of said Applebower Tract, thence East to the place of beginning, in Polk County, Oregon.

PARCEL X:

Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19, in Block 1, Applebower Tracts in Polk County, Oregon. Also Lots 1, 2, 3, and 4, in Block 2, all in Applebower Tracts in Polk County, Oregon.

- 1 F. & M. NICK HOMESTEAD
- 2 EMIL & VERA NICK
- 3 JOHN & LILLIAN NICK
- 4 LABOR CAMP
- 5 LABOR CAMP
- 6 CROPLAND (MELIE NICK)
- 7 ORCHARDS
- 8 CHISELED CROPLAND
- 9 CROPLAND (RON NICK)
- 10 PASTURE
- 11 POND
- 12 CROPLAND - N. NICK PROPERTY
- 13 ORCHARD - N. NICK PROPERTY

Plot Plan



341350

STATE OF OREGON)
County of Polk) ss.

I hereby certify that the within was received and duly recorded by me in Polk County records.

B.O.R. 234 Page 1814

FILED
POLK COUNTY OREGON

'90 AUG 15 A9:47

LINDA DAWSON
COUNTY CLERK
BY *LDW* [Signature]

VITICULTURE REPORT

PROVIDED BY FIRST AMERICAN

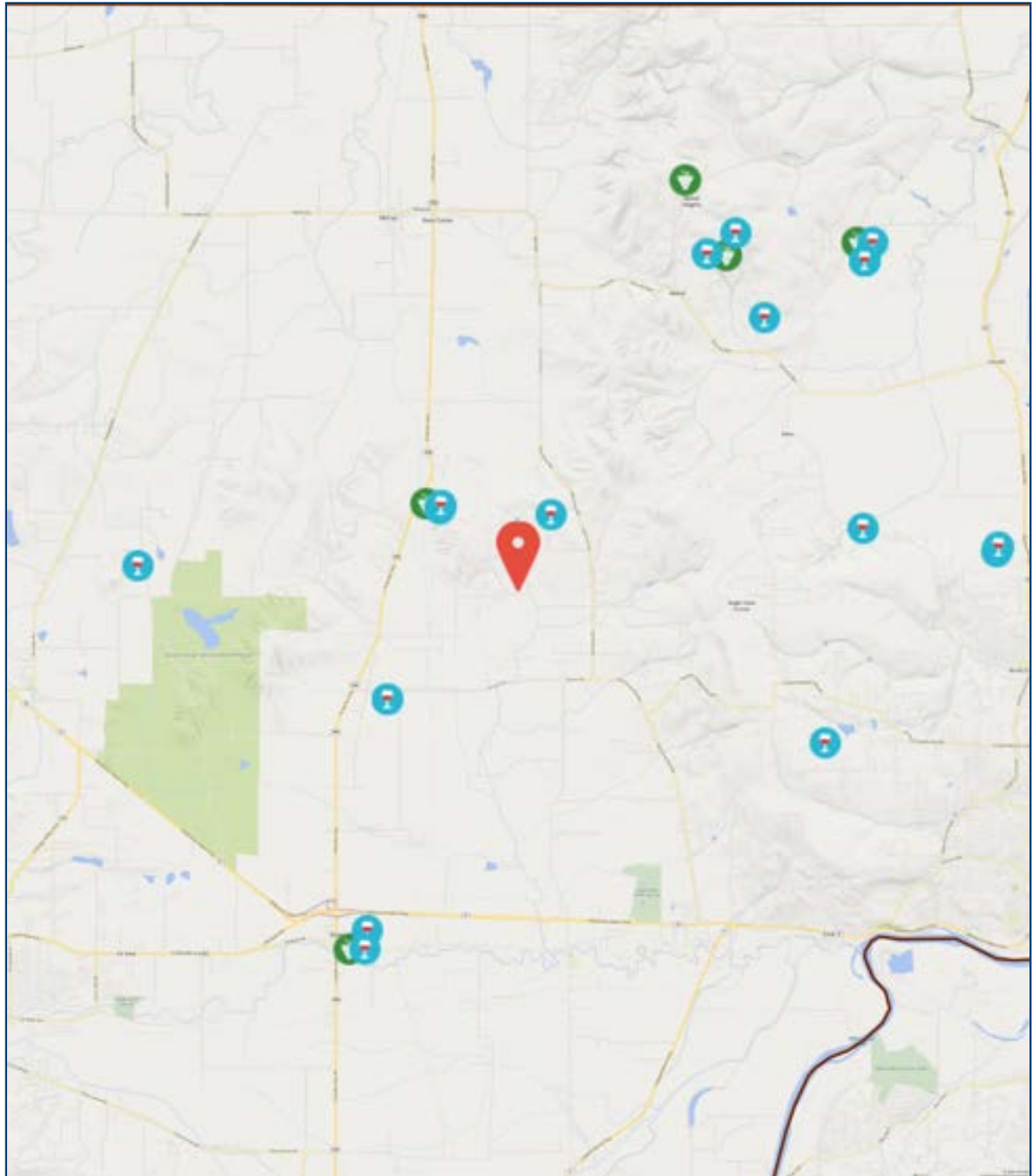
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Viticulture Business Report

Subject: 7725 Crowley Rd Rickreall, OR 97371

Report Generated: 6/21/2024



Subject



19 Wineries



5 Vineyards

Wineries *within 5 miles

Name	Address	Employee #	Distance (mi)
Cherry Hill Winery	Crowley Rd Rickreall, Oregon 97371	10	0.61
Left Coast Cellars	N Pacific Hwy Rickreall, Oregon 97371	10	1.34
Holmes Gap Vineyard	N Pacific Hwy Rickreall, Oregon 97371	3	1.35
Firesteed Winery &	N Pacific Hwy Rickreall, Oregon 97371	6	2.15
Pacific Rim Winemakers	W Pacific Hwy Rickreall, Oregon 97371	4	2.15
Mystic Wine	Deepwood Ln Nw Salem, Oregon 97304	2	3.37
Cubanismo Vineyards	Best Rd Nw Salem, Oregon 97304	4	3.42
Failla Winery	Zena Rd Nw Salem, Oregon 97304	3	3.56
Violin Wine	Bethel Heights Rd Nw Salem, Oregon 97304	1	3.80
Bethel Heights Vineyard	Bethel Heights Rd Nw Salem, Oregon 97304	20	4.14
Eola Hills Wine Cellars Inc	S Pacific Highway 99 W Rickreall, Oregon 97371	4	4.23
Van Duzer Vineyards	Smithfield Rd Dallas, Oregon 97338	4	4.39
Eola Hill Wine Cellars	S Pacific Hwy Rickreall, Oregon 97371	25	4.43
Cristom Vineyards	Spring Valley Rd Nw Salem, Oregon 97304	10	4.73
Gerrie Cellars	Spring Valley Rd Nw Salem, Oregon 97304	4	4.73
Thomas Gerrie Wines	Spring Valley Rd Nw Salem, Oregon 97304	4	4.73
Redhawk Vineyard &	Michigan City Rd Nw Salem, Oregon 97304	2	4.77
Evesham Wood Vineyard	Wallace Rd Nw Salem, Oregon 97304	4	4.80
Witness Tree Vineyard Ltd	Spring Valley Rd Nw Salem, Oregon 97304	10	4.93

