

28766 HWY 36

JUNCTION CITY, OR



PROPERTY SYNOPSIS

LOCATION

LOCATED OFF HIGHWAY 99W, JUST SOUTH OF JUNCTION CITY, NEAR EUGENE. APPROX 15 MILES WEST OF INTERSTATE 5, IN THE MIDPOINT OF THE WILLAMETTE VALLEY.

PROPERTY DETAILS

- **TOTAL ACREAGE: 126.87 ACRES**
- **PARCEL: ONE PARCEL | 0047983**
- **WATER RIGHTS: 126.80 ACRES OF NON-CANCELLED WATER RIGHTS COVERING ALL TILLABLE FARMLAND, WITH A PRIORITY DATE OF 3/23/1977.**
- **POD: ONSITE IRRIGATION WELL (NO POWER OR PUMP)**
- **LEASED LAND: APPROXIMATELY 120 ACRES LEASED OUT FOR GRASS SEED AT \$125 PER ACRE UNTIL END OF CROP YEAR (APPROX. AUGUST 31, 2024).**
- **ZONING: EXCLUSIVE FARM USE (E40)**
- **SOIL TYPES: MALABON, COBURG, AND AWBRIG SILTY SOILS.**
- **ACCESS: FROM BOTH HIGHWAY 35 AND PITNEY LANE, CLOSE PROXIMITY TO HIGHWAY 99 AND APPROX 7 MILES TO INTERSTATE 5.**
- **TOPOGRAPHY AND ELEVATION: LEVEL TO VERY GENTLE SLOPE, ELEVATION RANGES FROM 330' TO 340'.**

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



**Oregon
Farm & Home**
★ BROKERS ★

PROPERTY SYNOPSIS

HOME

- **SQFT: 2000 SQFT CRAFTSMAN HOME**
- **BED/BATH: 5 BEDROOMS, 3 BATHROOMS**
- **YEAR BUILT: 1915**
- **HEATING: PELLETT STOVE IN LIVING ROOM, WOOD STOVE IN KITCHEN (CERTIFICATION UNKNOWN).**
- **ROOF: APPROXIMATELY 15 YEARS OLD.**
- **RECENT IMPROVEMENTS: UPDATED PEX PLUMBING, 2 MINI SPLITS, LIGHTING, PAINT.**

OUTBUILDINGS

- **DETACHED GARAGE/WORKSHOP: APPROXIMATELY 415 SQFT WITH CONCRETE FLOORS LOCATED BEHIND THE HOME.**
- **PUMP HOUSE**

UTILITIES

- **SEPTIC: LOCATED TO THE RIGHT OF THE HOME, BLACK BARREL, LAST PUMPED IN 2020.**
- **WELL: PUMP BEHIND HOME, UV SYSTEM INSTALLED IN 2021.**
- **IRRIGATION WELL: LOCATED IN THE FIELD, 8-INCH WELL, STATIC WATER AT 6 FEET, NO POWER OR PUMP AT THE WELL**



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PROPERTY SYNOPSIS

SELLER PREFERRED TERMS/ OFFER DETAILS

- USE OREF FORMS.
- 2 BUSINESS DAYS FOR SELLER'S RESPONSE TIME.
- SELLER IS A TRUST (INFORMATION LIMITED).
- SELLER'S NAME: ELVAN & BARBARA PITNEY LIVING TRUST AND THE ELVAN PITNEY FAMILY TRUST.

PERSONAL PROPERTY

- RANGE





29766

29766



MAPS

PROVIDED BY LAND.COM

*SCAN HERE FOR
INTERACTIVE MAP*



INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





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SPITNEY LN

PRAIRIE RD

36

36

99

99

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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0047983**

Tax Lot: **1604070001100**

Owner: Elvan & Barbara Pitney Living Trust

CoOwner: Elvan Pitney Family Trust

Site: 28766 Hwy 36

Junction City OR 97448

Mail: 4541 Harlan Dr NE

Salem OR 97305

Zoning: County-E40 - Exclusive Farm Use (40 Acre Minimum)

Std Land Use: AFAR - Farms And Crops

Legal: Map Lot: 1604070001100, TRS: T16 R04 S07 Q00, Lot: TL 01100

Twn/Rng/Sec: T:16S R:04W S:07 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,057,823.00**

Market Land: **\$705,557.00**

Market Impr: **\$352,266.00**

Assessment Year: **2023**

Assessed Total: **\$267,605.00**

Exemption:

Taxes: **\$2,978.66**

Levy Code: 06928

Levy Rate: 11.1308

PROPERTY CHARACTERISTICS

Year Built: 1915

Eff Year Built: 1967

Bedrooms: 5

Bathrooms: 3

of Stories: 1

Total SqFt: 2,000 SqFt

Floor 1 SqFt: 1,312 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 126.87 Acres (5,526,457 SqFt)

Garage SqFt: 416 SqFt

Garage Type: Detached

AC:

Pool:

Heat Source: Forced hot air

Fireplace: 2

Bldg Condition:

Neighborhood: 694500

Lot: TL 01100

Block:

Plat/Subdiv:

School Dist: 69 - Junction City

Census: 3025 - 000402

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/01/2018

Sale Amount:

Document #: 25145

Deed Type: Deed

Loan

Amount:

Lender:

Loan Type:

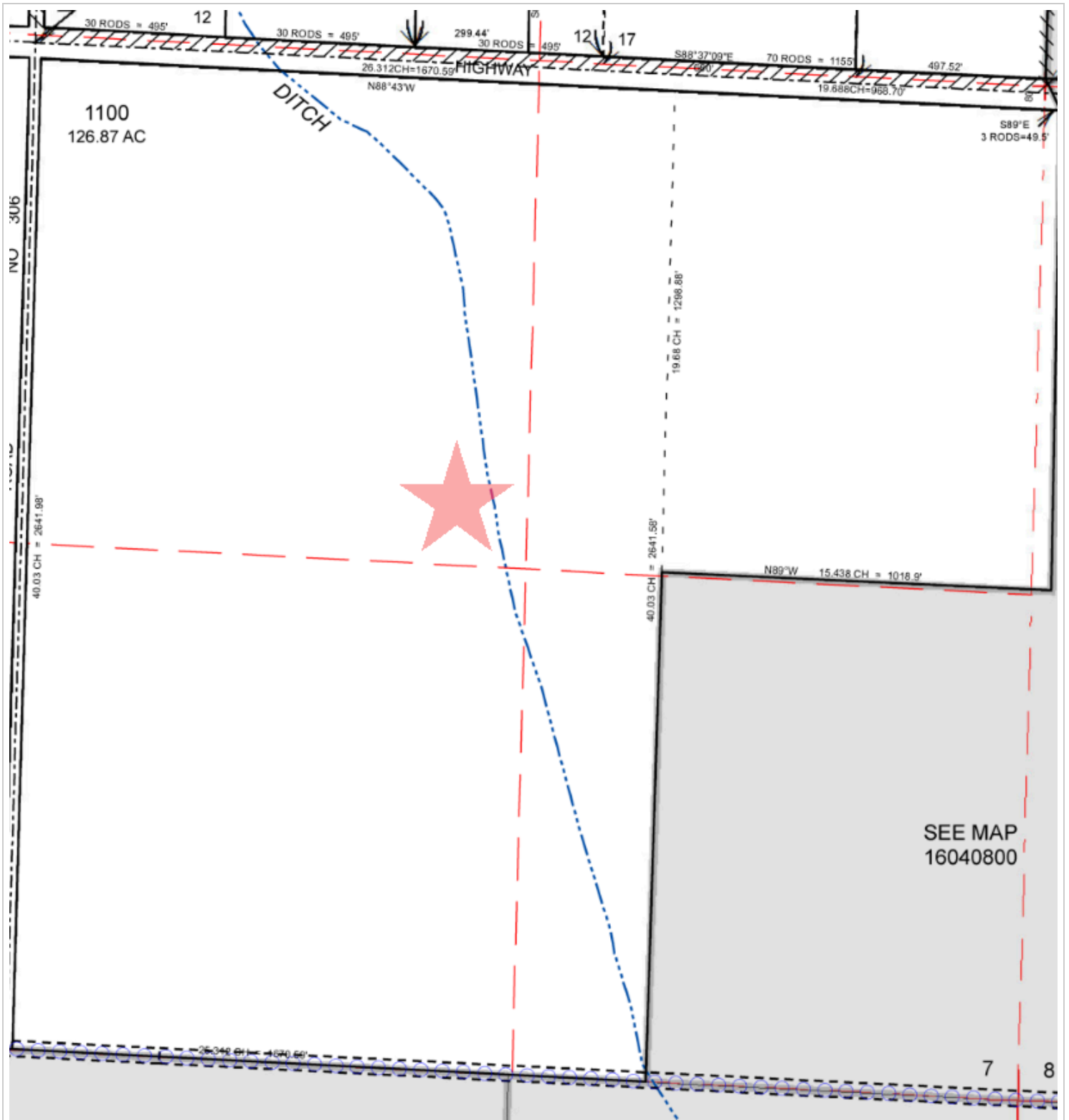
Interest

Type:

Title Co: ATTORNEY ONLY

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.

