# **1 BENNETT ROAD**

D



# LOCATION

Located minutes from the town of Antelope, Convenient access to larger cities like Madras and Maupin within 45 minutes drive, 1.5 hours to the Dalles and Interstate 84 and the city of Bend

# PARCEL DETAILS

5 Tax Lots

11904.68 Total Acres

- Parcel 11706 | 78 Acres
- Parcel 11704 | 633.160 Acres
- Parcel 12840 | 7448.750 Acres
- Parcel 11592/12905 | 1517.19 Acres
  - TCA Split Code
- Parcel 12857 | 2227.580 Acres
- **Zoned EFU**

Wasco County



# LAND

- 2,500 acres of worked pasture
- 575 acres hay ground
- April October pastures
- Green meadows
- Protected canyons
- Private basins
- Ample watering holes, developed springs and reservoirs
  - Antelope and Grub Hollow creek run through the property
- Access through County Gravel Roads
- Well maintained road system throughout entire property
- 52 +/- acres of Water Rights
  - Cert 2259 | 16 acres
    - Irrigation
  - Cert 24266 | 36.5 acres
    - Irrigation
- Soils

• Tub gravelly clay loam, tub cobbly clay loam, tub very stony soils

- Helipad
- 2,800 sqft landing strip



# STRUCTURES

Main Home

- 2542 SqFt
- 4 Bedrooms, 2 Bathrooms
- Built 1974
- Manufactured Home
  - Built 1995
- 1 Bedroom Cabin
- **500 Gallon Owned Propane Tank**
- Helicopter Hangar
- **Airplane Hangar**
- **Multiple Barns, Sheds and Small Structures**
- **Barbed Wire X-Fenced**

# WILDLIFE

- Elk, Deer and Antelope
  - 6 LOP Tags and Damage Permit
- Chukars
- Ducks
- Quail
- Turkey



## **SELLER PREFERRED TERMS**

**Use OREF Forms** 

48 Hours for Showings, Listing Agent to Accompany

**Fidelity Title Company** 

5 Business Days for Offer Response Time \*Seller is a TRUST, Information is Limited

Negotiable Equipment and Cattle \*Not Included in Sale Price\*

Personal Property: Range and Dishwasher Conveyed at \$0 Value











SCAN HERE FOR FULL PHOTO PORTFOLIO



SCAN HERE FOR INTERACTIVE MAP



SCAN HERE FOR GUIDED TOUR





# MAPS

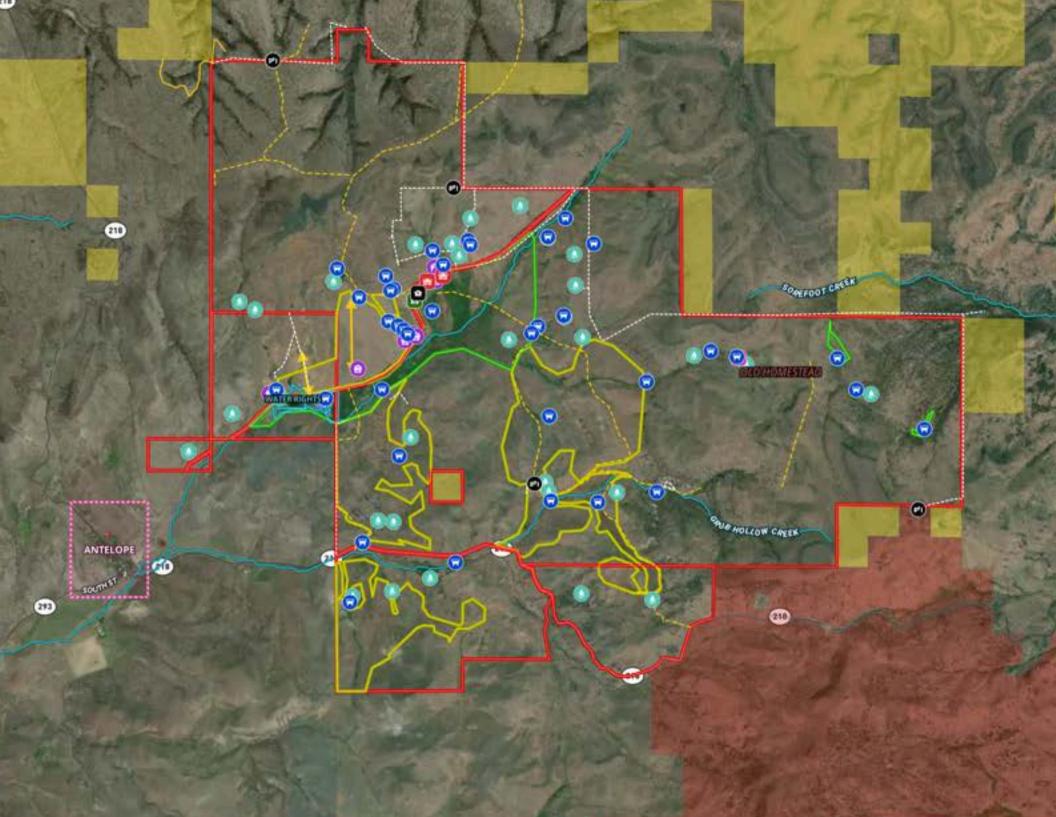
## PROVIDED BY LANDID

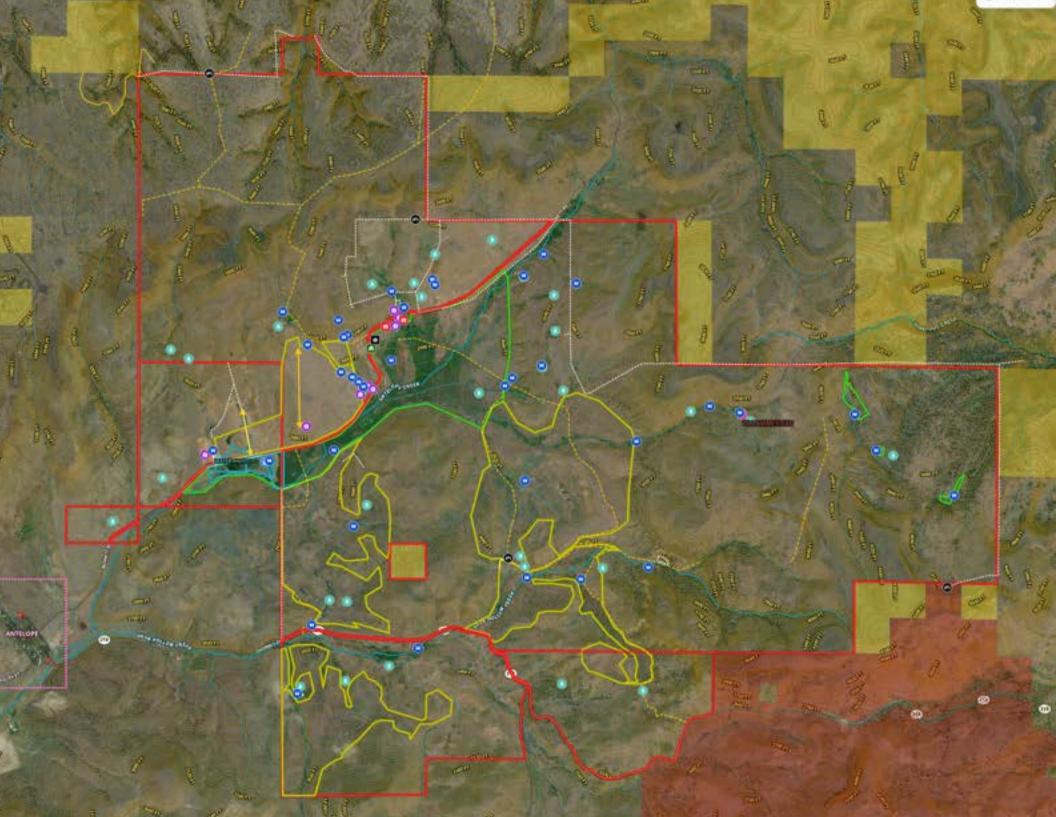
SCAN HERE FOR INTERACTIVE MAP

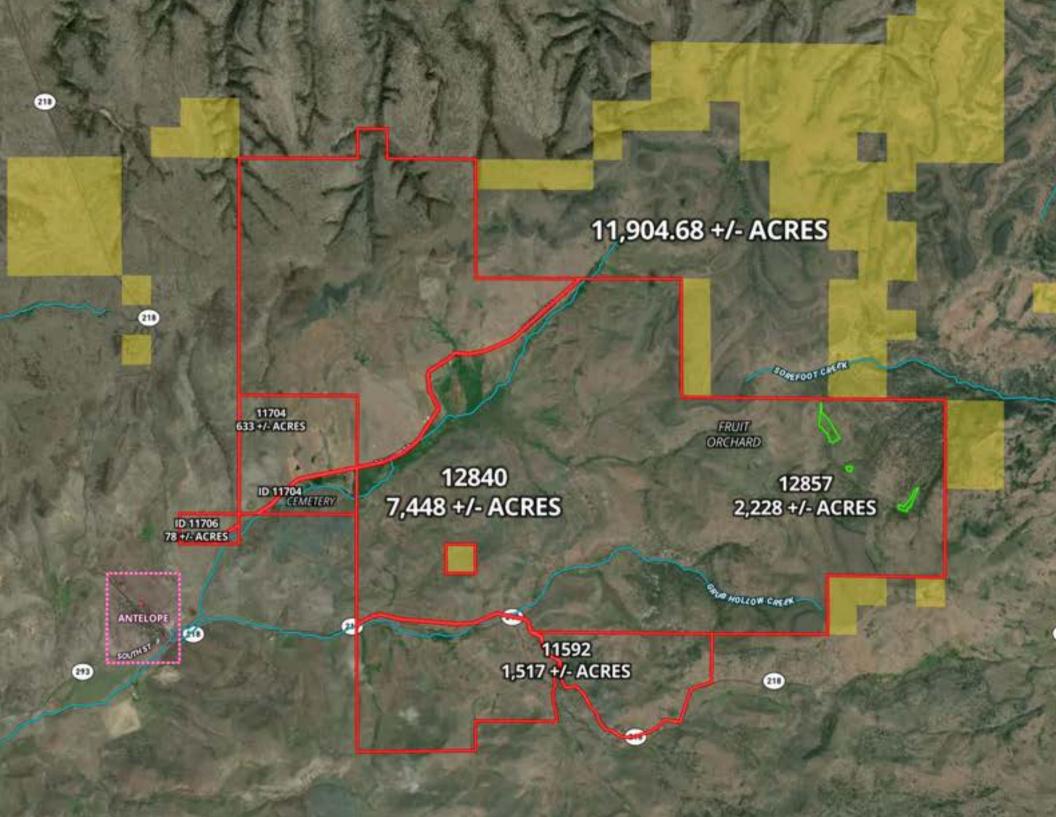


INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR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









# **SOIL REPORT**

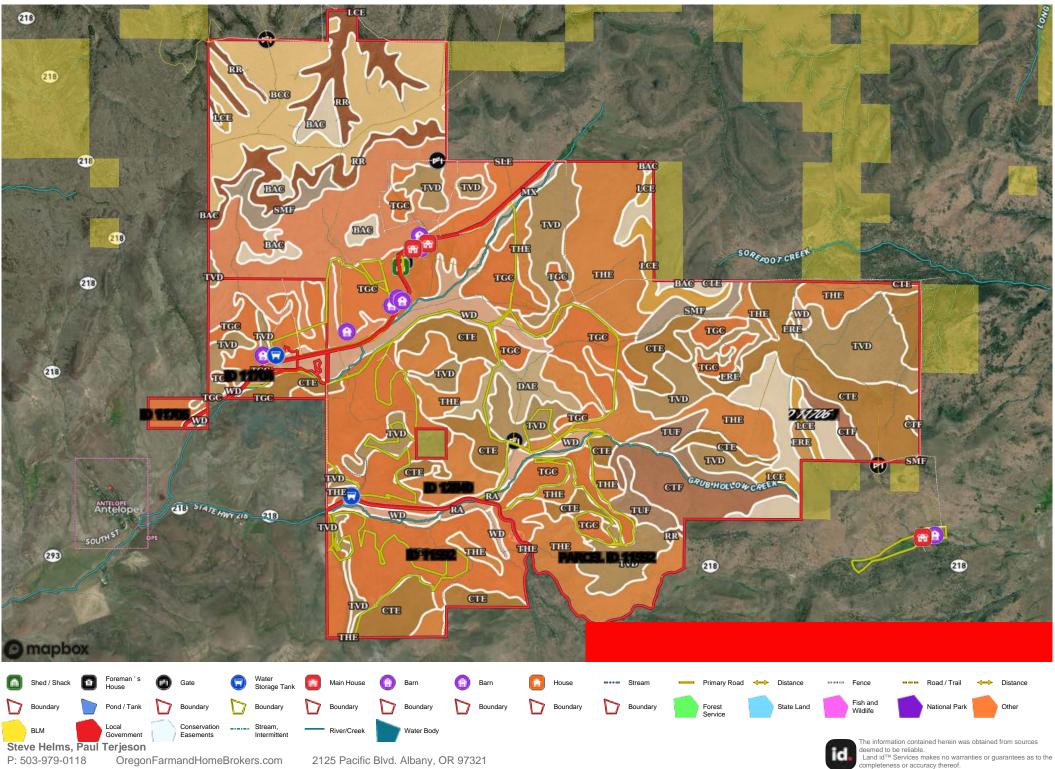
PROVIDED BY LANDID

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.



### 1 Bennett Road | Share Link

Oregon, AC +/-



Farm & Home

#### | All Polygons 11849.49 ac

| SOIL CODE | SOIL DESCRIPTION                                      | ACRES           | %     | CPI | NCCPI | CAP  |
|-----------|---|-----------------|-------|-----|-------|------|
| TgC       | Tub gravelly clay loam, 1 to 12 percent slopes        | 2724.<br>68     | 22.99 | 0   | 21    | 3e   |
| ThE       | Tub cobbly clay loam, 12 to 40 percent slopes         | 1877.<br>41     | 15.84 | 0   | 18    | 6e   |
| TvD       | Tub very stony soils, 1 to 20 percent slopes          | 1423.<br>83     | 12.02 | 0   | 18    | 6e   |
| CtE       | Curant and Tub silt loams, 8 to 40 percent slopes     | 1306.<br>45     | 11.03 | 0   | 20    | 6e   |
| SIE       | Simas cobbly silty clay loam, 10 to 35 percent slopes | 960.8<br>8      | 8.11  | 0   | 11    | 6e   |
| BcC       | Bakeoven-Condon complex, 2 to 20 percent slopes       | 912.2<br>2      | 7.7   | 0   | 12    | 7s   |
| BaC       | Bakeoven very cobbly loam, 2 to 20 percent slopes     | 494.1<br>1      | 4.17  | 0   | 7     | 7s   |
| Wd        | Willowdale loam                                       |                 | 4.04  | 0   | 17    | 4c   |
| Rr        | Rock outcrop-Rubble land complex                      | 477.3<br>1      | 4.03  | 0   | -     | 8    |
| CtF       | Curant and Tub silt loams, 40 to 70 percent slopes    | 358.5<br>9      | 3.03  | 0   | 8     | 7e   |
| LcE       | Lickskillet very stony loam, 15 to 40 percent slopes  | 192.8<br>5      | 1.63  | 0   | 7     | 7s   |
| TuF       | Tub very stony clay loam, 40 to 70 percent slopes     | 188.3<br>2      | 1.59  | 0   | 7     | 7e   |
| SmF       | Simas very stony clay loam, 35 to 70 percent slopes   | 177.1<br>6      | 1.5   | 0   | 5     | 7s   |
| DaE       | Day clay, 8 to 40 percent slopes                      | 161.0<br>3      | 1.36  | 0   | 15    | 6e   |
| Ra        | Rail clay   |                 | 0.38  | 0   | 20    | 4w   |
| ErE       | Era soils, 8 to 40 percent slopes                     | 36.17           | 0.31  | 0   | 11    | 6e   |
| Mx        | Mixed alluvial land                                   | 35.37           | 0.3   | 0   | -     | 3w   |
| TOTALS    |   | 11849<br>.49(*) | 100%  | -   | 15.7  | 5.49 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

