



**Oregon
Farm & Home**
★ B R O K E R S ★



37494 Sunset Lane

Paul Terjeson & Steve Helms

503-999-6777

541-979-0118

pterjy@kw.com

stevhelms@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.



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SOIL REPORT

541-497-6514

OregonFarmandHomeBrokers.com

OregonFarmandHome@gmail.com

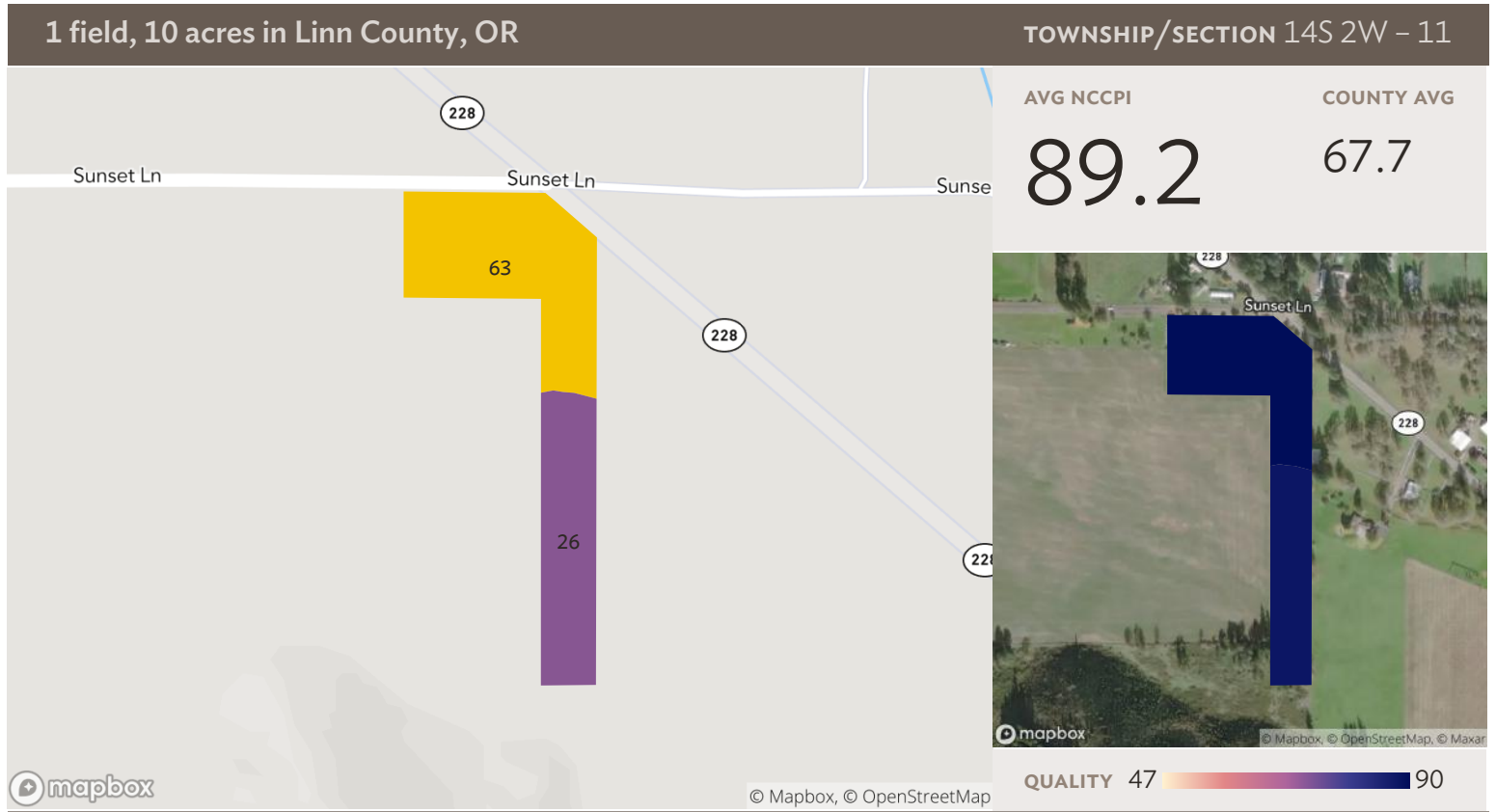
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Source: NRCS Soil Survey