Assessor Map



Fidelity National Title

Parcel ID: 0047983

Site Address: 28766 Hwy 36

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Full Assessor Map

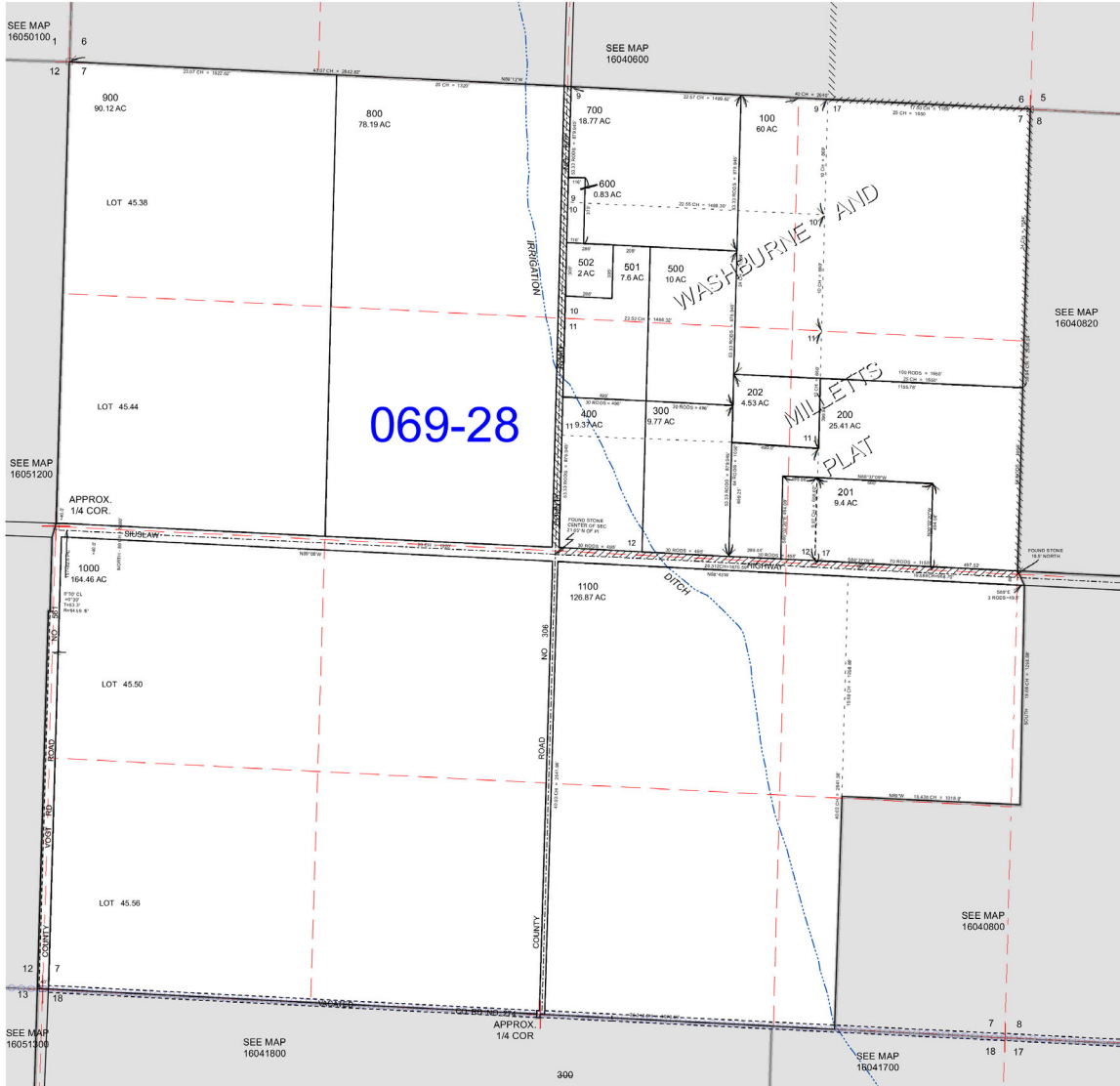
FOR ASSESSMENT AND TAXATION ONLY

SECTION 7 T.16S. R.4W. W.M.
Lane County
1" = 400'

16040700

LCATJXG - 2013-09-11 15:30

CANCELLED



16040700

REVISIONS
 08/20/2008 - LCAT142 - CONVERT MAP TO GIS
 08/20/2008 - LCAT142 - DIV 16, 201, 0.5, 200
 01/14/2009 - LCAT155 - LIA BETWEEN 200 & 201
 11/07/2011 - LCAT155 - NTL BRIDGEWAY OUT OF 200
 08/16/2016 - LCAT155 - NTL OUT OF 200



Fidelity National Title

Parcel ID: 0047983

Site Address: 28766 Hwy 36

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Aerial Map

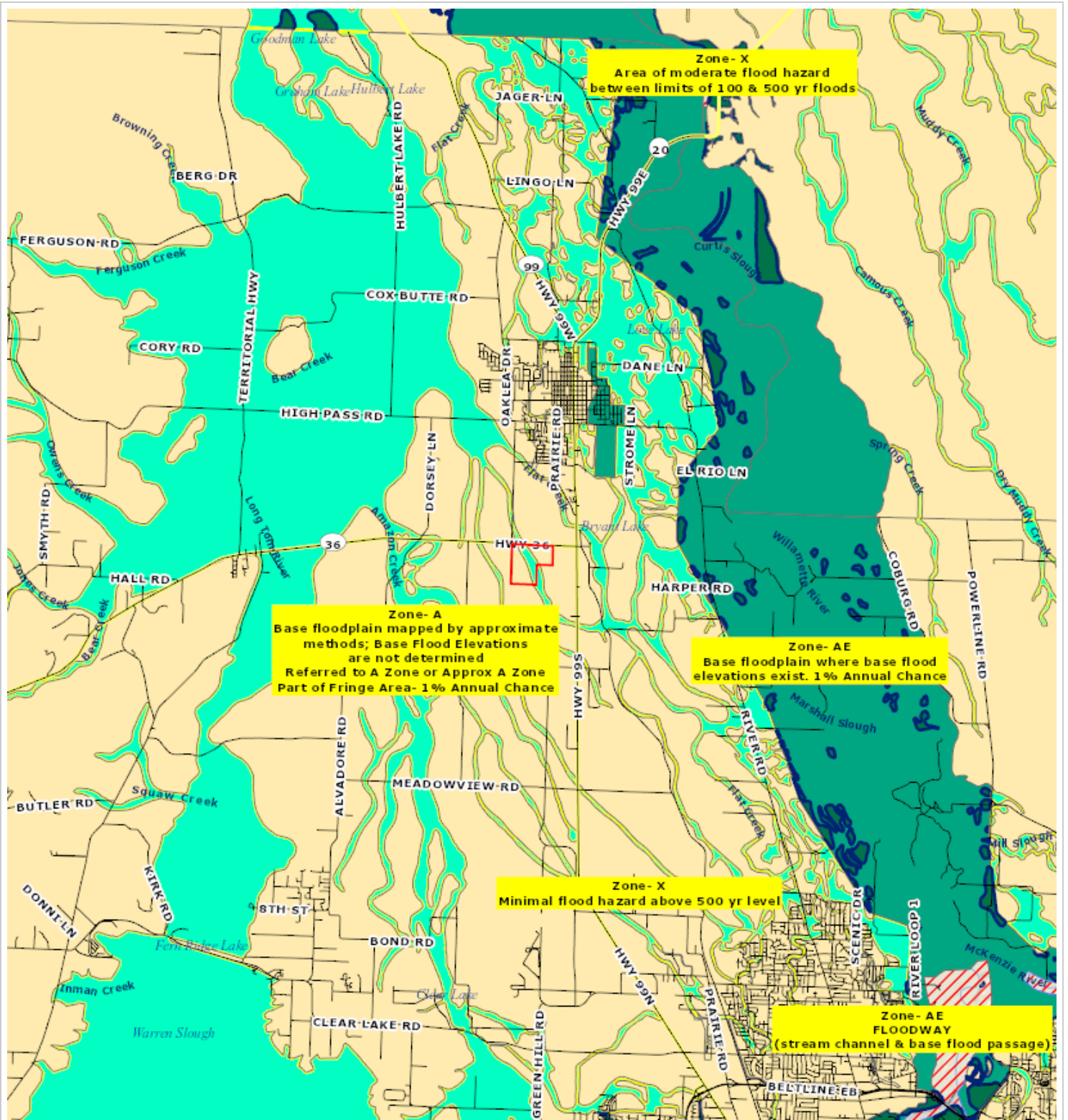


Fidelity National Title

Parcel ID: 0047983

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Flood Map



Fidelity National Title

Parcel ID: 0047983

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Detailed Property Report

Site Address 28766 Hwy 36 Junction City, OR 97448-9710
Map & Taxlot# 16-04-07-00-01100
SIC N/A
Tax Account# 0047983