Vineyards *within 5 miles

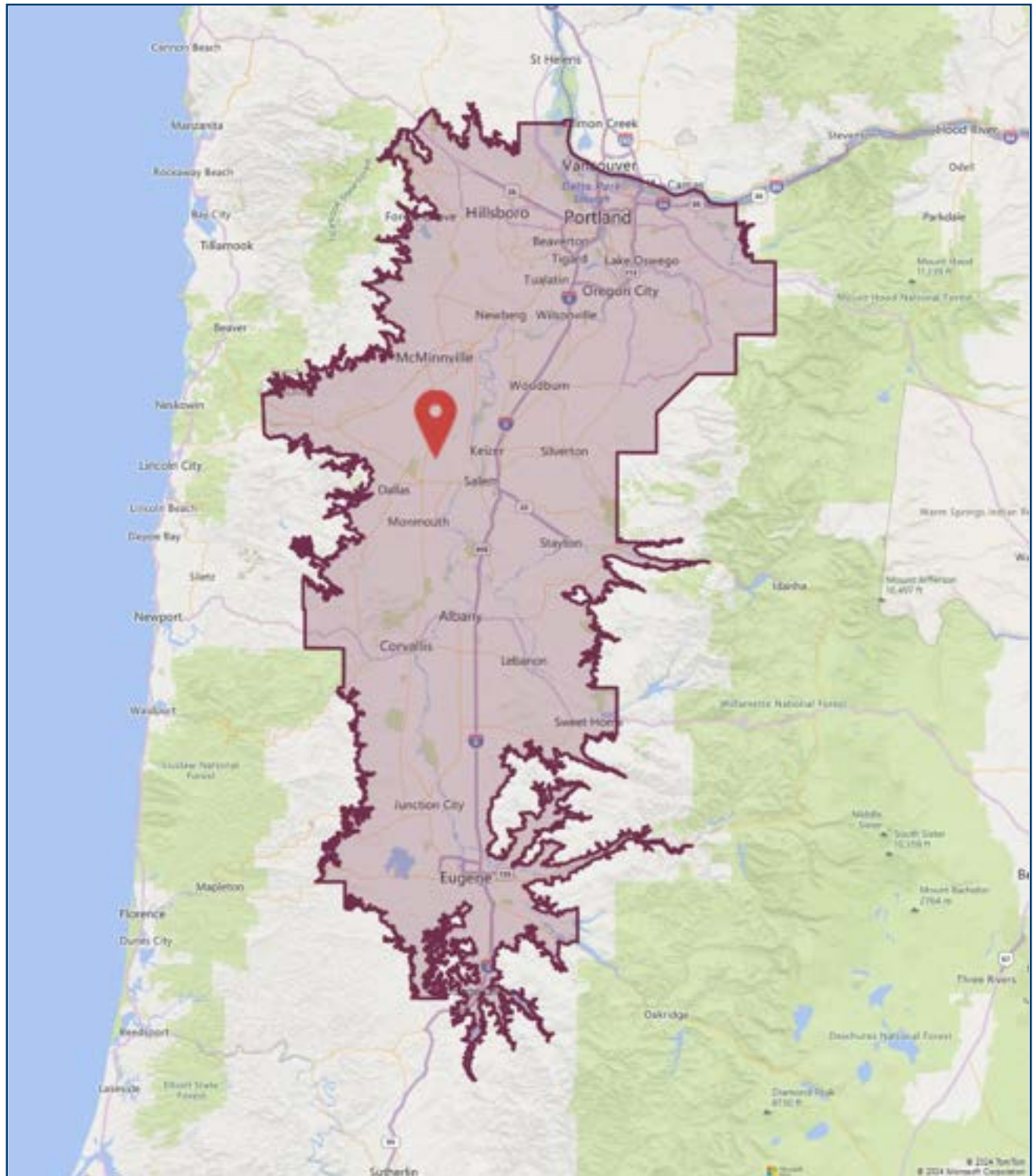
Name	Address	Employee #	Distance (mi)
Johan Vineyards Llc	N Pacific Hwy Rickreall, Oregon 97371	4	1.35
Lewman Vineyard	Bethel Heights Rd Nw Salem, Oregon 97304	2	3.96
Briggs Hill Vineyards	S Pacific Hwy Rickreall, Oregon 97371	3	4.43
Bryn Mawr Vineyards	Bethel Heights Rd Nw Salem, Oregon 97304	4	4.49
Wtv Ltd	Spring Valley Rd Nw Salem, Oregon 97304	3	4.93



