



42681 ISLAND INN

LEBANON, OR

PROPERTY SYNOPSIS

LOCATION

LOCATED 20 MINUTES FROM LEBANON AND 5 MINUTES FROM LACOMB, OVER A PRIVATE BRIDGE, NESTLED BETWEEN CRABTREE CREEK AND HUNDREDS OF ACRES OF TIMBER, TUCKED AWAY IN A SERENE LOCATION

HOME DETAILS

3,000 SQFT, 3 BEDROOMS, 3 BATHROOMS, 2 STORIES, WOOD BURNING FIREPLACE INSERT, LARGE LIVING ROOM, OPEN CONCEPT KITCHEN AND DINING ROOM, FULLY FINISHED DAYLIGHT BASEMENT WITH ADDITIONAL FAMILY ROOM/DEN, 2 ADDITIONAL ROOMS WITH CLOSETS, HARDWOOD AND TILE FLOORS, AMPLE STORAGE, SEPARATE LAUNDRY ROOM WITH UTILITY SINK, FRONT AND BACK DECKING SYSTEM.

LAND DETAILS

2 PARCELS, PARCEL 1 | 45.49 ACRES AND PARCEL 2 | 61.10 ACRES, ZONED FARM/FOREST, CREEK FRONT WITH MULTIPLE BEACH LOCATIONS, 3 SPRING FED PONDS, 1 POND STOCKED, DOCK AND RAMP, MULTIPLE PASTURES CROSS FENCED WITH HOT WIRE, FENCED GARDEN, 2 LARGE GAZEBOS, BASKETBALL COURT, APPROXIMATELY 60 ACRES OF TIMBER WHICH WAS REPLANTED IN 2000 & 2008



