1 BENNETT ROAD

D



LOCATION

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

PARCEL DETAILS

5 Tax Lots

11904.68 Total Acres

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

Wasco County



LAND

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

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

- Helipad
- 2,800 sqft landing strip



STRUCTURES

Main Home

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

WILDLIFE

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



SELLER PREFERRED TERMS

Use OREF Forms

48 Hours for Showings, Listing Agent to Accompany

Fidelity Title Company

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

Negotiable Equipment and Cattle *Not Included in Sale Price*

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











SCAN HERE FOR FULL PHOTO PORTFOLIO



SCAN HERE FOR INTERACTIVE MAP



SCAN HERE FOR GUIDED TOUR





MAPS

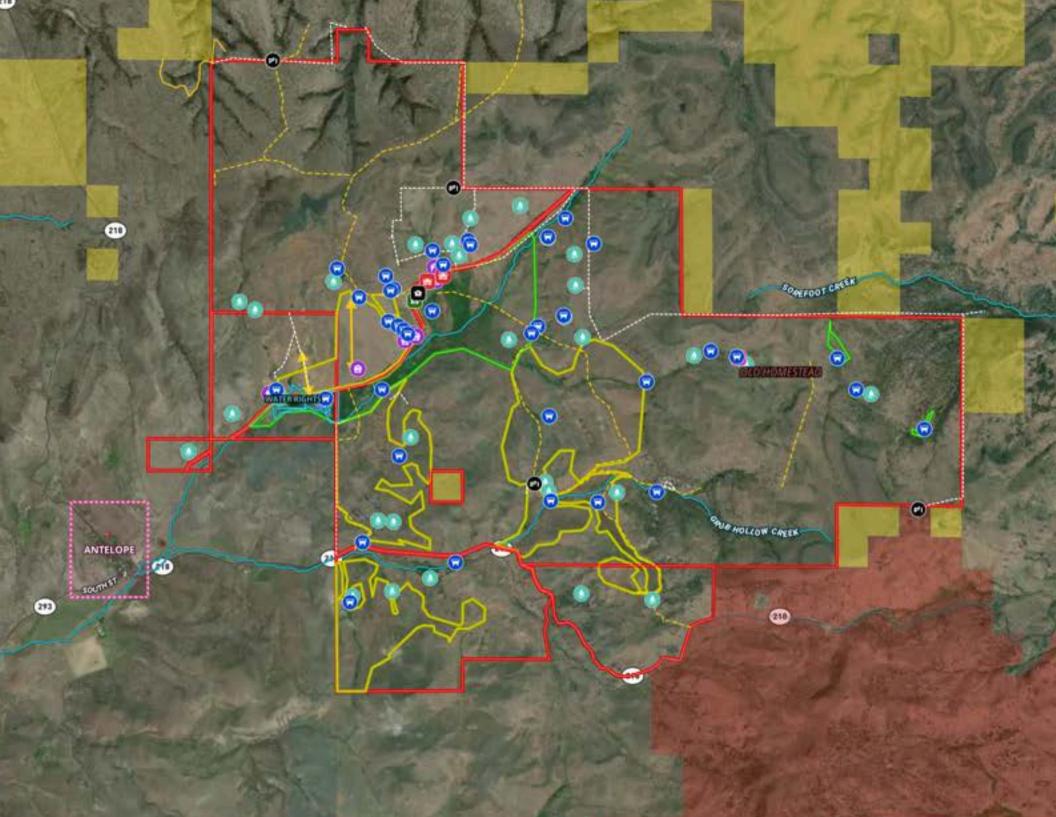
PROVIDED BY LANDID

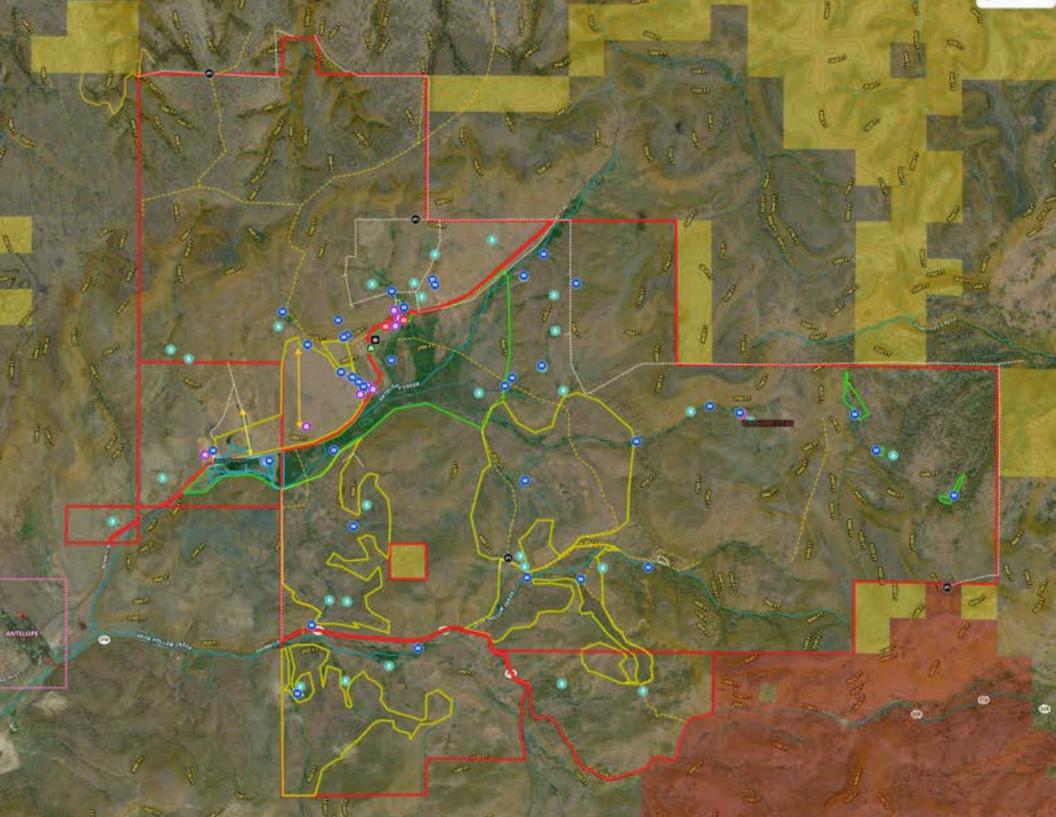
SCAN HERE FOR INTERACTIVE MAP

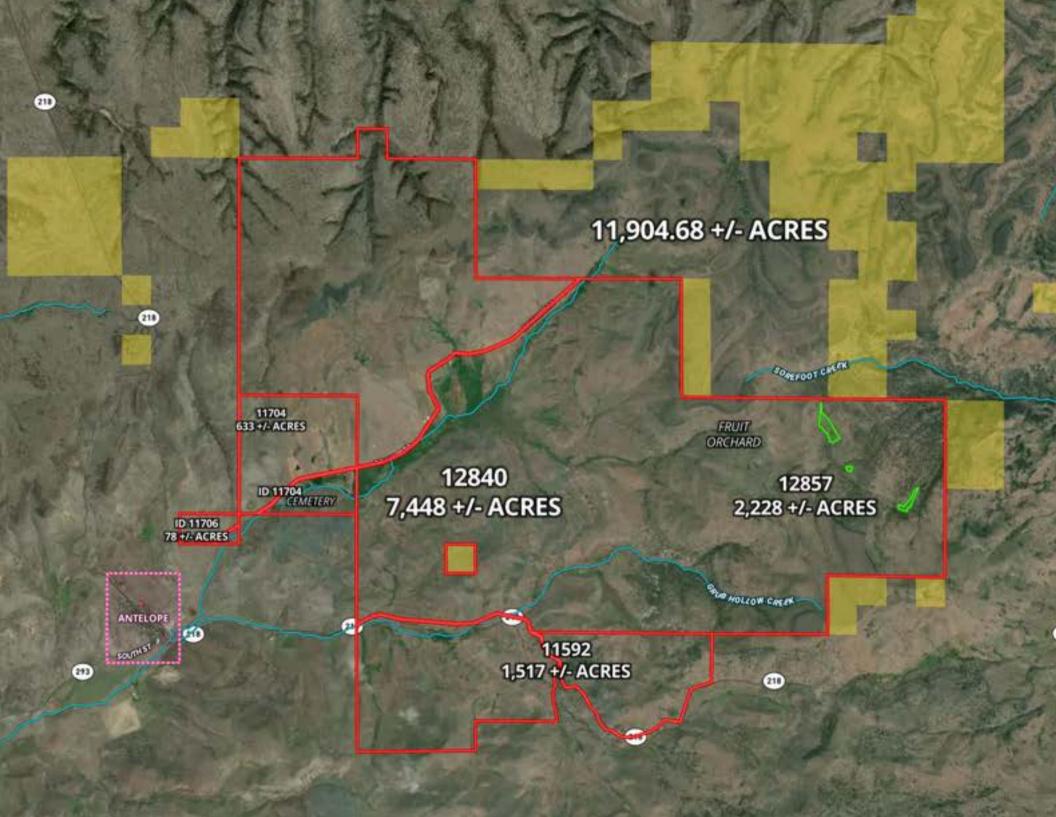


INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR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