#### | Boundary 3395.38 ac

| SOIL CODE | SOIL DESCRIPTION                                      | ACRES      | %     | CPI | NCCPI | CAP |
|-----------|---|------------|-------|-----|-------|-----|
| SIE       | Simas cobbly silty clay loam, 10 to 35 percent slopes | 960.8<br>8 | 28.3  | 0   | 11    | 6e  |
| BcC       | Bakeoven-Condon complex, 2 to 20 percent slopes       | 912.2<br>2 | 26.87 | 0   | 12    | 7s  |

| TgC    | Tub gravelly clay loam, 1 to 12 percent slopes       | 580.5<br>8     | 17.1  | 0 | 21    | Зе  |
|--------|--|----------------|-------|---|-------|-----|
| Rr     | Rock outcrop-Rubble land complex                     | 469.9<br>6     | 13.84 | 0 | -     | 8   |
| TvD    | Tub very stony soils, 1 to 20 percent slopes         | 188.7<br>9     | 5.56  | 0 | 18    | 6e  |
| BaC    | Bakeoven very cobbly loam, 2 to 20 percent slopes    | 152.4<br>9     | 4.49  | 0 | 7     | 7s  |
| SmF    | Simas very stony clay loam, 35 to 70 percent slopes  | 95.65          | 2.82  | 0 | 5     | 7s  |
| Wd     | Willowdale loam                                      | 22.63          | 0.67  | 0 | 17    | 4c  |
| LcE    | Lickskillet very stony loam, 15 to 40 percent slopes | 12.18          | 0.36  | 0 | 7     | 7s  |
| TOTALS |  | 3395.<br>38(*) | 100%  | - | 11.52 | 6.1 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| SOIL CODE | SOIL DESCRIPTION                                     | ACRES       | %     | CPI | NCCPI | CAP |
|-----------|--|-------------|-------|-----|-------|-----|
| ThE       | Tub cobbly clay loam, 12 to 40 percent slopes        | 1815.<br>06 | 24.75 | 0   | 18    | 6e  |
| TgC       | Tub gravelly clay loam, 1 to 12 percent slopes       | 1428.<br>74 | 19.48 | 0   | 21    | 3e  |
| TvD       | Tub very stony soils, 1 to 20 percent slopes         | 1191.<br>54 | 16.25 | 0   | 18    | 6e  |
| CtE       | Curant and Tub silt loams, 8 to 40 percent slopes    | 1101.<br>33 | 15.02 | 0   | 20    | 6e  |
| Wd        | Willowdale loam                                      | 385.3       | 5.25  | 0   | 17    | 4c  |
| CtF       | Curant and Tub silt loams, 40 to 70 percent slopes   |             | 4.89  | 0   | 8     | 7e  |
| BaC       | Bakeoven very cobbly loam, 2 to 20 percent slopes    | 341.6<br>2  | 4.66  | 0   | 7     | 7s  |
| TuF       | Tub very stony clay loam, 40 to 70 percent slopes    | 188.3<br>2  | 2.57  | 0   | 7     | 7e  |
| LcE       | Lickskillet very stony loam, 15 to 40 percent slopes | 180.6<br>7  | 2.46  | 0   | 7     | 7s  |
| DaE       | Day clay, 8 to 40 percent slopes                     | 161.0<br>3  | 2.2   | 0   | 15    | 6e  |
| SmF       | Simas very stony clay loam, 35 to 70 percent slopes  | 81.51       | 1.11  | 0   | 5     | 7s  |
| ErE       | Era soils, 8 to 40 percent slopes                    |             | 0.49  | 0   | 11    | 6e  |
| Mx        | Mixed alluvial land                                  |             | 0.48  | 0   | -     | 3w  |
| Ra        | Rail clay  | 20.26       | 0.28  | 0   | 20    | 4w  |
| Rr        | Rock outcrop-Rubble land complex                     | 7.35        | 0.1   | 0   | -     | 8   |

| TOTALS | 7332.<br>86(*) | 100% | - | 16.93 | 5.45 |  |
|--------|----------------|------|---|-------|------|--|
|--------|----------------|------|---|-------|------|--|

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

#### | Boundary 1042.87 ac

| SOIL CODE | SOIL DESCRIPTION                                  | ACRES          | %     | CPI | NCCPI | CAP  |
|-----------|---|----------------|-------|-----|-------|------|
| TgC       | Tub gravelly clay loam, 1 to 12 percent slopes    | 654.9<br>2     | 62.8  | 0   | 21    | 3e   |
| CtE       | Curant and Tub silt loams, 8 to 40 percent slopes | 203.2<br>1     | 19.49 | 0   | 20    | 6e   |
| ThE       | Tub cobbly clay loam, 12 to 40 percent slopes     | 62.35          | 5.98  | 0   | 18    | 6e   |
| Wd        | Willowdale loam                                   | 58.78          | 5.64  | 0   | 17    | 4c   |
| TvD       | Tub very stony soils, 1 to 20 percent slopes      | 39.15          | 3.75  | 0   | 18    | 6e   |
| Ra        | Rail clay   | 24.46          | 2.35  | 0   | 20    | 4w   |
| TOTALS    |   | 1042.<br>87(*) | 100%  | -   | 20.26 | 3.96 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

#### Boundary 67.37 ac

| SOIL CODE | SOIL DESCRIPTION                               | ACRES        | %     | CPI | NCCPI | CAP  |
|-----------|--|--------------|-------|-----|-------|------|
| TgC       | Tub gravelly clay loam, 1 to 12 percent slopes | 60.44        | 89.71 | 0   | 21    | 3e   |
| TvD       | Tub very stony soils, 1 to 20 percent slopes   | 4.35         | 6.46  | 0   | 18    | 6e   |
| Wd        | Willowdale loam                                | 2.58         | 3.83  | 0   | 17    | 4c   |
| TOTALS    |  | 67.37(<br>*) | 100%  | -   | 20.65 | 3.23 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

#### |D Boundary 11.01 ac

| SOIL CODE | SOIL DESCRIPTION                                  | ACRES        | %     | CPI | NCCPI | CAP  |
|-----------|---|--------------|-------|-----|-------|------|
| Wd        | Willowdale loam                                   | 9.1          | 82.65 | 0   | 17    | 4c   |
| CtE       | Curant and Tub silt loams, 8 to 40 percent slopes | 1.91         | 17.35 | 0   | 20    | 6e   |
| TOTALS    |   | 11.01(<br>*) | 100%  | -   | 17.52 | 4.35 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### **Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

| Land, Capability |   |   |   |   |   |   |   |   |
|------------------|---|---|---|---|---|---|---|---|
|                  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 'Wild Life'      |   |   | • |   | ٠ | • | ٠ |   |
| Forestry         |   |   |   |   |   | • | • |   |
| Limited          |   |   |   |   | • | • |   |   |
| Moderate         |   |   |   |   |   | ٠ |   |   |
| Intense          |   |   |   |   |   |   |   |   |
| Limited          | • |   |   |   |   |   |   |   |
| Moderate         |   |   |   |   |   |   |   |   |
| Intense          | • | • |   |   |   |   |   |   |
| Very Intense     |   |   |   |   |   |   |   |   |

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

# WATER RIGHTS

PROVIDED BY OWRD

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



#### STATE OF OREGON

COUNTY OF WASCO

#### CERTIFICATE OF WATER RIGHT

Whis He to Certify, That FRANK T. and EDNA JUNE THOMSEN

of Antelope , State of Oregon , has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Thomsen Well

a tributary of Antelope Creek

Permit A-1-201-10-37

for the purpose of

State Printing 793

irrigation of 36.5 acres under Permit No. U-560 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from June 25, 1953.

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.32 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the  $NE_{4}^{1}$   $SE_{4}^{1}$   $SE_{4}^{1}$ . Section 28. Township 7 South, Range 17 East, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 3 acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall

conform to such reasonable rotation system as may be ordered by the proper state officer. A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

> 0.1 acres NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> 16.0 acres NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> 10.0 acres NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> 4.0 acres SW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> 6.4 acres SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> Section 28 Township 7 South, Range 17 East, W.M.

Land on which water is to be used is part of that described as follows: That part of the SEt of Sec. 28 lying between Antelope Creek and the county road and the adjoining 0.1 acre in the NEt SW.

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

WITNESS the signature of the State Engineer, affixed

this 31st day of July , 19 58.

LEWIS A. STANLEY

State Engineer

Recorded in State Record of Water Right Certificates, Volume 1? , page 24266

#### STATE OF OREGON

WATER DIVISION NO. 2 COUNTY OF WASCO -

### CERTIFICATE OF WATER RIGHT

(For Rights which have been confirmed by the Courts)

#### Ohis is to Certify, That FRANK J. STARK

**YİL AZAR MENANDAN SI AVENDE BELEVELE BELEVLETININ DILI KARANANDAN MANDALAN MANDA BELEVELEN MENANDA BELEVELETIN** 

merena and a subscription of the second second

of Antelope Stute of Oregon the waters of John's Canyon, tributary of Trout Creek

hus a right to the ase of

State

for the purpose of the irrigation of 16 acres of land, domestic and stock use

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for **Jefferson** County, and the said decree entered of record at Salem, in the Order Record of the  $\frac{STATE VATER HOURD}{1000}$  of the State of Oregon, in Volume  $\frac{1}{4}$ , but page 57 : that the priority of the right hereby confirmed dates from 1902

that the amount of water to which such right is entitled and hereby confirmed for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.50 acre for per acre during any period of 30 days or 6 acre feet per acre during any irrigation season, and shall be subject to all other conditions and limitations contained in said decree.

A description of the lands irrighted under such right, and to which the water hereby confirmed is appurtement, or, if for other purposes, the place where such water is put to beneficial use, is as follows: 16 acres in the  $NM_4^2$  SE<sup>1</sup>/<sub>2</sub> of Section 20, T 7 5., R 17 E. W. M., in Masco County, Oregon.

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

| ·* ·     | · · ·       |        | · 1/17     | WESS th      | ie scal nuo           | d signoture of a               | the second |
|----------|-------------|--------|------------|--------------|-----------------------|--------------------------------|------------|
|          |             |        | an an an t | Water I      |                       | d this 15th                    | duy        |
|          | · · ·       | •      | <br>St/    | of<br>ATE WA | May<br>Ter Boai       | , 19 19 .<br>RD                |            |
|          |             |        | 1.12       |              | A Carlos              |                                |            |
| (SEAL OF | STATE WATER | BOARD) | •          | ,            | B <sub>1</sub> . PERC | Y A. CUPPER<br>State Engineer, | President  |
|          |             |        | Attest:    | R. W. PO     | TTEB                  |                                |            |
|          |             |        | L          |              |                       | Secretury                      |            |

Recorded in State Record of Water Right Certificates, Volume 3, page 2259.

# **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.





### **Property Profile**

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

> Property Address: 07S17E-1900 OR Property Parcel Number: 07S17E-1900

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

Please email your customer service requests to thedalles@amerititle.com

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. 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, the company assumes no liability for any errors or omissions contained herein.

| General Information         Alternate Property #       07S17 E00 01900 00         Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price       Image: Comparison of the second of the  | 511 Washington St, Suite 208<br>The Dalles, OR 97058<br>541-506-2540 |  |  |  |  |  |
|--|--|--|--|--|--|--|
| Property Account Summary         7/1/2024         Account Number       11704       Property Address       NO SITUS ADDRESS , NO SITUS CITY, OR 00000         General Information       Alternate Property #       07S17 E00 01900 00         Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL         1900MapTax Lot: 07S17 E00 01900 00       Last Sale Price         Last Sale Excise Number       Property Category         Last Sale Excise Number       Property Category         Land &/or Buildings       Status         Remarks       502         Remarks       Status         Tax Rate       Description         Property Characteristics       IL.8749         Property Class Category       S51: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Chareage       633.160         Year Built       1974  | <- Back to Assessm   | ent and Taxation                             | Help Home Logoff Login                         |  |  |  |
| Property Account Summary         7/1/2024         Account Number       11704       Property Address       NO SITUS ADDRESS , NO SITUS CITY, OR 00000         General Information       Alternate Property #       07S17 E00 01900 00         Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL         1900MapTax Lot: 07S17 E00 01900 00       Last Sale Price         Last Sale Excise Number       Property Category         Last Sale Excise Number       Property Category         Land &/or Buildings       Status         Remarks       502         Remarks       Status         Tax Rate       Description         Property Characteristics       IL.8749         Property Class Category       S51: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Chareage       633.160         Year Built       1974  | Property Search > Searc  | h Results > Property                         | Summary  |  |  |  |
| General Information         Alternate Property #       07S17 E00 01900 00         Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price       Image: Comparison of the second of the  | Property Acc   | ount Summ                                    | -  |  |  |  |
| General Information         Alternate Property #       07S17 E00 01900 00         Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price       Image: Comparison of the second of the  |  |  |  |  |  |  |
| Alternate Property #       07S17 E00 01900 00         Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL         1900MapTax Lot: 07S17 E00 01900 00       1900 00         Last Sale Price       1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price       1900MapTax Lot: 07S17 E00 01900 00         Last Sale Date       1900MapTax Lot: 07S17 E00 01900 00         Last Sale Excise Number       1900MapTax Lot: 07S17 E00 01900 00         Property Category       Land &/or Buildings         Status       Active, Locally Assessed, Use Assessed         Tax Code Area       502         Remarks       502         Remarks       12.8749         Property Characteristics       12.8749         Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood<   | Account Number 1   | 1704 Property Add                            | ress NO SITUS ADDRESS, NO SITUS CITY, OR 00000 |  |  |  |
| Alternate Property #       07S17 E00 01900 00         Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL         1900MapTax Lot: 07S17 E00 01900 00       1900 00         Last Sale Price       1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price       1900MapTax Lot: 07S17 E00 01900 00         Last Sale Date       1900MapTax Lot: 07S17 E00 01900 00         Last Sale Excise Number       1900MapTax Lot: 07S17 E00 01900 00         Property Category       Land &/or Buildings         Status       Active, Locally Assessed, Use Assessed         Tax Code Area       502         Remarks       502         Remarks       12.8749         Property Characteristics       12.8749         Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood<   |  |  |  |  |  |  |
| Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL<br>1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price       Image: Constraint of the second sec                                 | General Informa  | ition  |  |  |  |  |
| Property Description       SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL<br>1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price       Image: Constraint of the second sec                                 | Alternate Property #   |  | 07817 E00 01900 00                             |  |  |  |
| Property Description       1900MapTax Lot: 07S17 E00 01900 00         Last Sale Price  |  |  |  |  |  |  |
| Last Sale Date   | Property Description   |  |  |  |  |  |
| Last Sale Excise Number       Image: Sale Sector Sect | Last Sale Price  |  |  |  |  |  |
| Property Category       Land &/or Buildings         Status       Active, Locally Assessed, Use Assessed         Tax Code Area       502         Remarks       502         Tax Rate         Description         Rate       12.8749         Property Characteristics         Potential Additional Tax       Property Class Category         Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974  | Last Sale Date   |  |  |  |  |  |
| Status       Active, Locally Assessed, Use Assessed         Tax Code Area       502         Remarks       Image: Status         Tax Rate       Image: Status         Description       Rate         Total Rate       12.8749         Property Characteristics       Image: Status         Potential Additional Tax       Image: Status         Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties       Image: Status         No Related Properties Found       Image: Status  | Last Sale Excise Num   | ber  |  |  |  |  |
| Tax Code Area       502         Remarks       502         Tax Rate       Tax Rate         Description       Rate         Total Rate       12.8749         Property Characteristics       Property Characteristics         Potential Additional Tax       Property Class Category         Potential Additional Tax       607: AA6/VA7 RURAL         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties       Found   | Property Category  |  | Land &/or Buildings                            |  |  |  |
| Remarks       Rate         Description       Rate         Total Rate       12.8749         Property Characteristics       Potential Additional Tax         Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties       No Related Properties Found  | Status   |  | Active, Locally Assessed, Use Assessed         |  |  |  |
| Tax Rate         Description       Rate         Total Rate       12.8749         Property Characteristics       Potential Additional Tax         Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties       Found  | Tax Code Area  |  | 502  |  |  |  |
| DescriptionRateTotal Rate12.8749Property CharacteristicsPotential Additional TaxProperty Class Category551: EFU IMPR or FARM EFU IMPRNeighborhood607: AA6/VA7 RURALChange property ratio4XX Rural Tract, Farm & ForestAcreage633.160Year Built1974Related Properties Found   | Remarks  |  |  |  |  |  |
| Total Rate       12.8749         Property Characteristics       Potential Additional Tax         Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties         No Related Properties Found  | Tax Rate   |  |  |  |  |  |
| Property Characteristics         Potential Additional Tax         Property Class Category         551: EFU IMPR or FARM EFU IMPR         Neighborhood         607: AA6/VA7 RURAL         Change property ratio         4XX Rural Tract, Farm & Forest         Acreage         633.160         Year Built         1974         Related Properties         No Related Properties Found   | Description  |  | Rate   |  |  |  |
| Potential Additional TaxProperty Class Category551: EFU IMPR or FARM EFU IMPRNeighborhood607: AA6/VA7 RURALChange property ratio4XX Rural Tract, Farm & ForestAcreage633.160Year Built1974Related PropertiesNo Related Properties Found  | Total Rate   |  | 12.8749  |  |  |  |
| Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties         No Related Properties Found   | Property Charac  | teristics                                    |  |  |  |  |
| Property Class Category       551: EFU IMPR or FARM EFU IMPR         Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties         No Related Properties Found   | Potential Additional T   | ax   |  |  |  |  |
| Neighborhood       607: AA6/VA7 RURAL         Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties         No Related Properties Found  |  |  | 551: EFU IMPR or FARM EFU IMPR                 |  |  |  |
| Change property ratio       4XX Rural Tract, Farm & Forest         Acreage       633.160         Year Built       1974         Related Properties         No Related Properties Found  |  | <u>-                                    </u> |  |  |  |  |
| Acreage     633.160       Year Built     1974       Related Properties       No Related Properties Found   |  |  |  |  |  |  |
| Year Built 1974 Related Properties No Related Properties Found   |  |  |  |  |  |  |
| Related Properties No Related Properties Found   |  |  |  |  |  |  |
| No Related Properties Found  |  |  | 1  |  |  |  |
|  | -  |  |  |  |  |  |
| Property Values  | INO Related Properties   | rouna  |  |  |  |  |
|  | Property Values  |  |  |  |  |  |
|  |  |  |  |  |  |  |

