

0 SW 5TH

LEBANON, OR



PROPERTY SYNOPSIS

LOCATION

Located at the South West end of Lebanon, Minutes from downtown proper, Within 25 minutes to local recreation like McDowell Falls and Foster Lake

PROPERTY DETAILS

60.22 Acres

One Tax Lot

- **Parcel 0210795**

Zoning: Residential Mixed Density

- **The Residential Mixed Density Zone (Z-RM) is intended to accommodate a wider variety of housing types and more intensive land use than the RL Zone.**

Current farm with future development potential within the city limits

Oak Creek runs through the property

48 Tillable Acres

- **Grass Seed Lease**
- **Year to Year**
- **\$3500 a Year**

PROPERTY SYNOPSIS

SELLER PREFERRED TERMS

Use OREF forms

Seller to consider offer with concessions

Minimum 3 business day response time for offers

Fidelity National Title

Farmer owns crop

Buyers to do their own due diligence



MAPS

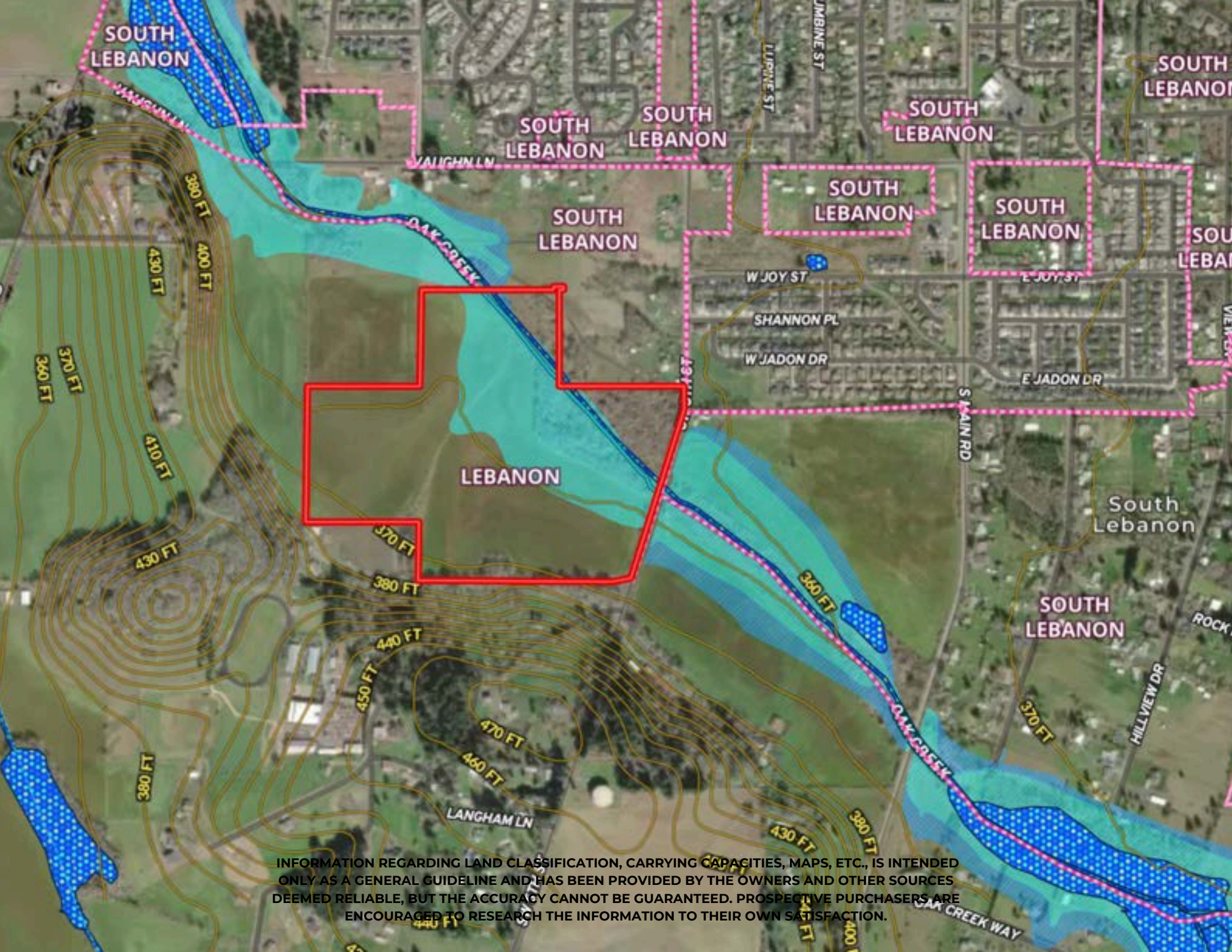
PROVIDED BY LAND.COM

*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.





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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0210795**
 Tax Lot: **12S02W22D00900**
 Owner: Cornell, Thomas H Trust
 CoOwner: Cornell, Rhonda L Trust
 Site:
 Lebanon OR 97355
 Mail: 43113 De Portola Rd
 Temecula CA 92592
 Zoning: Lebanon-RM - Z-Rm : Residential Mixed Density
 Std Land Use: VMSC - Vacant Misc
 Legal:
 TwN/Rng/Sec: T:12S R:02W S:22 Q:SE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$439,500.00**
 Market Land: **\$439,500.00**
 Market Impr:
 Assessment Year: **2023**
 Assessed Total: **\$200,670.00**
 Exemption:
 Taxes: **\$4,203.06**
 Levy Code: 00905
 Levy Rate: 20.9451

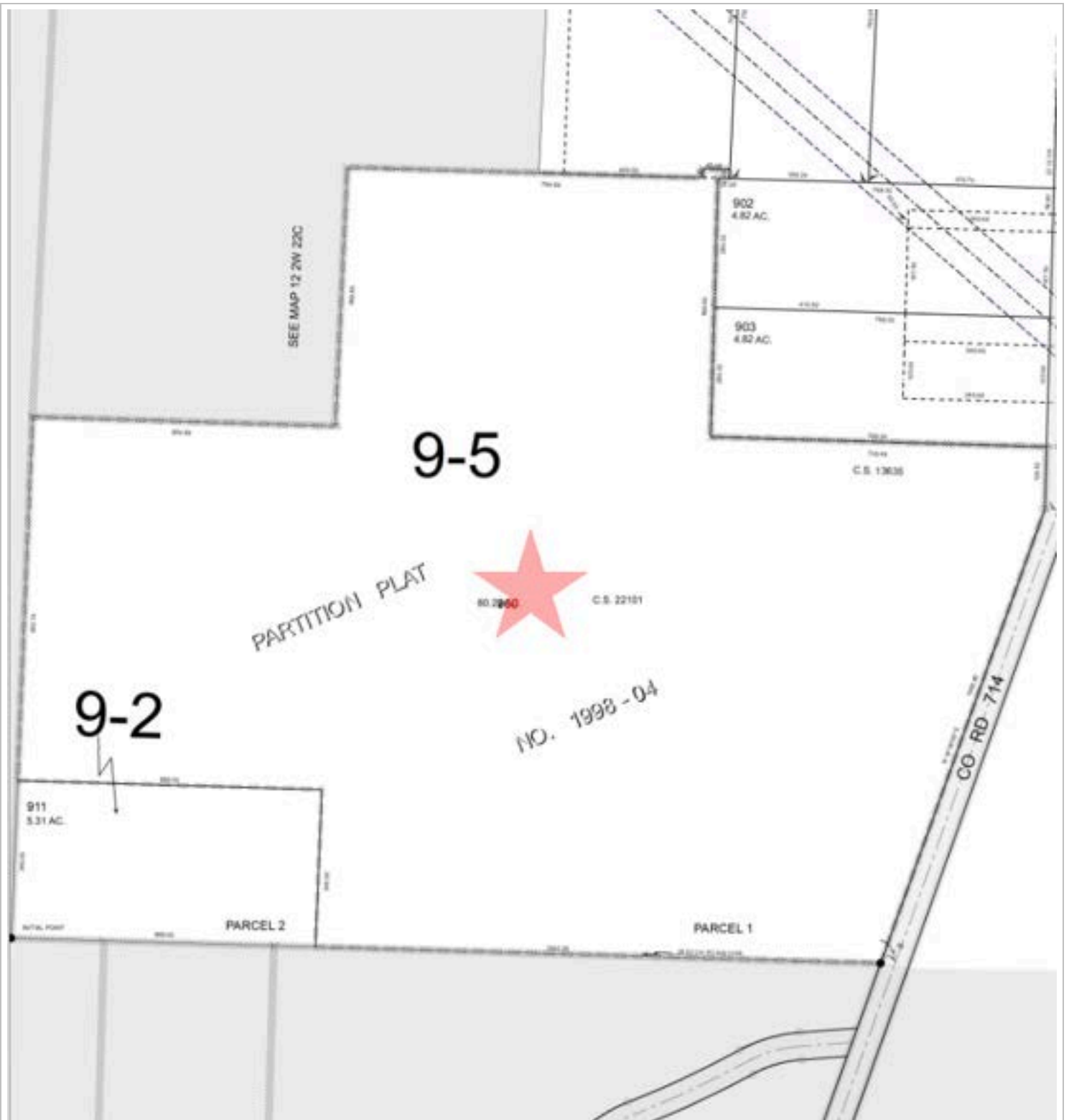
PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 60.22 Acres (2,623,183 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 9 - Lebanon Community
 Census: 2002 - 030905
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 07/11/1996
 Sale Amount: \$400,000.00
 Document #: 000814000945
 Deed Type: Deed
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:

Assessor Map



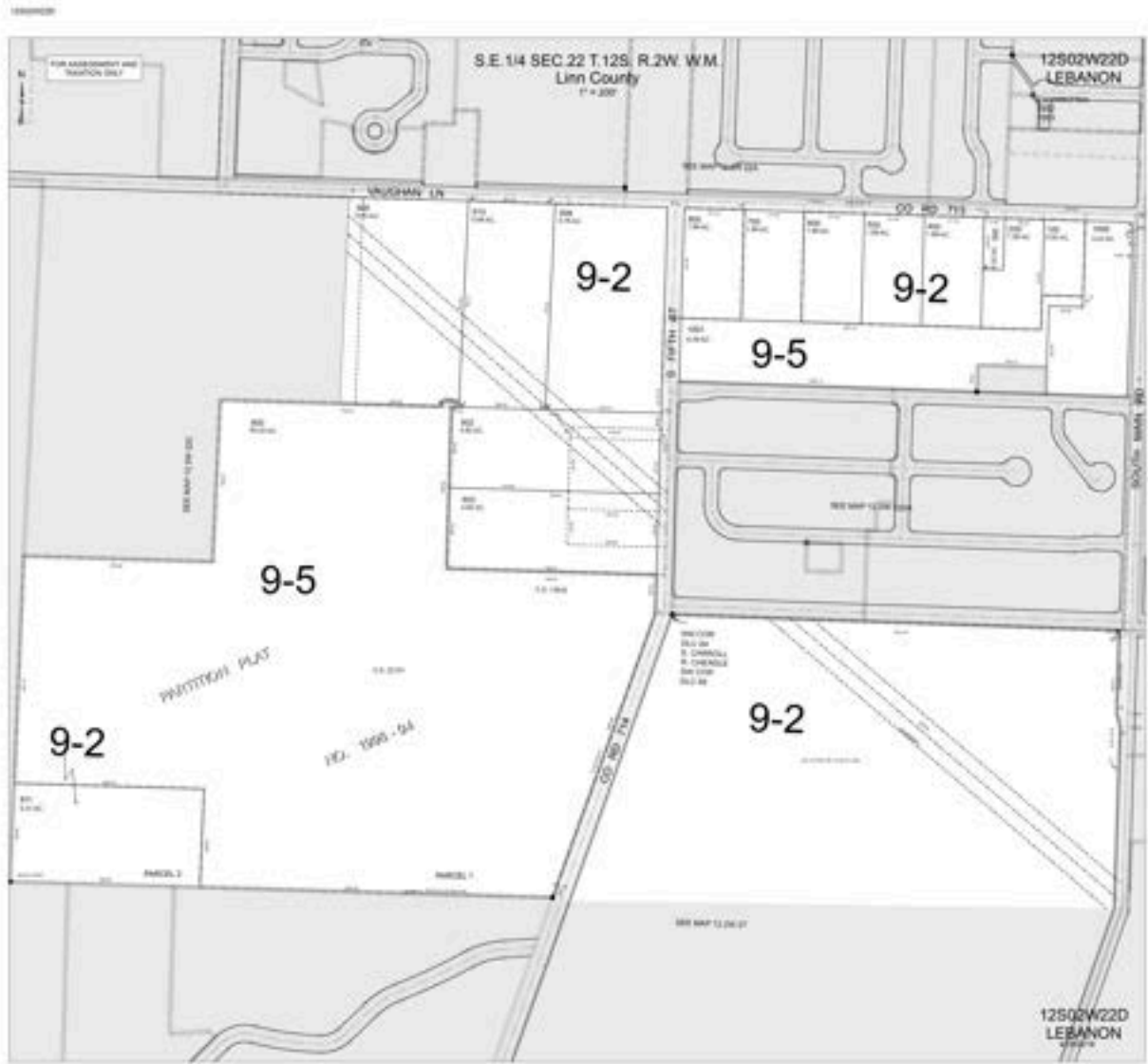
Fidelity National Title

Parcel ID: 0210795

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



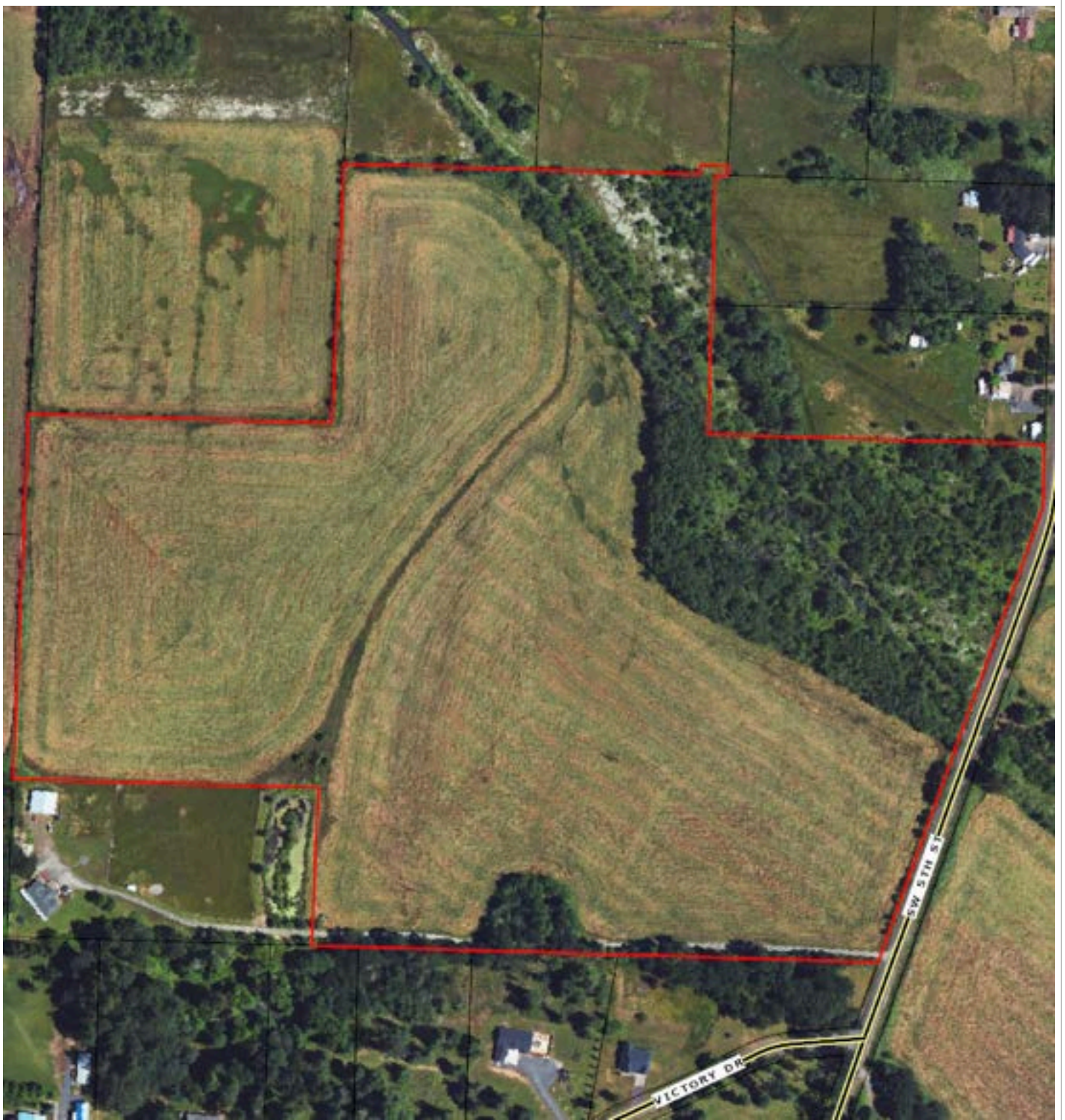
Fidelity National Title

Parcel ID: 0210795

Site Address:

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Aerial Map

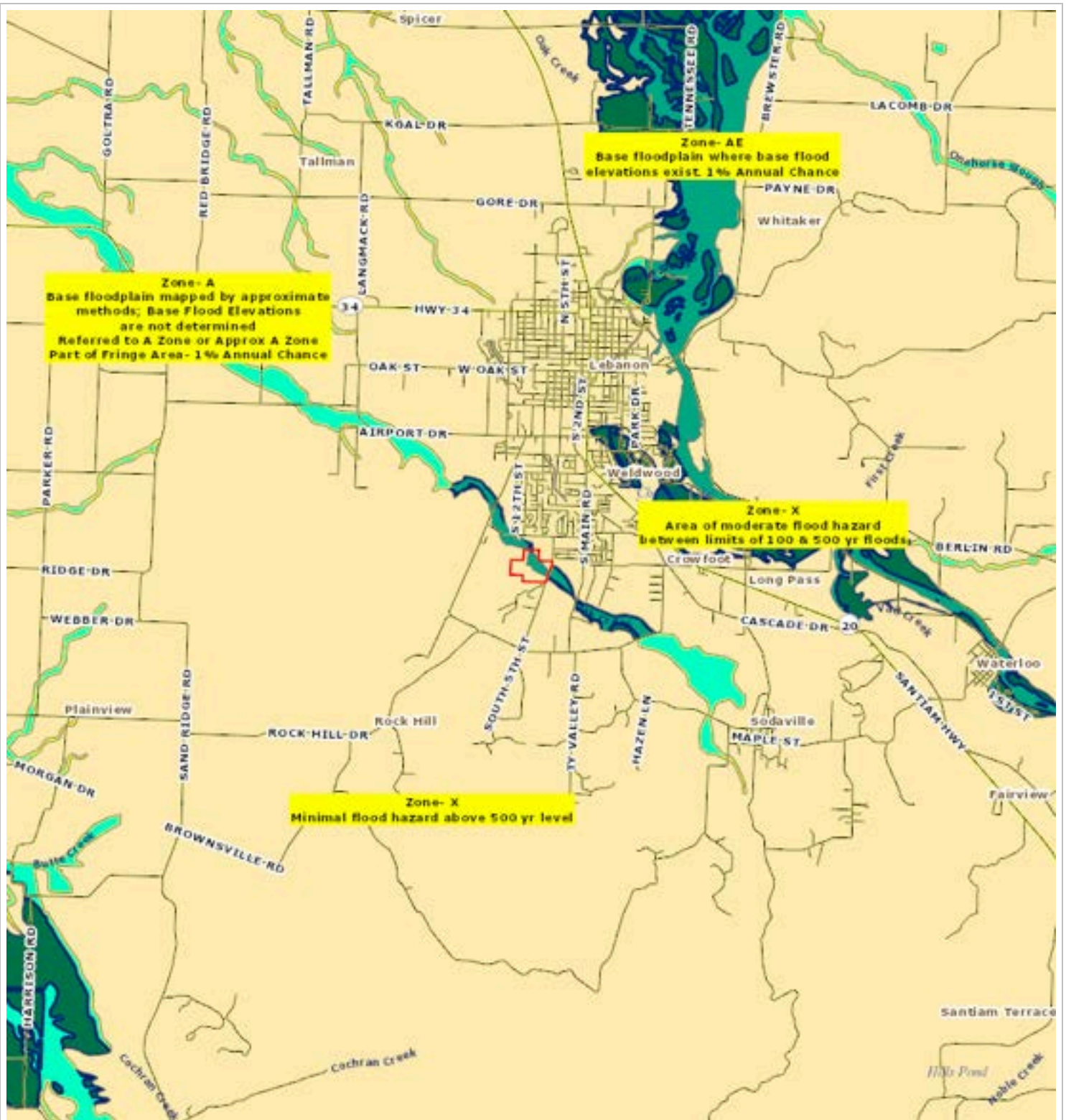


Fidelity National Title

Parcel ID: 0210795

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Flood Map



Fidelity National Title

Parcel ID: 0210795

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Linn County
2023 Real Property Assessment Report
 Account 210795

Map 12S02W22-D0-00900
Code - Tax ID 00905 - 210795

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing CORNELL THOMAS H & RHONDA L TR
 43113 DE PORTOLA RD
 TEMECULA CA 92592

Deed Reference # 814-945 (SOURCE ID: MF814-945)
Sales Date/Price 07-11-1996 / \$400,000
Appraiser GERGER, SAM

Property Class 400 **MA SA NH**
RMV Class 400 03 00 001

Site	Situs Address	City
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Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00905	Land	439,500		Land	0	
	Impr	0		Impr	0	
Code Area Total		439,500	200,670	200,670	0	
Grand Total		439,500	200,670	200,670	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00905	1	<input checked="" type="checkbox"/>			Market	100	60.22 AC		439,500
Code Area Total							60.22 AC		439,500

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

Comments ***** CAP NOTE - Type F *****
 6-29-94 65.63 AC DISQ QUEST N RET, NC

***** CAP NOTE - Type J *****
 EV#1998-186: SEG'D IMPS AND 5.31 ACRES TO NEW TL #911, THEN RECOMPUTED
 REMAINING ACREAGE AT 60.22 ACRES.. 4-98 AS
 EV2003-125: CODE CHANGE 9-6 TO 9-5 ANNEXATION DS 8/25/03

***** CAP NOTE - Type R *****
 92MX: RES NOW 95% COMPLETE. IMPS: +68950. 8/3/92 JLS.
 93MX: HOUSE STILL 95% COMPLETE BUT -5% DEPRECIATION.LANDSCAPING TO LM,
 LAND+500 AND IMP-1280 DUS 8-27-93.
 94MX: CHECK FOR COMPLETION & LANDSCAPING & OTHER IMP.DUS 8-27-93
 ADDRESS: 31520 5TH ST
 94MX: SEE CYCLE, 8/94 PN

***** CAP NOTE - Type X *****
 '03 MX: CHG'D PCLS TO 400; ABATED BACK IN 1994. 8-26-03 TT.....

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

8-Aug-2024

CORNELL THOMAS H & RHONDA L TR
43113 DE PORTOLA RD
TEMECULA CA 92592

Tax Account #	210795	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00905
Situs Address		Interest To	Aug 8, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,203.06	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,114.85	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,967.90	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,919.27	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,723.79	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,694.89	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,607.72	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,498.52	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,299.47	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,269.25	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,184.85	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,150.05	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,303.77	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,024.51	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,951.33	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,851.61	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,790.80	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,576.58	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,523.31	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,485.93	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,367.72	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,481.55	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,467.84	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,474.02	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,115.67	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,066.56	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,229.53	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,790.06	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,138.96	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,057.88	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,189.70	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,550.99	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$888.71	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$92,960.65	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

8-Aug-2024

CORNELL THOMAS H & RHONDA L TR
43113 DE PORTOLA RD
TEMECULA CA 92592

Tax Account #	210795	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00905
Situs Address		Interest To	Aug 8, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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7-16-96

659301

AFTER RECORDING RETURN TO:
OREGON TITLE INSURANCE COMPANY

17-DW-220#900



OREGON TITLE Insurance Company

VOL 0814 PAGE 945

After Recording, Return to:
Cornell Family Trust
33263 Tennessee Rd.
Lebanon, OR 97355

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

STATUTORY WARRANTY DEED
(Individual)

(Above Space Reserved for Recorder's Use)

GALE E. KLEINT and SHARON S. KLEINT, husband & wife ----

conveys and warrants to
THOMAS H. CORNELL, TRUSTEE and RHONDA L. CORNELL, TRUSTEE, OF THE CORNELL FAMILY TRUST
DATED JANUARY 15, 1993 ----
the following described real property in the State of Oregon and County of Linn
free of encumbrances, except as specifically set forth herein:
(Continued)

Tax Account Number(s):

This property is free of encumbrances, EXCEPT:
(Continued)

The true consideration for this conveyance is \$400,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 11 day of July, 1996.

Gale E. Kleint
Gale E. Kleint

Sharon S. Kleint
Sharon S. Kleint

STATE OF OREGON, COUNTY OF LINN)ss.

The foregoing instrument was acknowledged before me this 11 day of July, 1996, by Gale E. Kleint & Sharon S. Kleint.

Karen L. Topte
Notary Public for Oregon
My Commission Expires: 5/30/97



Order No. : 659301

LEGAL DESCRIPTION (Continued)

Order No.: 659301

PARCEL I:

A tract of land situated in Section 22, Township 12 South, Range 2 West of the Willamette Meridian, County of Linn and State of Oregon, more particularly described as follows:

Beginning at the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69, Township 12 South, Range 2 West of the Willamette Meridian; thence North 22.12 chains; thence West 23.76 chains to the Northeast corner of that certain tract conveyed by Forrest Sprague and Hazel M. Sprague to B. R. Howard and Flora E. Howard, husband and wife, by deed recorded April 22, 1948 in Book 200, page 798 Deed Records; thence South along the East Line of said Howard tract 20 chains; thence West along the South line of said Howard tract, 10 chains to the East line of that certain tract conveyed by Elmer Pennam and wife to Forrest Sprague and wife, by deed recorded August 7, 1947 in Book 194, page 622, Deed Records; thence South 17.48 chains; thence East 29.52 chains; thence North 18° East 16 chains to the place of beginning.