PROPERTY SYNOPSIS

OUTBUILDING DETAILS

POLE BARN

- POWER
- GRAVEL FLOORS
- 5300 SQFT

DETACHED TWO CAR GARAGE

- 220 AMP, SINGLE PHASE POWER, CONCRETE FLOORS
- 1024 SQFT

SINGLE CAR GARAGE

- CONCRETE FLOOR
- 512 SQFT

GAZEBO ONE

- ROCK FIREPLACE, POWER, CONCRETE FLOORINGS
 - POWER IS NOT ACTIVELY CONNECTED DUE TO STORM

GAZEBO TWO

- TREX DECKING

TUFF SHED

- 5 PEN DOG KENNEL

CHICKEN COOP



PROPERTY SYNOPSIS

SYSTEMS

DOMESTIC WELL: LOCATED BY THE POLE BARN, PULLS FROM AQUAPHOR

OLD WELL: NO KNOWN KNOWLEDGE

**SEPTIC: LOCATED AT THE FRONT OF THE HOUSE, STANDARD SYSTEM,
PUMPED 3 TIMES IN 9 YEARS, PUMPED MAY 2024**

INTERNET: STARLINK, \$150 A MONTH

GENERATOR: HONDA, POWERS FRIDGE AND INTERNET

SELLER PREFERRED TERMS/ OFFER DETAILS

USE OREF FORMS

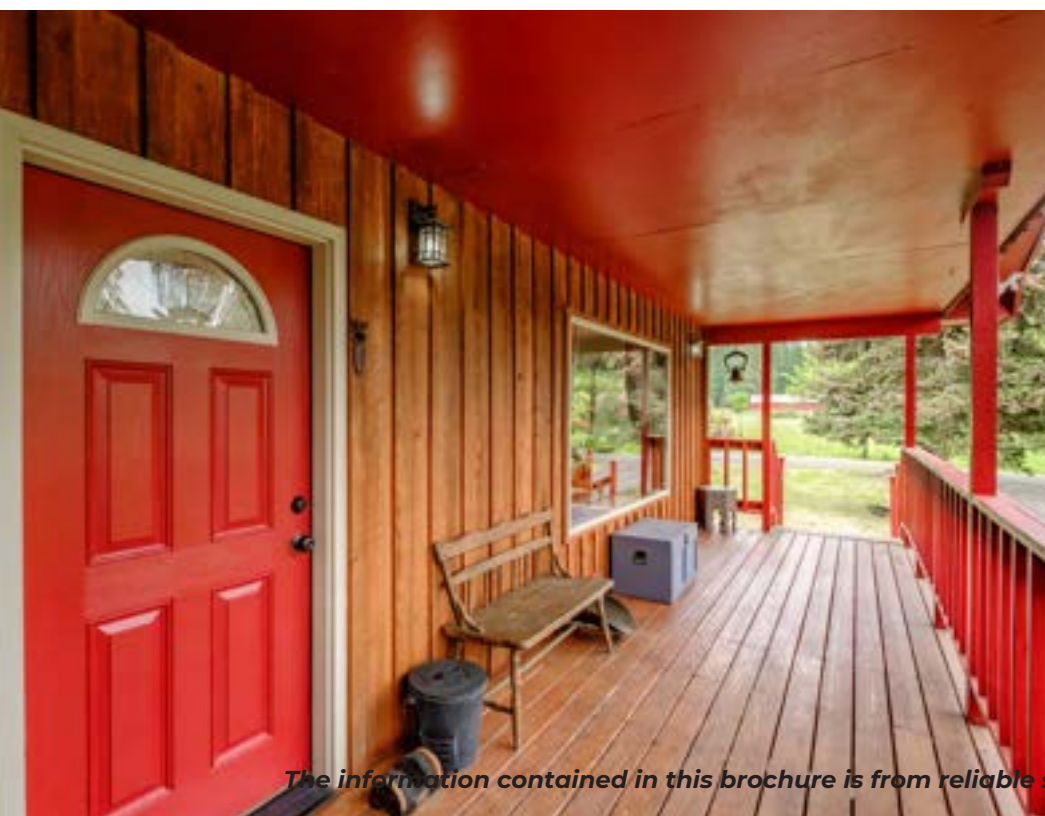
**PERSONAL PROPERTY INCLUDED: KITCHEN APPLIANCES, TUFF SHED, HONDA
GENERATOR**

3 BUSINESS DAY RESPONSE TIME

PARCELS SOLD TOGETHER



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

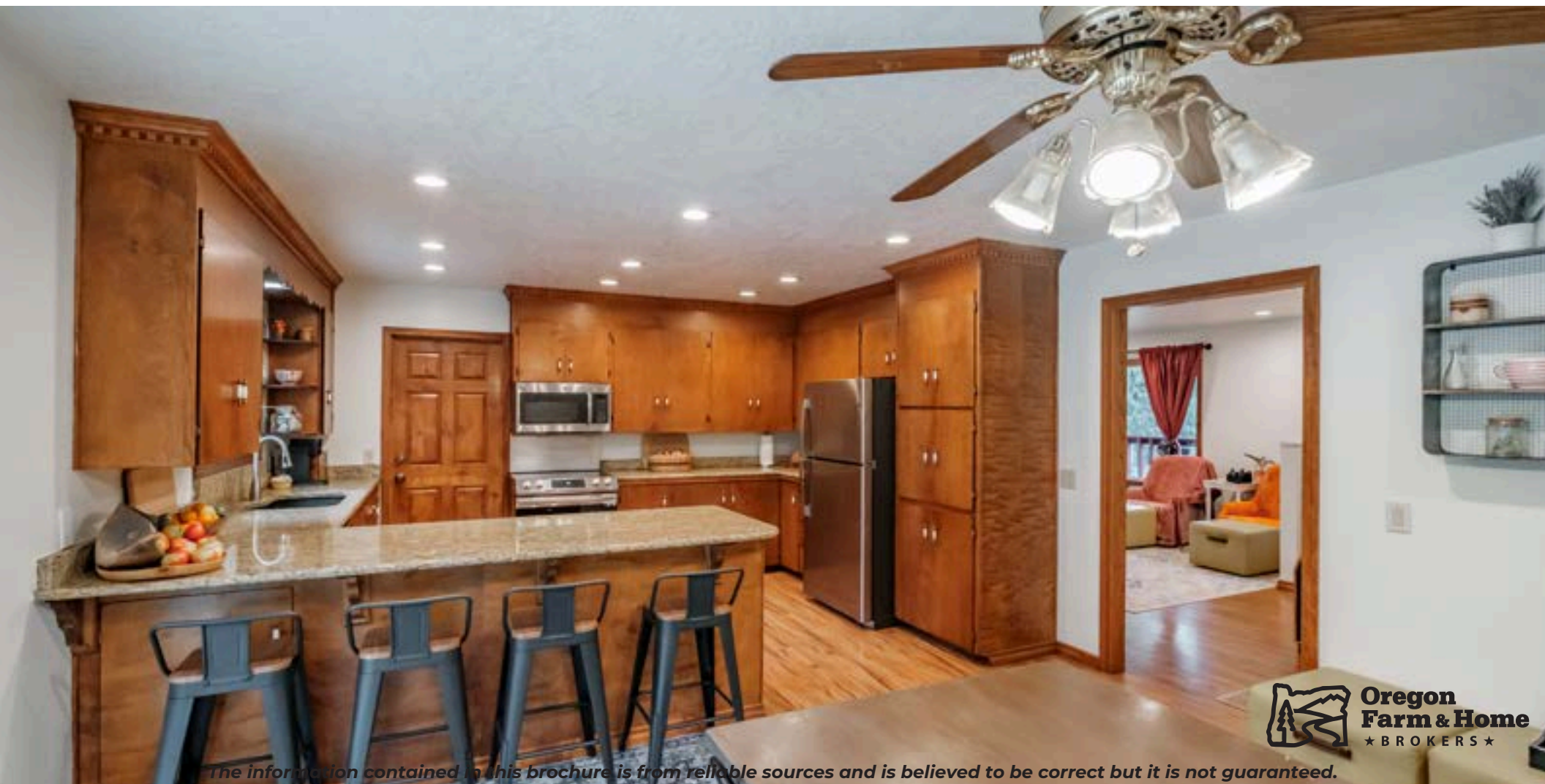


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MAIN LEVEL



LOWER LEVEL



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POLE BARN





TWO CAR GARAGE



GAZEBO TWO



TUFF SHED



SINGLE CAR GARAGE



GAZEBO ONE

FLOOR PLANS

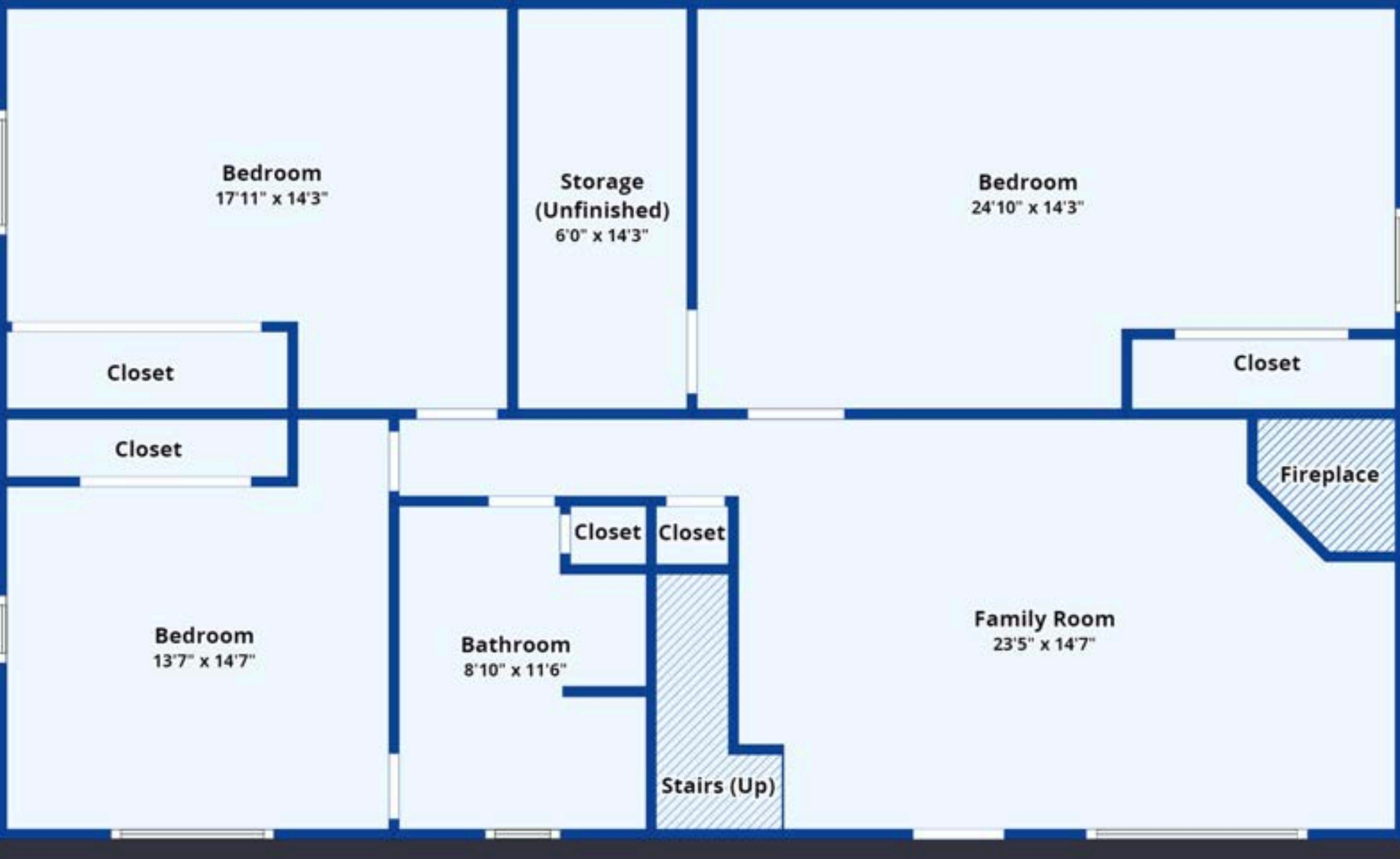
PROVIDED BY MARKS IN TIME

*SCAN HERE FOR
INTERACTIVE TOUR*



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. THE INFORMATION CONTAINED IN THIS BROCHURE IS FROM RELIABLE SOURCES AND IS BELIEVED TO BE CORRECT BUT IT IS NOT GUARANTEED.





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MAPS

PROVIDED BY LAND.COM

*SCAN HERE FOR
INTERACTIVE MAP*



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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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**Oregon
Farm & Home**
★ BROKERS ★

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0051926**

Tax Lot: **11S01E2000200**

Owner: Makua, Imua Anthony

CoOwner: Makua, Michal Grace

Site: 42681 Island Inn Dr

Lebanon OR 97355

Mail: 42681 Island Inn Dr

Lebanon OR 97355

Zoning: County-F/F - Farm/Forest

Std Land Use: OTHR - Other

Legal: - LOT 2

Twn/Rng/Sec: T:11S R:01E S:20 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$809,480.00**

Market Land: **\$341,990.00**

Market Impr: **\$467,490.00**

Assessment Year: **2023**

Assessed Total: **\$484,990.00**

Exemption:

Taxes: **\$6,992.92**

Levy Code: 00902

Levy Rate: 14.7158

PROPERTY CHARACTERISTICS

Year Built: 1978

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories: 1

Total SqFt: 3,000 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 45.49 Acres (1,981,544 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced Air

Fireplace: 1

Bldg Condition: Fair

Neighborhood:

Lot: 2

Block:

Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 1431 - 030300

Recreation:

SALE & LOAN INFORMATION

Sale Date: 08/12/2015

Sale Amount: \$667,100.00

Document #: 13338

Deed Type: Deed

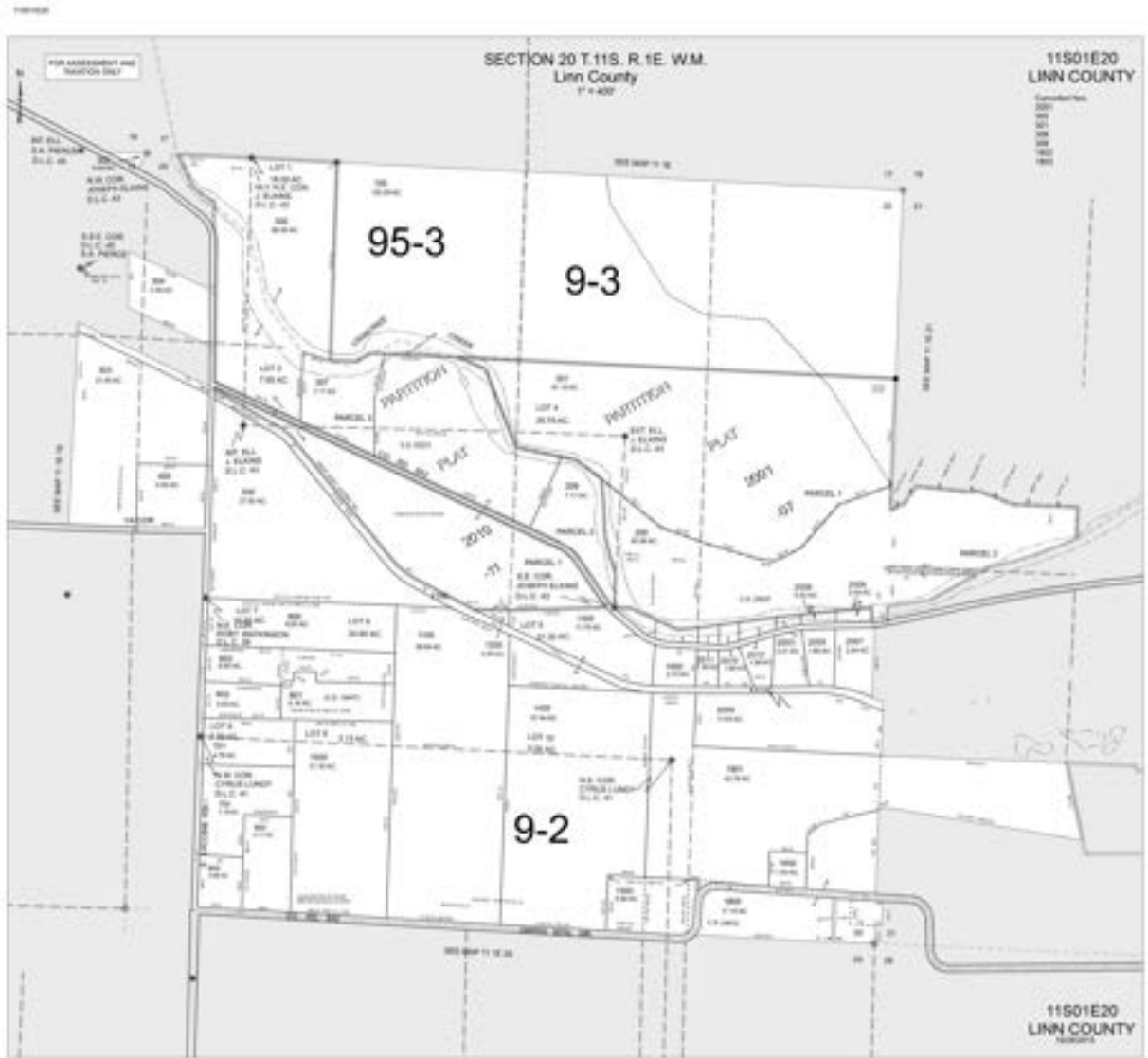
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: FIDELITY NATIONAL TITLE CO/OR



Parcel ID: 0051926

Site Address: 42681 Island Inn Dr

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.

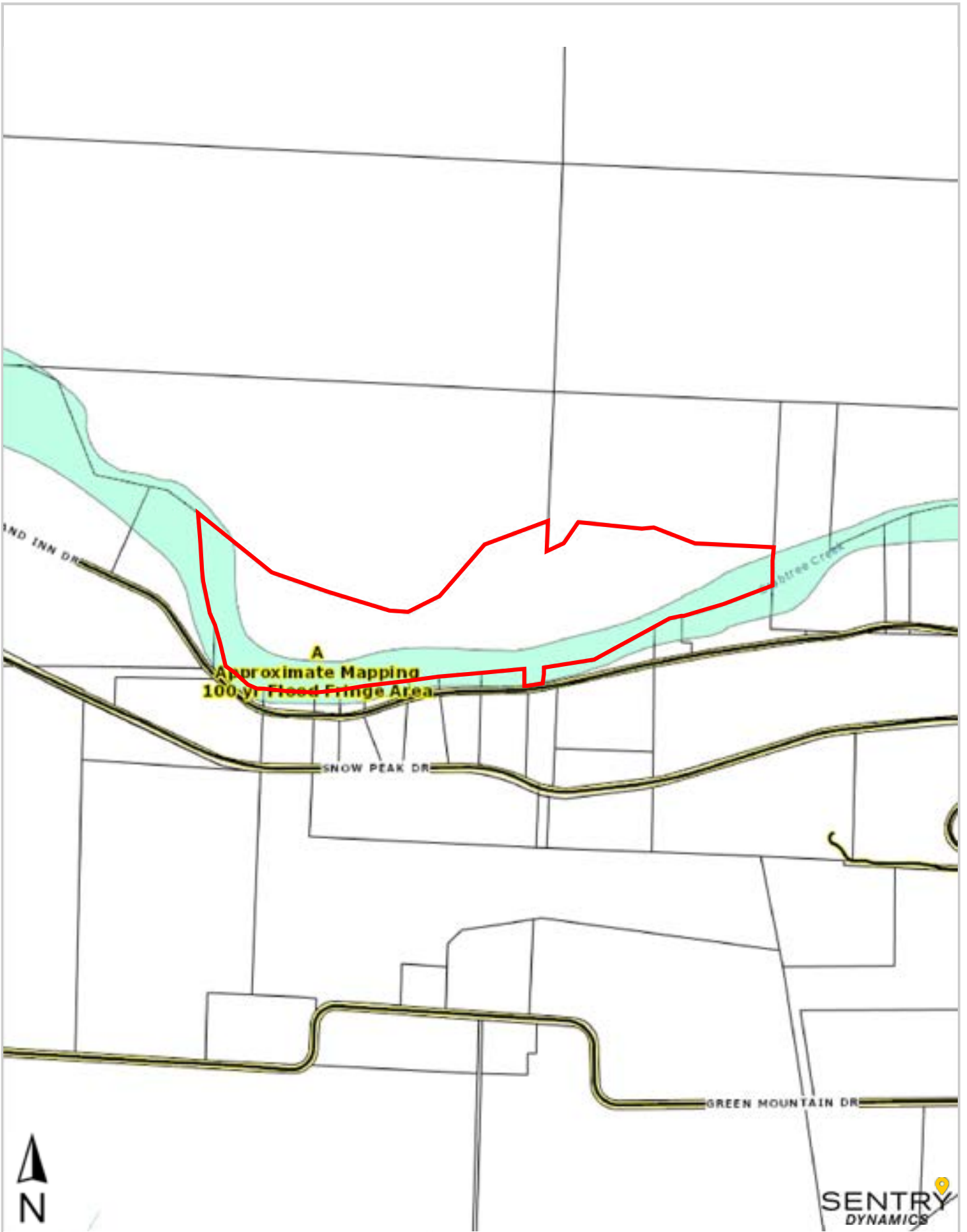
Aerial Map



Fidelity National Title

Parcel ID: 0051926

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Linn County
2023 Real Property Assessment Report
 Account 51926