SOIL REPORT

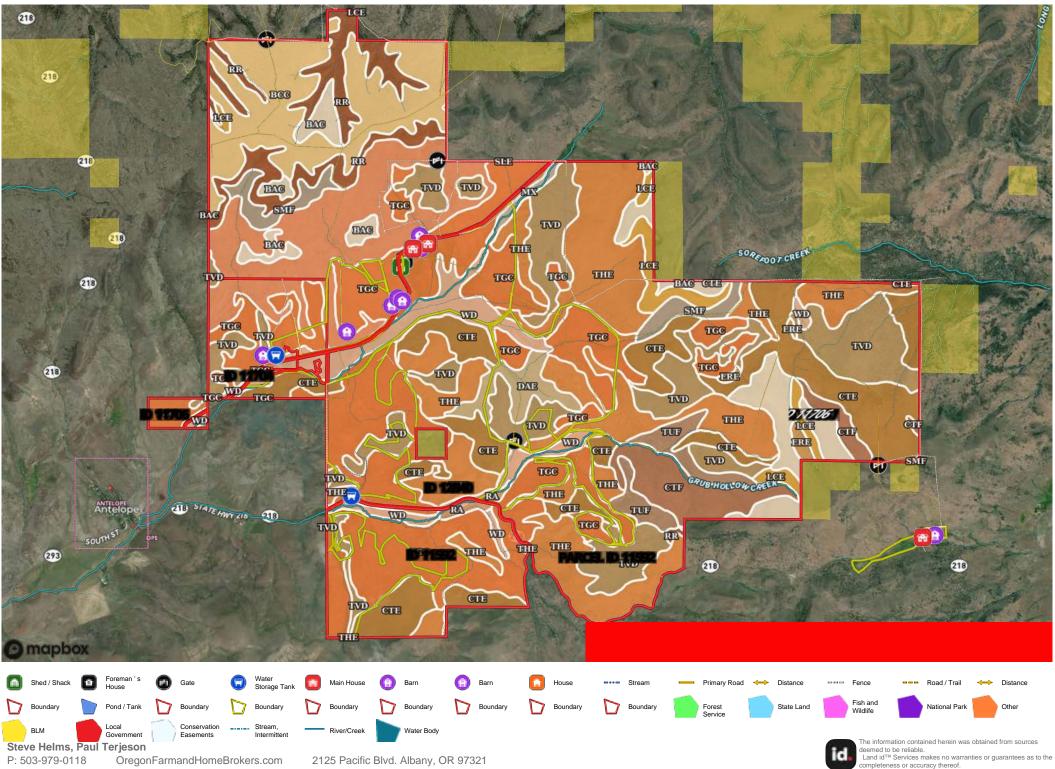
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1 Bennett Road | Share Link

Oregon, AC +/-



Farm & Home

| All Polygons 11849.49 ac

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

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

| Boundary 3395.38 ac

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

TgC	Tub gravelly clay loam, 1 to 12 percent slopes	580.5 8	17.1	0	21	Зе
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.

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		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		0.49	0	11	6e
Mx	Mixed alluvial land		0.48	0	-	3w
Ra	Rail clay	20.26	0.28	0	20	4w
Rr	Rock outcrop-Rubble land complex	7.35	0.1	0	-	8

TOTALS	7332. 86(*)	100%	-	16.93	5.45	
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(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 1042.87 ac

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

|D Boundary 11.01 ac

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

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

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

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

WATER RIGHTS

PROVIDED BY OWRD

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



STATE OF OREGON

COUNTY OF WASCO

CERTIFICATE OF WATER RIGHT

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

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

a tributary of Antelope Creek

Permit A-1-201-10-37

for the purpose of

State Printing 793

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

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

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

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

and shall

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

> 0.1 acres NE¹/₄ SW¹/₄ 16.0 acres NE¹/₄ SE¹/₄ 10.0 acres NW¹/₄ SE¹/₄ 4.0 acres SW¹/₄ SE¹/₄ 6.4 acres SE¹/₄ SE¹/₄ 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 SEt of Sec. 28 lying between Antelope Creek and the county road and the adjoining 0.1 acre in the NEt SW.

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

WITNESS the signature of the State Engineer, affixed

this 31st day of July , 19 58.

LEWIS A. STANLEY

State Engineer

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

STATE OF OREGON

WATER DIVISION NO. 2 COUNTY OF WASCO -

CERTIFICATE OF WATER RIGHT

(For Rights which have been confirmed by the Courts)

Ohis is to Certify, That FRANK J. STARK

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merena and a subscription of the second second

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

hus a right to the ase of

State

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

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

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

A description of the lands irrighted under such right, and to which the water hereby confirmed is appurtement, or, if for other purposes, the place where such water is put to beneficial use, is as follows: 16 acres in the NM_4^2 SE¹/₂ of Section 20, T 7 5., R 17 E. W. M., in Masco County, Oregon.

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

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

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

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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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.

General Information Alternate Property # 07S17 E00 01900 00 Property Description SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 1900MapTax Lot: 07S17 E00 01900 00 Last Sale Price Image: Comparison of the second of the	511 Washington St, Suite 208 The Dalles, OR 97058 541-506-2540					
Property Account Summary 7/1/2024 Account Number 11704 Property Address NO SITUS ADDRESS , NO SITUS CITY, OR 00000 General Information Alternate Property # 07S17 E00 01900 00 Property Description SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 1900MapTax Lot: 07S17 E00 01900 00 Last Sale Price Last Sale Excise Number Property Category Last Sale Excise Number Property Category Land &/or Buildings Status Remarks 502 Remarks Status Tax Rate Description Property Characteristics IL.8749 Property Class Category S51: EFU IMPR or FARM EFU IMPR Neighborhood 607: AA6/VA7 RURAL Chareage 633.160 Year Built 1974	<- Back to Assessm	ent and Taxation	Help Home Logoff Login			
Property Account Summary 7/1/2024 Account Number 11704 Property Address NO SITUS ADDRESS , NO SITUS CITY, OR 00000 General Information Alternate Property # 07S17 E00 01900 00 Property Description SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 1900MapTax Lot: 07S17 E00 01900 00 Last Sale Price Last Sale Excise Number Property Category Last Sale Excise Number Property Category Land &/or Buildings Status Remarks 502 Remarks Status Tax Rate Description Property Characteristics IL.8749 Property Class Category S51: EFU IMPR or FARM EFU IMPR Neighborhood 607: AA6/VA7 RURAL Chareage 633.160 Year Built 1974	Property Search > Searc	h Results > Property	Summary			
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Year Built 1974 Related Properties No Related Properties Found						
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Property Values	INO Related Properties	rouna				
	Property Values					