All fields

10 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
63	Malabon silty clay loam	6.03	60.4%	1	90.1
26	Coburg silty clay loam	3.95	39.6%	2	87.8
9.98					89.2



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PARCEL MAP

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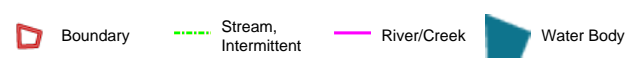
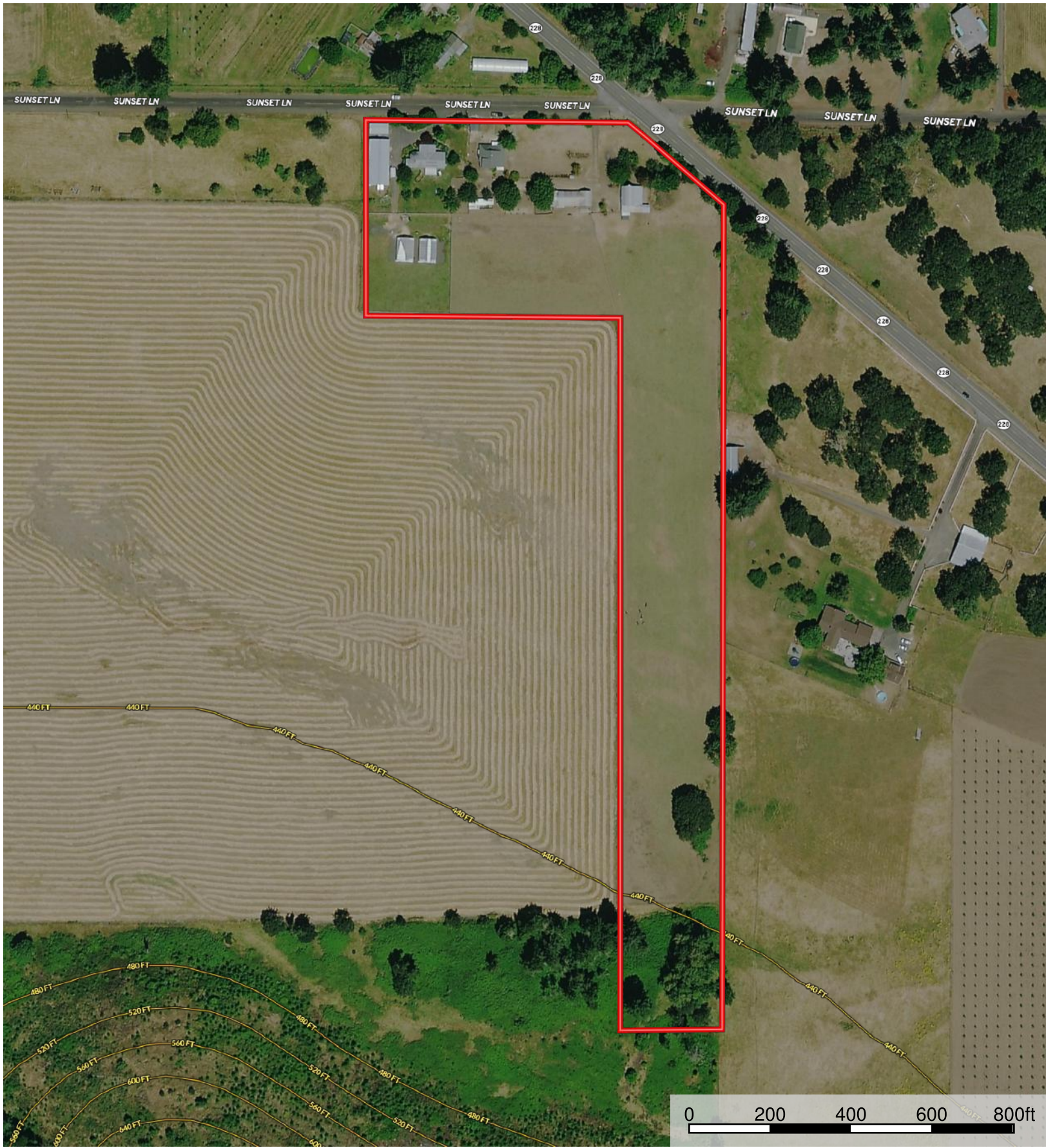
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WATER RIGHTS