Map 11S01E20-00-00200
Code - Tax ID 00902 - 51926

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing MAKUA IMUA ANTHONY & MICHAL GRACE
 42681 ISLAND INN DR
 LEBANON OR 97355

Deed Reference # 2023-2033
Sales Date/Price 02-28-2023 / \$0
Appraiser TRACY, GEOFF

Property Class 641 **MA SA NH**
RMV Class 401 05 00 001

Site	Situs Address	City
	42681 ISLAND INN DR	LEBANON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00902	Land	341,990		Land	0	
	Impr	467,490		Impr	0	
Code Area Total		809,480	483,770	484,990	0	
Grand Total		809,480	483,770	484,990	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00902	1				Designated Forest Land	100	2.90 AC	FD	17,530
					LANDSCAPE - EXCELLENT	100			12,000
	1	<input checked="" type="checkbox"/>			Market	100	11.07 AC		91,920
	2				Market	100	31.52 AC		190,540
					RURAL OSD - AVG	100			30,000
Code Area Total							45.49 AC		341,990

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00902	100	1978	142	RES One story with basement	104	3,000			343,580
	101	1978	120	Res Other Improvement Cls 2	104	0			38,080
	104		110	Residential Other Improvements	104	0			14,390
	105	1943	120	Res Other Improvement Cls 2	104	0			23,430
	201	1993	328	MACHINE SHED	104	5,300			21,900
	202	2012	323	HAY COVER	104	512			7,580
	203	2012	323	HAY COVER	104	1,024			18,530
Code Area Total						9,836			467,490

Linn County
2023 Real Property Assessment Report
 Account 51926

Exemptions / Special Assessments / Notations			
Notations	Amount	Tax	
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00	
■ FIRE PATROL ADDED 2015			
Code Area 00902			
Fire Patrol	Amount	Acres	Year
■ FORESTRY FIRE TIMBER - SOUTH	78.73	34.42	2023
■ FORESTRY FIRE SURCHARGE	47.50		2023

Contig Accts 770086

Comments ***** CAP NOTE - Type J *****
 EV#2001-82: CONS. 11-1E-21 #1100 & #1400 INTO THIS ACCT.. 3-01 AS
 EV#2003-51: CONS ACCT.#52304 INTO THIS ACCT.. 3-03 AS

 12MX: ANNEXED INTO RURAL FIRE TCA 00902: 6/12 MW
 16 SALE REVIEW, UPDATE ACCT. INFO ADDED TWO STRUCTURES AS EXCEPTION, VALUED AS A UNIT
 WITH ACCT# 770086 AS PURCHASED AS WELL. GT 3/16

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

28-Feb-2024

MAKUA IMUA ANTHONY & MICHAL GRACE
42681 ISLAND INN DR
LEBANON OR 97355

Tax Account #	51926	Lender Name	CLG - CENTRAL LOAN ADMINISTRATION
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	42681 ISLAND INN DR LEBANON OR 97355		
		Interest To	Feb 28, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,992.92	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,845.09	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,564.64	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,431.44	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,273.55	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,119.18	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,984.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,613.23	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,037.19	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,565.69	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,354.06	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,367.93	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.10	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.51	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.62	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,660.89	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,553.59	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,432.15	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,349.92	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,321.81	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,100.44	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,874.27	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,773.35	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,447.37	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,874.67	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,678.53	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,869.04	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,923.43	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,646.74	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,801.61	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,999.48	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,494.24	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,857.89	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$112,871.65	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

28-Feb-2024

MAKUA IMUA ANTHONY & MICHAL GRACE
42681 ISLAND INN DR
LEBANON OR 97355

Tax Account #	51926	Lender Name	CLG - CENTRAL LOAN ADMINISTRATION
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	42681 ISLAND INN DR LEBANON OR 97355	Interest To	Feb 28, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	6-Jul-2015	CANCELLED ACCOUNT 926083

LINN COUNTY, OREGON **2023-02033**
D-QD
Stn=10122 S. WILSON 02/28/2023 03:12:00 PM
\$10.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$110.00**
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

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23546607

Send Tax Notices to:
IMUA ANTHONY MAKUA AND MICHAL GRACE MAKUA
42681 ISLAND INN DRIVE
LEBANON, OR 97355

Amer. Title No. 577587 AM
NSW REF 23546607

QUITCLAIM DEED

THIS QUITCLAIM DEED, this 20th day of FEBRUARY, 2023, by first party JOHN ANTHONY FRANCO III, ALSO KNOWN AS IMUA ANTHONY MAKUA AND MICHAL GRACE FRANCO, NOW KNOWN AS MICHAL GRACE MAKUA, AS TENANTS BY THE ENTIRETY, to second party, IMUA ANTHONY MAKUA AND MICHAL GRACE MAKUA, AS TENANTS BY THE ENTIRETY.

WITNESSETH, That the said first party, for good consideration in the amount of \$1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise and quitclaim unto the said second party forever, all the right, title interest and claim which the said first party has in and to the following described parcel of land, and improvements and, appurtenances thereto in the City of LEBANON,, County of LINN, State of Oregon, to wit:

Parcel 2 of Partition Plat No. 2001-07, February 20, 2001 in Volume 1155, Page 903, Deed Records, Linn County, Oregon.

ALSO: Beginning at the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 21, Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon; thence South 33 feet; thence East 235 feet; thence North 4.00 feet; thence East to the West line of the East Half of the Northwest Quarter of the Southwest Quarter of Section 21; thence South to the Northerly right of way of the County Road; thence Northeasterly along said right of way 160.0 feet; thence North to the center of Crabtree Creek; thence Southwesterly down said creek to the South line of the Southwest Quarter fo the Northwest Quarter of Section 21; thence West along said South line to the Point of Beginning, in Linn County, Oregon.

EXCEPT that portion lying East of Crabtree Creek.

Being the same property conveyed to John Anthony Franco III and Michal Grace Franco, husband and wife by Statutory Warranty Deed from Martin Kibble and Marshia Kibble, dated July 6, 2015, recorded on July 7, 2015 as Instrument 2015-10604.

APN: 51926
Property Address: 42681 ISLAND INN DRIVE, LEBANON,, OR 97355
This instrument was prepared without the benefit of a title examination.

The true and actual consideration for this conveyance is \$1.00

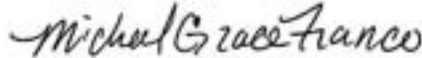
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS WHEREOF, The said first party has signed and sealed there presents the day and year first above written



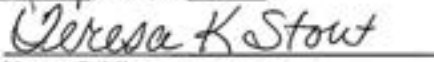
JOHN ANTHONY FRANCO III, A/K/A
IMUA ANTHONY MAKUA




MICHAL GRACE FRANCO, N/K/A
MICHAL GRACE MAKUA

STATE OF OREGON)
)
COUNTY OF Linn)

I, TERESA K. STOUT hereby certify that JOHN ANTHONY FRANCO III, A/K/A IMUA ANTHONY MAKUA AND MICHAL GRACE FRANCO, N/K/A MICHAL GRACE MAKUA, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 20th day of FEBRUARY, A.D., 2023.
(Seal)


Notary Public

My Commission Expires: 01/03/2027

This Instrument Prepared By:
THOMAS ALLGOOD, ESQ.
o/b/o BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713





LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0770086**
 Tax Lot: **11S01E2000201**
 Owner: Makua, Imua Anthony
 CoOwner: Makua, Michal Grace
 Site:
 OR 97374
 Mail: 42681 Island Inn Dr
 Lebanon OR 97386
 Zoning: County-F/F - Farm/Forest
 Std Land
 Use: AMSC - Agricultural Misc
 Legal: - LOT 1
 TwN/Rng/Sec: T:11S R:01E S:20 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$309,780.00**
 Market Land: **\$309,780.00**
 Market Impr:
 Assessment Year: **2023**
 Assessed Total: **\$28,021.00**
 Exemption:
 Taxes: **\$479.72**
 Levy Code: 00903
 Levy Rate: 12.1323

SALE & LOAN INFORMATION

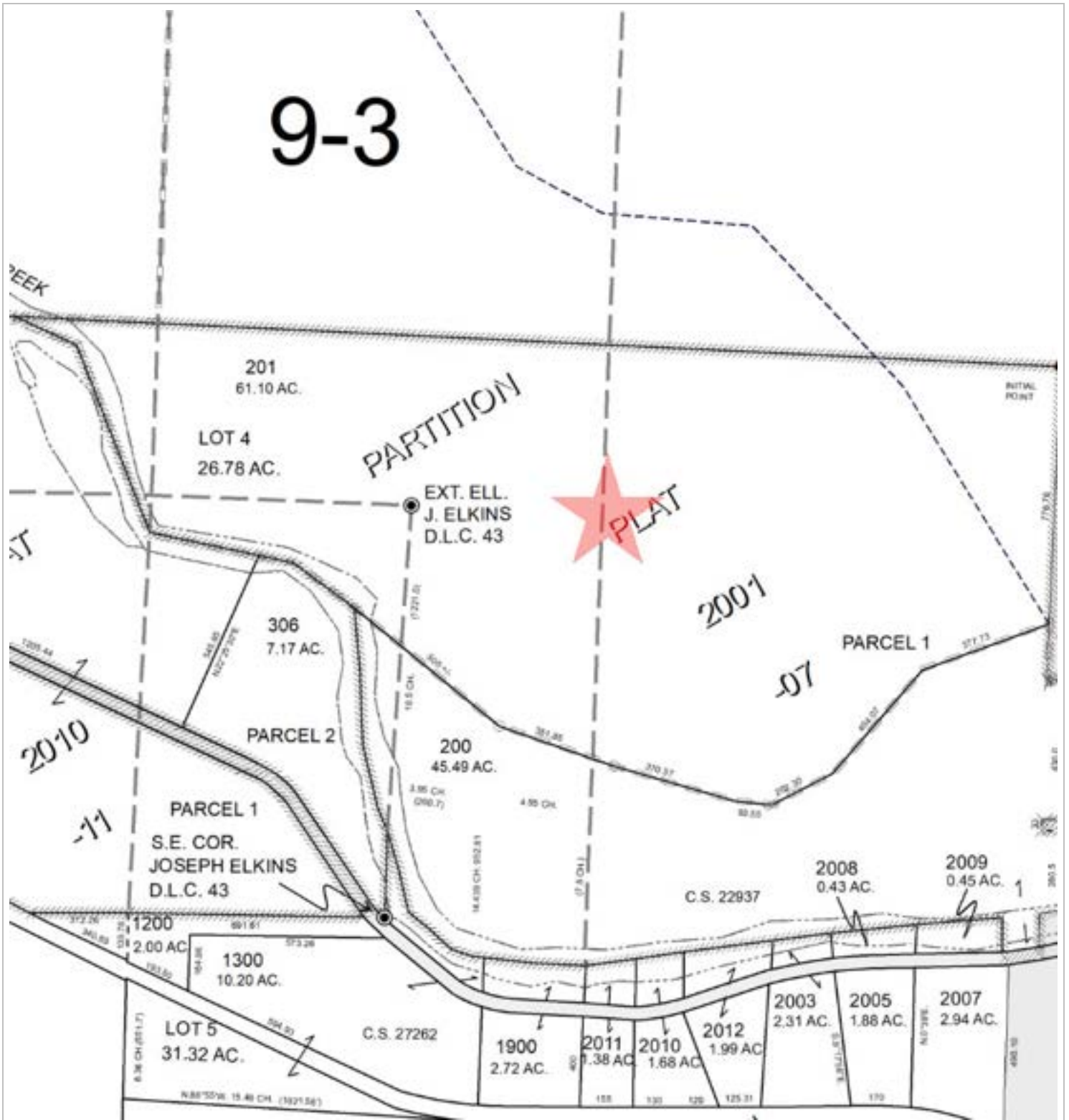
Sale Date: 01/14/2016
 Sale Amount: \$90,000.00
 Document #: 555
 Deed Type: Deed
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co: FIDELITY NATIONAL TITLE CO/OR