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

Value Type				Tax Y	Year 2023	Tax Yea 202			Tax Yea 201
Assessed Value	Regula	ar (AVR)			5,678	\$99,95			\$84,43
Total Exemption		· /	r (EAR)						
Taxable Value R	Regular	(TVR)		\$105	5,678	\$99,95	6 \$85,054	\$84,741	\$84,43
MKLND + SAN		<u>`</u>			,090	\$582,47			\$462,58
MKIMP + SAM		,		\$18	3,540	\$18,54			\$23,88
Real MKT Total	l (MKT	TTL)			9,630	\$601,01	-		\$486,46
Market Land (M	· ·	,							
Display Only (N		/		\$303	3,160	\$283,23	0 \$182,870	\$182,870	\$182,87
Market Improve		/			3,540	\$18,54	-		\$23,88
SA Por Only-Ex	· ·	,	AVL)		1,290	\$88,90	-	,	\$74,32
Market Portion		、 、	,		,388	\$11,05	-	,	\$10,11
Exception Base)	+)		+ -)	+ -)
Exception Asses									
Parents									
Parcel No. S		lerge No.	Statı	s From Da	ate	To Date	Continued	Document N	lumber
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Living Area Sq Ft	Manf Struct Size	Year Built		ovement e	Stories	Bedroon	ns Full Baths	Ha Ba	lf ths
Property De	tails								
10/31/2002	000020479	\$0.00	000000000	BS M	DEPT OF AFFAIRS		SMITH EAR & G ANN	RLA	No
09/18/2006	000026535	\$0.00 [°]	7060620000	CC M	SMITH I		SMITH VILLIAM L	PR	No
09/20/2006	000026536	\$0.002	2006005518	WD M	SMITH WILLIA ET AL	M L PR	VEST LINN CORPORAT PARK II LLO	Έ	No
05/19/2009	000029732	\$0.00	2009001986	BS M	WEST L CORPOI PARK II	RATE F	VELLS RANCHES/I .LC	P3	No



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

<- Back to Assessment and Taxation Help

Home Logoff Login

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

Installments Paid/Payable

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

 Tax Year
 2023

 As Of Date:
 7/1/2024

Select Another Tax Year

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1/11/3	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	

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

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

BARGAIN AND SALE DEED

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

Convey to

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion) ss.

RUSSELL W. WELLS

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



NOTARY PUBLIC FOR OREGON

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

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

EXHIBIT "A"

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

TRACT 1 (7S 17 700)

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

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

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

TRACT 4 (7S 18 2400)

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

TRACT 5 (7S 18 2600)

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

TRACT 6 (7S 18 2700)

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

TRACT 7 (8S 17 100)

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

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

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

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

TRACT 8 (8S 17 200)

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

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

TRACT 9 (8S 18 300)

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

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

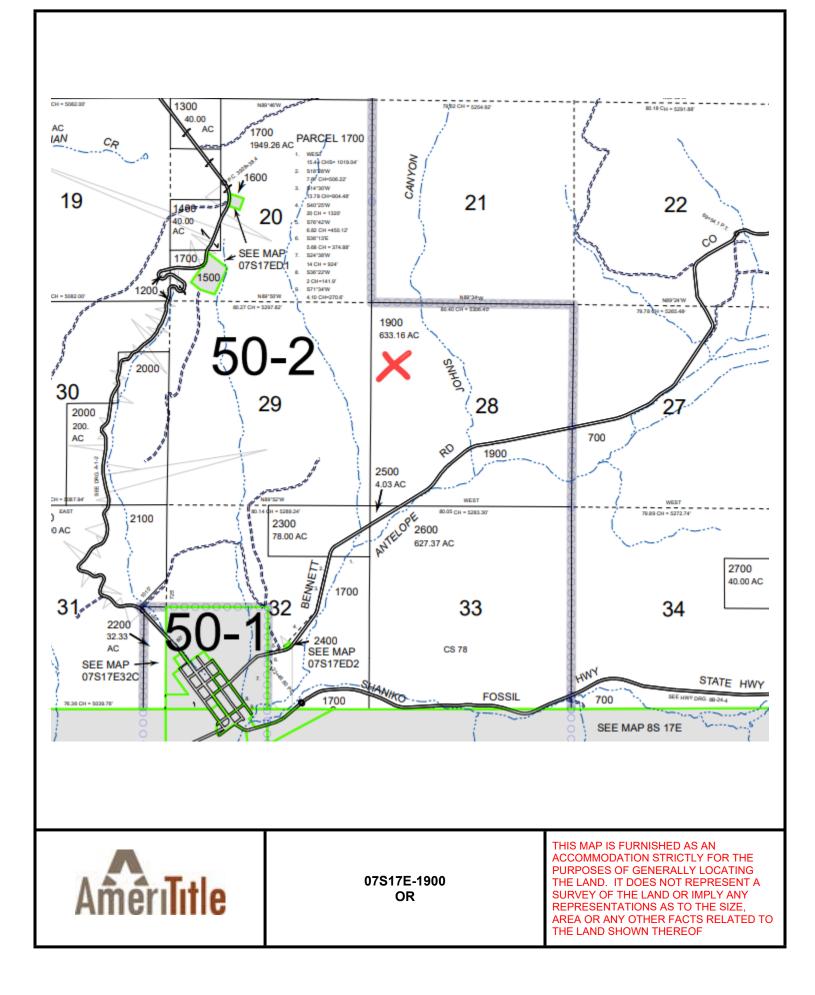
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 10 (8S 18 500)

