

21303 S CENTRAL POINT

OREGON CITY, OR



HISTORY

THE PROPERTY HAS BEEN WITH THE FAMILY FOR 4 GENERATIONS. ORIGINALLY AT 375 +/- ACRES THE FARM HAS BEEN PRIMARILY USED FOR A DAIRY, LIVESTOCK, GRASS, PASTURE AND WHEAT.



LOCATION

LOCATED IN BETWEEN OREGON CITY AND CANBY, WITHIN 20 MINUTES OF INTERSTATE FIVE AND 5 MINUTES FROM HIGHWAY 99E, NEAR LOCAL WINERIES AND FARMS AND RECREATION SITES LIKE THE WILLAMETTE RIVER AND NATURE PARKS

LAND

287 +/- ACRES

- SALE IS CONTINGENT UPON A LOT LINE ADJUSTMENT*

6 TAX LOTS

- 00772541 | 78.75 AC (WILL BE ADJUSTED FOR LOT LINE)
- 00772523 | 31.22 AC
- 05008216 | 74.82 AC
- 05036284 | 5.12 AC
- 00763588 | 80.65 AC
- 00763490 | 21 AC

2 PIVOTS - 6 TOWERS (APPROX 70 AC)

SETTLING POND

BEAVER CREEK RUNS THROUGH THE PROPERTY

PARKLIKE AREA

6 PASTURES, FENCED AND CROSS FENCED WITH HIGH TENSILE

190 +/- ACRES OF WATER RIGHTS WITH POD ON BEAVER CREEK

- SEE WATER RIGHTS REPORT BELOW

PERMITTED DAM WITH RESERVOIR

EASEMENT BY PARK FOR ROAD ACCESS

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

OUTBUILDINGS

TWO FEEDER BARN

- EACH 23400 SQFT
- CONCRETE FLOORS
- 220 POWER, SINGLE PHASE

MACHINE SHED

- 6000 SQFT
- GRAVEL FLOOR

COMPOST BUILDING

- 9600 SQFT
- CONCRETE FLOOR
- 480 POWER, 3 PHASE

FRONT SHOP

- 2400 SQFT
- CONCRETE FLOORS
- 220 POWER, SINGLE PHASE
- 2 ROLL UP DOORS
- HEATED FLOOR

STORAGE SHOP

- 10620 SQ FT
- 220 POWER, 3 PHASE
- CONCRETE FLOOR

DETACHED EXTRA LARGE CAR GARAGE

- SPACE FOR 5 CARS

SINGLE CAR GARAGE WITH WOOD SHED

- CONCRETE FLOOR

MISCELLANEOUS GARAGES AND SHED



HOMES

21303 S CENTRAL POINT

PRIMARY HOME

- 2700 SQFT
- 5 BEDROOMS
- 1 BATHROOM
- FULL DAYLIGHT BASEMENT
 - 2 GARAGE DOORS
- RAMP ACCESS
- WOOD FIREPLACE
- ORIGINAL HARDWOOD FLOORS
- TONS OF BUILT INS FOR EXTRA STORAGE
- SEVERAL UNIQUE FEATURES INCLUDING BUILT INS FOR EXTRA STORAGE
- 5 MINI SPLITS
- REMODELED 1990

21301 S CENTRAL POINT

SECONDARY HOME

- 1080 SQFT
- 2 BEDROOMS
- 1 BATHROOM
- UTILITY ROOM
- FREE STANDING WOOD STOVE
 - CERTIFICATION UNKNOWN, APPROX 48 YEARS OLD

FARM DWELLING ONE

- MANUFACTURED HOME

FARM DWELLING TWO

- 3 BEDROOM MANUFACTURED HOME



SYSTEMS

WELLS

- **1ST WELL | PUMPS EQUIPPED WITH 15 HP PUMP, 100 GPM, DRILLED 2012**
 - **LOCATED ACROSS FROM MACHINE SHED**
 - **SERVICES**
- **2ND WELL | 3 HP PUMP, 40 GPM, DRILLED 1977**
 - **LOCATED BETWEEN RED/WHITE GARAGE**
 - **BACKUP WELL**
- **WELL SERVICES**
 - **PRIMARY HOME, SECONDARY HOME, FARM HOMES AND DAIRY**

SEPTICS

- **PRIMARY HOME**
 - **OWN SEPTIC**
- **SECONDARY HOME**
 - **OWN SEPTIC**
- **FARM HOME 1**
 - **OWN SEPTIC**
- **FARM HOME 2**
 - **OWN SEPTIC**

LEASE

**LAND IS LEASED BY LOCAL FARMER
YEAR TO YEAR LEASE FOR 170 +/-ACRES**

IMPROVEMENTS

**EXTERIOR PAINT
DISHWASHER**

SELLER PREFERRED TERMS

USE OREF FORMS

48 HOURS FOR SHOWING NOTICE

MINIMUM 72 HOURS RESPONSE TIME FOR OFFERS

**PERSONAL PROPERTY INCLUDED: DISHWASHER, BUILT IN RANGE, FRIDGE AT
\$0 VALUE**

FIDELITY FOR ESCROW

CONTINGENT UPON SUCCESSFUL COMPLETION OF A LOT LINE ADJUSTMENT

Flexibility with lot line adjustments in the future

EQUIPMENT LIST FOR SALE OUT OF ESCROW

SENT UPON REQUEST



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



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



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



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

MAPS

PROVIDED BY LANDID

*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.



2ND HOME



**40 GPM
3 HP**



MAIN HOME

SHOP/STORAGE



FRONT SHOP



110 GPM



FEEDER BARN



MACHINE SHED



FEEDER BARN



COMPOST



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.

CANBY

WILLAMETTE RIVER

WILLAMETTE RIVER

New Era

Oregon Golf Club

99E

99E

99E

S HAINES RD

S MAY RD

S SEVIER RD

Central Point

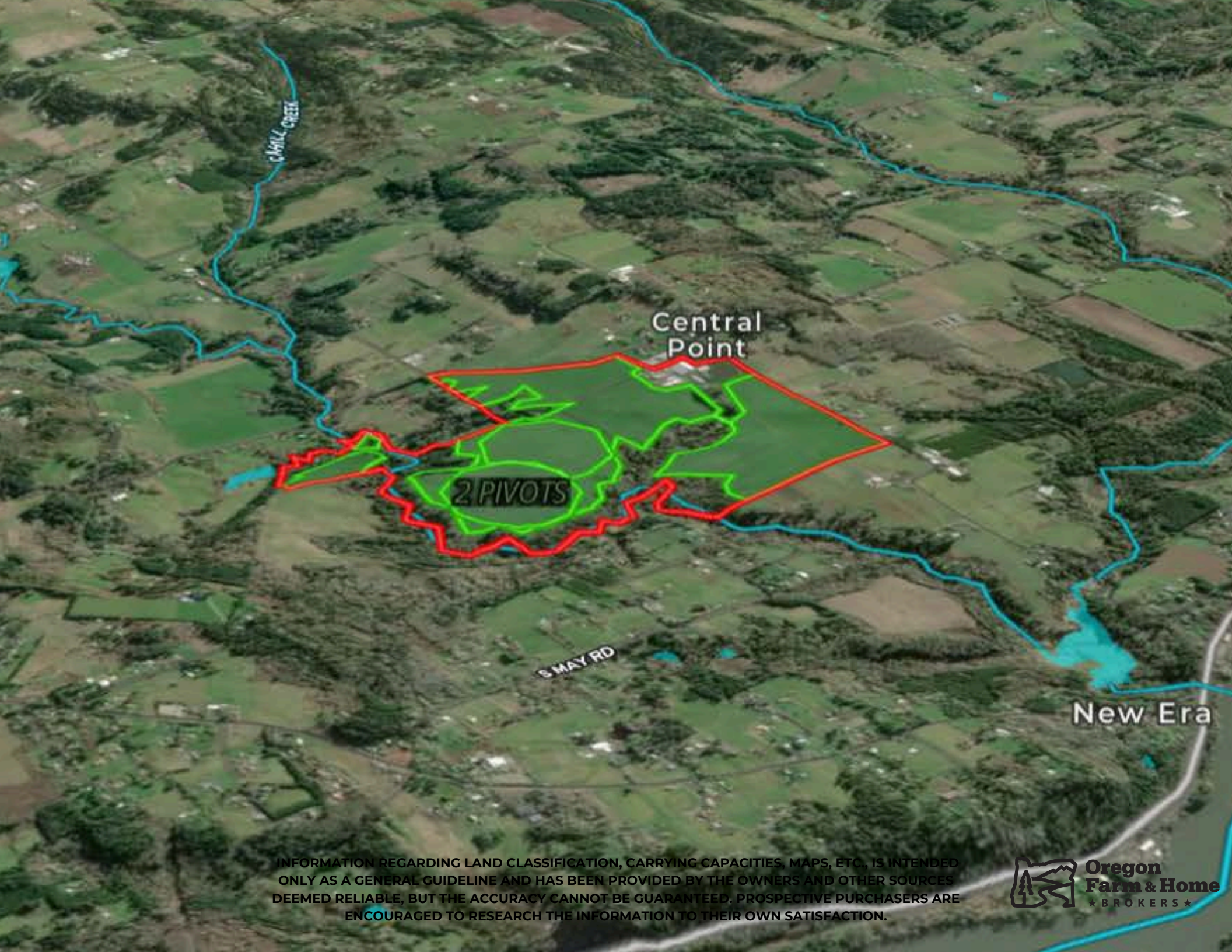
2 PLOTS

S END RD

OREGON CITY

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.





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.



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.



**Oregon
Farm & Home**
BROKERS ★

WATER RIGHTS REPORT

PROVIDED BY WILL MCGILL SURVEYING

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.



May 8, 2024

Re: Water Right Report on 21301 S Central Point Rd.

Subject Property:

| Account No. | Map Taxlot No. | Acreage |
|-------------|-------------------|---------|
| 05008216 | 31E2400701 | 74.82 |
| 00772541 | 31E2400700 | 78.66 |
| 05036284 | 31E2400791 | 5.12 |
| 00763588 | 31E1302100 | 82.10 |
| 00772523 | 31E2400600 | 31.12 |
| 00763490 | 31E1301500 | 20.82 |

Appurtenant Water Rights:

| Doc. No. | Doc. Name | Priority Date | Source | Use | Rate | Duty/Volume | Acreage |
|--------------------|-------------------------|---------------|---------------------------------|------------------------|-----------|-------------|---------|
| Cert. 14375 | Staehely Bros. | 11/27/1935 | Beaver Creek | Irrigation | 0.75 cfs | 2.5 af/ac. | 60.0 |
| Cert. 90151 | Staehely Brothers Dairy | 9/5/1990 | Beaver Creek and two Reservoirs | Irrigation | 2.405 cfs | 2.5 af/ac. | 192.42 |
| Cert. 90302 | Staehely Brothers Dairy | 9/5/1990 | Beaver Creek | Storage for Irrigation | N/A | 2.9 af | N/A |
| Cert. 90303 | Staehely Brothers Dairy | 9/5/1990 | Beaver Creek | Storage for Irrigation | N/A | 3.3 af | N/A |

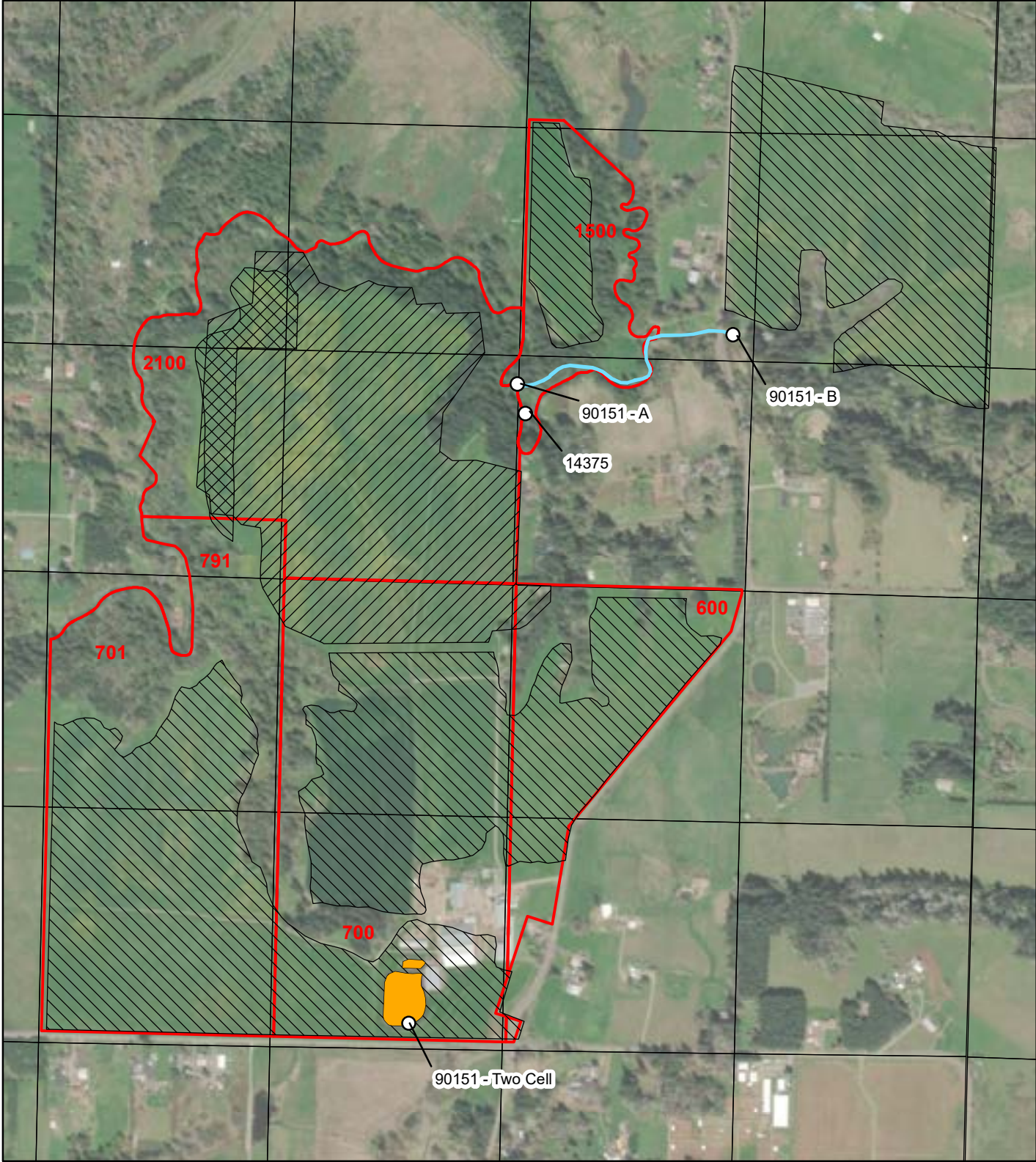
1. Certificate 14375 is only sourced from Beaver Creek. If this place of use is irrigated from either reservoir, water needs to be pumped from Beaver Creek into storage first.
2. Certificate 90151 authorizes use from two reservoirs and Beaver Creek. The total rate of 2.405 cfs is split between points of diversion (POD). 1.685 cfs is allowed from POD A and 0.72 cfs from POD B. The authorized rates only apply to the live flow Beaver Creek water. Storage water is only limited by the maximum volume allowed by the storage certificates.

3. One of the listed permit numbers, R-11550, in Certificate 90151, has been cancelled. It seems that this permit was replaced by R-11595 which eventually became Certificate 90303. No action is likely needed, but the correct storage right should be known and linked to the surface water right.
4. Certificate 90151 authorizes three PODs. POD A and B both seem to serve as pump sites for Beaver Creek and one reservoir. The reservoir referred to as Two Cell Reservoir does not have a defined POD, but is authorized for use.
5. Certificate 90151 requires water use reporting. Flow meters should be installed at each pump site and monthly records should be kept and reported to OWRD each year.
6. Certificate 90151 requires fish screening to be installed and maintained on each POD.
7. Not all of the 192.42 acres authorized by Cert. 90151 are appurtenant to the subject property.
8. POD B for Cert. 90151 appears to be off the subject property, likely intended for use on the acreage off the property. If the full authorized rate is needed, access should be worked out for that POD as well.
9. Based on initial mapping, it appears that Cert. 14375 and 90151 could be somewhat layered. This could be resolved through some additional research and mapping. No action is required, but if it ever came up, OWRD could require one right to be made supplemental. Supplemental and primary rights cannot be the same source, so it would be recommended to partially cancel the Beaver Creek live flow portion of the newer priority certificate and keep the reservoirs as supplemental sources on the layered area.
10. Both surface water rights are heavily dependent on the reliability of Beaver Creek stream flows. The storage rights Cert. 90302 and 90303 only total 6.2 acre-feet which is insufficient for irrigation of much of the farm.
11. Certificate 90302 (Two Cell Reservoir) authorizes a storage season of November 1 – June 30. Live flow outside of this season must be passed.
12. Certificate 90303 (unnamed reservoir) authorizes a storage season of April 1 – June 30. Live flow outside of this season must be passed.
13. Both storage certificates require the water user to install and maintain fish screening and by-pass devices as required by ODFW.
14. Both storage certificates require installation and regular maintenance of a fully functional conduit/gate assembly with a minimum diameter of 8”.
15. Certificate 90303 requires that all flashboards be removed from the spillway during the period of October 2 – March 31.
16. The irrigation season for this area is March 1 – October 31.
17. If the property is sold, an ownership update for all four certificates would be recommended. This is a one-page, no-cost form submitted to OWRD.
18. If any certificate water right has a 5 consecutive year period of non-use ending within the last 15 years, it can be subject to forfeiture. If the property is sold, it is recommended to have the seller sign an evidence of use affidavit in order to protect the water rights.

19. Due to the seasonal availability of surface water, new water right permits would be difficult to get approved. Additional off-season storage would be the best option.
20. Due to the close vicinity to surface water, new groundwater rights would be difficult to get approved. If there are existing wells on the property, there are some groundwater exemptions that might be relevant. These include but are not limited to: livestock drinking, irrigation of ½ acre (non-commercial), one commercial use up to 5,000 gallons per day, domestic use up to 15,000 gallons per day. The exemptions are per property, water system, or ownership, whichever is largest and are not additive by more wells.

This report is based on current OWRD records and our best knowledge of the property without being onsite.

21301 S Central Point Rd.



Legend

-  Cert. 90302 ST
-  Cert. 90303 ST
-  Cert. 90151 IR
-  Cert. 14375 IR



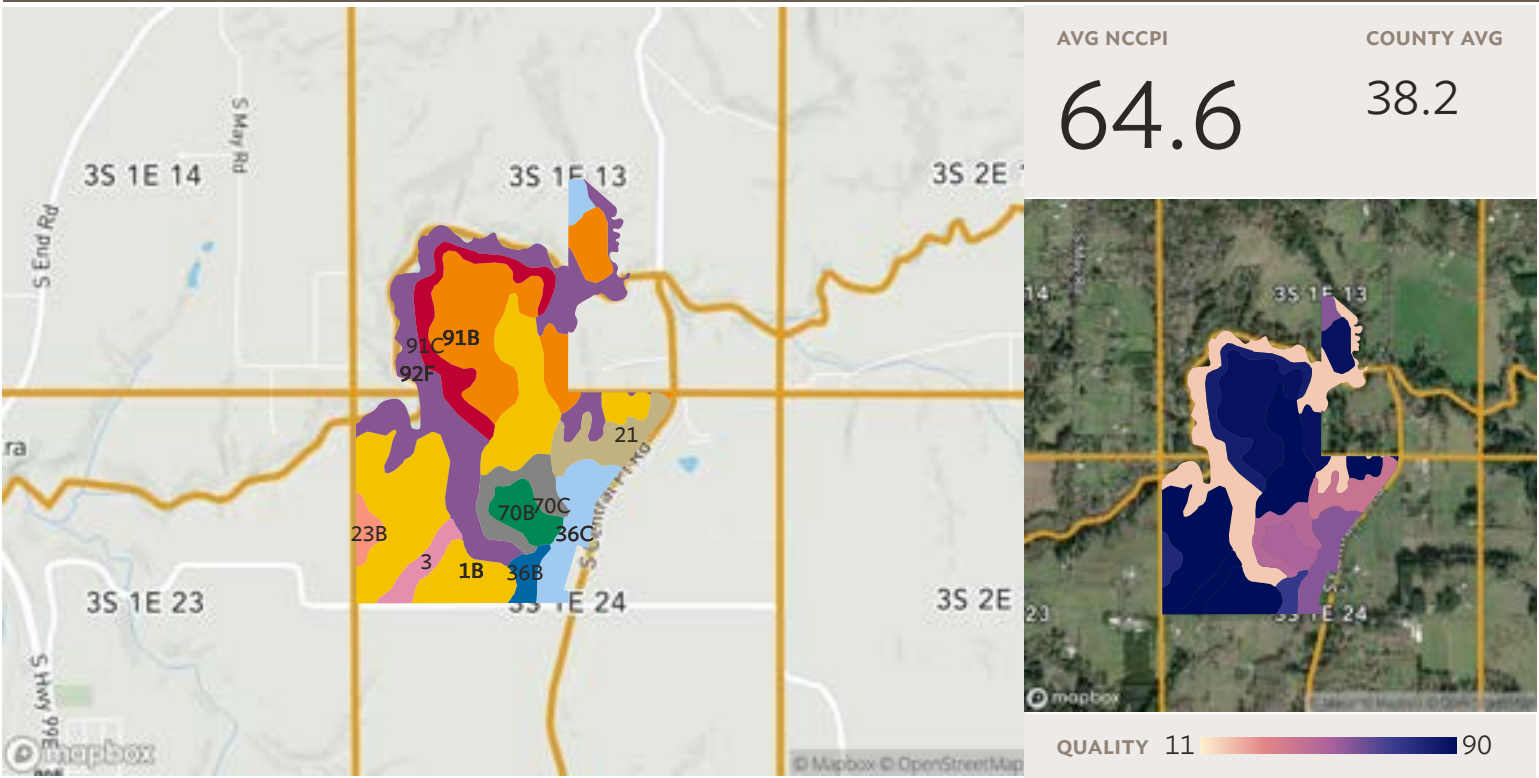
SOIL REPORT

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.