EXCEPTING THEREFROM the following described parcels:

Beginning at a point on the centerline of Linn County Road No. 714, said point being on the West line of and North 0°03' East 422.5 feet (422.4 feet by prior record) from the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West of the Willamette Meridian, County of Linn and State of Oregon; thence North 89°57' West 30.0 feet to a 1/2 inch pipe; thence prolonging North 89°57' West 738.3 feet to a 5/8 inch iron rod; thence North 0°03' East 284.3 feet to a 5/8 inch iron rod; thence South 89°57' East 738.3 feet to a 5/8 inch iron rod; thence prolonging South 89°57' East 30.0 feet to the centerline of said County Road No. 714; thence South 0°03' West 284.3 feet along said centerline to the point of beginning. TL 902

Beginning at a point on the centerline of the Linn County Road No. 714, said point being on the West line of and North 0°03' East 138.1 feet from the Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West of the Willamette Meridian, County of Linn and State of Oregon; thence North 89°57' West 30.0 feet to a 5/8 inch rod; thence prolonging 738.30 feet to a 5/8 inch rod; thence North 0°03' East 284.3 feet to a 5/8 inch rod; thence South 89°57' East 738.30 feet to a 5/8 inch rod; thence prolonging South 89°57' East 30.0 feet to a point on said Donation Land Claim Line; thence South 0°03' West on Donation Land Claim Line, 284.3 feet to the point of beginning. TL 903

Beginning at a point which is North 0°03' East 706.8 feet and North 89°57' West 376.7 feet from the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West of the Willamette Meridian, County of Linn and State of Oregon; thence North 0°03' East 749.35 feet, more or less, to the North line deed Volume 223, page 392, Linn County Deed Records (said line being in Linn County Road No. 713, Vaughn Lane); thence Easterly 376.70 feet along the North line of and to the Northeast corner of said deed; thence Southerly along the East line of said deed 748.25 feet, more or less, to a point which bears South 89°57' East from the point of beginning; thence North 89°57' West 376.7 feet to the point of beginning. TL 909

Beginning at a point North 568.6 feet along the East line of and from the Southeast corner of the Percy W. Southwick tract per deed Volume 272, page 184, Linn County Deed Records, and South 89°57' East 420.0 feet to the true point of beginning, said point of beginning being North 0°03' East 235.0 feet and North 89°57' West 1,590.88 feet and North 471.67 feet and South 89°57' East 420.0 feet from the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West, of the Willamette Meridian, County of Linn and State of Oregon; thence North, parallel to the East line of said Southwick tract, 751.4 feet to a point on the North line of said Coalman tract; thence East along the North line of said Coalman tract, 420.0 feet; thence South, parallel to the East line of said Southwick tract, 751.4 feet, more or less, to a point which bears South 89°57' East 420.0 feet from the point of beginning; thence North 89°57' West 420.0 feet to the point of beginning. TL 905

(Continued)

7-16-96

LEGAL DESCRIPTION (Continued)

Order No.: 659301

Beginning at a point North 568.6 feet along the East line of and from the Southeast corner of the Percy W. Southwick tract per deed Volume 272, page 184, Linn County Deed Records, and South 89°57' East 420.0 feet to the true point of beginning, said point of beginning being North 0°03' East 235.0 feet and North 89°57' West 1,590.88 feet and North 471.67 feet and South 89°57' East 420.0 feet from the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West, of the Willamette Meridian, County of Linn and State of Oregon; thence North 89°57' West 420.0 feet to a point in East line said Southwick Tract; thence North along East line said Southwick tract 751.4 feet, more or less, to the Northeast corner said Southwick tract; thence East along North Line Roy D. Coalman tract per Volume 223, page 392 Linn County Deed Records, 420.00 feet to the Northeast corner of that parcel conveyed to Robert E. Richardson and Donna Jo Richardson by deed recorded December 31, 1975 in Microfilm Volume 124, page 824; thence South parallel to east line said Southwick tract 751.4 feet, more or less, to the point of beginning. TL 400

ALSO EXCEPTING therefrom all of the herein described property lying northerly of the following described line: Beginning at a point on the centerline of Linn County Road No. 714, said point being on the West line of and North 0°03' 706.8 feet from the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West, of the Willamette Meridian, County of Linn and State of Oregon; thence North 89°57' West 30.0 feet to a 5/8 inch iron rod; thence prolonging North 89°57' West 738.3 feet to a 5/8 inch rod and there terminating. TL 910

PARCEL II:

Beginning at a 5/8 inch iron rod which is North 0°03' East 706.8 feet along the Donation Land Claim line and North 89°57' West 768.3 feet from the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West, of the Willamette Meridian, County of Linn and State of Oregon; thence North 89°57' West 20.0 feet; thence North 1°03 1/4' East 20.0 feet; thence South 89°57' East 45.36 feet to the Westerly line of a 5.06 acre tract; thence South 1°03 1/4' West along said Westerly line 20.0 feet to a 5/8 inch iron rod; thence North 89°57' West 25.36 feet to the true point of beginning.

7-16-96

STATUTORY WARRANTY DEED
(Continued)

0814 PAGE 948

ENCUMBRANCES, continued:

Order No.: 659301

7-16-96

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any lien, or right to a lien, for taxes, worker's compensation, services, labor, equipment rental or material, heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
6. Taxes for the fiscal year 1996-97, a lien in an amount yet to be determined, but not yet payable.
7. The assessment roll and the tax roll disclose that the subject premises were or are specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied.

Payment of additional tax, interest and/or penalty, if any, shall be the responsibility of Grantees herein.

8. The subject property lies within the boundaries of the Linn Soil and Water District and is subject to the levies and assessments thereof.
9. An easement created or disclosed by instrument, including the terms and provisions thereof,
 - Dated : May 16, 1972
 - Recorded : July 10, 1972, Volume 42, page 766
 - In favor of : Consumers Power, Inc., an Oregon corporation
 - For : Electrical and telephone transmission and distribution lines and appurtenances
 - Affects : See recorded document
10. An easement created or disclosed by instrument, including the terms and provisions thereof,
 - Dated : July 24, 1990
 - Recorded : August 16, 1990, in Volume 539, page 415
 - In favor of : Consumers Power, Inc., an Oregon corporation
 - For : Electrical and telephone transmission and distribution lines and appurtenances
 - Affects : See recorded document
11. Memorandum of Agreement, including the terms and provisions thereof,
 - Dated : December 1, 1993
 - Recorded : December 20, 1993, in Volume 672, page 918
 - By and between : Gale E. Kleint and James River Paper Company, Inc.

Grantors herein transfer and assign all of their rights, title and interest in the above Agreement, to above named herein named Grantees.

STATE OF OREGON
County of Linn

I hereby certify that the attached was received and duly recorded by me in Linn County records.

STEVE PROGENSHILLER
Linn County Clerk

By RV Deputy

M 830
870
890
0
814
945

JUL 16 1996

PAGE 945

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

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

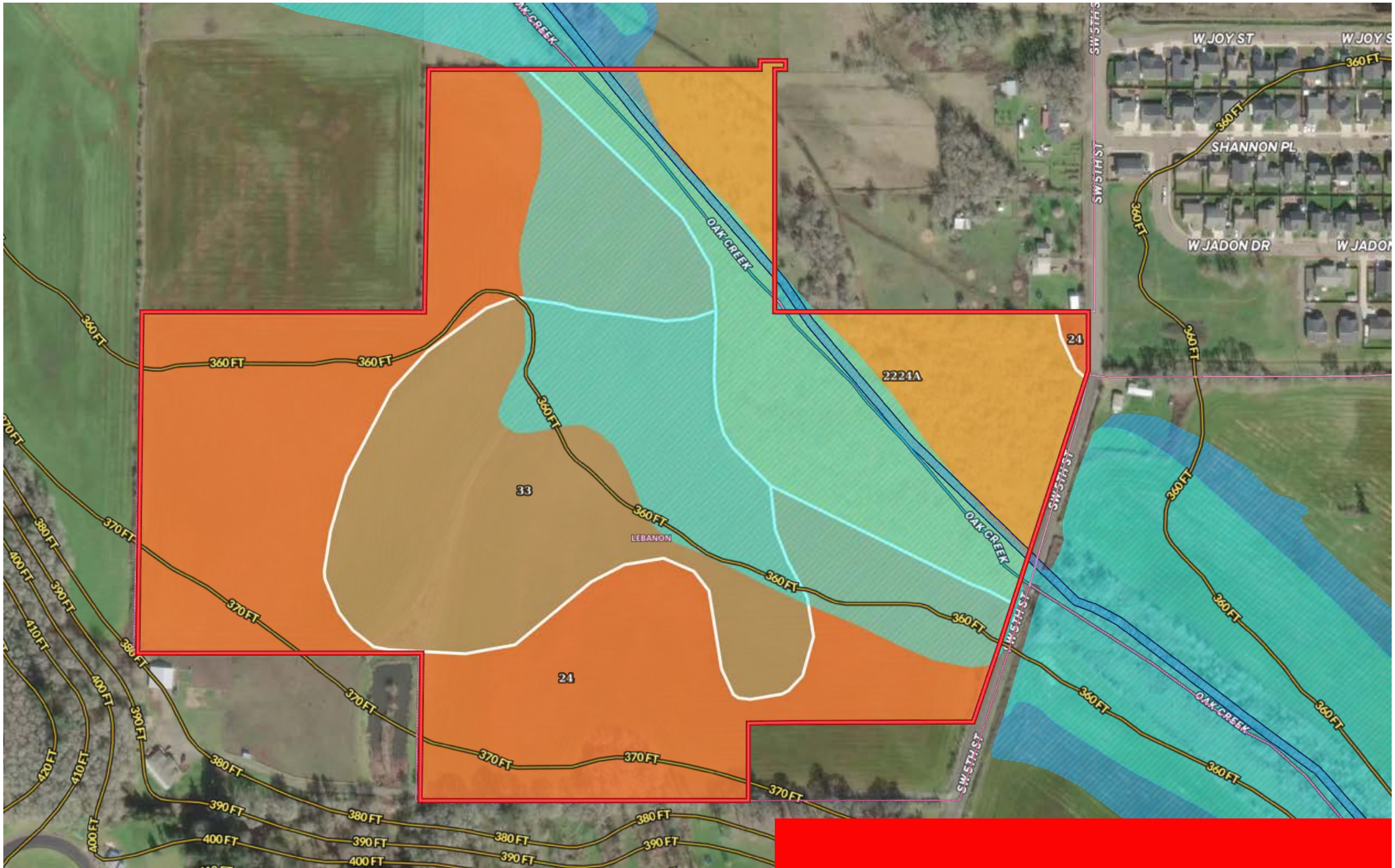


SOIL REPORT

PROVIDED BY 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.





Boundary 58.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
24	Clackamas variant silt loam	28.92	49.72	0	69	2w
33	Dayton silt loam	15.57	26.77	0	36	4w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	13.67	23.5	0	32	4w
TOTALS		58.16(*)	100%	-	51.47	3.01

(*) 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.

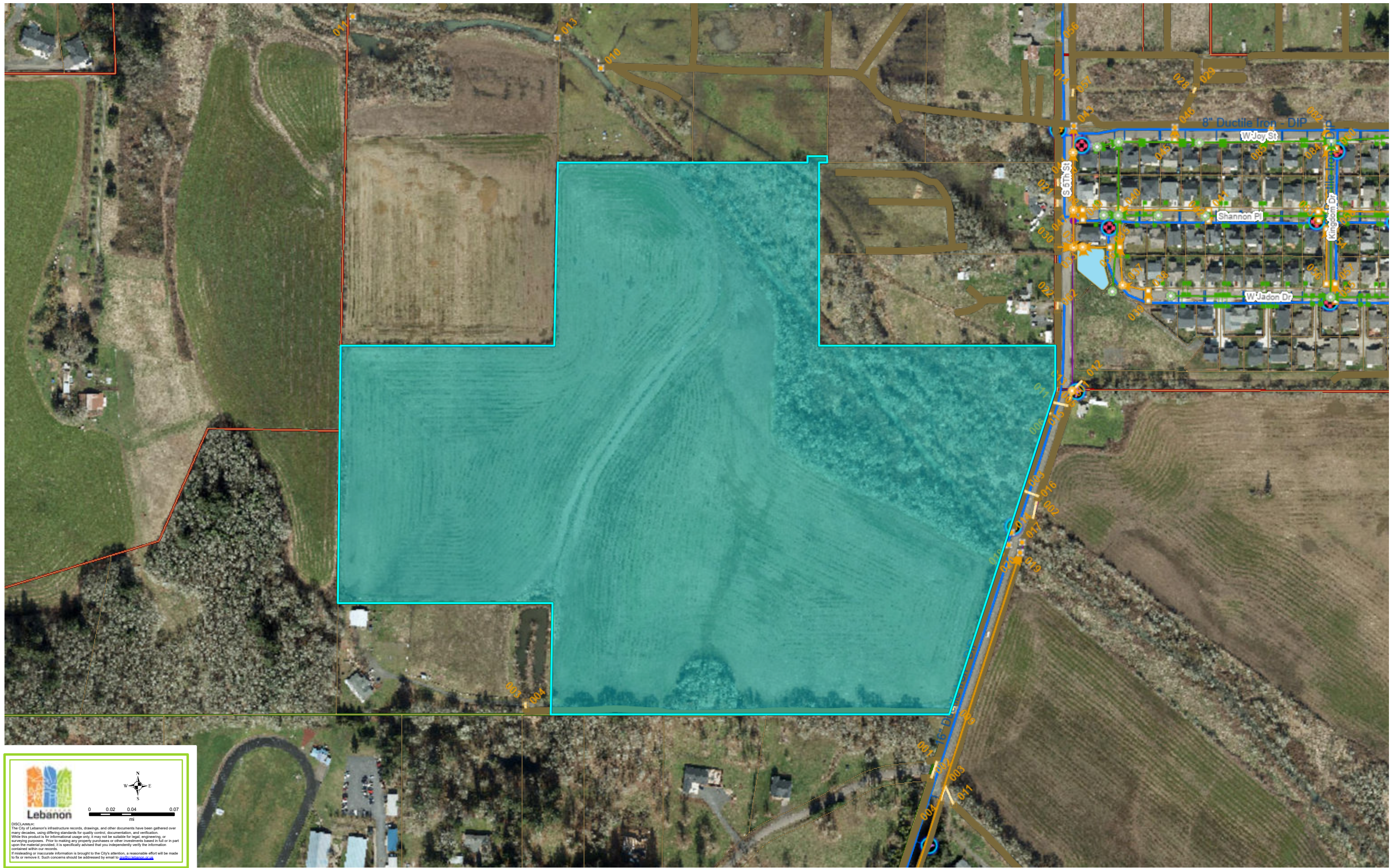


UTILITY MAP

PROVIDED BY CITY OF LEBANON

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.





