

NEXT TO 36767 LICKSKILLET ROAD

ALBANY, OR



LOCATION

Located on the outskirts of Albany within 15 minutes from town and 5 minutes from Highway 20, 10 minutes to Interstate 5 and 30 to Salem, Near the Santiam River

PARCEL DETAILS

112.770 Acres

- **4 Tax Lots**
 - **0062287**
 - **Recent lot line adjustment of 4.5 +/-, pending update w/ county information**
 - **0062204**
 - **0062303**
 - **0416210**
- **Zoned EFU**
- **101 Tillable Acres**
- **20 +/- Acres of Water Rights**
 - **See Water Rights Documents Below**
- **101 Acres Currently Planted in Annual Grass Seed**

SELLER PREFERRED TERMS

Use OREF Forms

Fidelity Title Company

72 Business Hour Response Time



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.





KNOX BUTTE RD E

HAMPSHIRE RD NE

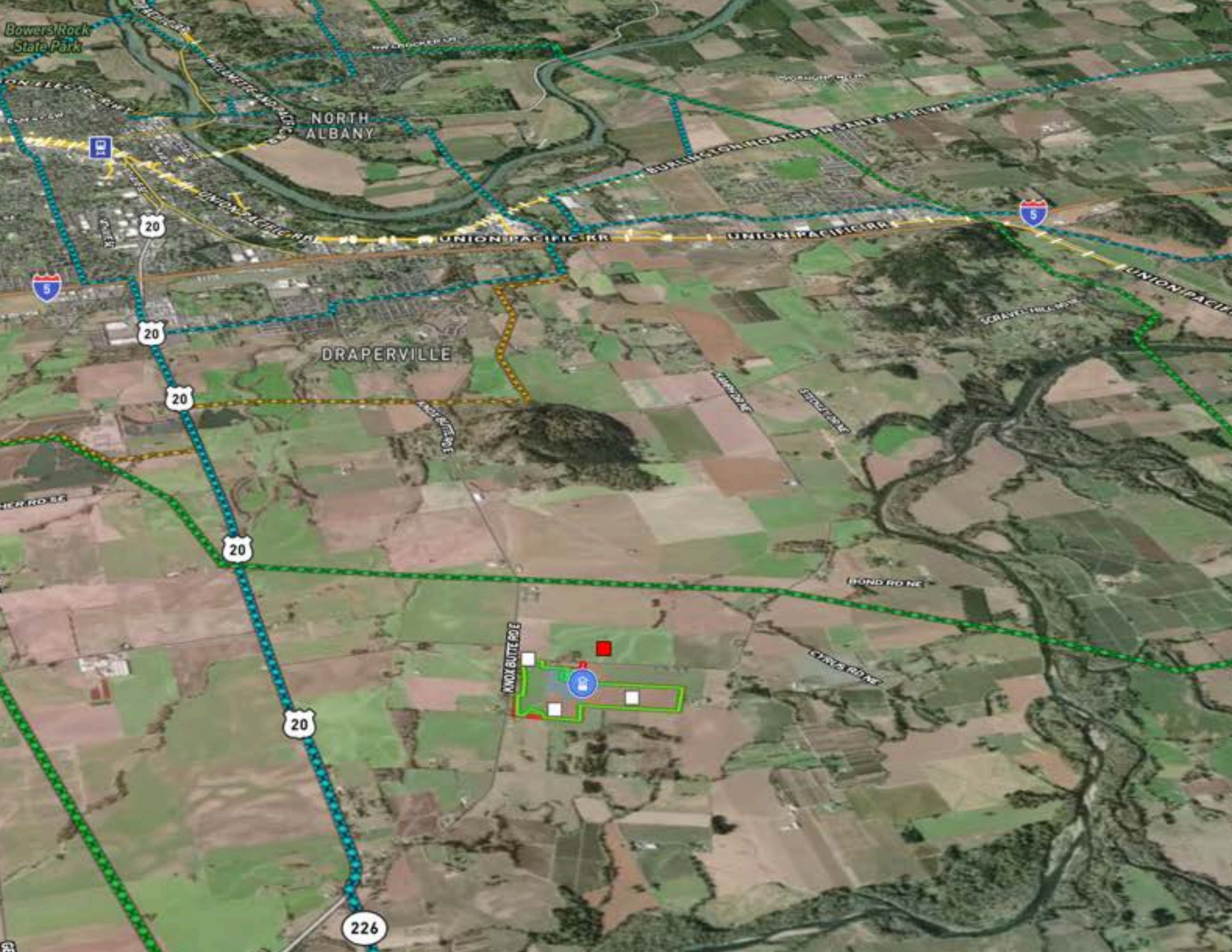
LICKSKILLET RD NE

KNOX BUTTE RD E

KNOX BUT

FOLSOM RD SE





Bowers Rock State Park

NORTH ALBANY

DRAPERVILLE

I-19

20

20

20

20

20

226

UNION PACIFIC RR

UNION PACIFIC RR

UNION PACIFIC RR

I-5

KNOX BUTTE RD

BOND RD NE

STATE RD NE

SCRAPER HILL RD

WINDY HILL RD

EAST BUTTE RD

STATE RD NE



106A

63

25

25

73

99

106A

99

63

63

99

67

25

63

106A

63

2205A

73

73

FOLSOM R

3

27

63

67

25

LICKSKILLET RD NE

106A

106A

63

63

25

TE RD E

27

FOLSOM RD SE

3

26

87

87

26

27

3

26

KNOX BUTTE RD E

3

8

2212A

87

87

2224A

26

26

26

106A

3

26

87

2224A

23

2205A

33

8

26

87

87

23

Oregon
Farm & Home
★ BROKERS ★

2224A

3

3

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS


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





LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0062287**
 Tax Lot: **11S02W0600800**
 Owner: Gross, Jory A
 CoOwner: Gross, Amanda L K
 Site: 36701 Licksillet Rd NE
 Albany OR 97322
 Mail: 14668 Libby Ln SE
 Jefferson OR 97352
 Zoning: County-EFU - Exclusive Farm Use
 Std Land Use: CMOB - Mobile Home Parks, Trailers
 Legal:
 Twn/Rng/Sec: T:11S R:02W S:06 Q: QQ:



ASSESSMENT & TAX INFORMATION

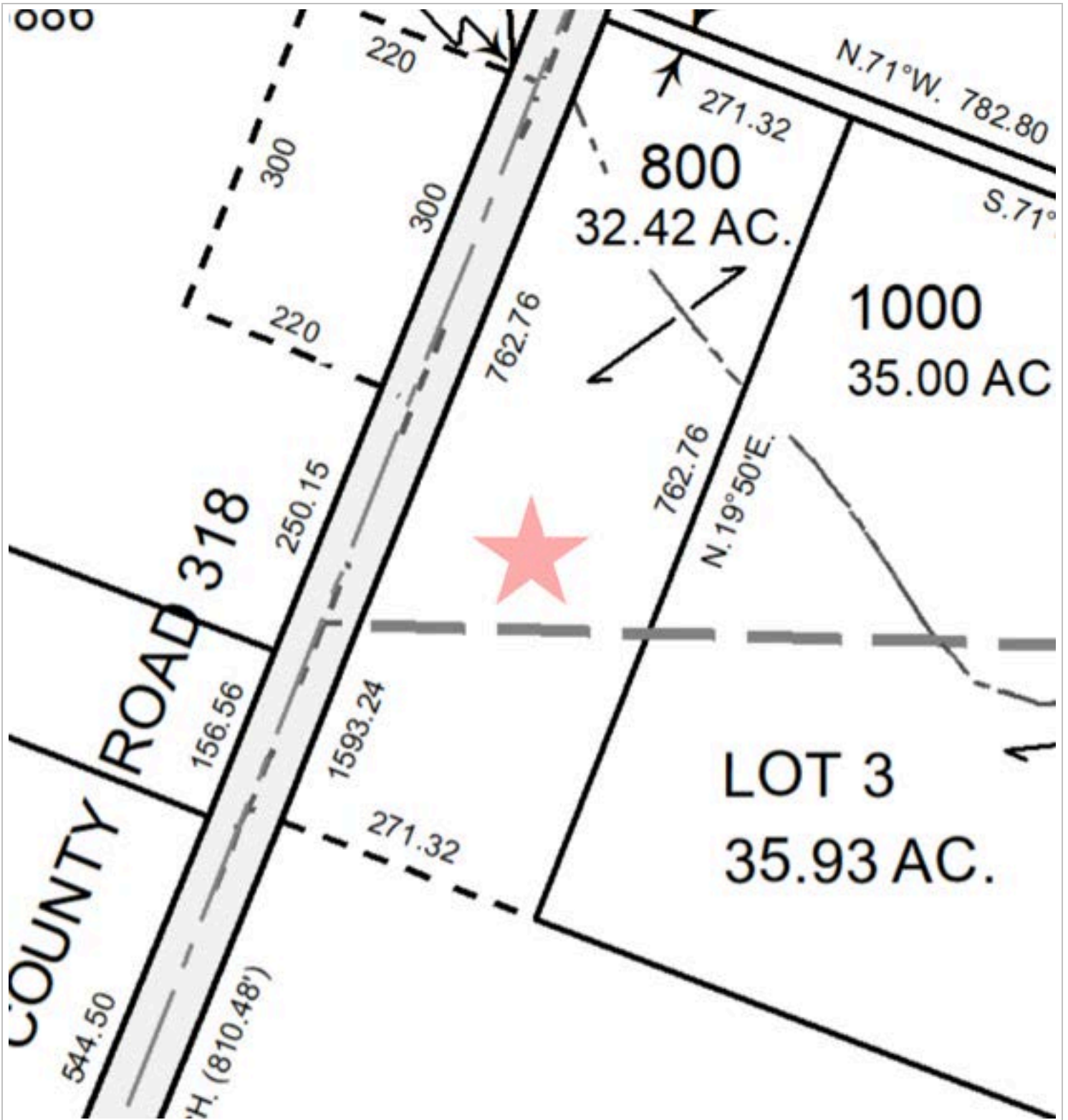
Market Total: **\$733,840.00**
 Market Land: **\$463,720.00**
 Market Impr: **\$270,120.00**
 Assessment Year: **2023**
 Assessed Total: **\$204,571.00**
 Exemption:
 Taxes: **\$2,917.59**
 Levy Code: 00802
 Levy Rate: 14.2621

PROPERTY CHARACTERISTICS

Year Built: 1927
 Eff Year Built:
 Bedrooms: 4
 Bathrooms: 1
 # of Stories: 1
 Total SqFt: 1,376 SqFt
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 32.42 Acres (1,412,215 SqFt)
 Garage SqFt: 462 SqFt
 Garage Type:
 AC:
 Pool:
 Heat Source: Baseboard Electric
 Fireplace:
 Bldg Condition: Average
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 8J - Greater Albany
 Census: 2054 - 030100
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/12/2024
 Sale Amount: \$258,400.00
 Document #: 2495
 Deed Type: Deed
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co: FIRST AMERICAN

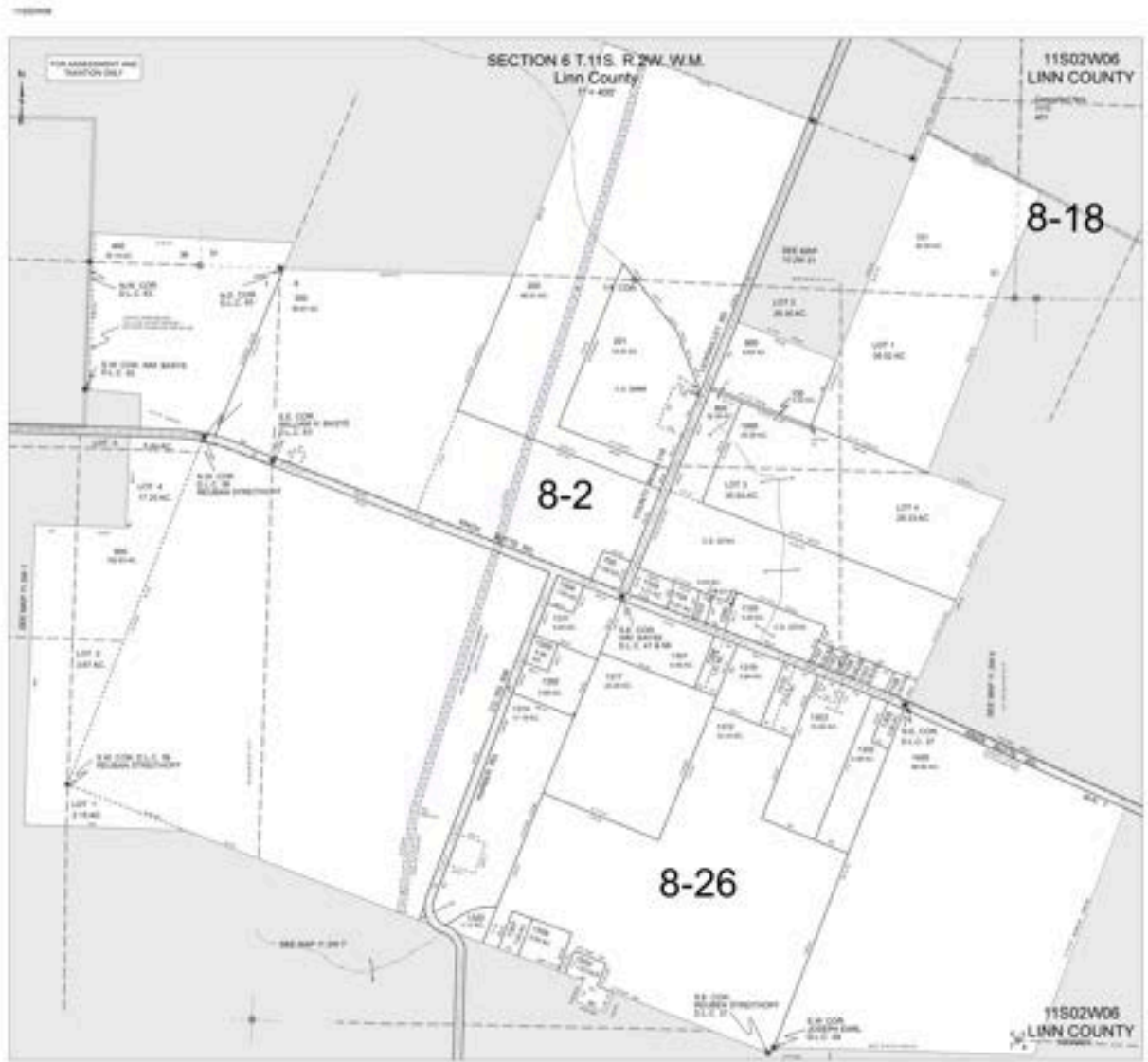


Parcel ID: 0062287

Site Address: 36701 Licksillet Rd NE

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



Parcel ID: 0062287

Site Address: 36701 Licksillet Rd NE

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.

