

1 BENNETT ROAD

ANTELOPE, OR



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**

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.

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

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SELLER PREFERRED TERMS

Use OREF Forms

48 Hours for Showings, Listing Agent to Accompany

Fidelity Title Company

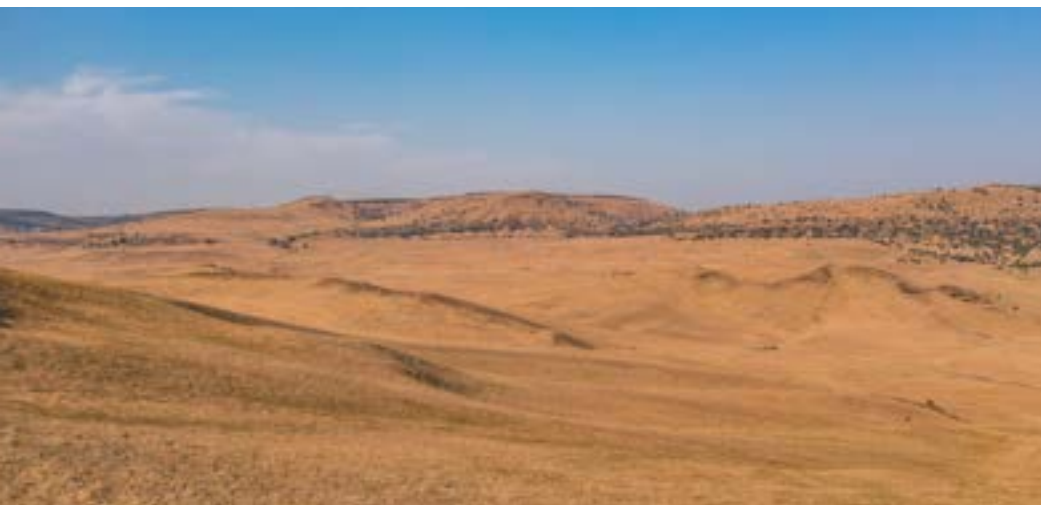
5 Business Days for Offer Response Time

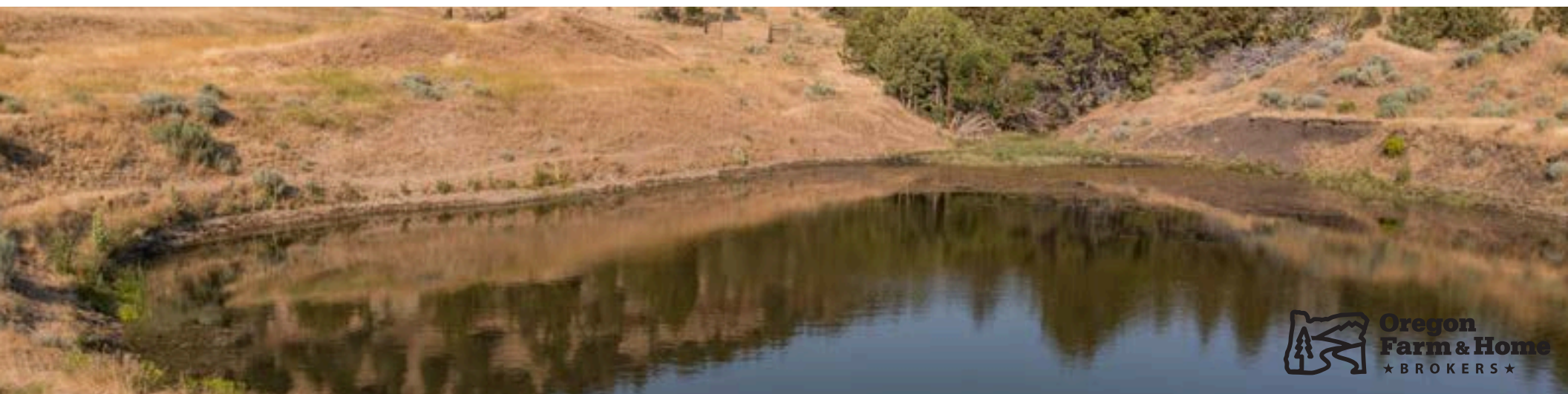
***Seller is a TRUST, Information is Limited**