0 0.02 0.04 0.07
 Feet

DISCLAIMER:
 The City of Lebanon's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. While this product is for informational usage only, it may not be suitable for legal, engineering, or surveying purposes. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently verify the information contained within our records. If misleading or inaccurate information is brought to the City's attention, a reasonable effort will be made to fix or remove it. Such concerns should be addressed by email to gis@cityoflebanon.com

FARM LEASE

PROVIDED BY SELLERS

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.



Farm Rental Agreement

TO:

Date: January 10, 2024

Property at South 5th Street Lebanon
12S02W22D-00900
approximately 60 acres

Term: annually

amount due for 2023 : \$3,000.00

amount due for 2024 : \$3,500.00

is SLOW AND I HAVE NEVER PAID IN ADVANCE BEFORE.

Agreement:

We the undersigned agree to the above terms of renting this property owned by the Cornell Family for the sole use of farming use only and will pay the amounts due immediately to continue operations.

Matthew Pacy

Return 1 copy

✓ need check 2/15/24

will be PAID ASAP. Seed movement

WETLAND STUDY

PROVIDED BY SELLERS

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



The Cornell Property, Lebanon, Oregon
Wetlands Delineation Report

Table of Contents

Delineation Report

Report Letter, 3 pp.

Site Data Summary

Delineation Aerial Photograph

Precipitation Data

Plot Location Map

Plot Data Sheets, 10 pp.

General Location Map

Location Map

Soil Map

NWI Map

FSA Aerial Photograph, 1996

FSA Aerial Photograph, 1995

FSA Aerial Photograph, 1994

FSA Aerial Photograph, 1991

FSA Aerial Photograph, 1990

Photographs, 4 pp.

Photo Location Map

DSL Request For Wetland D./D. Review

DSL Concurrence Letter, DET. #98-0097

Dana Field
775 Summer St. NE
Salem, OR, 97310

RE: The Cornell Property, Lebanon, OR, T 12S R 2W Sec 22 SESW

Dear Ms Field:

The Cornell Property, TM 12 2W 22 D TL 900, Track # 850, was examined for the presence of Jurisdictional Wetlands on 20 February 1998. I have concluded that portions of the site meet the Federal criteria for Wetlands, Farmed Wetlands, and Prior Converted Cropland.

Off site information for this delineation come from the following sources:

1. Soil Conservation Service Soil Survey of Linn County.
2. Corps of Engineers Wetlands Delineation Manual (1987).
3. National Food Security Act Manual.
4. Region 9 Plant Species That Occur in Wetlands, Combined 1988 List and 1993 Supplement.
5. USFWS National Wetlands Inventory Map, Lebanon
7. Aerial Photograph, 1"=200', 23 May 1993
8. FSA aerial slides, June 1990, 91, 94, 95, & 96.
9. NOAA Climatological Data. Hysop Field, 1990 through 1996.

METHODS

The 1987 Routine On-Site Methods for delineating wetlands areas under 5 acres was used in un-farmed areas, and the FSA off-site method for farmed areas was used to identify areas that qualify for Reg. 90-7. On site methods were used to confirm soil mapping, verify ponded areas identified on aerial photographs, and delineating wetlands areas.

On-site a total of 10 plots were used to measure vegetation cover, soils, and wetlands hydrology. Vegetation was recorded at each sample point. Vegetation cover values for herbaceous vegetation was measured in a 1 meter plot, shrubs in a 2 meter plot, and trees in a 10 meter plot. A Munsell color chart was used to identify soil color. Soil pit depths were to 18" or to the B horizon if less than 18" from the surface or to standing water. Soil color was characterized by a Munsell Color Chart. Soil color and texture were measured at the center point of 0-6 inches, 6-12 inches, and 12-18 inches below the surface or at any distinct horizon change. Hydrology was recorded at each sample point. A photographic record was taken during field work. Plots were marked with blue flagging; however, where actively farmed flags were not placed.

Off site identification of Farmed Wetlands (FW), Prior Converted Croplands (PC), and wetlands were made on an aerial photograph. The photograph used for computing identified areas was taken on 23 May 1993. Wetlands and FW areas were marked on the aerial photograph and digitized with a Macintosh computer. Identified areas were calculated with a CAD program digitized on the aerial photograph with a scale corrected to 1"=200'. The wetlands delineation is presented at 1"=300' to fit on a sheet of paper. A

computed the area of the identified wetlands/farmed as wetlands areas. Farmed Service Administration aerial photographs were used to document field conditions.

RESULTS

Based on my observations of Track # 850, of the 48.5 acres, 0.87 acre qualifies as Jurisdictional Wetlands. Jurisdictional Wetlands consists of 0.30 acre of Farmed Wetlands, 0.25 acre wetlands ditch, and 0.32 acre wetlands. Approximately 17 acres qualifies as Prior Converted Cropland. In the wetlands determination area of 11.5 acres, it is estimated that there are 9 acres of wetlands, Oak Cr. is about 1 acre, and about 1.5 acres are uplands.

Cornell's Property is located in South Lebanon. The site is composed of a farmed field (T850), residence, a section of Oak Creek, and an un-farmed area along Oak Creek. It is positioned on the lower portion of a north slope which gradually slopes down to Oak Cr. The area along Oak Cr. is flat. Oak Cr. is channeled and diked. An access road is located along the south edge of the site.

Jurisdictional Wetlands within T 850 comprise Farmed Wetlands (FW), a ditch wetlands that is not plowed through, and a small wetland on the south edge of the farmed field that is a forested seep of wet-spot. These wetlands boundaries are distinct due to farming practices.

Wetlands are determined to exist in the un-farmed area along Oak Cr. as do uplands. Outside of Oak Cr. there are a variety of wetlands types including small abandoned drainage ways, herb dominated wetlands, shrub wetlands, and forested wetlands. The edges of these wetlands tend to be gradual except along the dikes of Oak Cr. Oak Cr. divides the area into three isolated units. Oak Cr. appears to be below headwaters.

Vegetation

Vegetation at the time of fieldwork is dominated a crop species, native species, and introduced species. The crop this year is Annual Ryegrass; however, False Dandelion FACU is common. Vegetation in the wetlands determination area is dominated, in Winter, by Oregon Ash FACW, Wild Rose FACU, Willow FACW, Blackberries FACU, Hawthorne FAC, Bent Grass FAC to FACW, Tufted Hair-grass FACW, Reed Canary-grass FACW, Soft Rush FACW, Tall Fescue FAC-, and other plant species.

Soils

Soils on the site are mapped Clackamas Variant silt loam, Courtney gravelly silty clay loam (hydric), and Dayton silt loam (hydric). Soil mapping for the site appears to be somewhat correctly mapped. The area of hydric soil based on a Munsell color of 10 YR 3/1 is more extensive than is mapped in the Linn Co. Soil Survey. An approximation of the extent of soils with hydric characteristics has been made to determine the area that

qualifies as Prior Converted Cropland (PC). In other areas it appears that the mapped Clackamas Variant s1 is more similar to Clackamas gravelly slit loam based the presence of gravel and a Btg layer at ≈12".

Wetlands Hydrology

NWI mapping for the site is Upland and R4SBCx. The actual extent wetlands is greater than identified on the Lebanon NWI map. There areas of Farmed Wetlands (PEMCF), a ditch (PEMCx), an excavated pond (PUBHx), and a small forested seep (PFOC); and in the determination area, areas of PFOC, PSSC and PEMC. The source of water for the pond is an off site spring to the south. There appears to be water flowing out from the pond and causing surface saturation but not ponding. This observation is supported by the land owner who stated that the pond was poorly and hastily constructed by the previous owner.

At the time of field work it was raining. During January and February 1998 precipitation has been above normal. Even so, ponding in the farmed field is very similar to the May 1993 aerial photograph.

In conclusion, T 850 qualifies as farmed because it was cropland prior to 23 December 1985 and is plowed regularly. The 17 acres of Prior Converted Cropland qualify because hydrology of the site has been altered for purposes of growing crops, soils have hydric characteristics, and these areas do not pond water for more than 10% of the growing season in years with normal precipitation. The 0.30 acre of Farmed Wetlands qualifies as it meets the same criteria as PC except that it ponds water for a significant periods of the growing season. A 0.25 acre ditch qualifies as wetlands because the area meets the same criteria for FW but is not plowed through. The 0.5 acre "stock pond" does not qualify as Jurisdictional Wetlands because it was excavated in a farmed field for agricultural practices. A wetlands determination estimates that there are 10 acres that qualify as Jurisdictional Wetlands, including Oak Cr., based on the presence of hydric soils, a dominance of hydrophytic vegetation, and observed wetlands hydrology. If any activities are planned in the determination area, a wetlands delineation will be made. These conclusions are based on aerial photography, field observations, land owner statements, and NRCS information.

Sincerely,



Scott J. Craig
Professional Wetlands Scientist

enclosures

cc: Jim Goudzwaard COE
Thomas and Rhonda Cornell

CC:

Site Data Summary

Site Data

Project/Site:	Cornell Property
Applicant:	Thomas and Rhonda Cornell
Owner:	Thomas and Rhonda Cornell 33263 Tennessee Rd. Lebanon, OR 97355 Phone 541 259 5470
County:	Linn
Location:	West of S 5th, south & north of Oak Cr.
Legal:	T 12S R 2W Sec 22 SESW
Latitude:	44° 30' 40" N
Longitude:	122° 54' 92" W
Area of Site :	=60 acres
Elevation:	350' -370'
Topographic position:	Base of south slope and drainage way bottom
Vegetation type:	Farmed, riparian
Soil Type(s), mapped:	24 Clackamas Variant silt loam 29 Courtney gravelly silty clay loam (hydric) 33 Dayton silt loam (hydric)
Floodway/plain:	No
Related Water-body:	Oak Creek
NWI Mapping	Upland, R4SBCx

Adjacent Areas:

North:	Rural residential
East:	S 5th
South:	Forested, school
West:	Farmed

Land Use:

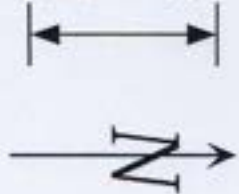
SCS Farm and Tract No.:	T 850
Tax lot:	TM 12 2W 22 D TL 900
Present use:	Farmed, open riparian area
date use began:	Before 1970

Total Area Findings:

Wetlands:	0.32 acre
Farmed Wetland (FW):	0.30 acre
Ditch Wetlands:	0.25 acre
Delineated Jurisdictional Area:	0.87 acre
Excavated Pond:	0.50 acre
Wetlands Determination:	Total Area: 11.5 acres Oak Creek 1 acre Wetlands 9 acres
Estimated Jurisdictional Area:	10 acres
Prior Converted (PC):	17 acres
Cowardin System Class:	Upland, R4SBCx, PUBHx, PEMCf, PEMCx, PFOC




Scale 1"=300'



23 May 1993

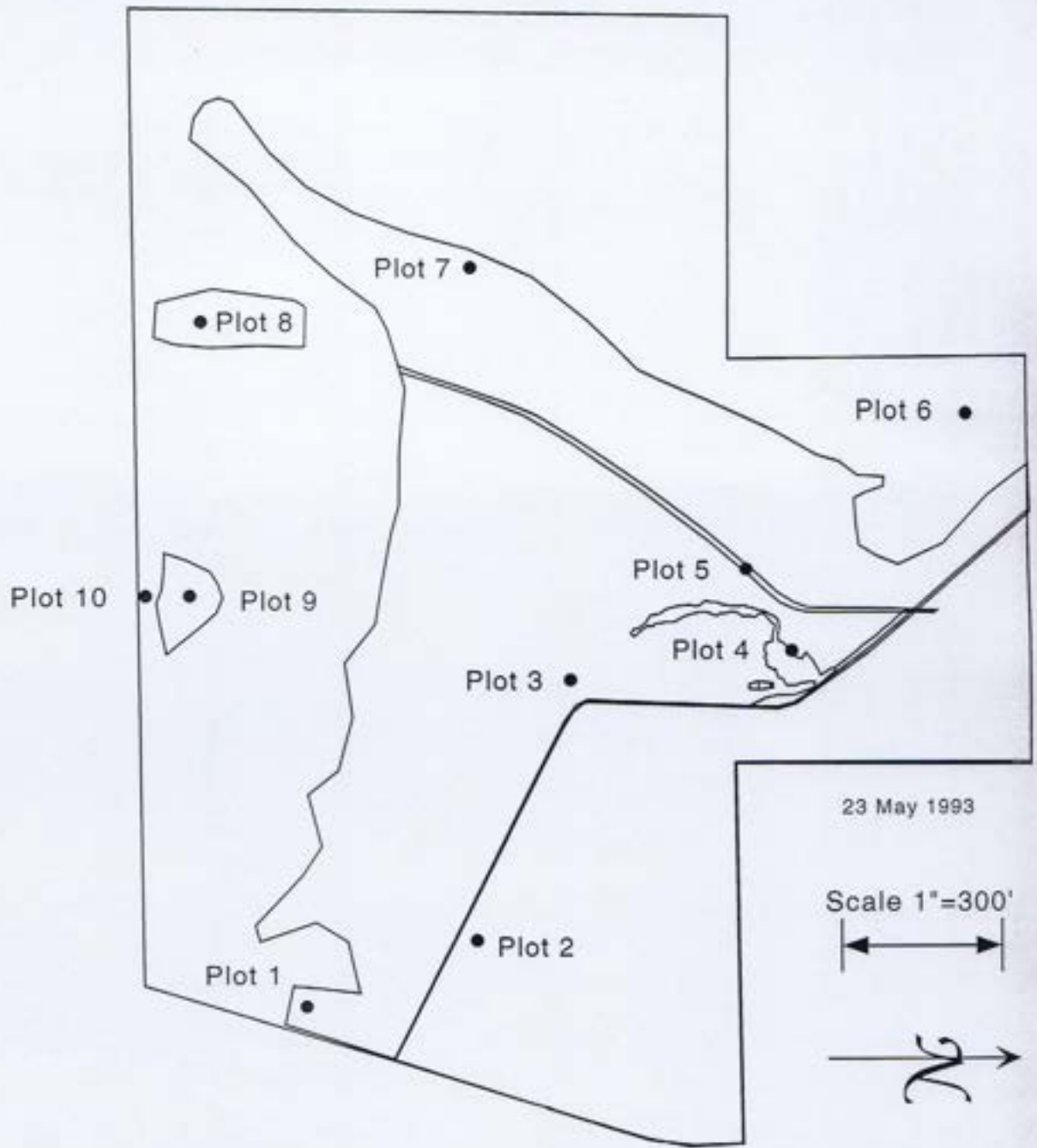
- | | | | |
|---|-----------------------------|---|------------------------------------|
|  | Wetlands, 0.32 acres |  | Pond, 0.50 acre |
|  | Farmed Wetlands, 0.30 acres |  | Prior Converted Cropland, 17 acres |
|  | Ditch, 0.25 acre | | |

 Wetlands Determination Area, 11.5 acres
Oak Creek 1 acre, wetlands 9 acres

Wetlands Delineation
The Cornell Property, Lebanon, OR
February 1998, WET, Inc.