public.co.wasco.or.us/Webtax/(S(xqs4xjiake0nsxtdoounh2hu))/parcelinfo.aspx

| Value Type  |   |               |                | Tax Y   | Year<br>2023 | Tax Yea<br>202  |   |   | Tax Yea<br>201   |
|---|---|---------------|----------------|---|--------------|---|---|---|--|
| Assessed Value  | Regula  | ar (AVR)      |                |   | 5,678        | \$99,95   |   |   | \$84,43  |
| Total Exemption   |   | · /           | r (EAR)        |   |              |   |   |   |  |
| Taxable Value R   | Regular   | (TVR)         |                | \$105   | 5,678        | \$99,95   | 6 \$85,054  | \$84,741  | \$84,43  |
| MKLND + SAN   |   | <u>`</u>      |                |   | ,090         | \$582,47  |   |   | \$462,58   |
| MKIMP + SAM   |   | ,             |                | \$18  | 3,540        | \$18,54   |   |   | \$23,88  |
| Real MKT Total  | l (MKT  | TTL)          |                |   | 9,630        | \$601,01  | -   |   | \$486,46   |
| Market Land (M  | · ·   | ,             |                |   |              |   |   |   |  |
| Display Only (N   |   | /             |                | \$303   | 3,160        | \$283,23  | 0 \$182,870   | \$182,870   | \$182,87   |
| Market Improve  |   | /             |                |   | 3,540        | \$18,54   | -   |   | \$23,88  |
| SA Por Only-Ex  | · ·   | ,             | AVL)           |   | 1,290        | \$88,90   | -   | ,   | \$74,32  |
| Market Portion  |   | 、<br>、        | ,              |   | ,388         | \$11,05   | -   | ,   | \$10,11  |
| Exception Base  |   |               |                |   | )            | + )   |   | + - )   | + - )  |
| Exception Asses   |   |               |                |   |              |   |   |   |  |
| Parents   |   |               |                |   |              |   |   |   |  |
| Parcel No. S  |   | lerge No.     | Statı          | s From Da   | ate          | To Date   | Continued   | Document N  | lumber   |
| Children  |   |               |                |   |              |   |   |   |  |
|   | lind  |               |                |   |              |   |   |   |  |
| No Children Fou   |   | ns            |                |   |              |   |   |   |  |
|   | nptio   |               |                |   |              |   |   |   |  |
| Active Exem   | nptio   |               |                |   |              |   |   |   |  |
| Active Exem   | nptio<br>Found  |               | Entry          | Date-Time   |              |   | Туре  | Remarks   | 5  |
| Active Exem<br>No Exemptions<br>Events  | nptio<br>Found  |               | Entry          | Date-Time   |              |   | Туре  | Remarks   | 5  |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre   | nptio   | If you believ | e this is inco | rrect, please con   | ntact the    | e Wasco County  | <u> </u>  |   | 5  |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts   | nptio   | If you believ | e this is inco | rrect, please con   | .023         |   | 7 Tax Office at 541-5   | 506-2540.   |  |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date   | nption<br>Found<br>e<br>nd<br>ently due.  | If you believ | e this is inco | rrect, please con<br>n Click-Here): 2<br>Receipt  | .023         | Charge  | Tax Office at 541-5   | 506-2540.<br>Due Tender   | ed Chang   |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date<br>11/20/2023 00:0  | nption<br>Found<br>nd<br>ently due<br>Paid for Ta   | If you believ | e this is inco | rrect, please con<br><u>n Click-Here):</u> 2<br>Receipt<br><u>542533</u>  | .023         | <b>Charge</b><br>\$1,360.   | 2 Tax Office at 541-5<br>2 d Amount 1<br>59 \$1,36  | 506-2540.<br>Due Tender<br>0.59 \$1,319   | red Chang<br>.77 \$0.0   |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date<br>11/20/2023 00:0<br>11/21/2022 00:0   | nption<br>Found<br>nd<br>ently due<br>Paid for Ta   | If you believ | e this is inco | rrect, please con<br><u>n Click-Here):</u> 2<br><b>Receipt</b><br><u>542533</u><br><u>525999</u>                                  | .023         | <b>Charge</b><br>\$1,360.<br>\$1,323.                                   | 2 Tax Office at 541-5<br>2 Amount 1<br>5 \$ \$1,36<br>2 \$1,32  | 506-2540.<br><b>Due Tender</b><br>0.59 \$1,319<br>3.92 \$1,284  | red Chang<br>.77 \$0.0<br>.20 \$0.0  |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date<br>11/20/2023 00:0<br>11/21/2022 00:0   | nption<br>Found<br>nd<br>ently due<br>Paid for Ta<br>00:00<br>00:00<br>00:00  | If you believ | e this is inco | rrect, please con<br><u>n Click-Here):</u> 2<br><b>Receipt</b><br><u>542533</u><br><u>525999</u><br><u>508252</u>                 | .023         | Charge           \$1,360.3           \$1,323.9           \$1,116.3      | Amount I         59       \$1,360         92       \$1,310         34       \$1,110   | Due         Tender           0.59         \$1,319           3.92         \$1,284           6.34         \$1,082   | red Chang<br>.77 \$0.0<br>.20 \$0.0<br>.85 \$0.0                           |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date<br>11/20/2023 00:0<br>11/12/2022 00:0<br>11/17/2021 00:0                                    | <b>nptio</b><br>Found<br>nd<br><b>e</b><br>ently due<br>Paid for Ta<br>00:00<br>00:00<br>00:00<br>00:00                                   | If you believ | e this is inco | Receipt         542533         525999         508252         485840   | .023         | <b>Charge</b><br>\$1,360.<br>\$1,323.9<br>\$1,116.2<br>\$1,128.4        | Amount I         Amount I         59       \$1,360         92       \$1,320         34       \$1,110         46       \$1,120 | Due         Tender           0.59         \$1,319           3.92         \$1,284           5.34         \$1,082           8.46         \$1,094                                | red Chang<br>.77 \$0.0<br>.20 \$0.0<br>.85 \$0.0<br>.61 \$0.0              |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date<br>11/20/2023 00:0<br>11/21/2022 00:0<br>11/12/2020 00:0<br>11/12/2019 00:0                 | <b>nptio</b><br>Found<br>a Found<br>a<br>nd<br><b>e</b><br>ently due<br>Paid for Ta<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00 | If you believ | e this is inco | rrect, please con<br><u>n Click-Here):</u> 2<br><b>Receipt</b><br><u>542533</u><br><u>525999</u><br><u>508252</u>                 | .023         | Charge           \$1,360.3           \$1,323.9           \$1,116.3      | Amount I         59       \$1,360         92       \$1,320         34       \$1,110         46       \$1,120                  | Due         Tender           0.59         \$1,319           3.92         \$1,284           5.34         \$1,082           8.46         \$1,094                                | red Chang<br>.77 \$0.0<br>.20 \$0.0<br>.85 \$0.0<br>.61 \$0.0              |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date<br>11/20/2023 00:0<br>11/21/2022 00:0<br>11/12/2020 00:0<br>11/12/2019 00:0                 | <b>nptio</b><br>Found<br>a Found<br>a<br>nd<br><b>e</b><br>ently due<br>Paid for Ta<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00 | If you believ | e this is inco | rrect, please con<br><u>n Click-Here):</u> 2<br><b>Receipt</b><br>542533<br>525999<br>508252<br>485840<br>475292                  | .023         | <b>Charge</b><br>\$1,360.<br>\$1,323.9<br>\$1,116.2<br>\$1,128.4        | Amount I         Amount I         59       \$1,360         92       \$1,320         34       \$1,110         46       \$1,120 | Due         Tender           0.59         \$1,319           3.92         \$1,284           5.34         \$1,082           8.46         \$1,094                                | red Chang<br>.77 \$0.0<br>.20 \$0.0<br>.85 \$0.0<br>.61 \$0.0              |
| Active Exem<br>No Exemptions<br>Events<br>Effective Date<br>No Events Foun<br>Tax Balance<br>No charges are curre<br>Installments Payable/P<br>Receipts<br>Date<br>11/20/2023 00:0<br>11/21/2022 00:0<br>11/12/2020 00:0<br>11/12/2019 00:0<br>Sales Histor | nption<br>Found<br>nd<br>ently due<br>Paid for Ta<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00<br>00:00        | If you believ | e this is inco | rrect, please con<br><u>n Click-Here):</u> 2<br><b>Receipt</b><br>542533<br>525999<br>508252<br>485840<br>475292<br><b>Excise</b> | 023<br>No.   | Charge<br>\$1,360.:<br>\$1,323.9<br>\$1,116.2<br>\$1,128.4<br>\$1,113.0 | Amount I         Amount I         59       \$1,360         92       \$1,320         34       \$1,110         46       \$1,120 | Due         Tender           0.59         \$1,319           3.92         \$1,284           6.34         \$1,082           8.46         \$1,094           3.01         \$1,079 | red Chang<br>.77 \$0.0<br>.20 \$0.0<br>.85 \$0.0<br>.61 \$0.0<br>.62 \$0.0 |

public.co.wasco.or.us/Webtax/(S(xqs4xjiake0nsxtdoounh2hu))/parcelinfo.aspx

|                      |                     |                     | Developed by Au | <u>able Version</u><br>umentum Technolo<br>All rights reserved |                             |         |                                      |          |           |
|----------------------|---------------------|---------------------|-----------------|--|-----------------------------|---------|--------------------------------------|----------|-----------|
| Living Area Sq<br>Ft | Manf Struct<br>Size | Year<br>Built       |                 | ovement<br>e   | Stories                     | Bedroon | ns Full<br>Baths                     | Ha<br>Ba | lf<br>ths |
| Property De          | tails               |                     |                 |  |                             |         |                                      |          |           |
| 10/31/2002           | 000020479           | \$0.00              | 000000000       | BS M   | DEPT OF<br>AFFAIRS          |         | SMITH EAR<br>& G ANN                 | RLA      | No        |
| 09/18/2006           | 000026535           | \$0.00 <sup>°</sup> | 7060620000      | CC M   | SMITH I                     |         | SMITH<br>VILLIAM L                   | PR       | No        |
| 09/20/2006           | 000026536           | \$0.002             | 2006005518      | WD M   | SMITH<br>WILLIA<br>ET AL    | M L PR  | VEST LINN<br>CORPORAT<br>PARK II LLO | Έ        | No        |
| 05/19/2009           | 000029732           | \$0.00              | 2009001986      | BS M   | WEST L<br>CORPOI<br>PARK II | RATE F  | VELLS<br>RANCHES/I<br>.LC            | P3       | No        |



511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540

<- Back to Assessment and Taxation Help

Home Logoff Login

<u>Property Search > Search Results</u> > <u>Property Summary</u> > Installments Paid/Payable

## Installments Paid/Payable

Account Number 11704 Property Address NO SITUS ADDRESS, NO SITUS CITY, OR

 Tax Year
 2023

 As Of Date:
 7/1/2024

Select Another Tax Year

| Tax Year                         | Category                  | TCA/District | Charged    | Minimum | <b>Balance Due</b> | Due Date   |
|----------------------------------|---------------------------|--------------|------------|---------|--------------------|------------|
| 1/11/3                           | Property Tax<br>Principal | 502          | \$1,360.59 | \$0.00  | \$0.00             | 11/15/2023 |
| TOTAL Due<br>as of<br>07/01/2024 |                           |              | \$1,360.59 | \$0.00  | \$0.00             |            |

Printable Version Developed by Aumentum Technologies. @2005-2020 All rights reserved. Version 4.0.2.7 SEND TAX STATEMENTS TO: Wells Family Ranch LLC Attn: Walter B. Wells, Manager PO Box 56, Turner, OR 97392 AFTER RECORDING, RETURN TO: Evans & Batlan, Attorneys at Law 969 - 13th Street SE

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

#### BARGAIN AND SALE DEED

#### WALTER B. WELLS and RUSSELL W. WELLS, as tenants in common, GRANTORS

Convey to

#### WELLS FAMILY RANCH LLC, an Oregon limited liability company, GRANTEE

All of their interest in the following described real property situated in Wasco County, Oregon, and more particularly described on Exhibit "A" attached hereto and incorporated by reference herein, subject to all reserved rights under that certain Wind Lease dated November 30, 2009.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion ) ss.

RUSSELL W. WELLS

PERSONALLY appeared before me this 19th day of December, 2012, the above named WALTER B. WELLS RUSSELL W. WELLS and acknowledged the foregoing instrument to be their voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: <u>ftb</u> 23, 2016

FILEP DOXIW/Wells, Walt/Wells Family Ranch LLC/12.12.19 Wasco County Deed Walt and Russ to Wells Family Ranch LLC.wpd

#### EXHIBIT "A"

Tax Acet. Nos. 11592, 11594, 11704, 11706, 12840, 12857, 12858, 12859, 12905, 12907, 12909, 12910 & 16815

TRACT 1 (7S 17 700)

The Southwest quarter of the Southwest quarter of Section 10, all of Sections 15, 16, 21, 22, 23, the West half of Section 24, the west half of the East half of Section 24, All of Sections 25, 26, 27, 36, 35 and all of Section 34, except the Southeast quarter of the Northeast quarter, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 2 &3 (7S 17 1900 & 2300)

All of Section 28, and the North half of the Northeast quarter of Section 32, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon. EXCEPTING THEREFROM that portion included within the County Road right of way.

TRACT 4 (7S 18 2400)

All of Section 29, 30, 31 and the North half of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 5 (7S 18 2600)

The Southeast quarter of the Southwest quarter of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, all in the County of Wasco and State of Oregon.

#### TRACT 6 (7S 18 2700)

The Northwest of the Southeast quarter, and the South half of the Southeast quarter of Section 32, all in Township 7 South, Range 18, East of Willamette Meridian, in the County of Wasco and State of Oregon.

#### TRACT 7 (8S 17 100)

All that part of Section 1, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon, that lies North of the Antelope-Fossil Highway (also known as the Antelope-Clarno Highway and the Shaniko-Fossil Highway and State of Highway 218).

All of Section 3, in said Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

Also all of Lots 1, 2, 3 and 4 and the South half of the Northwest quarter and the North half of the Southwest quarter; and that part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter which lies East of the Antelope-Clarno Highway; and that part of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter which lies West of the County Road, all in Section 2, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion thereof lying within the County Road for the State Highway.

#### TRACT 8 (8S 17 200)

The Northeast quarter and the East half of the Southeast quarter of Section 12; all of Section 13; all of Section 24; and that portion of the East half of Section 1 lying South of the Antelope-Fossil Highway, all in Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion lying within the County Road or the State Highway right of way.

#### TRACT 9 (8S 18 300)

All of Section 7; all of Section 8; that portion of Section 6, lying South of the Antelope-Fossil Highway, the North half and the North half of the South half of Section 18; all of Sections 4 and 9, EXCEPT that portion heretofore conveyed by Ben Taylor, et ux., to E. A. Maurer, et ux., by Deed dated October 12, 1955 and recorded November 28, 1955 in Deed Book 132, Page 309, described as: Northeast quarter, East one-half of the Northwest quarter of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, and beginning at the quarter section corner on the East line of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, running thence West a distance of 1080 feet; thence South 15° 15' East 4104 feet to the Southeast corner of the Northeast one-quarter of the Northeast quarter of Section 9, said township and range; thence North 3960 feet to the point of beginning;

EXCEPT that portion conveyed to the State of Oregon by Deed, recorded June 27, 1951, under Book 121, Page 325.

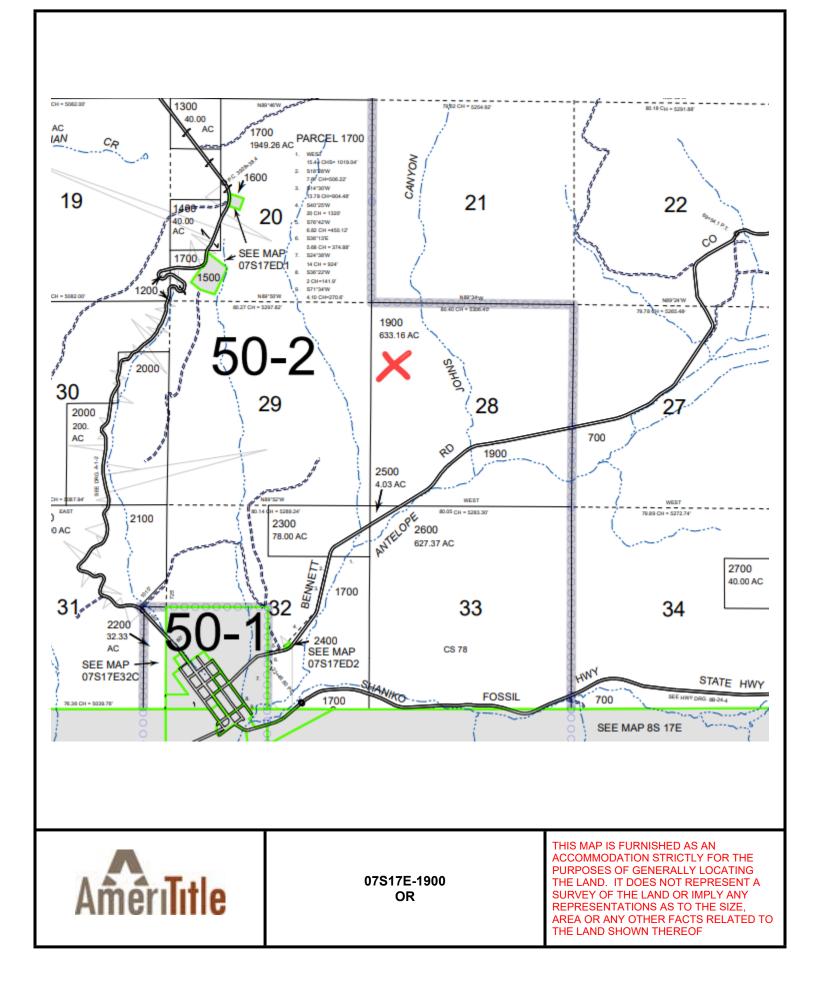
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

#### TRACT 10 (8S 18 500)

All that part of Northwest quarter of Section 5, Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon, which lies North of the present Antelope-Fossil Highway.