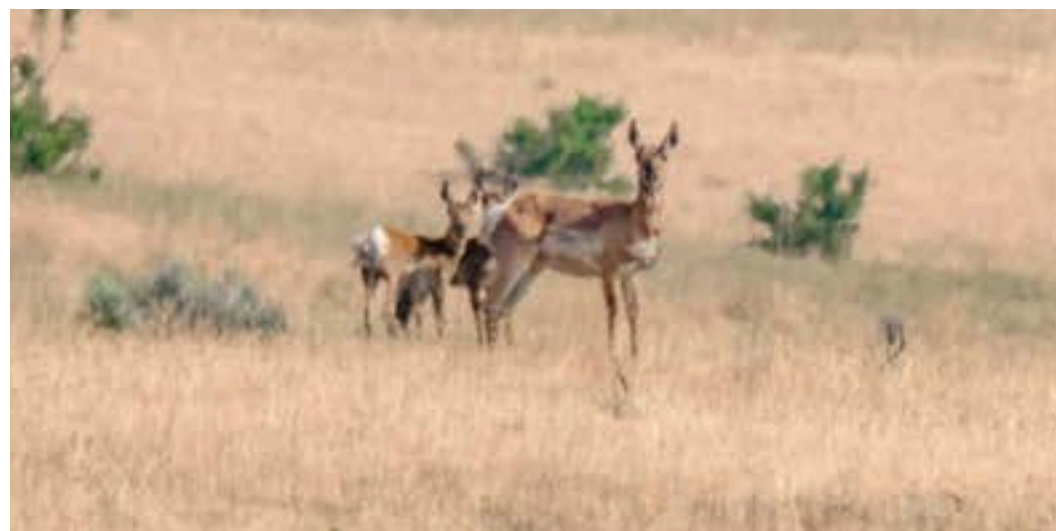
Negotiable Equipment and Cattle

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

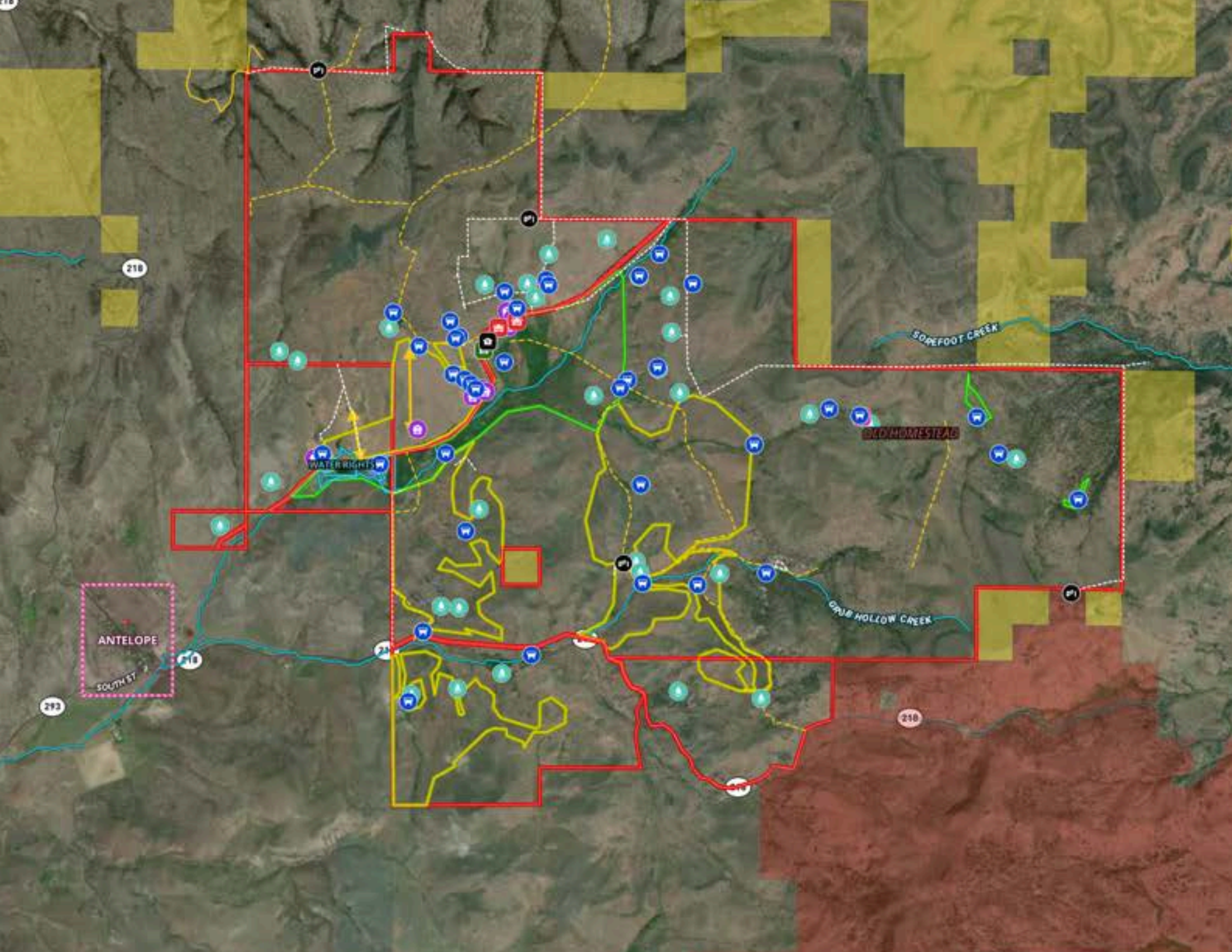
PROVIDED BY LANDID

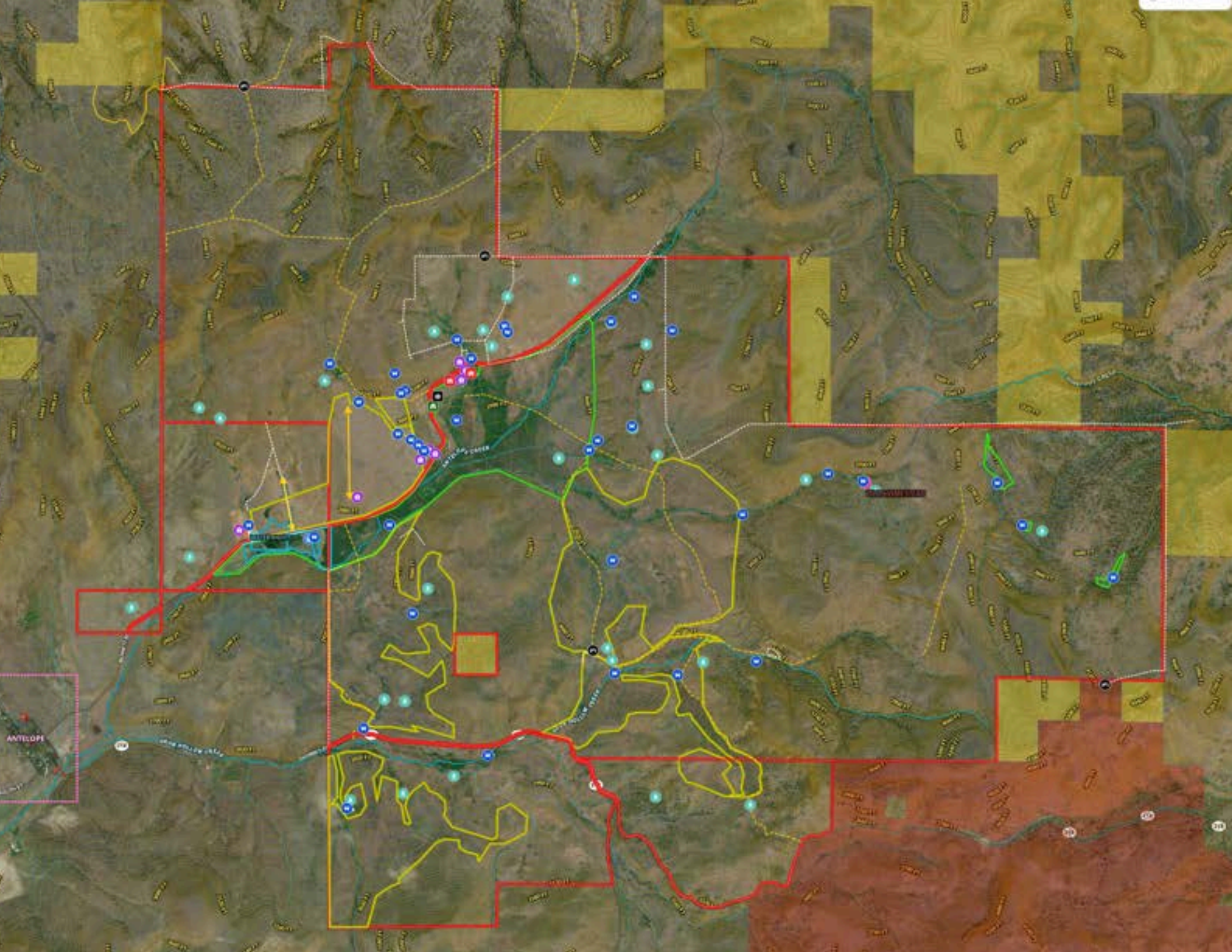
*SCAN HERE FOR
INTERACTIVE MAP*

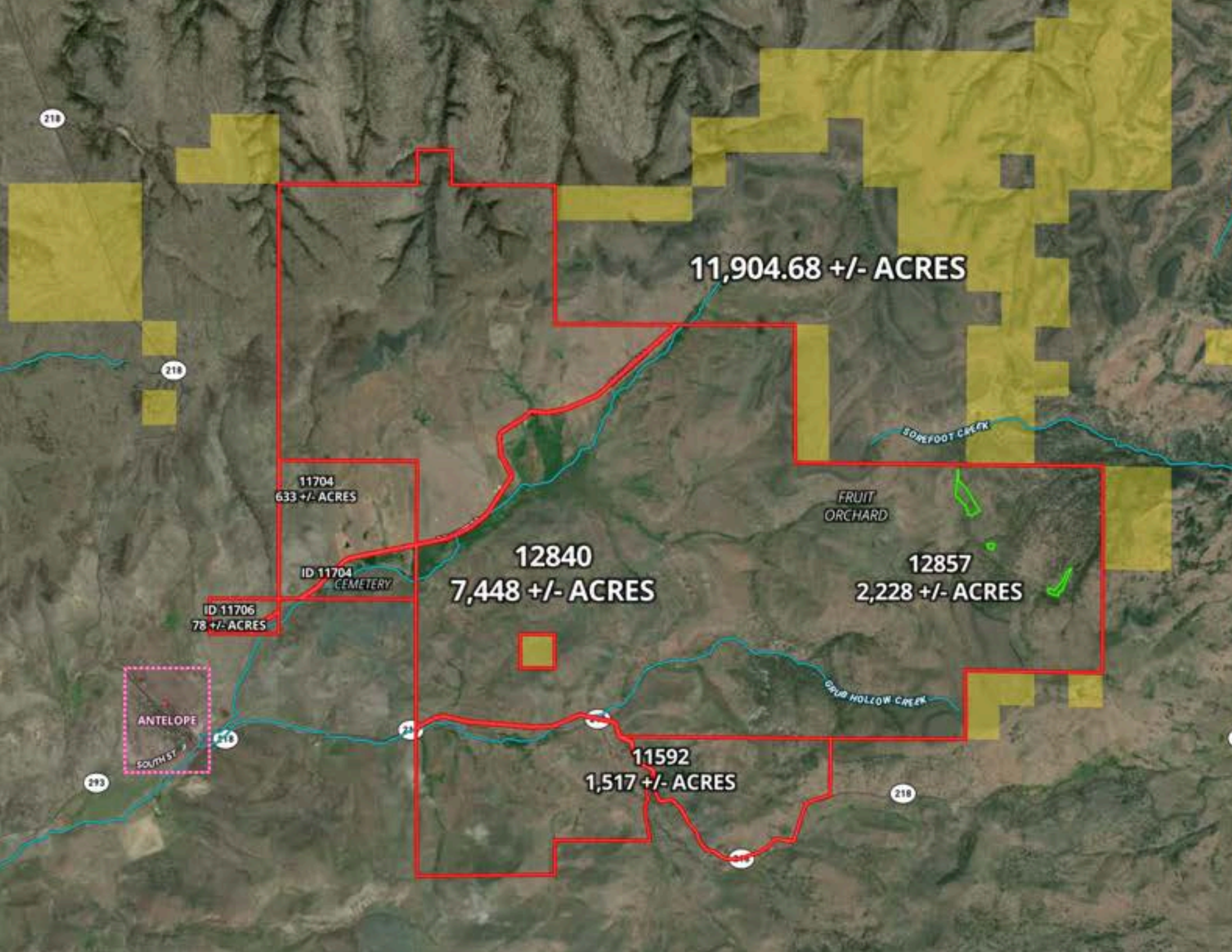


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11,904.68 +/- ACRES

11704
633 +/- ACRES

ID 11704
CEMETERY

ID 11706
78 +/- ACRES

ANTELOPE
SOUTH ST

12840
7,448 +/- ACRES

FRUIT
ORCHARD

12857
2,228 +/- ACRES

11592
1,517 +/- ACRES

GRUB HOLLOW CREEK

218

218

292

219

219

219

219

218

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.



