



**12495 CLOW CORNER ROAD**

DALLAS, OR



# LOCATION

**Located on the outskirts of Dallas off of Clow Corner Road, Within 5 minutes from Highway 99 and 10 minutes from Highway 22, Property is 20 minutes from the State Capital of Salem**

# LAND

**20 Acres**

**One Tax Lot**

- **172606**

**Zoned EFU**

**Multiple Fenced Pastures**

**Ash Creek Runs Through the Property**

**Small Fruit Tree Orchard**

- **Apple**
- **Pear**

**Pasture Ground**

**1 Acre of Water Rights**



# HOUSE

**1454 Square Feet**

**Built 1940**

**4 Bedrooms**

**1 Bathrooms**

**Built In Cabinets**

**Hardwood, Laminate and Carpet Floors**

**Utility Room**

**Septic System | East of Home**

**City Water**

# OUTBUILDING

**2080 Square Feet Feeder Barn**



# **SELLER PREFERRED TERMS**

**Use OREF Forms**

**Fidelity National Title**

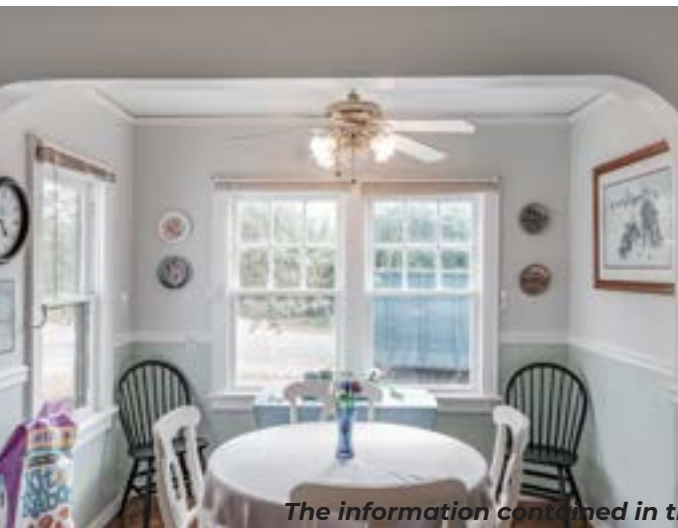
**Minimum 72 Hour Response Time for Offers**

**Personal Property: Range, Fridge and Dishwasher Conveyed at \$0 Value**





*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

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*PROVIDED BY LAND.COM*

*SCAN HERE FOR  
INTERACTIVE MAP*



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.