All that part of Section 6, Township 8 South, Range 18 East of the Willamette Meridian, which lies North of the present Antelope-Fossil Highway.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded May 29, 1962 in Book 146, page 65, Deed Records of Wasco County, Oregon.





### **Property Profile**

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

> Property Address: 07S18E-2400 OR Property Parcel Number: 07S18E-2400

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

Please email your customer service requests to thedalles@amerititle.com

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. 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, the company assumes no liability for any errors or omissions contained herein.

| Value Type                                     |                     |                 |             | 2020          |          |
|--|---------------------|-----------------|-------------|---------------|----------|
| Property Values                                | Tax Year            | Tax Year        | Tax Year    | Tax Year      | Тах Үеаі |
| <b>^</b>                                       |                     |                 |             |               |          |
| Related Properties No Related Properties Found |                     |                 |             |               |          |
|  |                     |                 |             |               |          |
| Acreage  | 2227.580            | ιοι, Γαμπ & ΓΟ  | 1051        |               |          |
| Neighborhood<br>Change property ratio          | 4XX Rural Tra       |                 | rest        |               |          |
| Potential Additional Tax                       | 607: AA6/VA7        | ΤΡΙΤΡΑΤ         |             |               |          |
| Property Class Category                        | 550: EFU VAC        | C or FARM EF    | U VAC       |               |          |
| Property Characteristics                       |                     |                 |             |               |          |
|  | 11.//02             |                 |             |               |          |
| Description<br>Total Rate                      | <b>Rate</b> 11.7702 |                 |             |               |          |
|  | Date                |                 |             |               |          |
| Tax Rate                                       |                     |                 |             |               |          |
| Remarks  | 10                  |                 |             |               |          |
| Tax Code Area                                  | 18                  | y 175555560, US | e Assesseu  |               |          |
| Status   | Active, Locall      | e               | A craced    |               |          |
| Last Sale Excise Number Property Category      | Land &/or Bui       | Idings          |             |               |          |
| Last Sale Date                                 |                     |                 |             |               |          |
| Last Sale Price                                |                     |                 |             |               |          |
| Property Description                           | 2400MapTax I        |                 |             | -             |          |
|  | SECTION 0 T         |                 | RANGE 18E   | QUARTER P     | RCL      |
| Alternate Property #                           | 07S18 E00 024       | 400.00          |             |               |          |
| General Information                            |                     |                 |             |               |          |
| Account Number   12857   Property Address      |                     | SADDRESS,       | NU SITUS C. | ITY, OR 00000 | 1        |
| Assessment Numbers 12057 D ( A 11              |                     |                 |             |               |          |
|  | 7/2/202             | 4               |             |               |          |
| Property Account Summa                         | ry                  |                 |             |               |          |
|  | -                   |                 |             |               |          |
| Property Search > Search Results > Property Su | mmarv               |                 |             |               |          |
| <- Back to Assessment and Taxation             | Help                | Home L          | ogoff Logi  | n             |          |
| and the  |                     |                 |             |               |          |
|  |                     |                 |             |               |          |
| COUNTY The Dalles,<br>541-506-25               |                     |                 |             |               |          |
| 511 Washir                                     | gton St, Suite 2    | 208             |             |               |          |
| 111111111                                      |                     |                 |             |               |          |
|  |                     |                 |             |               |          |

7/2/24, 9:10 AM

public.co.wasco.or.us/Webtax/(S(s5fnb5lvwgvetdaouufpvyau))/parcelinfo.aspx

| Seg/Merge Normal Seg/Me | Entry I<br>e this is incorre-<br>digit Year, then (<br>Sale<br>Amount N<br>\$0.00 00  | Date-Time  | 3<br>D. C<br>ed Trai<br>pe Type<br>M  | Chargec<br>\$434.50<br>\$434.50<br>\$408.74<br>\$335.74<br>\$318.55<br>\$318.80<br><b>nsfer</b><br>e<br>W<br>R.L<br>L   | Type           Tax Office at 541-50           Amount D           5         \$434           4         \$408           4         \$335           5         \$318  | Tendered           .56         \$421.3           .74         \$396.4           .74         \$325.0           .55         \$308.9           .86         \$309.3  | ed Chang<br>52 \$0.0<br>48 \$0.0<br>67 \$0.0<br>29 \$0.0<br>29 \$0.0<br>29 \$0.0   |
|--|---|--|---|---|---|---|--|
| ad<br>ptions<br>ound<br>ound<br>ily due. If you believ<br>d for Tax Year(Enter 4-<br>:00<br>:00<br>:00<br>:00<br>:00<br>:00<br>:00<br>:0   | e this is incorrection of the second | Date-Time  | the Wasc  | co County<br>Charged<br>\$434.50<br>\$434.50<br>\$408.74<br>\$335.74<br>\$318.55<br>\$318.80<br>nsfer<br>e Gi   | Type         I       Amount D         5       \$434         4       \$408         4       \$335         5       \$318         5       \$318         5       \$318         5       \$318         5       \$318   | Remarks           06-2540.           Tendera           .56         \$421.3           .74         \$396.4           .74         \$325.0           .55         \$308.9           .86         \$309.3           Grantee(Buy  | ed Chang<br>52 \$0.0<br>48 \$0.0<br>57 \$0.0<br>99 \$0.0<br>29 \$0.0   |
| ad<br>ptions<br>ound<br>ound<br>lly due. If you believ<br>d for Tax Year(Enter 4-<br>:00<br>:00<br>:00<br>:00<br>:00   | e this is incorre   | Date-Time  | 3   | co County<br>Chargec<br>\$434.5(<br>\$408.74<br>\$335.74<br>\$318.55<br>\$318.8(  | Type           Tax Office at 541-50           Amount D           5         \$434           4         \$408           4         \$335           5         \$318  | Remarks           06-2540.           Description           Description           Tendere           .56           \$421.3           .74           \$396.4           .74           \$325.0           .55           \$308.9  | ed Chang<br>52 \$0.0<br>48 \$0.0<br>57 \$0.0<br>29 \$0.0   |
| ad<br>ptions<br>ound<br>ound<br>cly due. If you believ<br>d for Tax Year(Enter 4-<br>:00<br>:00<br>:00<br>:00  | Entry I   | Date-Time  ect, please contac  click-Here): 202  Receipt No 542535 526001 508255 485836  | the Wasc  | co County<br>Chargec<br>\$434.5(<br>\$408.74<br>\$335.74<br>\$318.55  | Type           Tax Office at 541-50           Amount D           5         \$434           4         \$408           4         \$335           5         \$318  | Remarks           06-2540.           Description           Description           Tendere           .56           \$421.3           .74           \$396.4           .74           \$325.0           .55           \$308.9  | <b>Ed Chang</b><br>52 \$0.0<br>48 \$0.0<br>57 \$0.0<br>99 \$0.0  |
| ad<br>ptions<br>ound<br>ound<br>cly due. If you believ<br>d for Tax Year(Enter 4-<br>:00<br>:00<br>:00<br>:00  | Entry I   | Date-Time  ect, please contac  click-Here): 202  Receipt No 542535 526001 508255 485836  | the Wasc  | co County<br>Chargec<br>\$434.5(<br>\$408.74<br>\$335.74<br>\$318.55  | Type           Tax Office at 541-50           Amount D           5         \$434           4         \$408           4         \$335           5         \$318  | Remarks           06-2540.           Description           Description           Tendere           .56           \$421.3           .74           \$396.4           .74           \$325.0           .55           \$308.9  | <b>Ed Chang</b><br>52 \$0.0<br>48 \$0.0<br>57 \$0.0<br>99 \$0.0  |
| ad<br>ptions<br>ound<br>ound<br>ily due. If you believ<br>d for Tax Year(Enter 4-<br>:00<br>:00<br>:00   | Entry I   | Date-Time           Date-Time           Dect, please contact           Click-Here):         202           Receipt No           542535           526001           508255  | the Wasc  | co County<br>Chargec<br>\$434.5(<br>\$408.74<br>\$335.74  | Type           Tax Office at 541-50           I         Amount D           5         \$434           4         \$408           4         \$335  | Remarks           06-2540.           Description           06-2540.           Tendere           .56           \$421.3           .74           \$396.4           .74           \$325.0   | ed Chang<br>52 \$0.0<br>48 \$0.0<br>57 \$0.0   |
| ound<br>ound<br>ily due. If you believ<br>d for Tax Year(Enter 4-<br>:00<br>:00  | Entry I   | Date-Time<br>ect, please contac<br>Click-Here): 202<br>Receipt No<br>542535<br>526001  | the Wasc  | co County<br>Chargec<br>\$434.56<br>\$408.74  | Type           Tax Office at 541-50           I         Amount D           5         \$434           4         \$408  | Remarks           06-2540.           006-2540.           006-2540.           006-2540.           006-2540.           006-2540.  | ed Chang<br>52 \$0.0<br>48 \$0.0   |
| ound<br>ound<br>ily due. If you believ<br>d for Tax Year(Enter 4-  | Entry I   | Date-Time  ect, please contac  Click-Here): 202  Receipt No 542535   | the Wasc  | co County   | Type<br>Tax Office at 541-50  | Remarks           06-2540.           006-2540.           006-2540.           006-2540.  | ed Chang<br>52 \$0.0   |
| ound   | Entry I   | Date-Time<br>ect, please contac<br><u>Click-Here):</u> 202   | the Wasc  | co County   | Type  | <b>Remarks</b><br>06-2540.  |  |
| ound   | Entry I   | Date-Time  | the Wasc  |   | Туре  | Remarks   | Der  |
| ound   | Entry I   | Date-Time  | the Wasc  |   | Туре  | Remarks   | Der  |
| ound   |   |  | n Date  |   |   |   | oer  |
| ound   |   |  | n Date  |   |   |   | Der  |
| otions   | o. S  | tatus Fro  | n Date  | Тс  | Date Doc  | cument Numb   | oer  |
| otions   | o. S  | tatus Fro  | n Date  |   | Date Doc  | cument Numb   | Der  |
| nd   | b. S  | tatus Fro  | n Date  | To  | Date Doc  | cument Numb   | Der  |
|  | p. S  | tatus Fro  | n Date  | Τα  | o Date Doc  | cument Numb   | Der  |
|  |   | '_   |   |   | <b>.</b>  |   |  |
|  |   |  |   |   |   |   |  |
| l  | ·   | -  |   |   |   | -   |  |
|  | Status  | From Date  | То  | Date  | Continued   | Document N  | umber  |
|  |   |  |   |   | I   |   |  |
|  |   | ,  |   |   |   |   |  |
| · · · · · · · · · · · · · · · · · · ·  | /   | )  |   |   |   |   |  |
| ×  | /   | \$30,9   | .0  | \$54,580  | \$28,000  | \$28,000  | \$28,00  |
| ( /  | AVI.)   | \$36.9   | 20  | \$34 380  | \$28,600  | \$28,600  | \$28,60  |
| /  |   | \$/1,1.  | 20  | \$63,120  | \$71,890  | \$71,890  | \$71,89  |
| /  |   | <u>.</u>   |   | <u>Φ(2,120</u>  | <u>Φ71.000</u>  | <b>\$71.000</b>   | <b>Φ7</b> 1.00   |
| · /  |   | \$1,161,9  | 30 \$1,   | ,128,720  | \$1,121,600   | \$1,121,600   | \$1,121,60   |
| ( ,  |   |  |   |   |   |   |  |
| · /  |   | \$1,161,9  | 30 \$1,   | ,128,720  | \$1,121,600   | \$1,121,600   | \$1,121,60   |
| gular (TVR)  |   | \$36,92  | 20  | \$34,380  | \$28,600  | \$28,600  | \$28,60  |
| Amount Regular   | r (EAR)   |  |   |   |   |   |  |
|  | Amount Regula<br>gular (TVR)<br>KL (MKLTL)<br>KI (MKITL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>5SAV)<br>nent(MKIMP)<br>Val Not Incl (S<br>MAV + EAV (M<br>Value NEWCN+  | KL (MKLTL)<br>KI (MKITL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTTL)<br>(MKTMP)<br>(MKIMP)<br>(MAV + EAV (MAVMK)<br>(AUU NEWCN+OEV (EBV)<br>ed Value (EAV)<br>(Mave Balles (EAV)<br>( | egular (TVR)       \$36,92         KL (MKLTL)       \$1,161,98         KI (MKITL)       \$1,161,98         KI (MKITL)       \$1,161,98         (MKTTL)       \$1,161,98         KLND)       \$71,12         nent(MKIMP)       \$36,92         WAV + EAV (MAVMK)       \$36,92         MAV + EAV (MAVMK)       \$36,92         WAV + EAV (MAVMK)       \$36,92 | egular (TVR)       \$36,920         KL (MKLTL)       \$1,161,980       \$1         KI (MKITL)       \$1,161,980       \$1         (MKTTL)       \$1,161,980       \$1         KLND)       \$71,120       \$71,120         nent(MKIMP)       \$36,920       \$36,920         Val Not Incl (SAVL)       \$36,920       \$36,920         MAV + EAV (MAVMK)       \$36,920       \$36,920         Status       From Date       To | egular (TVR)       \$36,920       \$34,380         KL (MKLTL)       \$1,161,980       \$1,128,720         KI (MKITL)       \$1,161,980       \$1,128,720         (MKTTL)       \$1,161,980       \$1,128,720         KLND)       \$1,161,980       \$1,128,720         SSAV)       \$71,120       \$63,120         nent(MKIMP)       \$36,920       \$34,380         Val Not Incl (SAVL)       \$36,920       \$34,380         MAV + EAV (MAVMK)       \$36,920       \$34,380         MAV + EAV (MAVMK)       \$36,920       \$34,380         Value NEWCN+OEV (EBV)       \$36,920       \$34,380         ed Value (EAV)       \$36,920       \$34,380 | egular (TVR)       \$36,920       \$34,380       \$28,600         KL (MKLTL)       \$1,161,980       \$1,128,720       \$1,121,600         KI (MKITL)       \$1,161,980       \$1,128,720       \$1,121,600         KLND)       \$1,161,980       \$1,128,720       \$1,121,600         KLND)       \$1,161,980       \$1,128,720       \$1,121,600         KLND)       \$1,161,980       \$1,128,720       \$1,121,600         KLND)       \$71,120       \$63,120       \$71,890         nent(MKIMP)       \$36,920       \$34,380       \$28,600         MAV + EAV (MAVMK)       \$36,920       \$34,380       \$28,600         May + EAV (MAV       \$36,920       \$36,920       \$34,380       \$36,920< | gular (TVR)       \$36,920       \$34,380       \$28,600       \$28,600         KL (MKLTL)       \$1,161,980       \$1,128,720       \$1,121,600       \$1,121,600         KI (MKITL)       \$1,161,980       \$1,128,720       \$1,121,600       \$1,121,600         KI (MKITL)       \$1,161,980       \$1,128,720       \$1,121,600       \$1,121,600         KI (MKITL)       \$1,161,980       \$1,128,720       \$1,121,600       \$1,121,600         KLND)       \$1,161,980       \$1,128,720       \$1,121,600       \$1,121,600         SSAV)       \$71,120       \$63,120       \$71,890       \$71,890         nent(MKIMP)       \$36,920       \$34,380       \$28,600       \$28,600         MAV + EAV (MAVMK)       \$36,920       \$34,380       \$28,600       \$28,600         MAV + EAV (MAVMK)       \$36,920       \$34,380       \$28,600       \$28,600         MAV + EAV (MAVMK)       \$400       \$100       \$100       \$100       \$100         ed Value (EAV)       \$100       \$100       \$100       \$100       \$100       \$100 |

public.co.wasco.or.us/Webtax/(S(s5fnb5lvwgvetdaouufpvyau))/parcelinfo.aspx

| Living Area Sq | Manf Struct | Year                | . T        | ovem | ant | Stories                  |        | Fu           |                              | alf |
|----------------|-------------|---------------------|------------|------|-----|--------------------------|--------|--------------|------------------------------|-----|
| Property De    | tails       |                     |            |      |     |                          |        |              |                              |     |
| 09/18/2006     | 000026535   | \$0.00 <sup>′</sup> | 7060620000 | CC   | М   | SMITH I                  |        | SMIT<br>WILL | H<br>JAM L PR                | No  |
| 09/20/2006     | 000026536   | \$0.002             | 2006005518 | WD   | М   | SMITH<br>WILLIA<br>ET AL | M L PR | CORF         | Γ LINN<br>PORATE<br>L II LLC | No  |
|                |             |                     |            |      |     | PARK II                  | LLC    | LLC          |                              |     |



511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540

<- Back to Assessment and Taxation Help

Home Logoff Login

<u>Property Search > Search Results</u> > <u>Property Summary</u> > Installments Paid/Payable

# Installments Paid/Payable

Account Number 12857 Property Address NO SITUS ADDRESS, NO SITUS CITY, OR

 Tax Year
 2023

 As Of Date:
 7/2/2024

Select Another Tax Year

| Tax Year                         | Category                  | TCA/District | Charged  | Minimum | <b>Balance Due</b> | Due Date   |
|----------------------------------|---------------------------|--------------|----------|---------|--------------------|------------|
|                                  | Property Tax<br>Principal | 18           | \$434.56 | \$0.00  | \$0.00             | 11/15/2023 |
| TOTAL Due<br>as of<br>07/02/2024 |                           |              | \$434.56 | \$0.00  | \$0.00             |            |

Printable Version Developed by Aumentum Technologies. @2005-2020 All rights reserved. Version 4.0.2.7 SEND TAX STATEMENTS TO: Wells Family Ranch LLC Attn: Walter B. Wells, Manager PO Box 56, Turner, OR 97392 AFTER RECORDING, RETURN TO: Evans & Batlan, Attorneys at Law 969 - 13th Street SE

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

## BARGAIN AND SALE DEED

#### WALTER B. WELLS and RUSSELL W. WELLS, as tenants in common, GRANTORS

Convey to

## WELLS FAMILY RANCH LLC, an Oregon limited liability company, GRANTEE

All of their interest in the following described real property situated in Wasco County, Oregon, and more particularly described on Exhibit "A" attached hereto and incorporated by reference herein, subject to all reserved rights under that certain Wind Lease dated November 30, 2009.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion ) ss.