 All Polygons 11849.49 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-------------|-------|-----|-------|------|
| TgC | Tub gravelly clay loam, 1 to 12 percent slopes | 2724.68 | 22.99 | 0 | 21 | 3e |
| ThE | Tub cobbly clay loam, 12 to 40 percent slopes | 1877.41 | 15.84 | 0 | 18 | 6e |
| TvD | Tub very stony soils, 1 to 20 percent slopes | 1423.83 | 12.02 | 0 | 18 | 6e |
| CtE | Curant and Tub silt loams, 8 to 40 percent slopes | 1306.45 | 11.03 | 0 | 20 | 6e |
| SIE | Simas cobbly silty clay loam, 10 to 35 percent slopes | 960.88 | 8.11 | 0 | 11 | 6e |
| BcC | Bakeoven-Condon complex, 2 to 20 percent slopes | 912.22 | 7.7 | 0 | 12 | 7s |
| BaC | Bakeoven very cobbly loam, 2 to 20 percent slopes | 494.11 | 4.17 | 0 | 7 | 7s |
| Wd | Willowdale loam | 478.39 | 4.04 | 0 | 17 | 4c |
| Rr | Rock outcrop-Rubble land complex | 477.31 | 4.03 | 0 | - | 8 |
| CtF | Curant and Tub silt loams, 40 to 70 percent slopes | 358.59 | 3.03 | 0 | 8 | 7e |
| LcE | Lickskillet very stony loam, 15 to 40 percent slopes | 192.85 | 1.63 | 0 | 7 | 7s |
| TuF | Tub very stony clay loam, 40 to 70 percent slopes | 188.32 | 1.59 | 0 | 7 | 7e |
| SmF | Simas very stony clay loam, 35 to 70 percent slopes | 177.16 | 1.5 | 0 | 5 | 7s |
| DaE | Day clay, 8 to 40 percent slopes | 161.03 | 1.36 | 0 | 15 | 6e |
| Ra | Rail clay | 44.72 | 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 | | 11849.49(*) | 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 | 960.88 | 28.3 | 0 | 11 | 6e |
| BcC | Bakeoven-Condon complex, 2 to 20 percent slopes | 912.22 | 26.87 | 0 | 12 | 7s |

| | | | | | | |
|--------|--|----------------|-------|---|-------|-----|
| TgC | Tub gravelly clay loam, 1 to 12 percent slopes | 580.5 8 | 17.1 | 0 | 21 | 3e |
| Rr | Rock outcrop-Rubble land complex | 469.9 6 | 13.84 | 0 | - | 8 |
| TvD | Tub very stony soils, 1 to 20 percent slopes | 188.7 9 | 5.56 | 0 | 18 | 6e |
| BaC | Bakeoven very cobbly loam, 2 to 20 percent slopes | 152.4 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. 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.

 Boundary 7332.86 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------------|-------|-----|-------|-----|
| ThE | Tub cobbly clay loam, 12 to 40 percent slopes | 1815. 06 | 24.75 | 0 | 18 | 6e |
| TgC | Tub gravelly clay loam, 1 to 12 percent slopes | 1428. 74 | 19.48 | 0 | 21 | 3e |
| TvD | Tub very stony soils, 1 to 20 percent slopes | 1191. 54 | 16.25 | 0 | 18 | 6e |
| CtE | Curant and Tub silt loams, 8 to 40 percent slopes | 1101. 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 | 358.5 9 | 4.89 | 0 | 8 | 7e |
| BaC | Bakeoven very cobbly loam, 2 to 20 percent slopes | 341.6 2 | 4.66 | 0 | 7 | 7s |
| TuF | Tub very stony clay loam, 40 to 70 percent slopes | 188.3 2 | 2.57 | 0 | 7 | 7e |
| LcE | Lickskillet very stony loam, 15 to 40 percent slopes | 180.6 7 | 2.46 | 0 | 7 | 7s |
| DaE | Day clay, 8 to 40 percent slopes | 161.0 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 | 36.17 | 0.49 | 0 | 11 | 6e |
| Mx | Mixed alluvial land | 35.37 | 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 | | 7332.86(*) | 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 | 654.92 | 62.8 | 0 | 21 | 3e |
| CtE | Curant and Tub silt loams, 8 to 40 percent slopes | 203.21 | 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 | | 1042.87(*) | 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(*) | 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.

▢ 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(*) | 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' | • | • | • | • | • | • | • | • |
| Forestry | • | • | • | • | • | • | • | |
| Limited | • | • | • | • | • | • | • | |
| Moderate | • | • | • | • | • | • | | |
| Intense | • | • | • | • | • | | | |
| Limited | • | • | • | • | | | | |
| Moderate | • | • | • | | | | | |
| Intense | • | • | | | | | | |
| Very Intense | • | | | | | | | |

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

WATER RIGHTS

PROVIDED BY OWRD

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STATE OF OREGON
COUNTY OF WASCO
CERTIFICATE OF WATER RIGHT

This Is 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 for the purpose of 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 $\frac{1}{4}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ SE $\frac{1}{4}$, 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 $\frac{1}{4}$ SW $\frac{1}{4}$
 16.0 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
 10.0 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
 4.0 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
 6.4 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$

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 SE $\frac{1}{4}$ of Sec. 28 lying between Antelope Creek and the county road and the adjoining 0.1 acre in the NE $\frac{1}{4}$ SW $\frac{1}{4}$.

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

STATE OF OREGON

WATER DIVISION NO. 2 COUNTY OF WASCO

CERTIFICATE OF WATER RIGHT

(For Rights which have been confirmed by the Courts)

This is to Certify, That FRANK J. STARK of Antelope State of Oregon has a right to the use of the waters of John's Canyon, tributary of Trout Creek

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 STATE WATER BOARD of the State of Oregon, in Volume 4, at 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 purpose aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.50 acre feet 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 irrigated under such right, and to which the water hereby confirmed is appurtenant, or, if for other purposes, the place where such water is put to beneficial use, is as follows: 16 acres in the NW 1/4 SE 1/4 of Section 28, T 7 S., R 17 E. W. M., in Wasco County, Oregon.

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

WITNESS the seal and signature of the State Water Board, affixed this 15th day of May, 1919. STATE WATER BOARD

(SEAL OF STATE WATER BOARD)

By PERCY A. CUPPER State Engineer, President

Attest: R. W. POTTER Secretary

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

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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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.



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

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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 Date | |
| Last Sale Excise Number | |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed, Use Assessed |
| Tax Code Area | 502 |
| Remarks | |

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

No Related Properties Found

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Assessed Value Regular (AVR) | \$105,678 | \$99,956 | \$85,054 | \$84,741 | \$84,437 |
| Total Exemption Amount Regular (EAR) | | | | | |
| Taxable Value Regular (TVR) | \$105,678 | \$99,956 | \$85,054 | \$84,741 | \$84,437 |
| MKLND + SAMKL (MKLTL) | \$671,090 | \$582,470 | \$462,580 | \$462,580 | \$462,580 |
| MKIMP + SAMKI (MKITL) | \$18,540 | \$18,540 | \$18,540 | \$22,660 | \$23,880 |
| Real MKT Total (MKTTL) | \$689,630 | \$601,010 | \$481,120 | \$485,240 | \$486,460 |
| Market Land (MKLND) | | | | | |
| Display Only (M5SAV) | \$303,160 | \$283,230 | \$182,870 | \$182,870 | \$182,870 |
| Market Improvement(MKIMP) | \$18,540 | \$18,540 | \$18,540 | \$22,660 | \$23,880 |
| SA Por Only-Exc Val Not Incl (SAVL) | \$94,290 | \$88,900 | \$74,320 | \$74,320 | \$74,320 |
| Market Portion BMAV + EAV (MAVMK) | \$11,388 | \$11,056 | \$10,734 | \$10,421 | \$10,117 |
| Exception Base Value NEWCN+OEV (EBV) | | | | | |
| Exception Assessed Value (EAV) | | | | | |

Parents

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| No Parents Found | | | | | | |

Children

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found | | | | | |

Active Exemptions

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

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|-----------------|-----------------|------|---------|
| No Events Found | | | |

Tax Balance

No charges are currently due. If you believe this is incorrect, please contact the Wasco County Tax Office at 541-506-2540.

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

Receipts

| Date | Receipt No. | Charged | Amount Due | Tendered | Change |
|---------------------|------------------------|------------|------------|------------|--------|
| 11/20/2023 00:00:00 | 542533 | \$1,360.59 | \$1,360.59 | \$1,319.77 | \$0.00 |
| 11/21/2022 00:00:00 | 525999 | \$1,323.92 | \$1,323.92 | \$1,284.20 | \$0.00 |
| 11/17/2021 00:00:00 | 508252 | \$1,116.34 | \$1,116.34 | \$1,082.85 | \$0.00 |
| 11/12/2020 00:00:00 | 485840 | \$1,128.46 | \$1,128.46 | \$1,094.61 | \$0.00 |
| 11/20/2019 00:00:00 | 475292 | \$1,113.01 | \$1,113.01 | \$1,079.62 | \$0.00 |

Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Parcels |
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|----------------------|----------------------|---------------|
| 12/19/2012 | | 2012004818 | \$0.00 | 000033446 | BS | M | WELLS RANCHES/P3 LLC | WELLS WALTER G ET AL | No |

| | | | | | | | | | |
|------------|--|-----------|--------|------------|----|---|---------------------------------|---------------------------------|----|
| 05/19/2009 | | 000029732 | \$0.00 | 2009001986 | BS | M | WEST LINN CORPORATE PARK II LLC | WELLS RANCHES/P3 LLC | No |
| 09/20/2006 | | 000026536 | \$0.00 | 2006005518 | WD | M | SMITH WILLIAM L PR ET AL | WEST LINN CORPORATE PARK II LLC | No |
| 09/18/2006 | | 000026535 | \$0.00 | 7060620000 | CC | M | SMITH EARL A | SMITH WILLIAM L PR | No |
| 10/31/2002 | | 000020479 | \$0.00 | 0000000000 | BS | M | DEPT OF VETS AFFAIRS | SMITH EARL A & G ANN | No |

Property Details

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

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 541-506-2540

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[Property Search](#) > [Search Results](#) > [Property Summary](#) > Installments Paid/Payable

Installments Paid/Payable

| | | | |
|-----------------------|-------|-------------------------|--|
| Account Number | 11704 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|-----------------------|-------|-------------------------|--|

Tax Year 2023
 As Of Date: 7/1/2024

[Select Another Tax Year](#)

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

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 Version 4.0.2.7

Wasco County Official Records **2012-004819**
DEED-D
Cnt=1 Str=1 WASCO COUNTY 12/21/2012 11:55 AM
\$15.00 \$11.00 \$15.00 \$10.00 \$15.00 **\$66.00**



I, Linda Brown, County Clerk for Wasco County,
Oregon, certify that the instrument identified
herein was recorded in the Clerk records.