DALLAS

CLON CORNER RD

CLON CORNER RD

CLON CORNER RD

CLON CORNER RD

CHERRY KNOLL RD

NORTH FORK ASH CREEK

NORTH FORK ASH CREEK

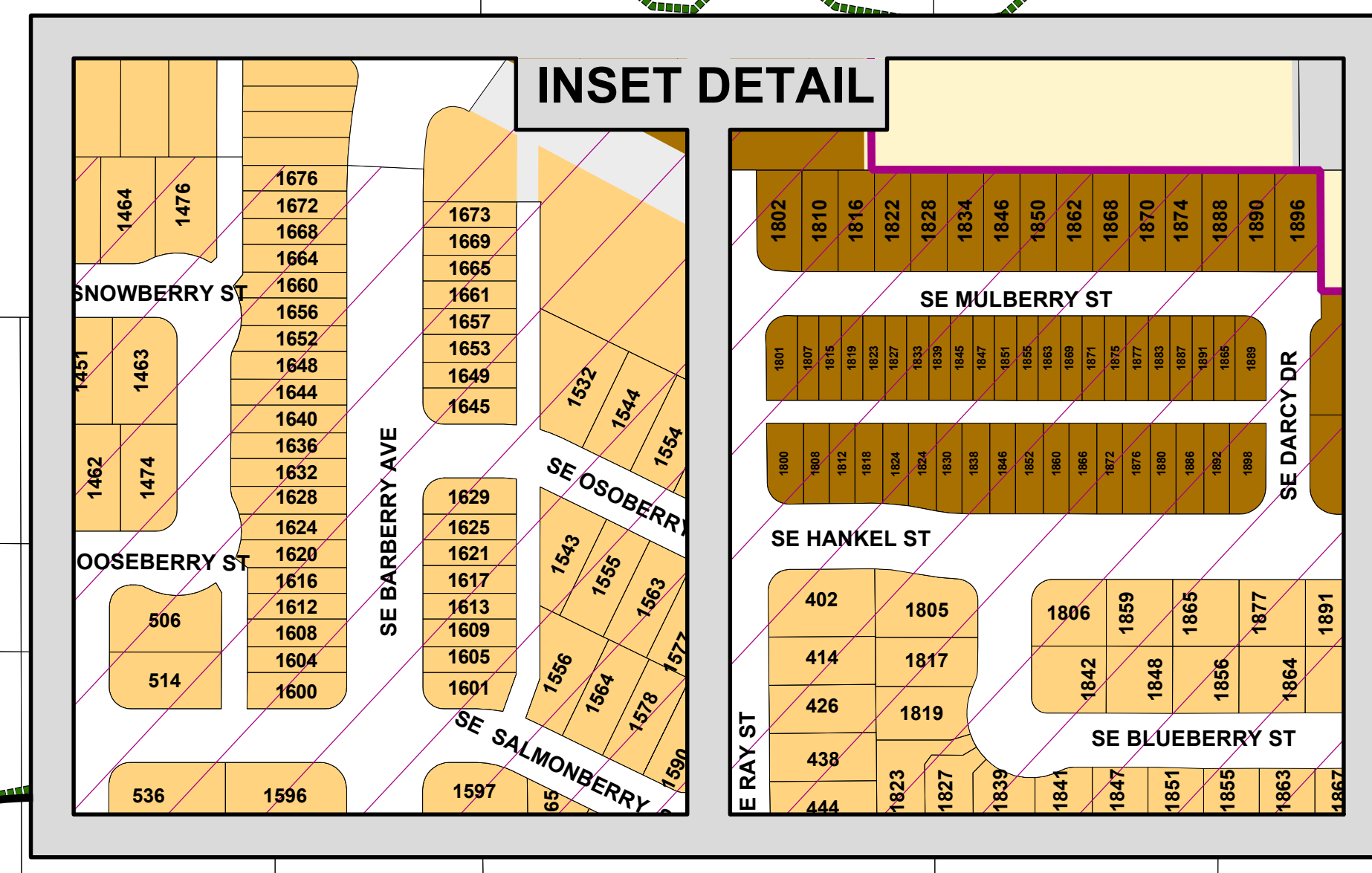
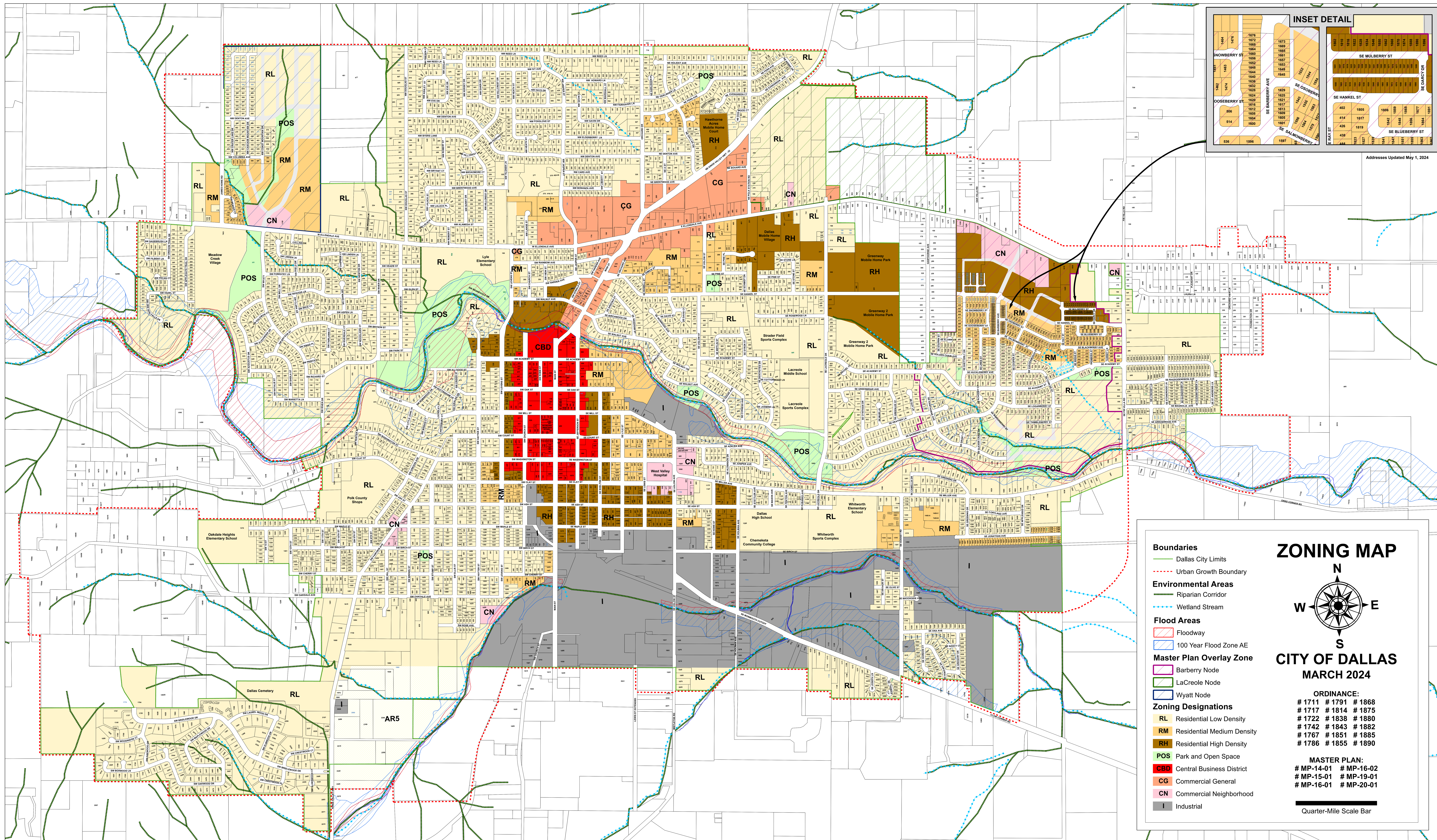