Property Owner 1
 Elvan & Barbara Pitney Living Trust
 4541 Harlan Dr NE
 Salem, OR 97305

See [Owner/Taxpayer section](#) for additional owners

Tax account acreage 126.87
 Mapped taxlot acreage[†] 127.42

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

Map & Taxlot # 16-04-07-00-01100



Business Information

Improvements

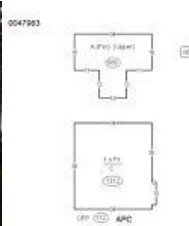
Dwelling 1 / Building Type » Class 3 dwelling

Assessor Photo



[Click to enlarge photo](#)

Assessor Sketch



Inspection Date	11/13/2007	Bedrooms	5	Roof Style	Gable
Building Class	3+	Full Bath(s)	3	Roof Cover	Comp shingle medium
Year Built	1915	Half Bath(s)	0	Masonry Fireplace(s)	Yes
Effective Year Built	1967	Depreciation	25%	Percent Complete as of Jan 1 st	100 %
				Heat	Forced hot air

Floor Characteristics

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
1st Floor	1312	1312	Wood siding
Attic	688	688	Wood siding
Total Sq Ft	2000	2000	

Other Square Footage

Detached Garage	416	Attached Garage	N/A
Basement Garage	N/A	Carpport	N/A
Paved Patio	N/A	Paved Driveway	900

Site Address Information

28766 Hwy 36
 Junction City, OR 97448-9710

House #	28766	Suffix	N/A	Pre-directional	N/A
Street Name	Hwy 36	Street Type	N/A	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	9710				

Land Use 1111 Single Family Housing
 USPS Carrier Route N/A

General Taxlot Characteristics

■ Geographic Coordinates

X 4208450 Y 932345 (State Plane X,Y)
Latitude 44.1930 **Longitude** -123.2180

■ Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E40 Exclusive Farm Use (40 acre minimum)
Overlay AS Airport Safety Combining Zone

■ Land Use

General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	127.42
Approx Taxlot Sq Footage	5,550,415
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	Average
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider Junction City Rural Fire Protection District
 Ambulance Provider Lane Fire Authority
 Ambulance District NC
 Ambulance Service Area Northwest/Central
 LTD Service Area? Yes
 LTD Ride Source? Yes

Environmental Data

FEMA Flood Hazard Zone

Code Description

X Areas determined to be outside of 500-year flood.
 A Areas of 100-year flood, no base flood elevations determined.

FIRM Map Number 41039C0604F
 Community Number 039C
 Post-FIRM Date data not available
 Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
2212A	Awbrig Silty Clay Loam, 0 to 2 Percent Slopes	44%	4	91
31	Coburg Silty Clay Loam	38%	2	4
75	Malabon Silty Clay Loam	12%	1	0
2205A	Conser Silty Clay Loam, 0 to 3 Percent Slopes	5%	3	93
118	Salem Gravelly Silt Loam	0%	2	0

Schools

	Code	Name
School District	69	Junction City
Elementary School	1297	Territorial
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	717	State Representative District	14	Emerald PUD Board Zone	4
City Council Ward	N/A	State Representative	Julie Fahey	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	7	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	James I. Manning Jr.	Soil Water Cons. Dist/Zone	Upper Willamette / 2
County Commissioner	Ryan Ceniga			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	1				
Lane ESD Board Zone	4				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens
Building Permits
Land Use Applications
Petitions
Tax Statements & Tax Receipts

Account#: 0047983

View tax statement(s) for:

[2023](#)
[2022](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
10/23/2023	\$2,889.30	\$2,889.30	\$89.36	\$0.00	\$2,978.66
11/04/2022	\$2,762.29	\$2,762.29	\$85.43	\$0.00	\$2,847.72
11/01/2021	\$2,720.89	\$2,720.89	\$84.15	\$0.00	\$2,805.04
10/29/2020	\$2,629.82	\$2,629.82	\$81.33	\$0.00	\$2,711.15
11/14/2019	\$2,528.63	\$2,528.63	\$78.21	\$0.00	\$2,606.84

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

No.	Owner	Address	City/State/Zip
1	Elvan & Barbara Pitney Living Trust	4541 Harlan Dr NE	Salem, OR 97305
2	Elvan Pitney Family Trust	4541 Harlan Dr NE	Salem, OR 97305

Taxpayer

Party Name	Address	City/State/Zip
Elvan & Barbara Pitney Living Trust	4541 Harlan Dr NE	Salem, OR 97305

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status none
 Remarks Potential Additional Tax
 Special Assessment Program Zoned Farm

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 126.87
 Fire Acres N/A
 Property Class 551 - Farm, efu, improved
 Statistical Class 130 - Class 3 single family dwelling
 Neighborhood 694500 - Junction City Typical Rural
 Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 01100	Recording Number	N/A