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 61.10 Acres (2,661,516 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot: 1
 Block:
 Plat/Subdiv:
 School Dist: 9 - Lebanon Community
 Census: 1431 - 030300
 Recreation:

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



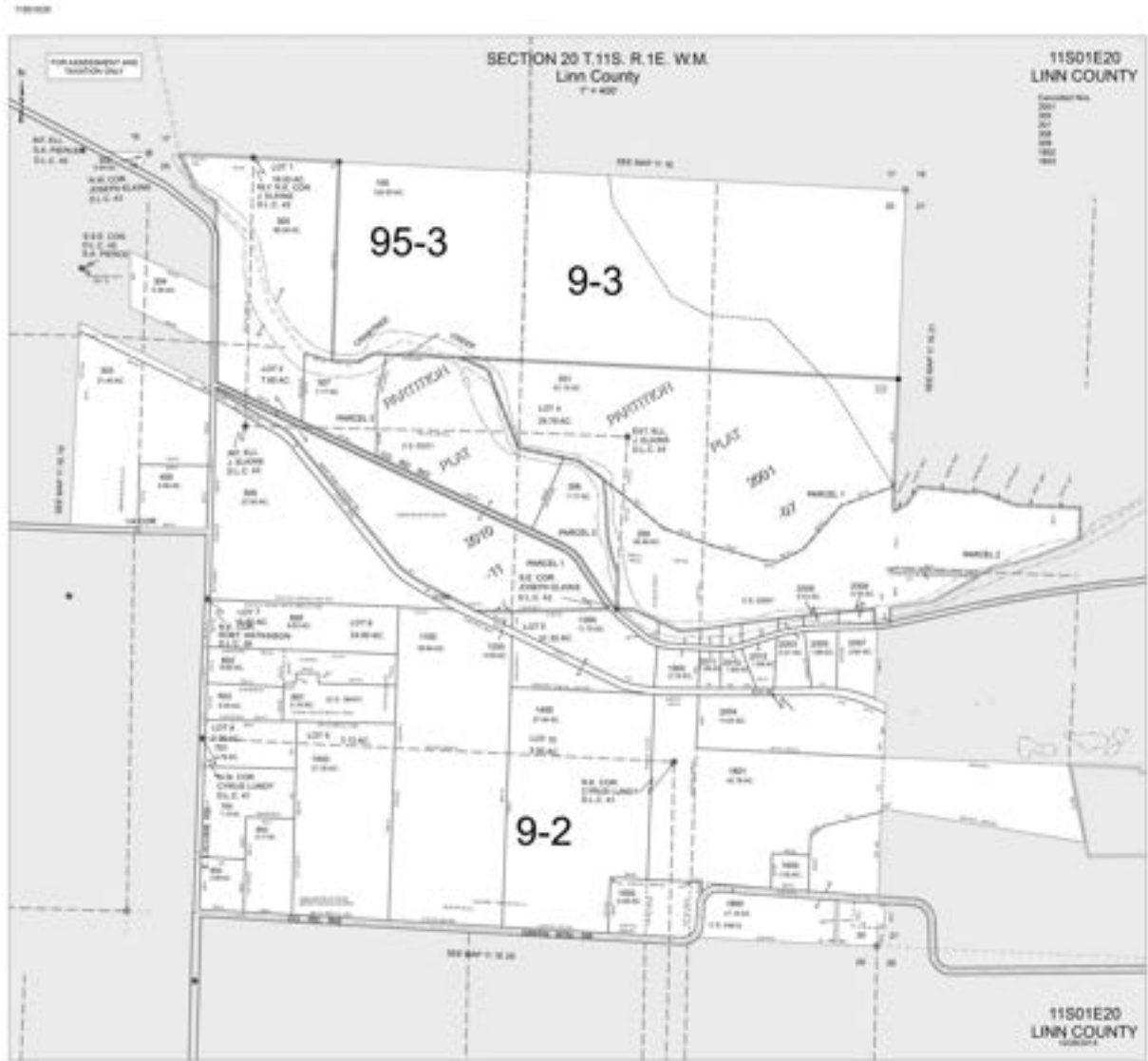
Fidelity National Title

Parcel ID: 0770086

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



Fidelity National Title

Parcel ID: 0770086

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.

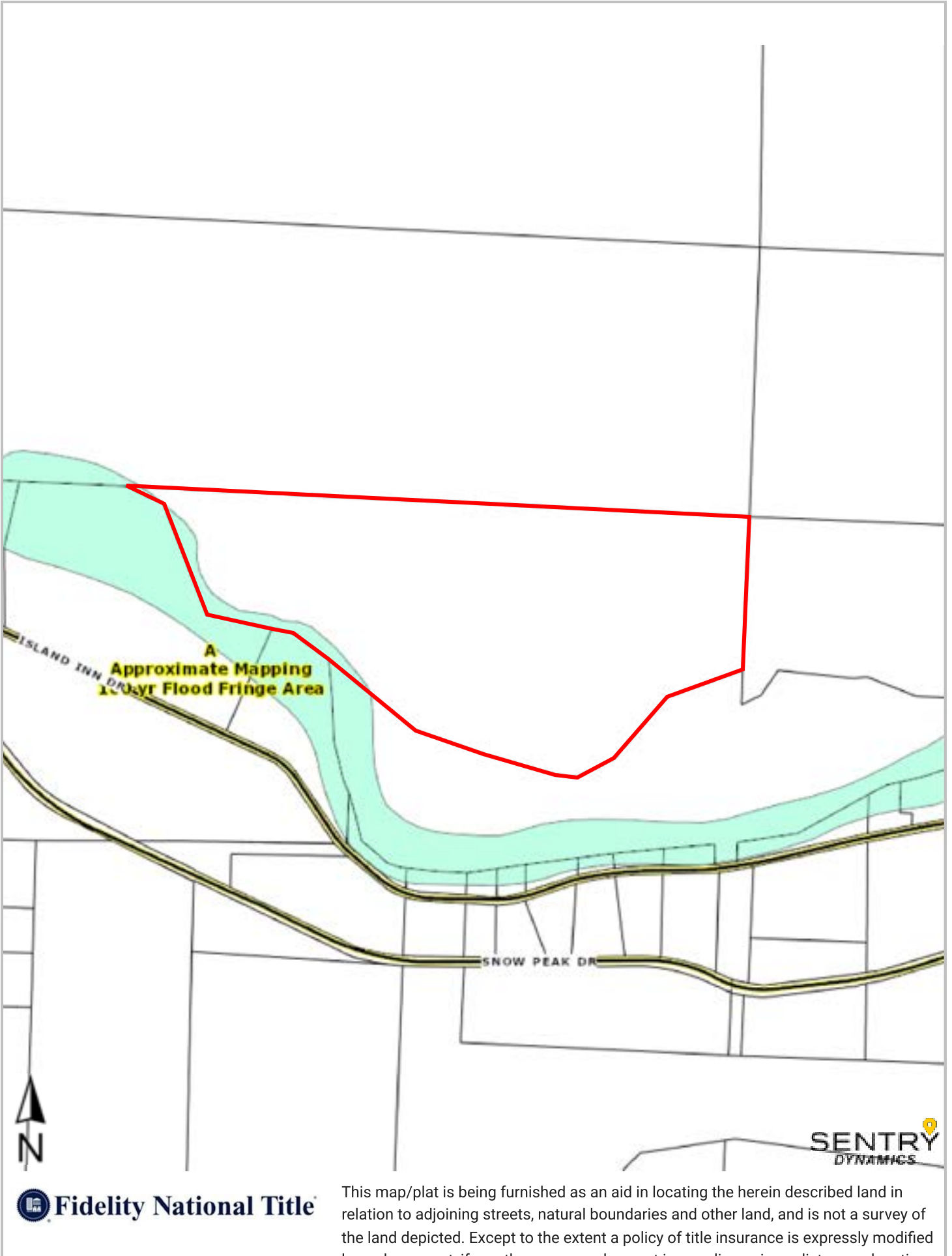
Aerial Map



Fidelity National Title

Parcel ID: 0770086

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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 prepared document does not insure dimensions, distances, location

Linn County
2023 Real Property Assessment Report
 Account 770086

Map 11S01E20-00-00201
Code - Tax ID 00903 - 770086

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing MAKUA IMUA ANTHONY & MICHAL GRACE
 42681 ISLAND INN DR
 LEBANON OR 97386

Deed Reference # 2016-555
Sales Date/Price 01-13-2016 / \$90,000
Appraiser UNKNOWN

Property Class 640 **MA SA NH**
RMV Class 400 05 00 001

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00903	Land	309,780		Land	0	
	Impr	0		Impr	0	
Code Area Total		309,780	0	28,021	0	
Grand Total		309,780	0	28,021	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00903	1	<input checked="" type="checkbox"/>			Designated Forest Land	100	61.10 AC	FD	309,780
Code Area Total							61.10 AC		309,780

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations				
Notations	Amount	Tax		
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00		
Fire Patrol	Amount	Acres	Year	
■ FORESTRY FIRE SURCHARGE	0.00		2023	
Code Area 00903				
Fire Patrol	Amount	Acres	Year	
■ FORESTRY FIRE TIMBER - SOUTH	139.77	61.10	2023	

Contig Accts 51926

Comments ***** CAP NOTE - Type Z *****
 '00 MX: OWNERS HAVE ELECTED TO BE TAXED LIKE THE LARGE FORESTLANDS. 6-6-00 TT.
 16 SALE REVIEW; VALUED AS A UNIT WITH ACCT# 51926 AS IT WAS RECENTLY PURCHASED AND
 APPEARS ONLY ACCESSABLE THROUGH CURRENT OWNERS PROPERTY. GT 3/16

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

1-Apr-2024

MAKUA IMUA ANTHONY & MICHAL GRACE
42681 ISLAND INN DR
LEBANON OR 97386

Tax Account #	770086	Lender Name	CLG - CENTRAL LOAN ADMINISTRATION
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00903
Situs Address		Interest To	Apr 1, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$479.72	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$429.10	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$427.85	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$414.95	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$399.84	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$393.55	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$381.93	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.45	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$352.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$349.17	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.23	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$330.59	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$319.93	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$289.87	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$294.37	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$289.76	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$276.70	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$265.56	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$255.46	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$256.58	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.92	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.04	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$221.97	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.69	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$77.01	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$70.22	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.63	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.71	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.28	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.45	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$250.41	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$260.98	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$260.11	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$9,204.16	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