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



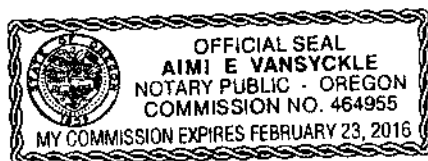
WALTER B. WELLS




RUSSELL W. WELLS

STATE OF OREGON, County of Marion) ss.

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: Feb 23, 2016

EXHIBIT "A"

Tax Acct. 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.

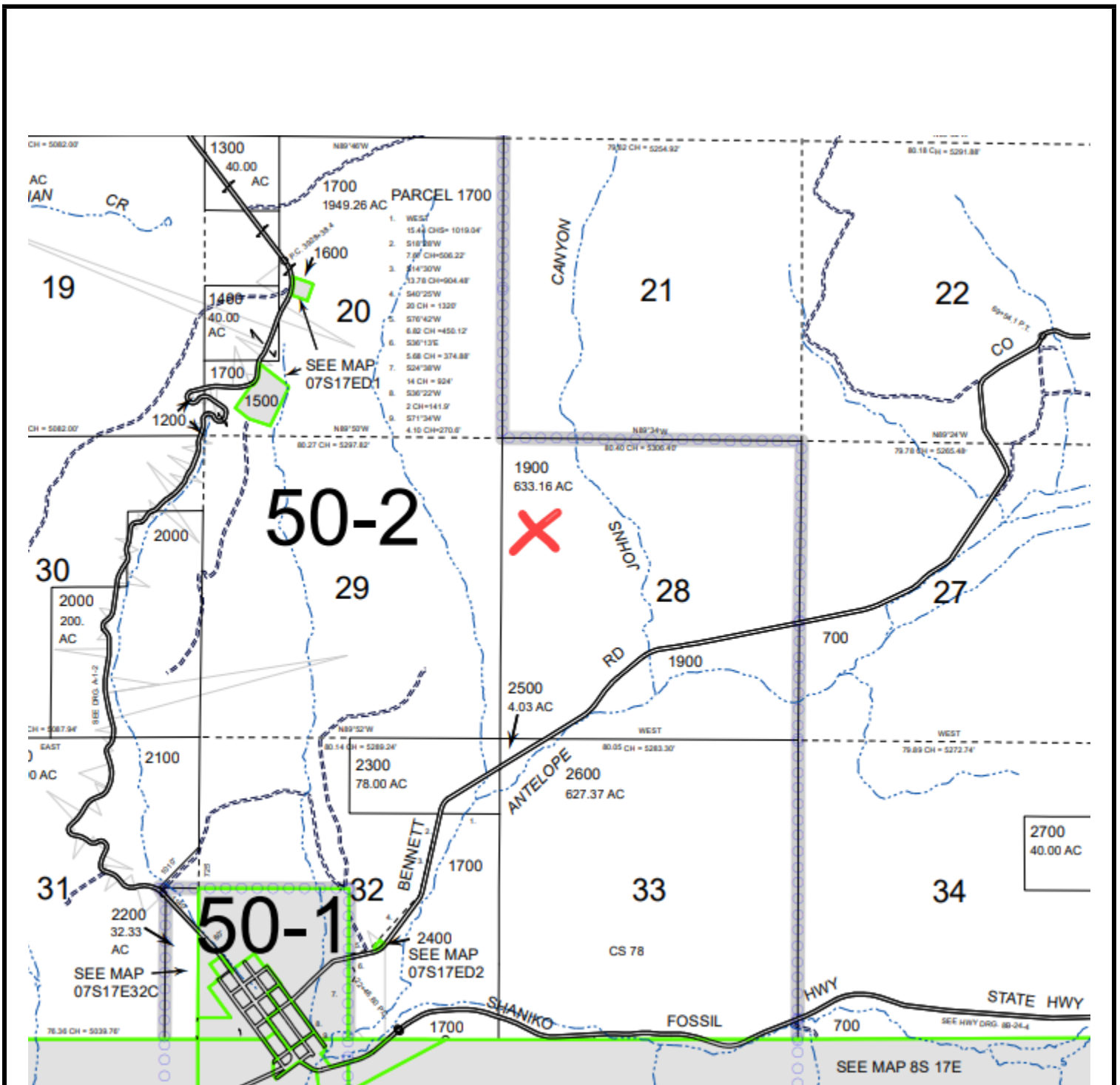
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

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.



07S17E-1900
OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



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.



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

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Property Account Summary

7/2/2024

| | | | |
|----------------|-------|------------------|--|
| Account Number | 12857 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|----------------|-------|------------------|--|

General Information

| | |
|-------------------------|--|
| Alternate Property # | 07S18 E00 02400 00 |
| Property Description | SECTION 0 TOWNSHIP 7S RANGE 18E QUARTER PRCL 2400MapTax Lot: 07S18 E00 02400 00 |
| Last Sale Price | |
| Last Sale Date | |
| Last Sale Excise Number | |
| Property Category | Land &/or Buildings |
| 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 EFU VAC |
| Potential Additional Tax | |
| Neighborhood | 607: AA6/VA7 RURAL |
| Change property ratio | 4XX Rural Tract, Farm & Forest |
| Acreage | 2227.580 |

Related Properties

No Related Properties Found

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------|------------------|------------------|------------------|------------------|------------------|
| | | | | | |

| | | | | | |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Assessed Value Regular (AVR) | \$36,920 | \$34,380 | \$28,600 | \$28,600 | \$28,600 |
| Total Exemption Amount Regular (EAR) | | | | | |
| Taxable Value Regular (TVR) | \$36,920 | \$34,380 | \$28,600 | \$28,600 | \$28,600 |
| MKLND + SAMKL (MKLTL) | \$1,161,980 | \$1,128,720 | \$1,121,600 | \$1,121,600 | \$1,121,600 |
| MKIMP + SAMKI (MKITL) | | | | | |
| Real MKT Total (MKTTL) | \$1,161,980 | \$1,128,720 | \$1,121,600 | \$1,121,600 | \$1,121,600 |
| Market Land (MKLND) | | | | | |
| Display Only (M5SAV) | \$71,120 | \$63,120 | \$71,890 | \$71,890 | \$71,890 |
| Market Improvement(MKIMP) | | | | | |
| SA Por Only-Exc Val Not Incl (SAVL) | \$36,920 | \$34,380 | \$28,600 | \$28,600 | \$28,600 |
| Market Portion BMAV + EAV (MAVMK) | | | | | |
| Exception Base Value NEWCN+OEV (EBV) | | | | | |
| Exception Assessed Value (EAV) | | | | | |

Parents

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| No Parents Found | | | | | | |

Children

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found | | | | | |

Active Exemptions

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

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|-----------------|-----------------|------|---------|
| No Events Found | | | |

Tax Balance

No charges are currently due. If you believe this is incorrect, please contact the Wasco County Tax Office at 541-506-2540.

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

Receipts

| Date | Receipt No. | Charged | Amount Due | Tendered | Change |
|---------------------|------------------------|----------|------------|----------|--------|
| 11/20/2023 00:00:00 | 542535 | \$434.56 | \$434.56 | \$421.52 | \$0.00 |
| 11/21/2022 00:00:00 | 526001 | \$408.74 | \$408.74 | \$396.48 | \$0.00 |
| 11/17/2021 00:00:00 | 508255 | \$335.74 | \$335.74 | \$325.67 | \$0.00 |
| 11/12/2020 00:00:00 | 485836 | \$318.55 | \$318.55 | \$308.99 | \$0.00 |
| 11/20/2019 00:00:00 | 475294 | \$318.86 | \$318.86 | \$309.29 | \$0.00 |

Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Parcels |
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|----------------------|----------------------|---------------|
| 12/19/2012 | | 2012004818 | \$0.00 | 000033446 | BS | M | WELLS RANCHES/P3 LLC | WELLS WALTER G ET AL | No |
| 05/19/2009 | | 000029732 | \$0.00 | 2009001986 | BS | M | WEST LINN CORPORATE | WELLS RANCHES/P3 | No |

| | | | | | | | | | |
|------------|--|-----------|--------|------------|----|---|--------------------------------|---------------------------------------|----|
| | | | | | | | PARK II LLC | LLC | |
| 09/20/2006 | | 000026536 | \$0.00 | 2006005518 | WD | M | SMITH WILLIAM L PR ET AL | WEST LINN CORPORATE PARK II LLC | No |
| 09/18/2006 | | 000026535 | \$0.00 | 7060620000 | CC | M | SMITH EARL A | SMITH WILLIAM L PR | No |

Property Details

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

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 The Dalles, OR 97058
 541-506-2540

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Installments Paid/Payable

| | | | |
|-----------------------|-------|-------------------------|--|
| Account Number | 12857 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|-----------------------|-------|-------------------------|--|

Tax Year 2023
 As Of Date: 7/2/2024

[Select Another Tax Year](#)

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

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Wasco County Official Records **2012-004819**
DEED-D
Cnt=1 Str=1 WASCO COUNTY 12/21/2012 11:55 AM
\$15.00 \$11.00 \$15.00 \$10.00 \$15.00 **\$66.00**



I, Linda Brown, County Clerk for Wasco County,
Oregon, certify that the instrument identified
herein was recorded in the Clerk records.