5 fields, 293 acres in Clackamas County, OR TOWNSHIP/SECTION 3S 1E – 13, 23, 24



All fields

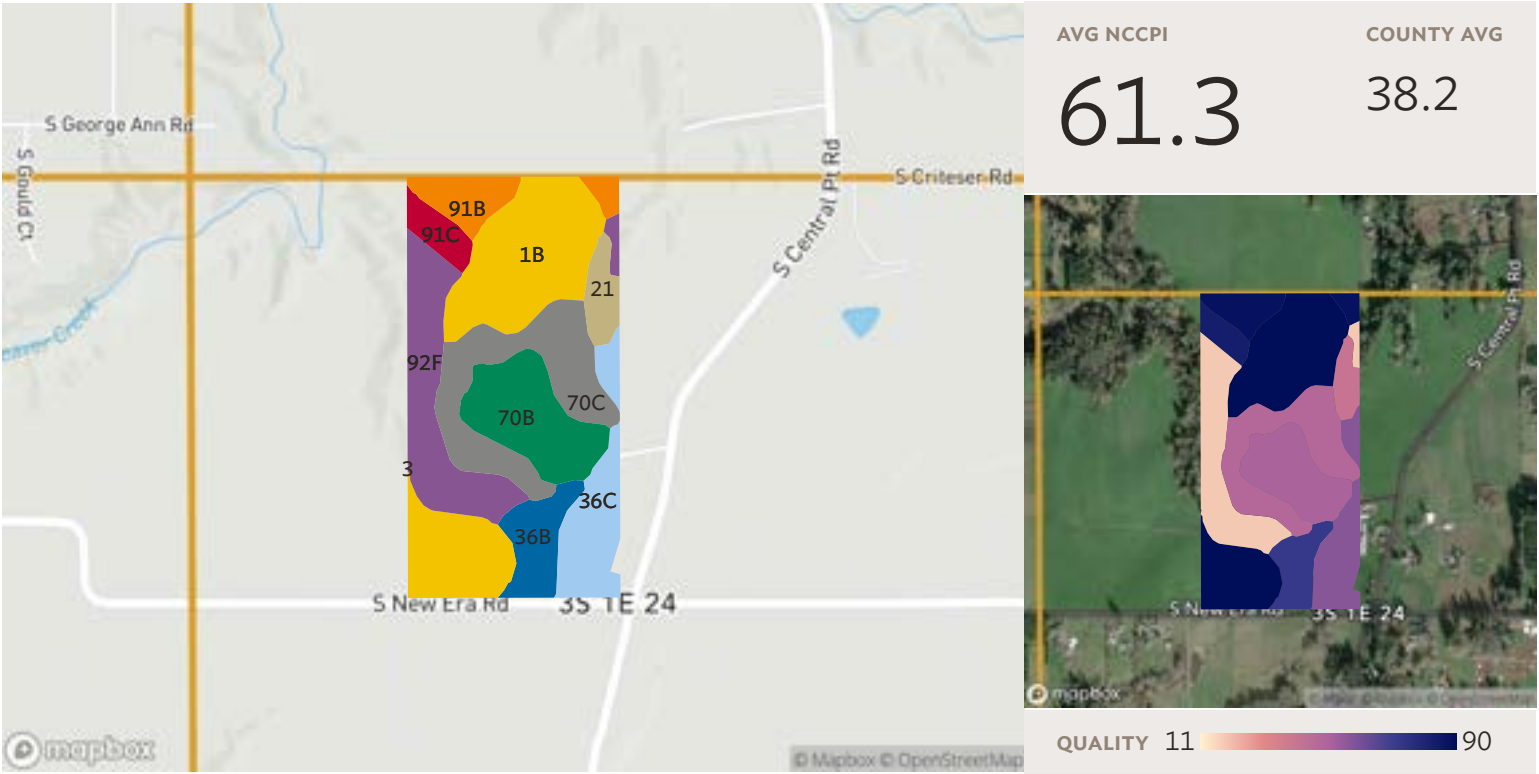
Source: NRCS Soil Survey

293 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|--|-------|---------------------|------------|-------|
| 1B | Aloha silt loam, 3 to 6 percent slopes | 82.47 | 28.2% | 2 | 89.9 |
| 92F | Xerochrepts and Haploxerolls, very steep | 66.64 | 22.8% | 6 | 18.2 |
| 91B | Woodburn silt loam, 3 to 8 percent slopes | 51.83 | 17.7% | 2 | 87.7 |
| 36C | Hardscrabble silt loam, 7 to 20 percent slopes | 20.61 | 7.0% | 4 | 57.2 |
| 91C | Woodburn silt loam, 8 to 15 percent slopes | 18.32 | 6.3% | 2 | 83.0 |
| 21 | Concord silt loam | 13.99 | 4.8% | 3 | 41.0 |
| 70C | Powell silt loam, 8 to 15 percent slopes | 12.68 | 4.3% | 3 | 47.9 |
| 70B | Powell silt loam, 0 to 8 percent slopes | 9.79 | 3.3% | 3 | 50.7 |
| 3 | Amity silt loam | 7.19 | 2.5% | 2 | 94.0 |

| 5 fields, 293 acres in Clackamas County, OR | | TOWNSHIP/SECTION 3S 1E – 13, 23, 24 | | | |
|---|---|-------------------------------------|------|---|-------------|
| ■ 36B | Hardscrabble silt loam, 2 to 7 percent slopes | 4.83 | 1.7% | 3 | 72.1 |
| ■ 23B | Cornelius silt loam, 3 to 8 percent slopes | 4.20 | 1.4% | 2 | 78.5 |
| | | 292.55 | | | 64.6 |

5 fields, 293 acres in Clackamas County, OR TOWNSHIP/SECTION 3S 1E – 13, 23, 24



Field 1

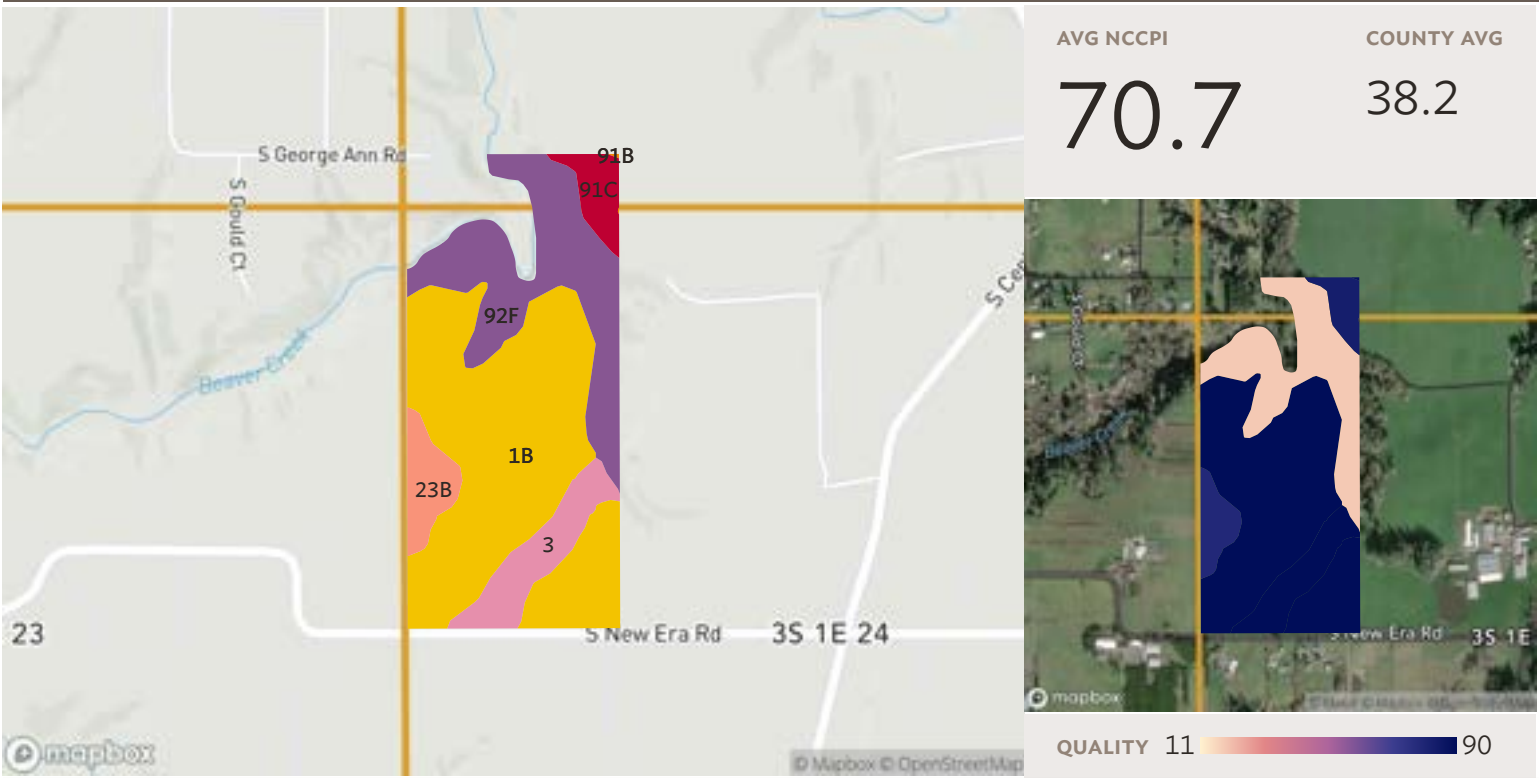
Source: NRCS Soil Survey

79 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|-----------|--|-------|---------------------|------------|-------|
| 1B | Aloha silt loam, 3 to 6 percent slopes | 22.48 | 28.6% | 2 | 89.9 |
| 70C | Powell silt loam, 8 to 15 percent slopes | 12.68 | 16.1% | 3 | 47.9 |
| 92F | Xerochrepts and Haploxerolls, very steep | 11.82 | 15.0% | 6 | 18.2 |
| 70B | Powell silt loam, 0 to 8 percent slopes | 9.79 | 12.4% | 3 | 50.7 |
| 36C | Hardscrabble silt loam, 7 to 20 percent slopes | 7.74 | 9.8% | 4 | 57.2 |
| 36B | Hardscrabble silt loam, 2 to 7 percent slopes | 4.83 | 6.1% | 3 | 72.1 |
| 91B | Woodburn silt loam, 3 to 8 percent slopes | 4.52 | 5.7% | 2 | 87.7 |
| 21 | Concord silt loam | 2.55 | 3.2% | 3 | 41.0 |
| 91C | Woodburn silt loam, 8 to 15 percent slopes | 2.31 | 2.9% | 2 | 83.0 |

| 5 fields, 293 acres in Clackamas County, OR | | TOWNSHIP/SECTION 3S 1E – 13, 23, 24 | | | |
|---|-----------------|-------------------------------------|------|---|-------------|
| ■ 3 | Amity silt loam | 0.00 | 0.0% | 2 | 94.0 |
| | | 78.71 | | | 61.3 |

5 fields, 293 acres in Clackamas County, OR TOWNSHIP/SECTION 3S 1E – 13, 23, 24



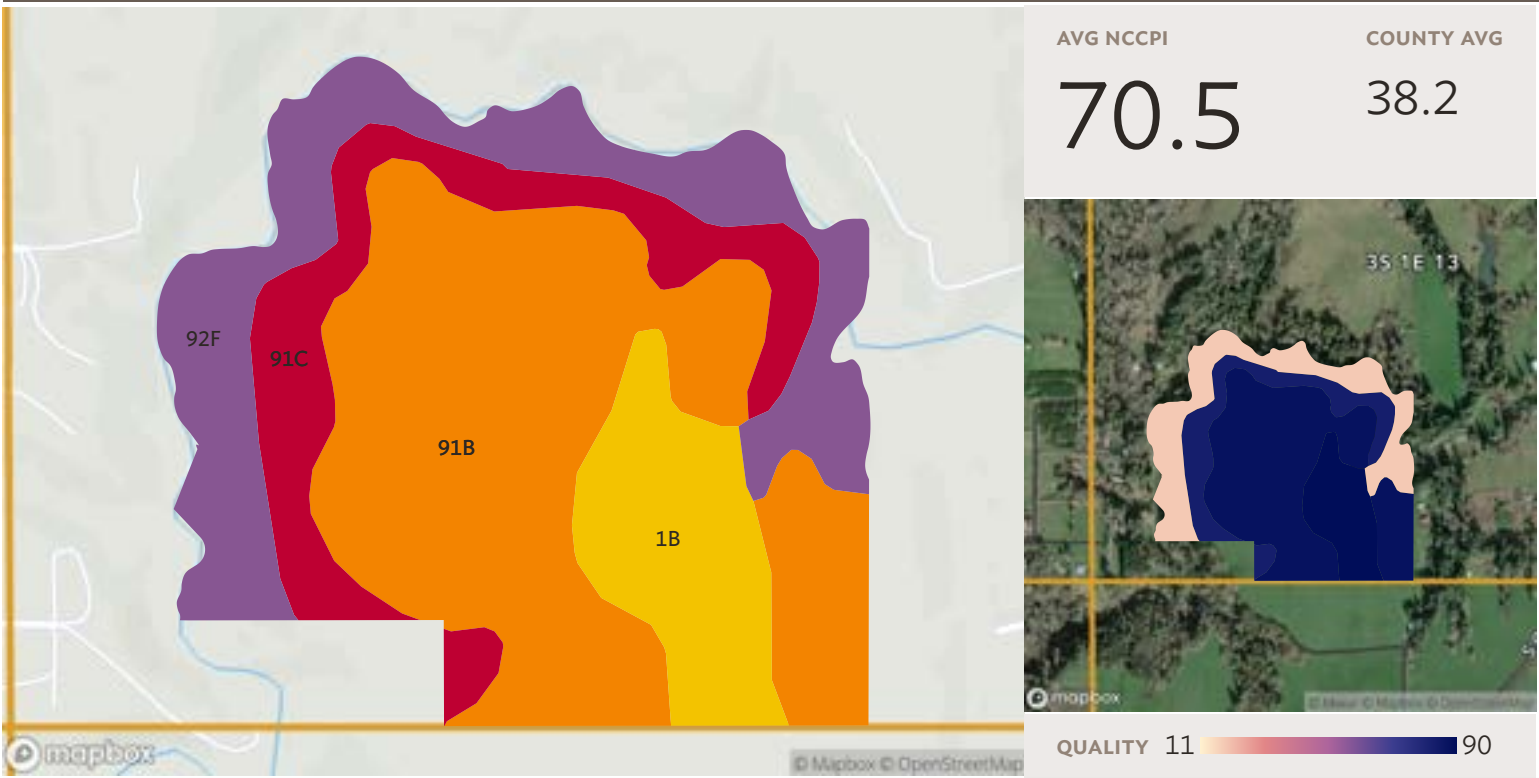
Field 2

Source: NRCS Soil Survey

80 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|--------------|--|-------|---------------------|------------|-------------|
| 1B | Aloha silt loam, 3 to 6 percent slopes | 44.40 | 55.6% | 2 | 89.9 |
| 92F | Xerochrepts and Haploxerolls, very steep | 20.86 | 26.1% | 6 | 18.2 |
| 3 | Amity silt loam | 7.19 | 9.0% | 2 | 94.0 |
| 23B | Cornelius silt loam, 3 to 8 percent slopes | 4.20 | 5.3% | 2 | 78.5 |
| 91C | Woodburn silt loam, 8 to 15 percent slopes | 3.19 | 4.0% | 2 | 83.0 |
| 91B | Woodburn silt loam, 3 to 8 percent slopes | 0.03 | 0.0% | 2 | 87.7 |
| 79.87 | | | | | 70.7 |

5 fields, 293 acres in Clackamas County, OR TOWNSHIP/SECTION 3S 1E - 13, 23, 24



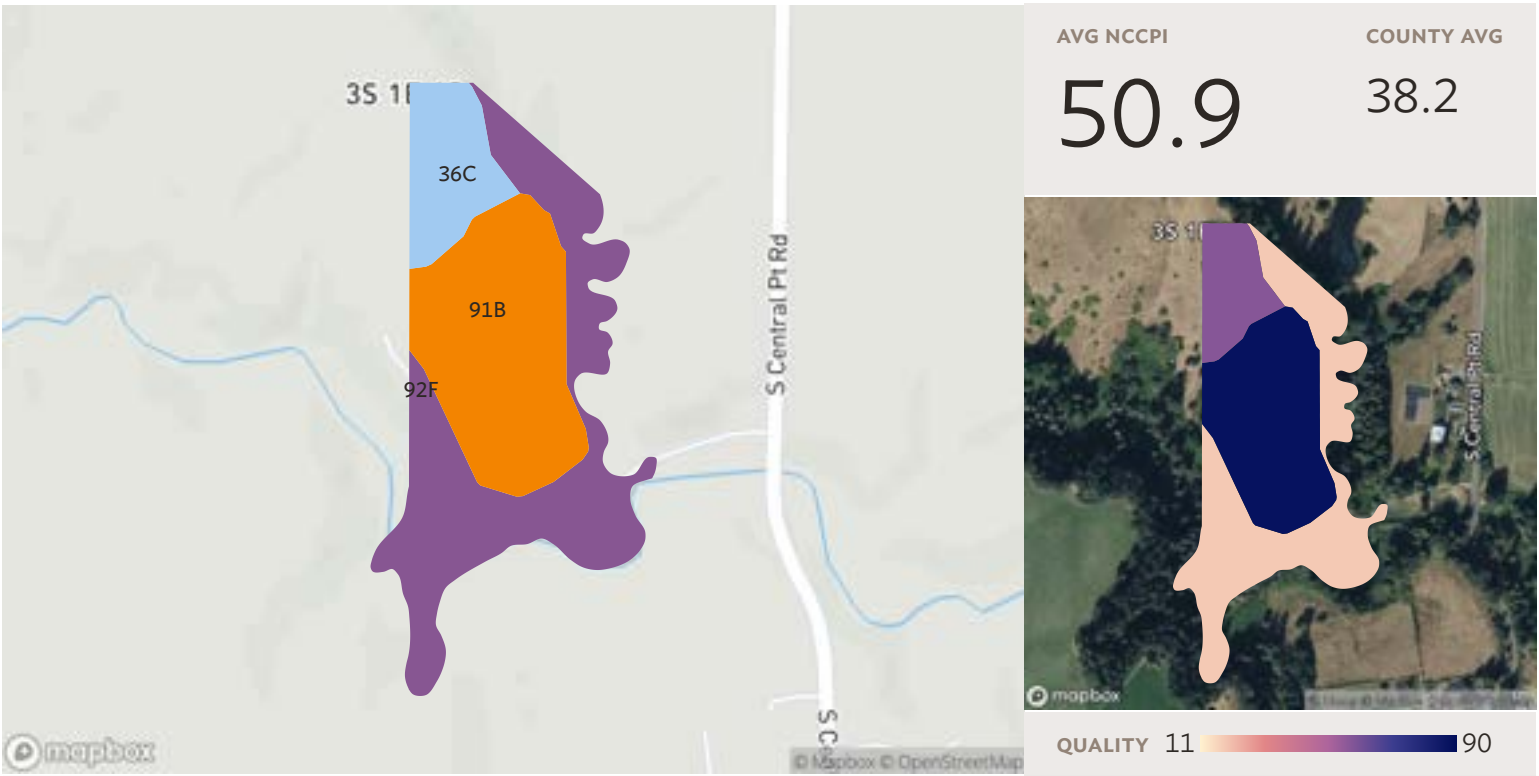
Field 3

Source: NRCS Soil Survey

82 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|--------------|--|-------|---------------------|------------|-------------|
| 91B | Woodburn silt loam, 3 to 8 percent slopes | 38.46 | 46.9% | 2 | 87.7 |
| 92F | Xerochrepts and Haploxerolls, very steep | 19.77 | 24.1% | 6 | 18.2 |
| 91C | Woodburn silt loam, 8 to 15 percent slopes | 12.82 | 15.6% | 2 | 83.0 |
| 1B | Aloha silt loam, 3 to 6 percent slopes | 11.00 | 13.4% | 2 | 89.9 |
| 82.05 | | | | | 70.5 |

5 fields, 293 acres in Clackamas County, OR TOWNSHIP/SECTION 3S 1E – 13, 23, 24



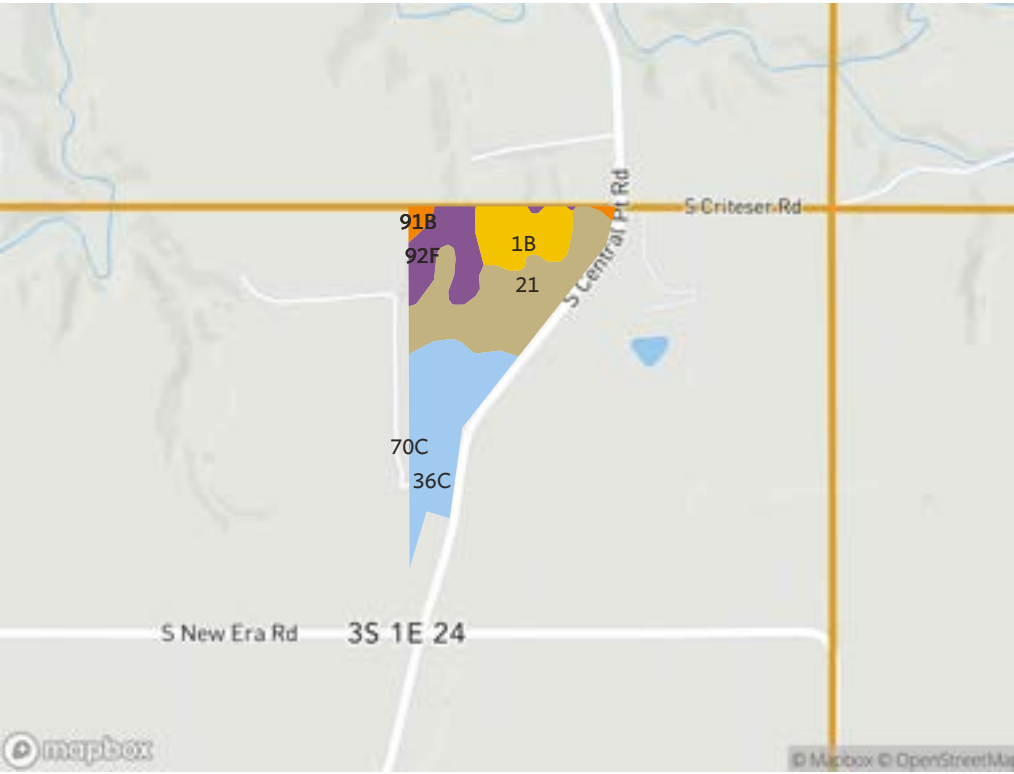
Field 4

Source: NRCS Soil Survey

21 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|--------------|--|-------|---------------------|------------|-------------|
| 92F | Xerochrepts and Haploxerolls, very steep | 9.72 | 46.7% | 6 | 18.2 |
| 91B | Woodburn silt loam, 3 to 8 percent slopes | 8.16 | 39.2% | 2 | 87.7 |
| 36C | Hardscrabble silt loam, 7 to 20 percent slopes | 2.93 | 14.1% | 4 | 57.2 |
| 20.81 | | | | | 50.9 |

5 fields, 293 acres in Clackamas County, OR TOWNSHIP/SECTION 3S 1E – 13, 23, 24



Field 5

Source: NRCS Soil Survey

31 ac.

| SOIL CODE | SOIL DESCRIPTION | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|--------------|--|-------|---------------------|------------|-------------|
| 21 | Concord silt loam | 11.44 | 36.8% | 3 | 41.0 |
| 36C | Hardscrabble silt loam, 7 to 20 percent slopes | 9.93 | 31.9% | 4 | 57.2 |
| 1B | Aloha silt loam, 3 to 6 percent slopes | 4.58 | 14.7% | 2 | 89.9 |
| 92F | Xerochrepts and Haploxerolls, very steep | 4.47 | 14.4% | 6 | 18.2 |
| 91B | Woodburn silt loam, 3 to 8 percent slopes | 0.67 | 2.1% | 2 | 87.7 |
| 70C | Powell silt loam, 8 to 15 percent slopes | 0.00 | 0.0% | 3 | 47.9 |
| 31.10 | | | | | 51.1 |

WELL LOG

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
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

CLAC 69439

WELL I.D. LABEL# L

109753
START CARD # 1018235
ORIGINAL LOG #

2/25/2013

(1) LAND OWNER
Owner Well I.D.
First Name PAUL & DIANE Last Name STAHELY
Company
Address 21301 S. CENTRAL POINT RD
City OREGON CITY State OR Zip 97045

(2) TYPE OF WORK
[X] New Well [] Deepening [] Conversion
[] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION
Dia + From To Gauge Stl Plstc Wld Thrd
Casing:
Material From To Amt sacks/lbs
Seal:

(3) DRILL METHOD
[X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Cable Mud
[] Reverse Rotary [] Other

(4) PROPOSED USE
[X] Domestic [] Irrigation [] Community
[] Industrial/ Commercial [] Livestock [] Dewatering
[] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION
Special Standard [] (Attach copy)
Depth of Completed Well 425.00 ft.

Table with columns: Dia, From, To, Material, SEAL, Amt, sacks/lbs. Row 1: 10, 0, 50, Cement, 0, 350, 4200, P

How was seal placed: Method [] A [] B [X] C [X] D [] E
[] Other

Backfill placed from ___ ft. to ___ ft. Material

Filter pack from ___ ft. to ___ ft. Material Size

Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount Actual Amount

(6) CASING/LINER
Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
Shoe [X] Inside [] Outside [] Other Location of shoe(s) 350
Temp casing [X] Yes Dia 10 From 0 To 20

(7) PERFORATIONS/SCREENS
Perforations Method
Screens Type Material
Perf/ Casing/ Screen Scrn/slot Slot # of Tele/
Screen Liner Dia From To width length slots pipe size

(8) WELL TESTS: Minimum testing time is 1 hour
[] Pump [] Bailer [X] Air [] Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
120 424 2

Temperature 57 °F Lab analysis [] Yes By
Water quality concerns? [] Yes (describe below) TDS amount
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County CLACKAMAS Twp 3.00 S N/S Range 1.00 E E/W WM
Sec 24 NE 1/4 of the SE 1/4 Tax Lot 700
Tax Map Number Lot
Lat ' " or DMS or DD
Long ' " or DMS or DD
[] Street address of well [X] Nearest address

21301 S. CENTRAL POINT RD

(10) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Pre-Alteration
Completed Well 11/6/2012 130
Flowing Artesian? [] Dry Hole? []

WATER BEARING ZONES
Depth water was first found 370.00
SWL Date From To Est Flow SWL(psi) + SWL(ft)
11/6/2012 370 425 120 130

(11) WELL LOG
Ground Elevation
Material From To
TOP SOIL 0 1
BROWN CLAY 1 60
GRAY CLAY 60 70
BLUE CLAY 70 110
GRAY CLAY 110 115
BLACK SANDSTONE 115 120
BLUE CLAY 120 300
MULTI COLORED CLAYSTONE 300 321
BLACK BASALT 321 425

Date Started 10/24/2012 Complete 11/6/2012

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number Date
Signed

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1771 Date 2/25/2013
Signed GEORGE YOUNGBERG (E-filed)
Contact Info (optional) YOUNGBERG PUMP & WELL DRILLING PH. 503-630-

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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.





Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

20935 S Central Point Rd
Oregon City OR 97045-8793

Parcel Number:

00772523

Prepared For:

Customer Service Salem

Date:

3/28/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Clackamas, OR County Property Profile

20935 S Central Point Rd
Oregon City OR 97045-8793



Fidelity National Title
RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

Parcel Information

| | |
|-----------------|--|
| Parcel Id (APN) | 00772523 |
| Tax/Account # | 31E24 00600 |
| Address | 20935 S Central Point Rd Oregon City, OR 97045-8793 |
| Acres | 31.22 |
| Lot Sq Feet | 1,359,943 |

Owner Information

| | |
|---------------|--|
| Owner | Staehely, Paul A Staehely, Diane S |
| Owner Address | 21301 S Central Point Rd Oregon City, OR 97045-9737 |

Tax Information (2023)

| | |
|-----------|----------|
| Levy Code | 086-020 |
| Levy Rate | 14.4323 |
| Total Tax | \$572.82 |

Assessment Information (2023)

| | |
|-------------|-------------|
| Total Value | \$39,690.00 |
|-------------|-------------|

Market Information (2023)

| | |
|--------------------|----------------|
| Market Land Value | \$1,063,819.00 |
| Market Total Value | \$1,063,819.00 |

Land Information

| | |
|-----------------|--|
| Land Use | EFU farmland improved |
| Parcel Type | Real Property |
| Watershed | 1709000704 Abernethy Creek- Willamette River |
| School District | 86 Canby |
| Zoning | Clackamas Co.-EFU Exclusive Farm Use District |
| Neighborhood | CENT Central Point - Leland - New Era |

School Attendance

| | |
|----------------|-----------------------------|
| Primary School | Carus School |
| Middle School | Baker Prairie Middle School |
| High School | Canby High School |

Improvements

Map Information

| | |
|----------|--------|
| Map Grid | 747-A1 |
| Page | |
| Row | |
| Column | |

Survey Information

| | |
|---------|---------------|
| Lot | 0600 |
| T R S Q | 03S 01E 24 NE |

Census Information

| | |
|--------------|--------|
| Census Tract | 022901 |
| Census Block | 1000 |

Legal

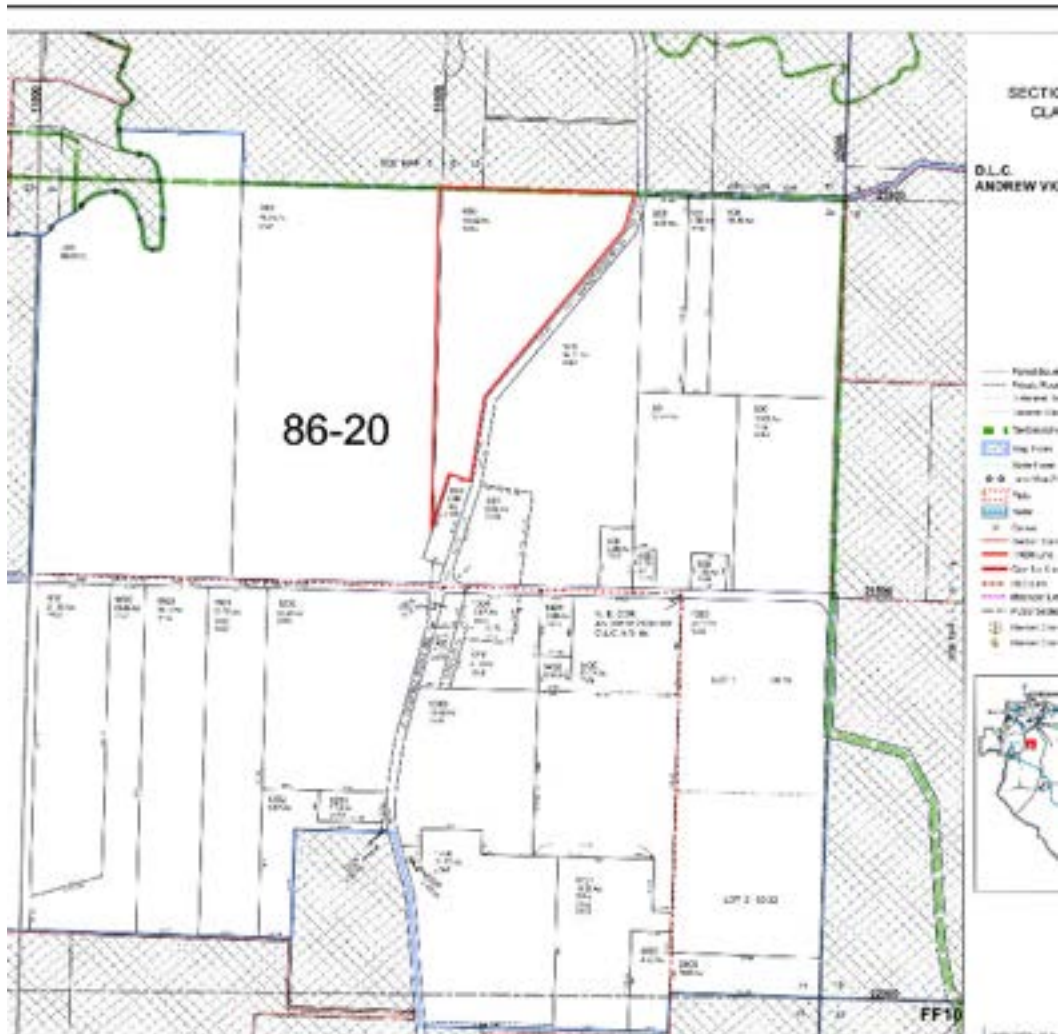
Section 24 Township 3S Range 1E TAX LOT 00600|Y|184,193

Transfer Information

| | |
|-------------------------|-------------|
| Document Recording Date | 12/22/2016 |
| Document Number | 2016-088791 |
| Document Type Code | M |

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.





CLACKAMAS COUNTY OREGON
 150 BEAVERCREEK RD.
 OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT
 7/1/2023 to 6/30/2024

Property Location: 20935 S CENTRAL POINT RD
 OREGON CITY, OR 97045

Tax Code Area: 086-020 Acres: 31.22

ACCOUNT NO: 00772523
 MAP: 31E24 00600

57457*176**G50**1.352**5/8*****AUTO5-DIGIT 97045
 STAEHELY PAUL A & DIANE S
 21301 S CENTRAL POINT RD
 OREGON CITY OR 97045-9737

2023 - 2024 CURRENT TAX BY DISTRICT:

| | |
|--|---------------|
| COM COLL CLACK | 21.95 |
| ESD CLACKAMAS | 14.53 |
| SCH CANBY | 181.64 |
| EDUCATION TOTAL: | 218.12 |
| COUNTY CLACKAMAS R | 116.41 |
| COUNTY EXTENSION & 4-H | 1.97 |
| COUNTY LIBRARY | 15.67 |
| COUNTY PUBLIC SAFETY LOC OPT | 14.61 |
| COUNTY SOIL CONS | 1.97 |
| FD62 CANBY | 61.34 |
| FD62 CANBY LOC OPT | 37.71 |
| PORT OF PTLD | 2.77 |
| URBAN RENEWAL COUNTY | 2.18 |
| VECTOR CONTROL | 0.26 |
| VECTOR CONTROL LOC OPT | 0.99 |
| GENERAL GOVERNMENT TOTAL: | 255.88 |
| COM COLL CLACK BOND | 9.86 |
| COUNTY PUBLIC SFTY RADIO SYS | 3.51 |
| FD62 CANBY BOND | 8.67 |
| SCH CANBY BOND | 76.78 |
| EXCLUDED FROM LIMIT TOTAL: | 98.82 |
| 2023 - 2024 TAX BEFORE DISCOUNT | 572.82 |

Potential Additional Tax Liability

| VALUES: | LAST YEAR | THIS YEAR |
|---------------------------|------------------|------------------|
| REAL MARKET VALUES (RMV): | | |
| RMV LAND | 1,020,049 | 1,063,819 |
| RMV TOTAL | 1,020,049 | 1,063,819 |
| M5 TOTAL(SAV) | 111,540 | 114,752 |
| ASSESSED VALUE: | 38,870 | 39,690 |

PROPERTY TAXES: 540.33 572.82

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
 Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

| Payment Options | Date Due | Discount Allowed | Net Amount Due |
|-----------------|--------------|------------------|----------------|
| FULL | Nov 15, 2023 | 17.18 3% | 555.64 |
| 2/3 | Nov 15, 2023 | 7.64 2% | 374.24 |
| 1/3 | Nov 15, 2023 | | 190.94 |

DELINQUENT TAXES: 0.00
TOTAL (after discount): 555.64
 Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

8-22-22-v3

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

| | | |
|-------------------------------------|------------------|--------|
| FULL PAYMENT (Includes 3% Discount) | DUE Nov 15, 2023 | 555.64 |
| 2/3 PAYMENT (Includes 2% Discount) | DUE Nov 15, 2023 | 374.24 |
| 1/3 PAYMENT (No Discount offered) | DUE Nov 15, 2023 | 190.94 |

ACCOUNT NO: 00772523

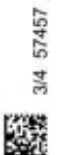
Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
 PO BOX 6100
 PORTLAND, OR 97228-6100

57457*176**G50**1.352**5/8*****AUTO5-DIGIT 97045
 STAEHELY PAUL A & DIANE S
 21301 S CENTRAL POINT RD
 OREGON CITY OR 97045-9737



03000007725230000055564000003742400000190945

Property Account Summary



| | | | |
|-----------------------|----------|-------------------------|---|
| Account Number | 00772523 | Property Address | 20935 S CENTRAL POINT RD , OREGON CITY, OR 97045 |
|-----------------------|----------|-------------------------|---|

General Information

| | |
|----------------------|---|
| Alternate Property # | 31E24 00600 |
| Property Description | Section 24 Township 3S Range 1E TAX LOT 00600 |
| Property Category | Land &/or Buildings |
| Status | Active, Host Other Property, Locally Assessed, Use Assessed |
| Tax Code Area | 086-020 |
| Remarks | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 14.4323 |

Property Characteristics

| | |
|-----------------------|--|
| Property Tax Deferral | Potential Additional Tax Liability |
| Neighborhood | 13244: Canby/Oregon city rural all other |
| Land Class Category | 551: EFU farmland improved |
| Acreage | 31.22 |
| Change property ratio | 5XX |

Related Properties

01228558 is Located On this property

Parties

| Role | Percent | Name | Address |
|----------|---------|-----------------------------------|---|
| Taxpayer | 100 | STAEHELY PAUL A & DIANE S | 21301 S CENTRAL POINT RD, OREGON CITY, OR 97045 |
| Owner | 0 | STAEHELY ARTHUR TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |
| Owner | 50 | STAEHELY MARY JO TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |
| Owner | 50 | P & D STAEHELY VALLEY FARM LLC | NO MAILING ADDRESS, AVAILABLE, |

| Property Values | | | | | |
|------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
| AVR Total | \$39,690 | \$38,870 | \$37,879 | \$36,896 | \$35,946 |
| Exempt | | | | | |
| TVR Total | \$39,690 | \$38,870 | \$37,879 | \$36,896 | \$35,946 |
| Real Mkt Land | \$1,063,819 | \$1,020,049 | \$863,976 | \$785,940 | \$769,217 |
| Real Mkt Bldg | | | | | |
| Real Mkt Total | \$1,063,819 | \$1,020,049 | \$863,976 | \$785,940 | \$769,217 |
| M5 Mkt Land | \$31,258 | \$29,792 | \$25,234 | \$22,955 | \$22,466 |
| M5 Mkt Bldg | | | | | |
| M5 SAV | \$83,494 | \$81,748 | \$81,748 | \$82,588 | \$82,882 |
| SAVL (MAV Use Portion) | \$30,340 | \$29,792 | \$29,065 | \$28,338 | \$27,637 |
| MAV (Market Portion) | \$9,350 | \$9,078 | \$8,814 | \$8,558 | \$8,309 |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

| Active Exemptions |
|--------------------------|
| No Exemptions Found |

| Events | | | |
|-----------------------|------------------------|-----------------------------------|--|
| Effective Date | Entry Date-Time | Type | Remarks |
| 04/25/2023 | 04/25/2023 12:36:00 | Seg/Merge Completed | Parent in Seg/Merge SM230213, Effective: 01/02/2022 by ROMYMIE |
| 04/25/2023 | 04/25/2023 12:35:00 | Seg/Merge Initiated | Seg/Merge begun on SM230213 EXC (-0.20 AC) PART TO RD BY DEED 2023-012185 by ROMYMIE |
| 12/27/2016 | 01/03/2017 11:41:00 | Recording Processed | Property Transfer Filing No.: 309451, Warranty Deed, Recording No.: 2016-088791 12/27/2016 by DROME |
| 03/24/2010 | 03/24/2010 16:07:00 | Annexation Completed For Property | WD TRIMET TRANS, ORD 307-added to annexation by batch process 19,079. by DEENAMEH |
| 02/25/2003 | 03/05/2003 09:51:00 | Recording Processed | Property Transfer Filing No.: 70196, Warranty Deed, Recording No.: 2003-023906 02/25/2003 by LAURIEB |
| 02/25/2003 | 03/05/2003 09:51:00 | Taxpayer Changed | Property Transfer Filing No.: 70196 02/25/2003 by LAURIEB |
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Bargain and Sale: 97-21718, 4/1/97, \$ 0 |

| Tax Balance |
|--------------------|
| |

Installments Payable

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|----------------------------------|------------------------|--------------|----------|----------|-------------|------------|
| 2023 | Property Tax Principal | 086-020 | \$572.82 | \$190.94 | \$190.94 | 05/15/2024 |
| TOTAL Due as of 03/28/2024 | | | \$572.82 | \$190.94 | \$190.94 | 03/28/2024 |

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|--|--------------------------|------------------|---------------|--------|
| 02/13/2024 00:00:00 | 5549292 (ReceiptDetail.aspx? receiptnumber=5549292) | \$190.94 | \$381.88 | \$190.94 | \$0.00 |
| 11/27/2023 10:39:00 | 5538736 (ReceiptDetail.aspx? receiptnumber=5538736) | \$190.94 | \$14,329.65 | \$5,205.08 | \$0.00 |
| 11/03/2022 08:46:00 | 5208845 (ReceiptDetail.aspx? receiptnumber=5208845) | \$540.33 | \$13,702.31 | \$13,291.24 | \$0.00 |
| 11/16/2021 16:03:00 | 5144959 (ReceiptDetail.aspx? receiptnumber=5144959) | \$521.21 | \$13,174.19 | \$12,778.97 | \$0.00 |
| 11/13/2020 00:00:00 | 4933268 (ReceiptDetail.aspx? receiptnumber=4933268) | \$515.02 | \$515.02 | \$499.57 | \$0.00 |
| 05/11/2020 00:00:00 | 4806362 (ReceiptDetail.aspx? receiptnumber=4806362) | \$163.26 | \$163.26 | \$163.26 | \$0.00 |
| 02/11/2020 00:00:00 | 4792474 (ReceiptDetail.aspx? receiptnumber=4792474) | \$163.26 | \$326.52 | \$163.26 | \$0.00 |
| 11/21/2019 00:00:00 | 4770456 (ReceiptDetail.aspx? receiptnumber=4770456) | \$163.27 | \$489.79 | \$163.27 | \$0.00 |
| 05/16/2019 14:55:00 | 4619693 (ReceiptDetail.aspx? receiptnumber=4619693) | \$160.50 | \$4,024.79 | \$4,024.79 | \$0.00 |

SEND TAX STATEMENTS TO:

Paul A. Staehely and Diane S. Staehely, Managers
21303 S Central Point Rd, Oregon City, OR 97045

Clackamas County Official Records
Sherry Hall, County Clerk

2016-088791



\$63.00

02012277201600887910030034

12/27/2016 11:07:01 AM

AFTER RECORDING, RETURN TO:

Evans Batlan Getchell LLC, Attorneys at Law
969 - 13th Street SE
Salem, OR 97302

D-D Cnt=1 Str=52 CONNIE
\$15.00 \$16.00 \$22.00 \$10.00

The true and actual consideration for this transfer is nonmonetary.

WARRANTY DEED

PAUL A. STAEHELY and DIANE S. STAEHELY, husband and wife, Grantors

Convey and warrant to

P & D STAEHELY VALLEY FARM LLC, an Oregon limited liability company, Grantee

All the following described real property situated in Clackamas 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: December 22, 2016

Grantors

PAUL A. STAEHELY

DIANE S. STAEHELY

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on December 22, 2016, PAUL A. STAEHELY and DIANE S. STAEHELY and acknowledged the foregoing instrument to be their voluntary act.

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



EXHIBIT "A"
(Legal Description)

21303 S Central Point Rd, Oregon City, OR 97045; Tax Acct No. 00772541 & 04001655; 20935 S Central Point Rd, Oregon City, OR 97045; Tax Acct No. 00772523; Tax Acct No. 00763490; Tax Acct No. 00763588

PARCEL I:

The North one-half of the Southwest one-quarter of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

ALSO, the South one-half of the Southwest one-quarter of Section 13, and the Northwest one-quarter of Section 24, Township 3 South, Range 1 East of the Willamette Meridian.

ALSO, beginning at the Northwest corner of the Northeast one-quarter of said Section 24; thence East 65 rods, more or less, to the center of the county road leading to Oregon City; thence in a Southwesterly direction following the center line of said road to the South line of said one-quarter section; thence West 3 rods, more or less, to the center of said Section 24; thence North 160 rods to the point of beginning.

EXCEPT the following described tract:

Beginning at a point 6.70 chains East of the one-quarter section corner on the line between said Sections 13 and 14; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the middle line of said creek with the meanders thereof upstream in a Southeasterly direction to the one-quarter section line running North and South through said Section 13; thence North along said one-quarter section line 26.70 chains to the center of said Section 13; thence West 33.68 chains to the point of beginning.

ALSO EXCEPT the following described tract:

Beginning at the one-quarter section corner between Sections 13 and 14, in Township 3 South, Range 1 East of the Willamette Meridian; thence East 6.70 chains; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the center line of said creek with the meanders thereof downstream in a Southwesterly direction to where the same intersects the line between said Sections 23 and 24; thence North along said section line 45.80 chains to the point of beginning.

ALSO FURTHER EXCEPTING THEREFROM, that tract conveyed to Donald Ernest Staehely by deed recorded March 16, 1981, Recorder's Fee No. 81-9318.

FURTHER EXCEPTING the following described tract:

A tract of land located in the Southwest Quarter of Section 13 in the Northwest Quarter of Section 24 of Township 3 South, Range 1 East of the Willamette Meridian in Clackamas County, Oregon. The herein described lands are part of the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Described as follows:

Beginning at the Southwest corner of the Northwest one-quarter of Section 24 in Township 3 south, Range 1 East of the Willamette Meridian. The said beginning point is also the southwest corner of Parcel I of the lands described by the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Thence northerly along

the west boundary of the aforementioned Section 24 and the West boundary of the Staehely Trust to an intersection with the centerline of Beaver Creek; thence upstream along the said creek centerline to a point 233 feet more or less, northerly of the section line between Section 13, T. 3S, R1E. W.M., and aforementioned Section 24; thence easterly, parallel with the said section line, to a point on the projection of the east boundary of the west half of the northwest one-quarter of aforementioned Section 24; thence southerly along the said east boundary to the Southeast corner of the fractional subdivision; thence westerly along the south boundary of the said fractional subdivision to the place of beginning.

PARCEL II:

Beginning at the center of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence South $89^{\circ} 47' 18''$ East along the center of the section line 190.80 feet to the intersection of the center of the section line with the South line of the S.S. White Donation Land Claim No. 42; thence South $49^{\circ} 08' 01''$ East along the South line of the S.S. White Donation Land Claim No. 42 a distance of 523 feet, more or less, to the center of a stream course Southeast; thence Southeast along the center of said stream to where it intersects with the center of Beaver Creek; thence Westerly along the center of Beaver Creek to the North-South center line of Section 13, Township 3 south, Range 1 East; thence North $0^{\circ} 13' 04''$ East along the center line of Section 13, a distance of 312.9 feet, more or less, to the center of Beaver Creek; thence Northerly along the center of Beaver Creek to the intersection with the North-South center of the section line; thence North $0^{\circ} 13' 04''$ along the North-South center of the section line 1137.5 feet, more or less, to the center of Section 13, Township 3 South, Range 1 East.

Tax Acct No. 05008216

PARCEL I:

Beginning at the Southwest corner of the Northwest one-quarter of Section 24 to Township 3 South, Range 1 East of the Willamette Meridian, the said beginning point is also the Southwest corner of Parcel 1 of the lands described by the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by Deed Fee 97-021718 of Clackamas County Deed Records; thence Northerly along the West Boundary of the aforementioned Section 24 and the West Boundary of the Staehely Trust to an intersection with the centerline of Beaver Creek; thence upstream along the said creek centerline to a point 233 feet more or less, Northerly of the section line between Section 13, Township 3 South, Range 1 East, Willamette Meridian and aforementioned Section 24; thence Easterly, parallel with the said section line, to a point on the projection of the East boundary of the West half of the Northwest one-quarter of aforementioned Section 24; thence Southerly along the said East boundary to the Southeast corner of the fractional subdivision; thence Westerly along the South boundary of the said fractional subdivision to the place of beginning.



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

21301 S Central Point Rd
Oregon City OR 97045-9737

Parcel Number:

00772541

Prepared For:

Customer Service Salem

Date:

3/28/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Clackamas, OR County Property Profile

21301 S Central Point Rd
Oregon City OR 97045-9737



Fidelity National Title
RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

Parcel Information

| | |
|-----------------|--|
| Parcel Id (APN) | 00772541 |
| Tax/Account # | 31E24 00700 |
| Address | 21301 S Central Point Rd Oregon City, OR 97045-9737 |
| Acres | 78.75 |
| Lot Sq Feet | 3,430,350 |

Owner Information

| | |
|---------------|--|
| Owner | Staehely, Paul A Staehely, Diane S |
| Owner Address | 21301 S Central Point Rd Oregon City, OR 97045-9737 |

Tax Information (2023)

| | |
|-----------|-------------|
| Levy Code | 086-020 |
| Levy Rate | 14.4323 |
| Total Tax | \$11,491.27 |

Assessment Information (2023)

| | |
|-------------|--------------|
| Total Value | \$796,219.00 |
|-------------|--------------|

Market Information (2023)

| | |
|-----------------------|----------------|
| Market Land Value | \$2,582,231.00 |
| Market Improved Value | \$1,440,710.00 |
| Market Total Value | \$4,022,941.00 |

Land Information

| | |
|-----------------|--|
| Land Use | EFU farmland improved |
| Building Use | Single Family |
| Parcel Type | Real Property |
| Watershed | 1709000704 Abernethy Creek- Willamette River |
| School District | 86 Canby |
| Zoning | Clackamas Co.-EFU Exclusive Farm Use District |
| Neighborhood | CENT Central Point - Leland - New Era |

School Attendance

| | |
|----------------|-----------------------------|
| Primary School | Carus School |
| Middle School | Baker Prairie Middle School |
| High School | Canby High School |

Improvements

| | |
|----------------------|---------------|
| Year Built | 1915 |
| Stories | 1.00 |
| Total Square Feet | 3,788 |
| Finished Square Feet | 3,788 |
| Bedrooms | 5 |
| Bathrooms | 1 |
| Exterior Wall Type | CLA Clapboard |
| Roof Cover | Composition |
| Heat Type | Furnace |
| Fireplaces | 1 |

Map Information

| | |
|----------|--------|
| Map Grid | 746-J1 |
| Page | |
| Row | |
| Column | |

Survey Information

| | |
|---------|---------------|
| Lot | 0700 |
| T R S Q | 03S 01E 24 NW |

Census Information

| | |
|--------------|--------|
| Census Tract | 022901 |
| Census Block | 1000 |

Legal

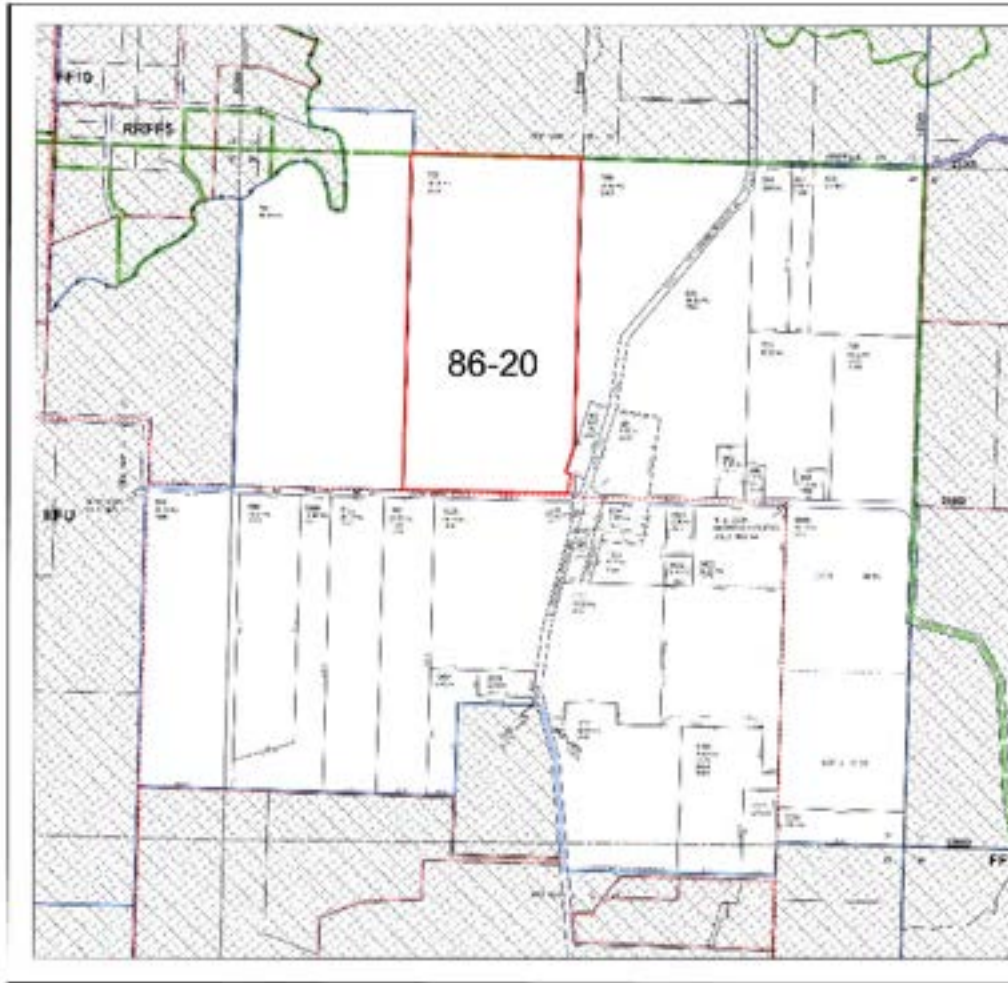
Section 24 Township 3S Range 1E TAX LOT 00700|Y|184,193

Transfer Information

| | |
|-------------------------|-------------|
| Document Recording Date | 12/22/2016 |
| Document Number | 2016-088791 |
| Document Type Code | X |

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.





CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT
7/1/2023 to 6/30/2024

Property Location: 21301 S CENTRAL POINT RD
OREGON CITY, OR 97045

Tax Code Area: 086-020 Acres: 78.75

ACCOUNT NO: 00772541
MAP: 31E24 00700

57457*176**G50**1.352**7/8*****AUTO5-DIGIT 97045
STAEHELY PAUL A & DIANE S
21301 S CENTRAL POINT RD
OREGON CITY OR 97045-9737

2023 - 2024 CURRENT TAX BY DISTRICT:

| | |
|--|------------------|
| COM COLL CLACK | 440.39 |
| ESD CLACKAMAS | 291.50 |
| SCH CANBY | 3,643.89 |
| EDUCATION TOTAL: | 4,375.78 |
| COUNTY CLACKAMAS R | 2,335.30 |
| COUNTY EXTENSION & 4-H | 39.57 |
| COUNTY LIBRARY | 314.27 |
| COUNTY PUBLIC SAFETY LOC OPT | 293.01 |
| COUNTY SOIL CONS | 39.57 |
| FD62 CANBY | 1,230.63 |
| FD62 CANBY LOC OPT | 756.41 |
| PORT OF PTLD | 55.50 |
| URBAN RENEWAL COUNTY | 43.80 |
| VECTOR CONTROL | 5.18 |
| VECTOR CONTROL LOC OPT | 19.91 |
| GENERAL GOVERNMENT TOTAL: | 5,133.15 |
| COM COLL CLACK BOND | 197.78 |
| COUNTY PUBLIC SFTY RADIO SYS | 70.47 |
| FD62 CANBY BOND | 173.89 |
| SCH CANBY BOND | 1,540.20 |
| EXCLUDED FROM LIMIT TOTAL: | 1,982.34 |
| 2023 - 2024 TAX BEFORE DISCOUNT | 11,491.27 |

Potential Additional Tax Liability

| VALUES: | LAST YEAR | THIS YEAR |
|---------------------------|------------------|------------------|
| REAL MARKET VALUES (RMV): | | |
| RMV LAND | 2,461,190 | 2,582,231 |
| RMV BLDG | 1,379,380 | 1,440,710 |
| RMV TOTAL | 3,840,570 | 4,022,941 |
| M5 TOTAL(SAV) | 1,786,309 | 1,862,076 |
| ASSESSED VALUE: | 773,204 | 796,219 |

PROPERTY TAXES: 10,748.31 11,491.27

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

| TAX PAYMENT OPTIONS | | | | |
|---------------------|--------------|------------------|--|----------------|
| Payment Options | Date Due | Discount Allowed | | Net Amount Due |
| FULL | Nov 15, 2023 | 344.74 3% | | 11,146.53 |
| 2/3 | Nov 15, 2023 | 153.22 2% | | 7,507.63 |
| 1/3 | Nov 15, 2023 | | | 3,830.43 |

DELINQUENT TAXES: 0.00
TOTAL (after discount): 11,146.53
Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

| | | |
|-------------------------------------|------------------|-----------|
| FULL PAYMENT (Includes 3% Discount) | DUE Nov 15, 2023 | 11,146.53 |
| 2/3 PAYMENT (Includes 2% Discount) | DUE Nov 15, 2023 | 7,507.63 |
| 1/3 PAYMENT (No Discount offered) | DUE Nov 15, 2023 | 3,830.43 |

ACCOUNT NO: 00772541

Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
PO BOX 6100
PORTLAND, OR 97228-6100

57457*176**G50**1.352**7/8*****AUTO5-DIGIT 97045
STAEHELY PAUL A & DIANE S
21301 S CENTRAL POINT RD
OREGON CITY OR 97045-9737

4/4 57457

03000007725410001114653000075076300003830438

Property Account Summary



| | | | |
|-----------------------|----------|-------------------------|---|
| Account Number | 00772541 | Property Address | 21301 S CENTRAL POINT RD , OREGON CITY, OR 97045 |
|-----------------------|----------|-------------------------|---|

General Information

| | |
|----------------------|---|
| Alternate Property # | 31E24 00700 |
| Property Description | Section 24 Township 3S Range 1E TAX LOT 00700 |
| Property Category | Land &/or Buildings |
| Status | Active, Host Other Property, Locally Assessed, Use Assessed |
| Tax Code Area | 086-020 |
| Remarks | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 14.4323 |

Property Characteristics

| | |
|-------------------------|--|
| Property Tax Deferral | Potential Additional Tax Liability |
| Neighborhood | 13244: Canby/Oregon city rural all other |
| Land Class Category | 551: EFU farmland improved |
| Building Class Category | 14: Single family res, class 4 |
| Year Built | 1915 |
| Manf Structure 2 | L268462 |
| Acreage | 78.75 |
| Change property ratio | 5XX |

Related Properties

04001655 is Located On this property

Parties

| Role | Percent | Name | Address |
|----------|---------|-----------------------------------|---|
| Taxpayer | 100 | STAEHELY PAUL A & DIANE S | 21301 S CENTRAL POINT RD, OREGON CITY, OR 97045 |
| Owner | 50 | P & D STAEHELY VALLEY FARM LLC | NO MAILING ADDRESS, AVAILABLE, |

| | | | |
|-------|----|----------------------------|-----------------------------------|
| Owner | 0 | STAEHEL ARTHUR TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |
| Owner | 50 | STAEHEL MARY JO TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| AVR Total | \$796,219 | \$773,204 | \$750,857 | \$729,117 | \$708,011 |
| Exempt | | | | | |
| TVR Total | \$796,219 | \$773,204 | \$750,857 | \$729,117 | \$708,011 |
| Real Mkt Land | \$2,582,231 | \$2,461,190 | \$2,084,613 | \$1,896,325 | \$1,855,979 |
| Real Mkt Bldg | \$1,440,710 | \$1,379,380 | \$1,179,030 | \$1,075,510 | \$1,065,270 |
| Real Mkt Total | \$4,022,941 | \$3,840,570 | \$3,263,643 | \$2,971,835 | \$2,921,249 |
| M5 Mkt Land | \$128,029 | \$122,029 | \$103,356 | \$94,021 | \$92,021 |
| M5 Mkt Bldg | \$1,440,710 | \$1,379,380 | \$1,179,030 | \$1,075,510 | \$1,065,270 |
| M5 SAV | \$293,337 | \$284,900 | \$284,900 | \$288,734 | \$289,783 |
| SAVL (MAV Use Portion) | \$99,969 | \$97,233 | \$94,574 | \$91,949 | \$89,401 |
| MAV (Market Portion) | \$696,250 | \$675,971 | \$656,283 | \$637,168 | \$618,610 |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|------------------------|---------------------------------|---|
| 11/08/2023 | 11/08/2023 13:51:00 | Seg/Merge Completed | Parent in Seg/Merge SM240033, Effective: 01/02/2023 by ROMYMIE |
| 11/08/2023 | 11/08/2023 11:46:00 | Seg/Merge Initiated | Seg/Merge begun on SM240033 EXC (-0.10 AC) PART TO RD BY DEED 2023-012185 by ROMYMIE |
| 12/27/2016 | 01/03/2017 11:41:00 | Recording Processed | Property Transfer Filing No.: 309451, Warranty Deed, Recording No.: 2016-088791 12/27/2016 by DROME |
| 07/08/2014 | 07/08/2014 11:30:00 | Value Modification | Type: Omitted Property ORS 311.216, Status: Approved, Tax Year: 2013 by MANDISIL TRC 2013-1293 |
| 06/16/2014 | 06/16/2014 11:03:00 | Additional Tax Liability Posted | OMITTED PROPERTY 2013-14 |

| | | | |
|------------|------------------------|---|--|
| 03/24/2010 | 03/24/2010 16:07:00 | Annexation Completed For Property | WD TRIMET TRANS, ORD 307-added to annexation by batch process 19,079. by DEENAMEH |
| 03/19/2004 | 03/19/2004 10:47:00 | Seg/Merge Completed | Parent in Seg/Merge SM040373, Effective: 01/02/2003 by LAURIEB |
| 03/19/2004 | 03/19/2004 10:43:00 | Seg/Merge Initiated | SM040373 EFFECTIVE 2004-05: SEE SM040374) CHILD 31E24 00701 (76.73 AC) BY 2003-121915 & +1.12 AC ADJ BY CALC; BEFORE 01/01/2004 by LAURIEB |
| 02/25/2003 | 03/05/2003 09:51:00 | Recording Processed | Property Transfer Filing No.: 70196, Warranty Deed, Recording No.: 2003-023906 02/25/2003 by LAURIEB |
| 02/25/2003 | 03/05/2003 09:51:00 | Taxpayer Changed | Property Transfer Filing No.: 70196 02/25/2003 by LAURIEB |
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Warranty Deed: 97-21718, 3/1/97, \$ 0 |

Tax Balance

Installments Payable

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|----------------------------------|------------------------|--------------|-------------|------------|----------------|------------|
| 2023 | Property Tax Principal | 086-020 | \$11,491.27 | \$3,830.42 | \$3,830.42 | 05/15/2024 |
| TOTAL Due as of 03/28/2024 | | | \$11,491.27 | \$3,830.42 | \$3,830.42 | 03/28/2024 |

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|---|--------------------------------|------------------------|------------------|--------|
| 02/13/2024 00:00:00 | 5549294 (ReceiptDetail.aspx? receiptnumber=5549294) | \$3,525.43 | \$7,355.85 | \$3,525.43 | \$0.00 |
| 11/27/2023 10:39:00 | 5538736 (ReceiptDetail.aspx? receiptnumber=5538736) | \$4,135.42 | \$14,329.65 | \$5,205.08 | \$0.00 |
| 11/03/2022 08:46:00 | 5208845 (ReceiptDetail.aspx? receiptnumber=5208845) | \$10,748.31 | \$13,702.31 | \$13,291.24 | \$0.00 |
| 11/16/2021 16:03:00 | 5144959 (ReceiptDetail.aspx? receiptnumber=5144959) | \$10,331.72 | \$13,174.19 | \$12,778.97 | \$0.00 |

| | | | | | |
|---------------------|---|-------------|-------------|------------|--------|
| 11/13/2020 00:00:00 | 4933279 (ReceiptDetail.aspx? receiptnumber=4933279) | \$10,177.45 | \$10,177.45 | \$9,872.13 | \$0.00 |
| 05/11/2020 00:00:00 | 4806365 (ReceiptDetail.aspx? receiptnumber=4806365) | \$3,215.74 | \$3,215.74 | \$3,215.74 | \$0.00 |
| 02/11/2020 00:00:00 | 4792473 (ReceiptDetail.aspx? receiptnumber=4792473) | \$3,215.74 | \$6,431.48 | \$3,215.74 | \$0.00 |
| 11/21/2019 00:00:00 | 4770459 (ReceiptDetail.aspx? receiptnumber=4770459) | \$3,215.74 | \$9,647.22 | \$3,215.74 | \$0.00 |
| 05/16/2019 14:55:00 | 4619693 (ReceiptDetail.aspx? receiptnumber=4619693) | \$3,150.34 | \$4,024.79 | \$4,024.79 | \$0.00 |
| 02/07/2019 00:00:00 | 4599210 (ReceiptDetail.aspx? receiptnumber=4599210) | \$3,150.34 | \$6,300.68 | \$3,150.34 | \$0.00 |

Sales History

| Sale Date | Entry Date | Recording Date | Recording Number | Sale Amount | Excise Number | Deed Type | Grantee(Buyer) | Other Parcels |
|------------|------------|----------------|------------------|--------------|---------------|-----------|---|---------------|
| 12/22/2016 | 01/03/2017 | 12/27/2016 | 2016-088791 | \$0.00 | 309451 | | P & D STAEHELY VALLEY FARM LLC | No |
| 02/21/2003 | 03/05/2003 | 02/25/2003 | 2003-023906 | \$304,242.00 | 70196 | | STAEHELY PAUL A & DIANE S | No |

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 3788 | 0 X 0 | 1915 | 45 | 1.0 | 5 | 1 | 0 |

SEND TAX STATEMENTS TO:

Paul A. Staehely and Diane S. Staehely, Managers
21303 S Central Point Rd, Oregon City, OR 97045

Clackamas County Official Records
Sherry Hall, County Clerk

2016-088791



\$63.00

02012277201600887910030034

12/27/2016 11:07:01 AM

D-D Cnt=1 Str=52 CONNIE
\$15.00 \$16.00 \$22.00 \$10.00

AFTER RECORDING, RETURN TO:

Evans Batlan Getchell LLC, Attorneys at Law
969 - 13th Street SE
Salem, OR 97302

The true and actual consideration for this transfer is nonmonetary.

WARRANTY DEED

PAUL A. STAEHELY and DIANE S. STAEHELY, husband and wife, Grantors

Convey and warrant to

P & D STAEHELY VALLEY FARM LLC, an Oregon limited liability company, Grantee

All the following described real property situated in Clackamas 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: December 22, 2016

Grantors

PAUL A. STAEHELY

DIANE S. STAEHELY

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on December 22, 2016, PAUL A. STAEHELY and DIANE S. STAEHELY and acknowledged the foregoing instrument to be their voluntary act.

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

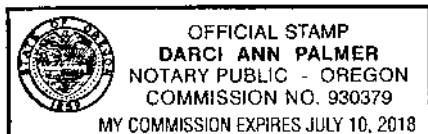


EXHIBIT "A"
(Legal Description)

21303 S Central Point Rd, Oregon City, OR 97045; Tax Acct No. 00772541 & 04001655; 20935 S Central Point Rd, Oregon City, OR 97045; Tax Acct No. 00772523; Tax Acct No. 00763490; Tax Acct No. 00763588

PARCEL I:

The North one-half of the Southwest one-quarter of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

ALSO, the South one-half of the Southwest one-quarter of Section 13, and the Northwest one-quarter of Section 24, Township 3 South, Range 1 East of the Willamette Meridian.

ALSO, beginning at the Northwest corner of the Northeast one-quarter of said Section 24; thence East 65 rods, more or less, to the center of the county road leading to Oregon City; thence in a Southwesterly direction following the center line of said road to the South line of said one-quarter section; thence West 3 rods, more or less, to the center of said Section 24; thence North 160 rods to the point of beginning.

EXCEPT the following described tract:

Beginning at a point 6.70 chains East of the one-quarter section corner on the line between said Sections 13 and 14; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the middle line of said creek with the meanders thereof upstream in a Southeasterly direction to the one-quarter section line running North and South through said Section 13; thence North along said one-quarter section line 26.70 chains to the center of said Section 13; thence West 33.68 chains to the point of beginning.

ALSO EXCEPT the following described tract:

Beginning at the one-quarter section corner between Sections 13 and 14, in Township 3 South, Range 1 East of the Willamette Meridian; thence East 6.70 chains; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the center line of said creek with the meanders thereof downstream in a Southwesterly direction to where the same intersects the line between said Sections 23 and 24; thence North along said section line 45.80 chains to the point of beginning.

ALSO FURTHER EXCEPTING THEREFROM, that tract conveyed to Donald Ernest Staehely by deed recorded March 16, 1981, Recorder's Fee No. 81-9318.

FURTHER EXCEPTING the following described tract:

A tract of land located in the Southwest Quarter of Section 13 in the Northwest Quarter of Section 24 of Township 3 South, Range 1 East of the Willamette Meridian in Clackamas County, Oregon. The herein described lands are part of the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Described as follows:

Beginning at the Southwest corner of the Northwest one-quarter of Section 24 in Township 3 south, Range 1 East of the Willamette Meridian. The said beginning point is also the southwest corner of Parcel I of the lands described by the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Thence northerly along

the west boundary of the aforementioned Section 24 and the West boundary of the Staehely Trust to an intersection with the centerline of Beaver Creek; thence upstream along the said creek centerline to a point 233 feet more or less, northerly of the section line between Section 13, T. 3S, R1E. W.M., and aforementioned Section 24; thence easterly, parallel with the said section line, to a point on the projection of the east boundary of the west half of the northwest one-quarter of aforementioned Section 24; thence southerly along the said east boundary to the Southeast corner of the fractional subdivision; thence westerly along the south boundary of the said fractional subdivision to the place of beginning.

PARCEL II:

Beginning at the center of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence South $89^{\circ} 47' 18''$ East along the center of the section line 190.80 feet to the intersection of the center of the section line with the South line of the S.S. White Donation Land Claim No. 42; thence South $49^{\circ} 08' 01''$ East along the South line of the S.S. White Donation Land Claim No. 42 a distance of 523 feet, more or less, to the center of a stream course Southeast; thence Southeast along the center of said stream to where it intersects with the center of Beaver Creek; thence Westerly along the center of Beaver Creek to the North-South center line of Section 13, Township 3 south, Range 1 East; thence North $0^{\circ} 13' 04''$ East along the center line of Section 13, a distance of 312.9 feet, more or less, to the center of Beaver Creek; thence Northerly along the center of Beaver Creek to the intersection with the North-South center of the section line; thence North $0^{\circ} 13' 04''$ along the North-South center of the section line 1137.5 feet, more or less, to the center of Section 13, Township 3 South, Range 1 East.

Tax Acct No. 05008216

PARCEL I:

Beginning at the Southwest corner of the Northwest one-quarter of Section 24 to Township 3 South, Range 1 East of the Willamette Meridian, the said beginning point is also the Southwest corner of Parcel 1 of the lands described by the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by Deed Fee 97-021718 of Clackamas County Deed Records; thence Northerly along the West Boundary of the aforementioned Section 24 and the West Boundary of the Staehely Trust to an intersection with the centerline of Beaver Creek; thence upstream along the said creek centerline to a point 233 feet more or less, Northerly of the section line between Section 13, Township 3 South, Range 1 East, Willamette Meridian and aforementioned Section 24; thence Easterly, parallel with the said section line, to a point on the projection of the East boundary of the West half of the Northwest one-quarter of aforementioned Section 24; thence Southerly along the said East boundary to the Southeast corner of the fractional subdivision; thence Westerly along the South boundary of the said fractional subdivision to the place of beginning.



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

OR 97045-

Parcel Number:

00763490

Prepared For:

Customer Service Salem

Date:

3/28/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

OR 97045

Parcel Information

| | |
|-----------------|-------------|
| Parcel Id (APN) | 00763490 |
| Tax/Account # | 31E13 01500 |
| Address | . OR 97045 |
| Acres | 21 |
| Lot Sq Feet | 914,760 |

Owner Information

| | |
|---------------|--|
| Owner | Staehely, Paul A Staehely, Diane S |
| Owner Address | 21301 S Central Point Rd Oregon City, OR 97045-9737 |

Tax Information (2023)

| | |
|-----------|----------|
| Levy Code | 086-003 |
| Levy Rate | 14.7212 |
| Total Tax | \$185.12 |

Assessment Information (2023)

| | |
|-------------|-------------|
| Total Value | \$12,575.00 |
|-------------|-------------|

Market Information (2023)

| | |
|--------------------|--------------|
| Market Land Value | \$645,765.00 |
| Market Total Value | \$645,765.00 |

Land Information

| | |
|-----------------|--|
| Land Use | EFU farmland vacant |
| Parcel Type | Real Property |
| Watershed | 1709000704 Abernethy Creek- Willamette River |
| School District | 86 Canby |
| Zoning | Clackamas Co.-EFU Exclusive Farm Use District |
| Neighborhood | CENT Central Point - Leland - New Era |

School Attendance

| | |
|----------------|-----------------------------|
| Primary School | Carus School |
| Middle School | Baker Prairie Middle School |
| High School | Canby High School |

Improvements

Map Information

| | |
|----------|--------|
| Map Grid | 717-A7 |
| Page | |
| Row | |
| Column | |

Survey Information

| | |
|---------|---------------|
| Lot | 1500 |
| T R S Q | 03S 01E 13 SE |

Census Information

| | |
|--------------|--------|
| Census Tract | 022602 |
| Census Block | 1023 |

Legal

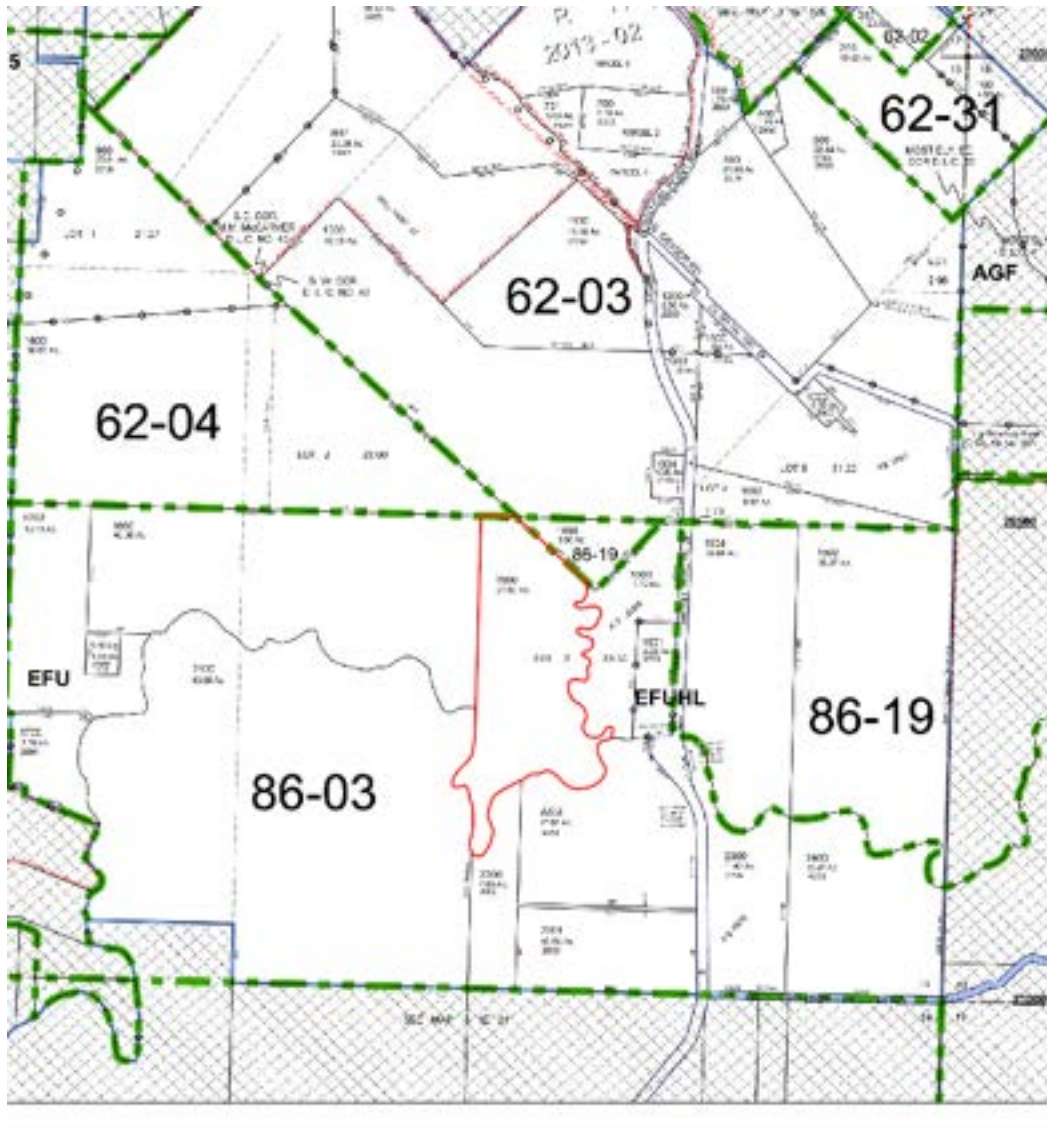
Section 13 Township 3S Range 1E TAX LOT 01500|Y|184,193

Transfer Information

| | |
|-------------------------|-------------|
| Document Recording Date | 12/22/2016 |
| Document Number | 2016-088791 |
| Document Type Code | X |

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.





CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

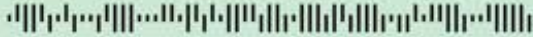
REAL PROPERTY TAX STATEMENT
7/1/2023 to 6/30/2024

Property Location: No Address

Tax Code Area: 086-003 Acres: 21.0

ACCOUNT NO: 00763490
MAP: 31E13 01500

57457*176**G50**1.352**1/8*****AUTO5-DIGIT 97045
STAEHELY PAUL A & DIANE S
21301 S CENTRAL POINT RD
OREGON CITY OR 97045-9737



2023 - 2024 CURRENT TAX BY DISTRICT:

| | |
|--|---------------|
| COM COLL CLACK | 6.96 |
| ESD CLACKAMAS | 4.60 |
| SCH CANBY | 57.56 |
| EDUCATION TOTAL: | 69.12 |
| COUNTY CLACKAMAS R | 36.89 |
| COUNTY EXTENSION & 4-H | 0.62 |
| COUNTY LIBRARY | 4.96 |
| COUNTY PUBLIC SAFETY LOC OPT | 4.63 |
| COUNTY SOIL CONS | 0.62 |
| FD 1 CLACK CO | 29.74 |
| FD 1 CLACK CO LOC OPT | 6.54 |
| PORT OF PTLD | 0.88 |
| URBAN RENEWAL COUNTY | 1.14 |
| VECTOR CONTROL | 0.08 |
| VECTOR CONTROL LOC OPT | 0.31 |
| GENERAL GOVERNMENT TOTAL: | 86.41 |
| COM COLL CLACK BOND | 3.12 |
| COUNTY PUBLIC SFTY RADIO SYS | 1.11 |
| FD 1 CLACK CO BOND | 1.03 |
| SCH CANBY BOND | 24.33 |
| EXCLUDED FROM LIMIT TOTAL: | 29.59 |
| 2023 - 2024 TAX BEFORE DISCOUNT | 185.12 |

Potential Additional Tax Liability

| VALUES: | LAST YEAR | THIS YEAR |
|---------------------------|----------------|----------------|
| REAL MARKET VALUES (RMV): | | |
| RMV LAND | 615,495 | 645,765 |
| RMV TOTAL | 615,495 | 645,765 |
| M5 TOTAL(SAV) | 35,298 | 36,360 |
| ASSESSED VALUE: | 12,221 | 12,575 |

PROPERTY TAXES: 173.10 185.12

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

| TAX PAYMENT OPTIONS | | | | |
|---------------------|--------------|------------------|----------------|--|
| Payment Options | Date Due | Discount Allowed | Net Amount Due | |
| FULL | Nov 15, 2023 | 5.55 3% | 179.57 | |
| 2/3 | Nov 15, 2023 | 2.47 2% | 120.94 | |
| 1/3 | Nov 15, 2023 | | 61.70 | |

| | |
|--------------------------------|---------------|
| DELINQUENT TAXES: | 0.00 |
| TOTAL (after discount): | 179.57 |

Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

8-22-22_v3

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

| | | |
|-------------------------------------|------------------|--------|
| FULL PAYMENT (Includes 3% Discount) | DUE Nov 15, 2023 | 179.57 |
| 2/3 PAYMENT (Includes 2% Discount) | DUE Nov 15, 2023 | 120.94 |
| 1/3 PAYMENT (No Discount offered) | DUE Nov 15, 2023 | 61.70 |

ACCOUNT NO: 00763490

Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
PO BOX 6100
PORTLAND, OR 97228-6100

57457*176**G50**1.352**1/8*****AUTO5-DIGIT 97045
STAEHELY PAUL A & DIANE S
21301 S CENTRAL POINT RD
OREGON CITY OR 97045-9737

1/4 57457

03000007634900000017957000001209400000061704

Property Account Summary



| | | | |
|-----------------------|----------|-------------------------|------------------------|
| Account Number | 00763490 | Property Address | NO SITUS , ADDRESS, OR |
|-----------------------|----------|-------------------------|------------------------|

General Information

| | |
|----------------------|---|
| Alternate Property # | 31E13 01500 |
| Property Description | Section 13 Township 3S Range 1E TAX LOT 01500 |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed, Use Assessed |
| Tax Code Area | 086-003 |
| Remarks | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 14.7212 |

Property Characteristics

| | |
|-----------------------|--|
| Property Tax Deferral | Potential Additional Tax Liability |
| Neighborhood | 13244: Canby/Oregon city rural all other |
| Land Class Category | 550: EFU farmland vacant |
| Acreage | 21.0 |
| Change property ratio | 5XX |

Related Properties

No Related Properties Found

Parties

| Role | Percent | Name | Address |
|----------|---------|--------------------------------|---|
| Taxpayer | 100 | STAEHELY PAUL A & DIANE S | 21301 S CENTRAL POINT RD, OREGON CITY, OR 97045 |
| Owner | 0 | STAEHELY ARTHUR TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |
| Owner | 50 | STAEHELY MARY JO TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |
| Owner | 50 | P & D STAEHELY VALLEY FARM LLC | NO MAILING ADDRESS, AVAILABLE, |

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| AVR Total | \$12,575 | \$12,221 | \$11,875 | \$11,534 | \$11,207 |
| Exempt | | | | | |
| TVR Total | \$12,575 | \$12,221 | \$11,875 | \$11,534 | \$11,207 |
| Real Mkt Land | \$645,765 | \$615,495 | \$521,320 | \$474,233 | \$464,144 |
| Real Mkt Bldg | | | | | |
| Real Mkt Total | \$645,765 | \$615,495 | \$521,320 | \$474,233 | \$464,144 |
| M5 Mkt Land | | | | | |
| M5 Mkt Bldg | | | | | |
| M5 SAV | \$36,360 | \$35,298 | \$35,298 | \$35,869 | \$36,001 |
| SAVL (MAV Use Portion) | \$12,575 | \$12,221 | \$11,875 | \$11,534 | \$11,207 |
| MAV (Market Portion) | | | | | |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|------------------------|-----------------------------------|--|
| 12/27/2016 | 01/03/2017 11:41:00 | Recording Processed | Property Transfer Filing No.: 309451, Warranty Deed, Recording No.: 2016-088791 12/27/2016 by DROME |
| 03/24/2010 | 03/24/2010 16:07:00 | Annexation Completed For Property | WD TRIMET TRANS, ORD 307-added to annexation by batch process 19,079. by DEENAMEH |
| 03/24/2010 | 03/24/2010 15:37:00 | Annexation Completed For Property | WD TRIMET TRANS, ORD 307-added to annexation by batch process 19,078. by DEENAMEH |
| 02/25/2003 | 03/05/2003 09:51:00 | Recording Processed | Property Transfer Filing No.: 70196, Warranty Deed, Recording No.: 2003-023906 02/25/2003 by LAURIEB |
| 02/25/2003 | 03/05/2003 09:51:00 | Taxpayer Changed | Property Transfer Filing No.: 70196 02/25/2003 by LAURIEB |
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Warranty Deed: 98-22754, 3/1/98, \$ 0 |

Tax Balance

Installments Payable

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|----------|----------|--------------|---------|---------|-------------|----------|
|----------|----------|--------------|---------|---------|-------------|----------|

No Records Found

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|--|--------------------------|------------------|---------------|--------|
| 11/27/2023 10:39:00 | 5538736 (ReceiptDetail.aspx? receiptnumber=5538736) | \$185.12 | \$14,329.65 | \$5,205.08 | \$0.00 |
| 11/03/2022 08:46:00 | 5208845 (ReceiptDetail.aspx? receiptnumber=5208845) | \$173.10 | \$13,702.31 | \$13,291.24 | \$0.00 |
| 11/16/2021 16:03:00 | 5144959 (ReceiptDetail.aspx? receiptnumber=5144959) | \$166.42 | \$13,174.19 | \$12,778.97 | \$0.00 |
| 11/13/2020 00:00:00 | 4933273 (ReceiptDetail.aspx? receiptnumber=4933273) | \$163.99 | \$163.99 | \$159.07 | \$0.00 |
| 11/21/2019 00:00:00 | 4770454 (ReceiptDetail.aspx? receiptnumber=4770454) | \$155.73 | \$155.73 | \$151.06 | \$0.00 |
| 05/16/2019 14:55:00 | 4619693 (ReceiptDetail.aspx? receiptnumber=4619693) | \$51.68 | \$4,024.79 | \$4,024.79 | \$0.00 |
| 02/07/2019 00:00:00 | 4599205 (ReceiptDetail.aspx? receiptnumber=4599205) | \$51.68 | \$103.36 | \$51.68 | \$0.00 |

Sales History

| Sale Date | Entry Date | Recording Date | Recording Number | Sale Amount | Excise Number | Deed Type | Grantee(Buyer) | Other Parcels |
|------------|------------|----------------|------------------|--------------|---------------|-----------|--------------------------------|---------------|
| 12/22/2016 | 01/03/2017 | 12/27/2016 | 2016-088791 | \$0.00 | 309451 | | P & D STAEHELY VALLEY FARM LLC | No |
| 02/21/2003 | 03/05/2003 | 02/25/2003 | 2003-023906 | \$304,242.00 | 70196 | | STAEHELY PAUL A & DIANE S | No |

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|--------------------------|-------------------------|-------------------|--------------------------|----------------|-----------------|-------------------|-------------------|
| | | | | | | | |

95
198



Clackamas County Official Records
Sherry Hall, County Clerk

2003-023906



\$116.00

00434893200300239060190191

02/25/2003 03:24:19 PM

After Recording, Return to:

Paul and Diane Staehely
21301 Central Point Rd.
Oregon City Oregon 97045

Until a change is requested, tax statements shall be sent to the following address:

Same as above

D-D Cnt#1 Stn#3 DIANNAW
\$95.00 \$11.00 \$10.00

STATUTORY SPECIAL WARRANTY DEED
(Individual)

(Above Space Reserved for Recorder's Use)

(Grantor:)

Donald Staehely, Successor Trustee of the Roy W. Staehely Revocable Living Trust dated June 12, 1995 and Arthur Staehely and Mary Jo Staehely, Trustees of ** conveys and specially warrants to (Grantee) Paul A. Staehely and Diane S. Staehely, husband and wife

the following described real property in the State of Oregon and County of Clackamas free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

PARCEL I:

Amended Legal

The North one-half of the Southwest one-quarter of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

ALSO, the South one-half of the Southwest one-quarter of Section 13, and the Northwest (Continued)

Tax Account Number(s): 00763490, 00763588, 00772523, 00772541

This property is free of encumbrances created or suffered by Grantor, EXCEPT: (Continued)

**the Staehely Joint Living Trust Agreement dated March 19, 1997; and Donald Staehely and Richard Staehely and Dennis Staehely who are all of the heirs of Roy W. Staehely and Martha Staehely, deceased.

The true consideration for this conveyance is \$304,242.00

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 25th day of February, 2003.

Donald Staehely
Donald Staehely, Successor Trustee

Mary Jo Staehely
Mary Jo Staehely, Trustee

Arthur Staehely
Arthur Staehely, Trustee
Donald Staehely, Richard Staehely
Donald Staehely, Richard Staehely
Dennis Staehely
Dennis Staehely

STATE OF OREGON, COUNTY OF Clackamas)ss.

The foregoing instrument was acknowledged before me this 25th day of Feb, 2003, by Donald Staehely, Successor Trustee of the Roy W. Staehely Revocable Living Trust Dated June 12, 1995.

Jo E. Spencer
Notary Public for Oregon
My Commission Expires: _____
(continued)



Order No.: 163322c

LAWYERS 163322c

(Continued)

one-quarter of Section 24, Township 3 South, Range 1 East of the Willamette Meridian.

ALSO, beginning at the Northwest corner of the Northeast one-quarter of said Section 24; thence East 65 rods, more or less, to the center of the county road leading to Oregon City; thence in a Southwesterly direction following the center line of said road to the South line of said one-quarter section; thence West 3 rods, more or less, to the center of said Section 24; thence North 160 rods to the point of beginning.

EXCEPT the following described tract:

Beginning at a point 6.70 chains East of the one-quarter section corner on the line between said Sections 13 and 14; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the middle line of said creek with the meanders thereof upstream in a Southeasterly direction to the one-quarter section line running North and South through said Section 13; thence North along said one-quarter section line 26.70 chains to the center of said Section 13; thence West 33.68 chains to the point of beginning.

ALSO EXCEPT the following described tract:

Beginning at the one-quarter section corner between Sections 13 and 14, in Township 3 South, Range 1 East of the Willamette Meridian; thence East 6.70 chains; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the center line of said creek with the meanders thereof downstream in a Southwesterly direction to where the same intersects the line between said Sections 23 and 24; thence North along said section line 45.80 chains to the point of beginning.

ALSO FURTHER EXCEPTING THEREFROM, that tract conveyed to Donald Ernest Staehely by deed recorded March 16, 1981, Recorder's Fee No. 81-9318.

FURTHER EXCEPTING the following described tract:

A tract of land located in the Southwest Quarter of Section 13 in the Northwest Quarter of Section 24 of Township 3 South, Range 1 East of the Willamette Meridian in Clackamas County, Oregon. The herein described lands are part of the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Described as follows:

Beginning at the Southwest corner of the Northwest one-quarter of Section 24 of Township 3 South, Range 1 East of the Willamette Meridian. The said beginning point is also the southwest corner of Parcel I of the lands described by the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Thence northerly along the west boundary of the aforementioned Section 24 and the West boundary of the Staehely Trust to an intersection with the centerline of Beaver Creek; thence upstream along the said creek centerline to a point 233 feet more or less, northerly of the section line between Section 13, T.3S, R1E, W.M., and aforementioned Section 24; thence easterly, parallel with the said section line, to a point on the projection of the east boundary of the west half of the northwest one-quarter of aforementioned Section 24; thence southerly along the said east boundary to the Southeast corner of the fractional subdivision; thence westerly along the south boundary of the said fractional subdivision to the place of beginning.

PARCEL II:

Beginning at the center of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence South 89°47'18" East along the center of the section line 190.80 feet to the intersection of the center of the section line with the South line of the S.S. White Donation Land Claim No. 42; thence South 49°08'01" East along the South line of the S.S. White Donation Land Claim No. 42 a distance of 523 feet, more or less, to the center of a stream course Southeast; thence Southeast along the center of said stream to where it intersects with the center of Beaver Creek; thence Westerly along the center of Beaver Creek to the North-South center line of Section 13, Township 3 South, Range 1 East; thence North 0°13'04" East along the center line of Section 13, a distance of 312.9 feet, more or less, to the center of Beaver Creek; thence Northerly along the center of Beaver Creek to the intersection with the North-South center of the section line; thence North 0°13'04" along the North-South center of the section line 1137.5 feet, more or less, to the center of Section 13, Township 3 South, Range 1 East.

(Continued)

1. Unpaid taxes for the year 2002-03
Original Amount : \$102.79
Unpaid balance : \$ 68.52, plus interest
Levy Code : 086-019
Account No. : 00763490
Map No. : 31E13 01500
Affects Tax Lot 1500
2. Unpaid taxes for the year 2002-03
Original Amount : \$533.46
Unpaid balance : \$355.64, plus interest
Levy Code : 086-019
Account No. : 00763588
Map No. : 31E13 02100
Affects Tax Lot 2100
3. Unpaid taxes for the year 2002-03
Original Amount : \$326.54
Unpaid balance : \$217.70, plus interest
Levy Code : 086-005
Account No. : 00772523
Map No. : 31E24 00600
Affects Tax Lot 600
4. Unpaid taxes for the year 2002-03
Original Amount : \$5,651.91
Unpaid balance : \$3,767.94, plus interest
Levy Code : 086-005
Account No. : 00772541
Map No. : 31E24 00700
Affects Tax Lot 700
5. As disclosed by the assessment and tax roll, the premises herein have been specially assessed as forest land. If the land becomes disqualified for this special assessment under the statute, an additional tax plus interest may be levied for the last five or lesser number of years in which the land was subject to this special land use assessment.
Account No. : 00763490
 00763588
 00772523
6. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
7. Apparent unrecorded road easement as disclosed by the assessor's map.
8. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
9. Any adverse claim based on the assertion that any portion of the subject land has been removed from, or brought within, the subject land's boundaries by the process of accretion or reliction or any change in the location of Beaver Creek and an unnamed stream.
10. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.
11. Rights of the public, riparian owners and governmental bodies as to the use of the waters of Beaver Creek and an unnamed stream and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.
12. Water rights, riparian rights, claims or title to water.
13. An easement created by instrument, including the terms and provisions thereof,
Dated :
Recorded : October 10, 1984
Recorder's Fee No. : 84-34067
In favor of : Arthur Staehely
For : Construction, maintenance, use and repair of an individual
 water-carried subsurface sewage disposal system
Affects tax lot 700

(Continued)

(Continued)

14. Mortgage, including the terms and provisions thereof,

Dated : June 26, 1995
Recorded : September 15, 1995
Recorder's Fee No. : 95-056264
Mortgagor : Arthur R. Staehely and Mary J. Staehely, as tenants by the
entirety, as to an undivided interest, and Roy W. Staehely,
Trustee of the Roy W. Staehely Revocable Living Trust dated June
12, 1995, as to an undivided interest.
Mortgagee : Key Bank of Oregon
Amount : \$210,000.00
Loan No. : 159-40853
Affects Parcel I and Additional Property

STATE OF OREGON, COUNTY OF Clackamas)ss.
The foregoing instrument was acknowledged before me this 24th day of Feb., 2003, by Arthur Staehely and Mary Jo Staehely, Trustees of the Staehely Joint Living Trust Agreement, dated March 19, 1997.

[Signature]
Notary Public for Oregon
My Commission Expires: _____



STATE OF OREGON, COUNTY OF Clackamas)ss.
The foregoing instrument was acknowledged before me this 21st day of Feb., 2003, by Donald Staehely.

[Signature]
Notary Public for Oregon
My Commission Expires: _____



STATE OF OREGON, COUNTY OF Clackamas)ss.
The foregoing instrument was acknowledged before me this 21st day of Feb., 2003, by Richard Staehely.

[Signature]
Notary Public for Oregon
My Commission Expires: _____



STATE OF OREGON, COUNTY OF Clackamas)ss.
The foregoing instrument was acknowledged before me this 21st day of Feb., 2003, by Dennis Staehely.

[Signature]
Notary Public for Oregon
My Commission Expires: _____



After recording, mail to:
163322C

DECLARATION OF HEIRSHIP

STATE OF OREGON, County of CLACKAMAS, to wit:

This Declaration is made this 21st day of February, 2003, by the undersigned, who having being duly sworn, hereby declares:

1. Purpose. This purpose of this declaration is to state the inheritance of certain real property.
2. Decedent. MARTHA STAEHELY, referred to in this declaration as the decedent, died on January 15, 1986 as a resident of Clackamas County, Oregon.
3. Real Property of Decedent. Immediately before death, decedent owned some interest in the following real property:

Beginning at the center of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence South 89°47'18" East along the center of the section line 190.80 feet to the intersection of the center of the section line with the South line of the S.S. White Donation Land Claim No. 42; thence South 49°08'01" East along the South line of the S.S. White Donation Land Claim No. 42 a distance of 523 feet, more or less, to the center of a stream course Southeast; thence Southeast along the center of said stream to where it intersects with the center of Beaver Creek; thence Westerly along the center of Beaver Creek to the North-South center line of Section 13, Township 3 South, Range 1 East; thence North 0°13'04" East along the center line of Section 13, a distance of 312.9 feet, more or less, to the center of Beaver Creek; thence Northerly along the center of Beaver Creek to the intersection with the North-South center of the section line; thence North 0°13'04" along the North-South center of the section line 1137.5 feet, more or less, to the center of Section 13, Township 3 South, Range 1 East.

4. Last Will and Testament. Decedent died without a will.
5. No Probate. The estate of decedent has not been admitted to probate in any state.
6. Devisees. The devisees under decedent's will are as follows:

| NAME AND ADDRESS | RELATIONSHIP | AGE |
|------------------|--------------|-----|
|------------------|--------------|-----|

NONE

7. Heirs at Law. Decedent's heirs at law, who would have inherited
(Continued)

decedent's estate had decedent left no will or who have inherited decedent's estate because decedent left no will, are the following:

| NAME AND ADDRESS | RELATIONSHIP | AGE |
|----------------------|--------------|----------|
| ROY WILLIAM STAEHELY | HUSBAND | Deceased |
| RICHARD STAEHELY | SON | 60 |
| DENNIS STAEHELY | SON | 57 |
| DONALD STAEHELY | SON | 52 |

8. Spouse. If no spouse is listed in Paragraph 7, decedent died without a "surviving spouse." The Oregon law of inheritance may give a special meaning to "surviving spouse." The undersigned is aware that, if decedent was not legally married at death and died between September 15, 1992 and January 1, 2000, Oregon law may recognize another person or persons as decedent's "surviving spouse." The undersigned is aware that, under Oregon law, the heirs at law, that is, the heirs in the absence of a will, of a decedent who was not legally married at death and who died on or after September 15, 1992 and before January 1, 2000, may include a person, or persons, of the opposite sex who lived together with decedent for at least 10 years, whether in an unbroken period or in aggregate intermittent periods totaling 10 or more years, if at any time, no matter how brief, decedent and such person, or persons, represented themselves, and conducted their affairs, as husband and wife. The undersigned has listed any and all such persons as heirs at law or possible heirs at law in this declaration.

9. Intestate Succession. I am/we are familiar with the law of intestate succession for the state of Oregon and have made a complete list of decedent's heirs at law in Paragraph 7. Paragraph 7 does not include decedent's surviving issue if all of decedent's surviving issue are also the issue of the surviving spouse, provided that decedent died on or after September 27, 1987. If decedent died before September 27, 1987, then Paragraph 7 includes all of decedent's children who survived decedent and all children whose parent was a child of decedent if the parent died before decedent.

10. Claims against Estate. All claims against decedent's estate have been paid. No federal estate taxes are due and the filing of a federal estate tax return is not required. No state inheritance taxes are due.

11. Lien and Encumbrances. There are no debts or encumbrances remaining unpaid that are or may become liens on the property described in Paragraph 3, other than those duly recorded in the county clerk's office of the county in which the property is situated.

12. Reliance of Others. I/we intend for other parties to rely on the truth of this declaration, including but not limited to parties who may rely on this declaration for a determination of the persons who inherited the property described in Paragraph 3.