Aerial Map

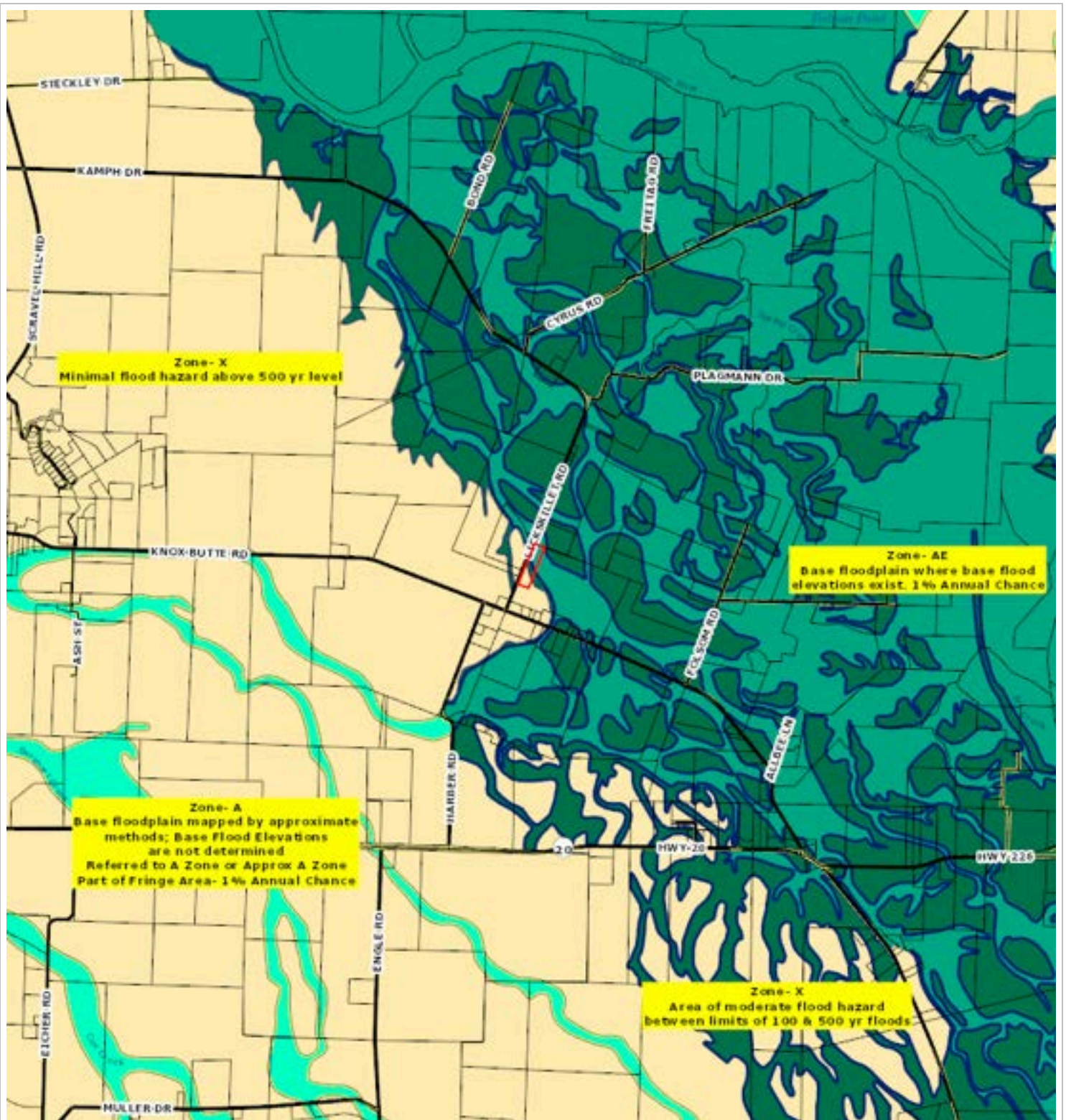


Fidelity National Title

Parcel ID: 0062287

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.

Flood Map



Fidelity National Title

Parcel ID: 0062287

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.

Linn County
2023 Real Property Assessment Report
 Account 62287

Map 11S02W06-00-00800
Code - Tax ID 00802 - 62287

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing MCLAIN LIVING TRUST ET AL
 36701 LICKSKILLET RD NE
 ALBANY OR 97322

Deed Reference # 2024-5892
Sales Date/Price 05-31-2024 / \$0
Appraiser UNKNOWN

Property Class 559 **MA SA NH**
RMV Class 401 02 00 007

Site	Situs Address	City
1	36701 LICKSKILLET RD NE	ALBANY
	36711 LICKSKILLET RD	ALBANY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00802	Land	463,720			Land	0
	Impr	270,120			Impr	0
Code Area Total		733,840	163,650	204,571		0
Grand Total		733,840	163,650	204,571		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00802	2	<input checked="" type="checkbox"/>			Farm Site	100	2.00 AC		25,830
	1	<input checked="" type="checkbox"/>			Farm Use Zoned	100	2.22 AC	2	28,670
	8	<input checked="" type="checkbox"/>			Farm Use Zoned	100	28.20 AC	3	364,220
					S.A. OSD	100			35,000
					SEPTIC SYSTEM	100			10,000
Code Area Total							32.42 AC		463,720

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00802	100	1927	121	RES One story	104	1,376			159,470
	101	1927	110	Residential Other Improvements	104	0			250
	501	0	317	GP BUILDING	104	6,100			13,570
	600	1981	443	MS Triple wide	102	1,764		E-921061	93,510
	601	0	110	Residential Other Improvements	104	0			3,320
Code Area Total						9,240			270,120

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Appraisal Maint 2024-LOT LINE ADJUSTMENT - FROM

Linn County
2023 Real Property Assessment Report
Account 62287

Comments

***** CAP NOTE - Type J *****
EV05-110:CONS'D W/TL 1110-867142. RMV/MAV BAL W CODE 22. 3/10/05 JDR

***** CAP NOTE - Type R *****
2000MX: MH #748331 GONE TO RP. MAV BALANCED. 5/19/00 JDR
Permit for 24x50 barn addition 1/14/05 GB//Added RMV-no mav. 2/9/06 jdr
2014 Rural land clean up
2020: 410 stat class clean up. 5/20 JMc
21MX: OWNER CALLED AND STATED THAT THE OLD ROUND GALVANIZED ARENA WAD DEMO'D SEVERAL YEARS AGO. CLEAR VISUAL FROM AERIAL SHOWING THIS IS GONE. REMOVED ALONG W/ASSOCIATED MAV. 10/20 LV

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

MCLAIN LIVING TRUST ET AL
36701 LICKSKILLET RD NE
ALBANY OR 97322

Tax Account #	62287	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
Situs Address	36701 LICKSKILLET RD NE ALBANY OR 97322-9536		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	\$2,917.59	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,891.29	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,690.95	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,715.10	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,660.75	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.29	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,353.16	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,043.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,905.55	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,908.91	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,852.09	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,786.76	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,852.91	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,924.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,976.30	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,992.53	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,233.74	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,714.57	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,634.46	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,498.02	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,444.04	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,255.18	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,262.53	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,392.98	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$986.16	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,011.11	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,127.39	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,255.20	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$986.84	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$928.66	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$987.00	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,319.97	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,359.10	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$58,469.07	

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

MCLAIN LIVING TRUST ET AL
36701 LICKSKILLET RD NE
ALBANY OR 97322

Tax Account #	62287	Lender Name		
Account Status	A	Loan Number		
Roll Type	Real	Property ID	00802	
Situs Address	36701 LICKSKILLET RD NE ALBANY OR 97322-9536		Interest To	Aug 8, 2024

Tax Summary

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

FIRST AMERICAN 416 1812

LINN COUNTY, OREGON **2024-05892**
D-WD
Stn=10118 GANTAJ 05/31/2024 10:42:01 AM
\$15.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$115.00**
I, Marcie Richey, County Clerk for Linn County, Oregon, certify that
the instrument identified herein was recorded in the Clerk records.
Marcie Richey - County Clerk

MAIL TAX STATEMENTS TO:
No Change

AFTER RECORDING RETURN TO:
Margaret Gander-Vo, Attorney
Saalfeld Griggs PC
PO Box 470
Salem, Oregon 97308

STATUTORY WARRANTY DEED

Richard D. McLain and Kim McLain, as tenants by the entirety (collectively "*Grantor*") conveys and warrants to *Stanley J. Boshart and Lori L. Boshart, Trustees of the Boshart Living Trust dated June 10, 2021, and any amendments thereto* (collectively "*Grantee*") Grantor's undivided 50% interest as tenants in common in the real property described in *Exhibit "A,"* which is attached hereto and incorporated herein, free of encumbrances except those of record at the time of execution (the "*Property*").

The true and actual consideration paid for this transfer, stated in terms of dollars is *Five Hundred and Forty-Five Thousand Dollars (\$545,000.00)*.

The following is the notice as required by Oregon law: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Dated this 29 day of May, 2024.

[Signature Page to Follow]

GRANTOR:

Richard D. McLain
Richard D. McLain

Kim McLain
Kim McLain

State of Oregon)
) ss.
County of Lin)

On this 29 day of May, 2024, personally appeared Richard D. McLain and Kim McLain, who being duly sworn, did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:

T.A. Markham
Notary Public for Oregon
My Commission Expires: 1.27.26

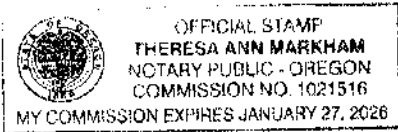


EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Real property in the County of Linn, State of Oregon, described as follows:

An area of land located in the Northeast quarter of Section 6, Township 11 South, Range 2 West of the Willamette Meridian and on the property commonly identified as 36701 Licksillet Rd NE., Albany, Oregon and being more specifically described as follows:

Beginning at a 1/2" iron rod on the East right of way of Licksillet Rd. (C.R. 318) which bears North 19°50'00" East 1573.24 feet and South 70°10'00" East 30.00 feet from the Southeast corner of William H. Bayse Donation Land Claim No. 68; thence leaving said right of way South 71°00'00" East 241.32 feet to a 1/2" iron rod; thence South 19°49'32" West 943.29 feet to a 5/8" iron rod; thence North 71°01'51" West 241.45 feet to a 5/8" iron rod on said east right of way; thence thereof North 19°50'00" East 943.42 feet to the Point of Beginning.

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





LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0062204**
 Tax Lot: **11S02W0600100**
 Owner: Gross, Jory
 CoOwner: Gross, Amanda
 Site:
 OR 97321
 Mail: 14668 Libby Ln SE
 Jefferson OR 97352
 Zoning: County-EFU - Exclusive Farm Use
 Std Land Use: AMSC - Agricultural Misc
 Legal:
 Twn/Rng/Sec: T:11S R:02W S:06 Q: QQ:

ASSESSMENT & TAX INFORMATION

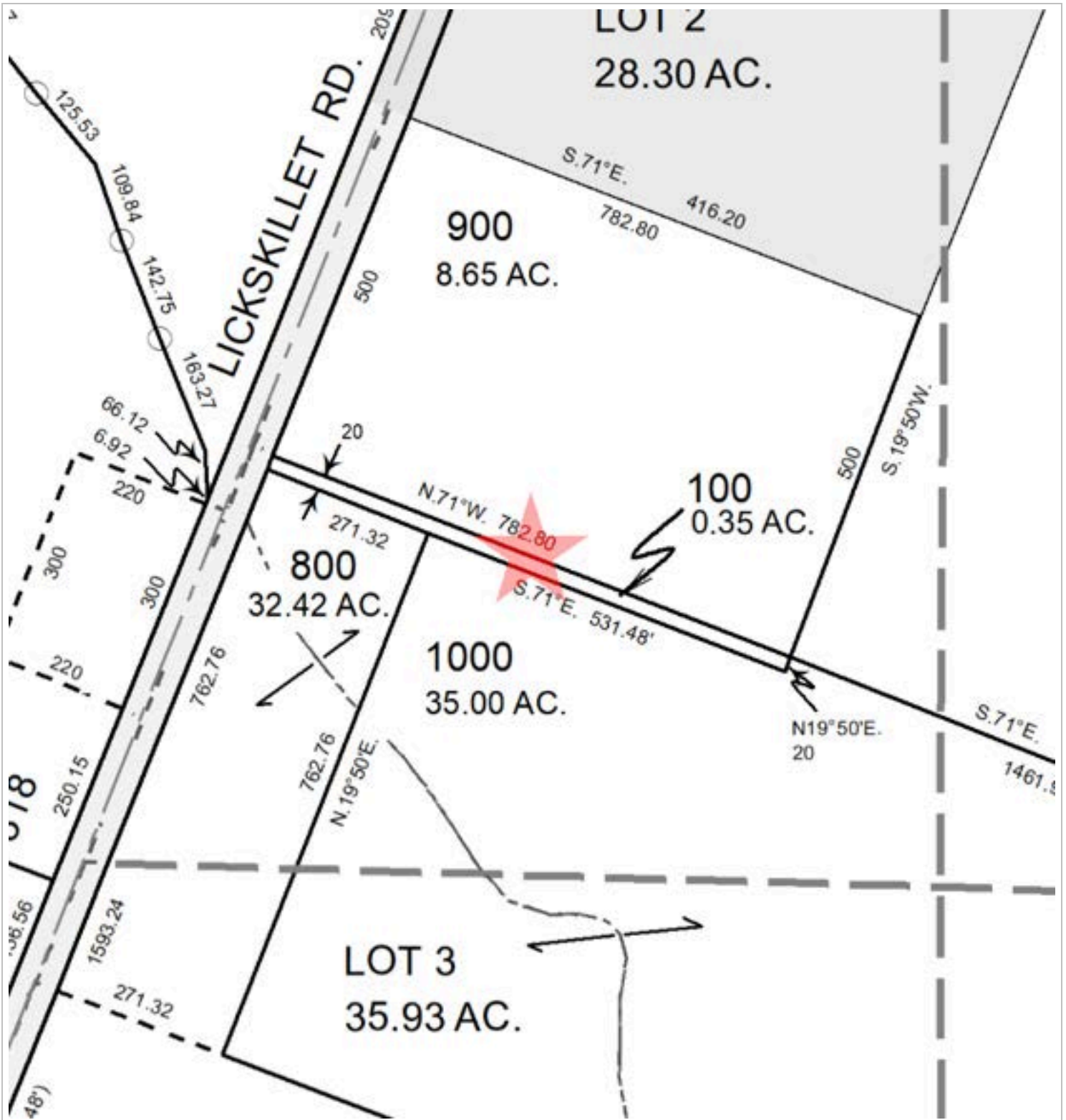
Market Total: **\$3,120.00**
 Market Land: **\$3,120.00**
 Market Impr:
 Assessment Year: **2023**
 Assessed Total: **\$384.00**
 Exemption:
 Taxes: **\$5.48**
 Levy Code: 00802
 Levy Rate: 14.2621

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 0.35 Acres (15,246 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 8J - Greater Albany
 Census: 2054 - 030100
 Recreation:

SALE & LOAN INFORMATION

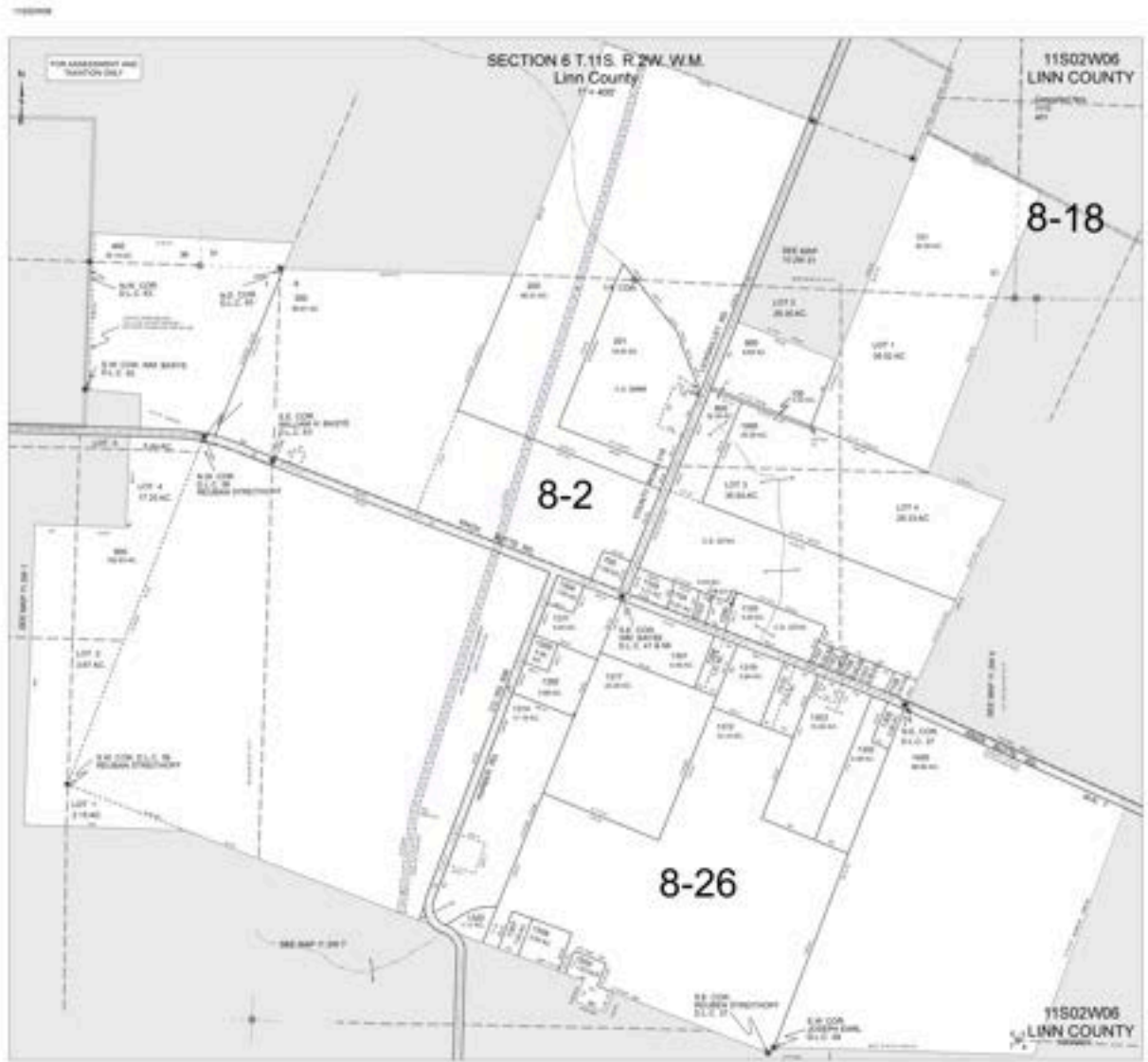
Sale Date: 12/29/2021
 Sale Amount: \$841,000.00
 Document #: DN 2021-29532
 Deed Type: Deed
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:



Parcel ID: 0062204

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.



Parcel ID: 0062204

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.

Aerial Map

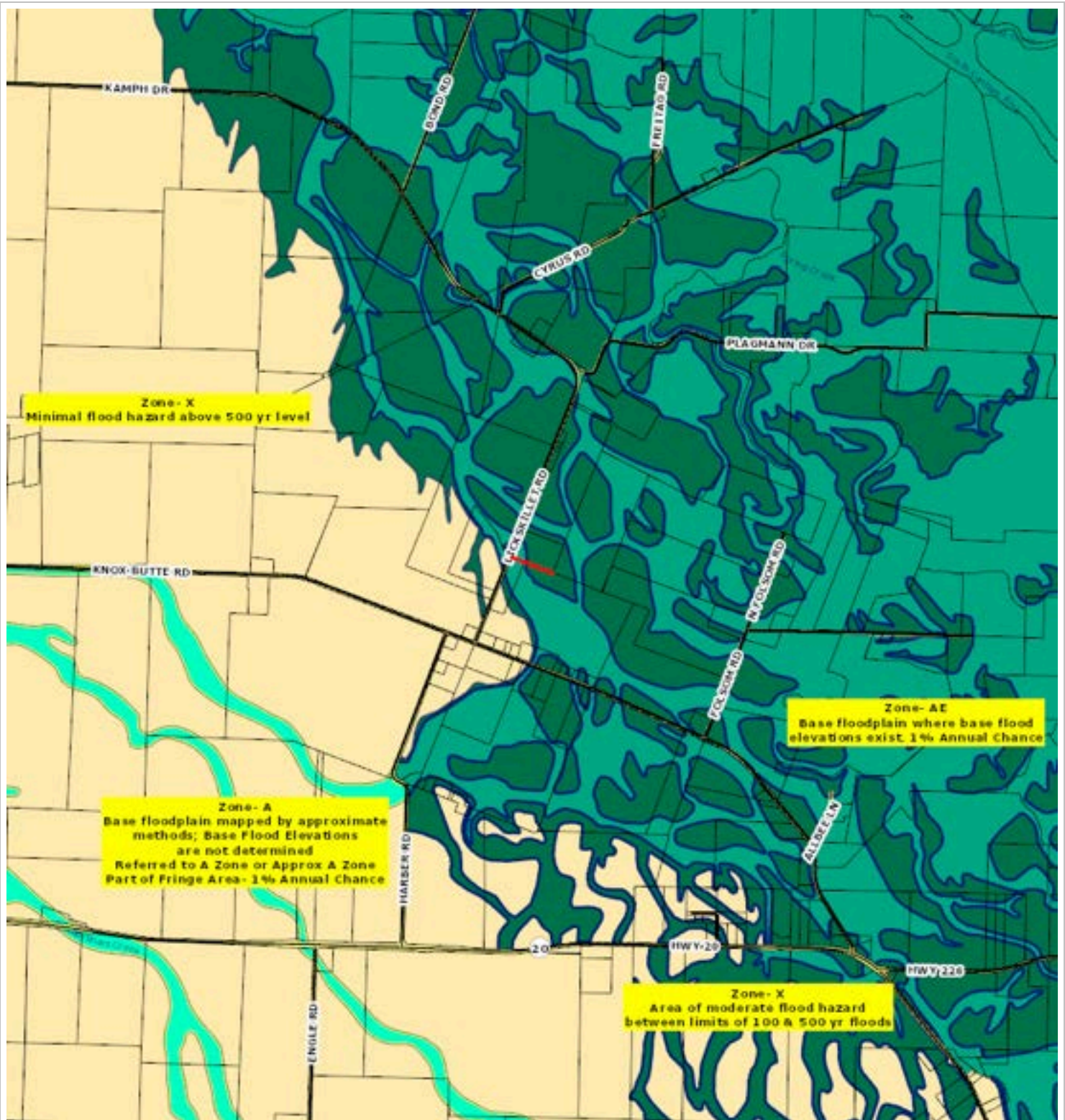


Fidelity National Title

Parcel ID: 0062204

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.

Flood Map



Fidelity National Title

Parcel ID: 0062204

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.

Linn County
2023 Real Property Assessment Report
 Account 62204

Map 11S02W06-00-00100
Code - Tax ID 00802 - 62204

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GROSS JORY & AMANDA & JIMMY & KRISTINE
 C/O JORY & AMANDA GROSS
 14668 LIBBY LN SE
 JEFFERSON OR 97352

Deed Reference # 2021-29532
Sales Date/Price 12-29-2021 / \$841,000
Appraiser UNKNOWN

Property Class 550 **MA SA NH**
RMV Class 500 02 00 000

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
00802	Land	3,120		Land	0
	Impr	0		Impr	0
Code Area Total		3,120	0	384	0
Grand Total		3,120	0	384	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00802	1	<input checked="" type="checkbox"/>			Farm Use Zoned	104	0.35 AC	2	3,120
Code Area Total							0.35 AC		3,120

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

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Contig Accts 416210

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

GROSS JORY & AMANDA & JIMMY & KRISTINE
 C/O JORY & AMANDA GROSS
 14668 LIBBY LN SE
 JEFFERSON OR 97352

Tax Account #	62204	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
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	\$5.48	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.42	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.04	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.99	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.86	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.77	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.62	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.24	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.18	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.59	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.52	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.49	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.49	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.37	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.31	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.19	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.10	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.64	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.58	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.53	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.44	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.18	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.21	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.21	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.20	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.22	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.16	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.91	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.88	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.86	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.78	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.48	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.48	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$106.42	

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

GROSS JORY & AMANDA & JIMMY & KRISTINE
C/O JORY & AMANDA GROSS
14668 LIBBY LN SE
JEFFERSON OR 97352

Tax Account #	62204	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
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
----------	----------	-----------	-------------	--------------	--------------------	--------------	----------

FIRST AMERICAN 3761963



After recording return to:
Jory Aaron Gross and Amanda Lynn
Kamlade Gross
36767 Licksillet Road NE
Albany, OR 97321

Until a change is requested all tax
statements shall be sent to the
following address:
Jory Aaron Gross and Amanda Lynn
Kamlade Gross
36767 Licksillet Road NE
Albany, OR 97321

File No.: 7091-3761963 (SC)
Date: December 28, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON	2021-29532
D-BS	12/30/2021 02:27:00 PM
Str=10122 S. WILSON	
\$20.00 \$11.00 \$10.00 \$60.00 \$19.00	\$120.00
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Steve Druckenmiller - County Clerk	

STATUTORY BARGAIN AND SALE DEED

KeyBank National Association, as successor trustee of the James P. Scheler Irrevocable Living Trust U/A/D 09-08-2015, who acquired title as the James P. Scheler Revocable Living Trust

, Grantor, conveys to **Jory Aaron Gross and Amanda Lynn Kamlade Gross and Jimmy Alan Gross and Kristine Ann Gross not as tenants in common, but with rights of survivorship**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

See Attached Exhibit "A"

The true consideration for this conveyance is **\$841,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010,

APN: 62204

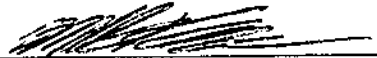
Bargain and Sale Deed
- continued

File No.: 7091-3761963 (SC)
Date: 12/28/2021

TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29th day of December, 2021.