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



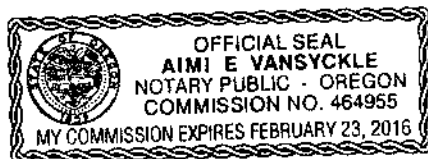
WALTER B. WELLS

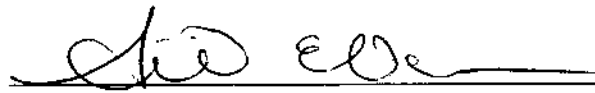


RUSSELL W. WELLS

STATE OF OREGON, County of Marion) ss.

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: Feb 23, 2016

EXHIBIT "A"

Tax Acct. 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.

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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)

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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.

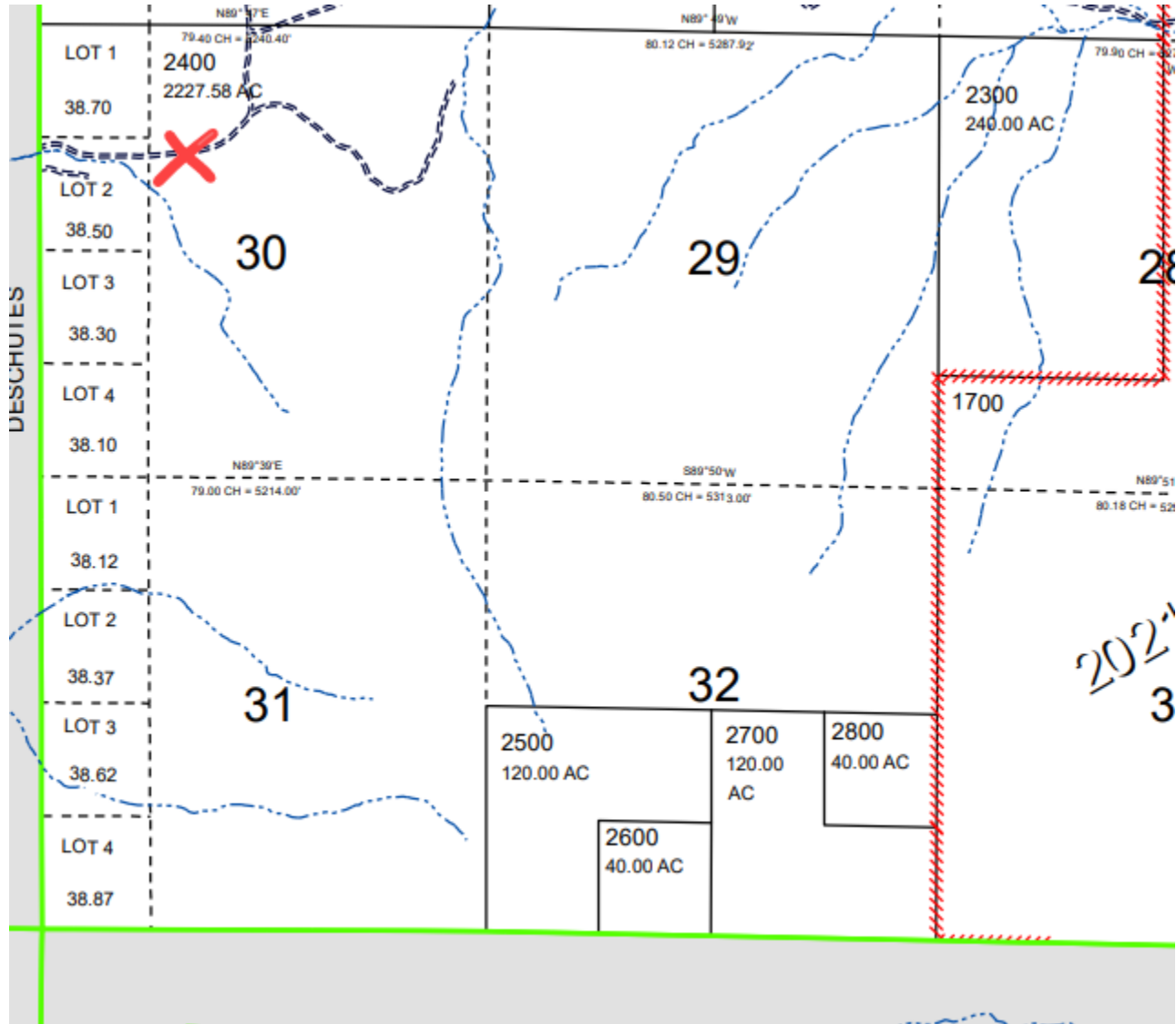
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 10 (8S 18 500)

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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.



07S18E-2400
OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



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.



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The Dalles, OR 97058
541-506-2540

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Property Account Summary

7/1/2024

| | | | |
|----------------|-------|------------------|--|
| Account Number | 12840 | Property Address | 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 700MapTax Lot: 07S17 E00 00700 00 |
| Last Sale Price | |
| Last Sale Date | |
| Last Sale Excise Number | |
| Property Category | Land &/or Buildings |
| Status | Active, Host Other Property, Locally Assessed, Use Assessed |
| Tax Code Area | 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 | 1995 |
| Mobile Home ID | 277835 |
| Mobile Home Serial No. | H010274 |

Related Properties

77599 is Located On this property starting 01/01/1970 until 12/31/2012

TCA SPLIT CODE 16815

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 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 | \$456,913 |
| MKLND + SAMKL (MKLTL) | \$4,374,880 | \$3,785,760 | \$3,659,610 | \$3,655,990 | \$3,655,990 |
| MKIMP + SAMKI (MKITL) | \$438,440 | \$438,440 | \$448,110 | \$547,660 | \$577,560 |
| Real MKT Total (MKTTL) | \$4,813,320 | \$4,224,200 | \$4,107,720 | \$4,203,650 | \$4,233,550 |
| Market Land (MKLND) | | | | | |
| Display Only (M5SAV) | \$595,620 | \$376,540 | \$344,740 | \$344,740 | \$344,740 |
| Market Improvement(MKIMP) | \$438,440 | \$438,440 | \$448,110 | \$547,660 | \$577,560 |
| SA Por Only-Exc Val Not Incl (SAVL) | \$319,400 | \$290,110 | \$216,970 | \$216,970 | \$216,970 |
| Market Portion BMAV + EAV (MAVMK) | \$270,058 | \$262,192 | \$254,555 | \$247,141 | \$239,943 |
| Exception Base Value NEWCN+OEV (EBV) | | | | | |
| Exception Assessed Value (EAV) | | | | | |

Parents

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| No Parents Found | | | | | | |

Children

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found | | | | | |

Active Exemptions

No Exemptions Found

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|-----------------|-----------------|------|---------|
| No Events Found | | | |

Tax Balance

No charges are currently due. If you believe this is incorrect, please contact the Wasco County Tax Office at 541-506-2540.

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

Receipts

| Date | Receipt No. | Charged | Amount Due | Tendered | Change |
|---------------------|------------------------|------------|------------|------------|--------|
| 11/20/2023 00:00:00 | 542530 | \$6,938.04 | \$6,938.04 | \$6,729.90 | \$0.00 |
| 11/21/2022 00:00:00 | 525995 | \$6,566.21 | \$6,566.21 | \$6,369.22 | \$0.00 |
| 11/17/2021 00:00:00 | 508254 | \$5,535.28 | \$5,535.28 | \$5,369.22 | \$0.00 |
| 11/12/2020 00:00:00 | 485838 | \$5,169.31 | \$5,169.31 | \$5,014.23 | \$0.00 |
| 11/20/2019 00:00:00 | 475287 | \$5,094.03 | \$5,094.03 | \$4,941.21 | \$0.00 |

Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Parcels |
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|-----------------|----------------|---------------|
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|-----------------|----------------|---------------|

| | | | | | | | | | |
|------------|--|------------|--------|------------|----|---|---------------------------------|---------------------------------|----|
| 12/19/2012 | | 2012004818 | \$0.00 | 000033446 | BS | M | WELLS RANCHES/P3 LLC | WELLS WALTER G ET AL | No |
| 05/19/2009 | | 000029732 | \$0.00 | 2009001986 | BS | M | WEST LINN CORPORATE PARK II LLC | WELLS RANCHES/P3 LLC | No |
| 09/20/2006 | | 000026536 | \$0.00 | 2006005518 | WD | M | SMITH WILLIAM L PR ET AL | WEST LINN CORPORATE PARK II LLC | No |
| 09/18/2006 | | 000026535 | \$0.00 | 7060620000 | CC | M | SMITH EARL A | SMITH WILLIAM L PR | No |

Property Details

| Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
| 2542 | 0 X 0 | 1974 | 45 | 1.0 | 4 | 2 | 0 |

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Version 4.0.2.7



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

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[Property Search](#) > [Search Results](#) > [Property Summary](#) > Installments Paid/Payable

Installments Paid/Payable

| | | | |
|-----------------------|-------|-------------------------|--|
| Account Number | 12840 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|-----------------------|-------|-------------------------|--|

Tax Year 2023
 As Of Date: 7/1/2024

[Select Another Tax Year](#)

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

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Wasco County Official Records **2012-004819**
DEED-D
Cnt=1 Str=1 WASCO COUNTY 12/21/2012 11:55 AM
\$15.00 \$11.00 \$15.00 \$10.00 \$15.00 **\$66.00**



I, Linda Brown, County Clerk for Wasco County,
Oregon, certify that the instrument identified
herein was recorded in the Clerk records.