Willamette Valley AVA

Established: 1/21/1983 Total Area: 10,729 SqMi

Report Generated: 6/21/2024



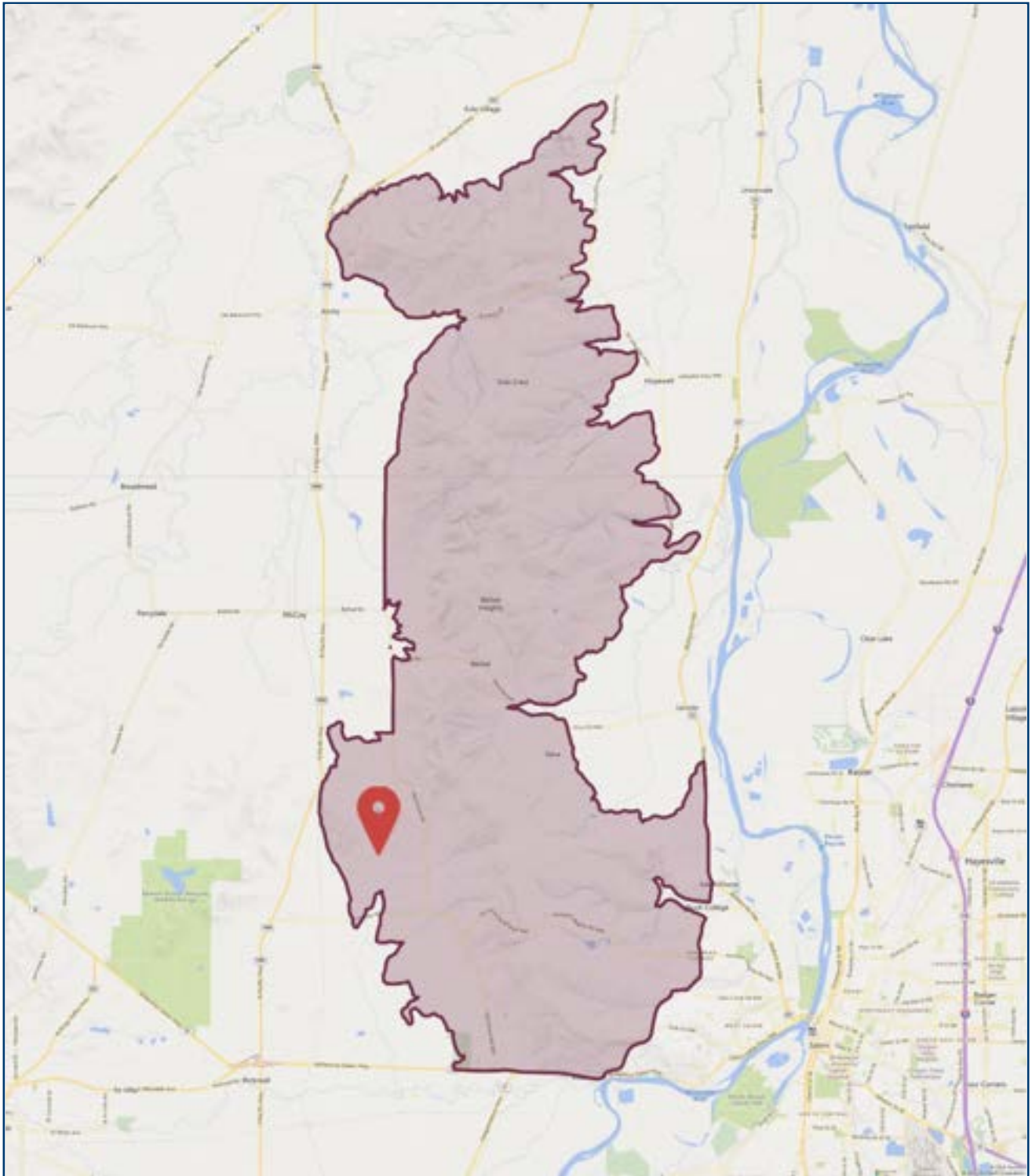
Subject



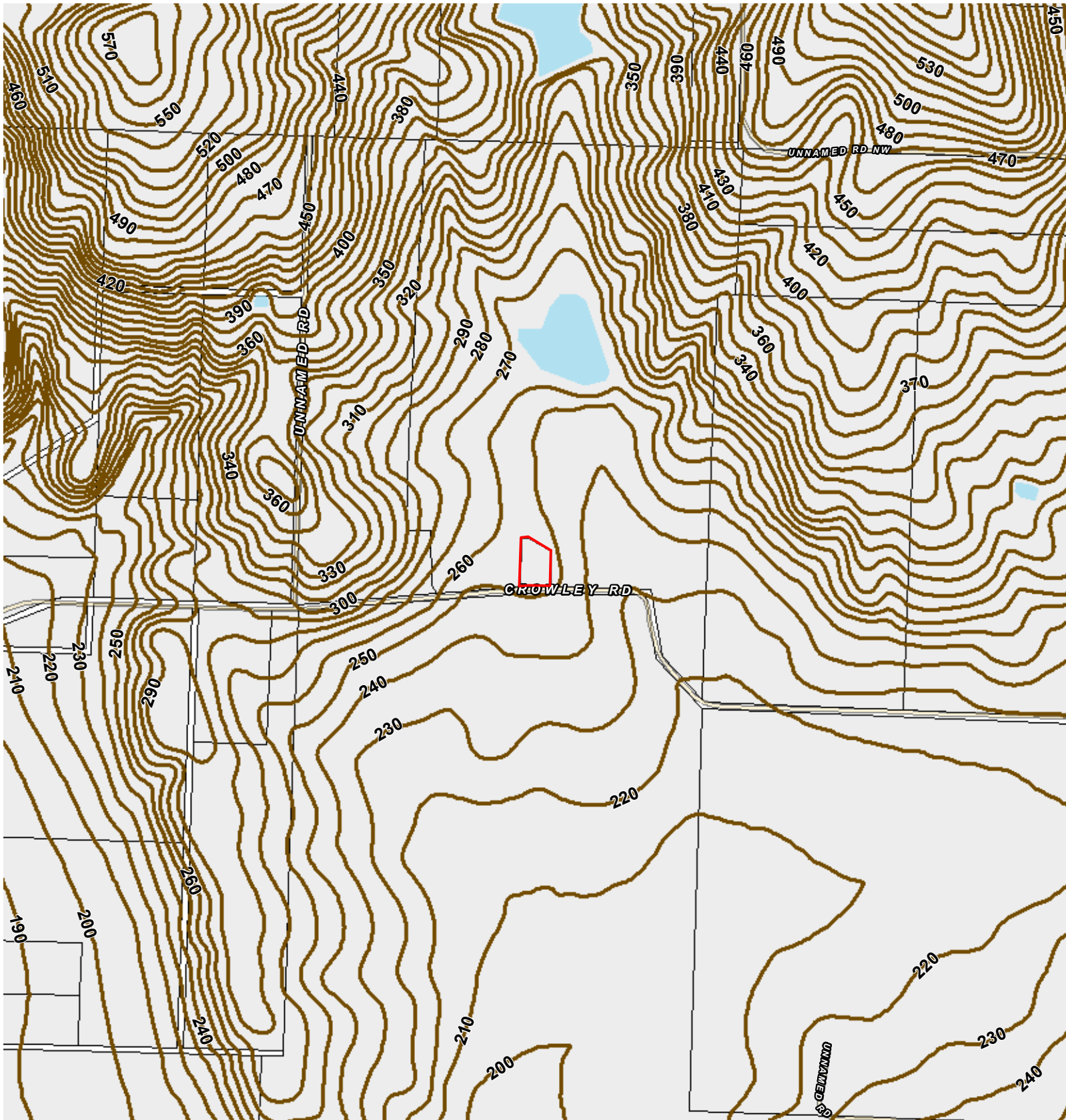
Eola-Amity Hills AVA

Established: 7/17/2006 Total Area: 124 SqMi








Report Generated: 6/21/2024