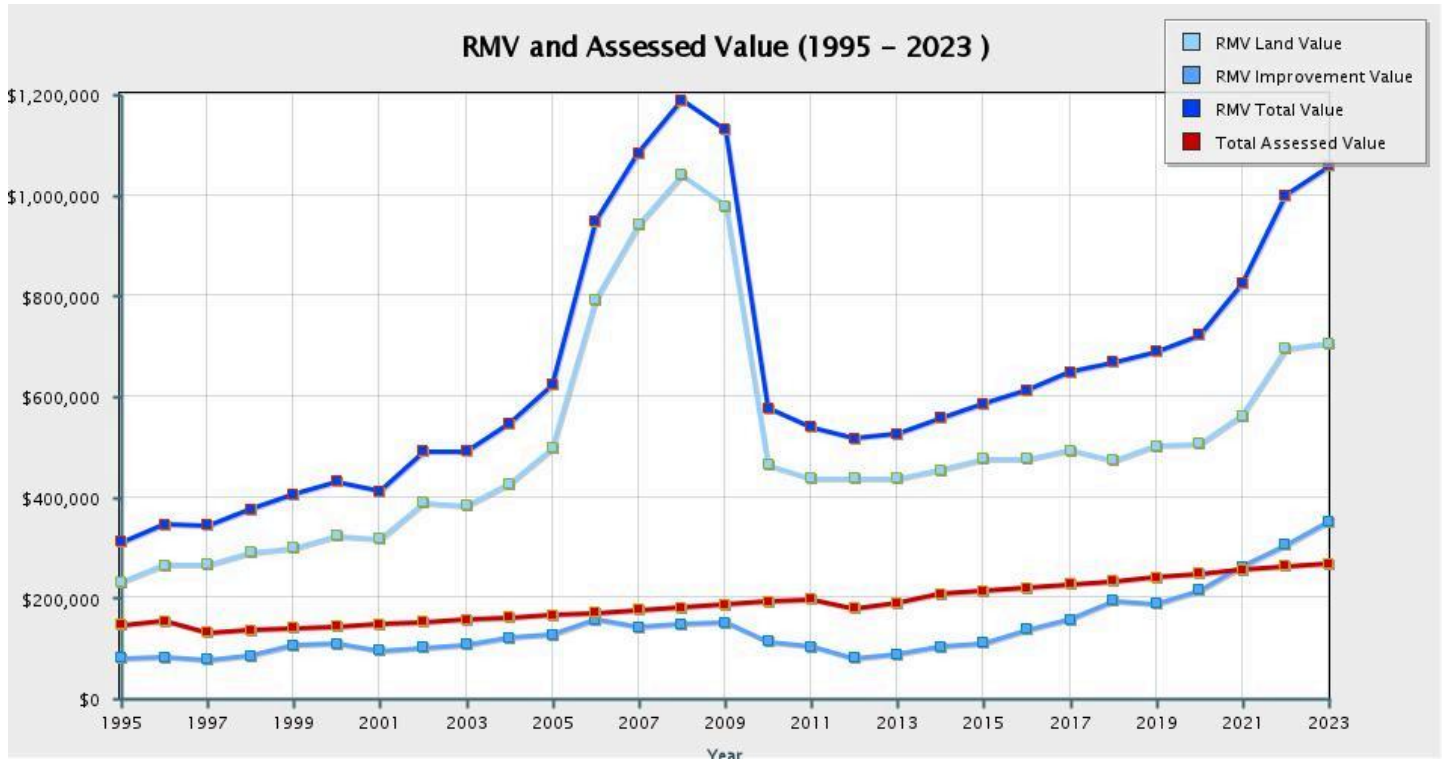
Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2023	\$705,557	\$352,266	\$1,057,823	\$267,605	\$2,978.66
2022	\$694,714	\$305,002	\$999,716	\$263,130	\$2,847.72
2021	\$561,963	\$262,293	\$824,256	\$255,466	\$2,805.04

2020	\$506,743	\$215,022	\$721,765	\$248,026	\$2,711.15
2019	\$501,142	\$188,436	\$689,578	\$240,803	\$2,606.84
2018	\$473,480	\$194,244	\$667,724	\$233,789	\$2,532.15
2017	\$492,163	\$156,564	\$648,727	\$226,980	\$2,434.95
2016	\$475,559	\$137,390	\$612,949	\$220,371	\$2,369.12
2015	\$475,559	\$109,888	\$585,447	\$213,951	\$1,983.20
2014	\$453,580	\$103,027	\$556,607	\$207,719	\$2,006.98
2013	\$437,000	\$88,294	\$525,294	\$190,400	\$1,853.97
2012	\$437,000	\$80,079	\$517,079	\$179,804	\$1,676.30
2011	\$437,000	\$102,524	\$539,524	\$197,759	\$1,735.37
2010	\$464,510	\$112,530	\$577,040	\$192,002	\$1,681.73
2009	\$979,374	\$151,130	\$1,130,504	\$186,406	\$1,638.83
2008	\$1,040,442	\$148,370	\$1,188,812	\$180,977	\$1,595.75
2007	\$941,061	\$141,980	\$1,083,041	\$175,706	\$1,578.75
2006	\$792,930	\$156,360	\$949,290	\$170,589	\$1,529.28
2005	\$496,779	\$127,010	\$623,789	\$165,516	\$1,494.73
2004	\$426,140	\$120,630	\$546,770	\$160,915	\$1,348.47
2003	\$383,788	\$106,750	\$490,538	\$157,070	\$1,575.11
2002	\$389,439	\$101,650	\$491,089	\$152,497	\$1,509.10
2001	\$316,986	\$94,530	\$411,516	\$148,055	\$1,470.30
2000	\$322,802	\$108,660	\$431,462	\$143,743	\$1,426.49
1999	\$299,540	\$105,490	\$405,030	\$139,553	\$1,384.46
1998	\$290,820	\$84,390	\$375,210	\$135,543	\$1,359.74
1997	\$266,810	\$77,420	\$344,230	\$131,595	\$1,343.85
1996	\$264,170	\$81,490	\$345,660	\$153,450	\$1,427.79
1995	\$231,730	\$79,890	\$311,620	\$146,220	\$1,373.51