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.

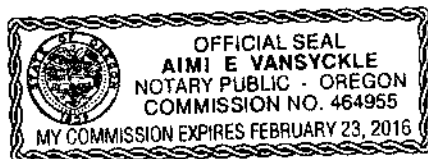
Dated this 19th day of December, 2012

WALTER B. WELLS

RUSSELL W. WELLS

STATE OF OREGON, County of Marion) ss.

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: Feb 23, 2016

EXHIBIT "A"

Tax Acct. 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.

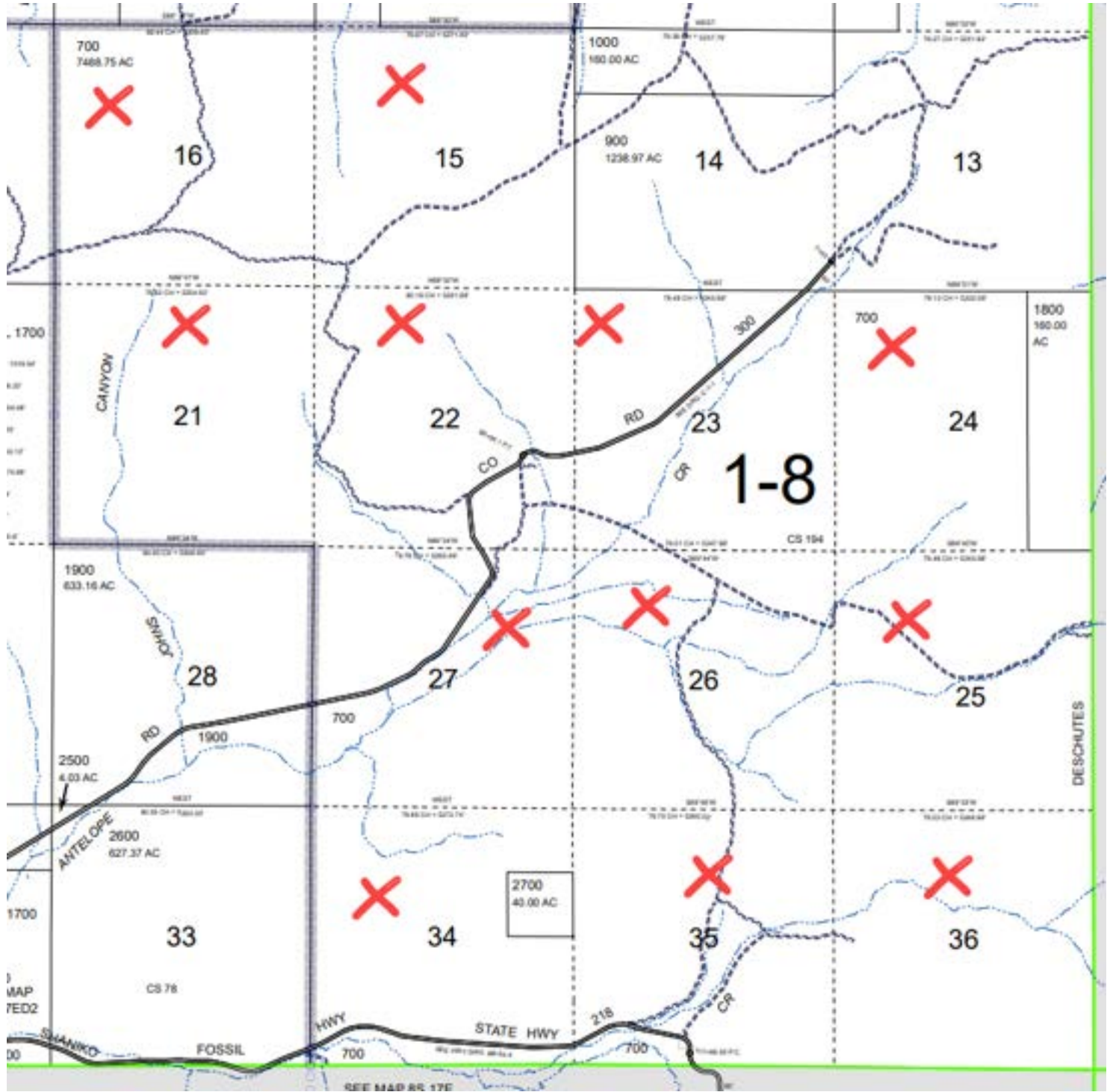
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

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.



07S17E-700
OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



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.



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

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Property Account Summary

7/1/2024

| | | | |
|----------------|-------|------------------|--|
| Account Number | 11706 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|----------------|-------|------------------|--|

General Information

| | |
|-------------------------|--|
| Alternate Property # | 07S17 E00 02300 00 |
| Property Description | SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 2300MapTax Lot: 07S17 E00 02300 00 |
| Last Sale Price | |
| Last Sale Date | |
| Last Sale Excise Number | |
| Property Category | Land &/or Buildings |
| Status | Active, Locally Assessed, Use Assessed |
| Tax Code Area | 502 |
| Remarks | |

Tax Rate

| Description | Rate |
|-------------|---------|
| Total Rate | 12.8749 |

Property Characteristics

| | |
|--------------------------|--------------------------------|
| Property Class Category | 550: EFU VAC or FARM EFU VAC |
| Potential Additional Tax | |
| Neighborhood | 607: AA6/VA7 RURAL |
| Change property ratio | 4XX Rural Tract, Farm & Forest |
| Acreage | 78.000 |

Related Properties

No Related Properties Found

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------|------------------|------------------|------------------|------------------|------------------|
| | | | | | |

| | | | | | |
|--------------------------------------|----------|----------|----------|----------|----------|
| Assessed Value Regular (AVR) | \$9,230 | \$8,180 | \$5,450 | \$5,450 | \$5,450 |
| Total Exemption Amount Regular (EAR) | | | | | |
| Taxable Value Regular (TVR) | \$9,230 | \$8,180 | \$5,450 | \$5,450 | \$5,450 |
| MKLND + SAMKL (MKLTL) | \$57,940 | \$34,080 | \$28,970 | \$28,970 | \$28,970 |
| MKIMP + SAMKI (MKITL) | | | | | |
| Real MKT Total (MKTTL) | \$57,940 | \$34,080 | \$28,970 | \$28,970 | \$28,970 |
| Market Land (MKLND) | | | | | |
| Display Only (M5SAV) | \$16,630 | \$8,420 | \$5,850 | \$5,850 | \$5,850 |
| Market Improvement(MKIMP) | | | | | |
| SA Por Only-Exc Val Not Incl (SAVL) | \$9,230 | \$8,180 | \$5,450 | \$5,450 | \$5,450 |
| Market Portion BMAV + EAV (MAVMK) | | | | | |
| Exception Base Value NEWCN+OEV (EBV) | | | | | |
| Exception Assessed Value (EAV) | | | | | |

Parents

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| No Parents Found | | | | | | |

Children

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found | | | | | |

Active Exemptions

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

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|-----------------|-----------------|------|---------|
| No Events Found | | | |

Tax Balance

No charges are currently due. If you believe this is incorrect, please contact the Wasco County Tax Office at 541-506-2540.

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

Receipts

| Date | Receipt No. | Charged | Amount Due | Tendered | Change |
|---------------------|------------------------|----------|------------|----------|--------|
| 11/20/2023 00:00:00 | 542534 | \$118.84 | \$118.84 | \$115.27 | \$0.00 |
| 11/21/2022 00:00:00 | 526000 | \$108.34 | \$108.34 | \$105.09 | \$0.00 |
| 11/17/2021 00:00:00 | 508253 | \$71.53 | \$71.53 | \$69.38 | \$0.00 |
| 11/12/2020 00:00:00 | 485837 | \$72.58 | \$72.58 | \$70.40 | \$0.00 |
| 11/20/2019 00:00:00 | 475293 | \$71.84 | \$71.84 | \$69.68 | \$0.00 |

Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Parcels |
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|----------------------|----------------------|---------------|
| 12/19/2012 | | 2012004818 | \$0.00 | 000033446 | BS | M | WELLS RANCHES/P3 LLC | WELLS WALTER G ET AL | No |
| 05/19/2009 | | 000029732 | \$0.00 | 2009001986 | BS | M | WEST LINN CORPORATE | WELLS RANCHES/P3 | No |

| | | | | | | | | | |
|------------|--|-----------|--------|------------|----|---|--------------------------------|---------------------------------------|----|
| | | | | | | | PARK II LLC | LLC | |
| 09/20/2006 | | 000026536 | \$0.00 | 2006005518 | WD | M | SMITH WILLIAM L PR ET AL | WEST LINN CORPORATE PARK II LLC | No |
| 09/18/2006 | | 000026535 | \$0.00 | 7060620000 | CC | M | SMITH EARL A | SMITH WILLIAM L PR | No |
| 10/31/2002 | | 000020479 | \$0.00 | 0000000000 | BS | M | DEPT OF VETS AFFAIRS | SMITH EARL A & G ANN | No |

Property Details

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

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Installments Paid/Payable

| | | | |
|-----------------------|-------|-------------------------|--|
| Account Number | 11706 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|-----------------------|-------|-------------------------|--|

Tax Year 2023
 As Of Date: 7/1/2024

[Select Another Tax Year](#)

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

[Printable Version](#)

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 Version 4.0.2.7

Wasco County Official Records **2012-004819**
DEED-D
Cnt=1 Str=1 WASCO COUNTY 12/21/2012 11:55 AM
\$15.00 \$11.00 \$15.00 \$10.00 \$15.00 **\$66.00**



I, Linda Brown, County Clerk for Wasco County,
Oregon, certify that the instrument identified
herein was recorded in the Clerk records.

