



## Jory Hill Rd. Salem

**Paul Terjeson | Steve Helms**

503-999-6777 | 5412-979-0118

Pterjy@kw.com | Stevehelms@kw.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw MID-WILLAMETTE**  
KELLERWILLIAMS REALTY 

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. 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.



# PARCEL MAP

541-497-6514

[OregonFarmBrokers.com](http://OregonFarmBrokers.com)

[OregonFarmBrokers@gmail.com](mailto:OregonFarmBrokers@gmail.com)

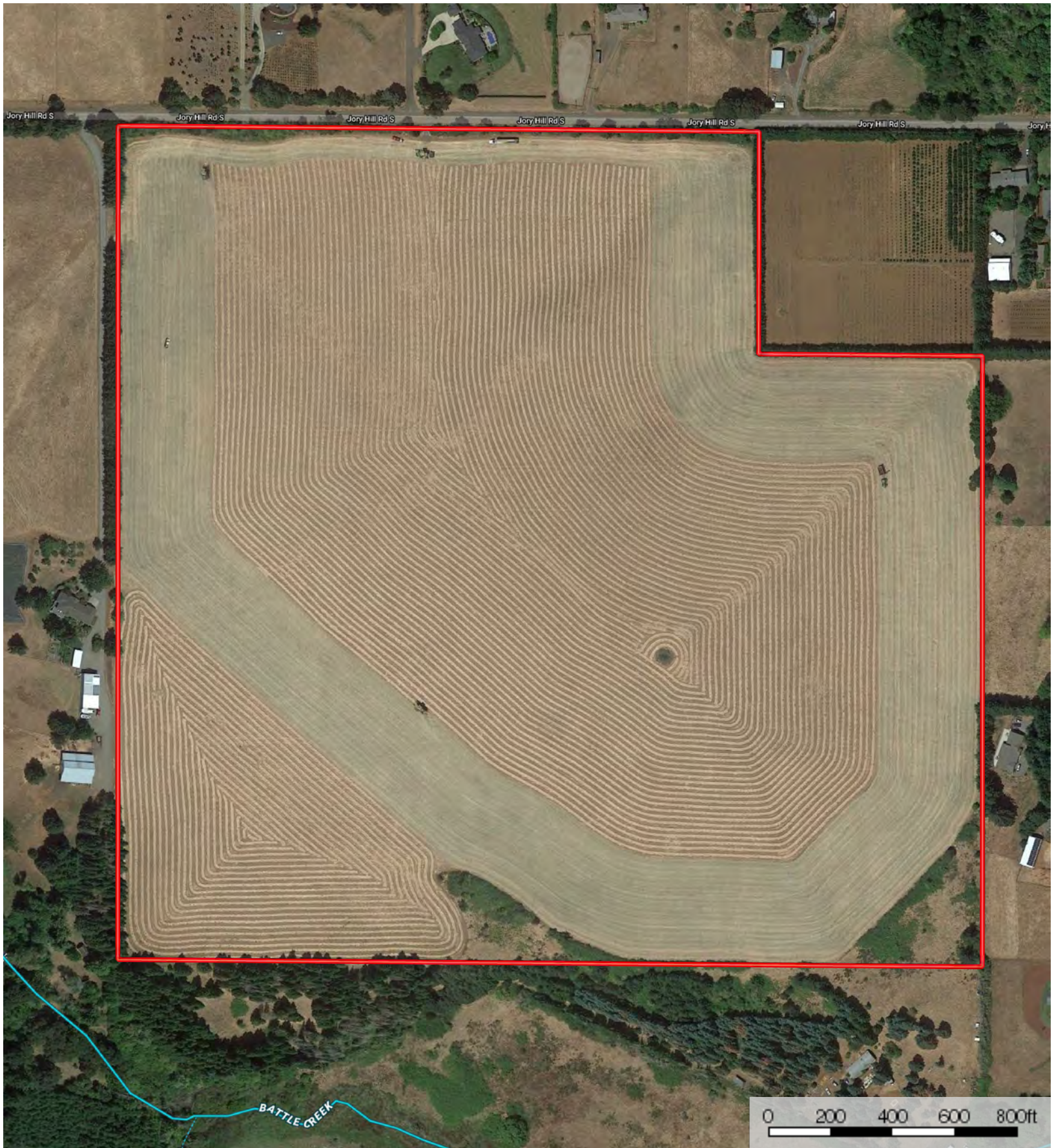
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-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body