RUSSELL W. WELLS

PERSONALLY appeared before me this 19th day of December, 2012, the above named WALTER B. WELLS RUSSELL W. WELLS and acknowledged the foregoing instrument to be their voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: <u>ftb</u> 23, 2016

FILEP DOXIW/Wells, Walt/Wells Family Ranch LLC/12.12.19 Wasco County Deed Walt and Russ to Wells Family Ranch LLC.wpd

## EXHIBIT "A"

Tax Acet. Nos. 11592, 11594, 11704, 11706, 12840, 12857, 12858, 12859, 12905, 12907, 12909, 12910 & 16815

TRACT 1 (7S 17 700)

The Southwest quarter of the Southwest quarter of Section 10, all of Sections 15, 16, 21, 22, 23, the West half of Section 24, the west half of the East half of Section 24, All of Sections 25, 26, 27, 36, 35 and all of Section 34, except the Southeast quarter of the Northeast quarter, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 2 &3 (7S 17 1900 & 2300)

All of Section 28, and the North half of the Northeast quarter of Section 32, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon. EXCEPTING THEREFROM that portion included within the County Road right of way.

TRACT 4 (7S 18 2400)

All of Section 29, 30, 31 and the North half of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 5 (7S 18 2600)

The Southeast quarter of the Southwest quarter of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, all in the County of Wasco and State of Oregon.

## TRACT 6 (7S 18 2700)

The Northwest of the Southeast quarter, and the South half of the Southeast quarter of Section 32, all in Township 7 South, Range 18, East of Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 7 (8S 17 100)

All that part of Section 1, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon, that lies North of the Antelope-Fossil Highway (also known as the Antelope-Clarno Highway and the Shaniko-Fossil Highway and State of Highway 218).

All of Section 3, in said Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

Also all of Lots 1, 2, 3 and 4 and the South half of the Northwest quarter and the North half of the Southwest quarter; and that part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter which lies East of the Antelope-Clarno Highway; and that part of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter which lies West of the County Road, all in Section 2, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion thereof lying within the County Road for the State Highway.

## TRACT 8 (8S 17 200)

The Northeast quarter and the East half of the Southeast quarter of Section 12; all of Section 13; all of Section 24; and that portion of the East half of Section 1 lying South of the Antelope-Fossil Highway, all in Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion lying within the County Road or the State Highway right of way.

## TRACT 9 (8S 18 300)

All of Section 7; all of Section 8; that portion of Section 6, lying South of the Antelope-Fossil Highway, the North half and the North half of the South half of Section 18; all of Sections 4 and 9, EXCEPT that portion heretofore conveyed by Ben Taylor, et ux., to E. A. Maurer, et ux., by Deed dated October 12, 1955 and recorded November 28, 1955 in Deed Book 132, Page 309, described as: Northeast quarter, East one-half of the Northwest quarter of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, and beginning at the quarter section corner on the East line of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, running thence West a distance of 1080 feet; thence South 15° 15' East 4104 feet to the Southeast corner of the Northeast one-quarter of the Northeast quarter of Section 9, said township and range; thence North 3960 feet to the point of beginning;

EXCEPT that portion conveyed to the State of Oregon by Deed, recorded June 27, 1951, under Book 121, Page 325.

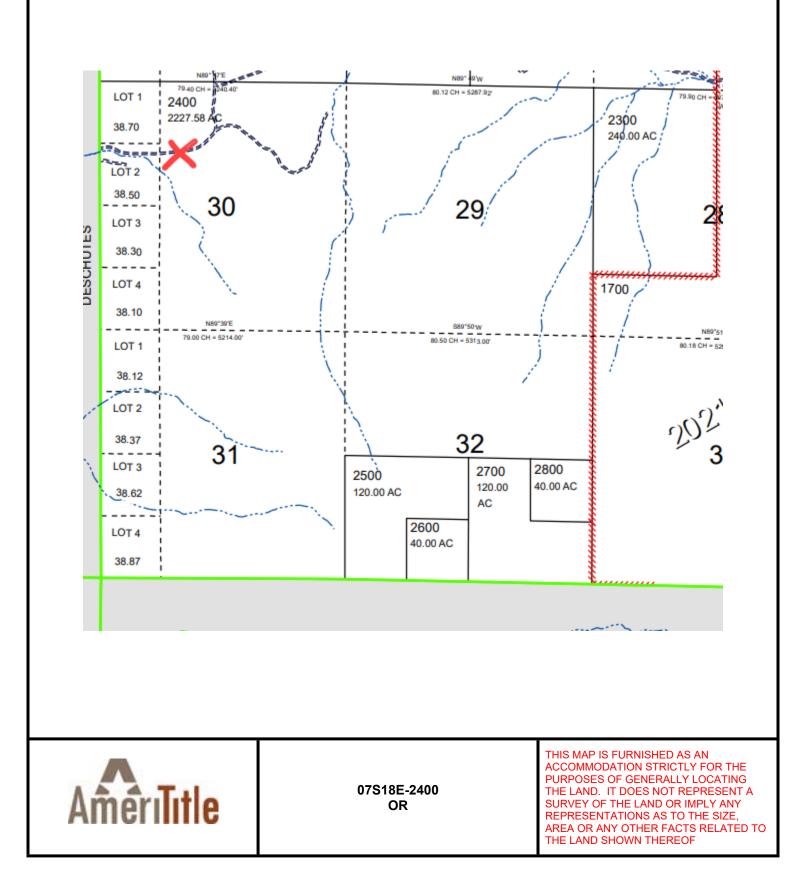
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 10 (8S 18 500)

All that part of Northwest quarter of Section 5, Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon, which lies North of the present Antelope-Fossil Highway.

All that part of Section 6, Township 8 South, Range 18 East of the Willamette Meridian, which lies North of the present Antelope-Fossil Highway.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded May 29, 1962 in Book 146, page 65, Deed Records of Wasco County, Oregon.





# **Property Profile**

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

> Property Address: 07S17E-700 OR Property Parcel Number: 07S17E-700

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

Please email your customer service requests to thedalles@amerititle.com

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. 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, the company assumes no liability for any errors or omissions contained herein.

| Control The Date 541-500 <th>Help Home Logoff Login</th> | Help Home Logoff Login  |
|---|---|
| <u>Property Search &gt; Search Results &gt; Property</u>  | y Summary   |
| Property Account Sumn   | 7/1/2024  |
| Account Number   12840   Property Add   | ress NO SITUS ADDRESS, NO SITUS CITY, OR 00000                                    |
|   |   |
| General Information   |   |
| Alternate Property #  | 07S17 E00 00700 00  |
| Property Description  | SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL<br>700MapTax Lot: 07S17 E00 00700 00 |
| Last Sale Price   |   |
| Last Sale Date  |   |
| Last Sale Excise Number   |   |
| Property Category   | Land &/or Buildings   |
| Status<br>Tax Code Area   | Active, Host Other Property, Locally Assessed, Use Assessed 18                    |
| Remarks   |   |
|   |   |
| Tax Rate  |   |
| Description   | Rate  |
| Total Rate  | 11.7702   |
| Property Characteristics  |   |
| Potential Additional Tax  |   |
| Property Class Category   | 551: EFU IMPR or FARM EFU IMPR  |
| Neighborhood  | 607: AA6/VA7 RURAL  |
| Change property ratio   | 4XX Rural Tract, Farm & Forest  |
| Acreage   | 7448.750  |
| Year Built<br>Mobile Home ID  | 1995<br>277835  |
| Mobile Home ID<br>Mobile Home Serial No.  | H010274   |
|   |   |
| <b>Related Properties</b>   |   |
| 77599 is Located On this property starting  | 01/01/1970 until 12/31/2012   |
|   |   |

## TCA SPLIT CODE 16815

| Property Values  |  |   |  |   |   |
|--|--|---|--|---|---|
| Value Type   | Tax Year<br>2023   | Tax Year<br>2022  | Tax Year<br>2021   | Tax Year<br>2020  | Tax Yea<br>2019                                     |
| Assessed Value Regular (AVR)   | \$589,458  | \$552,302   | \$471,525  | \$464,111   | \$456,913   |
| Total Exemption Amount Regular (EAR)   |  |   |  |   |   |
| Taxable Value Regular (TVR)  | \$589,458  | \$552,302   | \$471,525  | \$464,111   | \$456,91  |
| MKLND + SAMKL (MKLTL)  | \$4,374,880  | \$3,785,760   | \$3,659,610  | \$3,655,990   | \$3,655,99  |
| MKIMP + SAMKI (MKITL)  | \$438,440  | \$438,440   | \$448,110  | \$547,660   | \$577,56  |
| Real MKT Total (MKTTL)   | \$4,813,320  | \$4,224,200   | \$4,107,720  | \$4,203,650   | \$4,233,55  |
| Market Land (MKLND)  |  |   |  |   |   |
| Display Only (M5SAV)   | \$595,620  | \$376,540   | \$344,740  | \$344,740   | \$344,74  |
| Market Improvement(MKIMP)  | \$438,440  | \$438,440   | \$448,110  | \$547,660   | \$577,56  |
| SA Por Only-Exc Val Not Incl (SAVL)  | \$319,400  | \$290,110   | \$216,970  | \$216,970   | \$216,97  |
| Market Portion BMAV + EAV (MAVMK)  | \$270,058  | \$262,192   | \$254,555  | \$247,141   | \$239,94  |
| Exception Base Value NEWCN+OEV (EBV  | )  |   |  |   |   |
| Exception Assessed Value (EAV)   |  |   |  |   |   |
| Parents  |  |   |  |   |   |
| Parcel No. Seg/Merge No. Status  | From Date  | To Date C   | ontinued   | Document Nu   | ımber   |
| No Parents Found   |  | ł   | ľ  |   |   |
| Children   |  |   |  |   |   |
|  | tatus From I   | Date To   | Date Doc   | ument Numb  | er  |
| No Children Found Active Exemptions  | tatus From I   | Date To   | Date Doc   | ument Numb  | er  |
| No Children Found Active Exemptions  | tatus From I   | Date To   | Date Doc   | ument Numb  | er  |
| No Children Found Active Exemptions No Exemptions Found  | tatus From I   | Date To   | Date Doc   | ument Numb  | er  |
| No Children Found Active Exemptions No Exemptions Found Events   | tatus From I   | Date To   | Date Doc   | Remarks   | er  |
| No Children Found Active Exemptions No Exemptions Found Events   |  | Date To   |  |   | er  |
| No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I  | Date-Time<br>ect, please contact the   |   | Туре   | Remarks   | er  |
| No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then  | Date-Time<br>ect, please contact the<br>Click-Here): 2023  | e Wasco County Ta   | Туре   | <b>Remarks</b>  |   |
| No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts   | Date-Time  |   | Type<br>x Office at 541-50   | Remarks   | d Change  |
| No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date  | Date-Time<br>ect, please contact the<br>Click-Here): 2023<br>Receipt No.   | e Wasco County Ta   | Type<br>x Office at 541-50   | Remarks           06-2540.           vue         Tendere           .04         \$6,729.9  | d Change<br>0 \$0.00                                |
| No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date 11/20/2023 00:00:00  | Date-Time<br>ect, please contact the<br>Click-Here): 2023<br>Receipt No.<br>542530   | e Wasco County Ta Charged \$6,938.04                                  | Type<br>× Office at 541-50<br>Amount D<br>\$6,938.   | Remarks           06-2540.           04           \$6,729.9           \$21           \$6,369.2  | d Change<br>0 \$0.00<br>2 \$0.00                    |
| No Children Found  Active Exemptions  No Exemptions Found  Events  Effective Date  No Events Found  Tax Balance  No charges are currently due. If you believe this is incorr  Installments Payable/Paid for Tax Year(Enter 4-digit Year, then  Receipts  Date 11/20/2023 00:00:00 11/21/2022 00:00:00 11/17/2021 00:00:00                    | Date-Time           ect, please contact the           Click-Here):         2023           Receipt No.           542530           525995           508254 | e Wasco County Ta Charged \$6,938.04 \$6,566.21 \$5,535.28            | Type<br>x Office at 541-50<br>Amount D<br>\$6,938<br>\$6,566<br>\$5,535                          | Remarks           06-2540.           Ue           Tendere           .04         \$6,729.9           .21         \$6,369.2           .28         \$5,369.2   | d Chang<br>0 \$0.0<br>2 \$0.0<br>2 \$0.0            |
| No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date 11/20/2023 00:00:00 11/121/2022 00:00:00 11/17/2021 00:00:00 11/12/2020 00:00:00 | Date-Time ect, please contact the Click-Here): 2023 Receipt No. 542530 525995  | e Wasco County Ta Charged \$6,938.04 \$6,566.21                       | Type<br>x Office at 541-50<br>Amount D<br>\$6,938.<br>\$6,566.                                   | Remarks           D6-2540.           D6-2540.           D6-2540.           D10           D11           D11           D12           D13           D14           D15           D14           D15           D15           D16           D17           D17< | d Chang<br>0 \$0.0<br>2 \$0.0<br>2 \$0.0<br>3 \$0.0 |
| No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date 11/20/2023 00:00:00 11/21/2022 00:00:00  | Date-Time ect, please contact the Click-Here): 2023 Receipt No. 542530 525995 508254 485838  | e Wasco County Ta Charged \$6,938.04 \$6,566.21 \$5,535.28 \$5,169.31 | <b>Type</b><br>x Office at 541-50<br><b>Amount D</b><br>\$6,938<br>\$6,566<br>\$5,535<br>\$5,169 | Remarks           D6-2540.           D6-2540.           D6-2540.           D10           D11           D12           D13           D14           D15           D16           D16< | d Chang<br>0 \$0.0<br>2 \$0.0<br>2 \$0.0<br>3 \$0.0 |

public.co.wasco.or.us/Webtax/(S(iflvtwzoifo10dcmh1qryiqu))/parcelinfo.aspx

|                      | 1                   | I           |            |           |     | I                           | I      | 1                                   |               |
|----------------------|---------------------|-------------|------------|-----------|-----|-----------------------------|--------|-------------------------------------|---------------|
| 2542                 | 0 X 0               | 1974        | 4 45       |           |     | 1.0                         | 4      | 2                                   | 0             |
| Living Area Sq<br>Ft | Manf Struct<br>Size | Yea<br>Buil |            | oven<br>e | ent | Stories                     | Bedroo | ms Full<br>Baths                    | Half<br>Baths |
| Property De          | ails                |             |            |           |     |                             |        |                                     |               |
| 09/18/2006           | 000026535           | \$0.00      | 7060620000 | CC        | М   | SMITH I                     | EARLA  | SMITH<br>WILLIAM I                  | L PR No       |
| 09/20/2006           | 000026536           | \$0.00      | 2006005518 | WD        | М   | SMITH<br>WILLIA<br>ET AL    |        | WEST LINN<br>CORPORAT<br>PARK II LL | TE No         |
| 05/19/2009           | 000029732           | \$0.00      | 2009001986 | BS        | М   | WEST L<br>CORPOI<br>PARK II | RATE   | WELLS<br>RANCHES/<br>LLC            | P3 No         |
| 12/19/2012           | 2012004818          | \$0.00      | 000033446  | BS        | М   | WELLS<br>RANCH<br>LLC       |        | WELLS<br>WALTER G<br>AL             | ET No         |



511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540

<- Back to Assessment and Taxation Help

Home Logoff Login

<u>Property Search > Search Results</u> > <u>Property Summary</u> > Installments Paid/Payable

# Installments Paid/Payable

Account Number 12840 Property Address NO SITUS ADDRESS, NO SITUS CITY, OR

 Tax Year
 2023

 As Of Date:
 7/1/2024

Select Another Tax Year

| Tax Year                         | Category                  | TCA/District | Charged    | Minimum | Balance Due | Due Date   |
|----------------------------------|---------------------------|--------------|------------|---------|-------------|------------|
|                                  | Property Tax<br>Principal | 18           | \$6,938.04 | \$0.00  | \$0.00      | 11/15/2023 |
| TOTAL Due<br>as of<br>07/01/2024 |                           |              | \$6,938.04 | \$0.00  | \$0.00      |            |

Printable Version Developed by Aumentum Technologies. @2005-2020 All rights reserved. Version 4.0.2.7 SEND TAX STATEMENTS TO: Wells Family Ranch LLC Attn: Walter B. Wells, Manager PO Box 56, Turner, OR 97392 AFTER RECORDING, RETURN TO: Evans & Batlan, Attorneys at Law 969 - 13th Street SE

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

## BARGAIN AND SALE DEED

#### WALTER B. WELLS and RUSSELL W. WELLS, as tenants in common, GRANTORS

Convey to

## WELLS FAMILY RANCH LLC, an Oregon limited liability company, GRANTEE

All of their interest in the following described real property situated in Wasco County, Oregon, and more particularly described on Exhibit "A" attached hereto and incorporated by reference herein, subject to all reserved rights under that certain Wind Lease dated November 30, 2009.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion ) ss.