541-497-6514

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STATE OF OREGON

COUNTY OF LINN

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

HELEN DEMES
37494 SUNSET DR
BROWNSVILLE OR 97327

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-18508

SOURCE OF WATER: WELL 1 AND WELL 2 IN CALAPOOIA RIVER BASIN

PURPOSE OR USE: NURSERY USE ON 10.1 ACRES

MAXIMUM RATE: 0.13 CUBIC FOOT PER SECOND

PERIOD OF USE: JANUARY 1 THROUGH DECEMBER 31

DATE OF PRIORITY: MAY 10, 2017

WELL LOCATION:

Well	Twp	Rng	Mer	Sec	Q-Q	Measured Distances
Well 1	14 S	2 W	WM	11	NW SE	210 FEET SOUTH AND 1730 FEET WEST FROM E1/4 CORNER, SECTION 11
Well 2	14 S	2 W	WM	11	NE SE	550 FEET SOUTH AND 1190 FEET WEST FROM E1/4 CORNER, SECTION 11

The amount of water used for nursery use under this right, together with the amount secured under any other right existing for the same lands, is limited to 0.15 cubic foot per second per acre and 5.0 acre feet per acre per year. For irrigation of containerized nursery plants, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-FORTIETH of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second and 2.5 acre feet per acre per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted under this right, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

Twp	Rng	Mer	Sec	Q-Q	Acres
14 S	2 W	WM	11	NE SE	4.20
14 S	2 W	WM	11	NW SE	4.70
14 S	2 W	WM	11	SW SE	0.30
14 S	2 W	WM	11	SE SE	0.90

1. Measurement Devices, and Recording/Reporting of Annual Water Use Conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of appropriation. The permittee shall maintain the device in good working order.
- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The permittee shall keep a complete record of the volume of water used each month, and shall submit an annual report which includes the recorded water-use measurements to the Department annually, or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

2. Annual Measurement Condition:

The Department requires the water user to obtain, from a qualified individual (see below), and report annual static water levels for each well on the permit. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

The permittee shall report an initial March static water-level measurement once well construction is complete and annual measurements thereafter. Annual measurements are required whether or not the well is used. The first annual measurement will establish a reference level against which future measurements will be compared. However, the Director may establish the reference level based on an analysis of other water-level data. The Director may require the user to obtain and report additional water levels each year if more data are needed to evaluate the aquifer system.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board. Measurements shall be submitted on forms provided by, or specified by, the Department. Measurements shall be made with equipment that is accurate to at least the standards specified in OAR 690-217-0045. The Department requires the individual performing the measurement to:

- A. Associate each measurement with an owner's well name or number and a Department well log ID; and
- B. Report water levels to at least the nearest tenth of a foot as depth-to-water below ground surface; and

- C. Specify the method of measurement; and
- D. Certify the accuracy of all measurements and calculations reported to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water-level measurements reveal an average water-level decline of three or more feet per year for five consecutive years; or
- B. Annual water-level measurements reveal a water-level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water-level measurements reveal a water-level decline of 25 or more feet; or
- D. Hydraulic interference leads to a decline of 25 or more feet in any neighboring well with senior priority.