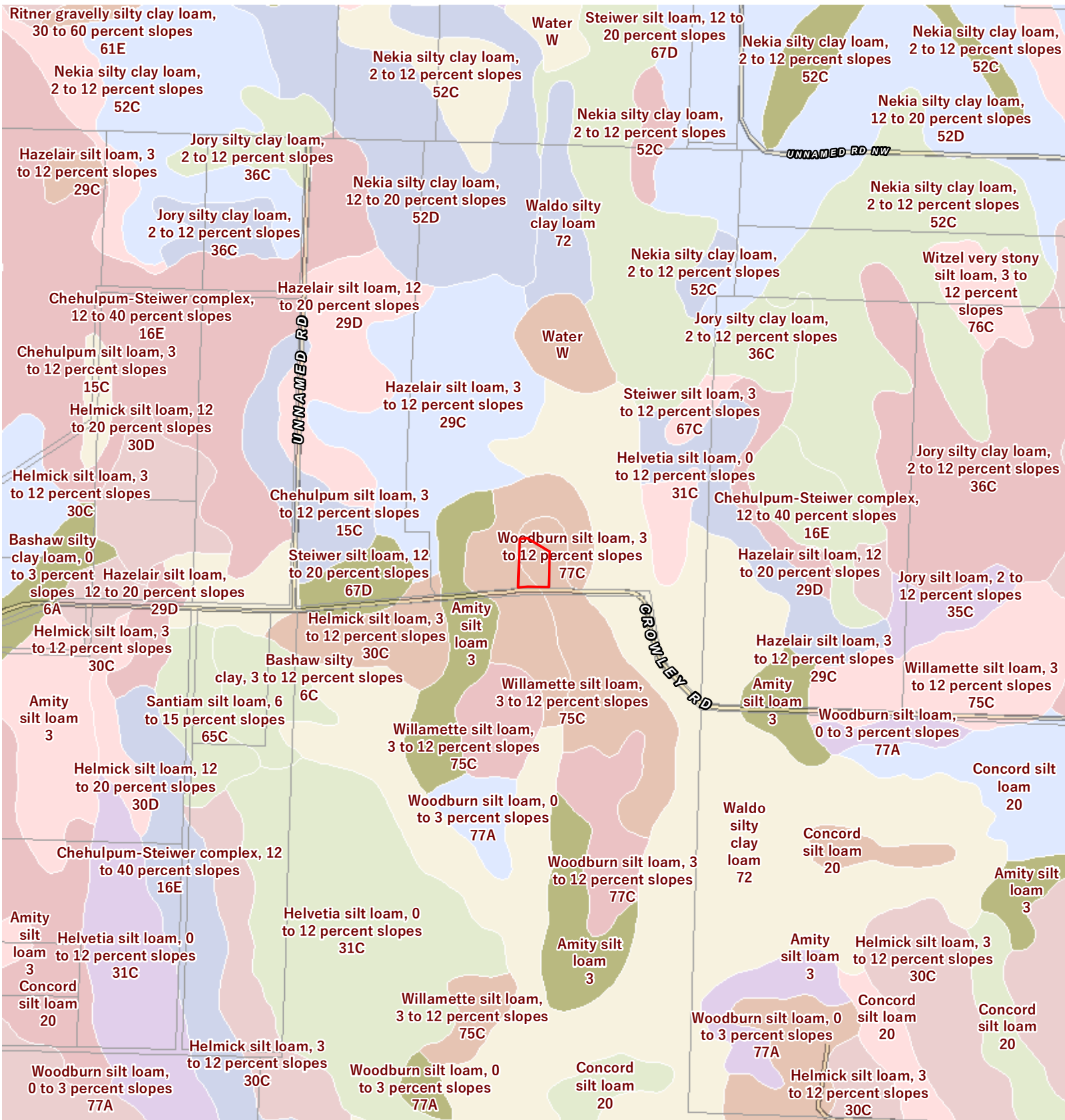


 **Subject**



Natural Features

-  Contour
-  1% Annual Chance Flood
-  0.2% Annual Chance Flood
-  Special Floodway
-  Wetlands
-  Area of Undetermined Flood
-  Regulatory Floodway
-  Area with Reduced Risk Due to Levee
-  Future Conditions 1% Annual Chance Flood Hazard