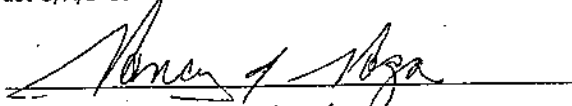
KeyBank National Association, successor trustee of
the James P. Scheler Irrevocable Living Trust
U/A/D 09-08-2015

By: X 
Name: Mike N. Tsitinidis
Title: Vice President

↓

STATE OF Ohio)
County of Cuyahoga) ss.

This instrument was acknowledged before me on this 29th day of December, 2021
by Mike N. Tsitinidis as Vice President of KeyBank National Association, on behalf of the successor trustee
of the James P. Scheler Irrevocable Living Trust U/A/D 09-08-2015.


Notary Public for KEY BANK
My commission expires: 09-18-2024



NANCY J. NOGA
Notary Public, State of Ohio
Commission No. 2019-RE-802619
My Commission Expires
September 18, 2024

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

PARCEL I:

BEGINNING AT THE EAST LINE OF AND NORTH 19°50' EAST 1573.24 FEET FROM THE SOUTHEAST CORNER OF THE WILLIAM H. BAYSE DONATION LAND CLAIM NO. 68, IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; AND RUNNING THENCE SOUTH 71°00' EAST 802.8 FEET; THENCE NORTH 19°50' EAST 20.0 FEET; THENCE NORTH 71°00' WEST 802.8 FEET; TO THE EAST LINE OF SAID CLAIM NO. 68; THENCE SOUTH 19°50' WEST 20.0 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT A POINT WHICH IS NORTH 71° WEST 8.72 CHAINS DISTANT FROM A CORNER ON THE WEST BOUNDARY LINE OF THE DONATION LAND CLAIM OF JOSEPH EARL, WHICH CORNER IS NORTH 24°30' EAST 24.33 CHAINS DISTANT FROM THE NORTHEAST CORNER OF CLAIM NO. 37, AND THE SOUTHEAST CORNER OF CLAIM NO. 67, AT AN ANGLE ON THE WEST BOUNDARY LINE OF CLAIM NO. 39, IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON, AND RUNNING THENCE NORTH 19°50' EAST 32.33 CHAINS; THENCE NORTH 68°30' WEST 13.65 CHAINS; THENCE SOUTH 19°50' WEST 33.67 CHAINS; THENCE SOUTH 71° EAST 13.65 CHAINS TO THE PLACE OF BEGINNING.

PARCEL III:

BEGINNING IN THE CENTER OF THE COUNTY ROAD NORTH 19°50' EAST 1593.24 FEET FROM THE SOUTHEAST CORNER OF WILLIAM H. BAYSE DONATION LAND CLAIM NO. 68 IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT IS ALSO THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO FRANK M. PARSONS AND MALISSA A. PARSONS BY DEED RECORDED MARCH 22, 1920, IN BOOK 117, PAGE 537, DEED RECORDS; THENCE SOUTH 71° EAST ALONG SOUTH LINE OF SAID PARSONS TRACT 782.8 FEET TO SOUTHEAST CORNER OF SAID PARSONS TRACT; THENCE NORTH 19°50' EAST ALONG THE EAST LINE OF SAID PARSONS TRACT 500 FEET; THENCE NORTH 71° WEST 782.8 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 19°50' WEST 500 FEET TO BEGINNING.

PARCEL IV:

BEGINNING SOUTH 71°00' EAST 271.32 FEET FROM A POINT ON THE EAST LINE OF AND NORTH 19°50' EAST 12.28 CHAINS FROM THE SOUTHEAST CORNER OF THE WILLIAM H. BAYSE DONATION LAND CLAIM NO. 68 IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; AND RUNNING THENCE NORTH 19°50' EAST PARALLEL WITH THE EAST LINE OF SAID CLAIM NO. 68 A DISTANCE OF 762.76 FEET; THENCE SOUTH 71°00' EAST 531.48 FEET; THENCE NORTH 19°50' EAST 20.0 FEET; THENCE SOUTH 71°00' EAST 1461.99 FEET TO THE WEST LINE OF THE JOSEPH EARL DONATION LAND CLAIM NO. 39 IN SAID TOWNSHIP AND RANGE; THENCE SOUTH 24°30' WEST ALONG THE WEST LINE OF SAID CLAIM NO. 39 A DISTANCE OF 786.26 FEET TO A POINT SOUTH 71°00' EAST OF THE PLACE OF BEGINNING; THENCE NORTH 71°00' WEST 1929.52 FEET TO THE PLACE OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.

A.P.N.: 62204

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.

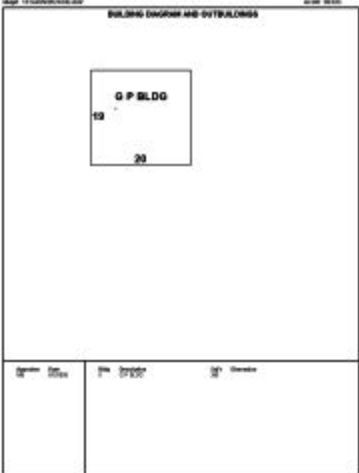
Kelli Terjeson
Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0062303**
 Tax Lot: **11S02W0601000**
 Owner: Gross, Jory
 CoOwner: Gross, Amanda
 Site:
 OR 97321
 Mail: 14668 Libby Ln SE
 Jefferson OR 97352
 Zoning: County-EFU - Exclusive Farm Use
 Std Land Use: AFAR - Farms And Crops
 Legal:
 TwN/Rng/Sec: T:11S R:02W S:06 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$292,160.00**
 Market Land: **\$290,770.00**
 Market Impr: **\$1,390.00**
 Assessment Year: **2023**
 Assessed Total: **\$35,339.00**
 Exemption:
 Taxes: **\$504.01**
 Levy Code: 00802
 Levy Rate: 14.2621

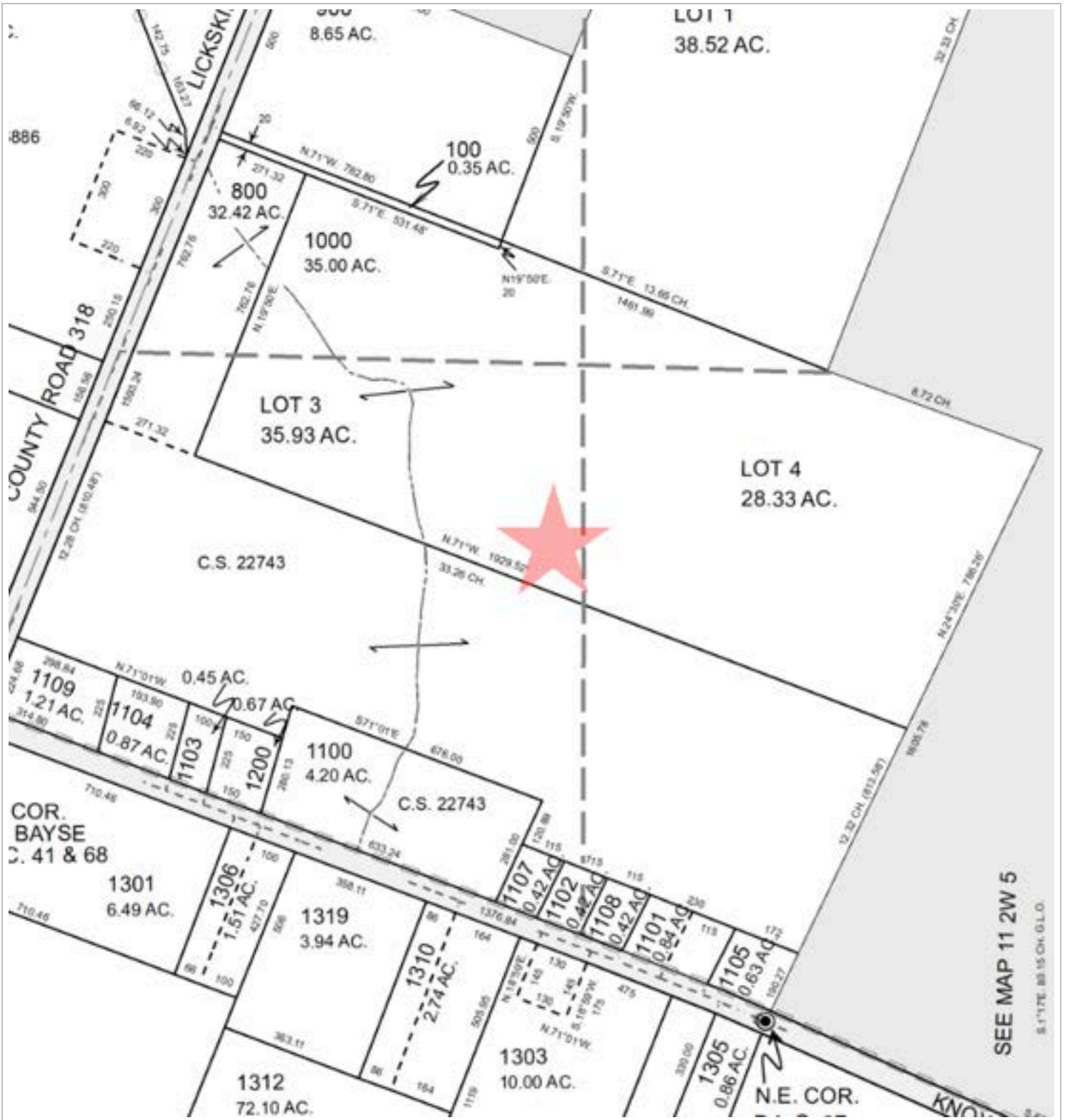
PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 35.00 Acres (1,524,600 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 8J - Greater Albany
 Census: 2054 - 030100
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/11/2024
 Sale Amount: \$258,400.00
 Document #: DN 2024-2495
 Deed Type: Deed
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:

Assessor Map

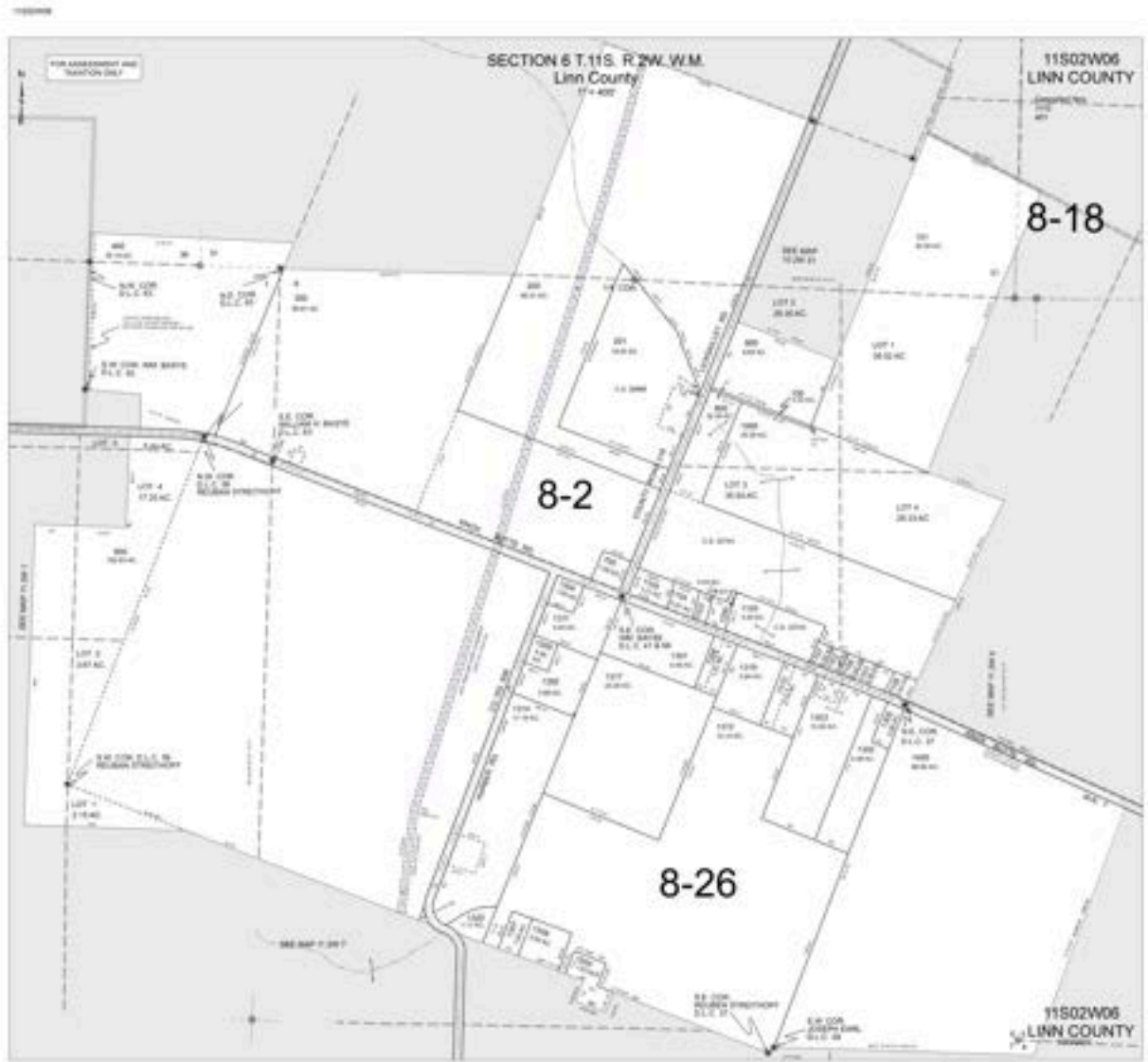


Parcel ID: 0062303

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



Parcel ID: 0062303

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.