# LIST PACK

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# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R32517**  
 Tax Lot: **083W21 00200**  
 Owner: Lipscomb, Donna M 91%  
 CoOwner: Lipscomb, Paul J 9%  
 Site:  
     OR 97000  
 Mail: PO Box 579  
     Sisters OR 97759  
 Zoning: SA - Special Agriculture  
 Std Land Use: AMSC - Agricultural Misc  
 Legal: ACRES 80.86  
 Twn/Rng/Sec: T:08S R:03W S:21 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$59,660.00**  
 Market Land: **\$59,660.00**  
 Market Impr:  
 Assessment Year: **2020**  
 Assessed Total: **\$59,660.00**  
 Exemption:  
     Taxes: **\$768.78**  
 Levy Code: 02400230  
 Levy Rate: 12.8863

### PROPERTY CHARACTERISTICS

Year Built:  
 Eff Year Built:  
 Bedrooms:  
 Bathrooms:  
 # of Stories:  
 Total SqFt:  
 Floor 1 SqFt:  
 Floor 2 SqFt:  
 Basement SqFt:  
     Lot size: 80.86 Acres (3,522,262 SqFt)  
 Garage SqFt:  
 Garage Type:  
     AC:  
     Pool:  
 Heat Source:  
 Fireplace:  
 Bldg Condition:  
 Neighborhood:  
     Lot:  
     Block:  
 Plat/Subdiv:  
 School Dist: 24J - Salem-Keizer  
     Census: 2021 - 002800  
 Recreation:

### SALE & LOAN INFORMATION

Sale Date: 07/15/2015  
 Sale Amount:  
 Document #: 37210467  
 Deed Type: Deed  
     Loan  
     Amount:  
     Lender:  
 Loan Type:  
 Interest Type:  
 Title Co:

February 3, 2021

Property Identification

**Old Account No.:**

R32517

**Account No.:**

532517

**Situs Address:**

**Map Tax Lot:**

083W210000200

**Owner:**

LIPSCOMB, DONNA M 91% &

LIPSCOMB, PAUL J 9%

PO BOX 579

SISTERS, OR 97759

**Manufactured Home ID:**

**Legal Description:**

ACRES 80.86

**Subdivision:**

**Related Accounts:**

**Linked Accounts:**

Owner History

Buyer	Seller	Sales Info	Deed Info
ML SALEM SOUTH LLC 50% &	ML SALEM SOUTH LLC 50% &		07/15/2015 37210466 EX - PERSONAL REPRESENTATIVE DEED OR EXECUTOR DEED
LIPSCOMB, DONNA M 91% &	ML SALEM SOUTH LLC 50% &		07/15/2015 37210467 BS - BARGAIN & SALE DEED
ML SALEM SOUTH LLC 50% &	ML SALEM SOUTH LLC		11/27/2006 27390434 WD - WARRANTY DEED
JASMER, GREGORY A &	ML SALEM SOUTH LLC		08/24/2004 E23690045 E - EXCEPTION DEED WHERE PORTION SOLD OFF
ML SALEM SOUTH LLC	LUCAS, MARIE		12/30/2002 20470290 WD - WARRANTY DEED
LUCAS, MARIE P O BOX 27003 RICHMOND, VA 23261	HARRIS, MICHAEL G	6/25/1990 \$0 27 - Deferral value on assessment roll.	07800215 RD - REEL DEEDS RECORDED 1974 AND AFTER

Buyer	Seller	Sales Info	Deed Info
HARRIS,MICHAEL G P O BOX 27003 RICHMOND, VA 23261	COUTTS, WILLIAM B & DON 315 GRANDOVER CT SE SALEM, OR 97302	6/25/1990 \$122,670 27 - Deferral value on assessment roll.	07800214 BS - BARGAIN & SALE DEED
COUTTS, WILLIAM B & DON 315 GRANDOVER CT SE SALEM, OR 97302	REYNOLDS METALS COMPANY	5/21/1990 \$122,670 27 - Deferral value on assessment roll.	07800213 WD - WARRANTY DEED
REYNOLDS METALS COMPANY P O BOX 27003 RICHMOND, VA 23261	ANGEL,GEORGE T ET AL	2/1/1987 \$0 12 - Deed resulting from pay-off on contract of prior year; exercise of an option entered into in a prior year - Satisfaction of contract.	05340195 WD - WARRANTY DEED

