



**Oregon
Farm & Home**

★ BROKERS ★

0 BEAR LANE

TURNER

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This 122-acre parcel of land is an exceptional agricultural opportunity with 115 tillable acres and zoned EFU (Exclusive Farm Use), providing a strong foundation for farming activities. Currently planted in grass seed, the land is well-maintained and productive, making it an ideal investment for continued farming operations. The property benefits from a reliable irrigation well, providing efficient water access for crop irrigation, and is equipped with 220 power, ensuring the necessary infrastructure for farming machinery and equipment. The fertile soil and ample water access allow for flexibility in crop selection, whether continuing with grass seed production or diversifying into other crops.

In addition to its agricultural potential, the property includes a shed that is currently leased to a local RC Pilot Association, offering supplemental income. This lease provides a unique aspect to the property, offering both agricultural use and an income-generating opportunity. With its large tillable acreage, irrigation system, and a reliable income stream from the lease, this parcel of land is an excellent investment for those looking to expand their farming operation while benefiting from a versatile use of the property. Located in a desirable agricultural region, the property is perfectly situated for farming or any other agricultural ventures you may have in mind.

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OPPORTUNITY

Owning 122 acres of farm ground in the Willamette Valley outside of Turner, Oregon, offers tremendous agricultural potential, especially with its fertile Clackamas and Holcomb silt loam soils. These soils are renowned for their excellent drainage and nutrient content, making them ideal for a wide variety of crops. Whether you're looking to grow grass seed, vegetables, or specialty crops, the land provides an ideal foundation for high yields and robust production. The rich soil combined with the full coverage of water rights ensures consistent irrigation, giving you the peace of mind that the land can be farmed year-round, even during dry periods. This makes it a valuable asset for any farmer looking to maximize their agricultural output while minimizing water supply concerns.

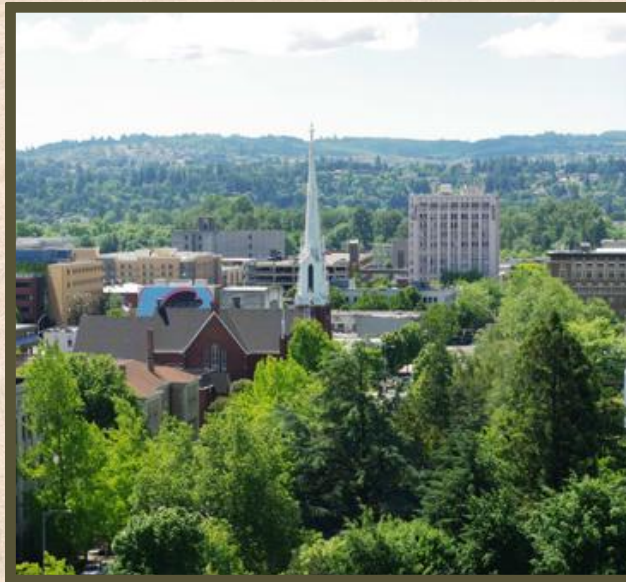
Beyond its agricultural advantages, owning land in this prime location offers long-term financial benefits. The Willamette Valley is known for its agricultural strength, and owning 122 acres in this region provides access to one of the most productive farming areas in Oregon. The reliable water rights add substantial value to the property, as access to water is a crucial factor for farming success. Additionally, being situated outside of Turner provides both the serenity of rural living and convenient access to larger markets, transportation routes, and nearby cities like Salem. The combination of rich soil, reliable water access, and a strategic location makes this property an excellent investment for anyone looking to expand or start their farming operation in a region with proven agricultural success.



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LOCAL ATTRACTIONS

Turner, Oregon, is a charming small town located just south of Salem, offering a peaceful, rural atmosphere with easy access to urban amenities. Known for its friendly community and scenic views, Turner is an ideal spot for those seeking a quieter lifestyle while still being close to larger cities. The town is home to local parks, such as the Turner City Park, which provides picnic areas, sports fields, and walking paths. Just a short drive away, residents and visitors can enjoy a variety of outdoor activities, including hiking, fishing, and boating at nearby spots like the Santiam River and Willamette River. Additionally, Turner is conveniently located near the Oregon Garden in Silverton, the Oregon State Capitol in Salem, and the many wineries in the nearby Willamette Valley, offering a mix of natural beauty and cultural experiences for all to enjoy.



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LAND



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LOCATION

Located off of Marion Road SE and 55th Ave SE, within 2 Minutes from Turner and 10 Minutes to Interstate 5 and Salem the State Capital

LAND

122.67 Acres

- 115 Tillable Acres
- 124 Acres of Water Rights

One Tax Lot

- 535073
- Zoned Exclusive Farm Use

One Irrigation Well

- Pump Included in Sale, Conveyed at \$0 Value
 - 50HP with a 40HP Booster
- 220 Power at Well Head

Farm Ground is Farmed by Seller

- Crops to be Harvested by September 1st Every Year
- Currently Planted in Annual Grass Seed

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INFRASTRUCTURE

1824 SqFt Covered Structure

- Power at Structure
- Lease with Salem R/C Pilots Association
 - Ends July 31st, 2026
 - \$1,200 Yearly Payment
 - See Drone Lease Below for Details