The period of restricted use shall continue until the water level rises above the decline level which triggered the action or the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or causing substantial interference with senior water rights. The water user shall not allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

- 3. **Groundwater production shall only be from the Alluvial groundwater reservoir.**
- 4. **Well Identification Tag Condition:**

Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

STANDARD CONDITIONS

- 1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
- 2. If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.
- 3. If substantial interference with surface water or a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

4. The well(s) shall be constructed and maintained in accordance with the General Standards for the Construction and Maintenance of Water Supply Wells in Oregon. The works shall be equipped with a usable access port adequate to determine water-level elevation in the well at all times.
5. Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.
6. Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.
7. This permit 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.
8. 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.
9. Construction of the well shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the construction deadline to begin is missed.
10. Complete application of the water shall be made within five years of the date of permit issuance. If beneficial use of permitted water has not been made before this date, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
11. Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued September 5th, 2018



Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department

WATER RIGHT APPLICATION MAP

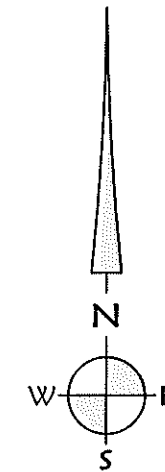
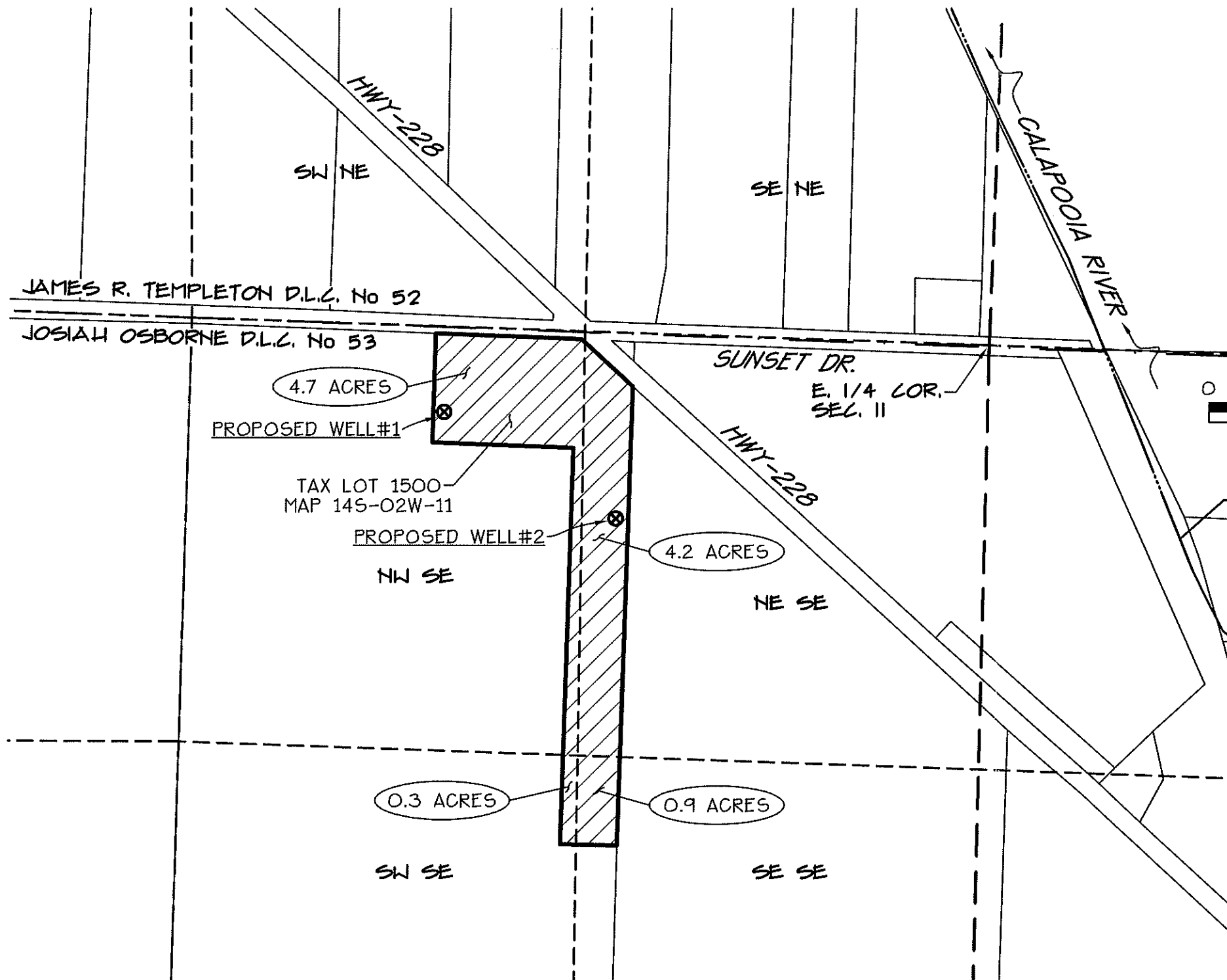
FOR
HELEN DEMES