Aerial Map

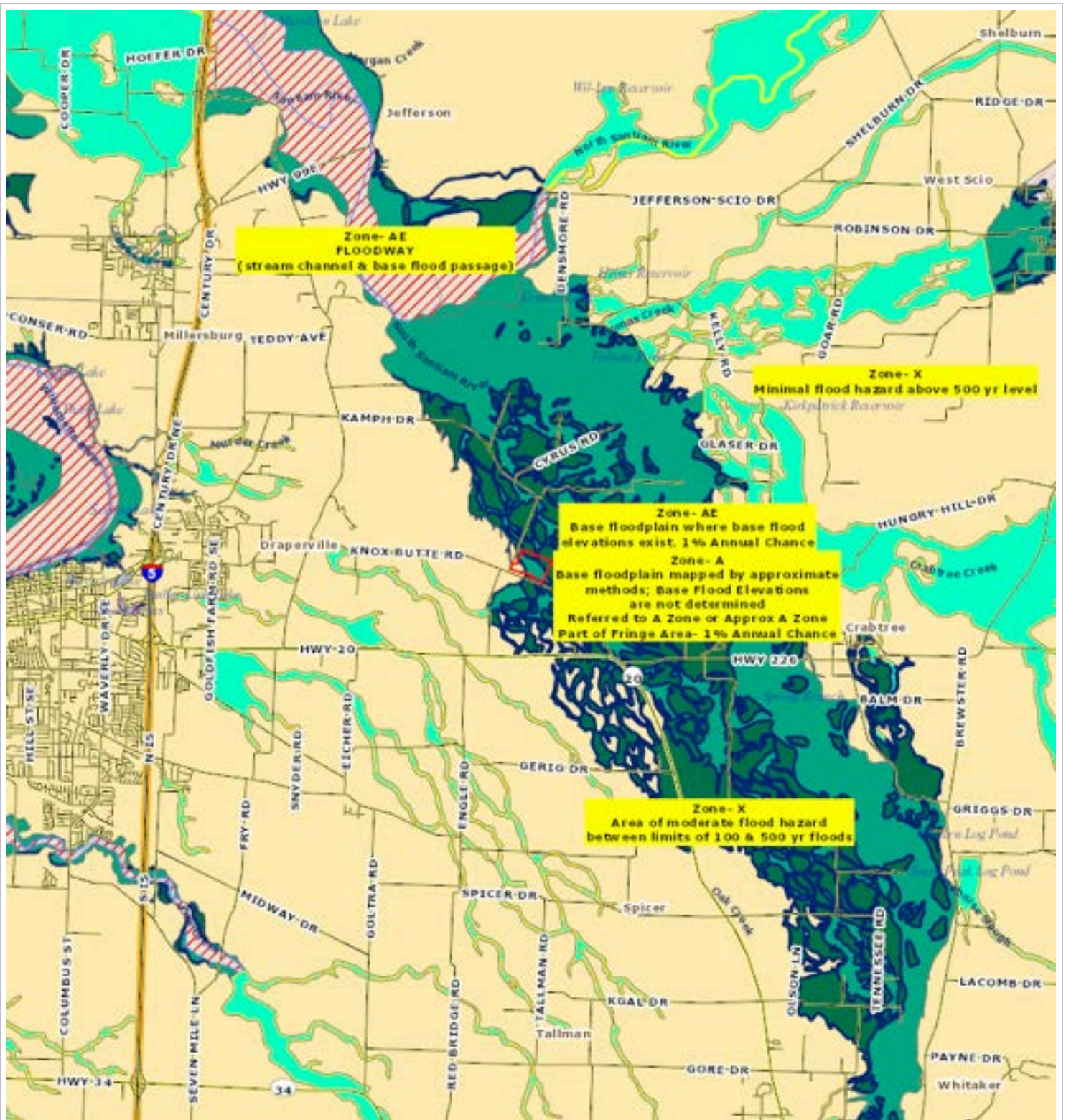


Fidelity National Title

Parcel ID: 0062303

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.

Flood Map



Fidelity National Title

Parcel ID: 0062303

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.

Linn County
2023 Real Property Assessment Report
 Account 62303

Map 11S02W06-00-01000
Code - Tax ID 00802 - 62303

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GROSS JORY & AMANDA & JIMMY & KRISTINE
 C/O JORY & AMANDA GROSS
 14668 LIBBY LN SE
 JEFFERSON OR 97352

Deed Reference # 2024-2495
Sales Date/Price 03-11-2024 / \$258,400
Appraiser UNKNOWN

Property Class 551 **MA SA NH**
RMV Class 500 02 00 000

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00802	Land	290,770		Land	0	
	Impr	1,390		Impr	0	
Code Area Total		292,160	890	35,339	0	
Grand Total		292,160	890	35,339	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00802	1	<input checked="" type="checkbox"/>			Farm Use Zoned	104	19.50 AC	2	174,000
	2	<input checked="" type="checkbox"/>			Farm Use Zoned	104	11.50 AC	3	96,160
	3	<input checked="" type="checkbox"/>			Farm Use Zoned	104	3.00 AC	4	20,090
	4	<input checked="" type="checkbox"/>			Farm Use Zoned	104	1.00 AC	7	520
Code Area Total							35.00 AC		290,770

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00802	501	0	317	GP BUILDING	104	380			1,390
Code Area Total							380		1,390

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Appraisal Maint 2024-LOT LINE ADJUSTMENT - TO

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

GROSS JORY & AMANDA & JIMMY & KRISTINE
 C/O JORY & AMANDA GROSS
 14668 LIBBY LN SE
 JEFFERSON OR 97352

Tax Account #	62303	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
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	\$504.01	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$498.79	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$463.58	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$459.67	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$449.84	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$438.93	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$426.04	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$390.48	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$385.10	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$372.73	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$356.05	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$342.53	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.71	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$313.55	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$305.17	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$294.61	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.66	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$244.57	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.12	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$232.83	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.50	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.54	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.60	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.33	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.56	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$197.49	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$196.23	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.93	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.78	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$175.45	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$172.27	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$235.14	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.67	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$9,928.46	

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

GROSS JORY & AMANDA & JIMMY & KRISTINE
C/O JORY & AMANDA GROSS
14668 LIBBY LN SE
JEFFERSON OR 97352

Tax Account #	62303	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
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
----------	----------	-----------	-------------	--------------	--------------------	--------------	----------

FIRST AMERICAN 4133379



After recording return to:
Jory Aaron Gross and Amanda Lynn
Kamlade Gross
14668 Libby Lane SE
Jefferson, OR 97352

Until a change is requested all tax
statements shall be sent to the
following address:
Jory Aaron Gross and Amanda Lynn
Kamlade Gross
14668 Libby Lane SE
Jefferson, OR 97352

File No.: 7091-4133379 (TM)
Date: January 26, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON	2024-02495
D-WD	03/12/2024 04:03:01 PM
Stn=10121 R. CANDELARIA	
\$20.00 \$11.00 \$10.00 \$60.00 \$19.00	\$120.00
<small>I, Marcie Richey, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.</small>	
<small>Marcie Richey - County Clerk</small>	

STATUTORY WARRANTY DEED

Richard D. McLain and Kim McLain, as tenants by the entirety as to an undivided 50% interest, and Lori L. Boshart, Trustee of the McLain Living Trust dated March 8, 2021, and any amendments thereto, as to an undivided 50% interest, as tenants in common, Grantor, conveys and warrants to Jory Aaron Gross and Amanda Lynn Kamlade Gross and Jimmy Alan Gross and Kristine Ann Gross not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

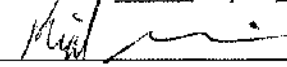
Subject to:

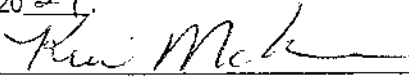
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$258,400.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8th day of March, 2024.


Richard D. McLain



Kim McLain

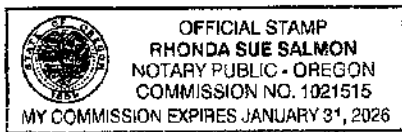
McLain Living Trust dated March 8, 2021


Lori L. Boshart, Trustee

STATE OF Oregon)
County of Linn)ss.

This instrument was acknowledged before me on this 8th day of March, 2024 by **Richard D. McLain and Kim McLain**.





Notary Public for Oregon
My commission expires: 1/31/2026

APN: 62287

Statutory Warranty Deed
- continued

File No.: 7091-4133379 (TM)

STATE OF Oregon)
)ss.
County of Linn)

This instrument was acknowledged before me on this 11 day of March, 2021
by Lori L. Boshart as Trustee of McLain Living Trust dtd March 8, 2021, on behalf of the Trust.

[Signature]

Notary Public for Oregon
My commission expires: 1.27.26

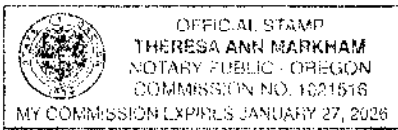


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

An area of land located in the Northeast quarter and Southeast quarter of Section 6, Township 11 South, Range 2 West of the Willamette Meridian, Linn County, Oregon and being more specifically described as follows:

Beginning at a 1/2" iron rod at the Southwest corner of that land described in Linn County Deed Document No. 2021-29532 as "Parcel IV"; Thence South 19°49'32" West 181.00 feet to a 5/8" iron rod; thence North 71°01'51" West 241.45 feet to a 5/8" iron rod on the East right of way of Lickskillet Rd. (C.R. 318); thence along said right of way South 19°50'00" West 404.80 feet to a 5/8" iron rod; thence leaving said right of way South 71°01'00" East 712.74 feet to a 1/2" iron rod; thence North 15°46'41" East 85.01 feet to a 5/8" iron rod; thence South 71°01'00" East 676.00 feet to a 5/8" iron rod; thence South 24°31'05" West 120.89 feet to a 5/8" iron rod; thence South 71°00'45" East 459.98 feet to a 5/8" iron rod; thence South 71°01'00" East 287.00 feet to a 5/8" iron rod on the West line of J. Earl Donation Land Claim No. 39; thence along said DLC line North 24°30'00" East 623.31 feet to the Southeast corner of said "Parcel IV"; thence along the South line of said Deed North 71°00'00" West 1929.52 feet to the point of beginning.

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





LINN COUNTY PROPERTY PROFILE INFORMATION

<p>Parcel #: 0416210</p> <p>Tax Lot: 11S02W0600101</p> <p>Owner: Gross, Jory</p> <p>CoOwner: Gross, Amanda</p> <p>Site:</p> <p style="padding-left: 40px;">OR 97321</p> <p>Mail: 14668 Libby Ln SE</p> <p style="padding-left: 40px;">Jefferson OR 97352</p> <p>Zoning: County-EFU - Exclusive Farm Use</p> <p>Std Land Use: AFAR - Farms And Crops</p> <p>Legal:</p> <p>Twn/Rng/Sec: T:11S R:02W S:06 Q: QQ:</p>	
---	--

ASSESSMENT & TAX INFORMATION

Market Total: \$379,490.00
Market Land: \$377,230.00
Market Impr: \$2,260.00
Assessment Year: 2023
Assessed Total: \$48,435.00
Exemption:
Taxes: \$690.81
Levy Code: 00802
Levy Rate: 14.2621

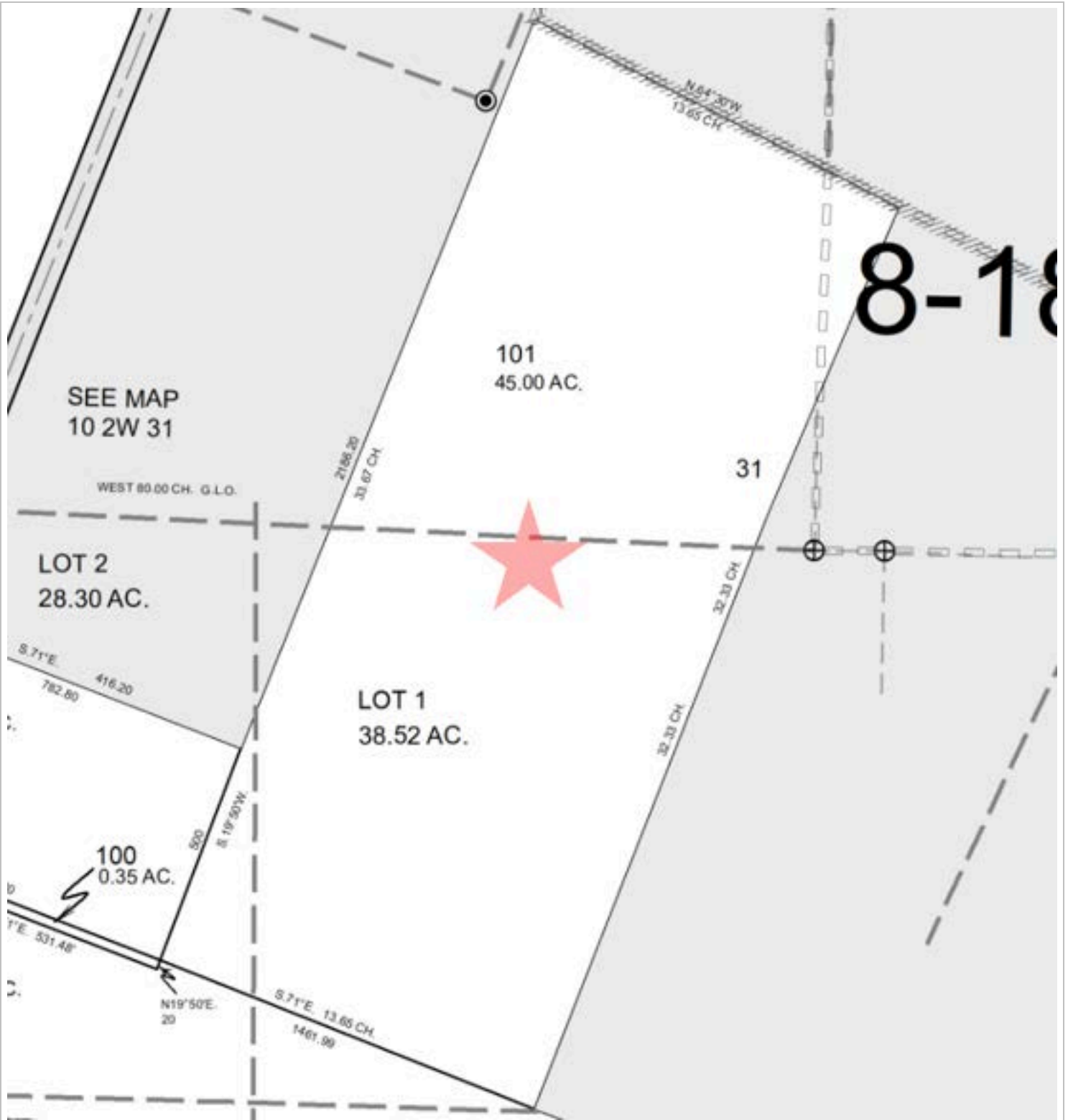
PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 45.00 Acres (1,960,200 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 8J - Greater Albany
Census: 2054 - 030100
Recreation:

SALE & LOAN INFORMATION

Sale Date: 12/01/2021
Sale Amount: \$841,000.00
Document #: 2021 29532
Deed Type: Deed
Loan
Amount:
Lender:
Loan Type:
Interest
Type:
Title Co:

Assessor Map

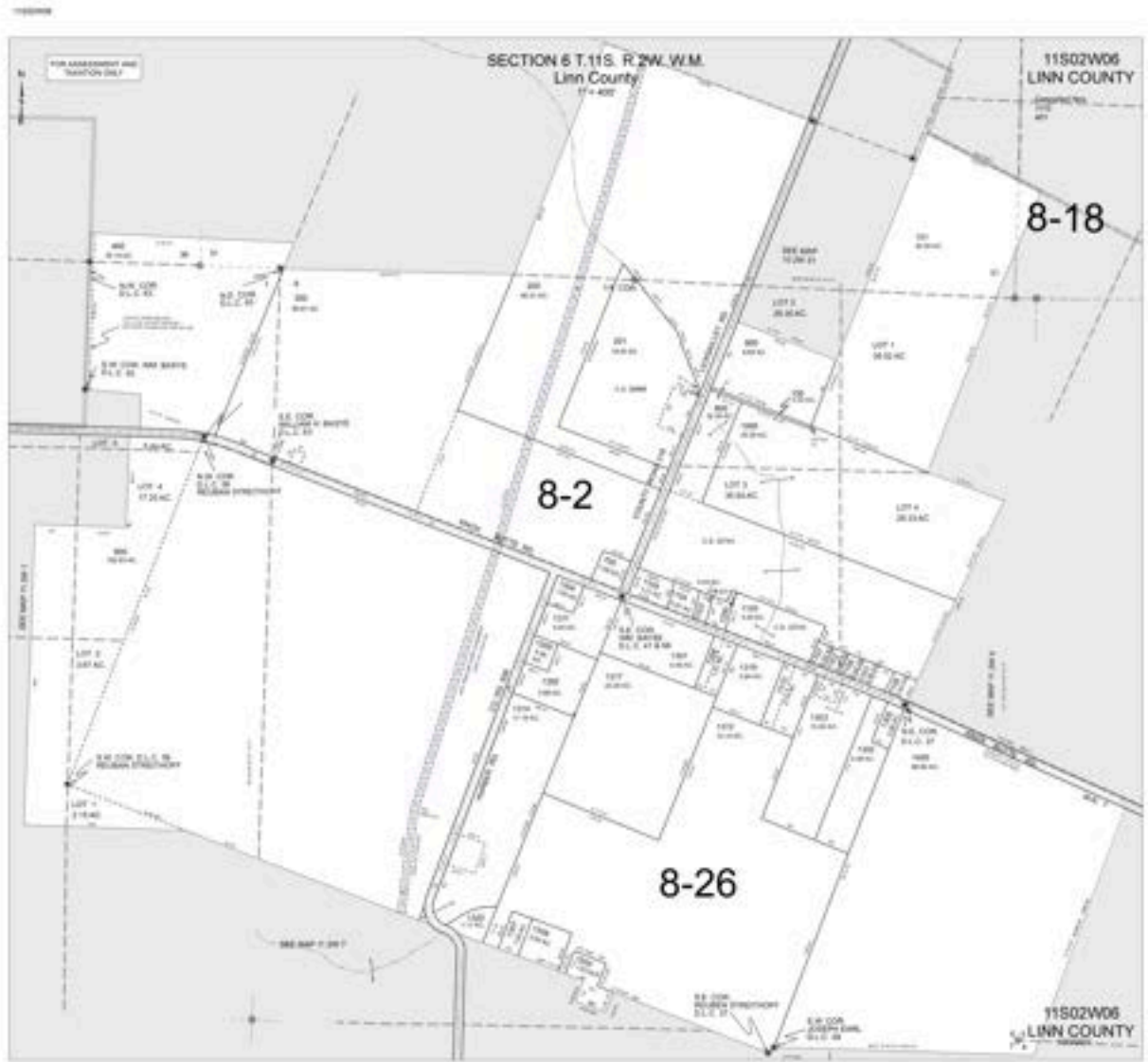


Fidelity National Title

Parcel ID: 0416210

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.



Parcel ID: 0416210

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.

Aerial Map

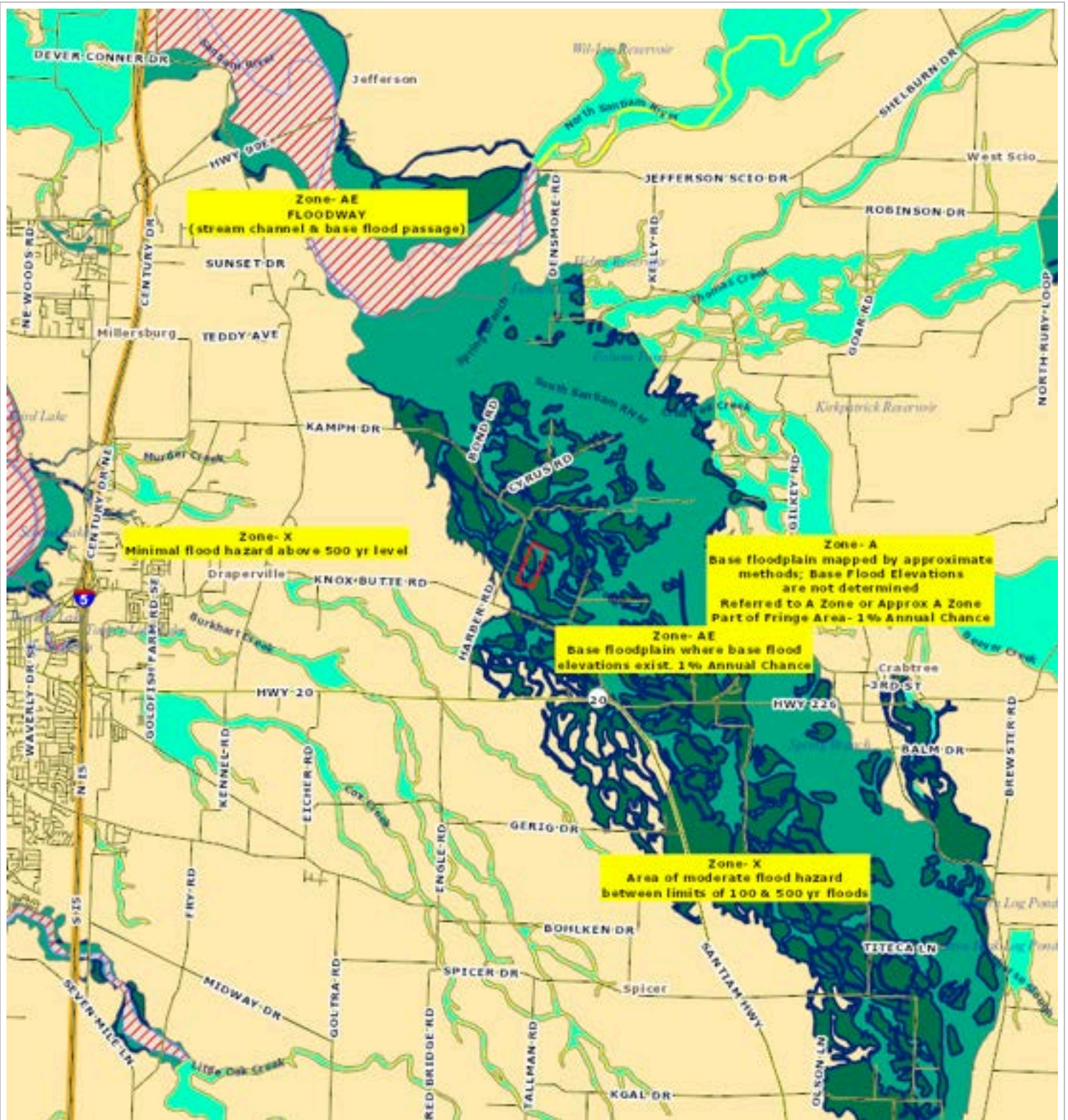


Fidelity National Title

Parcel ID: 0416210

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.

Flood Map



Fidelity National Title

Parcel ID: 0416210

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.

Linn County
2023 Real Property Assessment Report
 Account 416210

Map 11S02W06-00-00101
Code - Tax ID 00802 - 416210

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GROSS JORY & AMANDA & JIMMY & KRISTINE
 C/O JORY & AMANDA GROSS
 14668 LIBBY LN SE
 JEFFERSON OR 97352

Deed Reference # 2021-29532
Sales Date/Price 12-29-2021 / \$841,000
Appraiser UNKNOWN

Property Class 551 **MA SA NH**
RMV Class 500 02 00 000

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
00802	Land	377,230		Land	0	
	Impr	2,260		Impr	0	
Code Area Total		379,490	3,560	48,435	0	
Grand Total		379,490	3,560	48,435	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00802	1	<input checked="" type="checkbox"/>			Farm Use Zoned	104	11.40 AC	2	101,720
	2	<input checked="" type="checkbox"/>			Farm Use Zoned	104	18.25 AC	2	162,850
	3	<input checked="" type="checkbox"/>			Farm Use Zoned	104	13.35 AC	3	111,620
	4	<input checked="" type="checkbox"/>			Farm Use Zoned	104	2.00 AC	7	1,040
Code Area Total							45.00 AC		377,230

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00802	501	0	317	GP BUILDING	104	600			2,260
Code Area Total						600			2,260

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Contig Accts 62204

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

GROSS JORY & AMANDA & JIMMY & KRISTINE
 C/O JORY & AMANDA GROSS
 14668 LIBBY LN SE
 JEFFERSON OR 97352

Tax Account #	416210	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
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	\$690.81	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$681.42	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$653.70	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$648.11	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$634.26	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$618.85	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$600.63	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$550.48	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$542.94	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$525.59	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$498.94	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$481.22	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$466.79	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$445.86	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$433.95	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$418.89	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$407.59	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$347.73	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$338.60	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$331.87	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$322.26	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.95	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$286.66	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$284.85	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$280.87	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.64	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$281.72	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$273.41	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$246.60	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$262.02	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.92	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$336.15	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$349.27	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$14,068.55	

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

GROSS JORY & AMANDA & JIMMY & KRISTINE
C/O JORY & AMANDA GROSS
14668 LIBBY LN SE
JEFFERSON OR 97352

Tax Account #	416210	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00802
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
----------	----------	-----------	-------------	--------------	--------------------	--------------	----------

FIRST AMERICAN 3761963



After recording return to:
Jory Aaron Gross and Amanda Lynn
Kamlade Gross
36767 Licksillet Road NE
Albany, OR 97321

Until a change is requested all tax
statements shall be sent to the
following address:
Jory Aaron Gross and Amanda Lynn
Kamlade Gross
36767 Licksillet Road NE
Albany, OR 97321

File No.: 7091-3761963 (SC)
Date: December 28, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON D-BS Stn=10122 S. WILSON \$20.00 \$11.00 \$10.00 \$60.00 \$19.00	2021-29532 12/30/2021 02:27:00 PM \$120.00
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. Steve Druckenmiller - County Clerk	

STATUTORY BARGAIN AND SALE DEED

KeyBank National Association, as successor trustee of the James P. Scheler Irrevocable Living Trust U/A/D 09-08-2015, who acquired title as the James P. Scheler Revocable Living Trust

, Grantor, conveys to **Jory Aaron Gross and Amanda Lynn Kamlade Gross and Jimmy Alan Gross and Kristine Ann Gross not as tenants in common, but with rights of survivorship**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

See Attached Exhibit "A"

The true consideration for this conveyance is **\$841,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010,

APN: 62204

Bargain and Sale Deed
- continued

File No.: 7091-3761963 (SC)
Date: 12/28/2021

TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29th day of December, 2021.

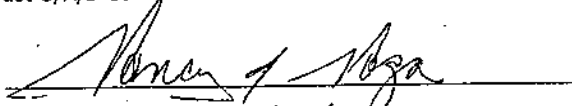
KeyBank National Association, successor trustee of
the James P. Scheler Irrevocable Living Trust
U/A/D 09-08-2015

By: X 
Name: Mike N. Tsitinidis
Title: Vice President

↓

STATE OF Ohio)
County of Cuyahoga) ss.

This instrument was acknowledged before me on this 29th day of December, 2021
by Mike N. Tsitinidis as Vice President of KeyBank National Association, on behalf of the successor trustee
of the James P. Scheler Irrevocable Living Trust U/A/D 09-08-2015.