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

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

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





Property Profile

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

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

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

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

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

Value Type				2020	
Property Values	Tax Year	Tax Year	Tax Year	Tax Year	Тах Үеаі
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Related Properties No Related Properties Found					
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Neighborhood Change property ratio	4XX Rural Tra		rest		
Potential Additional Tax	607: AA6/VA7	ΤΡΙΤΡΑΤ			
Property Class Category	550: EFU VAC	C or FARM EF	U VAC		
Property Characteristics					
	11.//02				
Description Total Rate	Rate 11.7702				
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Remarks	10				
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Status	Active, Locall	e	A craced		
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Alternate Property #	07S18 E00 024	400.00			
General Information					
Account Number 12857 Property Address		SADDRESS,	NU SITUS C.	ITY, OR 00000	1
Assessment Numbers 12057 D (A 11					
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COUNTY The Dalles, 541-506-25					
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Living Area Sq	Manf Struct	Year	. T	ovem	ant	Stories		Fu		alf
Property De	tails									
09/18/2006	000026535	\$0.00 [′]	7060620000	CC	М	SMITH I		SMIT WILL	H JAM L PR	No
09/20/2006	000026536	\$0.002	2006005518	WD	М	SMITH WILLIA ET AL	M L PR	CORF	Γ LINN PORATE L II LLC	No
						PARK II	LLC	LLC		



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

<- Back to Assessment and Taxation Help

Home Logoff Login

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

Installments Paid/Payable

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

 Tax Year
 2023

 As Of Date:
 7/2/2024

Select Another Tax Year

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

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

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

BARGAIN AND SALE DEED

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

Convey to

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion) ss.

RUSSELL W. WELLS

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



NOTARY PUBLIC FOR OREGON

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

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

EXHIBIT "A"

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

TRACT 1 (7S 17 700)

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

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

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

TRACT 4 (7S 18 2400)

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

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

TRACT 6 (7S 18 2700)

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

TRACT 7 (8S 17 100)

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

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

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

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

TRACT 8 (8S 17 200)

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

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

TRACT 9 (8S 18 300)

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

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

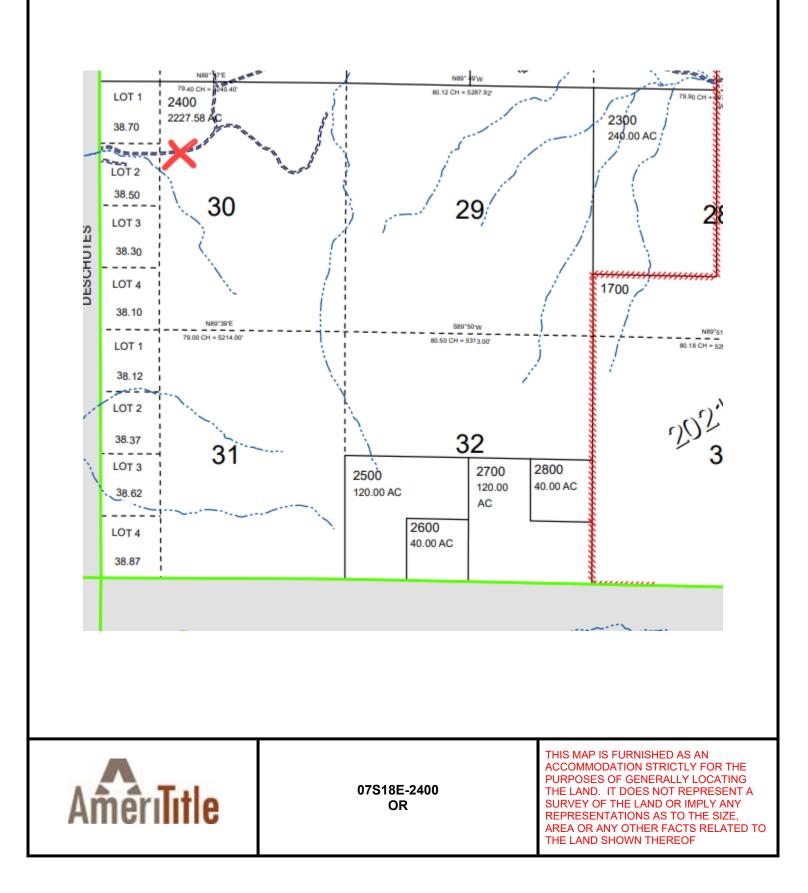
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 10 (8S 18 500)