CLOW CORNER RD

NORTH FORK PSH CREEK

DALLAS

SE ANA AVE



Addresses Updated May 1, 2024

- Boundaries**
  - Dallas City Limits
  - Urban Growth Boundary
- Environmental Areas**
  - Riparian Corridor
  - Wetland Stream
- Flood Areas**
  - Floodway
  - 100 Year Flood Zone AE
- Master Plan Overlay Zone**
  - Barbary Node
  - LaCreole Node
  - Wyatt Node
- Zoning Designations**
  - RL Residential Low Density
  - RM Residential Medium Density
  - RH Residential High Density
  - POS Park and Open Space
  - CBD Central Business District
  - CG Commercial General
  - CN Commercial Neighborhood
  - I Industrial

# ZONING MAP

## CITY OF DALLAS

### MARCH 2024

**ORDINANCE:**  
 # 1711 # 1791 # 1868  
 # 1717 # 1814 # 1875  
 # 1722 # 1838 # 1880  
 # 1742 # 1843 # 1882  
 # 1767 # 1851 # 1885  
 # 1786 # 1855 # 1890

**MASTER PLAN:**  
 # MP-14-01 # MP-16-02  
 # MP-15-01 # MP-19-01  
 # MP-16-01 # MP-20-01

Quarter-Mile Scale Bar

# WATER RIGHTS

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*PROVIDED BY OWRD*

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STATE OF OREGON  
COUNTY OF POLK  
**CERTIFICATE OF WATER RIGHT**

**This Is to Certify, That W. H. ALLISON**

of Route 3, Box 83, Dallas, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Ash Creek

a tributary of Willamette River for the purpose of irrigation of 1.0 acre

under Permit No. 25257 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 December 11, 1957

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 0.01 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 SW $\frac{1}{4}$  NE $\frac{1}{4}$ , as projected within D. Grant DIC 43, Section 3, T. 8 S., R. 5 W., W. M.

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 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,

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:

1.0 acre SW $\frac{1}{4}$  NE $\frac{1}{4}$   
as projected within D. Grant DIC 43  
Section 3  
T. 8 S., R. 5 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.