Notary Public for KEY BANK
My commission expires: 09-18-2024



NANCY J. NOGA
Notary Public, State of Ohio
Commission No. 2019-RE-802619
My Commission Expires
September 18, 2024

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

PARCEL I:

BEGINNING AT THE EAST LINE OF AND NORTH 19°50' EAST 1573.24 FEET FROM THE SOUTHEAST CORNER OF THE WILLIAM H. BAYSE DONATION LAND CLAIM NO. 68, IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON; AND RUNNING THENCE SOUTH 71°00' EAST 802.8 FEET; THENCE NORTH 19°50' EAST 20.0 FEET; THENCE NORTH 71°00' WEST 802.8 FEET; TO THE EAST LINE OF SAID CLAIM NO. 68; THENCE SOUTH 19°50' WEST 20.0 FEET TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT A POINT WHICH IS NORTH 71° WEST 8.72 CHAINS DISTANT FROM A CORNER ON THE WEST BOUNDARY LINE OF THE DONATION LAND CLAIM OF JOSEPH EARL, WHICH CORNER IS NORTH 24°30' EAST 24.33 CHAINS DISTANT FROM THE NORTHEAST CORNER OF CLAIM NO. 37, AND THE SOUTHEAST CORNER OF CLAIM NO. 67, AT AN ANGLE ON THE WEST BOUNDARY LINE OF CLAIM NO. 39, IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON, AND RUNNING THENCE NORTH 19°50' EAST 32.33 CHAINS; THENCE NORTH 68°30' WEST 13.65 CHAINS; THENCE SOUTH 19°50' WEST 33.67 CHAINS; THENCE SOUTH 71° EAST 13.65 CHAINS TO THE PLACE OF BEGINNING.

PARCEL III:

BEGINNING IN THE CENTER OF THE COUNTY ROAD NORTH 19°50' EAST 1593.24 FEET FROM THE SOUTHEAST CORNER OF WILLIAM H. BAYSE DONATION LAND CLAIM NO. 68 IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT IS ALSO THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO FRANK M. PARSONS AND MALISSA A. PARSONS BY DEED RECORDED MARCH 22, 1920, IN BOOK 117, PAGE 537, DEED RECORDS; THENCE SOUTH 71° EAST ALONG SOUTH LINE OF SAID PARSONS TRACT 782.8 FEET TO SOUTHEAST CORNER OF SAID PARSONS TRACT; THENCE NORTH 19°50' EAST ALONG THE EAST LINE OF SAID PARSONS TRACT 500 FEET; THENCE NORTH 71° WEST 782.8 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 19°50' WEST 500 FEET TO BEGINNING.

PARCEL IV:

BEGINNING SOUTH 71°00' EAST 271.32 FEET FROM A POINT ON THE EAST LINE OF AND NORTH 19°50' EAST 12.28 CHAINS FROM THE SOUTHEAST CORNER OF THE WILLIAM H. BAYSE DONATION LAND CLAIM NO. 68 IN TOWNSHIP 11 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN LINN COUNTY, OREGON; AND RUNNING THENCE NORTH 19°50' EAST PARALLEL WITH THE EAST LINE OF SAID CLAIM NO. 68 A DISTANCE OF 762.76 FEET; THENCE SOUTH 71°00' EAST 531.48 FEET; THENCE NORTH 19°50' EAST 20.0 FEET; THENCE SOUTH 71°00' EAST 1461.99 FEET TO THE WEST LINE OF THE JOSEPH EARL DONATION LAND CLAIM NO. 39 IN SAID TOWNSHIP AND RANGE; THENCE SOUTH 24°30' WEST ALONG THE WEST LINE OF SAID CLAIM NO. 39 A DISTANCE OF 786.26 FEET TO A POINT SOUTH 71°00' EAST OF THE PLACE OF BEGINNING; THENCE NORTH 71°00' WEST 1929.52 FEET TO THE PLACE OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.

A.P.N.: 62204

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

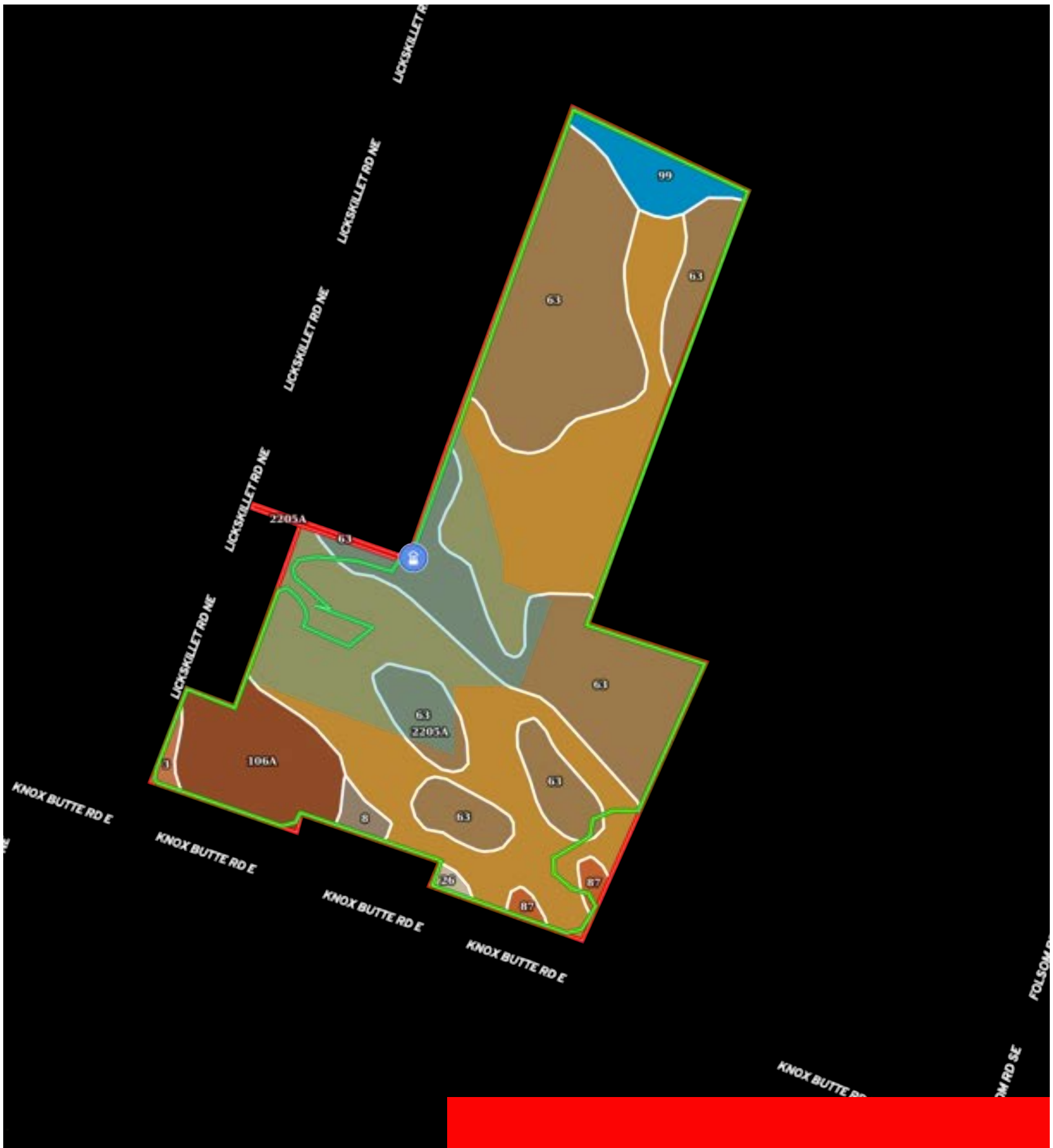


SOIL REPORT

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.





- Well
- Pond / Tank
- Boundary 2
- Boundary 3
- Boundary

|  All Polygons 106.61 ac


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2205A	Conser silty clay loam, 0 to 3 percent slopes	47.03	44.12	0	71	3w
63	Malabon silty clay loam	44.45	41.7	0	92	1
106A	Woodburn silt loam, 0 to 3 percent slopes	8.64	8.11	0	91	2w
99	Wapato silty clay loam	3.58	3.36	0	28	3w
87	Salem gravelly silt loam	1.03	0.97	0	68	2s
8	Bashaw silty clay	0.89	0.83	0	34	4w
3	Amity silt loam	0.58	0.54	0	95	2w
26	Coburg silty clay loam	0.41	0.38	0	90	2w
TOTALS		106.6 1(*)	100%	-	79.81	2.07

(*) 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 106.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2205A	Conser silty clay loam, 0 to 3 percent slopes	46.89	44.14	0	71	3w
63	Malabon silty clay loam	44.23	41.63	0	92	1
106A	Woodburn silt loam, 0 to 3 percent slopes	8.64	8.13	0	91	2w
99	Wapato silty clay loam	3.58	3.37	0	28	3w
87	Salem gravelly silt loam	1.03	0.97	0	68	2s
8	Bashaw silty clay	0.89	0.84	0	34	4w
3	Amity silt loam	0.58	0.55	0	95	2w
26	Coburg silty clay loam	0.41	0.39	0	90	2w
TOTALS		106.2 5(*)	100%	-	79.79	2.08

(*) 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 3 0.36 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
63	Malabon silty clay loam	0.22	61.11	0	92	1
2205A	Conser silty clay loam, 0 to 3 percent slopes	0.14	38.89	0	71	3w
TOTALS		0.36(*))	100%	-	83.83	1.78


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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

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

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

WATER RIGHTS

PROVIDED BY OWRD AND WILL MCGILL SURVEYING

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



8/26/2024

Re: Water Right Report on Licksillet Rd.

Subject Property:

Account No.	Map-Taxlot No.	Acreage
62303	11S02W06-00-01000	35.0
416210	11S02W06-00-00101	45.0
62295	11S02W06-00-00900	8.65
62204	11S02W06-00-00100	0.35

The water rights appurtenant to the subject property are as follows:

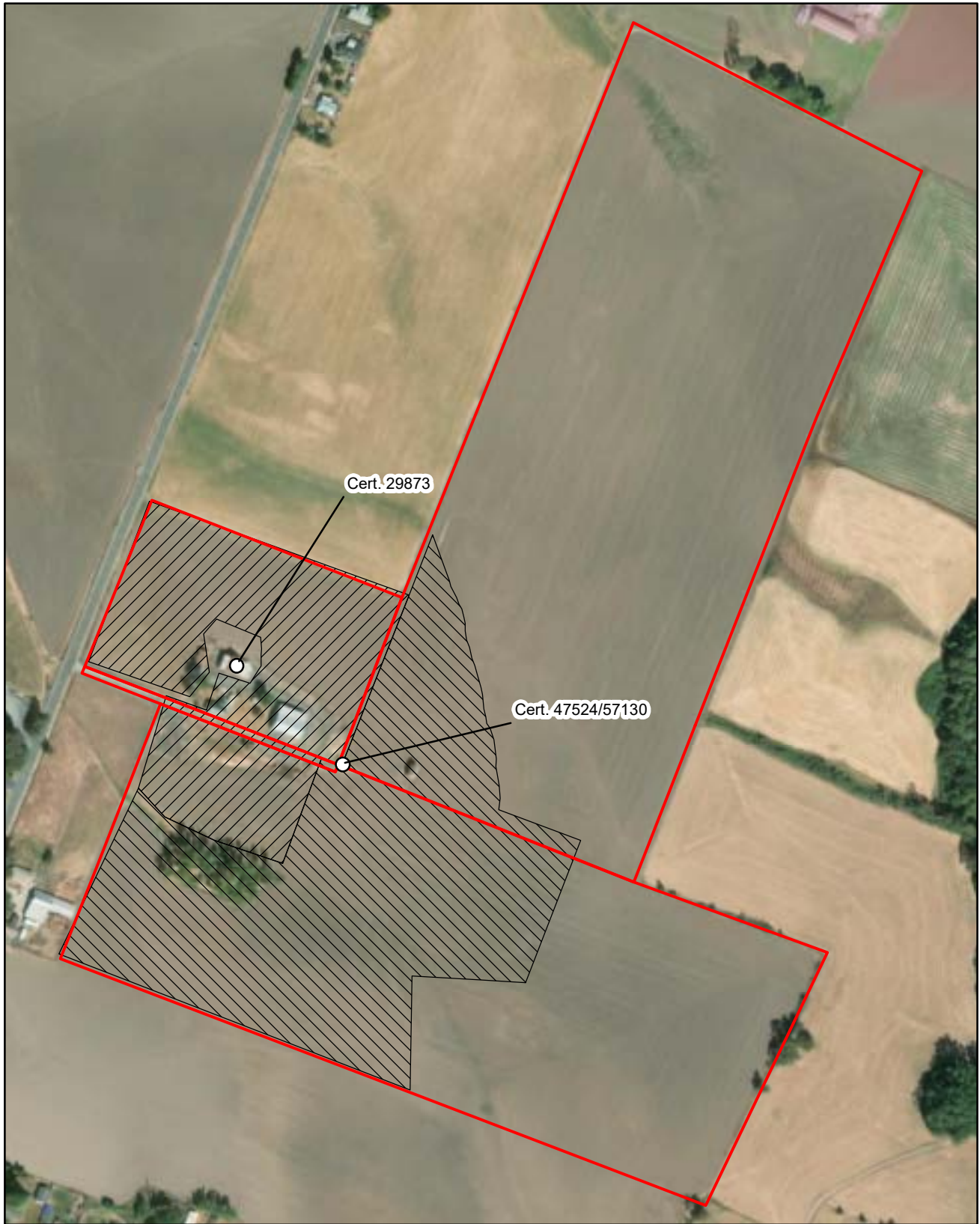
Doc. No.	Doc. Name	Priority Date	Source	Use	Rate	Duty	Acreage
29873	George C. & Pauline Scheler	10/16/1956	Scheler Well #1 (LINN 6334)	Irrigation	0.14 cfs	2.5 af/ac.	11.4
47524	Scheler Corp.	10/16/1956	Well (LINN 6320)	Irrigation	0.14 cfs	2.5 af/ac.	11.4
57130	Scheler Corp.	12/26/1975	Well (LINN 6320)	Irrigation	0.24 cfs	2.5 af/ac.	19.0

1. Certificates 29873 and 47524 are layered covering the same place of use. They are authorized on separate wells. Generally, two primary irrigation rights are not allowed to be layered and one well should have been authorized as a supplemental source; however, unless an issue arises, it would be recommended to leave it alone.
2. Certificates 47524 and 57130 are authorized on the same well, LINN 6320. According to the well log, the yield is approximately 100 gallons per minute. The authorized rate of both certificates combined would be around 170 gpm.
3. All three certificates appear to cover areas that have buildings or brush and may not be irrigated. Any portion of a water right certificate could be subject to forfeiture if it has a non-use period of 5 years ending within the last 15 years. If any transfers are needed on the existing water rights, small portions could be lost for non-use.