### Property Details

**Legal Acreage:**

80.86 acres

**Property Code:**

A90

**Property Class:**

550

**Mortgage Agent-Lender:**

**Mortgage Account No.:**

**Levy Code Area:**

02400230

**Zoning:**

SA (Contact Local Jurisdiction)

**Miscellaneous Code:**

SPEC;ZONE SPECIALLY ASSESSED ACCOUNT;FARM  
ZONED

**Plat:**

**Exemption:**

**Expiration Date:**

**Land Information:**

ID	Type	Acres	Sq Ft
L1	3310 - TWO HILL DRY	18.15	
L2	3350 - FOUR HILL DRY	60.51	
L3	3980 - WASTELAND	2.20	

**Improvements/Structures:**

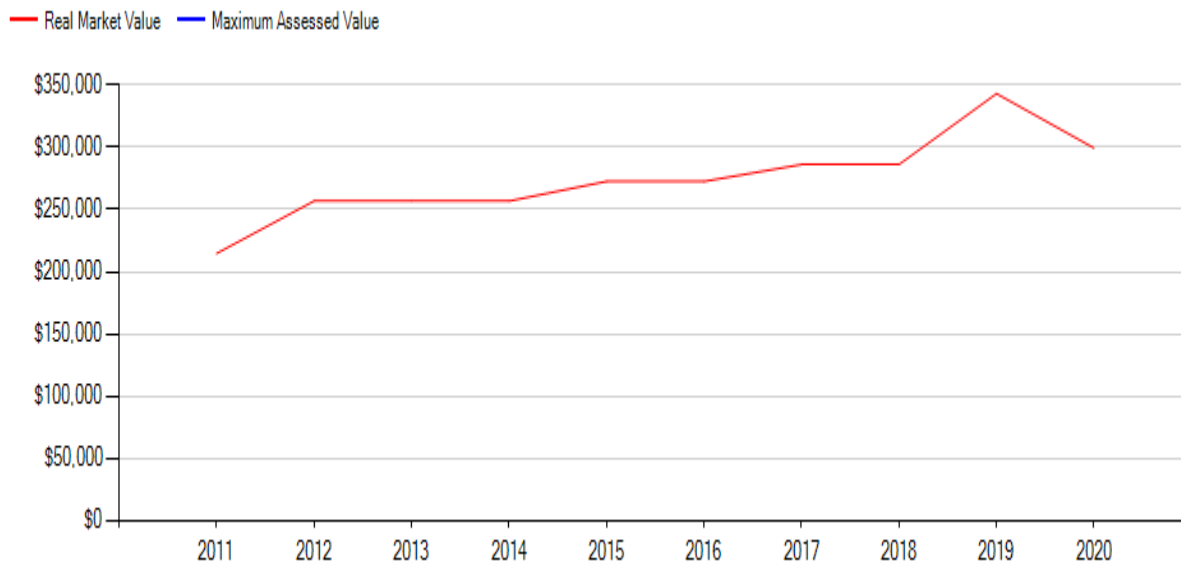
ID	Type	Make/Model	Class	Area/Count	Year Built
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No Improvement Details

**Value Information (per most recent certified tax roll)**

<b>RMV Land Market:</b>	\$0
<b>RMV Land Spec.</b>	\$299,380
<b>Assess.:</b>	
<b>RMV Structures:</b>	\$0
<b>RMV Total:</b>	\$299,380
<b>SAV:</b>	\$143,650
<b>Exception RMV:</b>	\$0
<b>Exemption RMV:</b>	\$0
<b>Exemption Description:</b>	None
<b>M5 Taxable:</b>	\$143,650
<b>MAV:</b>	\$0
<b>MSAV:</b>	\$59,660
<b>AV:</b>	\$59,660

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	Taxable Assessed Value
2019	\$0	\$0	\$343,000/\$58,850	None	\$58,850
2018	\$0	\$0	\$286,120/\$55,470	None	\$55,470
2017	\$0	\$0	\$286,120/\$55,470	None	\$55,470
2016	\$0	\$0	\$272,550/\$53,850	None	\$53,850
2015	\$0	\$0	\$272,550/\$52,290	None	\$52,290
2014	\$0	\$0	\$256,820/\$50,760	None	\$50,760
2013	\$0	\$0	\$256,820/\$48,380	None	\$48,380
2012	\$0	\$0	\$256,820/\$47,010	None	\$47,010
2011	\$0	\$0	\$214,720/\$46,390	None	\$46,390
2010	\$0	\$0	\$295,580/\$45,030	None	\$45,030