SELLER PREFERRED TERMS

OREF Forms

3 Business Day Response Time for Offers

Fidelity National Title

Personal Property: Irrigation Pumped Conveyed at \$0 Value

Exclusions: All Irrigation Equipment

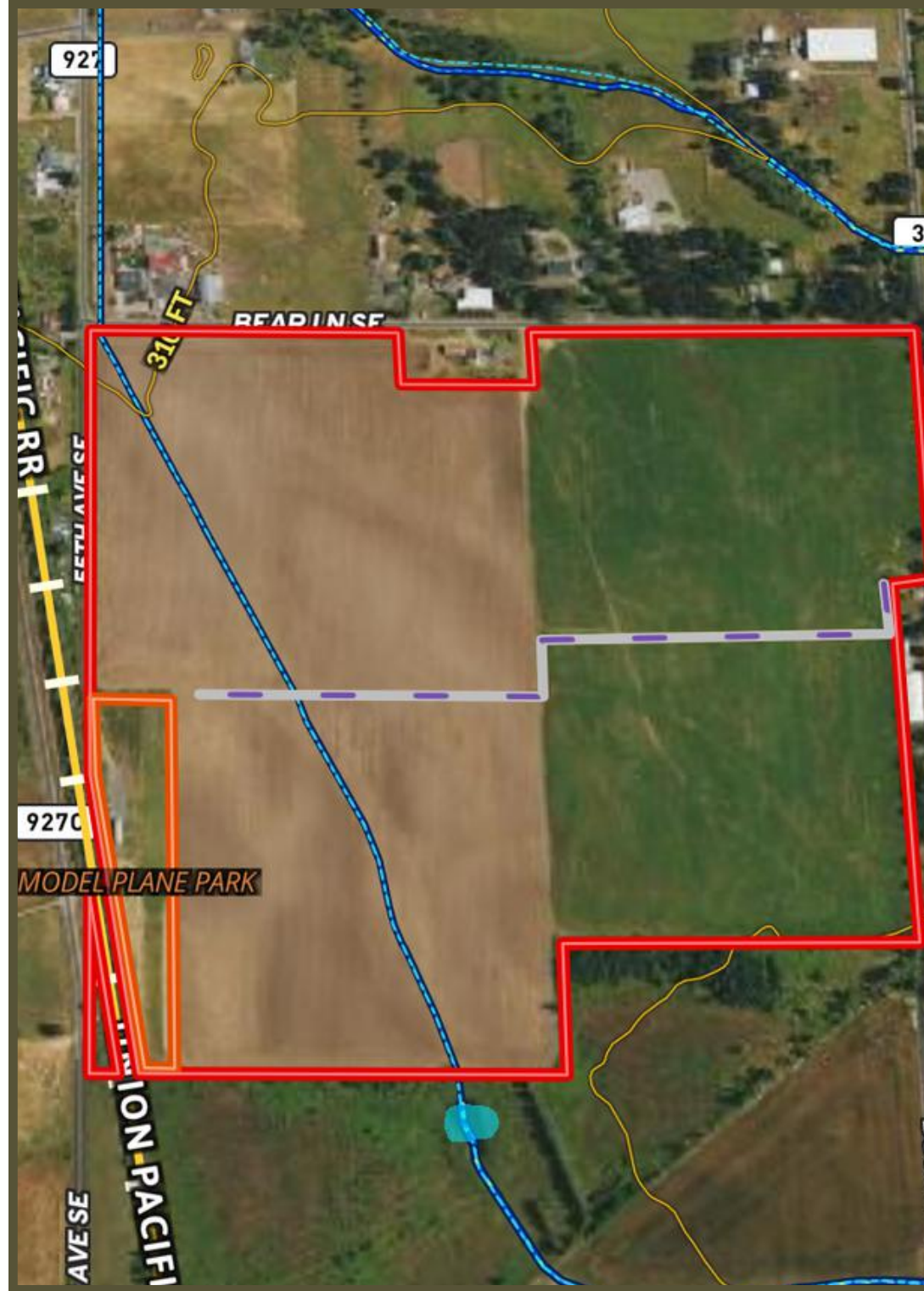
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