RUSSELL W. WELLS

PERSONALLY appeared before me this 19th day of December, 2012, the above named WALTER B. WELLS RUSSELL W. WELLS and acknowledged the foregoing instrument to be their voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: <u>ftb</u> 23, 2016

FILEP DOXIW/Wells, Walt/Wells Family Ranch LLC/12.12.19 Wasco County Deed Walt and Russ to Wells Family Ranch LLC.wpd

## EXHIBIT "A"

Tax Acet. Nos. 11592, 11594, 11704, 11706, 12840, 12857, 12858, 12859, 12905, 12907, 12909, 12910 & 16815

TRACT 1 (7S 17 700)

The Southwest quarter of the Southwest quarter of Section 10, all of Sections 15, 16, 21, 22, 23, the West half of Section 24, the west half of the East half of Section 24, All of Sections 25, 26, 27, 36, 35 and all of Section 34, except the Southeast quarter of the Northeast quarter, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 2 &3 (7S 17 1900 & 2300)

All of Section 28, and the North half of the Northeast quarter of Section 32, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon. EXCEPTING THEREFROM that portion included within the County Road right of way.

TRACT 4 (7S 18 2400)

All of Section 29, 30, 31 and the North half of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 5 (7S 18 2600)

The Southeast quarter of the Southwest quarter of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, all in the County of Wasco and State of Oregon.

## TRACT 6 (7S 18 2700)

The Northwest of the Southeast quarter, and the South half of the Southeast quarter of Section 32, all in Township 7 South, Range 18, East of Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 7 (8S 17 100)

All that part of Section 1, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon, that lies North of the Antelope-Fossil Highway (also known as the Antelope-Clarno Highway and the Shaniko-Fossil Highway and State of Highway 218).

All of Section 3, in said Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

Also all of Lots 1, 2, 3 and 4 and the South half of the Northwest quarter and the North half of the Southwest quarter; and that part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter which lies East of the Antelope-Clarno Highway; and that part of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter which lies West of the County Road, all in Section 2, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion thereof lying within the County Road for the State Highway.

## TRACT 8 (8S 17 200)

The Northeast quarter and the East half of the Southeast quarter of Section 12; all of Section 13; all of Section 24; and that portion of the East half of Section 1 lying South of the Antelope-Fossil Highway, all in Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion lying within the County Road or the State Highway right of way.

## TRACT 9 (8S 18 300)

All of Section 7; all of Section 8; that portion of Section 6, lying South of the Antelope-Fossil Highway, the North half and the North half of the South half of Section 18; all of Sections 4 and 9, EXCEPT that portion heretofore conveyed by Ben Taylor, et ux., to E. A. Maurer, et ux., by Deed dated October 12, 1955 and recorded November 28, 1955 in Deed Book 132, Page 309, described as: Northeast quarter, East one-half of the Northwest quarter of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, and beginning at the quarter section corner on the East line of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, running thence West a distance of 1080 feet; thence South 15° 15' East 4104 feet to the Southeast corner of the Northeast one-quarter of the Northeast quarter of Section 9, said township and range; thence North 3960 feet to the point of beginning;

EXCEPT that portion conveyed to the State of Oregon by Deed, recorded June 27, 1951, under Book 121, Page 325.

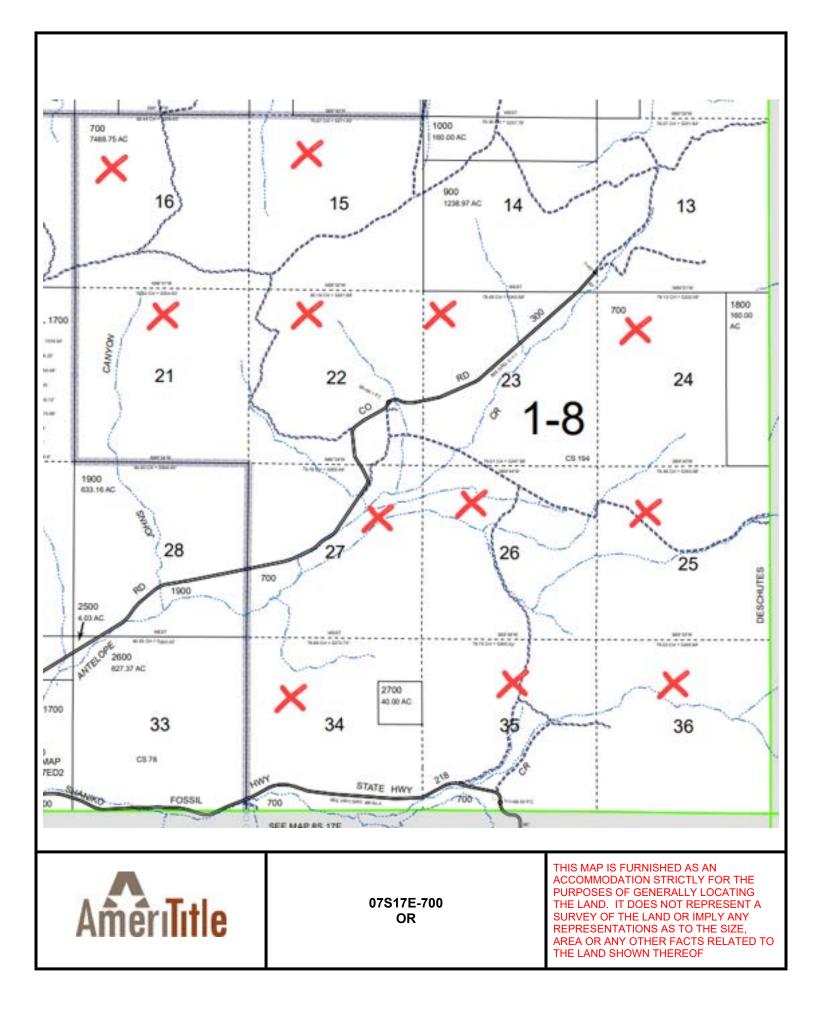
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 10 (8S 18 500)

All that part of Northwest quarter of Section 5, Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon, which lies North of the present Antelope-Fossil Highway.

All that part of Section 6, Township 8 South, Range 18 East of the Willamette Meridian, which lies North of the present Antelope-Fossil Highway.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded May 29, 1962 in Book 146, page 65, Deed Records of Wasco County, Oregon.





# **Property Profile**

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

> Property Address: 07S17E-2300 OR Property Parcel Number: 07S17E-2300

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

Please email your customer service requests to thedalles@amerititle.com

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. 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, the company assumes no liability for any errors or omissions contained herein.

| <- Back to Assess                           |           | The Dalles,<br>541-506-25 | 40<br>Help             |                              | ogoff Logi       | n                |                  |
|---|-----------|---------------------------|------------------------|------------------------------|------------------|------------------|------------------|
| Property Search > Search                    | arch Kes  | <u>uits</u> > Property Su | mmary                  |                              |                  |                  |                  |
| Property Ac                                 | cour      | nt Summa                  | <b>ry</b><br>7/1/202   | 4                            |                  |                  |                  |
| Account Number                              | 11706     | Property Address          | NO SITUS               | SADDRESS,                    | NO SITUS C       | ITY, OR 00000    |                  |
|   |           |                           |                        |                              |                  |                  | ]                |
| General Inform                              | nation    |                           |                        |                              |                  |                  |                  |
| Alternate Property #                        | <i>‡</i>  |                           | 07S17 E00 02           |                              |                  |                  |                  |
| Property Descriptio                         | n         |                           |                        | OWNSHIP 7S<br>Lot: 07S17 E00 |                  | QUARTER P        | RCL              |
| Last Sale Price                             |           |                           |                        |                              |                  |                  |                  |
| Last Sale Date                              |           |                           |                        |                              |                  |                  |                  |
| Last Sale Excise Nu                         | ımber     |                           | -                      |                              |                  |                  |                  |
| Property Category                           |           |                           | Land &/or Bu           |                              |                  |                  |                  |
| Status<br>Tax Code Area                     |           |                           | Active, Locali         | y Assessed, Us               | e Assessed       |                  |                  |
| Remarks                                     |           |                           | 502                    |                              |                  |                  |                  |
| Tax Rate                                    |           |                           |                        |                              |                  |                  |                  |
|   |           |                           | Data                   |                              |                  |                  |                  |
| Description<br>Total Rate                   |           |                           | <b>Rate</b><br>12.8749 |                              |                  |                  |                  |
| Property Chara                              | acteris   | stics                     |                        |                              |                  |                  |                  |
|   |           |                           | 550. EEU VA            | C or FARM EF                 |                  |                  |                  |
| Property Class Cate<br>Potential Additional |           |                           | 550. EFU VAU           | UI FARIVI EF                 | UVAL             |                  |                  |
| Neighborhood                                | 1 1 1 1 1 |                           | 607: AA6/VA7           | 7 RURAL                      |                  |                  |                  |
| Change property rat                         | tio       |                           | 4XX Rural Tra          |                              | rest             |                  |                  |
| Acreage                                     |           |                           | 78.000                 |                              |                  |                  |                  |
| Related Prope                               | rties     |                           |                        |                              |                  |                  |                  |
| No Related Properti                         | es Found  | 1                         |                        |                              |                  |                  |                  |
| Property Value                              | es        |                           |                        |                              |                  |                  |                  |
| Value Type                                  |           |                           | Tax Year<br>2023       | Tax Year<br>2022             | Tax Year<br>2021 | Tax Year<br>2020 | Tax Year<br>2019 |
| I L   |           |                           | 2023                   | 2022                         | 2021             | 2020             |                  |

7/1/24, 8:34 AM

public.co.wasco.or.us/Webtax/(S(uxndxehw4u1jhutba3vphkkq))/parcelinfo.aspx

| 11/17/2021<br>11/12/2020<br>11/20/2019<br>Sales Hi<br>Transfer<br>Date<br>12/19/2012 | story<br>Receipt<br>Date | Recording<br>Number<br>2012004818 | Amount                 |                  | 1         | М             | WEI    | LLS<br>NCHES/P3  | <b>Grantee(Buye</b><br>WELLS<br>WALTER G ET<br>AL | Parcei           |
|--|--------------------------|-----------------------------------|------------------------|------------------|-----------|---------------|--------|------------------|---|------------------|
| 11/17/2021<br>11/12/2020<br>11/20/2019<br>Sales Hi<br>Transfer                       | story<br>Receipt         | Recording                         | I I                    |                  | 1         | Туре          |        |                  |   |                  |
| 11/17/2021<br>11/12/2020<br>11/20/2019   | story                    | 1                                 | 1                      |                  |           |               |        |                  | 1   |                  |
| 11/17/2021<br>11/12/2020   | 00:00:00                 | ,<br>                             |                        |                  |           |               |        |                  |   |                  |
| 11/17/2021<br>11/12/2020   |                          | )                                 |                        | 475293           |           | \$71.         | .84    | \$71             | .84 \$69.68                                       | 8 \$0.0          |
| 11/17/2021   |                          |                                   |                        | 485837           |           | \$72.         |        | \$72.            |   |                  |
|  |                          |                                   |                        | 508253           |           | \$71          |        | \$71             |   |                  |
| 11/21/2022   |                          |                                   |                        | 526000           |           | \$108         |        | \$108            |   |                  |
| 11/20/2023   |                          | -                                 |                        | <u>542534</u>    |           | \$118.        |        | \$118            |   | -                |
| Date   |                          |                                   |                        | Receipt          | t No.     | Charg         |        | Amount D         |   |                  |
| Receipts   | 5                        |                                   |                        |                  |           |               |        |                  |   |                  |
|  |                          | <u>r Tax Year(Enter 4-</u>        | <u>digit Year, the</u> | n Click-Here):   | 2023      |               |        |                  |   |                  |
| Tax Bala<br>No charges are   |                          | lue. If you believ                | e this is inco         | rrect, please co | ntact the | e Wasco Coun  | ty Tax | Office at 541-50 | 06-2540.  |                  |
| No Events  | Found                    |                                   |                        |                  |           |               |        |                  | · · · · · · · · · · · · · · · · · · ·             |                  |
| Effective  | Date                     |                                   | Entry                  | Date-Time        | •         |               |        | Туре             | Remarks   |                  |
| Events   |                          |                                   |                        |                  |           |               |        |                  |   |                  |
| No Exemp   | tions Fou                | nd                                |                        |                  |           |               |        |                  |   |                  |
| Active E   | xempt                    | ions                              |                        |                  |           |               |        |                  |   |                  |
| <b>Parcel No</b><br>No Childre   |                          | g/Merge No                        | ).                     | Status F         | rom I     | Date          | To D   | Date Doc         | ument Numbe                                       | er               |
| Children   |                          |                                   |                        |                  |           |               |        |                  |   |                  |
| No Parents   |                          |                                   |                        | -                |           | ·             |        |                  |   |                  |
| Parcel No  | . Seg                    | /Merge No.                        | Statu                  | s From D         | ate       | To Date       | Co     | ontinued         | Document Nu                                       | mber             |
| Parents  |                          |                                   |                        | I                |           |               |        |                  |   |                  |
| -  |                          | Value (EAV)                       | ,                      | .,               |           |               |        |                  |   |                  |
|  |                          | ie NEWCN+                         |                        | V)               |           |               |        |                  |   |                  |
|  | •                        | AV + EAV (N                       | /                      | φ                | ,200      | <i>\$</i> 0,1 |        | \$0,100          | \$0,100   | \$0,10           |
|  |                          | al Not Incl (S.                   | AVL)                   | \$               | 9,230     | \$8,1         | 80     | \$5,450          | \$5,450   | \$5,45           |
| 1 2  |                          | t(MKIMP)                          |                        | ψ1               | 0,050     | φ0,1          | 20     | \$5,050          | \$5,050   | φ5,05            |
| Display Or   |                          | <i>,</i>                          |                        | \$1              | 6,630     | \$8,4         | .20    | \$5,850          | \$5,850   | \$5,85           |
| Market La  | 、<br>、                   | /                                 |                        | \$5              | 7,740     | φυτ,υ         |        | \$20,770         | \$28,970  | \$20,77          |
| Real MKT   |                          | · ·                               |                        | \$5              | 7,940     | \$34,0        | 80     | \$28,970         | \$28,970  | \$28,97          |
| $\frac{MKLND}{MKIMP} +$  |                          | (MKLTL)                           |                        | \$3              | 7,940     | \$34,0        | 00     | \$28,970         | \$28,970  | \$28,97          |
|  | U                        | · · · ·                           |                        |                  | 9,230     | \$8,1         |        | \$5,450          | \$5,450   | \$5,45           |
|  | *                        | <u> </u>                          | r (EAR)                |                  | 0.000     | <u> </u>      | 00     | <u>Ф </u>        | Φ <u>σ</u> 450                                    | <u>ф</u> г. 4 г. |
| Taxable Va   |                          | ular (AVR)<br>10unt Regular       | r (EAR)                | \$               | 9,230     | \$8,1         | 80     | \$5,450          | \$5,450   | \$5,45           |

https://public.co.wasco.or.us/Webtax/(S(uxndxehw4u1jhutba3vphkkq))/parcelinfo.aspx

## public.co.wasco.or.us/Webtax/(S(uxndxehw4u1jhutba3vphkkq))/parcelinfo.aspx

| Living Area Sq<br>Ft    | Manf Struct<br>Size | Year<br>Built | Improven<br>Grade | ent | Stories                  | Bedroo | ms Full<br>Baths                  | Ha<br>Ba | lf<br>ths |
|-------------------------|---------------------|---------------|-------------------|-----|--------------------------|--------|-----------------------------------|----------|-----------|
| 10/31/2002 Property Det | 000020479<br>ails   | \$0.00 0000   | 0000000 BS        | М   | AFFAIR                   |        | SMITH EA<br>& G ANN               |          | No        |
| 09/18/2006              | 000026535           | \$0.00 7060   | 0620000 CC        | М   | SMITH I                  | EARL A | SMITH<br>WILLIAM                  |          | No        |
| 09/20/2006              | 000026536           | \$0.00 2006   | 5005518 WD        | М   | SMITH<br>WILLIA<br>ET AL | M L PR | WEST LIN<br>CORPORA<br>PARK II LI | TE       | No        |
|                         |                     |               |                   |     |                          |        | LLC                               |          |           |



511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540

<- Back to Assessment and Taxation Help

Home Logoff Login

<u>Property Search > Search Results</u> > <u>Property Summary</u> > Installments Paid/Payable

# Installments Paid/Payable

Account Number 11706 Property Address NO SITUS ADDRESS, NO SITUS CITY, OR

 Tax Year
 2023

 As Of Date:
 7/1/2024

Select Another Tax Year

| Tax Year                         | Category                  | TCA/District | Charged  | Minimum | <b>Balance Due</b> | Due Date   |
|----------------------------------|---------------------------|--------------|----------|---------|--------------------|------------|
| 1/11/3                           | Property Tax<br>Principal | 502          | \$118.84 | \$0.00  | \$0.00             | 11/15/2023 |
| TOTAL Due<br>as of<br>07/01/2024 |                           |              | \$118.84 | \$0.00  | \$0.00             |            |

Printable Version Developed by Aumentum Technologies. @2005-2020 All rights reserved. Version 4.0.2.7 SEND TAX STATEMENTS TO: Wells Family Ranch LLC Attn: Walter B. Wells, Manager PO Box 56, Turner, OR 97392 AFTER RECORDING, RETURN TO: Evans & Batlan, Attorneys at Law 969 - 13th Street SE

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

## BARGAIN AND SALE DEED

#### WALTER B. WELLS and RUSSELL W. WELLS, as tenants in common, GRANTORS

Convey to

## WELLS FAMILY RANCH LLC, an Oregon limited liability company, GRANTEE

All of their interest in the following described real property situated in Wasco County, Oregon, and more particularly described on Exhibit "A" attached hereto and incorporated by reference herein, subject to all reserved rights under that certain Wind Lease dated November 30, 2009.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion ) ss.