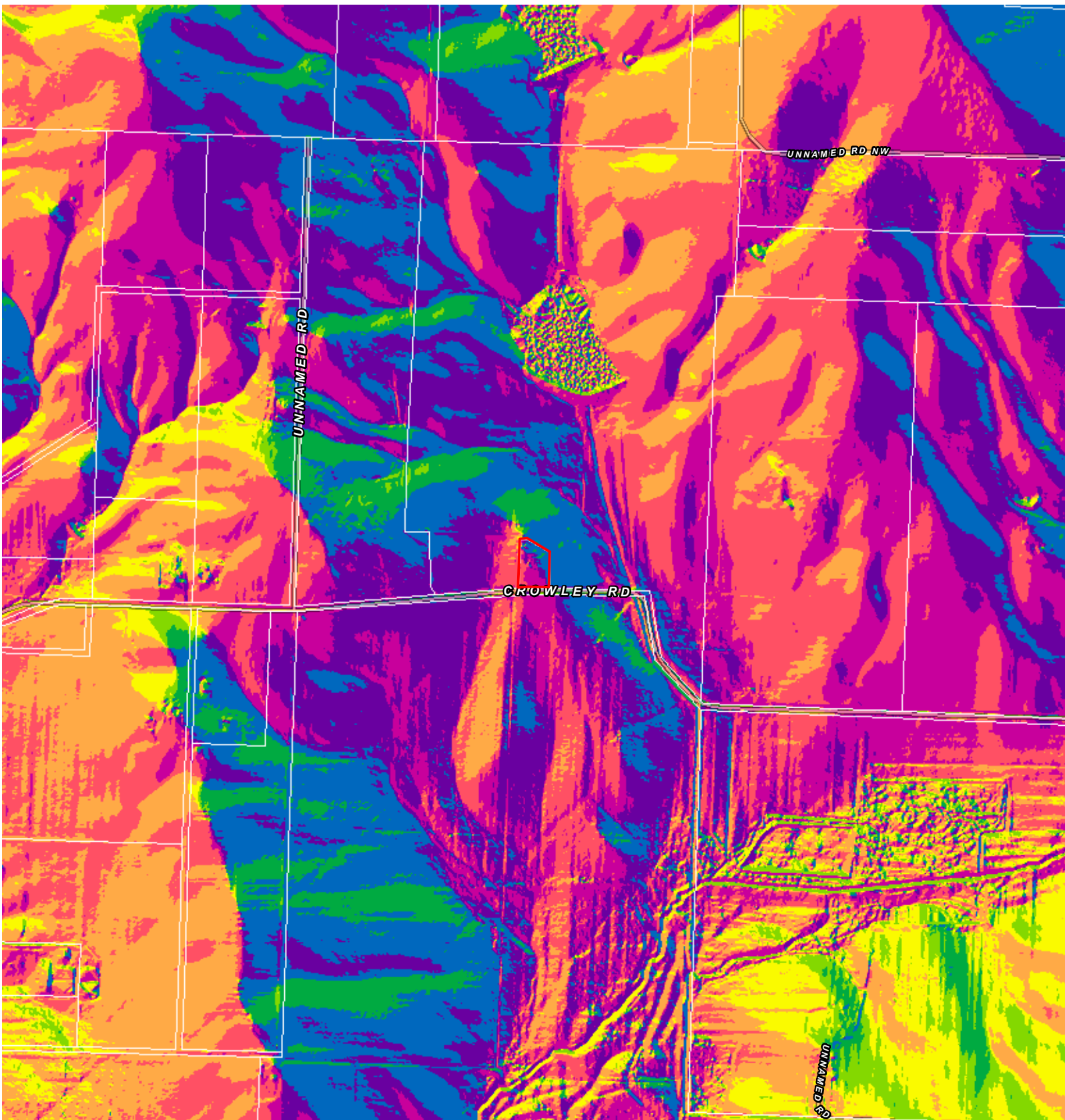
Soil



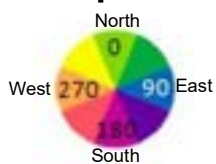
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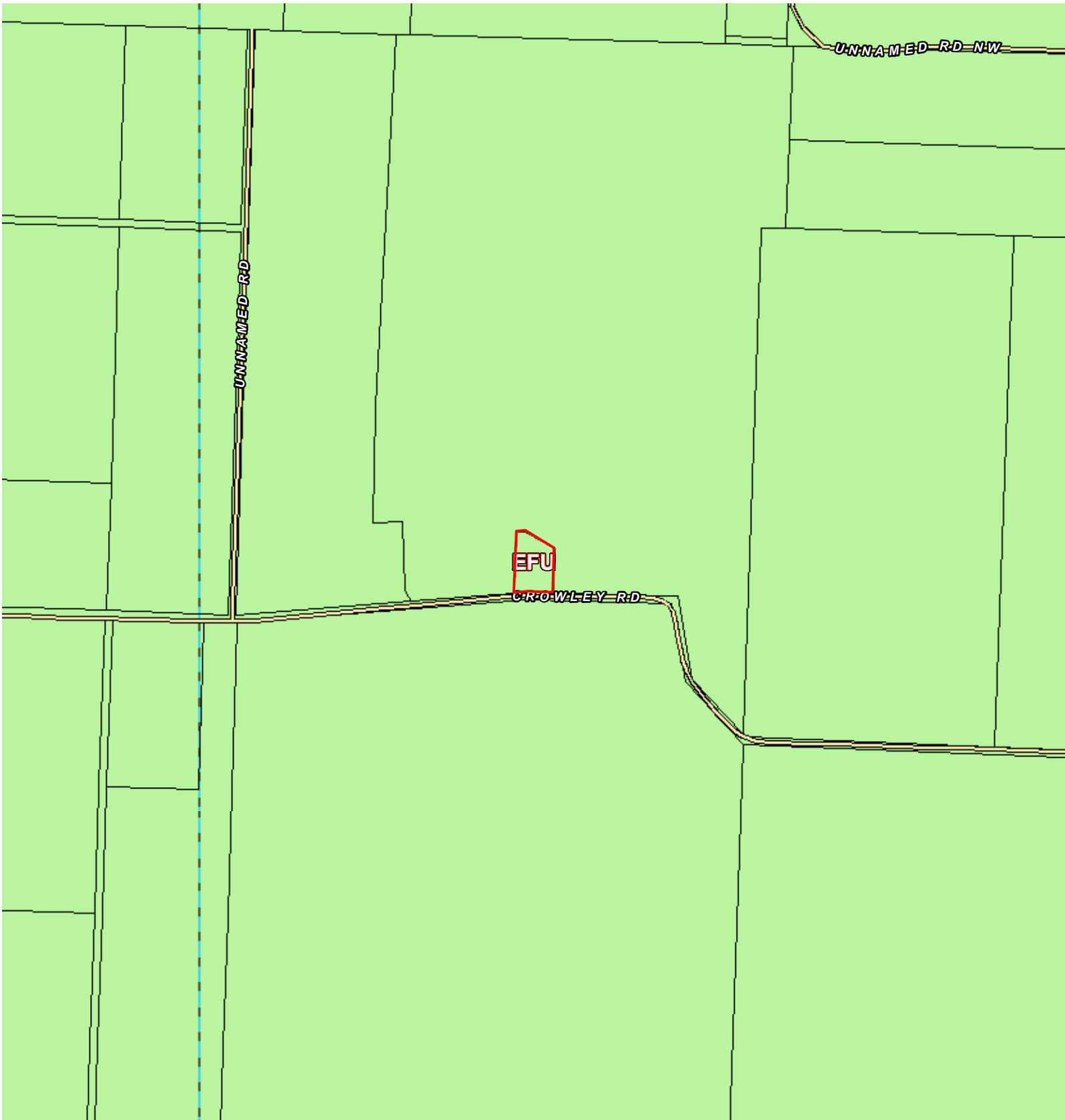