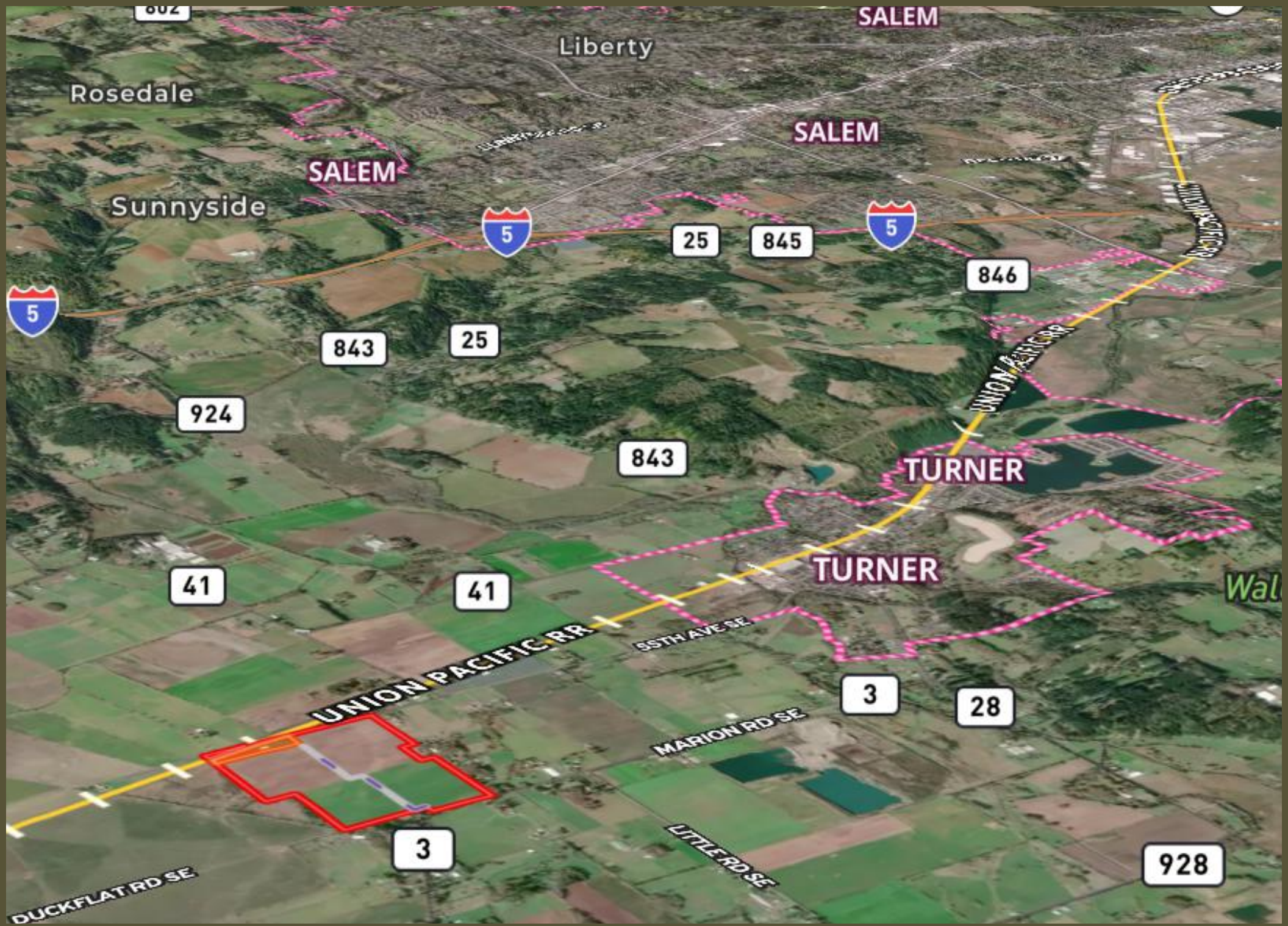
- PROPERTY BOUNDARIES
- CITY LIMITS
- UTILITIES



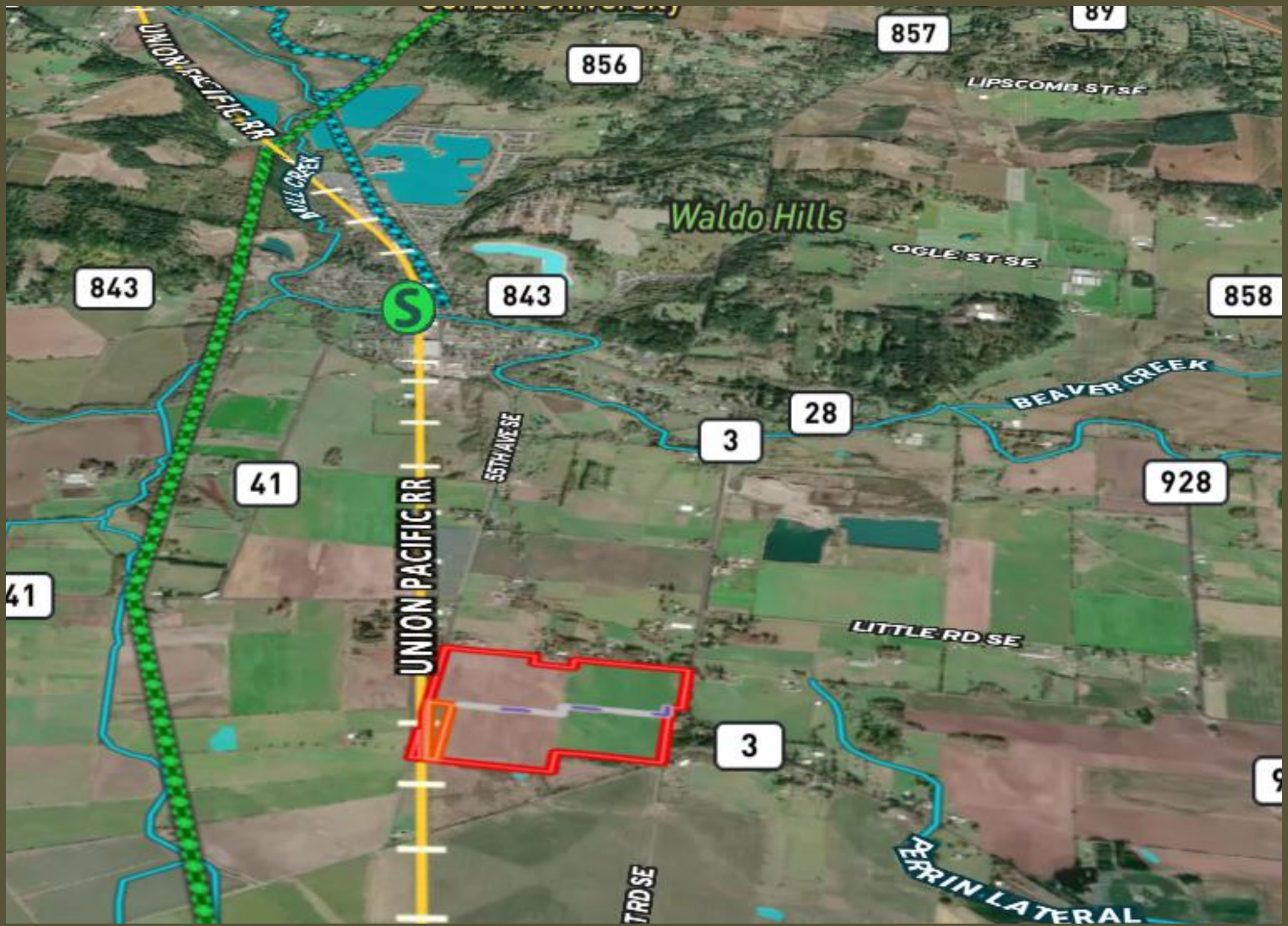
SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- CLACKAMAS GRAVELLY LOAM
- HOLCOMB SILT LOAM
- DAYTON SILT LOAM



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ygons 122.56 ac

	SOIL DESCRIPTION	ACRES
	Clackamas gravelly loam	40.72
	Holcomb silt loam	35.31
	Dayton silt loam	16.67
	Courtney gravelly silty clay loam, 0 to 3 percent slopes	14.64
	Sifton gravelly loam	9.78
	Salem gravelly silt loam	5.44
		122.5 6(*)

es may differ in the second decimal compared to the sum of ea
nd error because we only show the acres of each soil with two

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WATER RIGHTS

WATER RIGHTS PROVIDED BY
OWRD

WATER RIGHTS SUMMARY

- CERT 40005
- CERT 89494
- FULLY COVERED!



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2. The rate authorized in Certificate 40005, 0.78 cfs, is standard for irrigation of 62.0 acres. The rate authorized in Certificate 89494, 0.77 cfs, is barely less than standard for irrigation of 62.0 acres.
3. Despite the small difference in assessor property acreage and water right acreage, all farmable ground appears to be covered by irrigation rights.
4. If the property is sold, it is recommended to do an ownership update with Oregon Water Resources Department (OWRD) for Certificates 40005 and 89494. This is a one-page, no-fee form to submit. The name on the certificate documents will not change, but any correspondence regarding the water right will be associated with the current landowner.
5. SWCD should be contacted to understand the process of updating ownership for the subject portions of Certificates 68665 and 95820.
6. The priority date on Cert. 89494 in 1993 is fairly junior for groundwater rights in this area. The local watermaster can be a good resource for any information on previous regulation of water rights of this type.
7. The subject property is in the South Salem Hills groundwater limited area. Any future water rights from groundwater would only be approved temporarily with reporting conditions. The most junior certificate, 89494, does not require water use reporting or static water level measurements, but does state that OWRD can require these annually.
8. Certificate water rights in Oregon are subject to forfeiture after a 5 consecutive year period of non-use. It is recommended to get a statement from the seller confirming that there has not been a 5-year period of non-use within the last 15 years.
9. The volume of water allowed by each certificate is 2.5 acre-feet/acre.
10. The irrigation season for this area is May 1 – September 30.
11. The well may be used under some exemptions outside of the authorized uses in the certificates. This includes, but is not limited to: 15,000 gallons per day for domestic or group domestic, 5,000 gpd for one commercial or industrial use, livestock use diverted into a tank or trough.
12. If any additional uses were needed outside of irrigation that required a permit, working with SWCD would be recommended. Drilling a new well would only be allowed for exempt or some temporary uses. The existing well, MARI 13923, does not appear to meet current construction standards and would not likely be approved on a new water application without significant improvements.

STATE OF OREGON
COUNTY OF MARION
CERTIFICATE OF WATER RIGHT

This Is to Certify, That FRANCIS E. ETZEL

97383

of **Route 1, Box 304, Stayton**, 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 a well

a tributary of **Mill Creek** for the purpose of **irrigation of 62.0 acres**

under Permit No. **G-3825** 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 **May 14, 1968**

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 **0.78 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 $\frac{1}{4}$ NW $\frac{1}{4}$, Section 4, T. 9 S., R. 2 W., W. M., 1200 feet North and 40 feet West from NE Corner, Cook DLC 39.**

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:

**11.2 acres SW $\frac{1}{4}$ NW $\frac{1}{4}$
35.0 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
15.8 acres Lot 3 (NE $\frac{1}{4}$ SW $\frac{1}{4}$)
Section 4
T. 9 S., R. 2 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 28, 1974**

.....**Chris L. Wheeler**.....