1-Apr-2024

MAKUA IMUA ANTHONY & MICHAL GRACE
42681 ISLAND INN DR
LEBANON OR 97386

Tax Account #	770086	Lender Name	CLG - CENTRAL LOAN ADMINISTRATION
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00903
Situs Address		Interest To	Apr 1, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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LINN COUNTY, OREGON **2016-00555**
 D-WD
 Stn=8 K. PETERSON 01/14/2016 12:13:07 PM
 \$15.00 \$11.00 \$10.00 \$19.00 \$20.00 **\$75.00**
 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

RECORDING REQUESTED BY:
 Fidelity National Title Company of Oregon

GRANTOR:
 Gary Springer dba Springer Bros. Logging and
 Thad Springer Revo Living Trust and Beverly
 Jean Springer Credit Shelter Trust

GRANTEE:
 John Anthony Franco III and Michal Grace
 Franco

SEND TAX STATEMENTS TO:
 John Anthony Franco III and Michal Grace
 Franco
~~PO Box 6394~~ 42681 ISLAND INN DR
 Pine Mt. Club, GA 33222 LEBANON OR 97355

AFTER RECORDING RETURN TO:
 same as above
 Escrow No: FT150051465-FTMWV04
 # 770086

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Fidelity National Title # 15-51465

STATUTORY WARRANTY DEED

Gary Springer, dba Springer Bros. Logging, as to an undivided 1/2 interest and Thad Springer, Trustee of the Thad Springer Revocable Living Trust dated August 4, 1992, as to a 1/4 interest and Thad Springer, Trustee of the Beverly Jean Springer Credit Shelter Trust dated August 18, 2005, as to an undivided 1/4 interest, all as tenants in common Grantor, conveys and warrants to

John Anthony Franco III and Michal Grace Franco, as tenants by the entirety, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$90,000.00 (See ORS 93.030)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

FT150051465-FTMWV04
 Deed (Warranty-Statutory)

DATED: January 11, 2016

Gary Springer, dba Springer Bros. Logging

BY: Gary Springer
Gary Springer

Thad Springer Revocable Living Trust dated August 4, 1992

BY: Thad Springer
Thad Springer, Trustee

Beverly Jean Springer Credit Shelter Trust dated August 18, 2005

BY: Thad Springer
Thad Springer, Trustee

State of OREGON
COUNTY of Uinn

This instrument was acknowledged before me on January 13, 2016 by Gary Springer dba Springer Bros. Logging.

Tara June Riesterer
Notary Public - State of Oregon
My commission expires: 03/12/2016



State of OREGON
County of Uinn

This instrument was acknowledged before me on January 13, 2016 by Thad Springer, Trustee of the Thad Springer Revocable Living Trust.

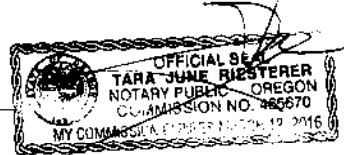
Tara June Riesterer
Notary Public - State of Oregon
my commission expires: 03/12/2016



State of OREGON
County of Uinn

This instrument was acknowledged before me on January 13, 2016 by Thad Springer, Trustee of the Beverly Jean Springer Credit Shelter Trust.

Tara June Riesterer
Notary Public - State of Oregon
my commission expires: 03/12/2016



LEGAL DESCRIPTION

Parcel 1 of Partition Plat No. 2001-07, recorded February 20, 2001 in Volume 1155, Page 903, Deed Records, Linn County, Oregon.

TOGETHER WITH roadway easement 30 feet in width over an existing gravel road the centerline of which is described as follows:

Beginning at a point that is 536.70 feet North 4° 35' 29" West from the 1/4 section corner of Sections 20 and 21, as shown on County Survey No. 13545 of Township 11 South, Range 1 East, of the Willamette Meridian, Linn County, Oregon; thence South 0° 23' 52" West 583.76 feet; thence South 26° 59' 33" West 143.42 feet; thence South 9° 09' 54" East 188.54 feet to a point on an existing bridge over Crabtree Creek; said point being 97.96 feet North 52° 04' 50" West from a 3/4 inch iron pipe set by the aforementioned County Survey No. 13545; thence continuing South 9° 09' 54" East 40 feet, more or less to the Northerly right of way of County Road No. 842.

ALSO TOGETHER WITH a roadway easement 30 feet in width for roadway purposes located in Section 20, Township 11 South, Range 1 East, Willamette Meridian, Linn County, Oregon, the centerline of which is described as follows:

Beginning at a point that is 194.37 feet North 76° 51' 59" East from a 24 inch Maple tree, said point also is 1597.30 feet North 82° 27' 59" West from the 1/4 section corner of Sections 20 and 21 as shown on County Survey 13545; thence South 6° 44' 02" East 488.11 feet; thence South 50° 39' 27" East 57.62 feet; thence North 85° 25' 08" East 814.64 feet; thence South 87° 59' 59" East 282.86 feet; thence North 44° 18' 47" East 133.22 feet; thence North 71° 03' 00" East 103.70 feet; thence North 87° 58' 26" East 39.06 feet; thence South 41° 38' 03" East 67.29 feet to a point in an existing gravel roadway, said point is 268.70 feet North 23° 32' 21" West from a 3/4 inch iron pipe on the Southerly right of way line of County Road No. 842, set by the aforementioned County Survey No. 13545.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



If you suspect that a scam is in effect, immediately report it to local law enforcement and file a complaint with the FBI Internet Crime Complaint Center.

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



SOIL REPORT

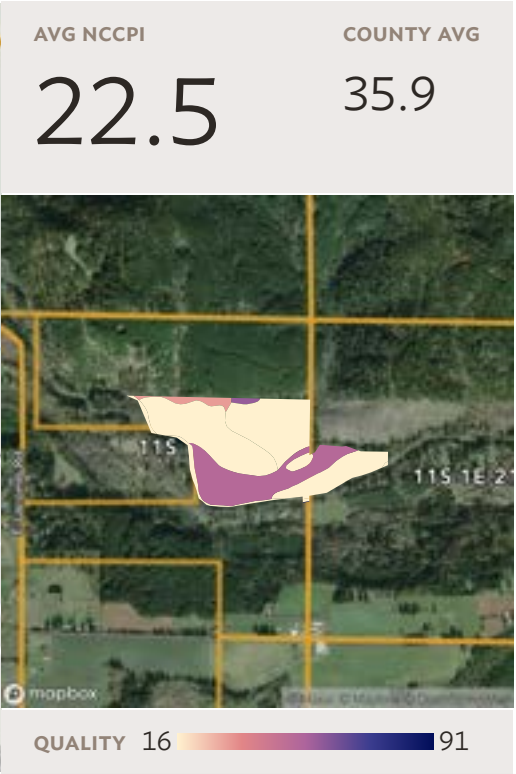
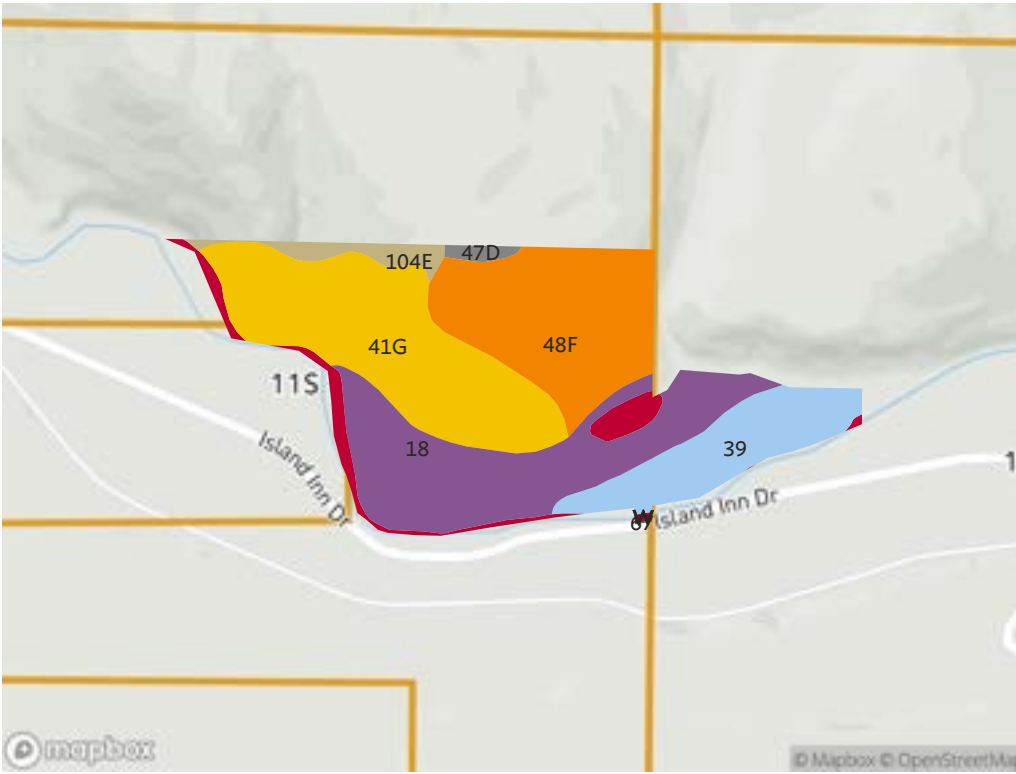
PROVIDED BY ACREVALUE

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. THE INFORMATION CONTAINED IN THIS BROCHURE IS FROM RELIABLE SOURCES AND IS BELIEVED TO BE CORRECT BUT IT IS NOT GUARANTEED.