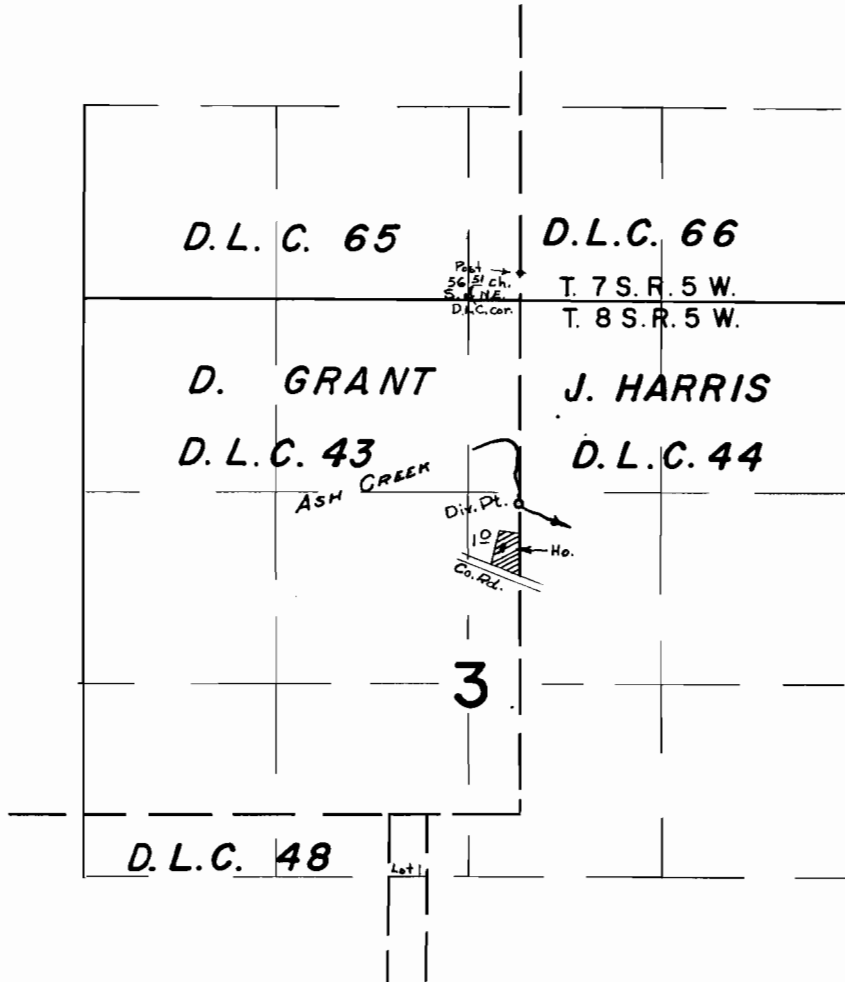
WITNESS the signature of the State Engineer, affixed

this date, MARCH 9 1962

LEWIS A. STANLEY

State Engineer

# T. 8 S. R. 5 W. W.M.



## FINAL PROOF SURVEY UNDER

Application No. 32017 Permit No. 25257  
IN NAME OF

W. H. ALLISON

Surveyed 27 MAR. 1961, by M. B. Sisk

# COUNTY INFORMATION


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*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS*

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## POLK COUNTY PROPERTY PROFILE INFORMATION

<p>Parcel #: <b>172606</b></p> <p>Tax Lot: <b>85 300 500</b></p> <p>Owner: Peterson, Jimmie C</p> <p>CoOwner: Peterson, Pamela J</p> <p>Site: 12495 Clow Corner Rd Dallas OR 97338</p> <p>Mail: 12495 Clow Corner Rd Dallas OR 97338</p> <p>Zoning: County-EFU - Exclusive Farm Use Zone</p> <p>Std Land Use: AFAR - Farms And Crops</p> <p>Legal: Twn/Rng/Sec: T:08S R:05W S:03 Q: QQ:</p>	
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### ASSESSMENT & TAX INFORMATION

<p>Market Total: <b>\$694,920.00</b></p> <p>Market Land: <b>\$567,510.00</b></p> <p>Market Impr: <b>\$127,410.00</b></p> <p>Assessment Year: <b>2024</b></p> <p>Assessed Total: <b>\$102,735.00</b></p> <p>Exemption:</p> <p>Taxes: <b>\$1,215.68</b></p> <p>Levy Code: 205</p> <p>Levy Rate: 12.1730</p>
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### PROPERTY CHARACTERISTICS