<u>Precipitation Data 1993</u>	
OSU Hysop Field near Albany	
<u>March</u>	<u>4.86"</u>
30 year norm	4.55"
% from norm	107
<u>April</u>	<u>6.82"</u>
30 year norm	2.56"
% from norm	266
<u>May</u>	<u>4.51"</u>
30 year norm	1.89"
% from norm	239

ODFW Aerial Photograph 23 May 1993, Scale 1"=200' Cornell Property Lebanon, OR W.E.T., Inc. February 1998
--



Plot Locations
The Cornell Property, Lebanon, OR
February 1998, WET, Inc.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No Farmed
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)

1 Lolium multiflorum Indicator S. UPL % Cover 60 Stratum herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)); % Dominant % Cover
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Hypochaeris radicata FACU present.

SOILS:

Series/phase: Clackamas Variant silt loam Subgroup: Aquatic Haploxerolls

Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: ---

Soil Pit Characteristics:

Depth	Horizn	Matrix Color	Mottle Color	Mottle Charac.	Texture, etc.
0-6"	AP	10 YR 3/1	---	---	gravelly silt loam
6-14"	A	10 YR 3/1	---	---	gravelly silt loam
14"+	B	10 YR 3/2	---	---	gravelly silty clay loam

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histisol or Histic Ep | <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Gleyed |
| <input checked="" type="checkbox"/> Low-chroma (1 or less) | <input type="checkbox"/> Chroma 2 or 1 w/mottles | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Sandy s. w/high organic surface layer | <input type="checkbox"/> Sandy s. w/organic streaking | <input type="checkbox"/> Sandy s. w/organic pan |
| <input type="checkbox"/> None | <input type="checkbox"/> Other: _____ | |

Is the 1987 Manual hydric soil criterion met? Yes No

Remarks: Soil profile is very similar to Clackamas Variant sl except for the 10 YR 3/1, which should be 10 YR 3/2.

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present?: YES: NO:

Primary indicators:

- | | | |
|--------------------------------------|--|--|
| <input type="checkbox"/> Inundation | <input type="checkbox"/> Saturation, upper 12" | <input type="checkbox"/> Water Marks |
| <input type="checkbox"/> Drift Lines | <input type="checkbox"/> Sediment Deposits | <input type="checkbox"/> Drainage Patterns |

Secondary indicators (2 or more required)

- | | | |
|---|---|--|
| <input type="checkbox"/> Live Ox'd Root Channels, Upper 12" | <input type="checkbox"/> Water Stained Leaves | <input checked="" type="checkbox"/> Local Soil Survey Data |
| <input type="checkbox"/> Other: _____ | | |

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: No periods of ponding based on aerial photographs. There may be saturation within 12" during March.

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Indicators of one of the three 1987 Manual wetlands criteria is present. Vegetation is now dominated by agricultural crop. Wetland hydrology could not be assessed at this time, but there is no ponding based on aerial photographs. Soil has borderline hydric characteristics, therefore the area qualifies as Prior Converted cropland.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot 1 2 Area wetlands Location Wetlands determination along Oak Creek Photo 1 2

VEGETATION: (area estimate)

	Indicator S.	% Cover	Stratum
1 <u>Fraxinus latifolia</u>	FACW	75	tree
2 <u>Rosa nutkana</u>	FAC	20	shrub
3 <u>Agrostis stolonifera</u>	FAC	35	herb
4 <u>Alopecurus pratensis</u>	FACW	25	herb
5 <u>Juncus patens</u>	FACW	20	herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)): % Dominant 100 % Cover 100
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Also present: Daucus carota FACU, Rubus discolor FACU, Ilex europaeus UPL, Chrysanthemum leucanthemum UPL, Deschampsia cespitosa FACW, Spiraea douglasii FACW, Festuca arundinacea FAC-, and more.

SOILS:

Series/phase: Courtney gravelly silty clay loam Subgroup: Arbruptic Argiaquolls
 Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: ---

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Character	Texture, etc.
0-6"	AP	10 YR 4/1	faint	—	silty clay loam
6"+	B	10 YR 4/1	10 YR 3/4	many, med.	clay (also some N/O)

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

Histisol or Histic Ep Sulfidic Odor Gleyed
 Low-chroma (1 or less) Chroma 2 or 1 w/mottles Concretions
 Sandy s. w/high organic surface layer Sandy s. w/organic streaking Sandy s. w/organic pan
 None Other: _____
 Yes No

Is the 1987 Manual hydric soil criterion met?

Remarks:

HYDROLOGY

Depth of Surface Water: --- Depth to Standing Water: 8" Depth to Soil Saturation: 4"

Is field evidence of wetland hydrology present? YES: NO:

Primary indicators:

Inundation Saturation, upper 12" Water Marks
 Drift Lines Sediment Deposits Drainage Patterns

Secondary indicators (2 or more required)

Live Ox'd Root Channels, Upper 12" Water Stained Leaves Local Soil Survey Data
 Other: Ant mounds. There are areas of inundation

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: There are areas of inundation and areas of upland. Uplands are associated with side cast from Oak Cr. and other higher areas.

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Indicators of all three 1987 Manual wetlands criteria are present. The area is determined to have wetlands and uplands. Before any activities occur in this area a wetlands delineation needs to be made. It is estimated that uplands comprise 10% to 25% of this riparian associated area.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No Farmed
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)

1 Lolium multiflorum Indicator S. UPL % Cover 60 Stratum herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)): % Dominant % Cover
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Hypochaeris radicata FACU present.

SOILS:

Series/phase: Dayton silty loam Subgroup: Typic Albaqualfs

Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: yes

Soil Pit Characteristics:

Depth	Horizn	Matrix Color	Mottle Color	Mottle Charac.	Texture, etc.
0-9"	AP	10 YR 4/1	10 YR 3/6	comm, fine	silt loam
9"+	B	10 YR 3/1	10 YR 4/6	comm, fine	clay

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histisol or Histic Ep | <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Gleyed |
| <input checked="" type="checkbox"/> Low-chroma (1 or less) | <input type="checkbox"/> Chroma 2 or 1 w/mottles | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Sandy s. w/high organic surface layer | <input type="checkbox"/> Sandy s. w/organic streaking | <input type="checkbox"/> Sandy s. w/organic pan |
| <input type="checkbox"/> None | <input type="checkbox"/> Other: | |

Is the 1987 Manual hydric soil criterion met? Yes No

Remarks:

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present?: YES: NO:

Primary indicators:

- | | | |
|--------------------------------------|--|--|
| <input type="checkbox"/> Inundation | <input type="checkbox"/> Saturation, upper 12" | <input type="checkbox"/> Water Marks |
| <input type="checkbox"/> Drift Lines | <input type="checkbox"/> Sediment Deposits | <input type="checkbox"/> Drainage Patterns |

Secondary indicators (2 or more required)

- | | | |
|---|---|--|
| <input type="checkbox"/> Live Ox'd Root Channels, Upper 12" | <input type="checkbox"/> Water Stained Leaves | <input checked="" type="checkbox"/> Local Soil Survey Data |
| <input type="checkbox"/> Other: | | |

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: No periods of ponding based on aerial photographs.

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Indicators of one of the three 1987 Manual wetlands criteria is present. Vegetation is now dominated by agricultural crop. Wetland hydrology could not be assessed at this time, but there is no ponding based on aerial photographs. The area qualifies as Prior Converted cropland.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No Farmed
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)

1 Lolium perenne Indicator S. FACU % Cover 95 Stratum herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)): % Dominant % Cover
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: _____

SOILS:

Series/phase: Dayton silty loam Subgroup: Typic Albaqualfs

Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: —

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Charac.	Texture, etc.
0-6"	AP	10 YR 4/1	10 YR 4/6	many, fine	silt loam

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

<input type="checkbox"/> Histisol or Histic Ep	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Gleyed
<input checked="" type="checkbox"/> Low-chroma (1 or less)	<input type="checkbox"/> Chroma 2 or 1 w/mottles	<input type="checkbox"/> Concretions
<input type="checkbox"/> Sandy s. w/high organic surface layer	<input type="checkbox"/> Sandy s. w/organic streaking	<input type="checkbox"/> Sandy s. w/organic pan
<input type="checkbox"/> None	<input type="checkbox"/> Other: _____	

Is the 1987 Manual hydric soil criterion met? Yes No

Remarks: _____

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present?: YES: NO:

Primary indicators:

<input checked="" type="checkbox"/> Inundation	<input type="checkbox"/> Saturation, upper 12"	<input type="checkbox"/> Water Marks
<input type="checkbox"/> Drift Lines	<input type="checkbox"/> Sediment Deposits	<input type="checkbox"/> Drainage Patterns

Secondary indicators (2 or more required)

Live Ox'd Root Channels, Upper 12" Water Stained Leaves Local Soil Survey Data
 Other: There is visible ponding in field at time of site visit and on aerial photographs.

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: _____

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Indicators of two of three 1987 Manual wetlands criteria are present. Wetlands vegetation is lacking due to farm practices. There is ponding in an agricultural field. The area qualifies as Farmed Wetlands.

ROUTINE ONSITE DETERMINATION

W.E.T., Inc. (541) 753 8635

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)
 1 Agrostis stolonifera Indicator S. FAC % Cover 45 Stratum herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)); % Dominant % Cover
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Also present Alopecurus pratensis FACW, Rumex crispus FACW, and other species.

SOILS

Series/phase: Dayton silty loam Subgroup: Typic Albaqualfs
 Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: yes

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Character	Texture, etc.
0-6"	AP	10 YR 4/1	10 YR 4/6	comm, fine	silt loam

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histisol or Histic Ep | <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Gleyed |
| <input checked="" type="checkbox"/> Low-chroma (1 or less) | <input type="checkbox"/> Chroma 2 or 1 w/mottles | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Sandy s. w/high organic surface layer | <input type="checkbox"/> Sandy s. w/organic streaking | <input type="checkbox"/> Sandy s. w/organic pan |
| <input type="checkbox"/> None | <input type="checkbox"/> Other: _____ | |
- Is the 1987 Manual hydric soil criterion met? Yes No

Remarks: Plot placed to side of ditch.

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present?: YES: NO:

Primary indicators:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Inundation | <input type="checkbox"/> Saturation, upper 12" | <input type="checkbox"/> Water Marks |
| <input type="checkbox"/> Drift Lines | <input type="checkbox"/> Sediment Deposits | <input checked="" type="checkbox"/> Drainage Patterns |

Secondary indicators (2 or more required)

- | | | |
|---|---|--|
| <input type="checkbox"/> Live Ox'd Root Channels, Upper 12" | <input type="checkbox"/> Water Stained Leaves | <input checked="" type="checkbox"/> Local Soil Survey Data |
| <input type="checkbox"/> Other: _____ | | |

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: The ditch flows from a constructed pond and is not plowed through, except the lower 8', which is used as access for tractor. The area would be FW but is too small to define.

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Indicators of all three 1987 Manual wetlands criteria are present. The area is in a farmed field but is labeled wetlands because it is not plowed through.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No Farmed
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)

1 Lolium multiflorum Indicator S. UPL % Cover 75 Stratum herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)): % Dominant % Cover
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Hypochaeris radicata FACU present.

SOILS:

Series/phase: Clackamas Variant silt loam Subgroup: Aquatic Haploxerolls
 Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: ---

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Character	Texture, etc.
0-6"	AP	10 YR 3/2	---	---	gravelly silt loam
6-10"	A	10 YR 3/2	---	---	gravelly silt loam
10"+	B	7.5 YR 4/2	---	---	gravelly silty clay loam

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histisol or Histic Ep | <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Gleyed |
| <input type="checkbox"/> Low-chroma (1 or less) | <input type="checkbox"/> Chroma 2 or 1 w/mottles | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Sandy s. w/high organic surface layer | <input type="checkbox"/> Sandy s. w/organic streaking | <input type="checkbox"/> Sandy s. w/organic pan |
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Other: _____ | |

Yes No

Is the 1987 Manual hydric soil criterion met?