RUSSELL W. WELLS

PERSONALLY appeared before me this 19th day of December, 2012, the above named WALTER B. WELLS RUSSELL W. WELLS and acknowledged the foregoing instrument to be their voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: <u>ftb</u> 23, 2016

FILEP DOXIW/Wells, Walt/Wells Family Ranch LLC/12.12.19 Wasco County Deed Walt and Russ to Wells Family Ranch LLC.wpd

## EXHIBIT "A"

Tax Acet. Nos. 11592, 11594, 11704, 11706, 12840, 12857, 12858, 12859, 12905, 12907, 12909, 12910 & 16815

TRACT 1 (7S 17 700)

The Southwest quarter of the Southwest quarter of Section 10, all of Sections 15, 16, 21, 22, 23, the West half of Section 24, the west half of the East half of Section 24, All of Sections 25, 26, 27, 36, 35 and all of Section 34, except the Southeast quarter of the Northeast quarter, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 2 &3 (7S 17 1900 & 2300)

All of Section 28, and the North half of the Northeast quarter of Section 32, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon. EXCEPTING THEREFROM that portion included within the County Road right of way.

TRACT 4 (7S 18 2400)

All of Section 29, 30, 31 and the North half of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 5 (7S 18 2600)

The Southeast quarter of the Southwest quarter of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, all in the County of Wasco and State of Oregon.

## TRACT 6 (7S 18 2700)

The Northwest of the Southeast quarter, and the South half of the Southeast quarter of Section 32, all in Township 7 South, Range 18, East of Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 7 (8S 17 100)

All that part of Section 1, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon, that lies North of the Antelope-Fossil Highway (also known as the Antelope-Clarno Highway and the Shaniko-Fossil Highway and State of Highway 218).

All of Section 3, in said Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

Also all of Lots 1, 2, 3 and 4 and the South half of the Northwest quarter and the North half of the Southwest quarter; and that part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter which lies East of the Antelope-Clarno Highway; and that part of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter which lies West of the County Road, all in Section 2, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion thereof lying within the County Road for the State Highway.

## TRACT 8 (8S 17 200)

The Northeast quarter and the East half of the Southeast quarter of Section 12; all of Section 13; all of Section 24; and that portion of the East half of Section 1 lying South of the Antelope-Fossil Highway, all in Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion lying within the County Road or the State Highway right of way.

## TRACT 9 (8S 18 300)

All of Section 7; all of Section 8; that portion of Section 6, lying South of the Antelope-Fossil Highway, the North half and the North half of the South half of Section 18; all of Sections 4 and 9, EXCEPT that portion heretofore conveyed by Ben Taylor, et ux., to E. A. Maurer, et ux., by Deed dated October 12, 1955 and recorded November 28, 1955 in Deed Book 132, Page 309, described as: Northeast quarter, East one-half of the Northwest quarter of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, and beginning at the quarter section corner on the East line of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, running thence West a distance of 1080 feet; thence South 15° 15' East 4104 feet to the Southeast corner of the Northeast one-quarter of the Northeast quarter of Section 9, said township and range; thence North 3960 feet to the point of beginning;

EXCEPT that portion conveyed to the State of Oregon by Deed, recorded June 27, 1951, under Book 121, Page 325.

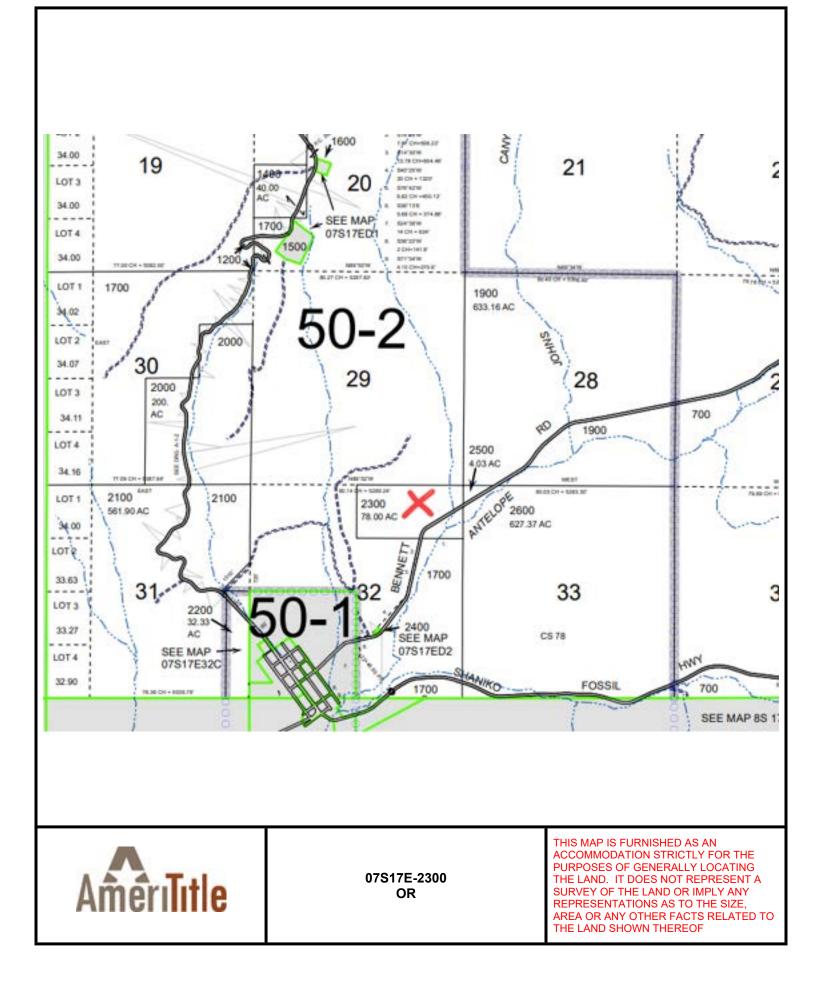
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 10 (8S 18 500)

All that part of Northwest quarter of Section 5, Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon, which lies North of the present Antelope-Fossil Highway.

All that part of Section 6, Township 8 South, Range 18 East of the Willamette Meridian, which lies North of the present Antelope-Fossil Highway.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded May 29, 1962 in Book 146, page 65, Deed Records of Wasco County, Oregon.





# **Property Profile**

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

> Property Address: 08S17E-100 OR Property Parcel Number: 08S17E-100

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

Please email your customer service requests to <a href="mailto:thedalles@amerititle.com">thedalles@amerititle.com</a>

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. 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, the company assumes no liability for any errors or omissions contained herein.

| <- Back to Assess     |          | The Dalles,<br>541-506-25 | Help                         |                  | ogoff Logir      | ۱                |                  |
|-----------------------|----------|---------------------------|------------------------------|------------------|------------------|------------------|------------------|
| Property Search > Sea | arch Res | <u>uits</u> > Property Su | mmary                        |                  |                  |                  |                  |
| Property Ac           | cour     | nt Summa                  | <b>ry</b><br>7/2/2024        | 4                |                  |                  |                  |
| Account Number        | 11592    | Property Address          | NO SITUS                     | ADDRESS,         | NO SITUS CI      | TY, OR 00000     | )                |
|                       |          |                           |                              |                  |                  |                  |                  |
| General Inforn        | nation   |                           |                              |                  |                  |                  |                  |
| Alternate Property #  | <u>l</u> |                           | 08S17 E00 001                | 00 00            |                  |                  |                  |
| Property Description  |          |                           | SECTION 0 TO<br>100MapTax Lo |                  |                  | QUARTER P        | RCL              |
| Last Sale Price       |          |                           |                              |                  |                  |                  |                  |
| Last Sale Date        |          |                           |                              |                  |                  |                  |                  |
| Last Sale Excise Nu   | mber     |                           |                              |                  |                  |                  |                  |
| Property Category     |          |                           | Land &/or Bui                | <u> </u>         |                  |                  |                  |
| Status                |          |                           | Active, Host O               | ther Property,   | Locally Asses    | sed, Use Asses   | ssed             |
| Tax Code Area         |          |                           | 502                          |                  |                  |                  |                  |
| Remarks               |          |                           |                              |                  |                  |                  |                  |
| Tax Rate              |          |                           |                              |                  |                  |                  |                  |
| Description           |          |                           | Rate                         |                  |                  |                  |                  |
| Total Rate            |          |                           |                              |                  |                  |                  |                  |
| Property Chara        | acteris  | stics                     |                              |                  |                  |                  |                  |
| Potential Additional  | Tax      |                           |                              |                  |                  |                  |                  |
| Property Class Cates  |          |                           | 550: EFU VAC                 | or FARM EF       | U VAC            |                  |                  |
| Neighborhood          | -        |                           | 607: AA6/VA7                 | RURAL            |                  |                  |                  |
| Change property rat   | io       |                           | 4XX Rural Tra                | ct, Farm & Fo    | rest             |                  |                  |
| Acreage               |          |                           | 0.24                         |                  |                  |                  |                  |
| Related Proper        | ties     |                           |                              |                  |                  |                  |                  |
| 12905 is TCA SPLI     | T CODE   | this property             |                              |                  |                  |                  |                  |
| Property Value        | s        |                           |                              |                  |                  |                  |                  |
| Value Type            |          |                           | Tax Year<br>2023             | Tax Year<br>2022 | Tax Year<br>2021 | Tax Year<br>2020 | Tax Year<br>2019 |
| l                     |          |                           | ·                            |                  |                  | I                | I                |

|                            |               |                        | Publich                |                          |       | o(ppt    |                                   | eennersep.                        |                           |
|----------------------------|---------------|------------------------|------------------------|--------------------------|-------|----------|-----------------------------------|-----------------------------------|---------------------------|
| Assessed Va                | Ũ             | · /                    |                        |                          |       |          |                                   | \$2                               | \$2                       |
| Total Exemp                | otion An      | nount Regular          | r (EAR)                |                          |       |          |                                   |                                   |                           |
| Taxable Val                | ue Regu       | lar (TVR)              |                        |                          |       |          |                                   | \$2                               | \$2                       |
| MKLND +                    | SAMKL         | (MKLTL)                |                        |                          | \$120 | \$1      | 20 \$120                          | \$120                             | \$120                     |
| MKIMP + S                  | SAMKI (       | MKITL)                 |                        |                          |       |          |                                   |                                   |                           |
| Real MKT 7                 | Fotal (M      | KTTL)                  |                        |                          | \$120 | \$1      | 20 \$120                          | \$120                             | \$120                     |
| Market Lan                 | 、<br>、        | ,                      |                        |                          |       |          |                                   |                                   |                           |
| Display Onl                |               | ,                      |                        |                          | \$10  | \$       | 10 \$10                           | \$10                              | \$10                      |
| Market Imp                 | •             | <i>,</i>               |                        |                          |       | •        |                                   |                                   |                           |
| <b>^</b>                   |               | al Not Incl (S.        | AVL)                   |                          |       |          |                                   |                                   |                           |
| -                          |               | AV + EAV (M)           | ,                      |                          |       |          |                                   |                                   |                           |
|                            |               | ie NEWCN+              | /                      | V)                       |       |          |                                   |                                   |                           |
| -                          |               | Value (EAV)            |                        | •)                       |       |          |                                   |                                   |                           |
|                            | 155C55CU      | Value (LAV)            |                        |                          |       |          |                                   |                                   |                           |
| Parents                    |               |                        |                        |                          |       |          |                                   |                                   |                           |
| Parcel No.                 | Seg/          | Merge No.              | Statu                  | us From D                | ate   | To Date  | Continued                         | Document N                        | umber                     |
| No Parents 1               | Found         |                        |                        |                          |       | •        | •                                 | •                                 |                           |
| Children                   |               |                        |                        |                          |       |          |                                   |                                   |                           |
| Children                   |               |                        |                        |                          |       |          |                                   |                                   |                           |
| Parcel No.                 |               | g/Merge No             | ).                     | Status F                 | rom l | Date     | To Date Do                        | cument Numl                       | ber                       |
| No Children                | n Found       |                        |                        |                          |       |          |                                   |                                   |                           |
| Active Ex                  | cempti        | ions                   |                        |                          |       |          |                                   |                                   |                           |
| No Exempti                 | ons Fou       | nd                     |                        |                          |       |          |                                   |                                   |                           |
| Events                     |               |                        |                        |                          |       |          |                                   |                                   |                           |
|                            |               |                        |                        | <u> </u>                 |       |          |                                   |                                   |                           |
| Effective D<br>No Events F |               |                        | Entry                  | Date-Time                |       |          | Туре                              | Remarks                           |                           |
| NO Events r                | ound          |                        |                        |                          |       |          |                                   |                                   |                           |
| Tax Bala                   | nce           |                        |                        |                          |       |          |                                   |                                   |                           |
|                            |               | Information for t      | his Property           | at the Moment.           |       |          |                                   |                                   |                           |
|                            |               |                        |                        | _                        |       |          |                                   |                                   |                           |
| Installments Paya          | able/Paid for | r Tax Year(Enter 4-    | <u>digit Year, the</u> | en Click-Here):          | 2023  |          |                                   |                                   |                           |
| Receipts                   |               |                        |                        |                          |       |          |                                   |                                   |                           |
| Date                       |               |                        |                        | Receipt                  | No    | Charg    | ed Amount I                       | Due Tender                        | ed Change                 |
| 11/12/2020                 | 00.00.00      | )                      |                        | 485828                   |       |          |                                   | 0.03 \$0.                         |                           |
| 11/20/2019                 |               |                        |                        | 475299                   |       | \$0.     |                                   | 0.03     \$0.       0.03     \$0. |                           |
| 11/20/2019                 |               | ,                      |                        | <u>+13299</u>            |       | \$U.     | \$U                               | φ0.                               | ου <sub> </sub> φυ.υ      |
| Sales His                  | story         |                        |                        |                          |       |          |                                   |                                   |                           |
| 1                          | -             | Recording              |                        | Excise                   |       | Transfer | Grantor(Seller                    | ) Grantee( Buy                    | ver) Other                |
| Date                       | Date          | Number                 | Amount                 | Number                   | Туре  | туре     |                                   | -                                 | Parcels                   |
| 10/10/2010                 |               | 0010001010             |                        | 000000111                |       | 1 1      | WELLS                             | WELLS                             |                           |
| 12/19/2012                 |               | 2012004818             | \$0.00                 | 000033446                | BS    | 1 1      | RANCHES/P3                        | WALTER G I                        | ET No                     |
|                            |               |                        |                        |                          |       |          | LLC                               | AL                                |                           |
| 05/19/2009                 |               |                        |                        |                          | 1     | 1        | WEST LINN                         | WELLS                             |                           |
| 103/19/2009                |               | 000020722              | ¢0.00                  | 2000001004               | DC    | 1 1      |                                   |                                   | $\mathbf{N}_{\mathbf{n}}$ |
|                            |               | 000029732              | \$0.00                 | 2009001986               | BS    | М        | CORPORATE                         | RANCHES/P                         | 23 No                     |
|                            |               | 000029732              | \$0.00                 | 2009001986               | BS    | М        | CORPORATE<br>PARK II LLC          | RANCHES/P<br>LLC                  |                           |
|                            |               |                        |                        |                          |       | M        | CORPORATE<br>PARK II LLC<br>SMITH | RANCHES/P<br>LLC<br>WEST LINN     |                           |
| 09/20/2006                 |               | 000029732<br>000026536 |                        | 2009001986<br>2006005518 |       | M<br>M   | CORPORATE<br>PARK II LLC          | RANCHES/P<br>LLC<br>WEST LINN     | E No                      |

| 09/18/2006           | 000026535           | \$0.00 706    | 0620000 CC M  | SMITH I | EARL A SM | IITH<br>ILLIAM I | LPR No        |  |
|----------------------|---------------------|---------------|---|---------|-----------|------------------|---------------|--|
| Property Det         | ails                |               |   |         |           |                  |               |  |
| Living Area Sq<br>Ft | Manf Struct<br>Size | Year<br>Built | Improvement<br>Grade  | Stories | Bedrooms  | Full<br>Baths    | Half<br>Baths |  |
|                      |                     |               |   |         |           |                  |               |  |
|                      |                     |               | Printable Version   |         |           |                  |               |  |
|                      |                     |               | veloped by Aumentum Technolog<br>@2005-2020 All rights reserved |         |           |                  |               |  |
|                      |                     |               | Version 4.0.2.7   |         |           |                  |               |  |

Home



511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540

<- Back to Assessment and Taxation Help

Logoff Login

<u>Property Search > Search Results</u> > <u>Property Summary</u> > Installments Paid/Payable

# Installments Paid/Payable

Account Number 11592 Property Address NO SITUS ADDRESS, NO SITUS CITY, OR

No Available Tax Charges for this Property in this Year.