Taxes: Levy, Owed

**Taxes Levied 2020-21:** \$768.78  
**Tax Rate:** 12.8863  
**Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2020	\$768.78	\$768.78
2019	\$774.11	\$774.12
2018	\$721.35	\$721.35
2017	\$650.95	\$650.95
2016	\$621.17	\$621.17
2015	\$638.51	\$638.51
2014	\$610.16	\$610.16

Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3854664	-\$768.78	\$23.06	\$0.00	\$745.72	11/3/2020
2019	3848874	-\$774.11	\$0.00	\$51.60	\$825.71	7/7/2020
2019	3848874	-\$0.01	\$0.00	\$0.00	\$0.01	7/7/2020
2018	298653	-\$721.35	\$21.64	\$0.00	\$699.71	10/24/2018
2017	354081	-\$650.95	\$19.53	\$0.00	\$631.42	11/17/2017
2016	592804	-\$621.17	\$18.64	\$0.00	\$602.53	10/27/2016
2015	755313	-\$638.51	\$19.16	\$0.00	\$619.35	10/21/2015
2014	876042	-\$610.16	\$18.30	\$0.00	\$591.86	11/6/2014

**BARGAIN AND SALE DEED**  
DONNA M. LIPSCOMB and ML SOUTH SALEM, LLC  
to  
DONNA M. LIPSCOMB and PAUL J LIPSCOMB

**REEL 3721 PAGE 467**  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
07-15-2015 09:20 am.  
Control Number 388902 \$ 51.00  
Instrument 2015 00029738

**SEND TAX STATEMENTS TO:**  
Paul and Donna Lipscomb  
PO Box 579  
Sisters, OR 97759

**AFTER RECORDING, RETURN TO:**  
Tankersley, Wright & Strunk, LLC  
PO Box 625  
McMinnville, OR 97128

**BARGAIN AND SALE DEED - Statutory Form**

**DONNA M. LIPSCOMB and ML SOUTH SALEM, LLC**, Grantor, convey to **DONNA M. LIPSCOMB**, as to an undivided 91% interest, and **PAUL J. LIPSCOMB**, as to an undivided 9% interest, tenants by the entirety, Grantee, the following described real property situated in Marion County, Oregon:

Beginning at a point 20 chains East of the Quarter Section between Sections 20 and 21, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; and running thence South 1936 feet; thence West 1980 feet; thence North 1936 feet to the center of Jory Road; thence East 1980 feet to the place of beginning.

**SUBJECT TO** the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for ten years, or a lesser number of years in which the land was subject to the special land use assessment.

**FURTHER SUBJECT TO** rights of the public in and to that portion of the herein described tract lying within the boundaries of roads and roadways.

The true consideration for this conveyance is \$-0 (distribution on liquidation of LLC and to clear title).

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 THE 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.

Dated this 17<sup>th</sup> day of July, 2015.

Donna M. Lipscomb  
Donna M. Lipscomb, Individually

ML SOUTH SALEM, LLC  
By: Donna M. Lipscomb  
Donna M. Lipscomb, Manager and Member

By: Paul J. Lipscomb  
Paul J. Lipscomb, Member

STATE OF OREGON )  
) ss.  
County of Deschutes )

On the 7<sup>th</sup> day of July, 2015, personally appeared the above-named Donna J. Lipscomb, who acknowledged that the foregoing instrument was her voluntary act and deed.

Before me: Donna M Lipscomb, Paul J. Lipscomb



Kristina Maxwell  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON )  
 ) ss.  
County of Deschutes )

On the 7<sup>th</sup> day of July, 2015, personally appeared Donna M. Lipscomb, who, being first duly sworn, did say that she is the Manager and Member of ML SOUTH SALEM, LLC a limited liability company, and Paul J. Lipscomb, who, being first duly sworn, did say that he is a Member of ML SOUTH SALEM, LLC, and that said instrument was signed on behalf of said company by authority of its members; and they acknowledged said instrument to be their voluntary act and deed.