(Continued)

7

Page 3
DECLARATION OF HEIRSHIP
Continued

Donald Staehely
Richard Staehely
Dennis Staehely

SUBSCRIBED AND SWORN TO before me this 21st day of Feb, 2003
by Donald Staehely, Richard Staehely and
Dennis Staehely

JO E. SPENCER
Notary Public for _____
My commission expires _____



CERTIFICATION OF VITAL RECORD

**DEPARTMENT OF HUMAN SERVICES
HEALTH SERVICES, CENTER FOR HEALTH STATISTICS**

STATE OF OREGON
OREGON STATE HEALTH DIVISION
DEPARTMENT OF HUMAN RESOURCES
Vital Records Unit

865001442

0080

CERTIFICATE OF DEATH

Local File Number

State File Number

| | | | | | |
|--|---|---|---|---|---|
| DECEASED—NAME First Middle Last Martha F STAHELY | | | DATE OF DEATH (month day year) January 15, 1986 | | |
| RACE (White, Black, American Indian, etc. (Specify)) White | | SEX Female | AGE—Last birthday (years) 70 | Under 1 year month days | Under 1 day hours minutes |
| DATE OF BIRTH (month day year) July 25, 1916 | | CITY, TOWN OR LOCATION OF DEATH (If not in either, give street and number) 7a Oregon City | | | |
| HOSPITAL OR OTHER INSTITUTION—NAME (If not in either, give street and number) 7b Mt. View Care Center | | IF HOSP OR INST and care COA OR Emer. Am. Incident (Specify) 7c Inpatient | | COUNTY OF DEATH 7d Clackamas | |
| STATE OF BIRTH (If not U.S.A. name country) 8 Oregon | CITIZEN OF WHAT COUNTRY 9 U.S.A. | MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) 10 Married | SPOUSE (IF MARRIED WIDOWED) 11 Roy | WAS DECEDENT EVER IN U.S. ARMED FORCES? (Specify Yes or No) 12 no | |
| SOCIAL SECURITY NUMBER 13 543 14 5064 | | USUAL OCCUPATION (give kind of work done during most of working life, even if retired) 14a Home Maker | 9149101 | KIND OF BUSINESS OR INDUSTRY 14b Own Home | |
| RESIDENCE—STATE 15 Oregon | COUNTY 15a Clackamas | CITY, TOWN, OR LOCATION 15c Oregon City | STREET AND NUMBER OR R.F.D. ZIP 15d 19089 S. Central Pt. Rd. 97045 | | INSIDE CITY LIMITS (Specify Yes or No) 15e no |
| FATHER—NAME (first middle last) 16 Ernest Annas | | MOTHER—NAME (first middle last) 17 Freida Druews | INFORMANT—NAME and relationship to decedent 18 Roy Staehely husband | | |
| BURIAL, CREMATION, REMOVAL, MAUSOLEUM (Specify) 19a Burial | | CEMETERY OR CREMATORY NAME 19b Zion Cemetery | | LOCATION (City or town) 19c Canby, Oregon | |
| FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH (Specify) 20a Christopher & Waud | | NAME AND ADDRESS OF FACILITY 20b Holman Hankins Bowker Waud P.O. Box 729 Oregon City 97045 | | | |
| To be completed by Certifying Physician Only 21a Signature of Certifying Physician Lee J Cordova | | DATE SIGNED (MM Day Y) 21b 1-17-86 | HOUR OF DEATH 21c 6:15 P.M. | | |
| NAME AND ADDRESS OF CERTIFIER (Type or Print) 21d Lee J Cordova M.D. 406-7th Street Oregon City | | NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) 21e | | | |
| DATE RECEIVED BY REGISTRAR (MM Day Y) 22a JAN 21 1986 | | REGISTRAR 22b [Signature] | | | |
| PART I IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) | | | | | Interval between onset and death |
| (a) Sepsis | | | | | Interval between onset and death |
| (b) Decubitus ulcers | | | | | Interval between onset and death |
| (c) | | | | | Interval between onset and death |
| PART II OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not considered to cause, given in PART I (a) | | | | | AUTOPSY (Specify Yes, No, or AB) |
| Diabetes, multiple sclerosis | | | | | 24 No |
| WAS MEDICAL EXAMINER NOTIFIED? (Specify Yes or AB) | | | | | 25 no |
| ACCIDENT (Specify Yes or No) | DATE OF INJURY (MM Day Y) | HOUR OF INJURY | DESCRIBE HOW INJURY OCCURRED | | |
| 26a | 26b | 26c | 26d | | |
| INJURY AT WORK (Specify Yes or No) | PLACE OF INJURY—At home, farm, street, factory, office building, etc. (Specify) | LOCATION | STREET OR R.F.D. NO. | CITY OR TOWN | STATE |
| 26e | 26f | 26g | 26h | 26i | 26j |

RESERVED FOR REGISTRAR'S USE

ORIGINAL—VITAL STATISTICS COPY

452 REV 12-83

I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE OR THE VITAL RECORD FACTS ON FILE IN THE VITAL RECORDS UNIT OF THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED:

FEB 18 2003

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

THIS COPY NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



After recording, mail to:
163322C

DECLARATION OF HEIRSHIP

STATE OF OREGON, County of CLACKAMAS, to wit:

This Declaration is made this *21st* day of February, 2003, by the undersigned, who having being duly sworn, hereby declares:

1. Purpose. This purpose of this declaration is to state the inheritance of certain real property.
2. Decedent. ROY WILLIAM STAEHELY to in this declaration as the decedent, died on September 27, 1997 as a resident of Clackamas County, Oregon.
3. Real Property of Decedent. Immediately before death, decedent owned some interest in the following real property:

Beginning at the center of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence South 89°47'18" East along the center of the section line 190.80 feet to the intersection of the center of the section line with the South line of the S.S. White Donation Land Claim No. 42; thence South 49°08'01" East along the South line of the S.S. White Donation Land Claim No. 42 a distance of 523 feet, more or less, to the center of a stream course Southeast; thence Southeast along the center of said stream to where it intersects with the center of Beaver Creek; thence Westerly along the center of Beaver Creek to the North-South center line of Section 13, Township 3 South, Range 1 East; thence North 0°13'04" East along the center line of Section 13, a distance of 312.9 feet, more or less, to the center of Beaver Creek; thence Northerly along the center of Beaver Creek to the intersection with the North-South center of the section line; thence North 0°13'04" along the North-South center of the section line 1137.5 feet, more or less, to the center of Section 13, Township 3 South, Range 1 East.

4. Last Will and Testament. Decedent died with a will. If decedent died with a will, a complete and accurate copy is attached to this declaration.
5. No Probate. The estate of decedent has not been admitted to probate in any state.
6. Devisees. The devisees under decedent's will are as follows:

| NAME AND ADDRESS | RELATIONSHIP | AGE |
|------------------|--------------|-----------|
| RICHARD STAEHELY | SON | <i>60</i> |
| DENNIS STAEHELY | SON | <i>57</i> |
| DONALD STAEHELY | SON | <i>52</i> |

(Continued)

7. Heirs at Law. Decedent's heirs at law, who would have inherited decedent's estate had decedent left no will or who have inherited decedent's estate because decedent left no will, are the following:

| NAME AND ADDRESS | RELATIONSHIP | AGE |
|------------------|--------------|-----|
| RICHARD STAEHELY | SON | 60 |
| DENNIS STAEHELY | SON | 57 |
| DONALD STAEHELY | SON | 52 |

8. Spouse. If no spouse is listed in Paragraph 7, decedent died without a "surviving spouse." The Oregon law of inheritance may give a special meaning to "surviving spouse." The undersigned is aware that, if decedent was not legally married at death and died between September 15, 1992 and January 1, 2000, Oregon law may recognize another person or persons as decedent's "surviving spouse." The undersigned is aware that, under Oregon law, the heirs at law, that is, the heirs in the absence of a will, of a decedent who was not legally married at death and who died on or after September 15, 1992 and before January 1, 2000, may include a person, or persons, of the opposite sex who lived together with decedent for at least 10 years, whether in an unbroken period or in aggregate intermittent periods totaling 10 or more years, if at any time, no matter how brief, decedent and such person, or persons, represented themselves, and conducted their affairs, as husband and wife. The undersigned has listed any and all such persons as heirs at law or possible heirs at law in this declaration.

9. Intestate Succession. I am/we are familiar with the law of intestate succession for the state of Oregon and have made a complete list of decedent's heirs at law in Paragraph 7. Paragraph 7 does not include decedent's surviving issue if all of decedent's surviving issue are also the issue of the surviving spouse, provided that decedent died on or after September 27, 1987. If decedent died before September 27, 1987, then Paragraph 7 includes all of decedent's children who survived decedent and all children whose parent was a child of decedent if the parent died before decedent.

10. Claims against Estate. All claims against decedent's estate have been paid. No federal estate taxes are due and the filing of a federal estate tax return is not required. No state inheritance taxes are due.

11. Lien and Encumbrances. There are no debts or encumbrances remaining unpaid that are or may become liens on the property described in Paragraph 3, other than those duly recorded in the county clerk's office of the county in which the property is situated.

12. Reliance of Others. I/we intend for other parties to rely on the truth of this declaration, including but not limited to parties who may rely on this declaration for a determination of the persons who inherited the property described in Paragraph 3.

(Continued)

Page 3
DECLARATION OF HEIRSHIP
Continued

Donald Staehely

Richard Staehely

Dennis Staehely

SUBSCRIBED AND SWORN TO before me this 21st day of Feb., 2003
by Donald Staehely, Richard Staehely and Dennis Staehely

Jo E. Spencer

Notary Public for _____
My commission expires: _____



CERTIFICATION OF VITAL RECORD

I.D. TAG NO.
01677 7
Local File Number

HEALTH DIVISION
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

State File Number

| | | | |
|----------------|--|---|--|
| | 1. DECEDENT'S NAME Roy William STAEHELY | 2. SEX Male | 3. DATE OF DEATH (Month, Day, Year) September 27, 1997 |
| | 4. SOCIAL SECURITY NUMBER 544-30-0487 | 5a. AGE - Last Birthday (Years) 80 | 5b. Under 1 Year Mo. Days Hours Mins. |
| | 6. BIRTHPLACE (City and State or Foreign Country) Oregon City, OR. | | 7. DATE OF BIRTH (Month, Day, Year) October 06, 1916 |
| DECEDENT | 8. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| | 9a. PLACE OF DEATH (Check only one) <input type="checkbox"/> Hospital <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify) | | |
| 1 | 9b. FACILITY NAME (If not institution, give street and number) 19089 S. Central Point Rd | | 9c. CITY, TOWN, OR LOCATION OF DEATH Oregon City |
| 2 | 9d. COUNTY OF DEATH Clackamas | | |
| 3 | 10a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.) Dairyman | 10b. KIND OF BUSINESS/INDUSTRY Co-Owner | 11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify) Widowed |
| 4 | 12. SPOUSE (If Married, Widowed) Martha Staehely | | |
| 5 | 13a. RESIDENCE - STATE Oregon | 13b. COUNTY Clackamas | 13c. CITY, TOWN OR LOCATION Oregon City |
| 6 | 13d. STREET AND NUMBER 19089 S. Central Point Rd | | |
| | 14. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 15. ZIP CODE 97045 | 16. WAS DECEDENT OF HISPANIC ORIGIN? (Specify No or Yes - If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| | 17. RACE White | | 18. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) 12 College (1-4 or 5+) |
| PARENTS | 17. FATHER - NAME first middle last William A. Staehely | | 18. MOTHER - NAME first middle maiden Clara F. Ortleib |
| | 19. INFORMANT - NAME and relationship to decedent Dennis Staehely-Son | | |
| DISPOSITION | 20a. METHOD OF DISPOSITION <input type="checkbox"/> Mausoleum <input type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify) | | 20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Canby Zion Cemetery |
| 7 | 20c. LOCATION - City or Town, State Canby OR | | |
| 8 | 21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>[Signature]</i> | | 21b. LICENSE NUMBER (Of Licensee) 3631 |
| 9 | 22. NAME, ADDRESS AND ZIP OF FACILITY Holman-Hankins-Bowker & Waud 715 7th Street Oregon City, OR 97045 | | |
| REGISTRAR | 23. DATE FILED (Month, Day, Year) SEP 30 1997 | | 24. REGISTRAR'S SIGNATURE <i>[Signature]</i> |
| | 25. DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A | | 26. WAS GIFT MADE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A |
| 10 | TO BE COMPLETED BY CERTIFYING PHYSICIAN | | |
| 11 | 27. TIME OF DEATH 12:00P.M. | 28. WAS MEDICAL EXAMINER NOTIFIED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| CERTIFIER | 29. To the best of my knowledge, death occurred at the time, date, place and due to the cause(s) and manner stated. (Signature) <i>[Signature]</i> | | |
| 12 | 30. DATE SIGNED (Month, Day, Year) 9/30/97 | | |
| 13 | 31. DATE SIGNED (Month, Day, Year) COUNTY | | |
| 14 | 34. NAME, TITLE, ADDRESS AND ZIP OF CERTIFIER/MEDICAL EXAMINER (Type or Print) Colin McDonough M.D. - 18676 Willamette Drive - Oregon City, OR 97045 | | |
| 15 | 35. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) | | |
| 16 | 36. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c). Do not enter mode of dying, e.g. Cardiac or Respiratory Arrest. | | |
| 17 | PART I (a) Asphyxia | | Interval between onset and death |
| CAUSE OF DEATH | (b) Myocardial Infarction | | Interval between onset and death |
| | (c) Coronary Artery Disease | | Interval between onset and death |
| | PART II OTHER SIGNIFICANT CONDITIONS Conditions contributing to death but not resulting in the underlying cause given in PART I. | | |
| | 37. Did tobacco use contribute to the death? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown | | 38. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | 39. IF YES were findings considered in determining cause of death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | | |
| | 40. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined Manner <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Legal Intervention <input type="checkbox"/> Other | 41a. DATE OF INJURY (Month, Day, Year) | 41b. TIME OF INJURY |
| | 41c. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 41d. DESCRIBE HOW INJURY OCCURRED | |
| | 41e. PLACE OF INJURY - At home, farm, street, factory, office building etc. (Specify) | 41f. LOCATION (Street and Number or Rural Route Number, City or Town, State) | |
| | RESERVED FOR REGISTRAR'S USE | | |

ORIGINAL-VITAL STATISTICS COPY

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE CLACKAMAS COUNTY REGISTRAR.

DATE ISSUED: **OCT 1 1997**

[Signature]
THOMAS M. TROXEL
COUNTY REGISTRAR
CLACKAMAS COUNTY, OREGON

**LAST WILL
OF
ROY W. STAEHELY**

I, ROY W. STAEHELY, of Clackamas County, Oregon, do make, publish and declare this my last will, hereby revoking all former wills and codicils.

ARTICLE I

FAMILY

I am single. I am the father of RICHARD STAEHELY, DENNIS STAEHELY and DONALD STAEHELY.

As used in this will, "children" shall mean my children named above and any other children born to or adopted by me hereafter either before or after my death.

ARTICLE II

APPOINTMENT OF FIDUCIARIES

A. Personal Representative. I nominate DONALD STAEHELY as Personal Representative of my estate and of this my last will. If DONALD STAEHELY is unable or unwilling to act or continue to act, I nominate RICHARD STAEHELY as Personal Representative. If RICHARD STAEHELY is unable or unwilling to act or continue to act, I nominate DENNIS STAEHELY as Personal Representative.

B. Waiver of Bond. To the extent allowed by law, I direct that any of the fiduciaries named above, or their alternates or successors, shall be entitled to serve without bond or other undertaking and without reporting or accounting to any court.

ARTICLE III

PAYMENT OF
DEBTS AND EXPENSES

I direct the payment out of my estate of all my just debts allowed in the course of administration, the expenses of my last illness and funeral and the expenses of the administration of my estate.

ARTICLE IV

HOUSEHOLD FURNISHINGS
AND OTHER PERSONAL PROPERTY

I give all my interest in all household goods, books, apparel, art objects, jewelry, personal effects and other like contents of my home and of any vacation property which I may own or reside in at the time of my death; all other items of tangible personal property for personal use and all unexpired insurance policies on all such property to my children surviving at my death to be divided among them as they shall agree, or in the absence of such agreement, as my Personal Representative or Trustee, as the case may be, shall determine, which determination shall be conclusive, and taking into account my wishes, as expressed to them during my lifetime, or in any written memorandum that I may execute during my lifetime. Any such memorandum shall not create a separate trust, or other obligation.

ARTICLE V

RESIDUE POUROVER TO TRUST

I give the residue of my estate to the Trustee of the trust, created by me and dated June 12, 1995 between me as Trustor and me as Trustee, to be administered and disposed of in accordance with the terms, conditions and fiduciary powers of said trust, including any amendments made thereto before my death (whether made before or after the execution of this Will). If for any reason such distribution of the residue of my estate is ineffective, then I give such residue to the Trustee named above to be held in a testamentary trust in accordance with the terms, conditions and fiduciary powers of the trust described above, including any amendments made before my death (whether made before or after the execution of this Will), which provisions are hereby incorporated by reference. If in accordance with the provisions of the trust any portion thereof is distributable free of the trust, then such portion shall be paid to the recipient entitled thereto directly by my Personal Representative.

ARTICLE VI
SURVIVORSHIP

If any beneficiary named or described in this will dies within thirty (30) days after my death, all the provisions in this will for the benefit of such deceased beneficiary shall lapse, and this will shall be construed as though the fact were that he or she predeceased me.

ARTICLE VII
TAXES

All estate, inheritance, succession or other transfer taxes, including any interest and penalties thereon, that become payable by reason of my death with respect to property passing under this will shall be paid out of the residue of my estate, without reimbursement from the recipients of such property and without apportionment. All taxes attributable to property not passing under this will shall be apportioned in the manner provided by law.

If there is in existence at my death any trust created by me during my lifetime and if my Trustee is authorized or directed to distribute from the trust amounts necessary to make payment of such taxes, my Personal Representative may collect such amounts from my Trustee.

ARTICLE VIII
FIDUCIARY POWERS

A. I give to my Personal Representative named or described above all the powers conferred upon a personal representative by the laws of the State of Oregon, including, but not limited to, those set forth in ORS 114.305, whether or not such powers are exercised in the State of Oregon.

B. In addition to such powers, but without limitation thereof, I give to my Personal Representative full power and authority:

1. Division of Estate. To make any distribution in cash or in specific property and to cause any share to be composed of property different in kind from any other share and to make pro rata or non pro rata distributions, without regard to any difference in the tax basis of the property and without the requirement of making any adjustment among the

beneficiaries. Any such distributions, allocations or valuations shall be binding and conclusive on all parties.

2. Tax Elections/Discretions. My Personal Representative shall have sole discretion to: (1) claim deductions available to me or to my estate on estate tax returns or on state or federal income tax returns; (2) use date-of-death values or alternate valuation date values for estate tax purposes; and (3) make any other election or decision available under any federal or state tax laws. Any such election or decision may be made regardless of the effect thereof on any beneficiary or on any interest passing under this Will or otherwise, and without adjustment between income and principal or among beneficiaries.

3. Distributions to Minors. To distribute any interest in the estate to which a minor beneficiary is entitled to the individual selected by my Personal Representative as Custodian under the Oregon Uniform Transfers to Minors Act or under any other comparable state law.

ARTICLE IX

MISCELLANEOUS

A. Table of Contents, Titles, Captions. The table of contents, titles and captions used in this instrument are for convenience of reference only and shall not be construed to have any legal effect.

B. Statutory References. Unless the context clearly requires another construction, each statutory reference in this instrument shall be construed to refer to that statutory section mentioned, related successor sections and corresponding provisions of any subsequent law, including all amendments.

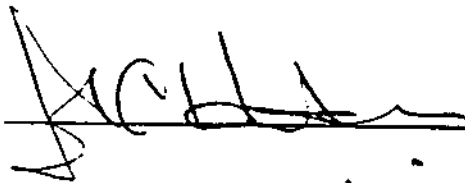
IN WITNESS WHEREOF, I execute this my last will on this 12th day of June, 1995

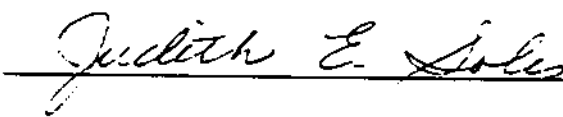


ROY W. STAEHEL

Date of Birth: Oct. 6, 1916

This instrument consisting of five [5] typewritten pages, including this page, each bearing the signature or initials of ROY W. STAEHELY, was on the above date signed by him, who declared this to be his Will; and we at his request and in his presence and in the presence of each other, have signed our names as attesting witnesses. At the time this Will was signed, we believe the Testator was of sound mind and memory and was acting voluntarily.


Residing at Westview, Oregon


Residing at Cladstone, Oregon

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

STATE OF OREGON)
) ss.
County of Clackamas)

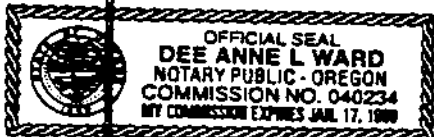
We, the undersigned, being sworn, each say:

We are the attesting witnesses to the Will executed by ROY W. STAEHELY, dated June 12, 1995, consisting of five (5) typewritten pages, not including this page. The Will was executed in our presence and in the presence of the Testator who declared the instrument to be his Will and requested us to sign our names as witnesses, which we did. To the best of our knowledge and belief, at the time of executing the Will the Testator was of legal age, of sound mind, and not acting under any restraint, undue influence, duress or fraudulent misrepresentation.

[Signature]

Judith E. Sales

SUBSCRIBED AND SWORN to by each of the affiants above named
this 12 day of JUNE, 1995.



Dee Anne L. Ward

Notary Public for Oregon
My commission expires: _____



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

OR 97045-

Parcel Number:

00763588

Prepared For:

Customer Service Salem

Date:

3/28/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

OR 97045

Parcel Information

| | |
|-----------------|-------------|
| Parcel Id (APN) | 00763588 |
| Tax/Account # | 31E13 02100 |
| Address | . OR 97045 |
| Acres | 80.65 |
| Lot Sq Feet | 3,513,114 |

Owner Information

| | |
|---------------|--|
| Owner | Staehely, Paul A Staehely, Diane S |
| Owner Address | 21301 S Central Point Rd Oregon City, OR 97045-9737 |

Tax Information (2023)

| | |
|-----------|----------|
| Levy Code | 086-003 |
| Levy Rate | 14.7212 |
| Total Tax | \$954.40 |

Assessment Information (2023)

| | |
|-------------|-------------|
| Total Value | \$64,832.00 |
|-------------|-------------|

Market Information (2023)

| | |
|--------------------|----------------|
| Market Land Value | \$2,509,778.00 |
| Market Total Value | \$2,509,778.00 |

Land Information

| | |
|-----------------|--|
| Land Use | EFU farmland vacant |
| Parcel Type | Real Property |
| Watershed | 1709000704 Abernethy Creek- Willamette River |
| School District | 86 Canby |
| Zoning | Clackamas Co.-EFU Exclusive Farm Use District |
| Neighborhood | CENT Central Point - Leland - New Era |

School Attendance

| | |
|----------------|-----------------------------|
| Primary School | Carus School |
| Middle School | Baker Prairie Middle School |
| High School | Canby High School |

Improvements

Map Information

| | |
|----------|--------|
| Map Grid | 716-J7 |
| Page | |
| Row | |
| Column | |

Survey Information

| | |
|---------|---------------|
| Lot | 2100 |
| T R S Q | 03S 01E 13 SW |

Census Information

| | |
|--------------|--------|
| Census Tract | 022901 |
| Census Block | 1000 |

Legal

Section 13 Township 3S Range 1E TAX LOT 02100|Y|184,193

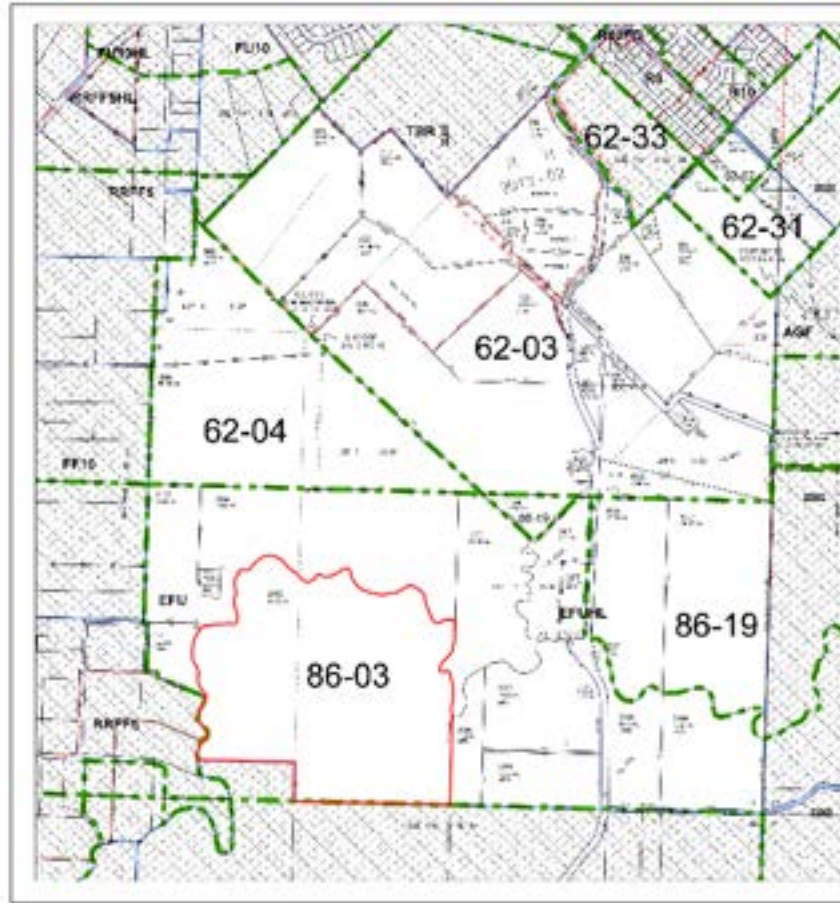
Transfer Information

| | |
|-------------------------|-------------|
| Document Recording Date | 12/22/2016 |
| Document Number | 2016-088791 |
| Document Type Code | X |

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.