Current Year Assessed Value \$267,605
Less Exemption Amount * N/A
Taxable Value **\$267,605**

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts







Tax Code Area (Levy Code) for current tax year 06928

Taxing Districts for TCA 06928

- Emerald Peoples Utility District
- Junction City Rural Fire Protection Dist
- Junction City School District 69
- Junction City Water Control District
- Lane Community College
- Lane County
- Lane Education Service District
- Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
12/10/2023	\$0	2024-2847		data not available	No	Pitney Barbara June	Elvan & Barbara Pitney Living Trust
02/20/2018	\$0	2018-25145		8	No	Elvan & Barbara Pitney Living Trust	Elvan & Barbara Pitney Living Trust
01/25/2018	\$0	2018-25144		8	No	Pitney Elvan McClure	Elvan & Barbara Pitney Living Trust
07/25/2016	\$0	2018-21641		2	No	Norris Alice Pitney & Kelley Helen P	Elvan & Barbara Pitney Living Trust
07/14/2016	\$0	2016-37617		2	No	Elvan & Barbara Pitney Living Trust	Elvan & Barbara Pitney Living Trust
01/30/2000	\$0	2000-6763		6	No	Pitney Elvan M	Elvan & Barbara Pitney Living Trust

Log Off

SEND TAX STATEMENTS TO:
Barbara Pitney and Daniel S. Pitney, Trustees
4541 Harlan Dr NE, Salem, OR 97305
AFTER RECORDING, RETURN TO:
Evans Batlan Getchell LLC, Attorneys at Law
969 - 13th Street SE
Salem, OR 97302

Lane County Clerk
Lane County Deeds and Records

2018-025145



\$52.00

01723307201800251450020027

06/01/2018 10:15:49 AM

RPR-DEED Cnt=1 Stn=41 CASHIER 04
\$10.00 \$11.00 \$21.00 \$10.00

The true and actual consideration for this transfer is nonmonetary.

WARRANTY DEED

BARBARA PITNEY, Surviving Trustee, under the ELVAN AND BARBARA PITNEY LIVING TRUST,
dated January 20, 2000, and any amendments thereto, Grantor

Conveys and warrants to

BARBARA PITNEY and DANIEL S. PITNEY, Trustees of the
ELVAN AND BARBARA PITNEY LIVING TRUST dated January 20, 2000, as to an undivided one-half interest; and
BARBARA PITNEY and DANIEL S. PITNEY, Trustees of the
ELVAN PITNEY FAMILY TRUST under agreement dated January 20, 2000, as to an undivided one-half interest, as tenants in
common, Grantees

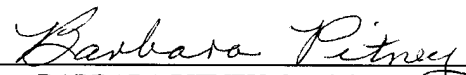
All the following described real property situated in Lane County, State of Oregon, and more specifically described as on Exhibit "A" attached hereto and made a part hereof, free from encumbrances except those of record. The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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.

Dated: February 20, 2018

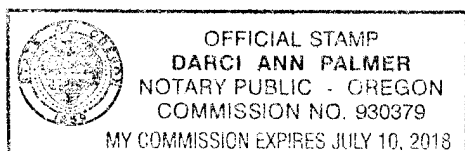
Grantor

ELVAN AND BARBARA PITNEY LIVING TRUST dated January 20, 2000


By: BARBARA PITNEY, Surviving Trustee

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on February 20, 2018, BARBARA PITNEY, Surviving Trustee and acknowledged the foregoing instrument to be her voluntary act.



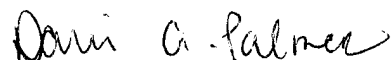

Notary Public for Oregon
My Commission Expires on: July 10, 2018

EXHIBIT "A"
(Legal Description)

28766 Highway 36, Junction City, OR 97448-9710; Tax Acct No. 0047983

BEGINNING AT THE ONE-FOURTH SECTION CORNER BETWEEN SECTIONS 7 AND 18 IN TOWNSHIP 16 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN LANE COUNTY, OREGON AND RUNNING THENCE NORTH 40.03 CHAINS; THENCE SOUTH 89° 12' EAST 25.312 CHAINS; THENCE SOUTH 40.03 CHAINS TO THE SECTION LINE; THENCE SOUTH 89° 12' WEST 25.312 CHAINS ALONG SAID SECTION LINE TO THE PLACE OF BEGINNING, IN LANE COUNTY, STATE OF OREGON.

ALSO BEGINNING AT THE QUARTER SECTION CORNER ON THE LINE BETWEEN SECTIONS 7 AND 8, TOWNSHIP 16 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89° EAST 3 RODS; THENCE SOUTH 19.68 CHAINS, THENCE NORTH 89° WEST 15.44 CHAINS, MORE OR LESS, TO THE EAST LIEN OF THE PROPERTY CONVEYED TO CLARENCE A. PITNEY AND ELLEN V. PITNEY BY DEED RECORDED JANUARY 08, 1921 IN BOOK 130, PAGE 459, LANE COUNTY OREGON DEED RECORDS, THENCE NORTH ALONG THE EAST LINE OF SAID PROPERTY 19.68 CHAINS, THENCE SOUTH 89° EAST 14.69, CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON.

EXCEPTING THEREFROM THE TRACT CONVEYED TO LANE COUNTY BY DEED RECORDED JULY 22, 1932 IN BOOK 174, PAGE 569, LANE COUNTY, OREGON DEED RECORDS.