Before me: Donna M. Lipscomb, Paul J. Lipscomb

  
NOTARY PUBLIC FOR OREGON



**REEL: 3721**

**PAGE: 467**

**July 15, 2015, 09:20 am.**

CONTROL #: 388902

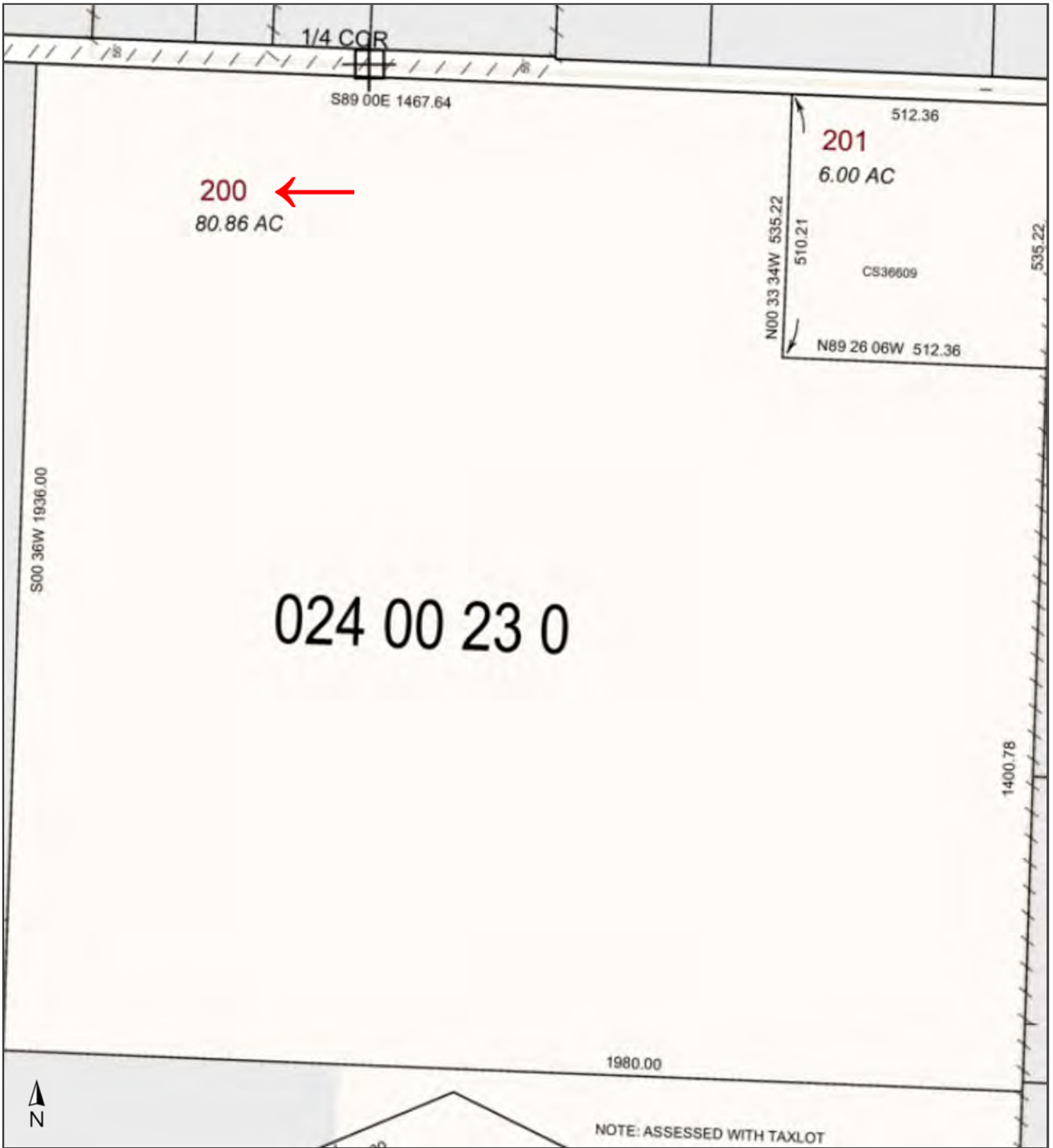
State of Oregon  
County of Marion

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

FEE: \$ 51.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.