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

2 fields, 108 acres in Linn County, OR TOWNSHIP/SECTION 11S 1E - 20, 21



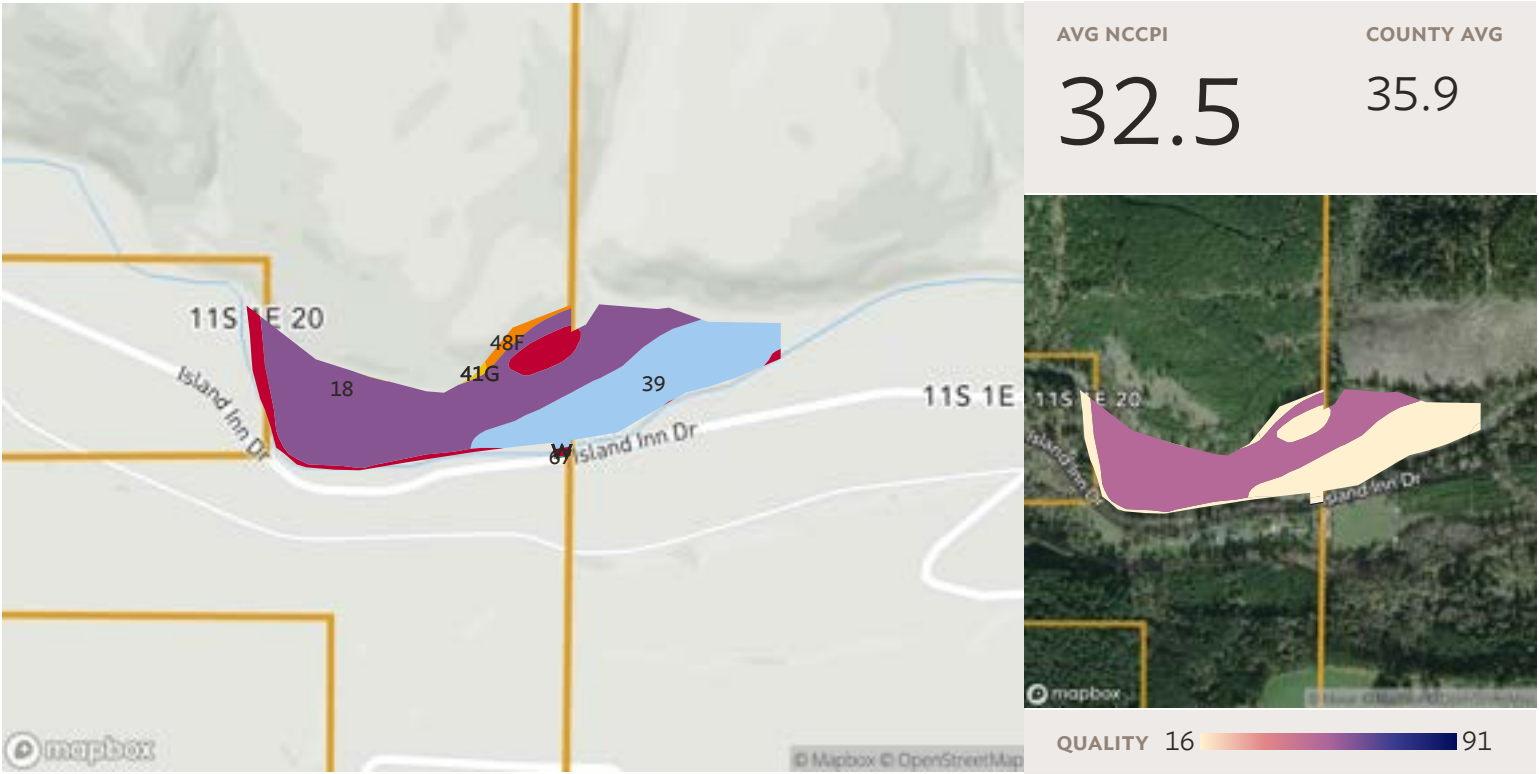
All fields

Source: NRCS Soil Survey

108 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
41G	Harrington-Klickitat complex, 50 to 75 percent south slopes	31.80	29.5%	7	12.0
18	Camas gravelly sandy loam	27.48	25.5%	4	50.4
48F	Honeygrove silty clay loam, 25 to 50 percent north slopes	25.15	23.4%	6	15.4
39	Fluents-Fluvaquents complex, nearly level	13.94	12.9%	6	N/A
W	Water	5.30	4.9%		N/A
104E	Witzel very cobbly loam, 3 to 30 percent slopes	3.07	2.9%	6	30.8
47D	Honeygrove silty clay loam, 12 to 25 percent slopes	0.90	0.8%	6	57.2
67	McBee silty clay loam	0.02	0.0%	2	87.4
		102.35	95.1%		22.5

2 fields, 108 acres in Linn County, OR TOWNSHIP/SECTION 11S 1E - 20, 21



Field 1

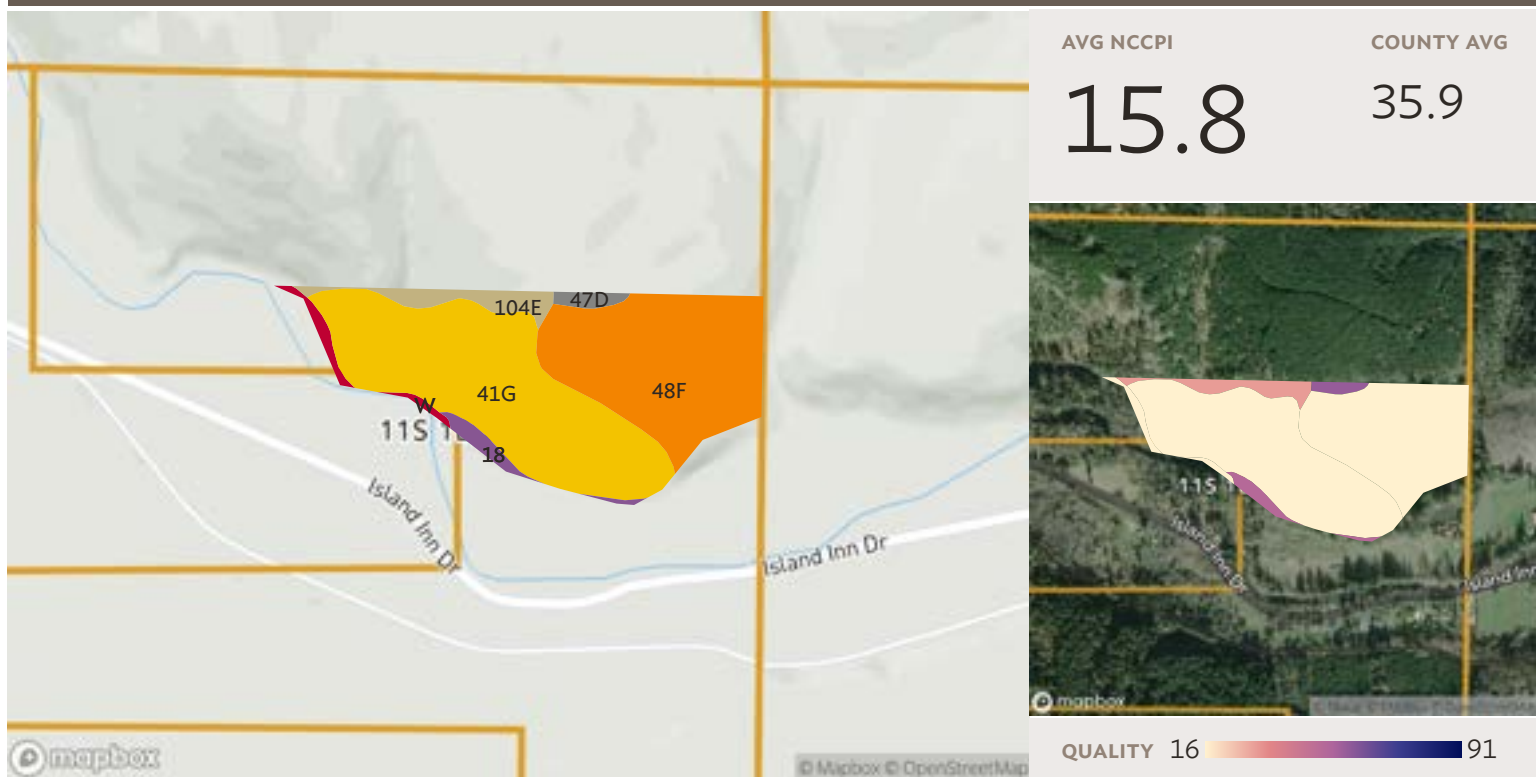
Source: NRCS Soil Survey

45 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
18	Camas gravelly sandy loam	26.14	58.1%	4	50.4
39	Fluvents-Fluvaquents complex, nearly level	13.94	31.0%	6	N/A
W	Water	4.05	9.0%		N/A
48F	Honeygrove silty clay loam, 25 to 50 percent north slopes	0.71	1.6%	6	15.4
41G	Harrington-Klickitat complex, 50 to 75 percent south slopes	0.13	0.3%	7	12.0
67	McBee silty clay loam	0.02	0.0%	2	87.4
		40.94	91.0%		32.5

2 fields, 108 acres in Linn County, OR

TOWNSHIP/SECTION 11S 1E - 20, 21



Field 2

Source: NRCS Soil Survey

63 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
41G	Harrington-Klickitat complex, 50 to 75 percent south slopes	31.67	50.5%	7	12.0
48F	Honeygrove silty clay loam, 25 to 50 percent north slopes	24.44	39.0%	6	15.4
104E	Witzel very cobbly loam, 3 to 30 percent slopes	3.07	4.9%	6	30.8
18	Camas gravelly sandy loam	1.33	2.1%	4	50.4
W	Water	1.25	2.0%		N/A
47D	Honeygrove silty clay loam, 12 to 25 percent slopes	0.90	1.4%	6	57.2
		61.41	98.0%		15.8

SEPTIC RECEIPTS

PROVIDED BY BEST SEPTIC

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. 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 ★



P.O. Box 40606 Eugene, OR 97404

541-484-0844 PHONE 541-607-0844 FAX
CCB #153656 DEQ #37467

Date 05/06/24

Billing Address

Site Address

Billing Name: _____
Email: _____

42681 idaho rd
Dr. Wilson
Contact Name: Michael Malina
Contact Phone: 601-477-3286

CK#	PREPAID	CC#	<u>on site</u>		
-----	---------	-----	----------------	--	--

DESCRIPTION	Exp.	Code	AMOUNT
INSPECTION			
PUMPING			
DIG LOCATE			
OTHER NEEDS/NOTES			
ER VISIT			

Handwritten entries:
 Pump 1000 gallons 625.00
 3% Discount -28.00
 See 18.00

Thank you for your business!

Real Estate Agent Called _____ Date _____

Best Septic Tank Pumping, Inc. has been hired to services your septic tank system. Best Septic is not responsible for damage to your septic tank or other property resulting from the services performed by Best Septic, unless caused by the gross negligence of Best Septic Tank Pumping, Inc. By signing this invoice you agree to be financially responsible for the charges above.

TOTAL	<u>618.00</u>
-------	---------------

WATER LEVEL	HI - LO - <u>NORMAL</u>	SYSTEM TYPE	<u>Gravity</u>	ADD. NEEDS WKST OR SVC OUTCOME CREATED?	YES <u>NO</u>
FILTER CLOGGED	YES <u>NO</u>	TANK SIZE	<u>1000 GAL</u>		
FILTER CLEANING	DATE NEEDED _____	GALLONS PUMPED	<u>1000 GAL</u>		
INLET BAFFLE	<u>M</u> C P Replace	RECOMMENDED		DO THEY HAVE RISERS?	YES <u>NO</u>
OUTLET BAFFLE	M <u>C</u> P Replace	NEXT INSPECTION	<u>3</u> YRS		
CENTER BAFFLE	M C <u>P</u> Replace	NEXT PUMPING	<u>3</u> YRS		

QUOTE FOR ADDITIONAL NEEDS:

<u>recommend replacing inlet baffle</u>	<u>525.00</u>

05/06/24 Michael Malina
DATE CUSTOMER

[Signature]
TECHNICIAN



P.O. Box 40606 Eugene, OR 97404

541-484-0844 PHONE 541-607-0844 FAX

CCB #153656 DEQ #37467

Date 6/14/24

Billing Address

Site Address

	<u>42681 island inn dr</u>
	<u>Lebanon</u>
Billing Name: _____	Contact Name: <u>John Makua</u>
Email: _____	Contact Phone: <u>661-477-3288</u>

CK#	PREPAID <input checked="" type="checkbox"/>	CC# <u>On file</u>		
-----	---	--------------------	--	--

DESCRIPTION	Exp.	Code	AMOUNT
INSPECTION			
PUMPING			
DIG/LOCATE			
OTHER NEEDS/NOTES			
ER VISIT			

Handwritten notes in table:
 Ba 77les
 Replaced inlet baffle w/ per
 20% cc fee

Thank you for your business!