OR 97045



CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT
7/1/2023 to 6/30/2024

Property Location: No Address

Tax Code Area: 086-003 Acres: 80.65

ACCOUNT NO: 00763588
MAP: 31E13 02100

57457*176**G50**1.352**3/8*****AUTO5-DIGIT 97045
STAEHELY PAUL A & DIANE S
21301 S CENTRAL POINT RD
OREGON CITY OR 97045-9737

2023 - 2024 CURRENT TAX BY DISTRICT:

| | |
|--|---------------|
| COM COLL CLACK | 35.86 |
| ESD CLACKAMAS | 23.73 |
| SCH CANBY | 296.69 |
| EDUCATION TOTAL: | 356.28 |
| COUNTY CLACKAMAS R | 190.15 |
| COUNTY EXTENSION & 4-H | 3.22 |
| COUNTY LIBRARY | 25.59 |
| COUNTY PUBLIC SAFETY LOC OPT | 23.86 |
| COUNTY SOIL CONS | 3.22 |
| FD 1 CLACK CO | 153.29 |
| FD 1 CLACK CO LOC OPT | 33.71 |
| PORT OF PTLD | 4.52 |
| URBAN RENEWAL COUNTY | 5.97 |
| VECTOR CONTROL | 0.42 |
| VECTOR CONTROL LOC OPT | 1.62 |
| GENERAL GOVERNMENT TOTAL: | 445.57 |
| COM COLL CLACK BOND | 16.10 |
| COUNTY PUBLIC SFTY RADIO SYS | 5.74 |
| FD 1 CLACK CO BOND | 5.30 |
| SCH CANBY BOND | 125.41 |
| EXCLUDED FROM LIMIT TOTAL: | 152.55 |
| 2023 - 2024 TAX BEFORE DISCOUNT | 954.40 |

Potential Additional Tax Liability

| VALUES: | LAST YEAR | THIS YEAR |
|---------------------------|------------------|------------------|
| REAL MARKET VALUES (RMV): | | |
| RMV LAND | 2,392,132 | 2,509,778 |
| RMV TOTAL | 2,392,132 | 2,509,778 |
| M5 TOTAL(SAV) | 176,319 | 181,603 |
| ASSESSED VALUE: | 62,989 | 64,832 |

PROPERTY TAXES: 892.18 954.40

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

| TAX PAYMENT OPTIONS | | | | |
|---------------------|--------------|------------------|--|----------------|
| Payment Options | Date Due | Discount Allowed | | Net Amount Due |
| FULL | Nov 15, 2023 | 28.63 3% | | 925.77 |
| 2/3 | Nov 15, 2023 | 12.73 2% | | 623.54 |
| 1/3 | Nov 15, 2023 | | | 318.14 |

DELINQUENT TAXES: 0.00
TOTAL (after discount): 925.77
Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

8-22-22_v3

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

| | | |
|-------------------------------------|------------------|--------|
| FULL PAYMENT (Includes 3% Discount) | DUE Nov 15, 2023 | 925.77 |
| 2/3 PAYMENT (Includes 2% Discount) | DUE Nov 15, 2023 | 623.54 |
| 1/3 PAYMENT (No Discount offered) | DUE Nov 15, 2023 | 318.14 |

ACCOUNT NO: 00763588

Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
PO BOX 6100
PORTLAND, OR 97228-6100

57457*176**G50**1.352**3/8*****AUTO5-DIGIT 97045
STAEHELY PAUL A & DIANE S
21301 S CENTRAL POINT RD
OREGON CITY OR 97045-9737

2/4 57457

03000007635880000092577000006235400000318140

Property Account Summary



| | | | |
|-----------------------|----------|-------------------------|------------------------|
| Account Number | 00763588 | Property Address | NO SITUS , ADDRESS, OR |
|-----------------------|----------|-------------------------|------------------------|

General Information

| | |
|----------------------|---|
| Alternate Property # | 31E13 02100 |
| Property Description | Section 13 Township 3S Range 1E TAX LOT 02100 |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed, Use Assessed |
| Tax Code Area | 086-003 |
| Remarks | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 14.7212 |

Property Characteristics

| | |
|-----------------------|--|
| Property Tax Deferral | Potential Additional Tax Liability |
| Neighborhood | 13244: Canby/Oregon city rural all other |
| Land Class Category | 550: EFU farmland vacant |
| Acreage | 80.65 |
| Change property ratio | 5XX |

Related Properties

No Related Properties Found

Parties

| Role | Percent | Name | Address |
|----------|---------|--------------------------------|---|
| Taxpayer | 100 | STAEHELY PAUL A & DIANE S | 21301 S CENTRAL POINT RD, OREGON CITY, OR 97045 |
| Owner | 0 | STAEHELY ARTHUR TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |
| Owner | 50 | STAEHELY MARY JO TRUSTEE | NO MAILING ADDRESS, AVAILABLE, |
| Owner | 50 | P & D STAEHELY VALLEY FARM LLC | NO MAILING ADDRESS, AVAILABLE, |

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| AVR Total | \$64,832 | \$62,989 | \$61,227 | \$59,464 | \$57,761 |
| Exempt | | | | | |
| TVR Total | \$64,832 | \$62,989 | \$61,227 | \$59,464 | \$57,761 |
| Real Mkt Land | \$2,509,778 | \$2,392,132 | \$2,026,123 | \$1,843,118 | \$1,803,902 |
| Real Mkt Bldg | | | | | |
| Real Mkt Total | \$2,509,778 | \$2,392,132 | \$2,026,123 | \$1,843,118 | \$1,803,902 |
| M5 Mkt Land | | | | | |
| M5 Mkt Bldg | | | | | |
| M5 SAV | \$181,603 | \$176,319 | \$175,947 | \$177,987 | \$178,647 |
| SAVL (MAV Use Portion) | \$64,832 | \$62,989 | \$61,227 | \$59,464 | \$57,761 |
| MAV (Market Portion) | | | | | |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|------------------------|---|---|
| 12/27/2016 | 01/03/2017 11:41:00 | Recording Processed | Property Transfer Filing No.: 309451, Warranty Deed, Recording No.: 2016-088791 12/27/2016 by DROME |
| 03/24/2010 | 03/24/2010 16:07:00 | Annexation Completed For Property | WD TRIMET TRANS, ORD 307-added to annexation by batch process 19,079. by DEENAMEH |
| 03/24/2010 | 03/24/2010 15:37:00 | Annexation Completed For Property | WD TRIMET TRANS, ORD 307-added to annexation by batch process 19,078. by DEENAMEH |
| 03/19/2004 | 03/19/2004 10:47:00 | Seg/Merge Completed | Parent in Seg/Merge SM040373, Effective: 01/02/2003 by LAURIEB |
| 03/19/2004 | 03/19/2004 10:43:00 | Seg/Merge Initiated | SM040373 EFFECTIVE 2004-05: (SEE SM 040374) CHILD 31E24 00701 (-3.36 AC) BY 2003-121915; BEFORE 01/01/2004 by LAURIEB |
| 02/25/2003 | 03/05/2003 09:51:00 | Recording Processed | Property Transfer Filing No.: 70196, Warranty Deed, Recording No.: 2003-023906 02/25/2003 by LAURIEB |
| 02/25/2003 | 03/05/2003 09:51:00 | Taxpayer Changed | Property Transfer Filing No.: 70196 02/25/2003 by LAURIEB |

| | | | |
|------------|------------------------|----------------------------|--|
| 07/01/1999 | 07/01/1999 12:00:00 | Ownership at Conversion | Bargain and Sale: 97-21718, 4/1/97, \$ 0 |
|------------|------------------------|----------------------------|--|

| |
|--------------------|
| Tax Balance |
|--------------------|

| |
|-----------------------------|
| Installments Payable |
|-----------------------------|

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|----------------------------------|------------------------|--------------|----------|----------|-------------|------------|
| 2023 | Property Tax Principal | 086-003 | \$954.40 | \$318.13 | \$318.13 | 05/15/2024 |
| TOTAL Due as of 03/28/2024 | | | \$954.40 | \$318.13 | \$318.13 | 03/28/2024 |

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

| |
|-----------------|
| Receipts |
|-----------------|

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|--|--------------------------|------------------|---------------|--------|
| 02/13/2024 00:00:00 | 5549295 (ReceiptDetail.aspx? receiptnumber=5549295) | \$318.13 | \$636.26 | \$318.13 | \$0.00 |
| 11/27/2023 10:39:00 | 5538736 (ReceiptDetail.aspx? receiptnumber=5538736) | \$318.14 | \$14,329.65 | \$5,205.08 | \$0.00 |
| 11/03/2022 08:46:00 | 5208845 (ReceiptDetail.aspx? receiptnumber=5208845) | \$892.18 | \$13,702.31 | \$13,291.24 | \$0.00 |
| 11/16/2021 16:03:00 | 5144959 (ReceiptDetail.aspx? receiptnumber=5144959) | \$858.07 | \$13,174.19 | \$12,778.97 | \$0.00 |
| 11/13/2020 00:00:00 | 4933275 (ReceiptDetail.aspx? receiptnumber=4933275) | \$845.48 | \$845.48 | \$820.12 | \$0.00 |
| 05/11/2020 00:00:00 | 4806364 (ReceiptDetail.aspx? receiptnumber=4806364) | \$179.10 | \$179.10 | \$179.10 | \$0.00 |
| 02/11/2020 00:00:00 | 4792476 (ReceiptDetail.aspx? receiptnumber=4792476) | \$356.00 | \$535.10 | \$356.00 | \$0.00 |
| 11/21/2019 00:00:00 | 4770458 (ReceiptDetail.aspx? receiptnumber=4770458) | \$267.56 | \$802.66 | \$267.56 | \$0.00 |

4
9

Grantor:
Donald Staehely, Trustee, et al
1531 N. Plum Court
Canby, OR 97013

Grantee:
Donald Staehely
1531 N. Plum Court
Canby, OR 97013
After recording return to:
Stephen D. Reynolds
811 SW Naito Parkway, Suite 500
Portland, Oregon 97204

Until a change is requested,
all tax statements shall be sent
to the following address:
NO CHANGE

Grantor:
Donald Staehely, Trustee, et. al
1531 N. Plum Court
Canby, OR 97013

Grantee:
Donald Staehely
1531 N. Plum Court
Canby, OR 97013

Clackamas County Official Records
Sherry Hall, County Clerk

2003-121915



\$41.00

09/10/2003 02:41:03 PM

D-D Cnt=1 Str=6 MIKE
\$20.00 \$11.00 \$10.00

BARGAIN AND SALE DEED

DONALD STAEHELY, Successor Trustee of the ROY W. STAEHELY REVOCABLE LIVING TRUST dated June 12, 1995 and ARTHUR STAEHELY AND MARY JO STAEHELY, TRUSTEES, of the STAEHELY JOINT LIVING TRUST AGREEMENT dated March 19, 1997 and DONALD STAEHELY AND RICHARD STAEHELY AND DENNIS STAEHELY who are all of the heirs of ROY W. STAEHELY AND MARTHA STAEHELY, deceased, Grantors, convey to DONALD STAEHELY, Grantee, the following described property located in Clackamas County, Oregon, free of encumbrances except as specifically set forth herein on the Exhibit "A" attached hereto and by reference incorporated herein.

The true consideration for this conveyance is \$0.00 (other property or value was either part or the whole consideration.)

THIS INSTRUMENT WILL 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 OT VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of July, 2003.

DONALD STAEHELY, Grantor

ARTHUR STAEHELY, Grantor

MARY JO STAEHELY, Grantor

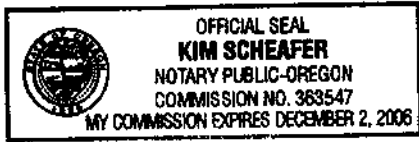
DONALD STAEHELY, Grantor

DENNIS STAEHELY, Grantor

RICHARD STAEHELY, Grantor

State of OREGON }
County of Clackamas } ss.

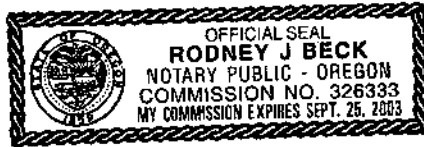
This instrument was acknowledged before me on 7-18-03, 2003, by DENNIS STAEHELY, who did say that he executed the same as his voluntary act and deed.



Kim Scheaffer
NOTARY PUBLIC - State of Oregon
My Commission expires: 12-2-2006

State of OREGON }
County of Clackamas } ss.

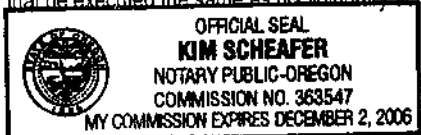
This instrument was acknowledged before me on July 30, 2003, by RICHARD STAEHELY, who did say that he executed the same as his voluntary act and deed.



Rodney J Beck
NOTARY PUBLIC - State of Oregon
My Commission expires: 9-25-2003

State of OREGON }
County of Clackamas } ss.

This instrument was acknowledged before me on 7-18-03, 2003, by DONALD STAEHELY, who did say that he executed the same as his voluntary act and deed



Kim Scheafer
NOTARY PUBLIC - State of Oregon
My commission expires: 12-2-2006

State of OREGON }
County of Clackamas } ss.

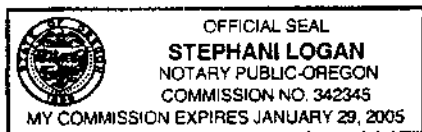
This instrument was acknowledged before me on 8-15-03, 2003, by ARTHUR STAEHELY, who did say that he executed the same as his voluntary act and deed



Stephani Logan
NOTARY PUBLIC - State of Oregon
My commission expires: 1-29-05

State of OREGON }
County of Clackamas } ss.

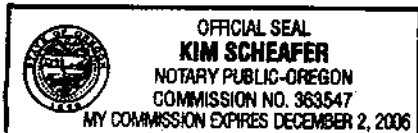
This instrument was acknowledged before me on 8-15-03, 2003, by MARY JO STAEHELY, who did say that he executed the same as her voluntary act and deed.



Stephani Logan
NOTARY PUBLIC - State of Oregon
My commission expires: 1-29-05

State of OREGON }
County of Clackamas } ss.

This instrument was acknowledged before me on 7-18-03, 2003, by DONALD STAEHELY, who did say that they executed the same as their voluntary act and deed.



Kim Scheafer
NOTARY PUBLIC - State of Oregon
My Commission expires: 12-2-2006

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 24 OF TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THE SAID BEGINNING POINT IS ALSO THE SOUTHWEST CORNER OF PARCEL 1 OF THE LANDS DESCRIBED BY THE ARTHUR STAEHELY AND MARY JO STAEHELY JOINT LIVING TRUST DESCRIBED BY DEED FEE 97-021718 OF CLACKAMAS COUNTY DEED RECORDS. THENCE NORTHERLY ALONG THE WEST BOUNDARY OF THE AFOREMENTIONED SECTION 24 AND THE WEST BOUNDARY OF THE STAEHELY TRUST TO AN INTERSECTION WITH THE CENTERLINE OF BEAVERCREEK; THENCE UPSTREAM ALONG THE SAID CREEK CENTERLINE TO A POINT 233 FEET MORE OR LESS, NORTHERLY OF THE SECTION LINE BETWEEN SECTION 13, T.3S.,R.1E.W.M., AND AFOREMENTIONED SECTION 24; THENCE EASTERLY, PARALLEL WITH THE SAID SECTION LINE, TO A POINT ON THE PROJECTION OF THE EAST BOUNDARY OF THE WEST HALF OF THE NORTHWEST ONE-QUARTER OF AFOREMENTIONED SECTION 24; THENCE SOUTHERLY ALONG THE SAID EAST BOUNDARY TO THE SOUTHEAST CORNER OF THE FRACTIONAL SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF THE SAID FRACTIONAL SUBDIVISION TO THE PLACE OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC TO THAT AREA INCLUDING CLACKAMAS COUNTY ROAD NO. 570.

IT IS THE INTENT THAT THIS DESCRIBED TRACT OF LAND CONTAINS 81.00 ACRES INCLUDING COUNTY ROAD NO. 570 FOR ACREAGE PURPOSES. THE NORTHERLY LINE OF THE DESCRIBED PROPERTY IS THE ADJUSTING LINE.

(4)



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

OR 97045-

Parcel Number:

05008216

Prepared For:

Customer Service Salem

Date:

3/28/2024

Warmest Regards,

**Annie Sjogren & Marnie Stephens
Client Services**

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

OR 97045

Parcel Information

| | |
|-----------------|-------------|
| Parcel Id (APN) | 05008216 |
| Tax/Account # | 31E24 00701 |
| Address | , OR 97045 |
| Acres | 74.82 |
| Lot Sq Feet | 3,259,159 |

Owner Information

| | |
|---------------|--|
| Owner | Staehely, Paul A |
| Owner Address | 21303 S Central Point Rd Oregon City, OR 97045-9737 |

Tax Information (2023)

| | |
|-----------|------------|
| Levy Code | 086-020 |
| Levy Rate | 14.4323 |
| Total Tax | \$1,117.15 |

Assessment Information (2023)

| | |
|-------------|-------------|
| Total Value | \$77,406.00 |
|-------------|-------------|

Market Information (2023)

| | |
|--------------------|----------------|
| Market Land Value | \$2,328,349.00 |
| Market Total Value | \$2,328,349.00 |

Land Information

| | |
|-----------------|--|
| Land Use | EFU farmland vacant |
| Parcel Type | Real Property |
| Watershed | 1709000704 Abernethy Creek- Willamette River |
| School District | 86 Canby |
| Zoning | Clackamas Co.-EFU Exclusive Farm Use District |
| Neighborhood | CENT Central Point - Leland - New Era |

School Attendance

| | |
|----------------|-----------------------------|
| Primary School | Carus School |
| Middle School | Baker Prairie Middle School |
| High School | Canby High School |

Improvements

Map Information

| | |
|----------|--------|
| Map Grid | 746-J1 |
| Page | |
| Row | |
| Column | |

Survey Information

| | |
|---------|---------------|
| Lot | 0701 |
| T R S Q | 03S 01E 24 NW |

Census Information

| | |
|--------------|--------|
| Census Tract | 022901 |
| Census Block | 1000 |

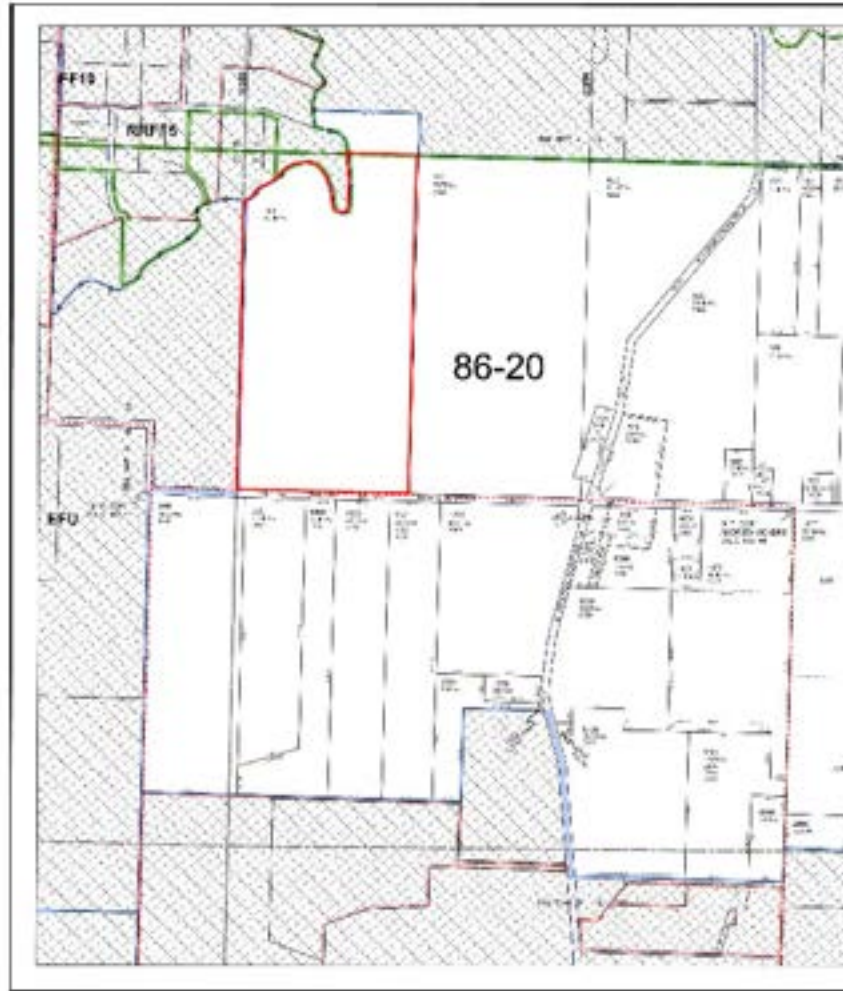
Legal

Section 24 Township 3S Range 1E TAX LOT 00701 SEE SPLIT
CODE ACCT 00791|Y|184,193

Transfer Information

| | |
|-------------------------|-------------|
| Document Recording Date | 12/22/2016 |
| Document Number | 2016-088791 |
| Document Type Code | X |

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.



CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT
7/1/2023 to 6/30/2024

Property Location: No Address

Tax Code Area: 086-020 Acres: 74.82

ACCOUNT NO: 05008216
MAP: 31E24 00701

57456*176**G50**0.968**3/4*****AUTO5-DIGIT 97045
STAEHELY PAUL A
21303 S CENTRAL POINT RD
OREGON CITY OR 97045-9737

2023 - 2024 CURRENT TAX BY DISTRICT:

| | |
|--|-----------------|
| COM COLL CLACK | 42.81 |
| ESD CLACKAMAS | 28.34 |
| SCH CANBY | 354.25 |
| EDUCATION TOTAL: | 425.40 |
| COUNTY CLACKAMAS R | 227.03 |
| COUNTY EXTENSION & 4-H | 3.85 |
| COUNTY LIBRARY | 30.55 |
| COUNTY PUBLIC SAFETY LOC OPT | 28.49 |
| COUNTY SOIL CONS | 3.85 |
| FD62 CANBY | 119.64 |
| FD62 CANBY LOC OPT | 73.54 |
| PORT OF PTLD | 5.40 |
| URBAN RENEWAL COUNTY | 4.24 |
| VECTOR CONTROL | 0.50 |
| VECTOR CONTROL LOC OPT | 1.94 |
| GENERAL GOVERNMENT TOTAL: | 499.03 |
| COM COLL CLACK BOND | 19.23 |
| COUNTY PUBLIC SFTY RADIO SYS | 6.85 |
| FD62 CANBY BOND | 16.91 |
| SCH CANBY BOND | 149.73 |
| EXCLUDED FROM LIMIT TOTAL: | 192.72 |
| 2023 - 2024 TAX BEFORE DISCOUNT | 1,117.15 |

Potential Additional Tax Liability

| VALUES: | LAST YEAR | THIS YEAR |
|---------------------------|------------------|------------------|
| REAL MARKET VALUES (RMV): | | |
| RMV LAND | 2,219,208 | 2,328,349 |
| RMV TOTAL | 2,219,208 | 2,328,349 |
| M5 TOTAL(SAV) | 247,962 | 255,420 |
| ASSESSED VALUE: | 75,201 | 77,406 |

PROPERTY TAXES: 1,045.37 1,117.15

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

| TAX PAYMENT OPTIONS | | | | |
|---------------------|--------------|------------------|--|----------------|
| Payment Options | Date Due | Discount Allowed | | Net Amount Due |
| FULL | Nov 15, 2023 | 33.51 3% | | 1,083.64 |
| 2/3 | Nov 15, 2023 | 14.90 2% | | 729.87 |
| 1/3 | Nov 15, 2023 | | | 372.39 |

DELINQUENT TAXES: 0.00
TOTAL (after discount): 1,083.64
Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

8-22-22_v3

2023 - 2024 Property Tax Payment Clackamas County, Oregon

ACCOUNT NO: 05008216

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

| | | |
|-------------------------------------|------------------|----------|
| FULL PAYMENT (Includes 3% Discount) | DUE Nov 15, 2023 | 1,083.64 |
| 2/3 PAYMENT (Includes 2% Discount) | DUE Nov 15, 2023 | 729.87 |
| 1/3 PAYMENT (No Discount offered) | DUE Nov 15, 2023 | 372.39 |


Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
PO BOX 6100
PORTLAND, OR 97228-6100