Remarks: This soil profile is more similar to Clackamas than to Clackamas Variant based on gravel, and Btg layer.

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present? YES: NO:

Primary indicators:

- | | | |
|--------------------------------------|--|--|
| <input type="checkbox"/> Inundation | <input type="checkbox"/> Saturation, upper 12" | <input type="checkbox"/> Water Marks |
| <input type="checkbox"/> Drift Lines | <input type="checkbox"/> Sediment Deposits | <input type="checkbox"/> Drainage Patterns |

Secondary indicators (2 or more required)

- | | | |
|---|---|---|
| <input type="checkbox"/> Live Ox'd Root Channels, Upper 12" | <input type="checkbox"/> Water Stained Leaves | <input type="checkbox"/> Local Soil Survey Data |
| <input type="checkbox"/> Other: _____ | | |

Yes No

Is the 1987 Manual wetland hydrology criterion met?

Remarks: _____

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: There are no indicators present that meet the 1987 Manual wetlands criteria.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No Farmed
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)

1 Lolium multiflorum Indicator S. UPL % Cover 60 Stratum herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)): % Dominant % Cover
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Hypochaeris radicata FACU present.

SOILS:

Series/phase: Clackamas Variant silt loam Subgroup: Aquatic Haploxerolls
 Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: ---

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Charac.	Texture, etc.
0-6"	AP	10 YR 4/1	7.5 YR 4/6	many, med.	gravelly silt loam

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

<input type="checkbox"/> Histisol or Histic Ep	<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Gleyed
<input checked="" type="checkbox"/> Low-chroma (1 or less)	<input type="checkbox"/> Chroma 2 or 1 w/mottles	<input type="checkbox"/> Concretions
<input type="checkbox"/> Sandy s. w/high organic surface layer	<input type="checkbox"/> Sandy s. w/organic streaking	<input type="checkbox"/> Sandy s. w/organic pan
<input type="checkbox"/> None	<input type="checkbox"/> Other: _____	

Is the 1987 Manual hydric soil criterion met? Yes No

Remarks: Area is probably an inclusion of Courtney gsel (hydric).

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present? YES: NO:

Primary indicators:

<input type="checkbox"/> Inundation	<input checked="" type="checkbox"/> Saturation, upper 12"	<input type="checkbox"/> Water Marks
<input type="checkbox"/> Drift Lines	<input type="checkbox"/> Sediment Deposits	<input type="checkbox"/> Drainage Patterns

Secondary indicators (2 or more required)

<input type="checkbox"/> Live Ox'd Root Channels, Upper 12"	<input type="checkbox"/> Water Stained Leaves	<input type="checkbox"/> Local Soil Survey Data
<input type="checkbox"/> Other: _____		

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: No periods of ponding based on aerial photographs.

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Indicators of one of the three 1987 Manual wetlands criteria is present. Vegetation is now dominated by agricultural crop. Wetland hydrology could not be assessed at this time, but there is saturation, and no ponding based on aerial photographs. Soil is not mapped hydric but has hydric characteristics. The area qualifies as Prior Converted cropland.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)

Indicator S. % Cover Stratum

Pond

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)):

% Dominant % Cover
 Yes No

Is the 1987 Manual hydrophytic vegetation criterion met?

Remarks: _____

SOILS:

Series/phase: Clackamas Variant silt loam Subgroup: Aquatic Haploxerolls

Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: ---

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Character	Texture, etc.
—	—	—	—	—	—

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histisol or Histic Ep | <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Gleyed |
| <input type="checkbox"/> Low-chroma (1 or less) | <input type="checkbox"/> Chroma 2 or 1 w/mottles | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Sandy s. w/high organic surface layer | <input type="checkbox"/> Sandy s. w/organic streaking | <input type="checkbox"/> Sandy s. w/organic pan |
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Other: Paraquic moisture regime | |

Yes No

Is the 1987 Manual hydric soil criterion met?

Remarks: _____

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present? YES: NO:

Primary indicators:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Inundation | <input type="checkbox"/> Saturation, upper 12" | <input type="checkbox"/> Water Marks |
| <input type="checkbox"/> Drift Lines | <input type="checkbox"/> Sediment Deposits | <input type="checkbox"/> Drainage Patterns |

Secondary indicators (2 or more required)

- | | | |
|---|---|--|
| <input type="checkbox"/> Live Ox'd Root Channels, Upper 12" | <input type="checkbox"/> Water Stained Leaves | <input checked="" type="checkbox"/> Local Soil Survey Data |
| <input type="checkbox"/> Other: _____ | | |

Yes No

Is the 1987 Manual wetland hydrology criterion met?

Remarks: _____

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Area is a constructed stock pond.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot 9 Area wetlands Location Small wetlands at south edge of T850 Photo 7

VEGETATION: (area estimate)

	Indicator S.	% Cover	Stratum
1 <u>Fraxinus latifolia</u>	FACW	45	tree
2 <u>Crataegus douglasii</u>	FAC	20	shrub
3 <u>Rosa nutkana</u>	FAC	35	shrub
4 <u>Agrostis stolonifera</u>	FAC	35	herb
5 <u>Alopecurus pratensis</u>	FACW	30	herb

DOMINANT SPP (i.e., OBL, FACW, & FAC (except FAC-)): % Dominant 100 % Cover 100
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Also present Ranunculus repens FACW, Veronica scutellata OBL in small depressions.

SOILS

Series/phase: Clackamas Variant silt loam Subgroup: Aquatic Haploxerolls
 Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: no

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Character.	Texture, etc.
0-6"	AP	10 YR 4/1	10 YR 4/6, 3/0	many, fine	silt loam

few <2%, comm 2-20%, many >20%, fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

Histisol or Histic Ep Sulfidic Odor Gleyed
 Low-chroma (1 or less) Chroma 2 or 1 w/mottles Concretions
 Sandy s. w/high organic surface layer Sandy s. w/organic streaking Sandy s. w/organic pan
 None Other:
 Is the 1987 Manual hydric soil criterion met? Yes No

Remarks: Appears to be a wet spot.

HYDROLOGY

Depth of Surface Water: -- Depth to Standing Water: 3" Depth to Soil Saturation: 0"

Is field evidence of wetland hydrology present?: YES: NO:

Primary indicators:

Inundation Saturation, upper 12" Water Marks
 Drift Lines Sediment Deposits Drainage Patterns

Secondary indicators (2 or more required)

Live Ox'd Root Channels, Upper 12" Water Stained Leaves Local Soil Survey Data
 Other:

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: This area appears to be a seep or wt spot. There is no flow out of the area.

JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

Rationale for jurisdictional decision: Indicators of all three 1987 Manual wetlands criteria are present.

Project/Site Cornell Property Date of Fieldwork: 20 February 1998
 County: Linn City/Town/Area: Lebanon State: OR
 Applicant/Owner T. & R. Cornell, 33263 Tennessee Rd., Lebanon, OR Investigator: Scott Craig
 Do normal circumstances exist on the site? Yes No Farmed
 Has the site been significantly disturbed? Yes No
 Is the site a potential problem area? Yes No

Plot Area Location Photo

VEGETATION: (area estimate)

	Indicator S.	% Cover	Stratum
1 <u>Fraxinus latifolia</u>	FACW	25	tree
2 <u>Acer macrophyllum</u>	FACU	35	tree
3 <u>Rubus discolor</u>	FACU	45	shrub
4 <u>Festuca arundinacea</u>	FAC-	45	herb
5 <u>Agrostis capillaris (was A. tenuis)</u>	FAC	35	herb

DOMINANT SPP [i.e., OBL, FACW, & FAC (except FAC-)]: % Dominant % Cover
 Is the 1987 Manual hydrophytic vegetation criterion met? Yes No

Remarks: Polysticum munitum FACW also present.

SOILS:

Series/phase: Clackamas Variant silt loam Subgroup: Aquatic Haploxerolls
 Soil is on hydric soil list? Yes No Confirmed mapped soil type or inclusion: ---

Soil Pit Characteristics:

Depth	Horizon	Matrix Color	Mottle Color	Mottle Character.	Texture, etc.
0-6"	AP	10 YR 4/1	10 YR 3/4	comm, fine	gravelly silt loam
6-12"	A	10 YR 4/1	10 YR 3/4	comm, fine	silt loam
12"+	A	10 YR 4/1	10 YR 3/4	comm, fine	silt loam

few <2%, comm 2-20%, many >20%. fine <5mm, med 5-15mm, coarse >15mm

Hydric soil Indicators:

- | | | |
|--|---|---|
| <input type="checkbox"/> Histisol or Histic Ep | <input type="checkbox"/> Sulfidic Odor | <input type="checkbox"/> Gleyed |
| <input checked="" type="checkbox"/> Low-chroma (1 or less) | <input type="checkbox"/> Chroma 2 or 1 w/mottles | <input type="checkbox"/> Concretions |
| <input type="checkbox"/> Sandy s. w/high organic surface layer | <input type="checkbox"/> Sandy s. w/organic streaking | <input type="checkbox"/> Sandy s. w/organic pan |
| <input type="checkbox"/> None | <input type="checkbox"/> Other: | |

Is the 1987 Manual hydric soil criterion met? Yes No

Remarks: Area may be fill from road

HYDROLOGY

Depth of Surface Water: Depth to Standing Water: Depth to Soil Saturation:

Is field evidence of wetland hydrology present?: YES: NO:

Primary indicators:

- | | | |
|--------------------------------------|--|--|
| <input type="checkbox"/> Inundation | <input type="checkbox"/> Saturation, upper 12" | <input type="checkbox"/> Water Marks |
| <input type="checkbox"/> Drift Lines | <input type="checkbox"/> Sediment Deposits | <input type="checkbox"/> Drainage Patterns |

Secondary indicators (2 or more required)

- | | | |
|---|---|---|
| <input type="checkbox"/> Live Ox'd Root Channels, Upper 12" | <input type="checkbox"/> Water Stained Leaves | <input type="checkbox"/> Local Soil Survey Data |
| <input type="checkbox"/> Other: | | |

Is the 1987 Manual wetland hydrology criterion met? Yes No

Remarks: _____

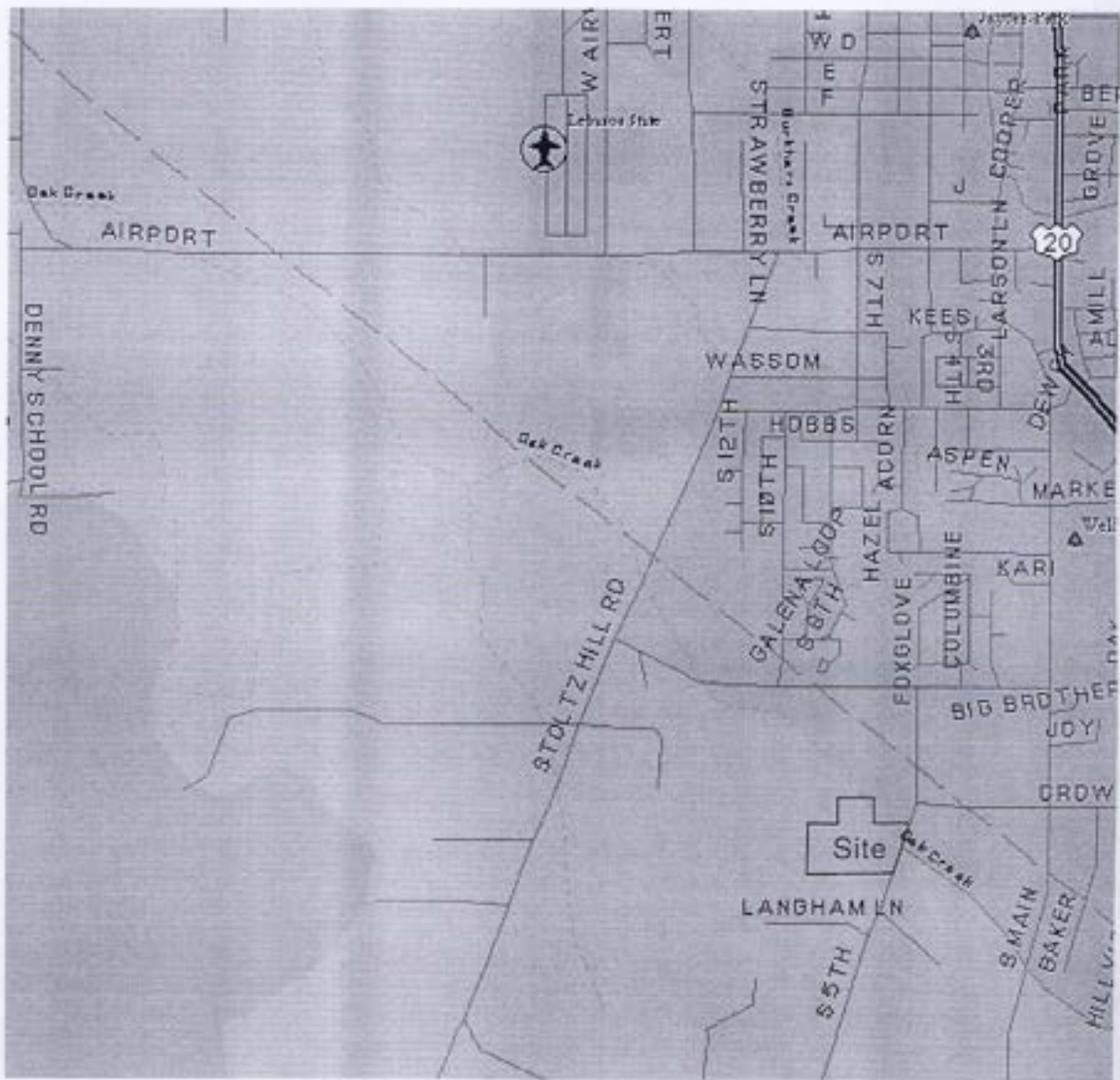
JURISDICTIONAL DETERMINATION AND RATIONALE:

Is the plant community a wetland? Yes No

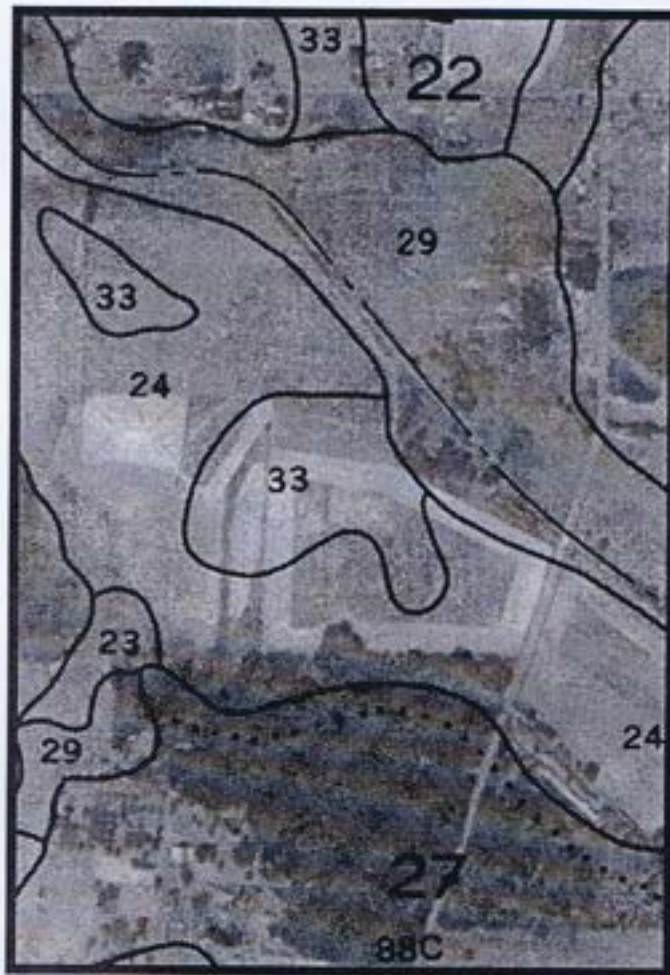
Rationale for jurisdictional decision: There is one indicator present that meets the 1987 Manual wetlands criteria. Hydrology is present but borderline in winter.



General Area Location map
The Cornell Property, Lebanon, OR
February 1998, WET, Inc.



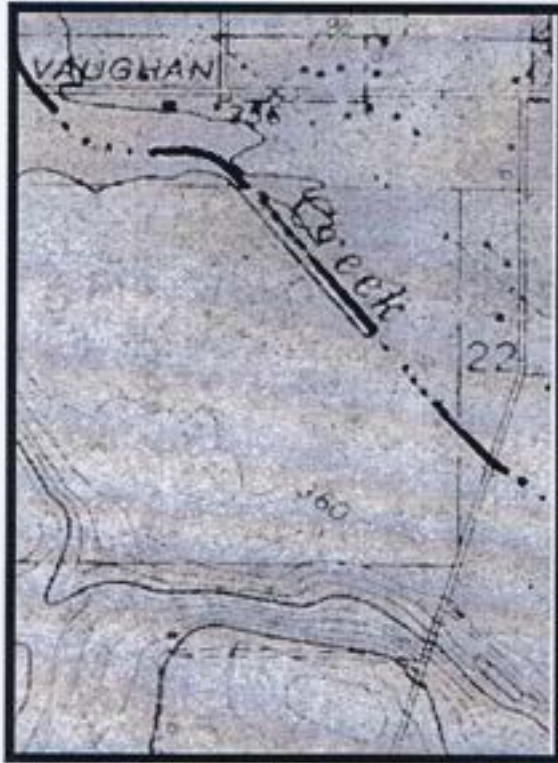
Location map
The Cornell Property, Lebanon, OR
February 1998, WET, Inc.



Scale: ≈1"=1000'

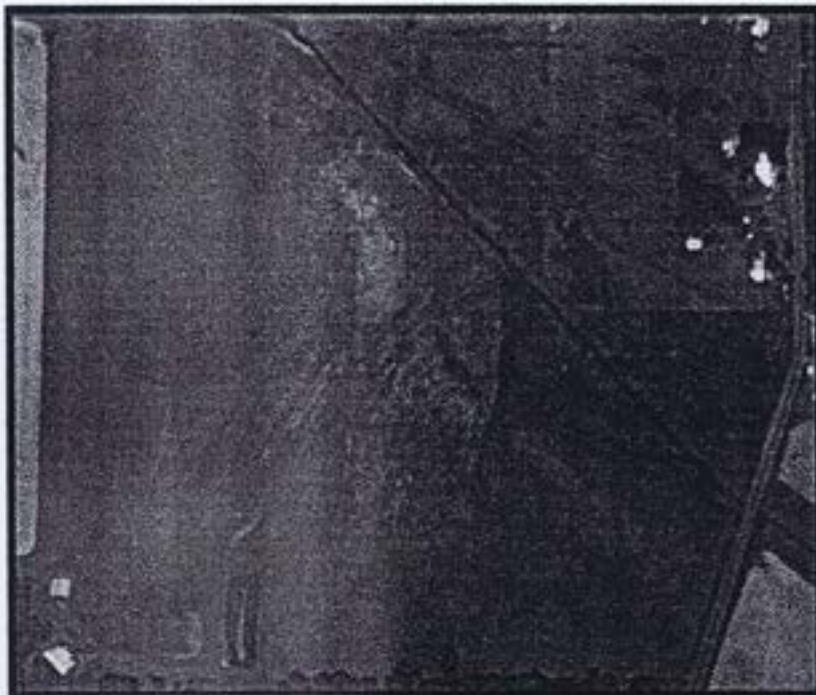
- 24 Clackamas Variant silt loam
- 29 Courtney gravelly silty clay loam (hydric)
- 33 Dayton silt loam (hydric)

Soil Map
Cornell Property
Lebanon, OR
W.E.T., Inc., February 1998



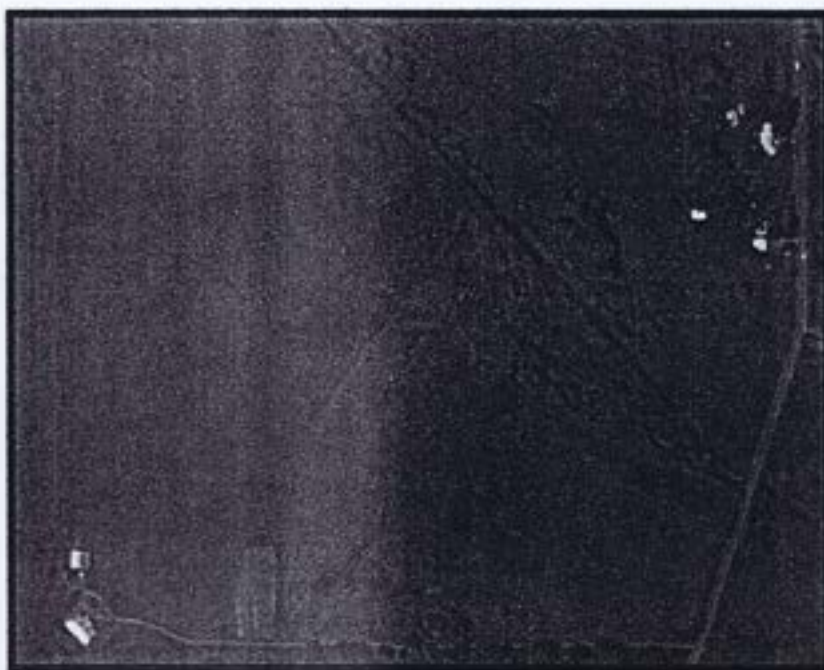
Scale: =1"=1000'

NWI Map
Cornell Property
Lebanon, OR
W.E.T., Inc., February 1998



<u>Precipitation Data 1996</u>	
OSU Hysop Field, near Albany	
<u>March</u>	<u>7.03"</u>
30 year norm	4.55"
% from norm	155
<u>April</u>	<u>3.31"</u>
30 year norm	2.56"
% from norm	129
<u>May</u>	<u>2.64"</u>
30 year norm	1.95"
% from norm	135

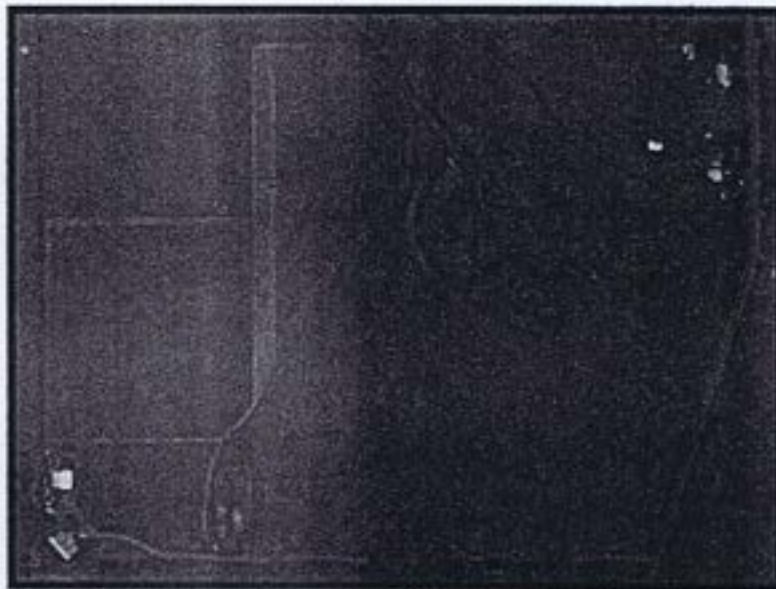
FSA Aerial Photograph ~June 1996 Cornell Property Lebanon, OR W.E.T., Inc. February 1998



Precipitation Data 1995*	
May	1.43"
30 year norm	1.95"
% from norm	73.00
June	1.89"
30 year norm	1.23"
% from norm	192.00

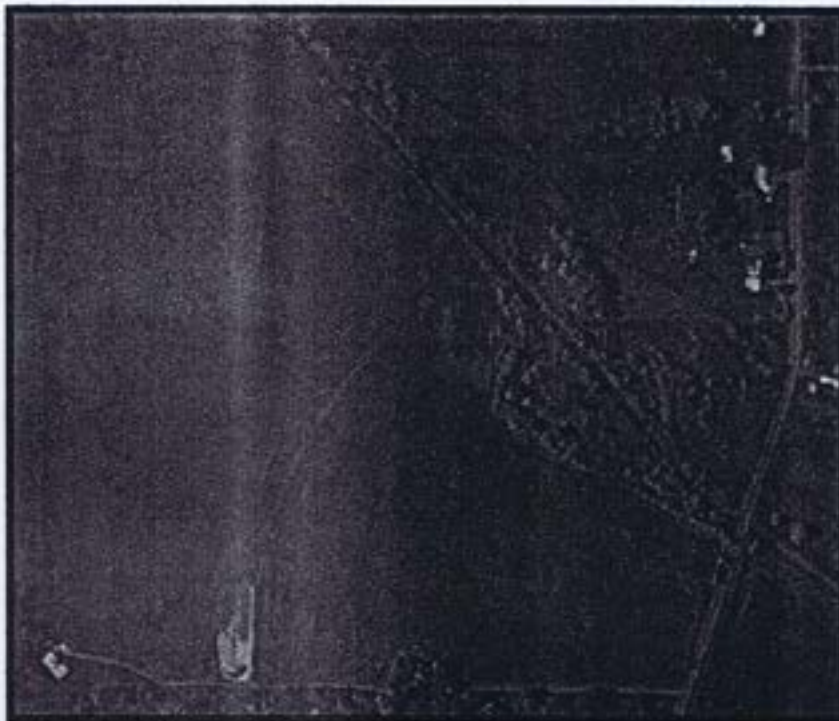
*OSU Hysop Field, Hwy. 20
near Albany

FSA Aerial Photograph
≈June 1995
Cornell Property
Lebanon, OR
W.E.T., Inc.
February 1998



Precipitation Data 1994	
OSU Hysop Field near Albany	
<u>March</u>	<u>3.46"</u>
30 year norm	4.55"
% from norm	76
<u>April</u>	<u>1.94"</u>
30 year norm	2.56"
% from norm	76
<u>May</u>	<u>1.13"</u>
30 year norm	1.89"
% from norm	60
<u>June</u>	<u>1.89"</u>
30 year norm	1.23"
% from norm	154

FSA Aerial Photograph ~June 1994 Cornell Property Lebanon, OR W.E.T., Inc. February 1998



Precipitation Data 1991	
OSU Hysop Field near Albany	
<u>March</u>	<u>5.85"</u>
30 year norm	4.55"
% from norm	129
<u>April</u>	<u>3.47"</u>
30 year norm	2.56"
% from norm	136
<u>May</u>	<u>3.91"</u>
30 year norm	1.89"
% from norm	207
<u>June</u>	<u>1.52"</u>
30 year norm	1.23"
% from norm	124

FSA Aerial Photograph ~June 1991 Cornell Property Lebanon, OR W.E.T., Inc. February 1998