4. 58.6 acres, most of which appears to be farmed, is not covered by water rights within the subject property.
5. If a new groundwater application for additional coverage is desired from existing wells, those wells must meet current construction standards. Based on the information provided on the well logs, neither LINN 6320 or LINN 6334 appear to meet current standards and could not be used in new applications. A new well would need to be proposed if a groundwater application is desired.
6. Depending on the effects of new OWRD groundwater rules being implemented this September, a new groundwater application may not be feasible despite the well construction comments.
7. The property does not appear to have access to live flow surface water. If seasonal drainage can be captured, the water availability analysis shows that it could be stored November – July for use during the irrigation season. If an application is made, it is reasonable to expect this to be shortened further by ODFW during review.
8. The allowed irrigation season for this area is April 1 – September 30.
9. If the property is sold, ownership update forms could be completed for each certificate and submitted to OWRD, but are not required. This will not change the original document name.
10. In addition to the irrigation rights, these wells and any domestic wells on the property, can be used for exemptions. These include but are not limited to: livestock drinking, irrigation of ½ acre non-commercial lawn and garden, one commercial use up to 5,000 gallons per day, 15,000 gallons per day for domestic use.

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

WR Report - Lickskillet Rd.



Legend

-  Taxlots
-  Cert. 47524/29873
-  Cert. 57130

1 inch = 400 feet



STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

THIS IS TO CERTIFY, that

SCHELER CORP
of RT 2 BOX 333 ALBANY, OR 97321
has a right to the use of the waters of A WELL in the
SANTIAM RIVER basin for the purpose of IRRIGATION.

The right has been perfected under Permit G 6624. The
date of priority is DECEMBER 26, 1975. The right is limited to not
more than 0.240 CUBIC FOOT PER SECOND or its equivalent in case
of rotation, measured at the well. The well is located as follows:

LOT 2, NW 1/4 NE 1/4, Section 6, T 11 S, R 02 W, WM;
1250 FEET NORTH & 1300 FEET EAST FROM SE CORNER, BAYSE DLC 68

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 2.5 acre-feet per acre for
each acre irrigated during the irrigation season of each year.

The right 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, and to
which such right is appurtenant, is as follows:

	ACRES	1/4	1/4	LOT	SECTION	TOWNSHIP	RANGE,	WM
primary	4.80	NE	NE	1	6	11 S	02 W	
primary	3.60	NW	NE	2	6	11 S	02 W	
primary	8.40	SW	NE	3	6	11 S	02 W	
primary	2.20	SE	NE	4	6	11 S	02 W	
Total:	19.00	acres.						

The right to the use of the water for the above purpose is
restricted to beneficial use on the lands or place of use described.

WITNESS the signature of the Water Resources Director,
affixed this date, MAY 10, 1988

/S/ WILLIAM H. YOUNG

Water Resources Director

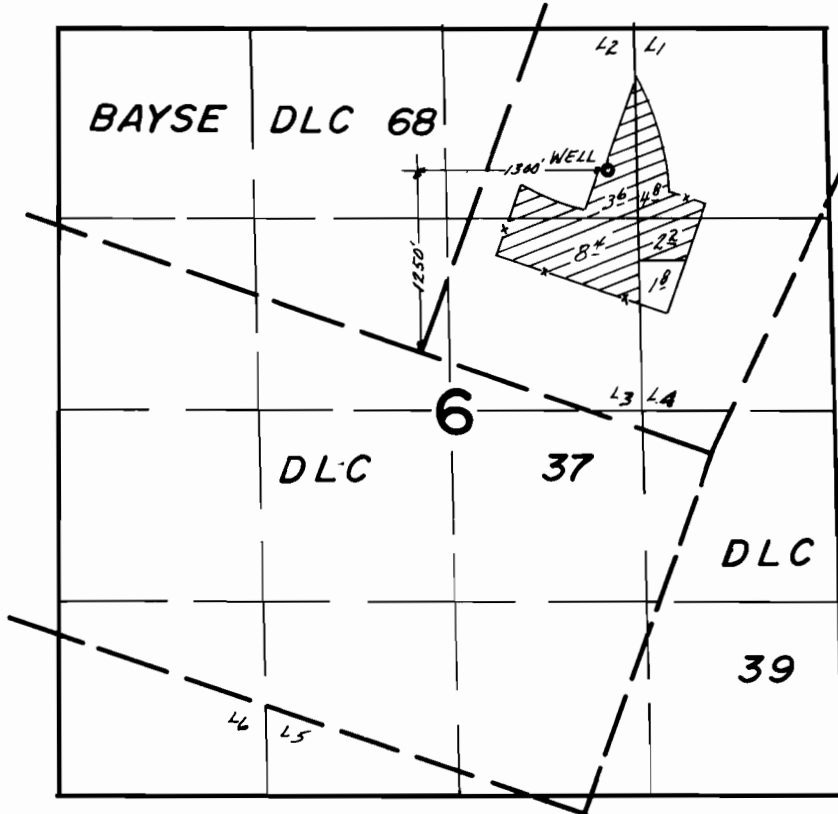
Recorded in State Record of Water Right Certificates number 57130

G 7193

BASIN 02 VOL 7 SANTIAM R

WELLS DIST 16

T. 11S. R. 2W. W. M



FINAL PROOF SURVEY UNDER

Application No. G-7193. Permit No. G-6624...
IN NAME OF

.....SCHELER...CORPORATION.....

Surveyed July...5... 1979., by S.C. BROWN.....

STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

This Is to Certify, That SCHELER CORPORATION

of Rt. 2, Box 333, Albany, State of Oregon, 97321, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of a well

a tributary of Santiam River for the purpose of irrigation of 11.4 acres

under Permit No. G-381 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 October 16, 1956 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 0.14 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$), Section 6, T. 11 S., R. 2 W., W. M., 1300 feet East and 1250 feet North from the SE Corner, Bayse DLC 68

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 2 $\frac{1}{2}$ 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:

11.4 acres Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
Section 6
T. 11 S., R. 2 W., W. M.

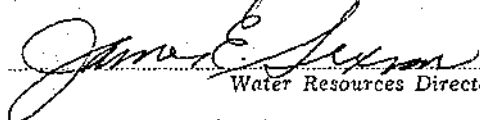
This certificate is issued to confirm a change in point of diversion approved by an order of the Water Resources Director entered January 9, 1976 and supersedes certificate of water right recorded on Page 29873, Volume 21, State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of the water right in reference to ORS 540.610.

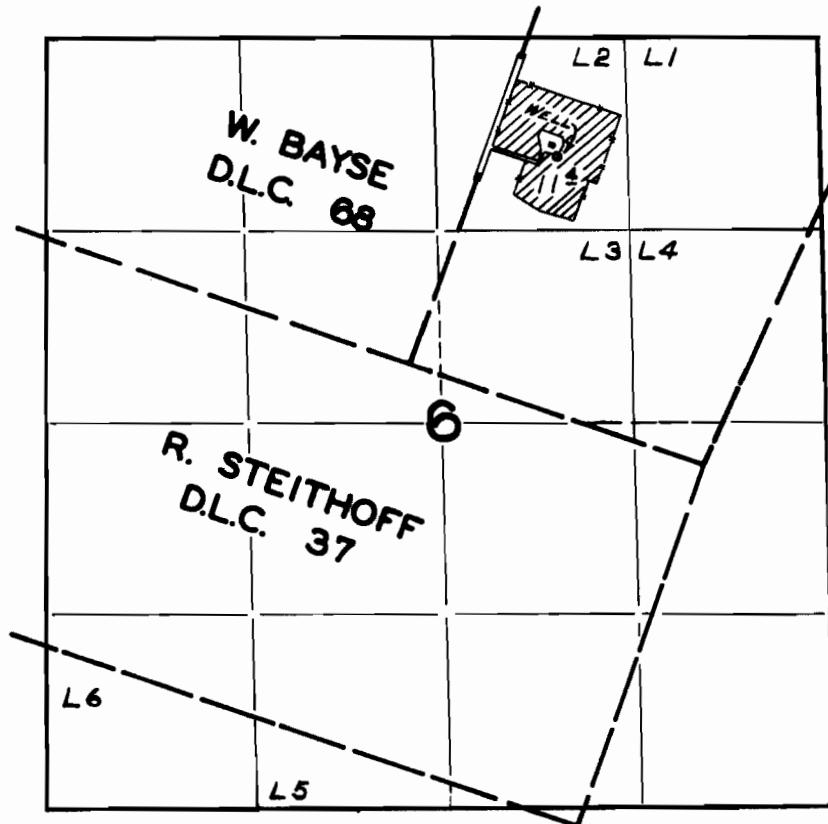
The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date, February 28, 1979


Water Resources Director

T.I.S.R. 2W.W.M.



FINAL PROOF SURVEY

UNDER

Application No. G-492 Permit No. G-381

IN NAME OF

GEORGE C. & PAULINE SCHELER

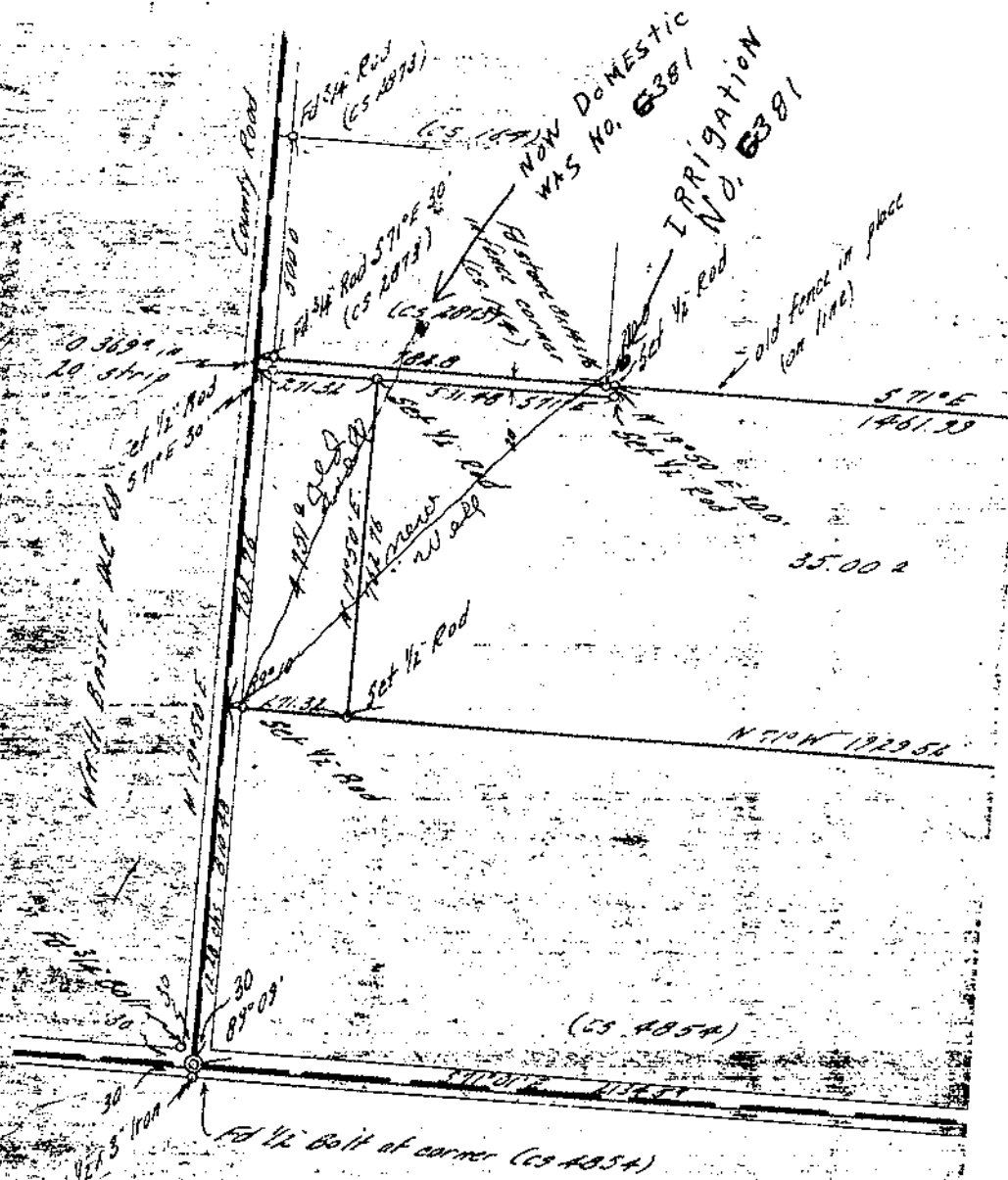
Surveyed JULY 6, 1961, by M. BISH

WELL LOGS

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.





RECEIVED

JUL 3 0 1975

WATER RESOURCES DEPT.
SALEM, OREGON

IRRIGATION NO 6381

REUBEN STREITNOFF ALL ST



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



STEVE HELMS

STEVHELMS@KW.COM
541-979-0118



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!