LOCATED IN

SE 1/4 SEC. 11, T. 14 S., R. 2 W., W.M.
JOSIAH OSBORNE D.L.C. No 53

LINN COUNTY, OREGON

MAY 5, 2017



0 200 400 800 FT.

SCALE: 1" = 400'

RECEIVED BY OWRD

MAY 10 2017

SALEM, OR

LEGEND:



PROPOSED POINT OF DIVERSION (P.O.D.)



AMOUNT OF ACREAGE IRRIGATED PER QUARTER-QUARTER SECTION AND DONATION LAND CLAIM



AREA TO BE IRRIGATED UNDER PROPOSED WATER RIGHT 10.1 ACRES TOTAL

PROPOSED P.O.D.s

PROPOSED WELL #1

210' SOUTH AND 1730' WEST OF THE EAST 1/4 CORNER OF SECTION 11.

PROPOSED WELL #2

550' SOUTH AND 1190' WEST OF THE EAST 1/4 CORNER OF SECTION 11.

NOTE:

THIS MAP IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATION OF PROPERTY OWNERSHIP. INFORMATION ON THIS MAP IS COMPILED FROM 2017 LINN COUNTY GIS DATA AND AERIAL PHOTOGRAPHY.

Date: 5/4/2017 Time: 14:00
Scale: 1=400(P5)
File: dwg\2017\17-73\17-73-wr.dwg (lan)



K & D ENGINEERING, Inc.
278 N.W. Hickory Street P.O. Box 725
Albany, Oregon 97321
(541) 928-2583

SHEET 1 OF 1

G-18508



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LIST PACK

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LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0308748**

Tax Lot: **14S02W1101500**

Owner: Demes, Helen

CoOwner:

Site: 37494 Sunset Dr

Brownsville OR 97327

Mail: 37494 Sunset Dr

Brownsville OR 97327

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: CMOB - Mobile Home Parks, Trail

Legal:

TwN/Rng/Sec: T:14S R:02W S:11 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$610,240.00**

Market Land: **\$242,800.00**

Market Impr: **\$367,440.00**

Assessment Year: **2020**

Assessed Total: **\$268,345.00**

Exemption:

Taxes: **\$3,927.72**

Levy Code: 05525

Levy Rate: 14.6369

PROPERTY CHARACTERISTICS

Year Built: 1900

Eff Year Built:

Bedrooms: 2

Bathrooms: 2

of Stories: 1

Total SqFt: 1,820 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 10.00 Acres (435,600 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 55 - Sweet Home

Census: 3010 - 030500

Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/21/2017

Sale Amount: \$399,500.00

Document #: 4978

Deed Type: Deed

Loan Amount: \$371,415.00

Lender: NATIONS LNDG CORP

Loan Type: VA

Interest Type:

Title Co: TICOR TITLE

LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

April 26, 2021 9:28:16 am

Account # 308748
 Map # 14S02W1100 01500
 Code - Tax # 05525-308748

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name DEMES HELEN

Deed Reference # 2017-4978

Agent

Sales Date/Price 03-21-2017 / \$399,500.00

In Care Of

Appraiser GARTON, JOSHUA

Mailing Address 37494 SUNSET DR
 BROWNSVILLE, OR 97327

Prop Class 559 MA SA NH Unit
 RMV Class 409 06 00 002 29211-1

Situs Address(s)	Situs City
ID# 1 37520 SUNSET DR	BROWNSVILLE
ID# 37494 SUNSET DR	BROWNSVILLE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
05525 Land	246,000			Land	0
Impr.	301,404			Impr.	0
Code Area Total	547,404	247,830	275,775		0
Grand Total	547,404	247,830	275,775		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	Trended RMV
05525	4	<input checked="" type="checkbox"/>			Farm Site	100 A	2.00		35,200
05525	1	<input checked="" type="checkbox"/>			Farm Use Zoned	100 A	8.00	2	140,800
05525					S.A. OSD	100			35,000
05525					S.A. OSD	100			35,000
Grand Total							10.00		246,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
05525	604	2018	314	COMMERCIAL GREENHOUS	100	2,400		0
05525	103	0	110	Residential Other Improvements	100	0		475
05525	601	1992	110	Residential Other Improvements	100	0		8,190
05525	603	1992	317	GP BUILDING	100	544		4,430
05525	100	1900	128	RES One story with attic	100	1,793		62,690
05525	101	0	120	Res Other Improvement Cls 2	100	0		14,560
05525	102	0	318	GP SHED	100	168		509
05525	501	0	327	LOFT BARN	100	1,536		6,940
05525	502	0	317	GP BUILDING	100	1,608		4,830
05525	600	1992	473	MS Triple wide	100	1,820	E - 920047	160,240
05525	602	1992	317	GP BUILDING	100	2,880		38,540
Grand Total						12,749		301,404

Code Area	Type	Exemptions/Special Assessments/Potential Liability			
NOTATION(S):					
	■ POT'L ADD'L TAX LIABILITY ADDED 2009	Amount	0.00	Tax	0.00

Account # 308748

Appr Maint: 2021 - MAINTENANCE (OUTBUILDING - NEW CONSTRUCTION)

Comments: EV05-139:ANX TO SWEET HM FIRE/AMBULANCE DIST BY ORD 2003-264(MF1448-758), DOR REC 7/14/03-DOR APP 7/31/03.WORK FOR 2005,SEE SWEET HM FIRE/ AMBULANCE DISTRICT ANNEX FILE,CODE FROM 55-05 TO 55-25,SEE X NOTE DUS6/05
MX93: SEE FOR ACCESSORY IMPROVEMENTS. MH SITED 4/92.6/92 JLS.
MX92: ADDED HARDSHIP MH (\$80,680). NO VALUE CHANGE TO RP ACCT.JLS.
2005MX:MH809925 & OTHER IMPS ON THAT ACCT FROM THAT ACCT TO RP(MH EXEMPT FROM TITLING)THIS ACCT,EARLIER JV ENTRY CHANGED OVERALL CODE,SEE X NOTE DUS6/30/05
MAV CODE 57 UPDATES SA OSD. 7/09 NH
2017 Farm building clean up: tabled outbuildings. 4/24/2017-JG
2018MX; Interior inspection with owner, Green Houses are complete and need to be added for 19'. They do have cooling, but not heating. Old residence is in poor condition and the owners are determining if they should demo or remodel it. New GPB planned to be built near the greenhouses in the future. 6/20/2018-JG
2018: Adding 2nd SA HS & SA OSD, 2 sites here per planning - MH is not a hardship. MP 8/18
19MX: No change for 19'. Check in 20'. 12/28/2018-JG
20MX: No start on GPB's Flag out. 1/8/2020-JG
2020: 410 stat class clean up project. Chg to "110" RMV only 4/20 JMc
21' MX: No Change, and plans for GPB's no longer on ledger. 12/20-JG-