Printable Version Developed by Aumentum Technologies. @2005-2020 All rights reserved. Version 4.0.2.7

| Control of the dalles, 541-506-25 | 40<br>Ielp  |                  | ogoff Logi       | n                |                  |  |  |  |
|---|---|------------------|------------------|------------------|------------------|--|--|--|
| <u>Property Search &gt; Search Results</u> > Property Sur   | nmary   |                  |                  |                  |                  |  |  |  |
| Property Account Summa  | 7/2/2024  |                  |                  |                  |                  |  |  |  |
| Account Number   12905   Property Address   | NO SITUS  | ADDRESS,         | NO SITUS C       | ITY, OR 0000     | 0                |  |  |  |
| <b></b>   |   |                  |                  |                  |                  |  |  |  |
| General Information   |   |                  |                  |                  |                  |  |  |  |
| Alternate Property #  | 08S17 E00 001   | 00 00            |                  |                  |                  |  |  |  |
| Property Description  | SECTION 0 TOWNSHIP 8S RANGE 17E QUARTER PRCL<br>100MapTax Lot: 08S17 E00 00100 00 |                  |                  |                  |                  |  |  |  |
| Last Sale Price   |   |                  |                  |                  |                  |  |  |  |
| Last Sale Date  |   |                  |                  |                  |                  |  |  |  |
| Last Sale Excise Number   |   |                  |                  |                  |                  |  |  |  |
| Property Category   | Land &/or Buil  | -                |                  |                  |                  |  |  |  |
| Status  | Active, Locally Assessed, Use Assessed  |                  |                  |                  |                  |  |  |  |
| Tax Code Area   | 18  |                  |                  |                  |                  |  |  |  |
| Remarks   |   |                  |                  |                  |                  |  |  |  |
| Tax Rate  |   |                  |                  |                  |                  |  |  |  |
| Description   | Rate  |                  |                  |                  |                  |  |  |  |
| Total Rate  | 11.7702   |                  |                  |                  |                  |  |  |  |
| Property Characteristics  |   |                  |                  |                  |                  |  |  |  |
| Property Class Category   | 550: EFU VAC  | or FARM EF       | U VAC            |                  |                  |  |  |  |
| Potential Additional Tax  |   |                  |                  |                  |                  |  |  |  |
| Neighborhood  | 607: AA6/VA7 RURAL  |                  |                  |                  |                  |  |  |  |
| Change property ratio   | 4XX Rural Tract, Farm & Forest  |                  |                  |                  |                  |  |  |  |
| Acreage   | 1516.950  |                  |                  |                  |                  |  |  |  |
| Related Properties  |   |                  |                  |                  |                  |  |  |  |
| TCA SPLIT CODE 11592  |   |                  |                  |                  |                  |  |  |  |
| Property Values   |   |                  |                  |                  |                  |  |  |  |
| Value Type  | Tax Year<br>2023  | Tax Year<br>2022 | Tax Year<br>2021 | Tax Year<br>2020 | Tax Year<br>2019 |  |  |  |

7/2/24, 8:28 AM

public.co.wasco.or.us/Webtax/(S(pz2vfi1npttc0xu0kbyyna2n))/parcelinfo.aspx

| Receipts Date 11/20/2023 11/21/2022 11/17/2021 11/12/2020 11/20/2019 Sales Hi Transfer Date 12/19/2012 | 2 00:00:00<br>1 00:00:00<br>0 00:00:00<br>9 00:00:00<br>istory<br>Receipt<br>Date | ) ) )                                     | Amount  | 526004<br>508258<br>485833<br>475297<br>Excise<br>Number<br>000033446 | 1         | Туре                                   | 77<br>77<br>16<br><b>Gra</b> i<br>WEI |                  | \$395.54                   | \$0.00<br>\$0.00<br>\$0.00<br><b>\$0.00</b><br><b>r)</b> Other<br>Parcels |
|--|---|---|---------|---|-----------|--|---------------------------------------|------------------|----------------------------|---|
| Date<br>11/20/2023<br>11/21/2023<br>11/17/2023<br>11/12/2020<br>11/20/2019<br>Sales Hi<br>Transfer     | 2 00:00:00<br>1 00:00:00<br>2 00:00:00<br>9 00:00:00<br>istory<br>Receipt         | )<br>)<br>)<br>Recording                  |         | 508258<br>485833<br>475297<br>Excise                                  | 1         | \$429.<br>\$407.<br>\$408.<br>Transfer | 77<br>77<br>16                        | \$407.<br>\$408. | 77 \$395.54<br>16 \$395.92 | \$0.00<br>\$0.00<br>\$0.00  |
| Date<br>11/20/2023<br>11/21/2022<br>11/17/2021<br>11/12/2020<br>11/20/2019                             | 2 00:00:00<br>1 00:00:00<br>0 00:00:00<br>9 00:00:00                              | ) ) )                                     |         | <u>508258</u><br>485833   |           | \$429.<br>\$407.                       | 77<br>77                              | \$407.           | \$395.54                   | \$0.0<br>\$0.0  |
| Date<br>11/20/2023<br>11/21/2022<br>11/17/2021<br>11/12/2020   | 2 00:00:00<br>1 00:00:00<br>0 00:00:00  | ) ) )                                     |         | <u>508258</u><br>485833   |           | \$429.<br>\$407.                       | 77<br>77                              | \$407.           | \$395.54                   | \$0.0<br>\$0.0  |
| <b>Date</b><br>11/20/2023<br>11/21/2022<br>11/17/2021  | 2 00:00:00<br>1 00:00:00  | )   |         | 508258  |           | \$429.                                 | 77                                    |                  |                            | \$0.0   |
| <b>Date</b><br>11/20/2023<br>11/21/2022  | 2 00:00:00  | )   |         |   |           |  |                                       | <u>\$42</u> 9.   | .77 \$416.88               |   |
| <b>Date</b><br>11/20/2023<br>11/21/2022  | 2 00:00:00  | )   |         |   |           |  |                                       |                  |                            |   |
| Date   | 3 00:00:00  | )   |         |   |           | ¢(0)                                   | 36                                    | \$603.           | .36 \$585.26               |   |
|  |   |   |         | <u>542538</u>   |           | \$678.                                 | 08                                    | \$678.           | .08 \$657.74               | \$0.0   |
| Receipt  |   |   |         | Receipt   | : No.     | Charge                                 | ed                                    | Amount D         | ue Tendered                | Chang   |
|  | S   |   |         |   |           |  |                                       |                  |                            |   |
| -  |   | lue. If you believ<br>r Tax Year(Enter 4- |         |   | ntact the | e Wasco Count                          | ty Tax                                | Office at 541-50 | 06-2540.                   |   |
| Tax Bala   | ance  |   |         |   |           |  |                                       |                  |                            |   |
| Effective<br>No Events   |   |   |         | Date-Time   |           |  |                                       | Туре             |                            |   |
| Events   |   |   |         | <u> </u>  |           |  |                                       |                  | Remarks                    |   |
| No Exemp   | tions Fou   | nd  |         |   |           |  |                                       |                  |                            |   |
| Active E   | -   |   |         |   |           |  |                                       |                  |                            |   |
| No Childre   | en Found  |   |         |   |           |  |                                       |                  |                            |   |
| Parcel No  |   | g/Merge No                                | ).      | Status F  | rom l     | Date                                   | To D                                  | ate Doc          | ument Numbe                | r   |
| Childrer   | <u> </u>  |   |         |   |           |  |                                       |                  |                            |   |
| Parcel No<br>No Parents  |   | Merge No.                                 | Statu   | IS From D   | ate       | To Date                                | Co                                    | ontinued         | Document Nur               | nber  |
| Parents  |   |   |         |   |           |  |                                       |                  |                            |   |
| Exception  | Assessed  | Value (EAV)                               |         |   |           |  |                                       |                  |                            |   |
|  |   | ue NEWCN+                                 | DEV (EB | V)  |           |  |                                       |                  |                            |   |
|  |   | AV + EAV (N                               |         |   |           |  |                                       |                  |                            |   |
|  | 2   | al Not Incl (S.                           | ,       | \$5   | 7,610     | \$50,7                                 | 50                                    | \$36,610         | \$36,610                   | \$36,61   |
|  | *   | nt(MKIMP)                                 |         |   |           |  |                                       |                  |                            |   |
| Display Or   | nly (M5S.   | AV)                                       |         | \$10  | 5,990     | \$66,8                                 | 60                                    | \$60,870         | \$60,870                   | \$60,87   |
| Market La  | nd (MKL   | ND)                                       |         |   |           |  |                                       |                  |                            |   |
| Real MKT   | Total (M  | KTTL)                                     |         | \$85  | 5,160     | \$735,5                                | 90                                    | \$709,980        | \$709,980                  | \$709,98  |
| IMIKIMP +  | SAMKI   | (MKITL)                                   |         |   |           |  |                                       |                  |                            |   |
| MKLND + SAMKL (MKLTL)<br>MKIMP + SAMKI (MKITL)   |   |   |         | \$85  | 5,160     | \$735,5                                | 90                                    | \$709,980        | \$709,980                  | \$709,98  |
| MKLND +  | *   |   |         | \$5   | 7,610     | \$50,7                                 | 50                                    | \$36,610         | \$36,610                   | \$36,61   |
| Taxable Va<br>MKLND +  | nption An   | nount Regular                             | (EAR)   |   | 7,610     | \$50,7                                 |                                       | \$36,610         | \$36,610                   | \$36,61   |

https://public.co.wasco.or.us/Webtax/(S(pz2vfi1npttc0xu0kbyyna2n))/parcelinfo.aspx

public.co.wasco.or.us/Webtax/(S(pz2vfi1npttc0xu0kbyyna2n))/parcelinfo.aspx

|             |           |        |            |    |   |                          |        |                                   |      | f  |
|-------------|-----------|--------|------------|----|---|--------------------------|--------|-----------------------------------|------|----|
| Property De | tails     |        |            | •  | - |                          |        |                                   |      |    |
| 09/18/2006  | 000026535 | \$0.00 | 7060620000 | CC | М | SMITH I                  |        | SMITH<br>WILLIAM                  | L PR | No |
| 09/20/2006  | 000026536 | \$0.00 | 2006005518 | WD | М | SMITH<br>WILLIA<br>ET AL | M L PR | WEST LIN<br>CORPORA<br>PARK II LI | TE   | No |
|             |           |        |            |    |   | PARK II                  | LLC    | LLC                               |      |    |



511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540

<- Back to Assessment and Taxation Help

Home Logoff

Login

<u>Property Search > Search Results</u> > <u>Property Summary</u> > Installments Paid/Payable

# Installments Paid/Payable

Account Number 12905 Property Address NO SITUS ADDRESS, NO SITUS CITY, OR

 Tax Year
 2023

 As Of Date:
 7/2/2024

Select Another Tax Year

| Tax Year                         | Category                  | TCA/District | Charged  | Minimum | <b>Balance Due</b> | Due Date   |
|----------------------------------|---------------------------|--------------|----------|---------|--------------------|------------|
| 1/11/3                           | Property Tax<br>Principal | 18           | \$678.08 | \$0.00  | \$0.00             | 11/15/2023 |
| TOTAL Due<br>as of<br>07/02/2024 |                           |              | \$678.08 | \$0.00  | \$0.00             |            |

Printable Version Developed by Aumentum Technologies. @2005-2020 All rights reserved. Version 4.0.2.7 SEND TAX STATEMENTS TO: Wells Family Ranch LLC Attn: Walter B. Wells, Manager PO Box 56, Turner, OR 97392 AFTER RECORDING, RETURN TO: Evans & Batlan, Attorneys at Law 969 - 13th Street SE

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

## BARGAIN AND SALE DEED

#### WALTER B. WELLS and RUSSELL W. WELLS, as tenants in common, GRANTORS

Convey to

## WELLS FAMILY RANCH LLC, an Oregon limited liability company, GRANTEE

All of their interest in the following described real property situated in Wasco County, Oregon, and more particularly described on Exhibit "A" attached hereto and incorporated by reference herein, subject to all reserved rights under that certain Wind Lease dated November 30, 2009.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion ) ss.

RUSSELL W. WELLS

PERSONALLY appeared before me this 19th day of December, 2012, the above named WALTER B. WELLS RUSSELL W. WELLS and acknowledged the foregoing instrument to be their voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: <u>ftb</u> 23, 2016

FILEP DOXIW/Wells, Walt/Wells Family Ranch LLC/12.12.19 Wasco County Deed Walt and Russ to Wells Family Ranch LLC.wpd

## EXHIBIT "A"

Tax Acet. Nos. 11592, 11594, 11704, 11706, 12840, 12857, 12858, 12859, 12905, 12907, 12909, 12910 & 16815

TRACT 1 (7S 17 700)

The Southwest quarter of the Southwest quarter of Section 10, all of Sections 15, 16, 21, 22, 23, the West half of Section 24, the west half of the East half of Section 24, All of Sections 25, 26, 27, 36, 35 and all of Section 34, except the Southeast quarter of the Northeast quarter, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 2 &3 (7S 17 1900 & 2300)

All of Section 28, and the North half of the Northeast quarter of Section 32, all in Township 7 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon. EXCEPTING THEREFROM that portion included within the County Road right of way.

TRACT 4 (7S 18 2400)

All of Section 29, 30, 31 and the North half of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 5 (7S 18 2600)

The Southeast quarter of the Southwest quarter of Section 32, all in Township 7 South, Range 18 East of the Willamette Meridian, all in the County of Wasco and State of Oregon.

## TRACT 6 (7S 18 2700)

The Northwest of the Southeast quarter, and the South half of the Southeast quarter of Section 32, all in Township 7 South, Range 18, East of Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 7 (8S 17 100)

All that part of Section 1, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon, that lies North of the Antelope-Fossil Highway (also known as the Antelope-Clarno Highway and the Shaniko-Fossil Highway and State of Highway 218).

All of Section 3, in said Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

Also all of Lots 1, 2, 3 and 4 and the South half of the Northwest quarter and the North half of the Southwest quarter; and that part of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter which lies East of the Antelope-Clarno Highway; and that part of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter which lies West of the County Road, all in Section 2, Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion thereof lying within the County Road for the State Highway.

## TRACT 8 (8S 17 200)

The Northeast quarter and the East half of the Southeast quarter of Section 12; all of Section 13; all of Section 24; and that portion of the East half of Section 1 lying South of the Antelope-Fossil Highway, all in Township 8 South, Range 17 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

EXCEPTING from the above described tracts any portion lying within the County Road or the State Highway right of way.

## TRACT 9 (8S 18 300)

All of Section 7; all of Section 8; that portion of Section 6, lying South of the Antelope-Fossil Highway, the North half and the North half of the South half of Section 18; all of Sections 4 and 9, EXCEPT that portion heretofore conveyed by Ben Taylor, et ux., to E. A. Maurer, et ux., by Deed dated October 12, 1955 and recorded November 28, 1955 in Deed Book 132, Page 309, described as: Northeast quarter, East one-half of the Northwest quarter of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, and beginning at the quarter section corner on the East line of Section 4, Township 8 South, Range 18, East of the Willamette Meridian, running thence West a distance of 1080 feet; thence South 15° 15' East 4104 feet to the Southeast corner of the Northeast one-quarter of the Northeast quarter of Section 9, said township and range; thence North 3960 feet to the point of beginning;

EXCEPT that portion conveyed to the State of Oregon by Deed, recorded June 27, 1951, under Book 121, Page 325.

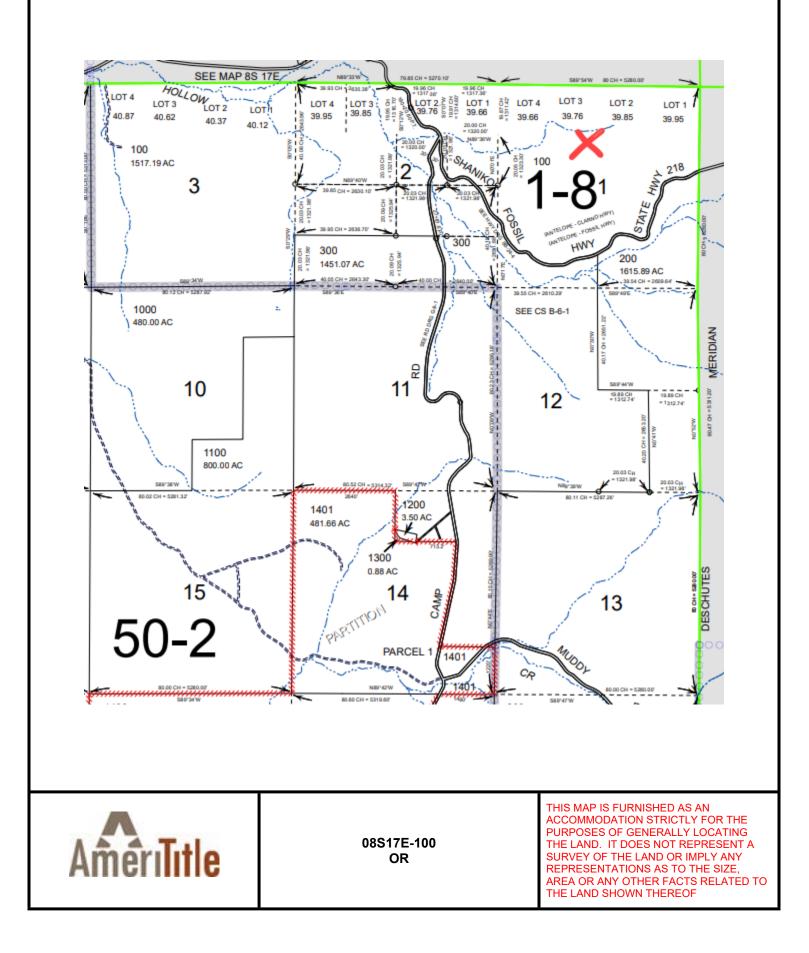
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

## TRACT 10 (8S 18 500)

All that part of Northwest quarter of Section 5, Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon, which lies North of the present Antelope-Fossil Highway.

All that part of Section 6, Township 8 South, Range 18 East of the Willamette Meridian, which lies North of the present Antelope-Fossil Highway.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded May 29, 1962 in Book 146, page 65, Deed Records of Wasco County, Oregon.







# PAUL TERJESON

PTERJY@KW.COM 503-999-6777



SCAN ABOVE TO LEARN MORE ABOUT THE TEAM!

# STEVE HELMS@KW.COM 541-979-0118