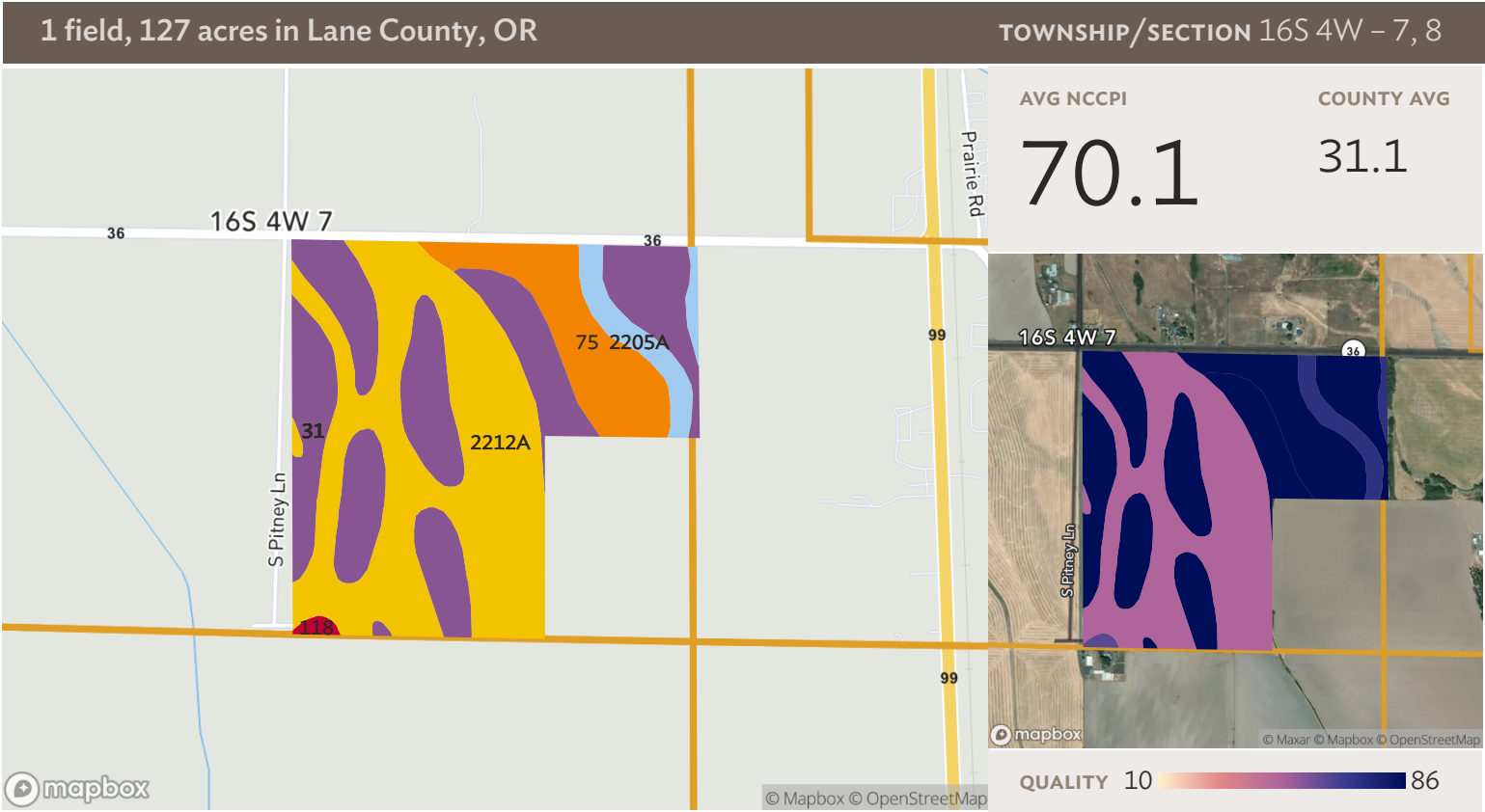
NOTE: This legal description was created prior to January 1, 2008.

SOIL REPORT

PROVIDED BY ACREVALUE

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.





Source: NRCS Soil Survey

All fields

127 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2212A	Awbrig silty clay loam, 0 to 2 percent slopes	55.89	43.9%	4	47.2
31	Coburg silty clay loam	48.81	38.3%	2	89.3
75	Malabon silty clay loam	15.87	12.5%	1	91.4
2205A	Conser silty clay loam, 0 to 3 percent slopes	6.10	4.8%	3	71.7
118	Salem gravelly silt loam	0.63	0.5%	2	61.7
					70.1
					127.30

WATER RIGHTS

PROVIDED BY OWRD

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



STATE OF OREGON

COUNTY OF

LANE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That JAMES B. PITNEY

of 93256 Pitney Lane, Junction City, State of Oregon 97448, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of a well

a tributary of Long Tom River for the purpose of irrigation of 126.8 acres

under Permit No. G-7729 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 March 23, 1977

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 0.82 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 7, T16S, R4W, WM; 1,450 feet North and 940 feet West from SE Corner, Section 7

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.

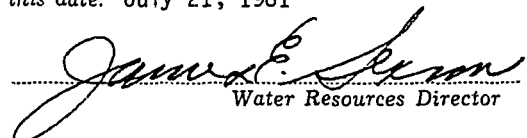
A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

38.4 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
 36.6 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
 39.1 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
 11.1 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 7
 1.6 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 8
 Township 16 South, Range 4 West, WM