<p>Year Built: 1940</p> <p>Eff Year Built:</p> <p>Bedrooms: 4</p> <p>Bathrooms: 1</p> <p># of Stories: 1</p> <p>Total SqFt: 1,454 SqFt</p> <p>Floor 1 SqFt: 1,038 SqFt</p> <p>Floor 2 SqFt:</p> <p>Basement SqFt:</p> <p>Lot size: 20.00 Acres (871,200 SqFt)</p> <p>Garage SqFt: 372 SqFt</p> <p>Garage Type:</p> <p>AC:</p> <p>Pool:</p> <p>Heat Source: Forced Air Heating</p> <p>Fireplace:</p> <p>Bldg Condition:</p> <p>Neighborhood:</p> <p>Lot:</p> <p>Block:</p> <p>Plat/Subdiv:</p> <p>School Dist: 2 - Dallas</p> <p>Census: 2049 - 020202</p> <p>Recreation:</p>
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### SALE & LOAN INFORMATION

<p>Sale Date:</p> <p>Sale Amount:</p> <p>Document #:</p> <p>Deed Type:</p> <p>Loan Amount:</p> <p>Lender:</p> <p>Loan Type:</p> <p>Interest Type:</p> <p>Title Co:</p>
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Aerial Map



**Fidelity National Title**

**Parcel ID: 172606**

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.



**Polk County**  
**2024 Real Property Assessment Report**  
 Account 172606  
 NOT OFFICIAL VALUE

<b>Map</b>	08503-00-00500	<b>Tax Status</b>	Assessable
<b>Code - Tax ID</b>	0205 - 172606	<b>Account Status</b>	Active
		<b>Subtype</b>	NORMAL
<b>Legal Descr</b>	See Record		
<b>Mailing</b>	PETERSON JIMMIE C & PAMELA J 12495 CLOW CORNER RD DALLAS OR 97338		<b>Deed Reference #</b> See Record
		<b>Sales Date/Price</b>	See Record
		<b>Appraiser</b>	HEATER, RANDY
<b>Property Class</b>	451	<b>MA</b>	<b>SA</b>
<b>RMV Class</b>	401	06	24 000

Site	Situs Address	City
1	12495 CLOW CORNER RD	DALLAS

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0205	Land 567,510		Land		0
	Impr 127,410		Impr		0
<b>Code Area Total</b>	694,920	255,270	102,735	0	
<b>Grand Total</b>	694,920	255,270	102,735	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0205	1	<input checked="" type="checkbox"/>		EFU	Farm Site	100	1.00 AC	B1	006*	26,880
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	9.00 AC	B3	006*	241,880
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	8.50 AC	B4	006*	228,440
	0	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	1.50 AC	B6	006*	40,310
					OSD - AVERAGE - SA	100				30,000
<b>Code Area Total</b>							20.00 AC			567,510

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
0205	1	1940	138	One story with attic	100	1,454			124,630	
	2		311	FEEDER BARN	100	2,080			2,780	
<b>Code Area Total</b>							3,534		127,410	

Exemptions / Special Assessments / Notations
<b>Notations</b> <ul style="list-style-type: none"> <li>■ FARM POT'L ADD'L TAX LIABILITY</li> <li>■ 100 YEAR FLOOD PLAIN</li> <li>■ MEASURE 37 CLAIM WAIVER ADDED 2006</li> </ul>

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

16-Jul-2024

PETERSON JIMMIE C & PAMELA J  
 12495 CLOW CORNER RD  
 DALLAS OR 97338

Tax Account #	172606	Lender Name	CLG - FREEDOM MORTGAGE C/O LOANC#
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0205
Situs Address	12495 CLOW CORNER RD DALLAS OR 97338	Interest To	Jul 16, 2024

**Tax Summary**

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,215.68	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,185.08	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,074.22	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,040.15	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,013.79	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$990.84	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$944.07	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$902.89	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$884.23	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$784.00	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$722.38	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$736.78	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$806.96	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$827.67	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$795.12	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$752.82	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$770.85	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$746.93	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$742.97	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$718.02	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$691.07	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$665.68	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$649.81	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$610.14	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$638.12	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$579.02	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$613.23	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$650.33	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$629.37	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$696.41	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$708.53	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$704.39	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$754.63	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$797.27	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$726.81	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$724.86	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

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**POLK COUNTY TAX COLLECTOR**  
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**Tax Summary**

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43

KNOW ALL MEN BY THESE PRESENTS, That  
JOHN S. KOLSKI and MARJORIE H. KOLSKI, husband and wife