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.

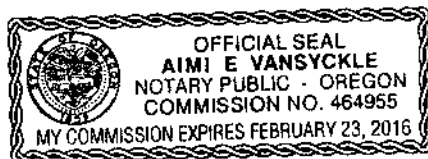
Dated this 19th day of December, 2012

WALTER B. WELLS

RUSSELL W. WELLS

STATE OF OREGON, County of Marion) ss.

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: Feb 23, 2016

EXHIBIT "A"

Tax Acct. 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.

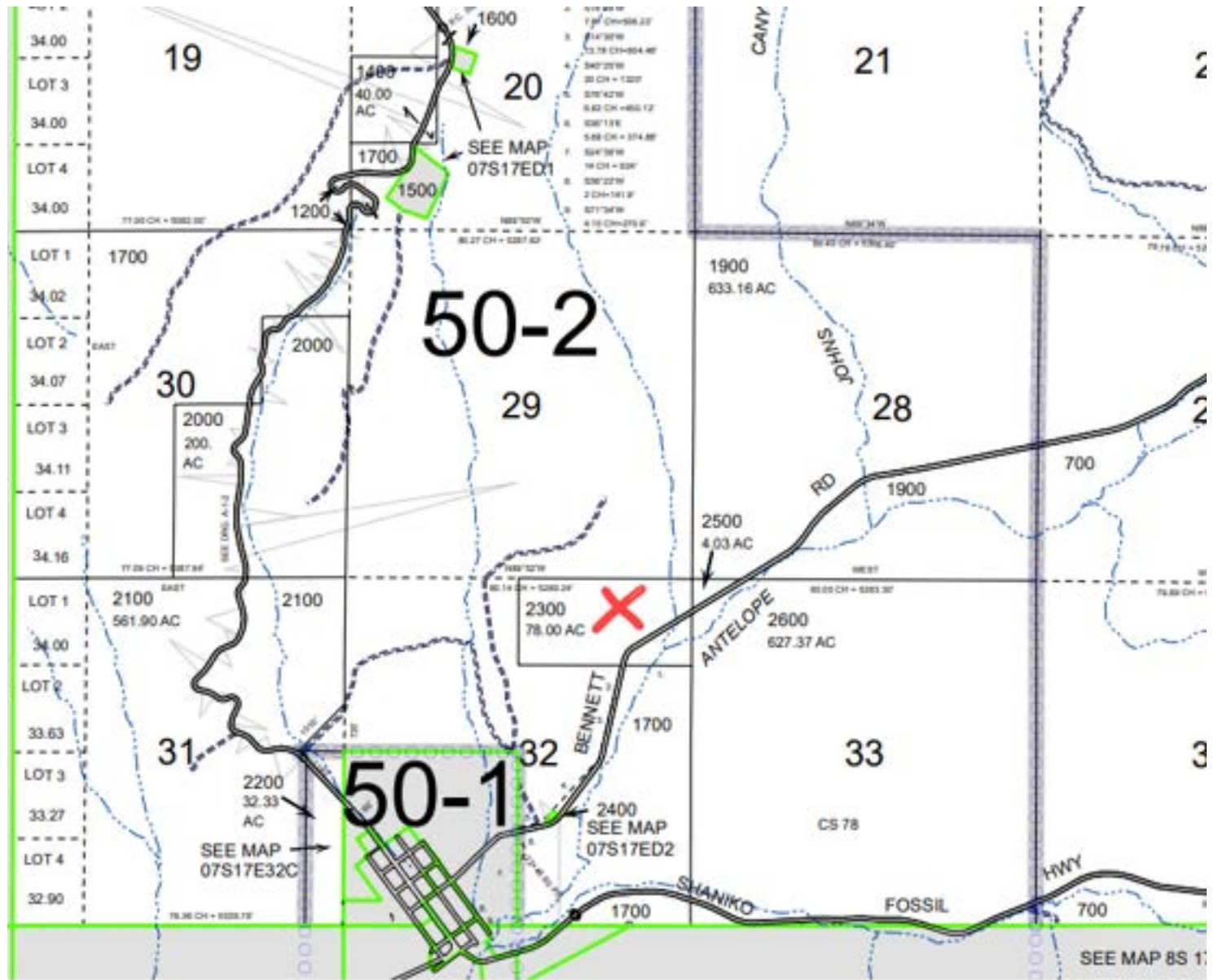
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

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.



07S17E-2300
OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



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 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.



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 The Dalles, OR 97058
 541-506-2540

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Property Account Summary

7/2/2024

| | | | |
|----------------|-------|------------------|--|
| Account Number | 11592 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|----------------|-------|------------------|--|

General Information

| | |
|-------------------------|---|
| Alternate Property # | 08S17 E00 00100 00 |
| Property Description | SECTION 0 TOWNSHIP 8S RANGE 17E QUARTER PRCL 100MapTax Lot: 08S17 E00 00100 00 |
| Last Sale Price | |
| Last Sale Date | |
| Last Sale Excise Number | |
| Property Category | Land &/or Buildings |
| Status | Active, Host Other Property, Locally Assessed, Use Assessed |
| Tax Code Area | 502 |
| Remarks | |

Tax Rate

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

Property Characteristics

| | |
|--------------------------|--------------------------------|
| Potential Additional Tax | |
| Property Class Category | 550: EFU VAC or FARM EFU VAC |
| Neighborhood | 607: AA6/VA7 RURAL |
| Change property ratio | 4XX Rural Tract, Farm & Forest |
| Acreage | 0.24 |

Related Properties

| |
|---------------------------------------|
| 12905 is TCA SPLIT CODE this property |
|---------------------------------------|

Property Values

| Value Type | Tax Year 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------|---------------|---------------|---------------|---------------|---------------|
| | | | | | |

| | | | | | | |
|--------------------------------------|-------|-------|-------|-------|-------|-------|
| Assessed Value Regular (AVR) | | | | | \$2 | \$2 |
| Total Exemption Amount Regular (EAR) | | | | | | |
| Taxable Value Regular (TVR) | | | | | \$2 | \$2 |
| MKLND + SAMKL (MKLTL) | \$120 | \$120 | \$120 | \$120 | \$120 | \$120 |
| MKIMP + SAMKI (MKITL) | | | | | | |
| Real MKT Total (MKTTL) | \$120 | \$120 | \$120 | \$120 | \$120 | \$120 |
| Market Land (MKLND) | | | | | | |
| Display Only (M5SAV) | \$10 | \$10 | \$10 | \$10 | \$10 | \$10 |
| Market Improvement(MKIMP) | | | | | | |
| SA Por Only-Exc Val Not Incl (SAVL) | | | | | | |
| Market Portion BMAV + EAV (MAVMK) | | | | | | |
| Exception Base Value NEWCN+OEV (EBV) | | | | | | |
| Exception Assessed Value (EAV) | | | | | | |

Parents

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| No Parents Found | | | | | | |

Children

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found | | | | | |

Active Exemptions

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

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|-----------------|-----------------|------|---------|
| No Events Found | | | |

Tax Balance

No Available Tax Charges Information for this Property at the Moment.

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

Receipts

| Date | Receipt No. | Charged | Amount Due | Tendered | Change |
|---------------------|------------------------|---------|------------|----------|--------|
| 11/12/2020 00:00:00 | 485828 | \$0.03 | \$0.03 | \$0.03 | \$0.00 |
| 11/20/2019 00:00:00 | 475299 | \$0.03 | \$0.03 | \$0.03 | \$0.00 |

Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Parcels |
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|---------------------------------|---------------------------------|---------------|
| 12/19/2012 | | 2012004818 | \$0.00 | 000033446 | BS | M | WELLS RANCHES/P3 LLC | WELLS WALTER G ET AL | No |
| 05/19/2009 | | 000029732 | \$0.00 | 2009001986 | BS | M | WEST LINN CORPORATE PARK II LLC | WELLS RANCHES/P3 LLC | No |
| 09/20/2006 | | 000026536 | \$0.00 | 2006005518 | WD | M | SMITH WILLIAM L PR ET AL | WEST LINN CORPORATE PARK II LLC | No |

| | | | | | | | | | |
|------------|--|-----------|--------|------------|----|---|--------------|-----------------------|----|
| 09/18/2006 | | 000026535 | \$0.00 | 7060620000 | CC | M | SMITH EARL A | SMITH WILLIAM L PR | No |
|------------|--|-----------|--------|------------|----|---|--------------|-----------------------|----|

Property Details

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

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Installments Paid/Payable

| | | | |
|-----------------------|-------|-------------------------|---|
| Account Number | 11592 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|-----------------------|-------|-------------------------|---|

No Available Tax Charges for this Property in this Year.