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

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

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





Property Profile

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

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

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

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

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

Control The Date 541-500 <th>Help Home Logoff Login</th>	Help Home Logoff Login
<u>Property Search > Search Results > Property</u>	y Summary
Property Account Sumn	7/1/2024
Account Number 12840 Property Add	ress NO SITUS ADDRESS, NO SITUS CITY, OR 00000
General Information	
Alternate Property #	07S17 E00 00700 00
Property Description	SECTION 0 TOWNSHIP 7S RANGE 17E QUARTER PRCL 700MapTax Lot: 07S17 E00 00700 00
Last Sale Price	
Last Sale Date	
Last Sale Excise Number	
Property Category	Land &/or Buildings
Status Tax Code Area	Active, Host Other Property, Locally Assessed, Use Assessed 18
Remarks	
Tax Rate	
Description	Rate
Total Rate	11.7702
Property Characteristics	
Potential Additional Tax	
Property Class Category	551: EFU IMPR or FARM EFU IMPR
Neighborhood	607: AA6/VA7 RURAL
Change property ratio	4XX Rural Tract, Farm & Forest
Acreage	7448.750
Year Built Mobile Home ID	1995 277835
Mobile Home ID 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 Yea 2019
Assessed Value Regular (AVR)	\$589,458	\$552,302	\$471,525	\$464,111	\$456,913
Total Exemption Amount Regular (EAR)					
Taxable Value Regular (TVR)	\$589,458	\$552,302	\$471,525	\$464,111	\$456,91
MKLND + SAMKL (MKLTL)	\$4,374,880	\$3,785,760	\$3,659,610	\$3,655,990	\$3,655,99
MKIMP + SAMKI (MKITL)	\$438,440	\$438,440	\$448,110	\$547,660	\$577,56
Real MKT Total (MKTTL)	\$4,813,320	\$4,224,200	\$4,107,720	\$4,203,650	\$4,233,55
Market Land (MKLND)					
Display Only (M5SAV)	\$595,620	\$376,540	\$344,740	\$344,740	\$344,74
Market Improvement(MKIMP)	\$438,440	\$438,440	\$448,110	\$547,660	\$577,56
SA Por Only-Exc Val Not Incl (SAVL)	\$319,400	\$290,110	\$216,970	\$216,970	\$216,97
Market Portion BMAV + EAV (MAVMK)	\$270,058	\$262,192	\$254,555	\$247,141	\$239,94
Exception Base Value NEWCN+OEV (EBV)				
Exception Assessed Value (EAV)					
Parents					
Parcel No. Seg/Merge No. Status	From Date	To Date C	ontinued	Document Nu	ımber
No Parents Found		ł	ľ		
Children					
	tatus From I	Date To	Date Doc	ument Numb	er
No Children Found Active Exemptions	tatus From I	Date To	Date Doc	ument Numb	er
No Children Found Active Exemptions	tatus From I	Date To	Date Doc	ument Numb	er
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No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I	Date-Time ect, please contact the		Туре	Remarks	er
No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then	Date-Time ect, please contact the Click-Here): 2023	e Wasco County Ta	Туре	Remarks	
No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts	Date-Time		Type x Office at 541-50	Remarks	d Change
No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date	Date-Time ect, please contact the Click-Here): 2023 Receipt No.	e Wasco County Ta	Type x Office at 541-50	Remarks 06-2540. vue Tendere .04 \$6,729.9	d Change 0 \$0.00
No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date 11/20/2023 00:00:00	Date-Time ect, please contact the Click-Here): 2023 Receipt No. 542530	e Wasco County Ta Charged \$6,938.04	Type × Office at 541-50 Amount D \$6,938.	Remarks 06-2540. 04 \$6,729.9 \$21 \$6,369.2	d Change 0 \$0.00 2 \$0.00
No Children Found Active Exemptions No Exemptions Found Events Effective Date No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date 11/20/2023 00:00:00 11/21/2022 00:00:00 11/17/2021 00:00:00	Date-Time ect, please contact the Click-Here): 2023 Receipt No. 542530 525995 508254	e Wasco County Ta Charged \$6,938.04 \$6,566.21 \$5,535.28	Type x Office at 541-50 Amount D \$6,938 \$6,566 \$5,535	Remarks 06-2540. Ue Tendere .04 \$6,729.9 .21 \$6,369.2 .28 \$5,369.2	d Chang 0 \$0.0 2 \$0.0 2 \$0.0
No Children Found Active Exemptions No Exemptions Found Events Effective Date Entry I No Events Found Tax Balance No charges are currently due. If you believe this is incorr Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Receipts Date 11/20/2023 00:00:00 11/121/2022 00:00:00 11/17/2021 00:00:00 11/12/2020 00:00:00	Date-Time ect, please contact the Click-Here): 2023 Receipt No. 542530 525995	e Wasco County Ta Charged \$6,938.04 \$6,566.21	Type x Office at 541-50 Amount D \$6,938. \$6,566.	Remarks D6-2540. D6-2540. D6-2540. D10 D11 D11 D12 D13 D14 D15 D14 D15 D15 D16 D17 D17<	d Chang 0 \$0.0 2 \$0.0 2 \$0.0 3 \$0.0
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public.co.wasco.or.us/Webtax/(S(iflvtwzoifo10dcmh1qryiqu))/parcelinfo.aspx

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



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

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

Installments Paid/Payable

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

 Tax Year
 2023

 As Of Date:
 7/1/2024

Select Another Tax Year

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
	Property Tax 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	

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

Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

BARGAIN AND SALE DEED

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

Convey to

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

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Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion) ss.