Taxlot



Aspect





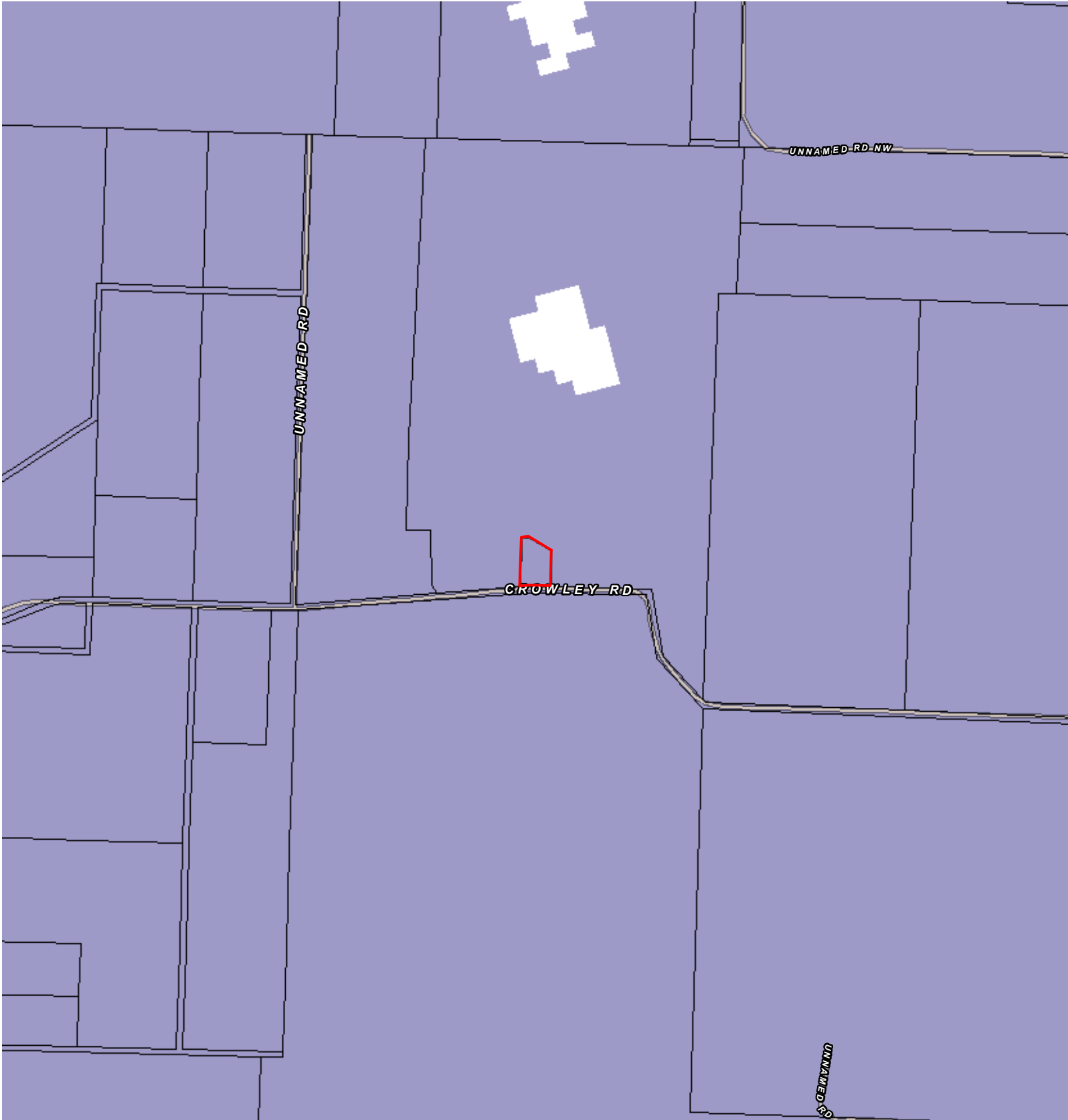
Zoning



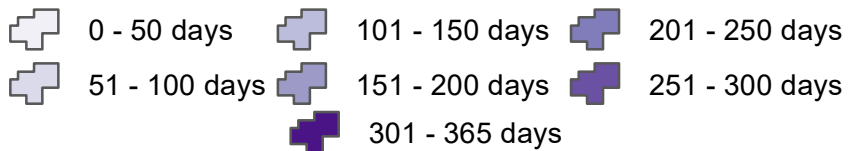
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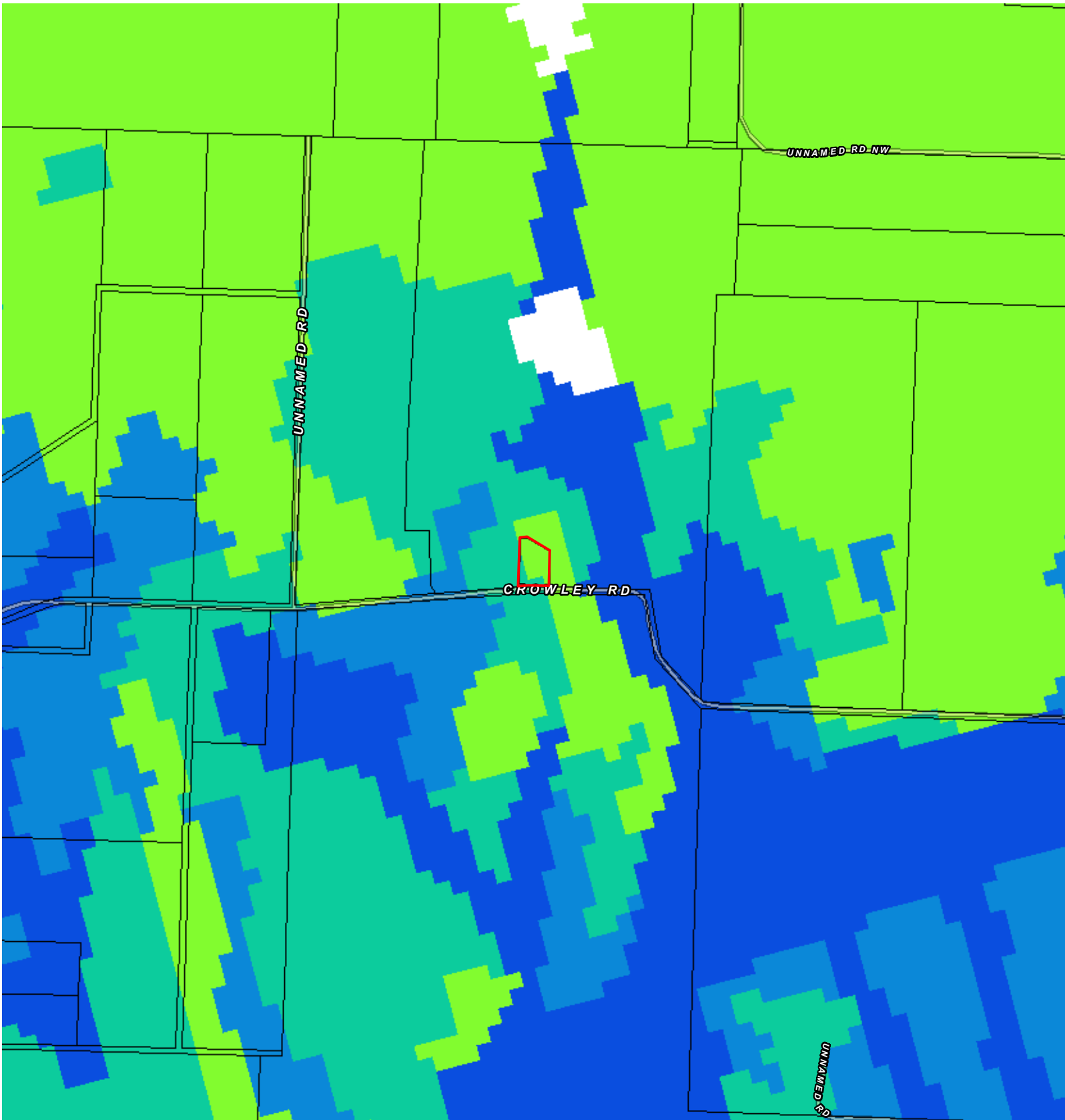