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Property Account Summary

7/2/2024

| | | | |
|----------------|-------|------------------|--|
| Account Number | 12905 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|----------------|-------|------------------|--|

General Information

| | |
|-------------------------|---|
| Alternate Property # | 08S17 E00 00100 00 |
| Property Description | SECTION 0 TOWNSHIP 8S RANGE 17E QUARTER PRCL 100MapTax Lot: 08S17 E00 00100 00 |
| Last Sale Price | |
| Last Sale Date | |
| Last Sale Excise Number | |
| Property Category | Land &/or Buildings |
| 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 EFU 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 2023 | Tax Year 2022 | Tax Year 2021 | Tax Year 2020 | Tax Year 2019 |
|------------|---------------|---------------|---------------|---------------|---------------|
| | | | | | |

| | | | | | |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value Regular (AVR) | \$57,610 | \$50,750 | \$36,610 | \$36,610 | \$36,610 |
| Total Exemption Amount Regular (EAR) | | | | | |
| Taxable Value Regular (TVR) | \$57,610 | \$50,750 | \$36,610 | \$36,610 | \$36,610 |
| MKLND + SAMKL (MKLTL) | \$855,160 | \$735,590 | \$709,980 | \$709,980 | \$709,980 |
| MKIMP + SAMKI (MKITL) | | | | | |
| Real MKT Total (MKTTTL) | \$855,160 | \$735,590 | \$709,980 | \$709,980 | \$709,980 |
| Market Land (MKLND) | | | | | |
| Display Only (M5SAV) | \$105,990 | \$66,860 | \$60,870 | \$60,870 | \$60,870 |
| Market Improvement(MKIMP) | | | | | |
| SA Por Only-Exc Val Not Incl (SAVL) | \$57,610 | \$50,750 | \$36,610 | \$36,610 | \$36,610 |
| Market Portion BMAV + EAV (MAVMK) | | | | | |
| Exception Base Value NEWCN+OEV (EBV) | | | | | |
| Exception Assessed Value (EAV) | | | | | |

Parents

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| No Parents Found | | | | | | |

Children

| Parcel No. | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found | | | | | |

Active Exemptions

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

Events

| Effective Date | Entry Date-Time | Type | Remarks |
|-----------------|-----------------|------|---------|
| No Events Found | | | |

Tax Balance

No charges are currently due. If you believe this is incorrect, please contact the Wasco County Tax Office at 541-506-2540.

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

Receipts

| Date | Receipt No. | Charged | Amount Due | Tendered | Change |
|---------------------|------------------------|----------|------------|----------|--------|
| 11/20/2023 00:00:00 | 542538 | \$678.08 | \$678.08 | \$657.74 | \$0.00 |
| 11/21/2022 00:00:00 | 526004 | \$603.36 | \$603.36 | \$585.26 | \$0.00 |
| 11/17/2021 00:00:00 | 508258 | \$429.77 | \$429.77 | \$416.88 | \$0.00 |
| 11/12/2020 00:00:00 | 485833 | \$407.77 | \$407.77 | \$395.54 | \$0.00 |
| 11/20/2019 00:00:00 | 475297 | \$408.16 | \$408.16 | \$395.92 | \$0.00 |

Sales History

| Transfer Date | Receipt Date | Recording Number | Sale Amount | Excise Number | Deed Type | Transfer Type | Grantor(Seller) | Grantee(Buyer) | Other Parcels |
|---------------|--------------|------------------|-------------|---------------|-----------|---------------|----------------------|----------------------|---------------|
| 12/19/2012 | | 2012004818 | \$0.00 | 000033446 | BS | M | WELLS RANCHES/P3 LLC | WELLS WALTER G ET AL | No |
| 05/19/2009 | | 000029732 | \$0.00 | 2009001986 | BS | M | WEST LINN CORPORATE | WELLS RANCHES/P3 | No |

| | | | | | | | | | |
|------------|--|-----------|--------|------------|----|---|--------------------------------|---------------------------------------|----|
| | | | | | | | PARK II LLC | LLC | |
| 09/20/2006 | | 000026536 | \$0.00 | 2006005518 | WD | M | SMITH WILLIAM L PR ET AL | WEST LINN CORPORATE PARK II LLC | No |
| 09/18/2006 | | 000026535 | \$0.00 | 7060620000 | CC | M | SMITH EARL A | SMITH WILLIAM L PR | No |

Property Details

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

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Installments Paid/Payable

| | | | |
|-----------------------|-------|-------------------------|--|
| Account Number | 12905 | Property Address | NO SITUS ADDRESS , NO SITUS CITY, OR 00000 |
|-----------------------|-------|-------------------------|--|

Tax Year 2023
 As Of Date: 7/2/2024

[Select Another Tax Year](#)

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

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Wasco County Official Records **2012-004819**
DEED-D
Cnt=1 Str=1 WASCO COUNTY 12/21/2012 11:55 AM
\$15.00 \$11.00 \$15.00 \$10.00 \$15.00 **\$66.00**



I, Linda Brown, County Clerk for Wasco County,
Oregon, certify that the instrument identified
herein was recorded in the Clerk records.

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.

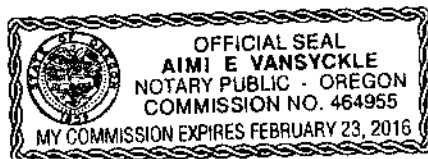
Dated this 19th day of December, 2012

WALTER B. WELLS

RUSSELL W. WELLS

STATE OF OREGON, County of Marion) ss.

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: Feb 23, 2016

EXHIBIT "A"

Tax Acct. 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.

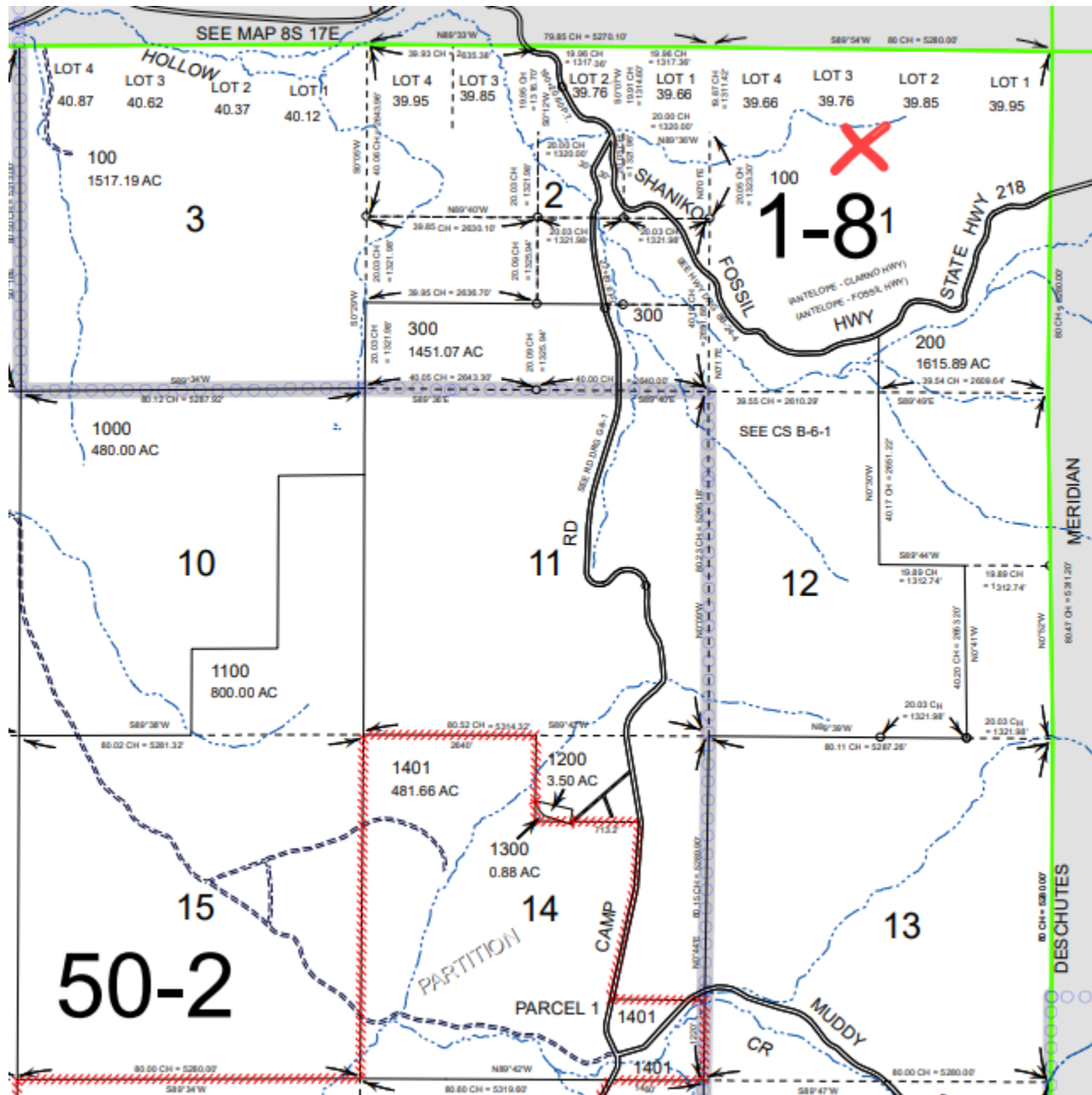
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

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.



08S17E-100
OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



PAUL TERJESON

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503-999-6777



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ABOUT THE TEAM!



STEVE HELMS

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541-979-0118