RUSSELL W. WELLS

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



NOTARY PUBLIC FOR OREGON

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

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

EXHIBIT "A"

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

TRACT 1 (7S 17 700)

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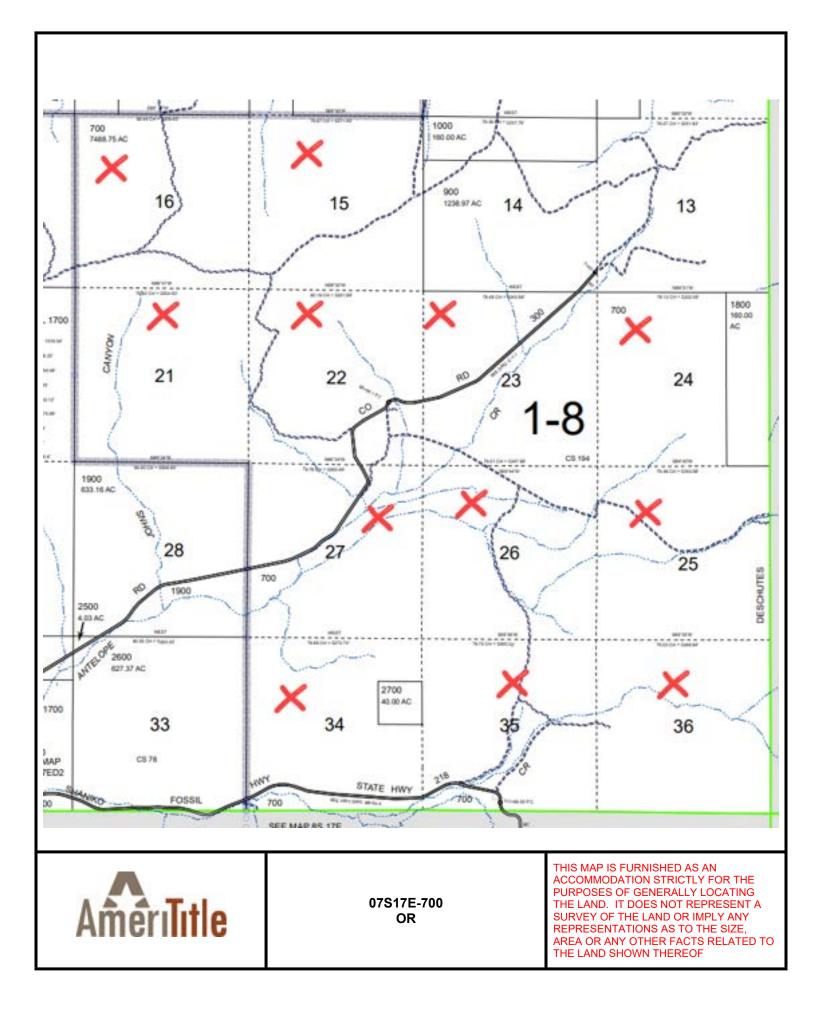
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EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded May 29, 1962 in Book 146, page 65, Deed Records of Wasco County, Oregon.





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!

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

7/1/24, 8:34 AM

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

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

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

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

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



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

<- Back to Assessment and Taxation Help

Home Logoff Login

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

Installments Paid/Payable

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

 Tax Year
 2023

 As Of Date:
 7/1/2024

Select Another Tax Year

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1/11/3	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	

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Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

BARGAIN AND SALE DEED

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

Convey to

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion) ss.

RUSSELL W. WELLS

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



NOTARY PUBLIC FOR OREGON

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

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

EXHIBIT "A"

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

TRACT 1 (7S 17 700)

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

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

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

TRACT 4 (7S 18 2400)

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

TRACT 5 (7S 18 2600)

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

TRACT 6 (7S 18 2700)

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

TRACT 7 (8S 17 100)

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

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

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

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

TRACT 8 (8S 17 200)

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

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

TRACT 9 (8S 18 300)

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

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

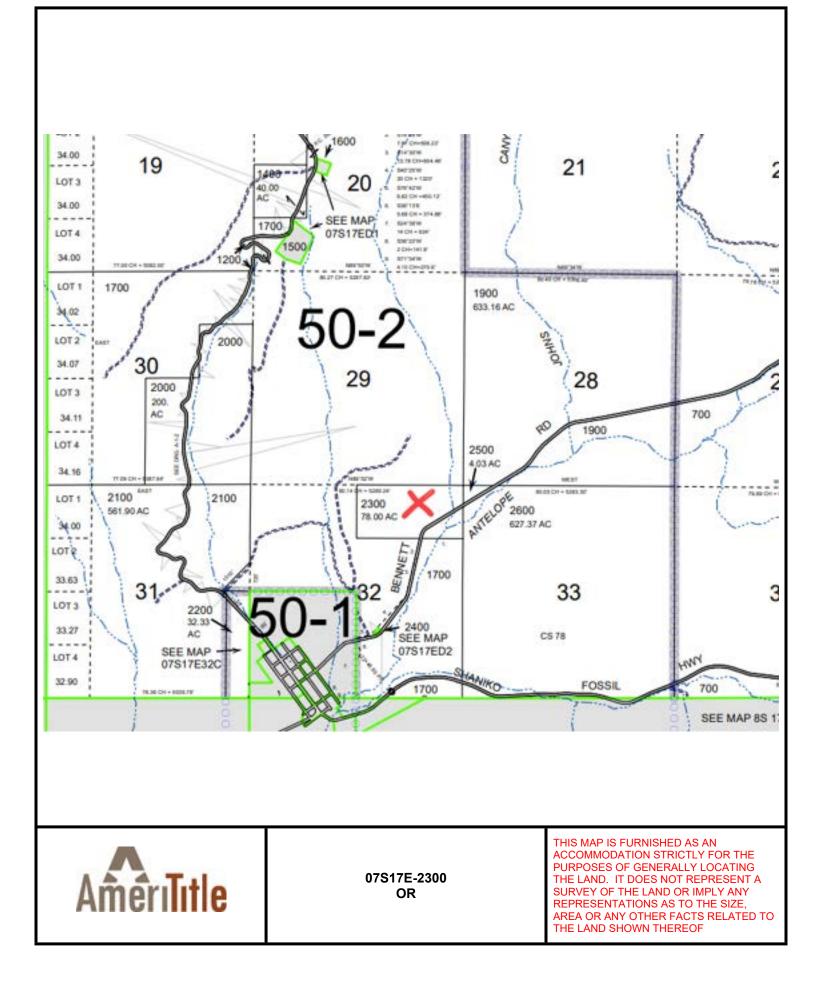
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 10 (8S 18 500)