Taxlot











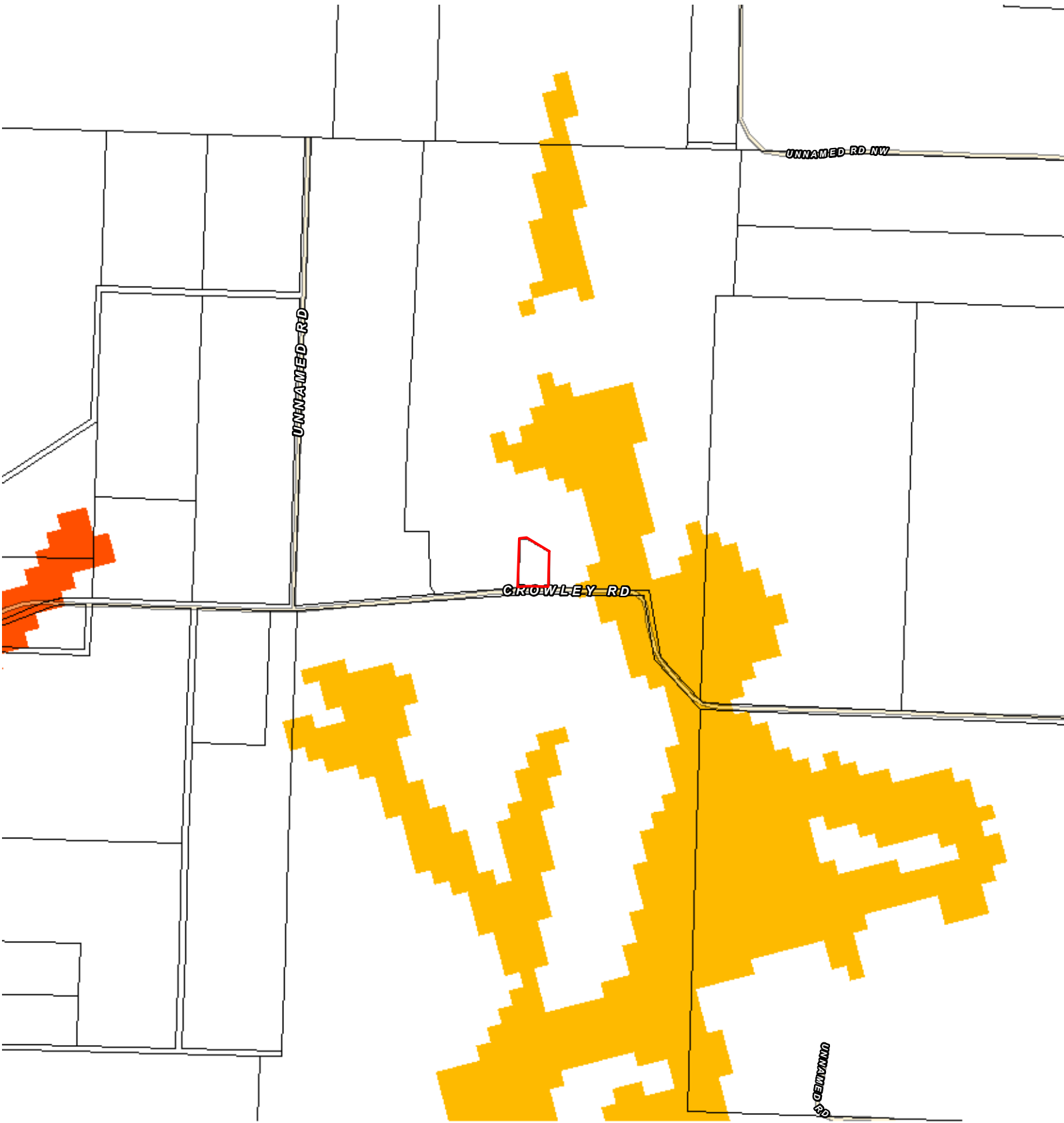
USA Soils Frost Free Period






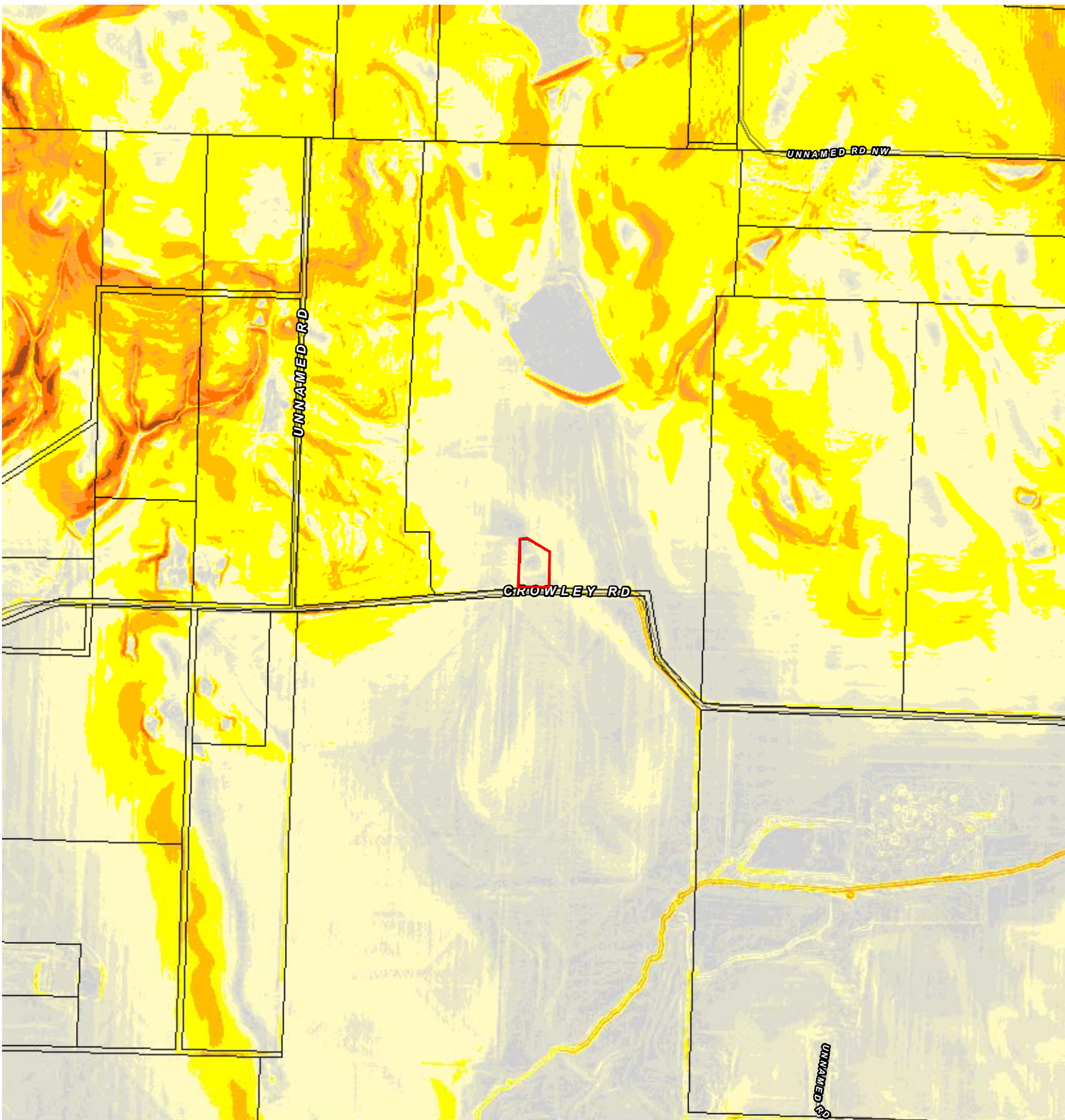
USA Soils Drainage Class

- | | | | |
|--|---|---|---|
|  Excessively |  Well Drained |  Somewhat Poorly Drained |  Very Poorly |
|  Somewhat Excessively |  Moderately Well Drained |  Poorly Drained |  Subaqueous |



USA Soils Flooding Frequency

- | | | | | | |
|---|-----------|---|---------------|--|----------|
|  | None |  | Rare |  | Common |
|  | Very Rare |  | Occasional |  | Frequent |
| | |  | Very Frequent | | |



Slope





JENNIFER BLAKE

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JENNIFER BLAKE IS A LICENSED REAL ESTATE AGENT IN THE STATE OF OREGON WHO HELPS HER CLIENTS WITH THE PURCHASE AND SALE OF RESIDENTIAL, MULTIFAMILY, BARE AND AGRICULTURAL LAND IN MCMINNVILLE, YAMHILL, CARLTON, SHERIDAN, WILLAMINA, DAYTON, AMITY, NEWBERG, DALLAS AND SURROUNDING AREAS IN THE MID-WILLAMETTE