57456*176**G50**0.968**3/4*****AUTO5-DIGIT 97045
STAEHELY PAUL A
21303 S CENTRAL POINT RD
OREGON CITY OR 97045-9737

2/2 57456 

03000050082160000108364000007298700000372394

Property Account Summary



| | | | | | | |
|---------------------------------|---|--------------------------------|---|----------------------|----------------------|--|
| Account Number | 05008216 | Property Address | NO SITUS , ADDRESS, OR | | | |
| General Information | | | | | | |
| Alternate Property # | 31E24 00701 | | | | | |
| Property Description | Section 24 Township 3S Range 1E TAX LOT 00701 SEE SPLIT CODE ACCT 00791 | | | | | |
| Property Category | Land &/or Buildings | | | | | |
| Status | Active, Locally Assessed, Use Assessed | | | | | |
| Tax Code Area | 086-020 | | | | | |
| Remarks | | | | | | |
| Tax Rate | | | | | | |
| Description | Rate | | | | | |
| Total Rate | 14.4323 | | | | | |
| Property Characteristics | | | | | | |
| Property Tax Deferral | Potential Additional Tax Liability | | | | | |
| Neighborhood | 13244: Canby/Oregon city rural all other | | | | | |
| Land Class Category | 550: EFU farmland vacant | | | | | |
| Acreage | 74.82 | | | | | |
| Change property ratio | 5XX | | | | | |
| Related Properties | | | | | | |
| No Related Properties Found | | | | | | |
| Parties | | | | | | |
| Role | Percent | Name | Address | | | |
| Taxpayer | 100 | STAEHELY PAUL A | 21303 S CENTRAL POINT RD, OREGON CITY, OR 97045 | | | |
| Owner | 100 | P & D STAEHELY VALLEY FARM LLC | NO MAILING ADDRESS, AVAILABLE, | | | |
| Property Values | | | | | | |
| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 | |
| AVR Total | \$77,406 | \$75,201 | \$73,049 | \$70,944 | \$69,446 | |

| | | | | | |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Exempt | | | | | |
| TVR Total | \$77,406 | \$75,201 | \$73,049 | \$70,944 | \$69,446 |
| Real Mkt Land | \$2,328,349 | \$2,219,208 | \$1,879,658 | \$1,709,882 | \$1,791,375 |
| Real Mkt Bldg | | | | | |
| Real Mkt Total | \$2,328,349 | \$2,219,208 | \$1,879,658 | \$1,709,882 | \$1,791,375 |
| M5 Mkt Land | | | | | |
| M5 Mkt Bldg | | | | | |
| M5 SAV | \$255,420 | \$247,962 | \$247,902 | \$251,154 | \$257,217 |
| SAVL (MAV Use Portion) | \$77,406 | \$75,201 | \$73,049 | \$70,944 | \$69,446 |
| MAV (Market Portion) | | | | | |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|---------------------|-----------------------------------|--|
| 07/29/2020 | 07/29/2020 10:03:00 | Seg/Merge Completed | Parent in Seg/Merge SM200425, Effective: 01/02/2019 by DROME |
| 07/29/2020 | 07/29/2020 09:40:00 | Seg/Merge Initiated | SEG/MERGE BEGUN ON SM200425 EXCL TL 00791 (5.12 AC) TL 00701 DUE TO SPLIT CODE & (.15 AC) ADJ BY GIS CALC by DROME |
| 12/27/2016 | 01/03/2017 11:41:00 | Recording Processed | Property Transfer Filing No.: 309451, Warranty Deed, Recording No.: 2016-088791 12/27/2016 by DROME |
| 11/12/2013 | 11/14/2013 16:00:00 | Taxpayer Changed | Property Transfer Filing No.: 255264 11/12/2013 by HALLEYWUN |
| 11/12/2013 | 11/14/2013 16:00:00 | Recording Processed | Property Transfer Filing No.: 255264, Warranty Deed, Recording No.: 2013-076565 11/12/2013 by HALLEYWUN |
| 03/24/2010 | 03/24/2010 16:07:00 | Annexation Completed For Property | WD TRIMET TRANS, ORD 307-added to annexation by batch process 19,079. by DEENAMEH |
| 10/19/2007 | 10/31/2007 15:00:00 | Recording Processed | Property Transfer Filing No.: 168346, Bargain & Sale, Recording No.: 2007-090236 10/19/2007 by ROMANSIE |
| 07/30/2004 | 07/30/2004 10:04:00 | Taxpayer Changed | Party/Property Relationship by MARYHAN |
| 03/19/2004 | 03/19/2004 11:03:00 | Property Use Approval | Approved Zoned Farm 2004 (USE FROM PARENTS 31E24 00700 & 31E13 02100) by LAURIEB |

| | | | |
|------------|------------------------|-------------------------|--|
| 03/19/2004 | 03/19/2004 11:00:00 | Created by Seg/Merge | SM040374 EFFECTIVE 2004-05: PARENTS 31E24 00700 & 31E13 02100 BY 2003-121915 (SEE SM040373); BEFORE 01/01/2004, Effective: 01/02/2003 by LAURIEB |
|------------|------------------------|-------------------------|--|

Tax Balance

Installments Payable

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|----------------------------------|------------------------|--------------|------------|----------|-------------|------------|
| 2023 | Property Tax Principal | 086-020 | \$1,117.15 | \$372.38 | \$372.38 | 05/15/2024 |
| TOTAL Due as of 03/28/2024 | | | \$1,117.15 | \$372.38 | \$372.38 | 03/28/2024 |

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|---------------------|--|--------------------------|------------------|---------------|--------|
| 02/13/2024 00:00:00 | 5549293 (ReceiptDetail.aspx? receiptnumber=5549293) | \$372.38 | \$744.76 | \$372.38 | \$0.00 |
| 11/27/2023 10:39:00 | 5538736 (ReceiptDetail.aspx? receiptnumber=5538736) | \$372.39 | \$14,329.65 | \$5,205.08 | \$0.00 |
| 11/03/2022 08:46:00 | 5208845 (ReceiptDetail.aspx? receiptnumber=5208845) | \$1,045.37 | \$13,702.31 | \$13,291.24 | \$0.00 |
| 11/16/2021 16:03:00 | 5144959 (ReceiptDetail.aspx? receiptnumber=5144959) | \$1,005.15 | \$13,174.19 | \$12,778.97 | \$0.00 |
| 11/13/2020 00:00:00 | 4933270 (ReceiptDetail.aspx? receiptnumber=4933270) | \$990.28 | \$990.28 | \$960.57 | \$0.00 |
| 05/11/2020 00:00:00 | 4806363 (ReceiptDetail.aspx? receiptnumber=4806363) | \$315.42 | \$315.42 | \$315.42 | \$0.00 |
| 02/11/2020 00:00:00 | 4792475 (ReceiptDetail.aspx? receiptnumber=4792475) | \$315.42 | \$630.84 | \$315.42 | \$0.00 |
| 11/21/2019 00:00:00 | 4770457 (ReceiptDetail.aspx? receiptnumber=4770457) | \$315.42 | \$946.26 | \$315.42 | \$0.00 |

SEND TAX STATEMENTS TO:

Paul A. Staehely and Diane S. Staehely, Managers
21303 S Central Point Rd, Oregon City, OR 97045

Clackamas County Official Records
Sherry Hall, County Clerk

2016-088791



\$63.00

02012277201600887910030034

12/27/2016 11:07:01 AM

AFTER RECORDING, RETURN TO:

Evans Batlan Getchell LLC, Attorneys at Law
969 - 13th Street SE
Salem, OR 97302

D-D Cnt=1 Str=52 CONNIE
\$15.00 \$16.00 \$22.00 \$10.00

The true and actual consideration for this transfer is nonmonetary.

WARRANTY DEED

PAUL A. STAEHELY and DIANE S. STAEHELY, husband and wife, Grantors

Convey and warrant to

P & D STAEHELY VALLEY FARM LLC, an Oregon limited liability company, Grantee

All the following described real property situated in Clackamas 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: December 22, 2016

Grantors

PAUL A. STAEHELY

DIANE S. STAEHELY

STATE OF OREGON, County of Marion) ss.

Personally appeared before me on December 22, 2016, PAUL A. STAEHELY and DIANE S. STAEHELY and acknowledged the foregoing instrument to be their voluntary act.

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

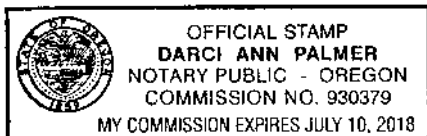


EXHIBIT "A"
(Legal Description)

21303 S Central Point Rd, Oregon City, OR 97045; Tax Acct No. 00772541 & 04001655; 20935 S Central Point Rd, Oregon City, OR 97045; Tax Acct No. 00772523; Tax Acct No. 00763490; Tax Acct No. 00763588

PARCEL I:

The North one-half of the Southwest one-quarter of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

ALSO, the South one-half of the Southwest one-quarter of Section 13, and the Northwest one-quarter of Section 24, Township 3 South, Range 1 East of the Willamette Meridian.

ALSO, beginning at the Northwest corner of the Northeast one-quarter of said Section 24; thence East 65 rods, more or less, to the center of the county road leading to Oregon City; thence in a Southwesterly direction following the center line of said road to the South line of said one-quarter section; thence West 3 rods, more or less, to the center of said Section 24; thence North 160 rods to the point of beginning.

EXCEPT the following described tract:

Beginning at a point 6.70 chains East of the one-quarter section corner on the line between said Sections 13 and 14; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the middle line of said creek with the meanders thereof upstream in a Southeasterly direction to the one-quarter section line running North and South through said Section 13; thence North along said one-quarter section line 26.70 chains to the center of said Section 13; thence West 33.68 chains to the point of beginning.

ALSO EXCEPT the following described tract:

Beginning at the one-quarter section corner between Sections 13 and 14, in Township 3 South, Range 1 East of the Willamette Meridian; thence East 6.70 chains; thence South 10.80 chains; thence East 5.50 chains to the middle of Beaver Creek; thence following the center line of said creek with the meanders thereof downstream in a Southwesterly direction to where the same intersects the line between said Sections 23 and 24; thence North along said section line 45.80 chains to the point of beginning.

ALSO FURTHER EXCEPTING THEREFROM, that tract conveyed to Donald Ernest Staehely by deed recorded March 16, 1981, Recorder's Fee No. 81-9318.

FURTHER EXCEPTING the following described tract:

A tract of land located in the Southwest Quarter of Section 13 in the Northwest Quarter of Section 24 of Township 3 South, Range 1 East of the Willamette Meridian in Clackamas County, Oregon. The herein described lands are part of the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Described as follows:

Beginning at the Southwest corner of the Northwest one-quarter of Section 24 in Township 3 south, Range 1 East of the Willamette Meridian. The said beginning point is also the southwest corner of Parcel I of the lands described by the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by deed Fee No. 97-021718 of Clackamas County Deed Records. Thence northerly along

the west boundary of the aforementioned Section 24 and the West boundary of the Staehely Trust to an intersection with the centerline of Beaver Creek; thence upstream along the said creek centerline to a point 233 feet more or less, northerly of the section line between Section 13, T. 3S, R1E. W.M., and aforementioned Section 24; thence easterly, parallel with the said section line, to a point on the projection of the east boundary of the west half of the northwest one-quarter of aforementioned Section 24; thence southerly along the said east boundary to the Southeast corner of the fractional subdivision; thence westerly along the south boundary of the said fractional subdivision to the place of beginning.

PARCEL II:

Beginning at the center of Section 13, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence South $89^{\circ} 47' 18''$ East along the center of the section line 190.80 feet to the intersection of the center of the section line with the South line of the S.S. White Donation Land Claim No. 42; thence South $49^{\circ} 08' 01''$ East along the South line of the S.S. White Donation Land Claim No. 42 a distance of 523 feet, more or less, to the center of a stream course Southeast; thence Southeast along the center of said stream to where it intersects with the center of Beaver Creek; thence Westerly along the center of Beaver Creek to the North-South center line of Section 13, Township 3 south, Range 1 East; thence North $0^{\circ} 13' 04''$ East along the center line of Section 13, a distance of 312.9 feet, more or less, to the center of Beaver Creek; thence Northerly along the center of Beaver Creek to the intersection with the North-South center of the section line; thence North $0^{\circ} 13' 04''$ along the North-South center of the section line 1137.5 feet, more or less, to the center of Section 13, Township 3 South, Range 1 East.

Tax Acct No. 05008216

PARCEL I:

Beginning at the Southwest corner of the Northwest one-quarter of Section 24 to Township 3 South, Range 1 East of the Willamette Meridian, the said beginning point is also the Southwest corner of Parcel 1 of the lands described by the Arthur Staehely and Mary Jo Staehely Joint Living Trust described by Deed Fee 97-021718 of Clackamas County Deed Records; thence Northerly along the West Boundary of the aforementioned Section 24 and the West Boundary of the Staehely Trust to an intersection with the centerline of Beaver Creek; thence upstream along the said creek centerline to a point 233 feet more or less, Northerly of the section line between Section 13, Township 3 South, Range 1 East, Willamette Meridian and aforementioned Section 24; thence Easterly, parallel with the said section line, to a point on the projection of the East boundary of the West half of the Northwest one-quarter of aforementioned Section 24; thence Southerly along the said East boundary to the Southeast corner of the fractional subdivision; thence Westerly along the South boundary of the said fractional subdivision to the place of beginning.



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

OR 97045-

Parcel Number:

05036284

Prepared For:

Customer Service Salem

Date:

3/28/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

OR 97045

Parcel Information

| | |
|-----------------|-------------|
| Parcel Id (APN) | 05036284 |
| Tax/Account # | 31E24 00791 |
| Address | , OR 97045 |
| Acres | 5.12 |
| Lot Sq Feet | 223,027 |

Owner Information

| | |
|---------------|--|
| Owner | Staehely, Paul A |
| Owner Address | 21303 S Central Point Rd Oregon City, OR 97045-9737 |

Tax Information (2023)

| | |
|-----------|---------|
| Levy Code | 086-003 |
| Levy Rate | 14.7212 |
| Total Tax | \$8.89 |

Assessment Information (2023)

| | |
|-------------|----------|
| Total Value | \$604.00 |
|-------------|----------|

Market Information (2023)

| | |
|--------------------|--------------|
| Market Land Value | \$159,329.00 |
| Market Total Value | \$159,329.00 |

Land Information

| | |
|-----------------|--|
| Land Use | EFU farmland vacant |
| Parcel Type | Real Property |
| Watershed | 1709000704 Abernethy Creek- Willamette River |
| School District | 86 Canby |
| Zoning | Clackamas Co.-EFU Exclusive Farm Use District |
| Neighborhood | CENT Central Point - Leland - New Era |

School Attendance

| | |
|----------------|-----------------------------|
| Primary School | Carus School |
| Middle School | Baker Prairie Middle School |
| High School | Canby High School |

Improvements

Map Information

| | |
|----------|--------|
| Map Grid | 746-J1 |
| Page | |
| Row | |
| Column | |

Survey Information

| | |
|---------|---------------|
| Lot | 0791 |
| T R S Q | 03S 01E 24 SW |

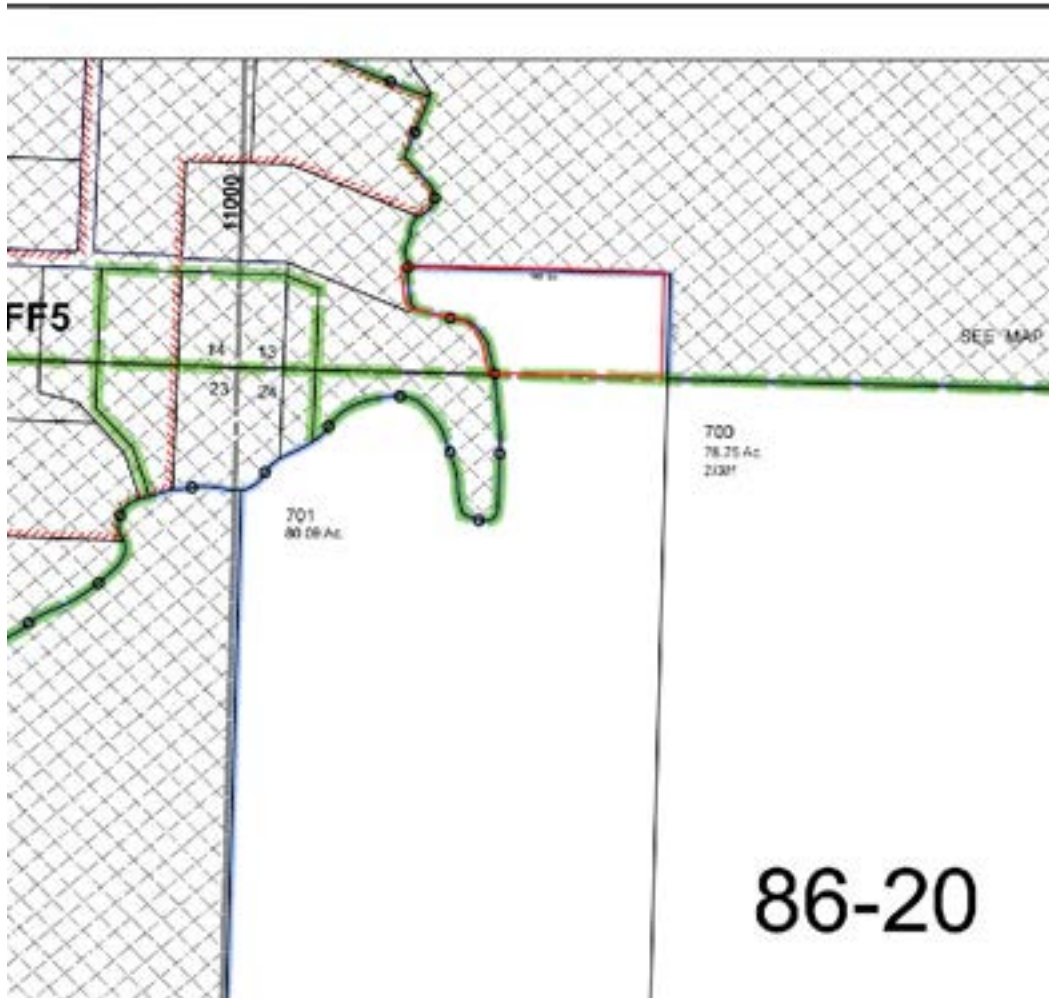
Census Information

| | |
|--------------|--------|
| Census Tract | 022901 |
| Census Block | 1000 |

Legal

SECTION 24 TOWNSHIP 3S RANGE 1E TAX LOT 00791 SEE ASSOCIATED ACCT 00701|Y|184,193





CLACKAMAS COUNTY OREGON
 150 BEAVERCREEK RD.
 OREGON CITY, OREGON 97045

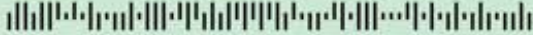
REAL PROPERTY TAX STATEMENT
 7/1/2023 to 6/30/2024

Property Location: No Address

Tax Code Area: 086-003 Acres: 5.12

ACCOUNT NO: 05036284
 MAP: 31E24 00791

57456*176**G50**0.968**1/4*****AUTO5-DIGIT 97045
 STAEHELY PAUL A
 21303 S CENTRAL POINT RD
 OREGON CITY OR 97045-9737



2023 - 2024 CURRENT TAX BY DISTRICT:

| | |
|--|-------------|
| COM COLL CLACK | 0.33 |
| ESD CLACKAMAS | 0.22 |
| SCH CANBY | 2.77 |
| EDUCATION TOTAL: | 3.32 |
| COUNTY CLACKAMAS R | 1.78 |
| COUNTY EXTENSION & 4-H | 0.03 |
| COUNTY LIBRARY | 0.24 |
| COUNTY PUBLIC SAFETY LOC OPT | 0.22 |
| COUNTY SOIL CONS | 0.03 |
| FD 1 CLACK CO | 1.43 |
| FD 1 CLACK CO LOC OPT | 0.31 |
| PORT OF PTLD | 0.04 |
| URBAN RENEWAL COUNTY | 0.05 |
| VECTOR CONTROL LOC OPT | 0.02 |
| GENERAL GOVERNMENT TOTAL: | 4.15 |
| COM COLL CLACK BOND | 0.15 |
| COUNTY PUBLIC SFTY RADIO SYS | 0.05 |
| FD 1 CLACK CO BOND | 0.05 |
| SCH CANBY BOND | 1.17 |
| EXCLUDED FROM LIMIT TOTAL: | 1.42 |
| 2023 - 2024 TAX BEFORE DISCOUNT | 8.89 |

Potential Additional Tax Liability

| VALUES: | LAST YEAR | THIS YEAR |
|---------------------------|----------------|----------------|
| REAL MARKET VALUES (RMV): | | |
| RMV LAND | 151,861 | 159,329 |
| RMV TOTAL | 151,861 | 159,329 |
| M5 TOTAL(SAV) | 5,038 | 5,192 |
| ASSESSED VALUE: | 589 | 604 |

PROPERTY TAXES: 8.34 8.89

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
 Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

| Payment Options | Date Due | Discount Allowed | Net Amount Due |
|-----------------|---------------------|------------------|----------------|
| FULL | Nov 15, 2023 | .27 3% | 8.62 |
| 2/3 | Nov 15, 2023 | .12 2% | 5.81 |
| 1/3 | Nov 15, 2023 | | 2.97 |

DELINQUENT TAXES: 0.00
TOTAL (after discount): 8.62

Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

8-22-22-v3

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

| | | |
|--|-------------------------|-------------|
| FULL PAYMENT (Includes 3% Discount) | DUE Nov 15, 2023 | 8.62 |
| 2/3 PAYMENT (Includes 2% Discount) | DUE Nov 15, 2023 | 5.81 |
| 1/3 PAYMENT (No Discount offered) | DUE Nov 15, 2023 | 2.97 |

ACCOUNT NO: 05036284

Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
 PO BOX 6100
 PORTLAND, OR 97228-6100

57456*176**G50**0.968**1/4*****AUTO5-DIGIT 97045
 STAEHELY PAUL A
 21303 S CENTRAL POINT RD
 OREGON CITY OR 97045-9737

1/2 57456

03000050362840000000862000000058100000002976

Property Account Summary



| | | | | | | |
|---------------------------------|---|--------------------------------|---|----------------------|----------------------|--|
| Account Number | 05036284 | Property Address | NO SITUS , ADDRESS, OR | | | |
| General Information | | | | | | |
| Alternate Property # | 31E24 00791 | | | | | |
| Property Description | SECTION 24 TOWNSHIP 3S RANGE 1E TAX LOT 00791 SEE ASSOCIATED ACCT 00701 | | | | | |
| Property Category | Land &/or Buildings | | | | | |
| Status | Active, Locally Assessed, Use Assessed | | | | | |
| Tax Code Area | 086-003 | | | | | |
| Remarks | | | | | | |
| Tax Rate | | | | | | |
| Description | Rate | | | | | |
| Total Rate | 14.7212 | | | | | |
| Property Characteristics | | | | | | |
| Property Tax Deferral | Potential Additional Tax Liability | | | | | |
| Neighborhood | 13244: Canby/Oregon city rural all other | | | | | |
| Land Class Category | 550: EFU farmland vacant | | | | | |
| Acreage | 5.12 | | | | | |
| Change property ratio | 5XX | | | | | |
| Related Properties | | | | | | |
| No Related Properties Found | | | | | | |
| Parties | | | | | | |
| Role | Percent | Name | Address | | | |
| Taxpayer | 100 | STAEHELY PAUL A | 21303 S CENTRAL POINT RD, OREGON CITY, OR 97045 | | | |
| Owner | 100 | P & D STAEHELY VALLEY FARM LLC | NO MAILING ADDRESS, AVAILABLE, | | | |
| Property Values | | | | | | |
| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 | |
| AVR Total | \$604 | \$589 | \$573 | \$558 | | |

| | | | | | |
|------------------------|-----------|-----------|-----------|-----------|--|
| Exempt | | | | | |
| TVR Total | \$604 | \$589 | \$573 | \$558 | |
| Real Mkt Land | \$159,329 | \$151,861 | \$128,625 | \$117,007 | |
| Real Mkt Bldg | | | | | |
| Real Mkt Total | \$159,329 | \$151,861 | \$128,625 | \$117,007 | |
| M5 Mkt Land | | | | | |
| M5 Mkt Bldg | | | | | |
| M5 SAV | \$5,192 | \$5,038 | \$5,038 | \$5,012 | |
| SAVL (MAV Use Portion) | \$604 | \$589 | \$573 | \$558 | |
| MAV (Market Portion) | | | | | |
| Mkt Exception | | | | | |
| AV Exception | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|----------------|---------------------|-----------------------|--|
| 08/26/2020 | 08/26/2020 11:14:00 | Property Use Approval | DUE TO SEG MERGE -Approved Zoned Farm by TODDM |
| 07/29/2020 | 07/29/2020 10:10:00 | Tax Code Area Change | Property Maintenance changed TCA from 086-020 to 086-003 in 2020. by DROME |
| 07/29/2020 | 07/29/2020 10:03:00 | Created by Seg/Merge | Created by Seg/Merge SM200425, Effective: 01/02/2019 by DROME |

Tax Balance

Installments Payable

| Tax Year | Category | TCA/District | Charged | Minimum | Balance Due | Due Date |
|------------------|----------|--------------|---------|---------|-------------|----------|
| No Records Found | | | | | | |

View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

| Date | Receipt No. | Amount Applied to Parcel | Total Amount Due | Receipt Total | Change |
|------|-------------|--------------------------|------------------|---------------|--------|
|------|-------------|--------------------------|------------------|---------------|--------|



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118