State Engineer

STATE OF OREGON

COUNTY OF MARION

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

FRANCIS ETZEL
19491 FERN RIDGE RD SE
STAYTON, OR 97383

confirms the right to use the waters of A WELL WITHIN MILL CREEK BASIN for IRRIGATION of 62.0 ACRES.

This right was perfected under Permit G-12535. The date of priority is MAY 7, 1993. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.77 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the well.

The period of allowed use is APRIL 1 THROUGH OCTOBER 31.

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
9 S	2 W	WM	4	SE NW	1200 FEET NORTH & 40 FEET WEST FROM NE CORNER, DLC 39

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	Acres
9 S	2 W	WM	4	SW NW	30.0
9 S	2 W	WM	4	SE NW	1.3
9 S	2 W	WM	4	NE SW	1.4
9 S	2 W	WM	4	NW SW	29.3

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or measuring device in good working order.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a useable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

SEP 26 2014

Issued _____.



Dwight French
Water Right Services Division Administrator, for
Director
Oregon Water Resources Department

DRONE LEASE

DRONE LEASE PROVIDED BY
SELLER

- EXPIRES JULY 31ST, 2026
- \$1,200 A YEAR
- SHED AND PORTION OF
THE PROPERTY



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P.O. Box 13214
Salem Oregon 97309-1214

August 15th, 2021

Jack Platt

11070 Oak Hill Road

Independence, Oregon 97351

Dear Mr. Platt,

Enclosed is the lease extension request. If you could sign it and send it to our P.O.Box (self-addressed envelope) above it would be greatly appreciated. If you have any questions please contact me via the web site www.salemrcpilots.com.

Also enclosed are two copies of the agreement. Which I have signed. I have a self-addressed envelope you can return the signed agreement enclosed.

Sincerely,



Stephen Miller, Treasurer

Salem R/C Pilots Association

Cell 503-551-6598

Lease Agreement / Renewal

R/C Model Aircraft Field

This agreement is between Jack Platt (Lessor), hereafter called Platt and Salem R/C Pilots Association (Lessee), hereafter called R/C Pilots.

Platt hereby leases to R/C Pilots the following described property:

A portion of the property owned by Platt located on the southeast corner of 55th Avenue and Bear Lane, approximately one mile south of Turner, Oregon, hereafter called the premises, and more particularly described as follows:

Beginning at a point on the southwest corner (east of the U.P. railroad track) of the Platt property; thence east along the southern boundary line of the Platt property a distance of 100 feet to a point; thence north parallel with the east boundary line of the Platt property a distance of 1200 feet to a point; thence west parallel with the north boundary line of the Platt property to the east right of way line of 55th Avenue (which is also the west boundary line of the Platt property); thence south along the west boundary line of the Platt property to the point of beginning.

Length of Lease

This is a five-year lease with an option for the R/C Pilots to renew the lease for an additional five years.

This lease begins August 1, 2021 and ends July 31, 2026. This lease can be renewed for an additional five years. The option to renew must be exercised by R/C Pilots giving Platt 30 days written notice prior to expiration of the original five-year lease. If the lease is renewed its terms and conditions shall remain the same.

Rent

R/C Pilots will pay Platt one thousand two hundred dollars (\$1200.00) each year. One thousand two hundred dollars (\$1200.00) will be paid on the 1st day of August, 2016 and one thousand two hundred dollars (\$1200.00) will be paid on the 1st day of August each year thereafter over the life of the lease. Payment will be made at the place designated by Platt.

Use of the Premises

R/C Pilots is a model aircraft club organized for the purpose of enjoying the hobby of flying radio controlled model aircraft. The premises will be used as a flying site for flying radio controlled model aircraft and for engaging in the other usual and customary activities of a model aircraft club. R/C Pilots will not engage in any unlawful, improper or offensive use of the premises. R/C Pilots will comply with all laws and regulations of any public authority respecting the use of the premises.

Platt's Right of Entry

Platt, his agents and representatives, may enter into or upon the premises at any time for the purpose of examining the condition thereof, or for any other lawful purpose. Any portion of the premises not being used by R/C Pilots may be used by Platt.

Platt to be Held Harmless

R/C Pilots will hold Platt harmless from any and all claims, demands and damages arising out of the activities of R/C Pilots with occupying the premises.

Termination of Lease

This lease will automatically terminate and the rent will be prorated if for any reason the activities of R/C Pilots cannot be made to conform with land use regulations or if legal action, either commenced or threatened, makes it unreasonably burdensome for R/C Pilots to continue using the premises.

This lease may be terminated by Platt if R/C Pilots shall be in arrears in the payment of rent for a period of ten days after the due date. This lease may be terminated if either party shall fail to perform or observe any of the terms and conditions contained herein.

Signed this 15th day of August, 2021.

Jack Platt (Lessor)


Stephen Miller, Treasurer of R/C Pilots (Lessee)

LOCAL HISTORY

Turner, Oregon, has a rich history that dates back to the mid-19th century when it was initially settled by pioneers. The town was named after a prominent early settler, David Turner, who arrived in the area in 1847. Originally part of a larger settlement area, Turner grew slowly but steadily, with its location along the Salem and Albany Wagon Road helping to foster growth. In the late 1800s, the town's first post office was established, and the community began to take shape with essential services, including a school, a general store, and churches. Over time, Turner transformed from a small rural village to a more established town while maintaining its rural charm.

The farming history of Turner is integral to the town's identity, with agriculture playing a central role in its development. The fertile soils of the region, particularly the rich Dayton and Holcomb silt loams, have been ideal for farming, leading to the growth of various crops, including grass seed, berries, and vegetables. Livestock farming, including dairy and cattle, has also been a significant part of Turner's agricultural history. As the region's farming practices evolved, the town became known for its high-quality produce and strong agricultural community. Even today, farming remains a central aspect of Turner's economy and culture, with the town continuing to serve as a hub for local farmers and agricultural businesses.



COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY

MARION CO

Parcel #: **535073**

Tax Lot: **092W040001800**

Owner: Jgf Land LLC

CoOwner:

Site:

Mail:

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use

Legal

wn/Rng/Sec: T:09S R:02W S:04 Q: QQ:

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535073**

Tax Lot: **092W040001800**

Owner: Jgf Land LLC

CoOwner:

Site:

Turner OR 97392

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: 1006 - Mobile/Manufact Home (re

Legæ

TwN/Rng/Sec: T:09S R:02W S:04 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$535,530.00**

Market Land: **\$516,710.00**

Market Impr: **\$18,820.00**

Assessment Year: **2024**

Assessed Total: **\$170,629.00**

Exemption:

Taxes: **\$2,032.42**

Levy Code: 05595

Levy Rate: 11.9113

PROPERTY CHARACTERISTICS

Year Built: 2005

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt: 1,824 SqFt

Floor 1 SqFt: 1,824 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 122.67 Acres (5,343,505 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 3005 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 07/19/2023

Sale Amount:

Document #: 2023-6141 (47250043)

Deed Type: B&S

Loan

Amount:

Lender:

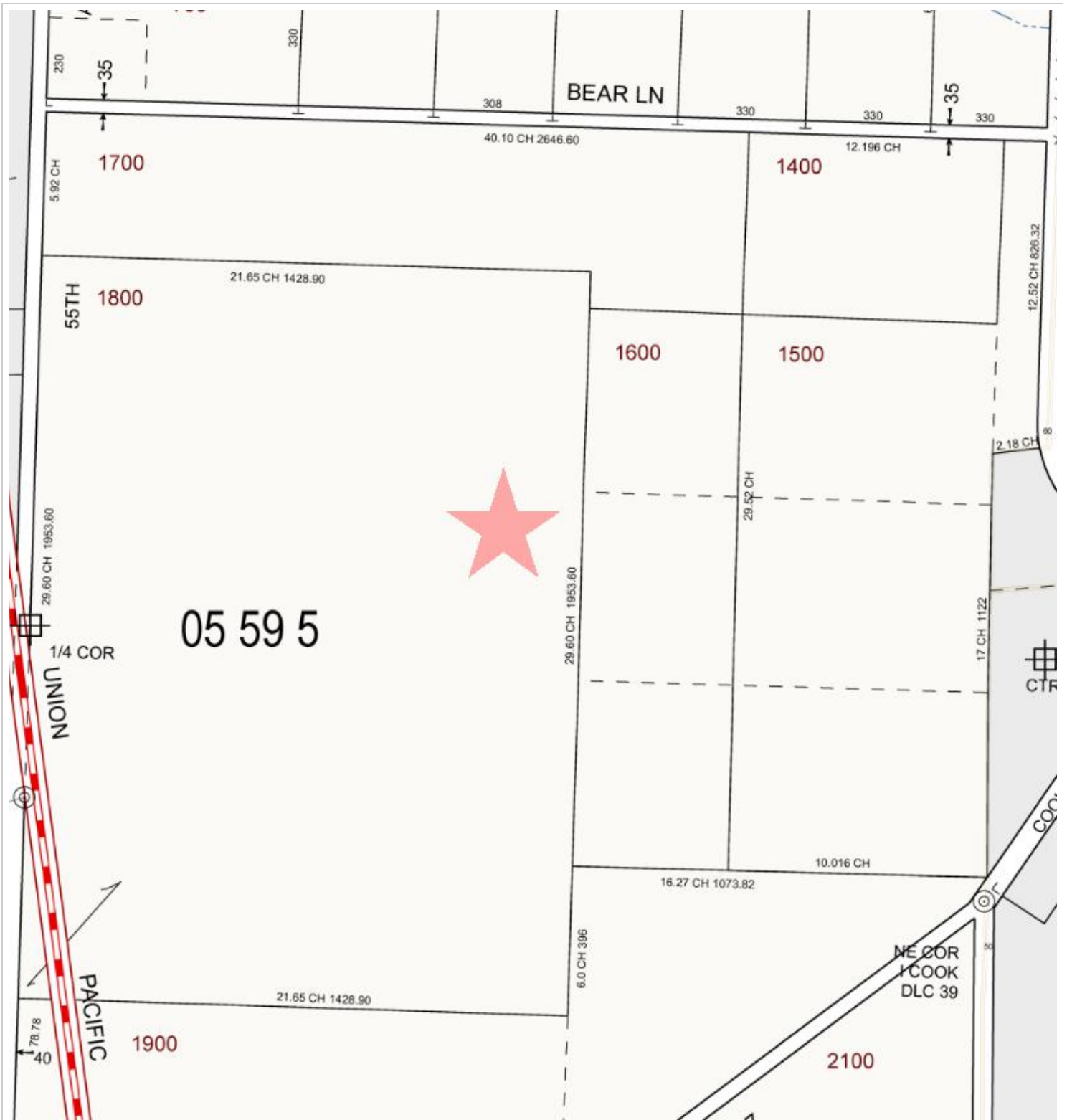
Loan Type:

Interest

Type:

Title Co:

Assessor Map



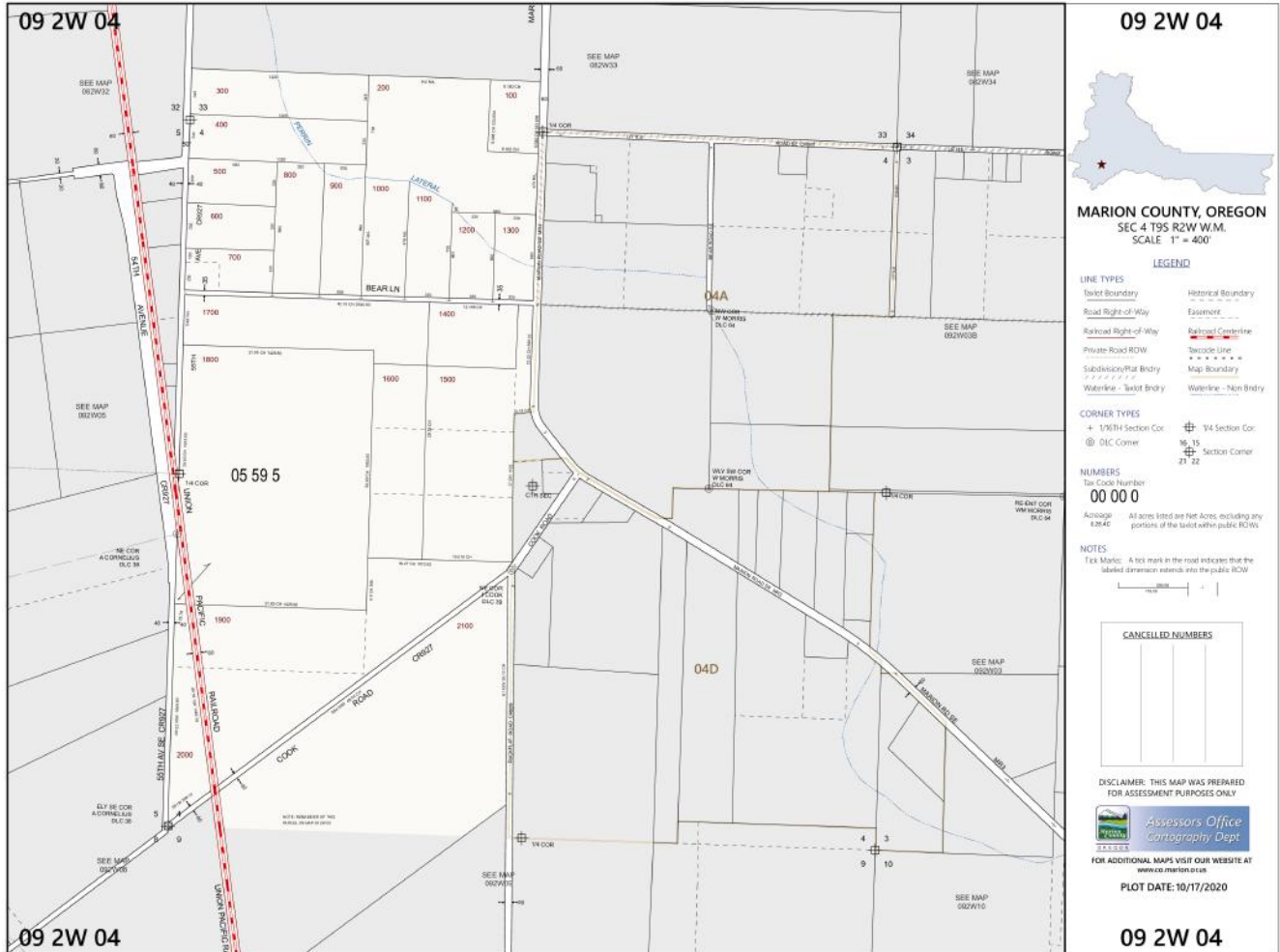
Fidelity National Title

Parcel ID: 535073

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

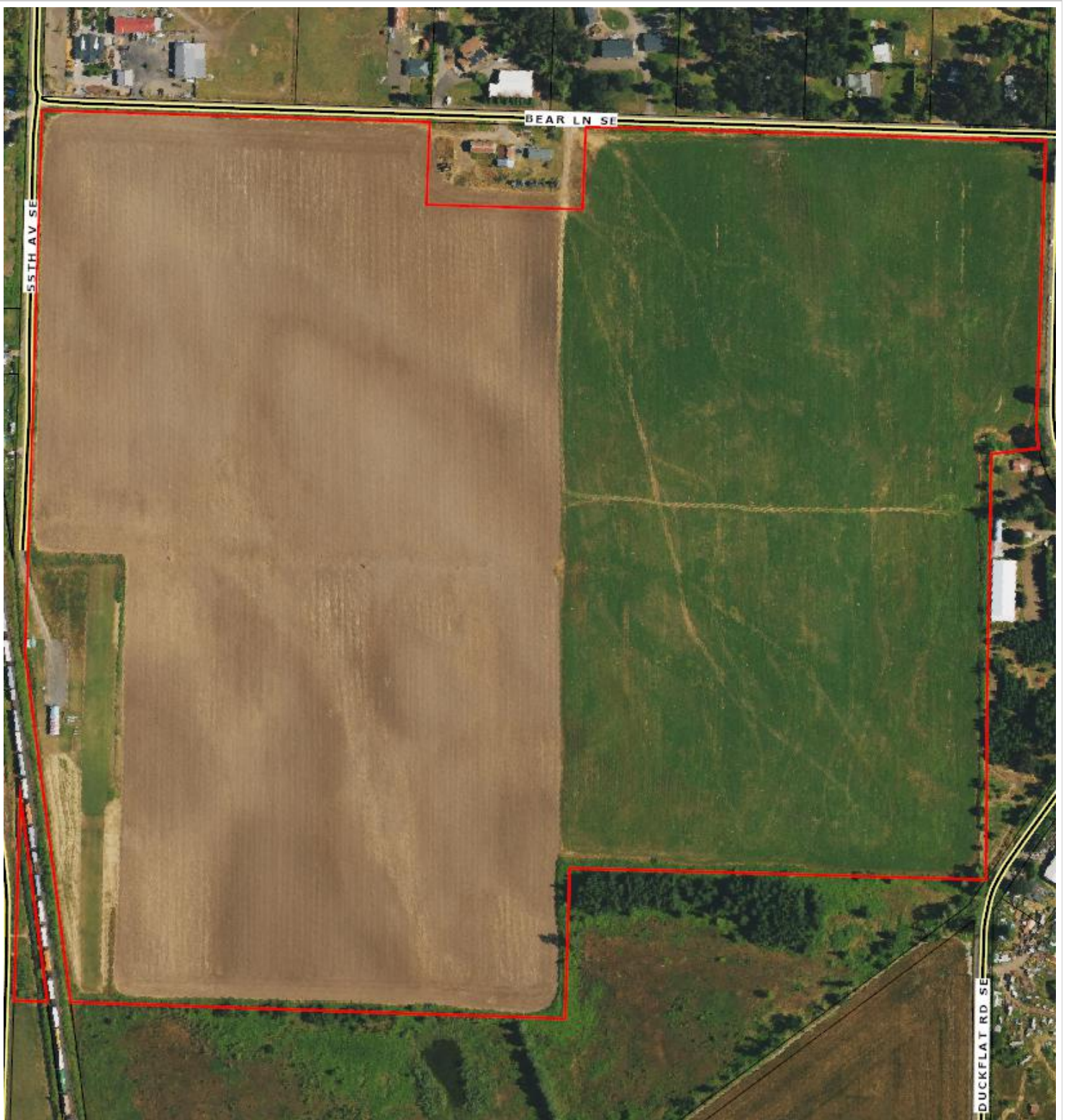


Parcel ID: 535073

Site Address:

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Aerial Map

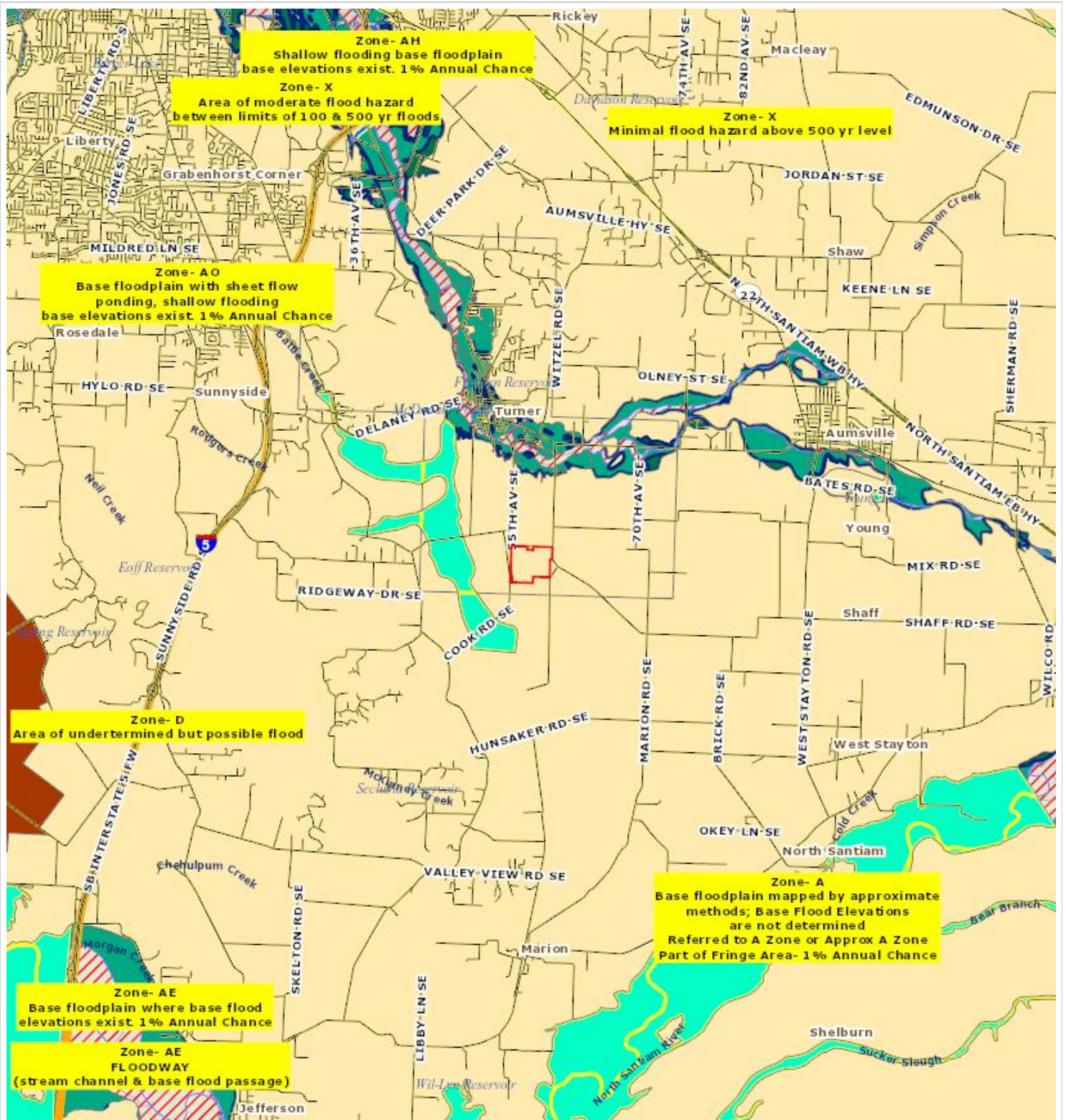


Fidelity National Title

Parcel ID: 535073

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Flood Map



Fidelity National Title

Parcel ID: 535073

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February 3, 2025

Property Identificaton

Account ID:

535073

Tax Account ID:

535073

Tax Roll Type:

Real Property

Situs Address:

Map Tax Lot:

092W040001800

Owner:

JGF LAND LLC

3483 BUENA VISTA RD S

JEFFERSON, OR 97352

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	ENERO LLC PO BOX 263 SUBLIMITY OR 97385	12/18/2015 \$750,000.00 32 5	12/18/2015 37680319 WD 535073, 535079, 535080, 535092, 535093
ENERO LLC PO BOX 263 SUBLIMITY OR 97385			10/31/2014 36470248 B&S 535073
FRANCIS E ETZEL LT & DOLORES A ETZEL LT & ETZEL, FRANCIS E TRE PO BOX 263 INDEPENDENCE OR 97351	ETZEL, DEAN 6244 MILL CREEK RD SE TURNER OR 97392	5/6/2003 \$125,000.00 06 1	5/6/2003 21170106 WD 535073

Grantee	Grantor	Sales Info	Deed Info
ETZEL,DEAN 6244 MILL CREEK RD SE TURNER OR 97392			2/25/2002 19080089 B&S 535073
ETZEL,DEAN L & ETZEL,JODINE & ETZEL,SARA G 8806 MARION RD SE TURNER OR 97392			5/1/2001 18690182 WD 535073
ETZEL,DEAN L & ETZEL,JODINE & ETZEL,SARA G 8806 MARION RD SE INDEPENDENCE OR 97351	SCHMITZ,LAURENCT A & HELEN ETZEL,IODINE A & 8806 MARION RD SE TURNER OR 97392	5/1/2001 \$10.00 12 1	5/1/2001 17800480 WD 535073
SCHMITZ,LAURENCT A & HELEN ETZEL,IODINE A & 8806 MARION RD SE TURNER OR 97392			7/7/2000 17020073 QC 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 07350179 DEED 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 06740642 DE 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 04360094 CON 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 04360093 CON 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 03710112 DEED 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 03710111 DEED 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 03661785 CON 535073

Grantee	Grantor	Sales Info	Deed Info
SCHMITZ,LAURENCT A & HELEN ETZEL,IODINE A & 8806 MARION RD SE TURNER OR 97392			12/13/1996 18690181 PR 535073
ETZEL,JODINE ET AL 8806 MARION RD SE INDEPENDENCE OR 97351		12/19/1984 \$9,416.00 18 1	12/19/1984 03661784 CON 535073
19491 FERN RIDGE RD SE INDEPENDENCE OR 97351		2/27/1984 \$0.00 06 1	2/27/1984 03361138 WD 535073
8806 MARION ROAD SE INDEPENDENCE OR 97351		10/3/1980 \$0.00 13 1	10/3/1980 02280185 CONT 535073

Property Details

Property Class:

551

RMV Property Class:

501

Zoning:

REST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 535073

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	5.3	230868	05595
2	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	111.57	4859989	05595
3	005 WASTE RURAL WST Rural WASTELAND	0.5	21780	05595
9	005 Rural Restrictive 4BISS FOUR BENCH IRR SPECIAL SOUTH	5.3	230868	05595