**Fidelity National Title**

ParcelID: R32517

, OR 97000

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

08 3W 21  
SEE MAP  
083W17DD

08 3W 21

08 3W 21  
SALEM



MARION COUNTY, OREGON  
SEC 21 T8S R3W W.M.  
SCALE 1" = 400'

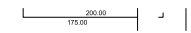
LEGEND

- LINE TYPES
- Taxlot Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision/Plat Bndry
  - Waterline - Taxlot Bndry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Taxcode Line
  - Map Boundary
  - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
  - ⊙ DLC Corner
  - ⊕ 1/4 Section Cor.
  - ⊕ 16, 15 Section Corner
  - ⊕ 21, 22

- NUMBERS
- Tax Code Number  
**000 00 00 0**
- Acreeage  
0.25 AC
- All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES  
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS	

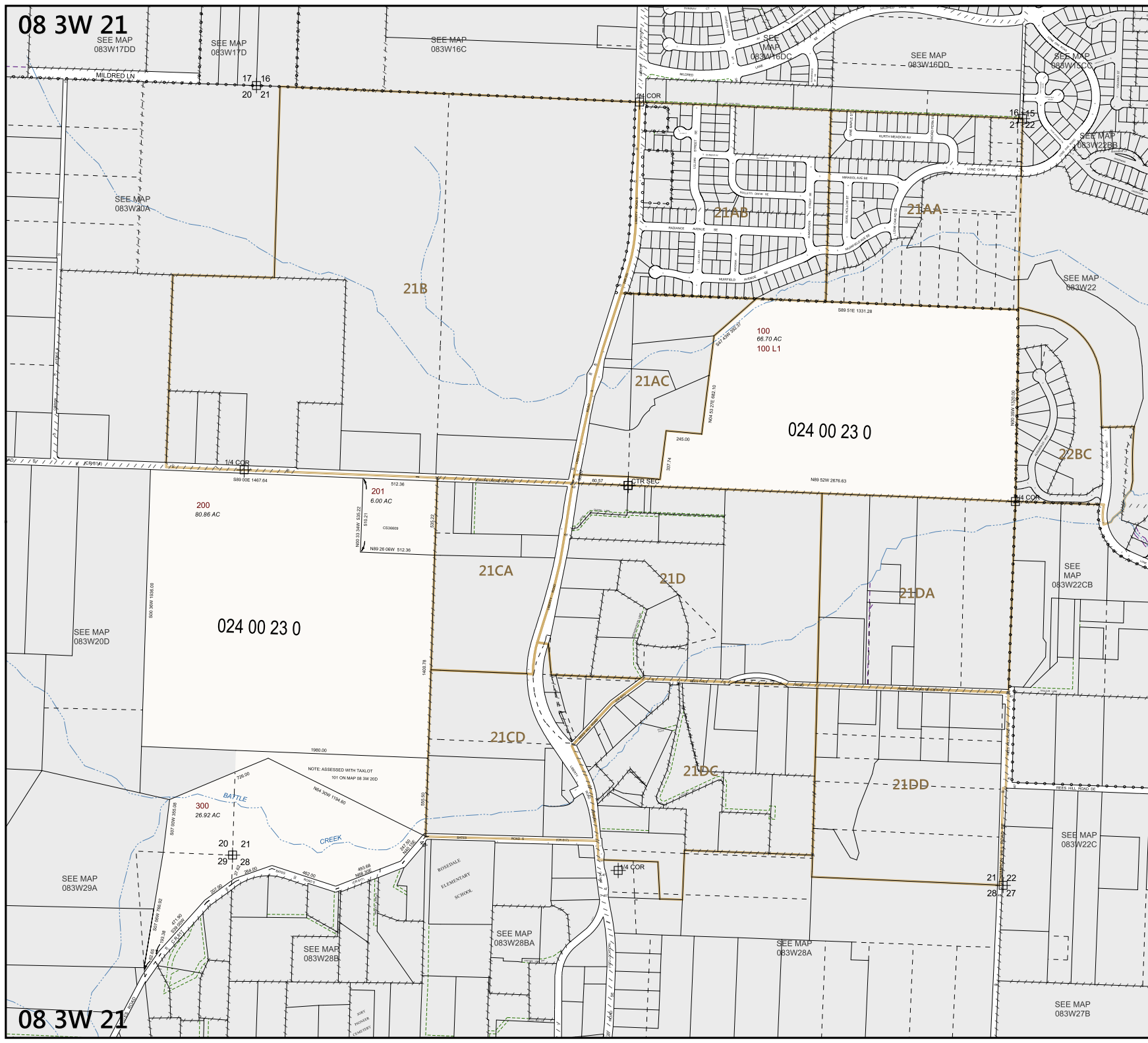
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