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

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

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





Property Profile

Prepared For: Paige Cochrane Keller Williams Realty Mid-Willamette

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

Includes the following:

- Last Vesting Document
- Tax Information
- Plat Map

Prepared by: Alycia McClintock

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

Serving Gilliam, Sherman and Wasco Counties!

The following information is provided at no cost and is for informational purposes only. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, the company assumes no liability for any errors or omissions contained herein.

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

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

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

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Installments Paid/Payable

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

No Available Tax Charges for this Property in this Year.

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

7/2/24, 8:28 AM

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

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

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

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

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



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Installments Paid/Payable

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

 Tax Year
 2023

 As Of Date:
 7/2/2024

Select Another Tax Year

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1/11/3	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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Salem, OR 97302-2504



The true and actual consideration for this transfer is nonmonetary.

BARGAIN AND SALE DEED

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

Convey to

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this, 19th day of December, 2012

WALTER B. WELLS

STATE OF OREGON, County of Marion) ss.

RUSSELL W. WELLS

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



NOTARY PUBLIC FOR OREGON

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

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

EXHIBIT "A"

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

TRACT 1 (7S 17 700)

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

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

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

TRACT 4 (7S 18 2400)

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

TRACT 5 (7S 18 2600)

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

TRACT 6 (7S 18 2700)

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

TRACT 7 (8S 17 100)

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

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

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

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

TRACT 8 (8S 17 200)

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

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

TRACT 9 (8S 18 300)

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

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

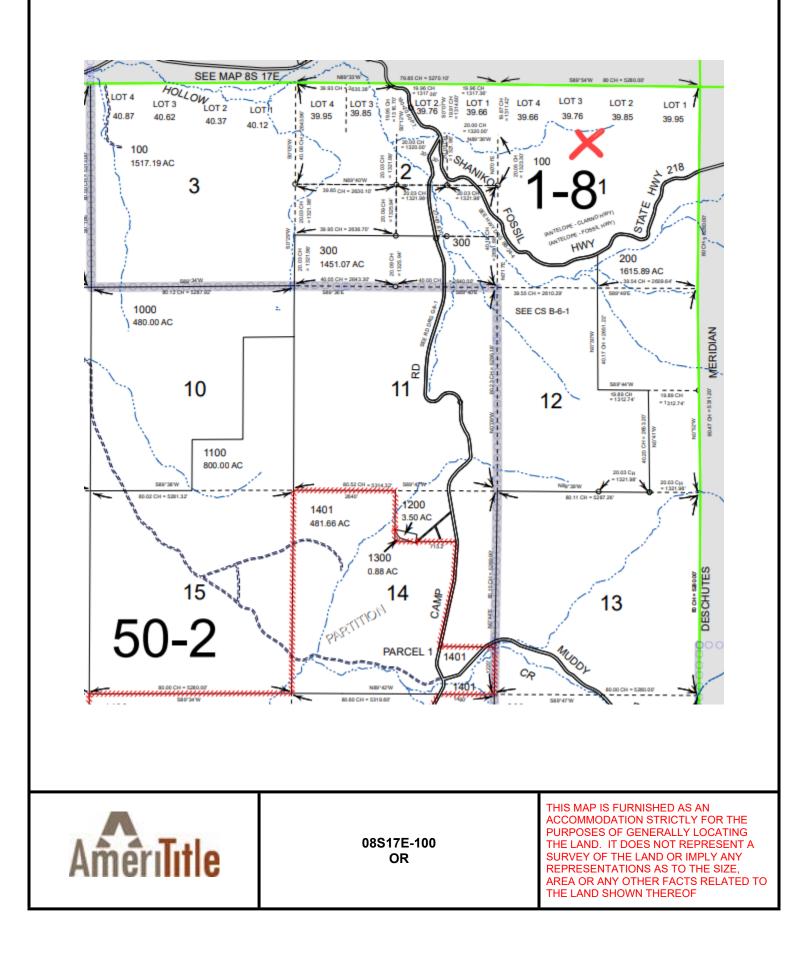
All of Section 5, except all that part of the Northwest quarter thereof which lies North of the present Antelope-Fossil Highway; all in Township 8 South, Range 18 East of the Willamette Meridian, in the County of Wasco and State of Oregon.

TRACT 10 (8S 18 500)

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

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

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







PAUL TERJESON

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SCAN ABOVE TO LEARN MORE ABOUT THE TEAM!

STEVE HELMS@KW.COM 541-979-0118