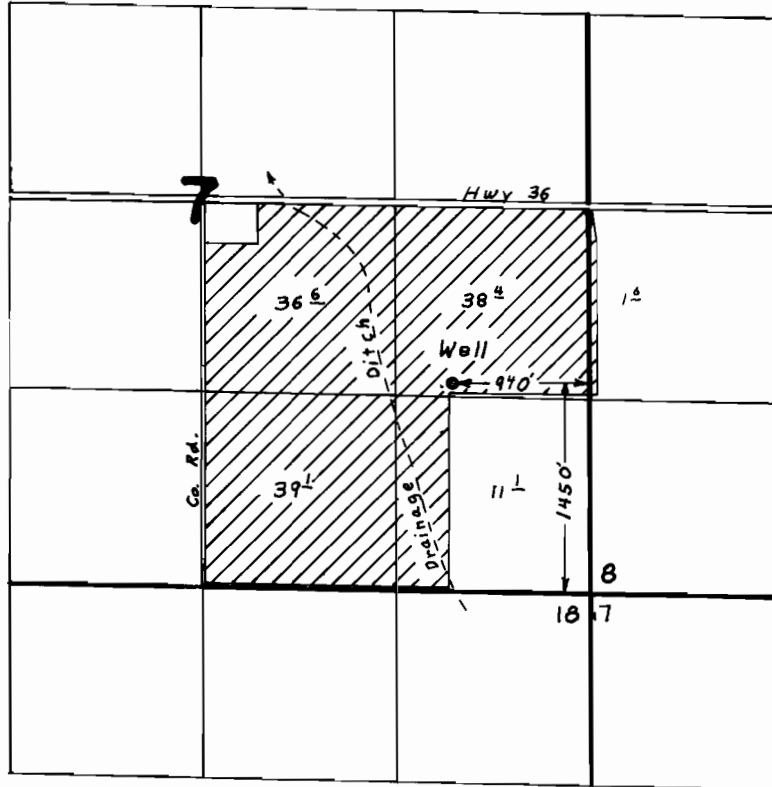
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date. July 21, 1981


 Water Resources Director

T.16S. R.4W., W.M.



FINAL PROOF SURVEY UNDER

Application No. G-7946 Permit No. G-7729
IN NAME OF

JAMES B. PITNEY

Surveyed APR. 26. 1978., by J. S. DONALDSON

RECEIVED
MAR 20 1977
WATER RESOURCES DEPT
SALEM, OREGON

Permit No. G- 7729

APPLICATION FOR A PERMIT

To Appropriate the Ground Waters of the State of Oregon

I, James B. Pitney (Name of applicant)
of 93256 Pitney Lane, Junction City, county of Lane
(Postoffice Address)
state of Oregon 97448, do hereby make application for a permit to appropriate the following described ground waters of the state of Oregon, SUBJECT TO EXISTING RIGHTS:

If the applicant is a corporation, give date and place of incorporation

1. Give name of nearest stream to which the well, tunnel or other source of water development is situated Long Tom River (Name of stream)
tributary of Willamette

2. The amount of water which the applicant intends to apply to beneficial use is cubic feet per second or 370 gallons per minute.

3. The use to which the water is to be applied is irrigation

4. The well or other source is located 370 ft. N. (N. or S.) and 950 ft. W. (E. or W.) from the SE corner of Section 7 (Section or subdivision)

(If preferable, give distance and bearing to section corner)

(If there is more than one well, each must be described. Use separate sheet if necessary)
being within the NE 1/4 / SE 1/4 of Sec. 7, Twp. 16 S., R. 4 W. W. M., in the county of Lane

5. The (Canal or pipe line) to be miles in length, terminating in the of Sec., Twp., R., W. M., the proposed location being shown throughout on the accompanying map.

6. The name of the well or other works is

DESCRIPTION OF WORKS

7. If the flow to be utilized is artesian, the works to be used for the control and conservation of the supply when not in use must be described.

8. The development will consist of 1 well (Give number of wells, tunnels, etc.) having a diameter of 8 inches and an estimated depth of 139 feet. It is estimated that 139 feet of the well will require .250 (Kind) casing. Depth to water table is estimated 20 (Feet)

CANAL SYSTEM OR PIPE LINE—

9. (a) Give dimensions at each point of canal where materially changed in size, stating miles from headgate. At headgate: width on top (at water line) feet; width on bottom feet; depth of water feet; grade feet fall per one thousand feet.

(b) At miles from headgate: width on top (at water line) feet; width on bottom feet; depth of water feet; grade feet fall per one thousand feet.

(c) Length of pipe, ft.; size at intake in.; in size at ft. from intake in.; size at place of use in.; difference in elevation between intake and place of use, ft. Is grade uniform? Estimated capacity, sec. ft.

10. If pumps are to be used, give size and type

Give horsepower and type of motor or engine to be used 30 HP Submersible

11. If the location of the well, tunnel, or other development work is less than one-fourth mile from a natural stream or stream channel, give the distance to the nearest point on each of such channels and the difference in elevation between the stream bed and the ground surface at the source of development

12. Location of area to be irrigated, or place of use

Township N. or S.	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated
T. 16 S	R. 4 W.	7	NW 1/4 / SE 1/4	38.7
			NE 1/4 / SE 1/4	39.1
			SW 1/4 / SE 1/4	39.3
			SE 1/4 / SE 1/4	10.8

(If more space required, attach separate sheet)

Character of soil

Kind of crops raised Row Crops

STATE OF OREGON, }
County of Marion, } ss.

PERMIT

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.82 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users, from a well

The use to which this water is to be applied is irrigation.

If for irrigation, this appropriation shall be limited to 1/80th 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 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year;

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

The well shall be cased as necessary in accordance with good practice and if the flow is artesian the works shall include proper capping and control valve to prevent the waste of ground water.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The priority date of this permit is March 23, 1977

Actual construction work shall begin on or before January 20, 1979 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1979

Complete application of the water to the proposed use shall be made on or before October 1, 1980

WITNESS my hand this 20th day of January, 1978

James E. Jensen
Water Resources Director

XXXXXXXXXXXX

Application No. G- 7946
7729
Permit No. G-

PERMIT

TO APPROPRIATE THE GROUND
WATERS OF THE STATE
OF OREGON

This instrument was first received in the
office of the State Engineer at Salem, Oregon,
on the 23 day of March,
1977, at 8 o'clock A. M.

Returned to applicant:

Approved:

Recorded in book No. of
Ground Water Permits on page

STATE ENGINEER

Drainage Basin No. 2, page 156

57-10

PC

xpc



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



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ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118