Improvements/Structures for Tax Account ID 535073

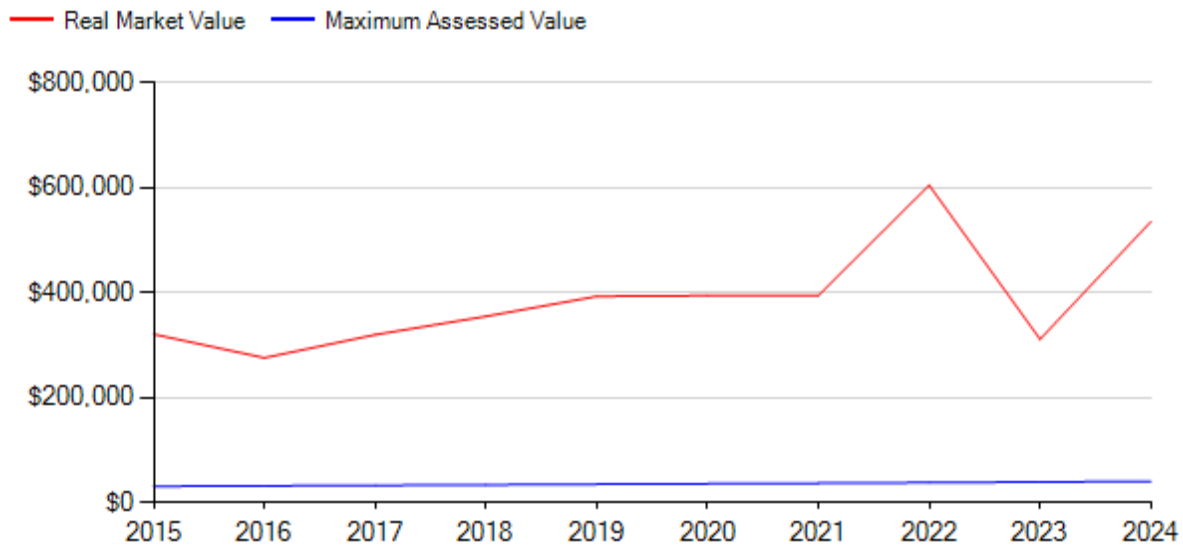
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	321 Hay Cover (HC)		6	1824	2005	05595

Value Information (per most recent certified tax roll)

RMV Land Market: \$21,300

RMV Land Spec.	\$495,410
Assess.:	
RMV Structures:	\$18,820
RMV Total:	\$535,530
AV:	\$170,629
SAV:	\$431,292
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$471,412
MAV:	\$40,370
MSAV:	\$130,509

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2024	\$18,820	\$21,300	\$495,410/\$130,509	None	\$170,629
2023	\$23,520	\$24,680	\$263,330/\$61,893	None	\$101,093
2022	\$20,140	\$50,110	\$534,740/\$60,091	None	\$98,151
2021	\$16,710	\$31,890	\$346,300/\$58,330	None	\$95,290
2020	\$16,530	\$31,890	\$346,300/\$56,630	None	\$92,520
2019	\$14,990	\$31,890	\$346,300/\$54,980	None	\$89,830
2018	\$15,390	\$28,610	\$311,090/\$51,820	None	\$85,660
2017	\$16,630	\$25,560	\$277,860/\$51,820	None	\$84,680
2016	\$15,350	\$21,750	\$238,810/\$50,310	None	\$82,220
2015	\$16,610	\$25,340	\$278,920/\$48,850	None	\$79,840

Taxes: Levy, Owed

Taxes Levied 2024-25: \$2,032.42
Tax Rate: 11.9113
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2024	\$2,032.42	\$2,032.42
2023	\$1,207.51	\$1,207.51
2022	\$1,177.25	\$1,177.25
2021	\$1,147.85	\$1,147.85
2020	\$1,113.49	\$1,113.49
2019	\$1,108.25	\$1,108.25
2018	\$1,045.21	\$1,045.21

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936535	-\$2,032.42	\$60.97	\$0.00	\$1,971.45	11/16/2024
2023	3911449	-\$1,207.51	\$36.23	\$0.00	\$1,171.28	10/30/2023
2022	3903708	-\$784.83	\$0.00	\$0.00	\$784.83	2/16/2023
2022	3900662	-\$392.42	\$0.00	\$0.00	\$392.42	11/30/2022
2021	3888406	-\$387.64	\$0.00	\$0.20	\$387.84	5/20/2022
2021	3886382	-\$377.59	\$0.00	\$5.03	\$382.62	2/22/2022
2021	3882841	-\$382.62	\$0.00	\$0.00	\$382.62	11/26/2021
2020	3868588	-\$371.16	\$0.00	\$0.00	\$371.16	5/19/2021
2020	3865842	-\$371.16	\$0.00	\$0.00	\$371.16	2/22/2021
2020	3861630	-\$371.17	\$0.00	\$0.00	\$371.17	11/24/2020
2019	20375	-\$369.41	\$0.00	\$0.00	\$369.41	5/21/2020
2019	29469	-\$369.42	\$0.00	\$0.00	\$369.42	2/27/2020
2019	46667	-\$369.42	\$0.00	\$0.00	\$369.42	11/21/2019
2018	168402	-\$348.40	\$0.00	\$0.00	\$348.40	5/20/2019
2018	178507	-\$348.40	\$0.00	\$0.00	\$348.40	2/21/2019
2018	195977	-\$348.41	\$0.00	\$0.00	\$348.41	11/21/2018



RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

This Space For County recording Use Only

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205.180(4) and ORS 205.238)

REEL 4725 PAGE 43
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-19-2023 03:06 pm.
Control Number 744901 \$ 116.00
Instrument 2023 00021958

Justin A. Gross
JGF Land, LLC
3483 Buena Vista Rd S
Jefferson, OR 97352

Fidelity National Title# 60222301537

- 1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)

Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. "

Bargain and Sale Deed

- 2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Justin Gross and Sarah Gross

- 3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(a) or **GRANTEE**, as described in ORS 205.160.

JGF Land, LLC, an Oregon limited liability company

- 4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real-estate and all memoranda of such instruments, reference ORS 93.030.

\$0

- 5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

- 6. **RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER**

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:

Justin Gross and Sarah Gross

GRANTEE'S NAME:

JGF Land, LLC

AFTER RECORDING RETURN TO:

Justin A. Gross
JGF Land, LLC
3483 Buena Vista Rd S
Jefferson, OR 97352

REEL 4710 PAGE 204
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-26-2023 10:41 am.
Control Number 740033 \$ 116.00
Instrument 2023 00014619

SEND TAX STATEMENTS TO:

JGF Land, LLC
3483 Buena Vista Rd S
Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125,
535112 and 535127
5732 Bear Lane SE, Turner, OR 97392-9716

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Fidelity National Title#: 60222301537

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

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

Dated: 5/25/23
[Signature]
Justin Gross

[Signature]
Sarah Gross
State of OR County of UNW

This instrument was acknowledged before me on 25 May 23 by Justin Gross and Sarah Gross.

[Signature]
Notary Public - State of Oregon
My Commission Expires 8 May 27



REEL: 4710

PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

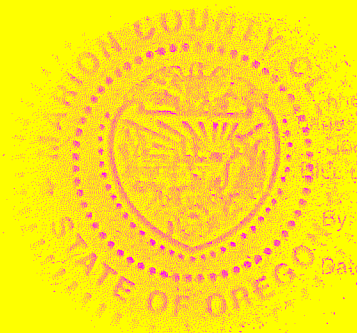
State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 116.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



I hereby certify this copy consisting of 4 pages is to be a true and correct copy of the instrument now on record in my office.
BILL BURGESS, MARION COUNTY CLERK
By: Donna Sabell
Deputy Clerk
Date: 7/6/23

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725

PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 116.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEVHELMS@KW.COM | 541-979-0118



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