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

26-Apr-2021

DEMES HELEN
37494 SUNSET DR
BROWNSVILLE OR 97327

Tax Account #	308748	Lender Name	CLG - Loancare Servicing Center, Inc
Account Status	A	Loan Number	
Roll Type	Real	Property ID	05525
Situs Address	37520 SUNSET DR BROWNSVILLE OR 97327-9743	Interest To	May 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,927.72	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,833.99	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,752.11	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,490.68	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,917.13	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,589.84	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,560.27	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,186.70	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,089.98	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,941.96	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,757.13	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,607.15	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,593.22	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,549.62	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,230.86	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,271.33	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$741.33	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$715.22	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$733.20	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$719.40	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$560.60	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$552.58	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$481.53	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$588.90	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$564.81	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$529.17	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$556.89	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$638.43	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$779.42	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$850.59	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$56,311.76	

After recording
return to Ticor Title

471817059080

RECORDING REQUESTED BY:



52 E Airport Rd
Lebanon, OR 97355

GRANTOR'S NAME:

Joyce N. Atchison, as Trustee of the Joyce N. Atchison Trust dated
May 4, 2011

GRANTEE'S NAME:

Helen Demes

AFTER RECORDING RETURN TO:

Order No.: 471817059080-DH
Helen Demes
37494 Sunset Drive
Brownsville, OR 97327

SEND TAX STATEMENTS TO:

Helen Demes
37494 Sunset Drive
Brownsville, OR 97327

APN: 308748
Map: 14-2W-11/1500
37494 Sunset Drive, Brownsville, OR 97327

LINN COUNTY, OREGON	2017-04978
D-WD	
Stn=0 K. PETERSON	03/21/2017 11:46:00 AM
\$10.00 \$11.00 \$10.00 \$20.00 \$19.00	\$70.00
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Steve Druckenmiller - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joyce N. Atchison, as Trustee of the Joyce N. Atchison Trust dated May 4, 2011, Grantor, conveys and warrants to Helen Demes, a single woman, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Beginning at a point on the North line of and North 89°56' East, 2564.51 feet from the Northwest corner of the Josiah Osbron Donation Land Claim No. 53, in Section 11, Township 14 South, Range 2 West, of the Willamette Meridian, in the County of Linn and State of Oregon; running thence South 0°53'25" East, 370.50 feet to a 1/2 inch iron rod; running thence South 89°27'15" East, 445.43 feet to a 1/2 inch rod set at the corner of a fence; running thence South 0°14'40" East, 1259.98 set in the fence; thence Northeast 108.86, more or less, to the East line of that of land described in deed conveyed to Raymond L. Wimer and Naomi R. Wimer, recorded April 21, 1944, as Recorder's Fee No. 23351; running thence North 0°04' East, 1461.81 feet along the existing fence line to a 1/2 inch rod set on the Southerly right-of-way of State Highway No. 228; running thence Northwesterly along said Southerly right-of-way, a distance of 267.03 feet to a point in the center of County Road No. 771; running thence South 89°56' West along the center of said county road, a distance of 432.60 feet to the place of beginning.

EXCEPTION THEREFROM any portion lying Northeasterly of State Hwy 228.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED NINETY-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$399,500.00). (See ORS 93.030).