Real Estate Agent Called _____ Date _____

Best Septic Tank Pumping, Inc. has been hired to services your septic tank system. Best Septic is not responsible for damage to your septic tank or other property resulting from the services performed by Best Septic, unless caused by the gross negligence of Best Septic Tank Pumping, Inc. By signing this invoice you agree to be financially responsible for the charges above.

TOTAL

\$540.75

WATER LEVEL	HI - LO - <u>NORMAL</u>	SYSTEM TYPE	<u>Gray</u>	ADD. NEEDS WKST OR SVC OUTCOME CREATED?	YES _____ NO <input checked="" type="checkbox"/>
FILTER CLOGGED	YES _____ NO _____	TANK SIZE	<u>1000</u> GAL		
FILTER CLEANING	DATE NEEDED _____	GALLONS PUMPED	<u>0</u> GAL		
INLET BAFFLE	M ___ C ___ P <input checked="" type="checkbox"/> Replace	RECOMMENDED NEXT INSPECTION	<u>3-5</u> YRS	DO THEY HAVE RISERS?	YES _____ NO <input checked="" type="checkbox"/>
OUTLET BAFFLE	M ___ C ___ P <input checked="" type="checkbox"/> Replace	NEXT PUMPING	<u>3-5</u> YRS		
CENTER BAFFLE	M ___ C ___ P ___ Replace				

QUOTE FOR ADDITIONAL NEEDS:

6/14/24
DATE

John Makua
CUSTOMER

Casey/ate
TECHNICIAN

TIMBER CRUISE

BUYERS TO DO THEIR OWN DUE DILIGENCE ON TIMBER VALUE

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. 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 ★

Timber Cruise for subject property located at 42681 Island Drive, Lebanon Oregon

Timber Cruise was performed by Frank Ball, Forester April 21, 2024

Subject property 42681 Island Drive

Merchantable Timber 11 Acres 24 years old
Reproduction 34 Acres 16 years old

	MBF	S/MBF	Gross Revenue	Logging Cost	Haul	
11 Acre parcel						
#3 Sawmill Grade	310	\$800.00	\$248,000.00	\$79,050.00	\$34,100.00	\$134,850.00
34 Acre Parcel 16 years old Reproduction Stand						\$53,690.00
				Total Timber Value 45 acres		\$188,540.00

EASEMENT

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. THE INFORMATION CONTAINED IN THIS BROCHURE IS FROM RELIABLE SOURCES AND IS BELIEVED TO BE CORRECT BUT IT IS NOT GUARANTEED.



STATE OF OREGON,

County of Linn } ss.

BE IT REMEMBERED, That on this 17th day of February A. D. 1948
before me, the undersigned, a HOLBERT PUBLIS
in and for said County and State, personally appeared the within named
HOLBERT PUBLIS, single
who is known
to me to be the identical individual described in and who executed the within instrument and acknowl-
edged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have herewith set my hand and
official seal the day and year last above written.

[Signature]
Notary Public for Oregon.

My Commission expires Jan. 26, 1951

90539

QUITCLAIM DEED

TO

STATE OF OREGON
County of Linn } ss.
I certify that the within instru-
ment was recorded for record on the
23rd day of Oct.
A. D. 1948 at 9:44 a.m.
M., and recorded in book 229
on page 269 Record of Deeds
of said County.
Witness my hand and seal of
County affixed.

[Signature]
County Clerk
Recorder of Conveyances
By _____ Deputy

10
9
7
6
5
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3
2
1

This easement of right-of-way made and executed on this 25th day of February, 1955 from Marvin J. Blackburn and Lucille P. Blackburn, his wife, legal owners, and Audrey Long, contract owner, known herein as the grantors to James Harlan Wood and Helen Zelma Wood, his wife, Forest E. Weaver and Delpha B. Weaver, his wife, Ronald M. Spillman and Patsy Ann Spillman, his wife, and Arnold K. Lee and Imogene R. Lee, his wife, legal owners and Rolla Carr and Betty Jean Carr, his wife, contract owners, known herein as the Grantees witnesseth:

WHEREAS, the grantees, James Harlan Wood and Helen Zelma Wood, his wife are the owners of the following described property:

All that part of Government Lots 3, 4 and 5, and of the southeast quarter of the northeast quarter, and of the northeast quarter of the southeast quarter of Section 20, and of the easterly 1/2 of the Joseph Elkins D. L. C. No. 43 lying north of the center line of Crabtree Creek, all in Sec. 20, T. 11 S., R. 1 E. of the W. M. in Linn County, Oregon and a small tract between the land above described and the land of the grantors and adjacent to the West line of the land of the grantors

and,

WHEREAS, the Grantees Forest E. Weaver and Delpha B. Weaver, his wife, are the present legal owners and the grantees, Ronald M. Spillman and Patsy Ann Spillman, his wife, the present contract owners of the following described property:

Beginning at the SW corner of the SW 1/4 NW 1/4, Section 21, T. 11 S., R. 1 E., W. M. in Linn County, and running thence northerly along the West boundary of said SW 1/4 NW 1/4 to the northwest corner thereof, thence Easterly along the North boundary line of said SW 1/4 NW 1/4 to the northeast corner thereof, thence south along the east boundary 64 rods, thence west parallel with the north boundary 53 rods, thence south 16 rods to the south boundary of said SW 1/4 NW 1/4, thence West on said south boundary line 27 rods to the point of beginning, containing 28.0 acres, more or less, all being in Linn County, Oregon.

and,

WHEREAS, the grantees, Arnold K. Lee and Imogene R. Lee, his wife are the legal owners, and Rolla Carr and Betty Jean Carr are the contract owners of the following described property:

Beginning at the Southeast corner of the Southwest Quarter of the Northwest Quarter

of Section 21, in Township 11, South Range 1 East of the Willamette Meridian, in Linn County, Oregon, and running thence North along the East boundary line of said Southwest Quarter of the Northwest Quarter of said Section 21, 16 rods; thence West 53 rods; thence South 16 rods to the South Boundary line of said Southwest Quarter of the Northwest Quarter of said Section 21, thence East 53 rods to the place of beginning all being situated in Linn County, Oregon

and,

WHEREAS, the above named grantees have constructed a bridge across Crabtree Creek at a point thereon South-easterly from the Northwest corner of the land of the grantors hereinafter described, and the Grantors have agreed to grant to the Grantees a right-of-way from the County Road across said bridge to the North line of the grantors' property for the purpose of providing access to the said County Road for the above named Grantees and all future owners of the real property herein above described, now owned by the said grantees.

for valuable consideration,
 NOW THEREFORE, the grantors/do hereby grant, bargain, sell and convey to the above named grantees, their heirs and assigns, and to their successors in title to the real property herein above described, a perpetual easement of right-of-way over, upon and across the following described tract of land:

The tract of land 30 feet in width being 15 feet on the West side and 15 feet on the East side of the following described center line to-wit: BEGINNING at the center of the present bridge now constructed over Crabtree Creek on the land of grantors and running thence North following the center line of the present road which is now running North from said bridge to the South line of the Southwest Quarter of the Northwest Quarter of Section 21 in Township 11 South, Range 1 East of the Willamette Meridian Linn County, Oregon

together with the right to construct, maintain, repair and use a road over, upon and across said tract of land, including the right to construct, maintain, repair and use a bridge over the portion of Crabtree Creek which flows across said tract of land, subject to the right reserved in the Grantors to permit any other persons to use *2.4.2*
 TO HAVE AND TO HOLD the aforesaid easement of right-of-way unto the said grantees, their heirs, assigns and successors in title forever. This is a grant of an easement appurtenant and shall run with the land owned by the grantees as described herein.

Marion J. Robinson

Louis J. Robinson

Audrey Long

562 837

BIDS

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. THE INFORMATION CONTAINED IN THIS BROCHURE IS FROM RELIABLE SOURCES AND IS BELIEVED TO BE CORRECT BUT IT IS NOT GUARANTEED.



Valley Overhead Door1720 SW Washington St. SW, Albany, OR, 97322
541-926-3828**Customer Information**Paige Cochran
541-926-3828
office@valleyohdoor.com**Contact Address**1720 SW Washington St. SW
Albany, OR, 97322**Install Address**1720 SW Washington St. SW
Albany, OR, 97322**Created On :** 04/29/2024**Modified On :** 04/29/2024**Sales Lead Prepared by :**
Samantha**Door 1****Door Description****Size:** 9' 0" x 7' 0'**WindCode:** W0**Design:** Short Panel**Type:** Classic™ Steel - Premium Series**Construction:** 3-layer 1 3/8" Polystyrene Insulation R-Value 6.5**Model:** 4050**Color:** Chocolate**Top Section:** Solid Short Elegant**Glass:** Not applicable with solid top section.**Spring:** Coated Torsion**Track Size:** 2" Flag & Jambs Separate**Track Type:** standard**Mount Type:** Bracket**Track Radius:** 15**Lock:** Inside Slide Lock**Lock Options:** No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)**Other Items:** Heavy Hardware Upgrade**Strut:** 1 Extra Strut**Vinyl Stop Mold:** Stop Mold Included Product images and colors presented are for illustrative purposes only and may differ from the actual product.**Total:\$3004****Balance Due:\$ 3004.00****Terms & Conditions**Deposit of 50% Due Upon Signing.
Final Invoice Due Upon Completion.**Accepted By**



Valley Overhead Door Sales
 1720 Washington St. SW
 Albany, OR 97322
 (541)-926-3828
 CCB: 192747

BILL TO

Paige Cochrane
 42681 Island Inn Drive
 Lebanon, OR 97355 USA

ESTIMATE 32998020	ESTIMATE DATE Apr 29, 2024
-----------------------------	--------------------------------------

JOB ADDRESS

Paige Cochrane
 42681 Island Inn Drive
 Lebanon, OR 97355 USA

Job: 32964363

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
84505R-7	LiftMaster 84505R-7 DC Belt Drive Wifi Enabled LED Lighting MyQ Camera Includes 1 Transmitter Remote Does Not Include Keyless Entry Pad	2.00	\$625.00	\$1,250.00

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
Residential Door*	Classic™ Steel - Premium Series - 4050 Size: 9' 0" X 7' 0" WindCode: W0 Construction: 3-Layer 1 3/8" Polystyrene Insulation R-Value 6.5 Color: Chocolate Top Section: Solid Short Elegant Glass Type: Not Applicable With Solid Top Section. Spring: Coated Torsion Track Size: 2" Flag & Jambs Separate Track Type: Standard Mount Type: Bracket Track Radius: 15 Lock: Inside Slide Lock Lock Options: No Lock Hole (Std With No Lock And Inside Slide Lock Optional On #1 & #3)	2.00	\$1,502.00	\$3,004.00

Other Items: Heavy Hardware Upgrade
Struts: 1 Extra Strut
Vinyl Stop Mold: Stop Mold Included

SUB-TOTAL	\$4,254.00
TAX	\$0.00
TOTAL	\$4,254.00

CUSTOMER AUTHORIZATION

By signing, I acknowledge that I have received and reviewed the 3 Attached Notices Required by the State of Oregon below including:

- “Information Notice to Owner About Construction Liens”
- “Consumer Protection Notice”
- “Notice of Procedure”

This Estimate serves as a Contract for services. The summary above is an estimate of work to be performed at the location above and is based on our evaluation. Payment terms are 50% upon signing and 50% upon completion. This Estimate does not include material price increases that may occur prior to the date of project completion. Additional material costs may impact the final project total. As a property owner, you have the right to file a complaint with the CCB. You have the right to cancel this contract within 3 days of signing.