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by

JIMMIE C. PETERSON and PAMELA J. PETERSON, husband and wife,  
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Polk State of Oregon, described as follows, to-wit:

Beginning at the Northeast corner of the South one-half (S1/2) of the David Grant Donation Land Claim, Not. No. 1951, Claim No. 43, in Township 8 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, running thence West 6.44 chains to an iron pipe; thence South 29.04 chains to an iron pipe in the center of the County Road leading from Dallas, Oregon to Monmouth, Oregon; thence along the center of said road South 69° East 6.90 chains to the East boundary line of said claim No. 43; thence North 31.50 chains to the place of beginning. SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances SUBJECT TO an easement created by instrument, including the terms and provisions thereof dated 11-13-29, recorded 6-6-30 B.O.R. 91, page 39, Polk County Deed Records in favor of Grantor with principal and interest for the above granted premises and parcel thereof and that grantor will warrant and defend the above granted premises and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$34,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (in whole or in part).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 9th day of May, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

John S. Kolski  
Marjorie H. Kolski

(If executed by a jurisdiction other than Oregon)

STATE OF OREGON, County of Polk } ss.

Personally appeared the above named JOHN S. & MARJORIE H. KOLSKI

and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me:

Notary Public for Oregon: Helen M. Rose

My Commission expires: 2-27-74

STATE OF OREGON, County of Polk } ss.

I, \_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the forsee is the president and that the latter is the secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

NOTE: The balance between the symbols @, if not applicable, should be deleted. See ORE 92.000.

WARRANTY DEED

KOLSKI  
TO  
PETERSON

AFTER RECORDING RETURN TO  
Jimmie C. Peterson  
1606 Dayton Street  
Dallas, Oregon 97338

197118



STATE OF OREGON } ss.  
County of Polk

I certify that the within instrument was received for record on the 10 day of May, 1973, at 12:00 clock PM, and recorded in book 43 on page 476 or as filing fee number 197118, Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

Lyn Hardy, Polk County Clerk  
Laura Peterson, Deputy

RECORDED BY TELETYPE TITLE 46-2386



# 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.**

**Kelli Terjeson**  
Sales Manager  
503.510.4540  
Kelli.Terjeson@fnf.com





# BRANDI ELLIOTT

BRANDIELLIOTT@KW.COM  
541-619-1632

BRANDI ELLIOTT IS A LICENSED REAL ESTATE AGENT IN THE STATE OF OREGON HELPING HER CLIENTS WITH BUYING AND SELLING PROPERTY IN THE MID-WILLAMETTE VALLEY. SHE SPECIALIZES IN RESIDENTIAL, SMALL ACREAGE, HOBBY FARMS, AND 1031 EXCHANGES. HER INTIMATE KNOWLEDGE OF THE AREA HAS BEEN AN ASSET TO HER CLIENTS SEEKING TO RELOCATE TO THE AREA. THE PROBLEM SOLVING SKILLS THAT SHE USED GROWING UP IN COMPETITIVE SPORTS AND HORSEMANSHIP HAVE CREATED THE PERFECT SEGUE INTO REAL ESTATE WHERE HER CLIENTS CAN EXPECT A CERTAIN LEVEL OF PROFESSIONALISM PAIRED WITH THE ABILITY TO ADAPT AND ADJUST TO ANY SITUATIONS THAT MAY ARISE. HER KNACK FOR CREATING SOLID NEGOTIATION STRATEGIES HAS ALSO PROVEN SUCCESSFUL FOR HER CLIENTS IN COMPETITIVE MARKETS WITH BIDDING WARS. AS A DAILY PRACTICE SHE IS LOOKING AT THE LOCAL REAL ESTATE MARKET TRENDS AND TAKING TIME TO LEARN SOMETHING NEW RELATED TO THE INDUSTRY. BRANDI IS VERY WELL VERSED WITH DIGITAL MARKETING AND HAS A SPECIAL INTEREST IN SOCIAL MEDIA MARKETING. HER HIGH LEVEL OF COMMUNICATION WITH HER CLIENTS AND PEERS IN REAL ESTATE COMBINED WITH HER WILLINGNESS TO BREAK DOWN PROCESSES AND INFORMATION SHEDS LIGHT THROUGHOUT EVERY TRANSACTION.



SCAN ABOVE TO LEARN MORE  
ABOUT THE TEAM!