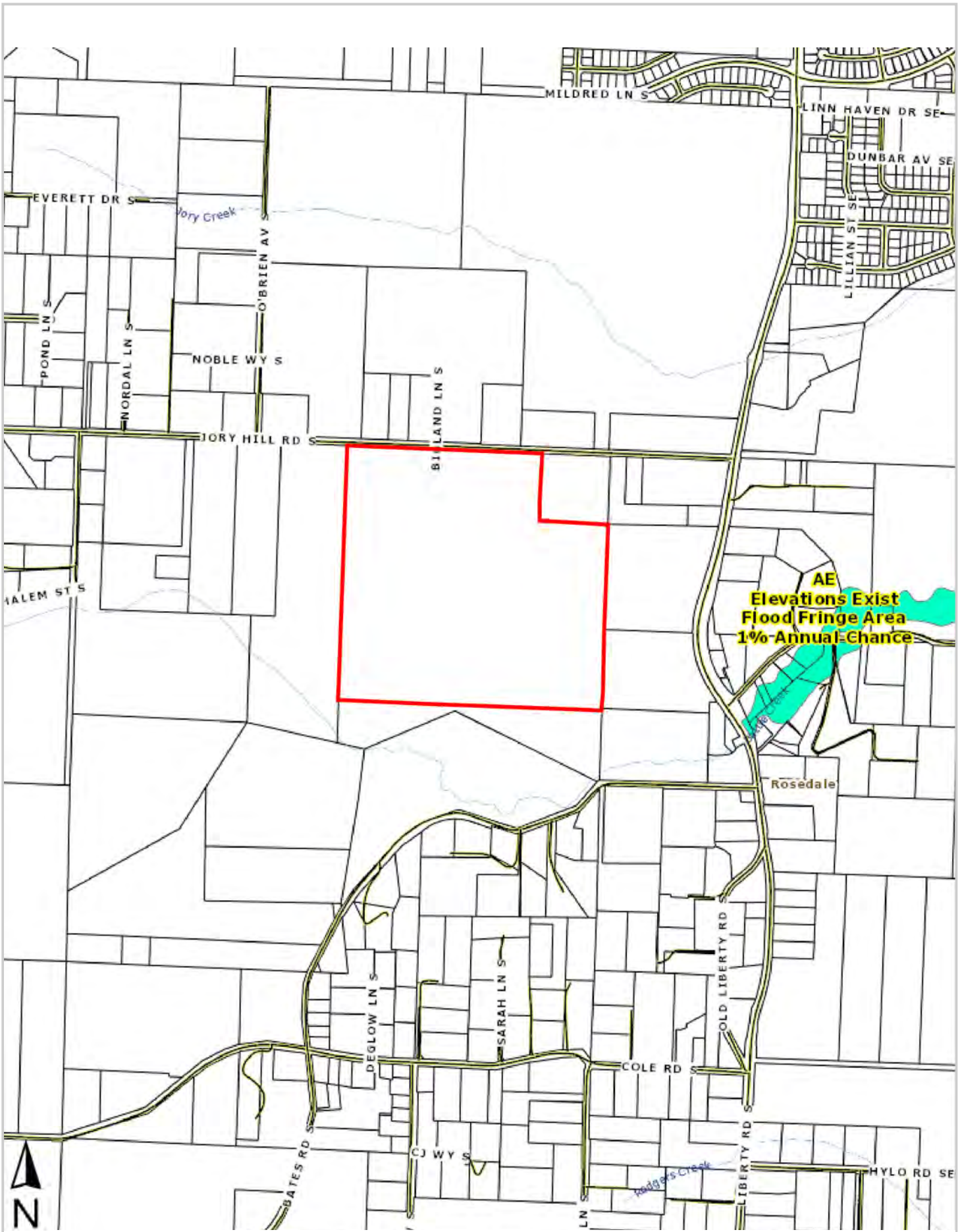


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 1/24/2018

SALEM  
08 3W 21





**AE  
Elevations Exist  
Flood Fringe Area  
1%-Annual-Chance**

Rosedale





# SOIL REPORT

541-497-6514

OregonFarmBrokers.com

OregonFarmBrokers@gmail.com

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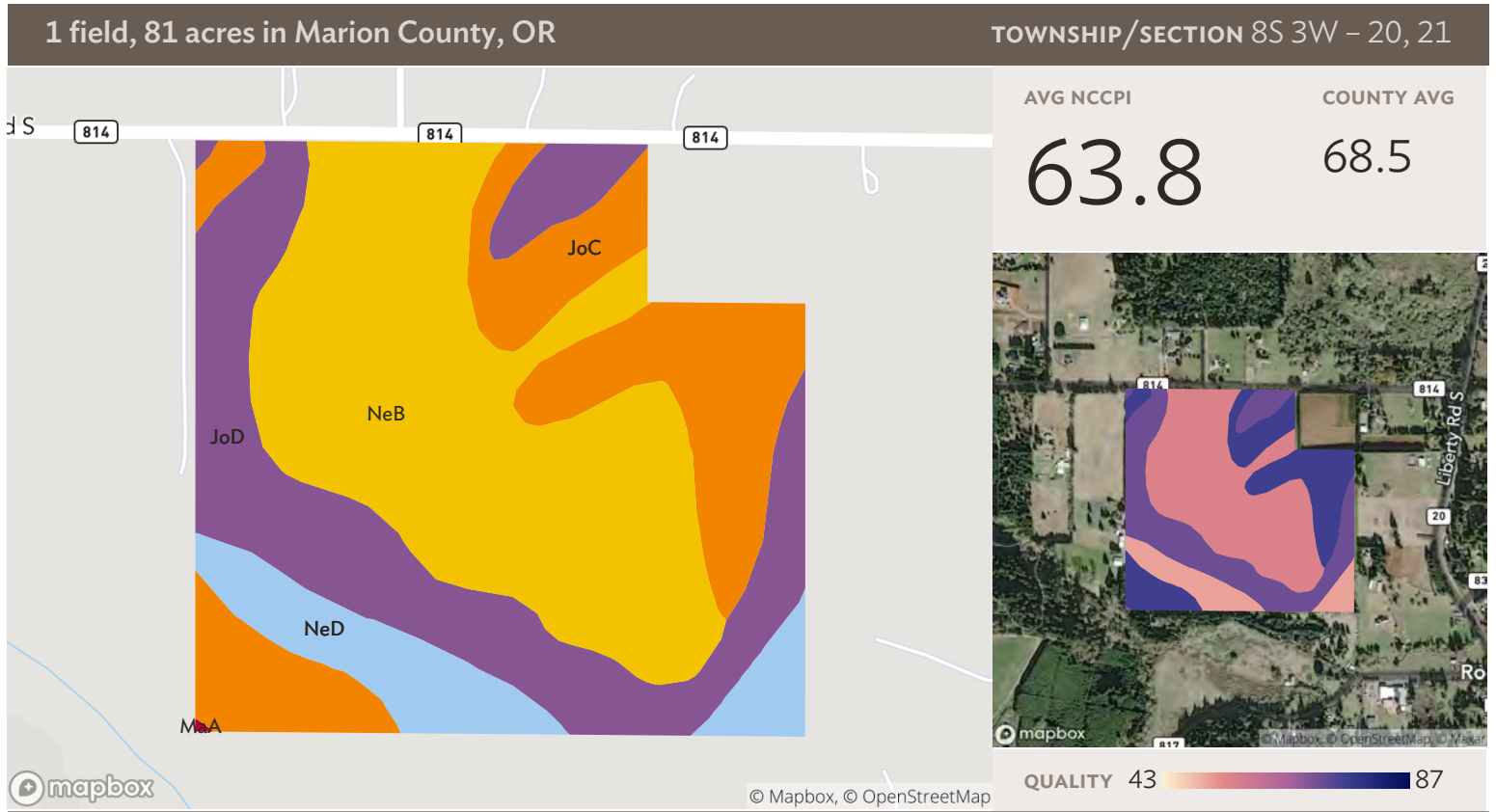
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## All fields

Source: NRCS Soil Survey

81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeB	Nekia silty clay loam, 2 to 7 percent slopes	33.81	41.9%	3	55.6
■ JoD	Jory silty clay loam, 12 to 20 percent slopes	20.78	25.7%	3	71.2
■ JoC	Jory silty clay loam, 7 to 12 percent slopes	18.42	22.8%	2	75.7
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	7.74	9.6%	3	51.2
■ MaA	McAlpin silty clay loam, 0 to 3 percent slopes	0.03	0.0%	2	69.2
					<b>63.8</b>
					<b>80.79</b>