Furthermore, by signing below, I acknowledge that I have read and understand in it's entirety the Personal Guarantee attached below and that I am signing as the Guarantor in this Agreement.

Sign here

Date



Consumer Protection Notice

Actions to help make your project successful

(ORS 701.330 (1))

Oregon law requires contractors to provide the homeowner with this notice at the time of written contract, for work on a residential structure. This notice explains licensing, bond and insurance requirements, and steps that consumers can take to help protect their interests.

START OUT YOUR PROJECT RIGHT

1. **Make sure your contractor is properly licensed** before you sign a contract. Visit www.oregon.gov/ccb, and click on the link, **Check on a Contractor's License**, or call our offices at 503-378-4621. To be licensed in Oregon, contractors must take training and pass a test on business practices and law. Licensing is not a guarantee of the contractor's work.
 - **A license requires the contractor to maintain a surety bond and liability insurance** - The CCB surety bond provides a limited amount of financial security if the contractor is ordered to pay damages in contract disputes. It is not intended to be a safety net for consumer damages. Consumers with large projects may wish to look into performance bonds. Liability insurance coverage provides for property damage and bodily injury caused by the contractor. It does not cover contract disputes, including poor workmanship.
 - **If your contractor is not licensed** - the CCB bond and dispute resolution services will not be available to you.
2. **What you should know about bids, contracts, and change orders:**
 - **Bids** - *Do not automatically accept the lowest bid* - A low bid may make it necessary for the contractor to use lower quality materials and to cut corners in workmanship.
 - **Contracts and Change Orders** - *Always get it in writing*. Your contractor is required to provide a written contract if the contract price is more than \$2000. The CCB recommends that all contracts be in writing.
 - **Contracts should be as detailed as possible** - Some items to include are materials and costs, permits, estimated start and completion dates, debris removal, and arbitration clauses. Make sure the contractor's name, CCB number, and contact information is included in the contract.
 - **Read and understand your contract before signing it** - Don't be pressured into signing your contract without taking the time needed to go through it. Make sure it includes enough details to avoid misunderstandings and to protect you and your property.
3. **Additional contract information you should know:**
 - **A Payment Schedule** - should be included in the contract. Stick to the schedule and never pay in full for a project before the work is complete.
 - **Special Note on Liens** - Subcontractors and material suppliers that work on your project are often paid by the general contractor. If a general contractor fails to pay, the subcontractor may file a lien on your property. For information on construction liens, visit the CCB's Consumer Help Page at www.oregon.gov/ccb, or contact an attorney.
 - **Warranty on new residential construction** - Contractors must make an offer of a warranty when constructing a new residential structure. Consumers may accept or refuse the warranty.
4. **If you should have a problem with your contractor** - You can file a complaint with the CCB against a **licensed** contractor within one year of the substantial completion of work on your project. Contact the CCB office at 503-378-4621 for help.

Visit the CCB website at for more information on having a successful project.
www.oregon.gov/ccb

CONTRACTOR: CCB#: _____

PROPERTY OWNER: _____

Signature

Date

Signature

Date



Notice of Procedure

Regarding Residential Construction Arbitrations and Lawsuits

(ORS 701.330)

Oregon law contains important requirements that homeowners must follow before starting an arbitration or court action against any contractor, subcontractor, or supplier (materials or equipment) for construction defects.

Before you start an arbitration or court action, you must do the following:

1. Deliver a written notice of any conditions that you believe are defective to the contractor, subcontractor, or supplier that you believe is responsible for the alleged defect.
2. Allow the contractor, subcontractor, supplier, or its agent, to visually inspect the possible defects and also allow the contractor, subcontractor, or supplier to do reasonable testing.
3. Provide the contractor, subcontractor, supplier, or its agent, the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made.

There are strict procedures and deadlines that must be followed under Oregon law. Failure to follow those procedures or meet those deadlines will affect your right to start an arbitration or court action.

You should contact an attorney for information on the procedures and deadlines required under Oregon law.

Your contractor is supplying this notice to you as required by Oregon law.

CONTRACTOR: CCB#: _____

HOMEOWNER: _____

Print Contractor Name (as it appears on contract)

Print Homeowner Name (as it appears on contract)

Signature of Authorized Representative Date

Signature Date



Information Notice To Owner About Construction Liens

(ORS 87.093)

This is not a lien. Your contractor is required by law to provide this notice to inform you about construction lien laws. This notice explains the construction lien law, and gives steps you can take to protect your property from a valid lien. As an owner, you should read this information notice carefully. This information notice is required to be given if you contract for residential construction or remodeling, if you are buying a new home, or at any time the contract price exceeds \$2,000.

- Under Oregon law, your contractor and others who provide labor, materials, equipment, or services to your project may be able to claim payment from your property if they have not been paid. That claim is called a Construction Lien.
- If your contractor does not pay subcontractors, employees, rental equipment dealers, materials suppliers, or does not make other legally required payments, those who are owed money may place a lien against your property for payment. **It is in your best interest to verify that all bills related to your contract are paid, even if you have paid your contractor in full.**
- If you occupy or will occupy your home, persons who supply materials, labor, equipment, or services ordered by your contractor are permitted by law to file a lien against your property only if they have sent you a timely Notice of Right to Lien (which is different from this Information Notice), before or during construction. If you enter into a contract to buy a newly-built, partially-built, or newly-remodeled home, a lien may be claimed even though you have not received a Notice of Right to a Lien. If you do not occupy the building, a Notice of Right to Lien is not required prior to filing a lien.

This notice is not intended to be a complete analysis of the law. You should consult an attorney for more information.

Common Questions and Answers About Construction Liens

Can someone record a construction lien even if I pay my contractor? Yes. Anyone who has not been paid for labor, material, equipment, or services on your project and has provided you with a valid Notice of Right to Lien has the right to record a construction lien.

What is a Notice of Right to Lien? A Notice of a Right to Lien is sent to you by persons who have provided labor, materials, or equipment to your construction project. It protects their construction lien rights against your property.

What should I do when I receive a Notice of Right to Lien? Don't ignore it. Find out what arrangements your contractor has made to pay the sender of the Notice of Right to Lien.

When do construction liens need to be recorded? In Oregon, construction liens generally need to be recorded within 75 days from the date the project was substantially completed, or 75 days from the date that the lien claimant stopped providing labor, material, equipment, or services, whichever happened first. To enforce a lien, the lien holder must file a lawsuit in a proper court within 120 days of the date the lien was filed.

Note to Contractor: This notice must be delivered personally, or mailed by registered mail, certified mail, or by first-class mail with a certificate of mailing. Ask the signing parties to provide you with an original or copy to retain in your files. You should retain proof of delivery of this notice for at least two years.

Steps That Consumers Can Take to Protect Themselves

- **Contact the Construction Contractors Board (CCB) and confirm that your contractor is licensed.** The law requires all construction contractors to be licensed with the CCB. Check a contractor's license online at the CCB consumer website: www.oregon.gov/ccb, or you can call 503-378-4621.
- **Review the Consumer Protection Notice (ORS 701.330(1)),** which your contractor must provide to you at the time of contract on a residential structure.
- **Consider using the services of an escrow agent** to protect your interests. Consult your attorney to find out whether your escrow agent will protect you against liens when making payments.
- **Contact a title company about obtaining a title policy** that will protect you from construction lien claims.
- **Find out what precautions, if any, will be taken** by your contractor, lending institution, and architect to protect your project from construction liens.
- **Ask the contractor to get lien waivers or lien releases** from every subcontractor, materials provider, equipment provider, and anyone else the contractor is responsible for paying. Do this before you give your contractor a progress payment.
- **Have a written contract with your contractor.** A written contract is **required** for projects greater than \$2,000. An original contractor that fails to provide a written contract as required by law, may not place a construction lien against the owner's property.
- **If you receive a Notice of Right to Lien, ask for a statement of the reasonable value of the materials, labor, equipment, or services** provided to your project from everyone who sends you a Notice of Right to Lien. If the information is not provided in a timely manner, the sender of the Notice of Right to Lien may still be able to file a construction lien, but will not be entitled to attorney fees.
- **When you pay your contractor, write checks made jointly payable to the contractor, subcontractors, materials, equipment, or services providers.** The checks name both the contractor and the subcontractor, materials or equipment provider. The checks can only be cashed if **both** the contractor and the subcontractor, materials or equipment provider endorses it. Be aware that many banks will not accept checks made payable to multiple parties unless each party appears at the bank with government-issued identification at the time of deposit. Your contractor may wish to check with its bank and advise whether this is an option.
- **Should you have a dispute with your contractor,** you may be able to file a complaint with the CCB and be reimbursed in whole or in part from the contractor's bond. For more details about help available through the agency, write to the CCB at PO Box 14140, Salem, OR 97309-5052 or call 503-378-4621.
- **Consult an attorney.** If you do not have an attorney, consider contacting the Oregon State Bar Referral Service at 503-684-3763 or 1-800-452-7636.

Signing this Information Notice verifies only that you have received it. Your signature does not give your contractor or those who provide material, labor, equipment, or services, any additional rights to place a lien on your property.

Job Site Address: _____

CONTRACTOR: CCB#: _____

PROPERTY OWNER: _____

Print Name (as it appears on contract)

Print Name (as it appears on contract)

Signature

Date

Signature

Date

Personal Guarantee

In consideration of our agreement (“Agreement”) to provide the services and/or materials to Customer as described above and at the request of the undersigned and in reliance on this guarantee, the undersigned guarantor (“Guarantor”) hereby unconditionally and irrevocably personally guarantees the Customer’s payment of all amounts owing to us from Customer and the performance of all terms, conditions, agreements and covenants of the Agreement (collectively “Obligations”); and Guarantor promises to pay all our expenses, including reasonable attorney fees and collection costs incurred by us in enforcing the performance of the Obligations or this Guarantee whether or not suit is filed.

This guarantee is an absolute guaranty of payment and is not a guaranty of collection and will not be discharged except by payment, in cash, of all amounts owing to us from Customer and full performance of the Guarantor’s other Obligations hereunder. The Guarantor waives: promptness, diligence, notice of acceptance, and any and all other notices with respect to any of the Obligations; any requirement that we exhaust any right or take any action against Customer for any of the Obligations; the filing of any claim with a court in the event of receivership or bankruptcy of Customer; protest or notice regarding nonpayment of all or any of the Obligations; and all demands, including, without limitation, any requirement that demand be made on Customer as a condition precedent to the Guarantor’s obligations hereunder.

THE GUARANTOR UNDERSTANDS THAT WE DO NOT HAVE TO PURSUE THE CUSTOMER OR PURSUE ANY OTHER REMEDIES BEFORE DEMANDING PAYMENT FROM THE GUARANTOR. THE GUARANTOR FURTHER UNDERSTANDS THAT THE GUARANTOR WILL HAVE TO PAY AMOUNTS THEN DUE EVEN IF THE CUSTOMER DOES NOT MAKE THE PAYMENTS OR ARE OTHERWISE RELIEVED OF THE OBLIGATION TO MAKE PAYMENTS.

Guarantor:

Signature

Print Name

Date



BRANDI ELLIOTT

BRANDIELLIOTT@KW.COM
541-619-1632

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



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!