Subject to:

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 3/21/2017

The Joyce N. Atchison Trust dated May 4, 2011

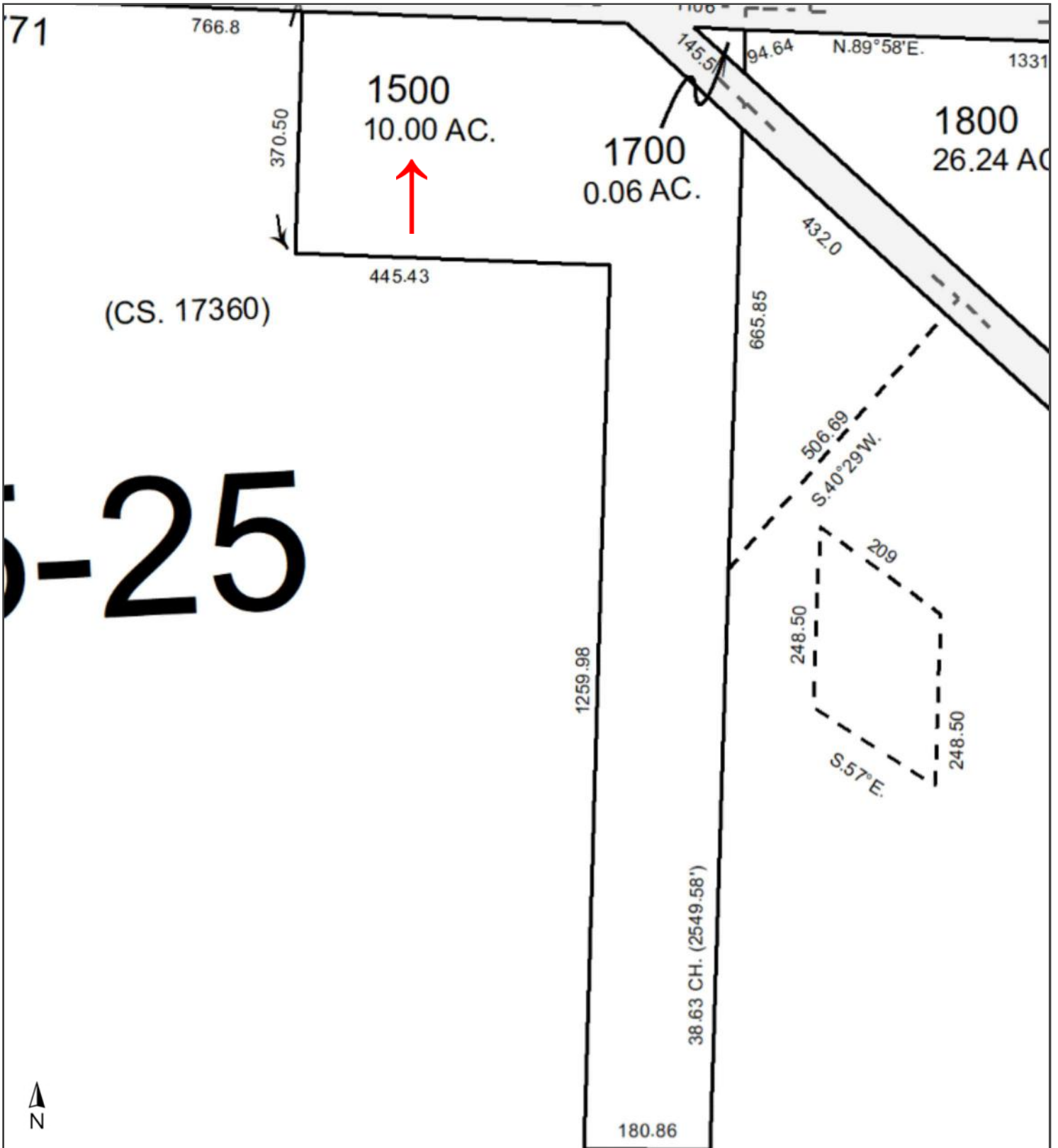
Joyce N. Atchison
Joyce N. Atchison, Trustee

State of OREGON
County of LINN

This instrument was acknowledged before me on March 21, 2017 by Joyce N. Atchison, as Trustee of the
Joyce N. Atchison Trust dated May 4, 2011

Donna A. Harrison
Notary Public - State of Oregon
My Commission Expires: 3/21/20





Fidelity National Title

ParcelID: 0308748

37494 Sunset Dr

Brownsville, OR 97327

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.