VALLEY. JENNIFER SPECIALIZES IN HELPING CLIENTS BUY AND SELL REAL ESTATE FROM THE SMALLEST HOBBY FARM ONWARDS TO THE MOST COMPLEX AGRICULTURAL OPERATIONS. HER GENUINE NATURE, EXPERIENCE AND EDUCATION HAVE CONTRIBUTED TO HER SUCCESS. HER WORK HISTORY HAS GIVEN HER YEARS OF APPRAISAL EXPERIENCE AS WELL AS EXPERTISE WITH COMPLEX PROPERTY NEGOTIATIONS AND REAL ESTATE TRANSACTIONS. IN HER SPARE TIME, JENNIFER TRAVELS NATIONALLY COMPETING IN THE NATIONAL REINED COW HORSE ASSOCIATION SHOWS. JENNIFER'S WORK AND VOLUNTEER EXPERIENCE PAIRED WITH HER EDUCATION BRINGS HER FULL CIRCLE ALLOWING HER TO STAY INVOLVED SERVING THE AGRICULTURAL COMMUNITY. SHE LOVES PEOPLE AND ESPECIALLY EDUCATING AND ADVOCATING FOR HER CLIENTS. HER COMPETITIVE NATURE IS AN ASSET DURING NEGOTIATIONS PAIRED WITH HER DEDICATION TO PROVIDING AN EXCEPTIONAL QUALITY OF SERVICE, COMMUNICATION AND KNOWLEDGE.



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