Photo 1
E end of T850 looking W
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998



Photo 2 Wetlands Determination
N of T850, E side looking W
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998

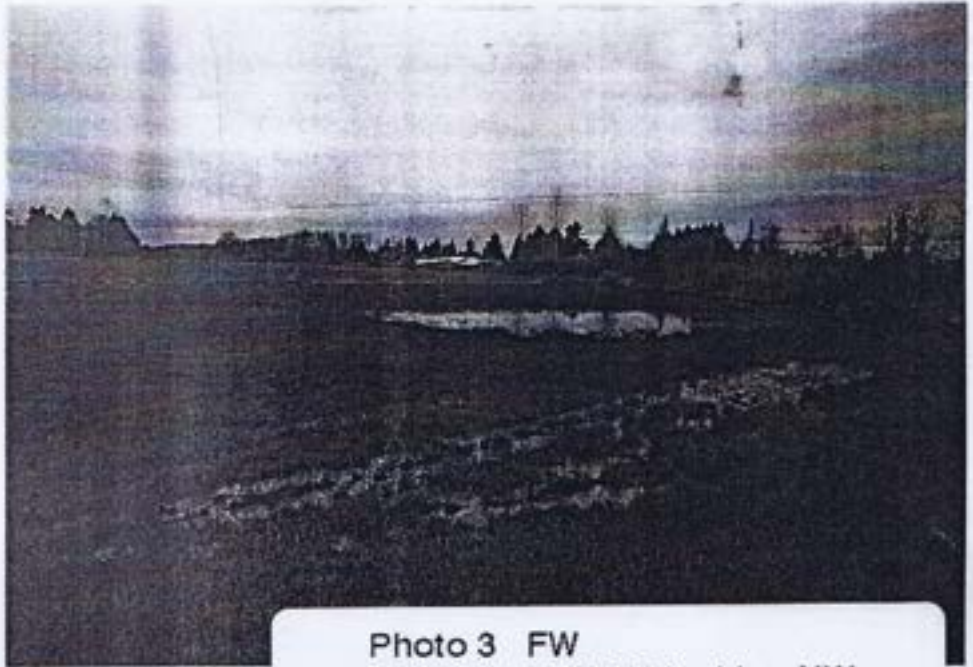


Photo 3 FW
N portion of T850 looking NW
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998



Photo 4
NW portion of T850 looking S
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998



Photo 5 Ditch
N portion of T850 looking S
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998

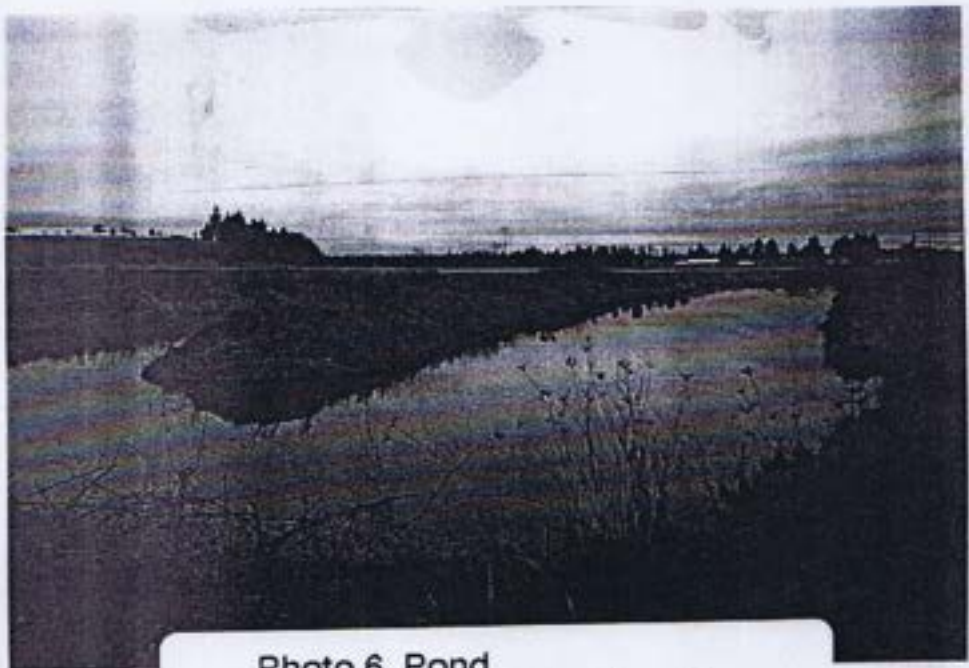


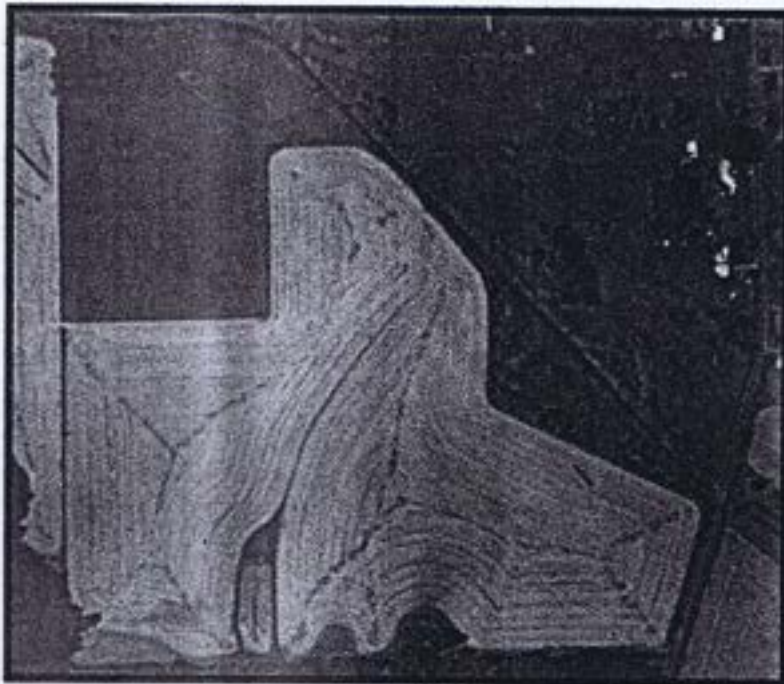
Photo 6 Pond
S portion of T850 looking N
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998



Photo 7 Wetlands
S of T850 looking S
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998



Photo 8 Uplands
S of T850 looking N
Cornell Property, Lebanon
W.E.T., Inc., 20 February 1998



<u>Precipitation Data 1990</u>	
OSU Hysop Field near Albany	
<u>March</u>	<u>2.21"</u>
30 year norm	4.55"
% from norm	49
<u>April</u>	<u>2.38"</u>
30 year norm	2.56"
% from norm	126
<u>May</u>	<u>1.43"</u>
30 year norm	1.89"
% from norm	76
<u>June</u>	<u>1.53"</u>
30 year norm	1.23"
% from norm	124

FSA Aerial Photograph -June 1990 Cornell Property Lebanon, OR W.E.T., Inc. February 1998

REQUEST FOR WETLAND DELINEATION/DETERMINATION REVIEW

Oregon Division of State Lands
 Attn: Wetlands Program Manager
 775 Summer Street NE
 Salem, Oregon 97310-1337
 (503) 378 3805

Applicant Name and Address: Thomas and Rhonda Cornell 33263 Tennessee Rd. Lebanon, OR 97355	business phone # 541 259 5470 home phone # 541 259 5470 fax # 541-259-5470
o Co-Applicant: _____ o Authorized Agent: _____ Name and Address: _____	o Consultant/Contractor: _____ o _____ business phone # _____ home phone # _____ fax # _____

Project Location			
Project Name: <u>Cornell Property</u>			
Proposed Use: _____	Latitude: <u>44° 30' 40" N</u>	Longitude: <u>122° 54' 92" W</u>	
	Tax Map#: <u>12 2W 22 D</u>	Tax Lot #: <u>900</u>	
Project Street Address (or other descriptive location): <u>West of S 5th, south & north of Oak Cr.</u>	Township: <u>12S</u>	Range: <u>2W</u>	Section: <u>22 SESW</u>
City/Town: <u>Lebanon</u>	County: <u>Linn</u>	Waterway: <u>Oak Creek</u>	River Mile: <u>---</u>

Wetland Delineation Information			
Wetland Consultant Address: <u>Scott J. Craig</u> <u>PO Box 632, Corvallis, OR, 97339-0632</u>		Business Phone # <u>503 753 8635</u> Home Phone # <u>503 753 4901</u> e-mail address: <u>scott@wetlands-inc.com</u>	
USACE Consultant Wetland Delineator Certification Date: <u>PWS #147</u>			
Date of Delineation Report: <u>24 February 1998</u>		Date of Fieldwork: <u>20 February 1998</u>	
Wetlands Present: No <input type="radio"/> Yes <input type="radio"/>			
Total Site Acreage: <u>60 acres</u>		Total Wetland Acreage: <u>0.87 acre delineated</u> <u>10 acres determination</u>	

Other Information		
Is Applicant Landowner/Lessee?	Yes	No
USDA Program Participant?	o	x
Is Any of the Property Agricultural Land?	o	x
Has an NRCS Form 026 Been Completed?	o	x
Is Site Within the Urban Growth Boundary?	o	x
Is Site on Local Wetland Inventory?	o	x
Has a Previous Delineation/Application Been Made for Property?	o	x
If yes, Corps of Engineers #	<u>98-217</u>	
NWI Quad Name <u>Lebanon</u>	Division of State Lands # <u>98-0097</u>	
Site Zoning: <u>Residential</u>		

For Office Use Only			
Status: _____	Project Mgr: _____	Wetland Mgr: _____	
Date Delineation Received: _____	Corps #: _____	DSL #: _____	
Date Delineation Approved: _____	Related Case Number (s): _____		

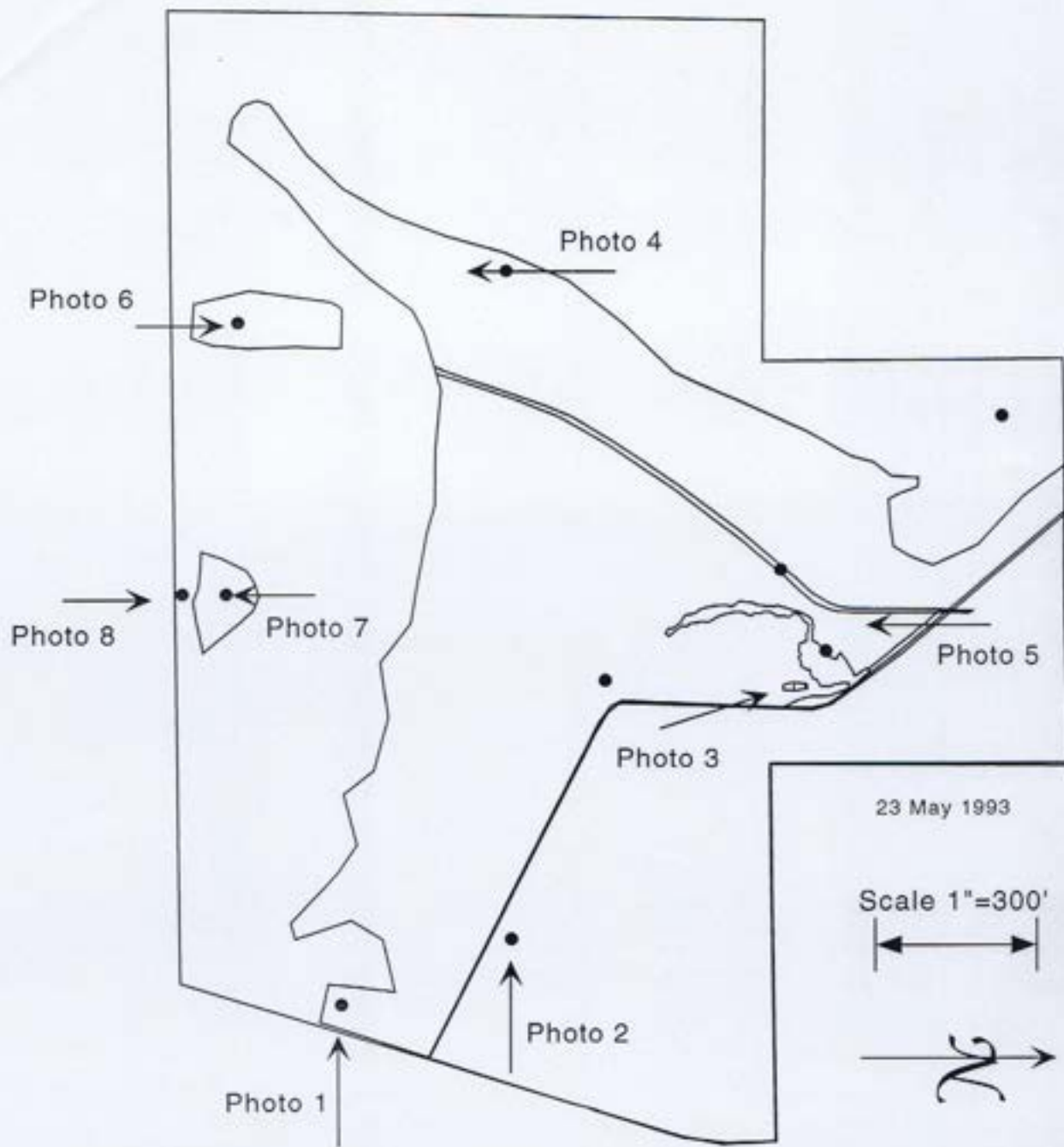


Photo Locations
The Cornell Property, Lebanon, OR
February 1998, WET, Inc.



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