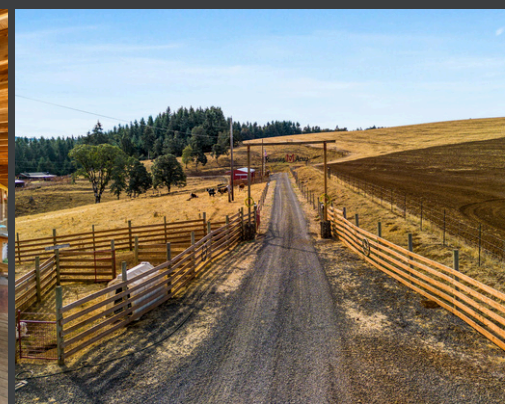


4194 Davis Creek Rd NE Silverton, OR



PROPERTY FEATURES

- ±30.14-ac Private retreat
- 2,494 SF single story home w/finished basement built in 1971, 4 bd + den 3 ba
- ±12.5-ac pasture/cropland and ±12-ac forest
- Many recent updates, including home/outbuilding roofs (except woodshed), wood decking, gravel on roads/parking area
- Outbuildings include: 2,908 SF barn, 864 SF barn, 1,734 shop, 1,152 SF machine shed, 576 SF loft barn, pigeon house, chicken house, and outhouse

VIDEO TOUR LINK

https://www.youtube.com/8Q_CEHDIjY

CALL FOR DETAILS

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PRINCIPAL BROKER/CO-OWNER
503.910.4689
AMY@AGRIBIS.COM



TERRY SILBERNAGEL
PRINCIPAL BROKER/CO-OWNER
503.559.3200
TERRY@AGRIBIS.COM

4194 DAVIS CREEK RD NE SILVERTON

Versatility and seclusion abound in this truly private refuge just minutes from the quaint town of Silverton. With a mix of pasture and forest, the property is complete with groomed trails, a level picnic area, and Powers Creek frontage providing spaces where you can raise livestock, farm, and recreate on your own property. Relax or entertain on the ample, spacious covered decks from the wonderfully updated 2,494 SF home with 4 bedrooms, 3 bathrooms, 2 laundry rooms, formal living/dining room with newer pellet stove + finished basement with newer woodstove. Enjoy the scenic views, abundant wildlife, and peace & quite throughout! Multiple outbuildings thoughtfully designed for farm use, livestock, and/or entertaining guests. Home and all outbuildings (except woodshed) have new roofs within the last 8-years.



AGRIBIS.COM

This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are based on information obtained from the county and OWRD and must be verified by interested parties.

OUTBUILDINGS



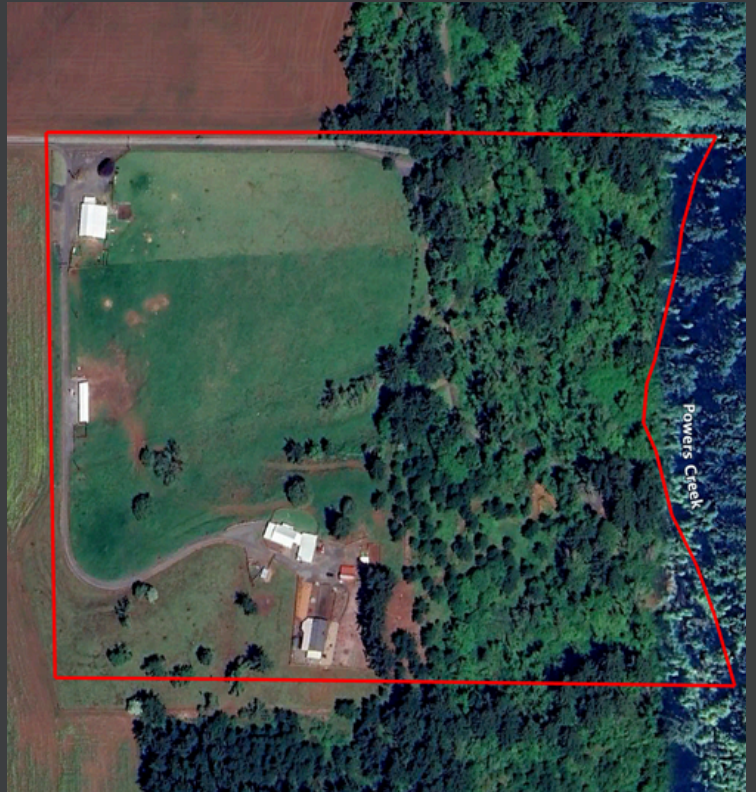
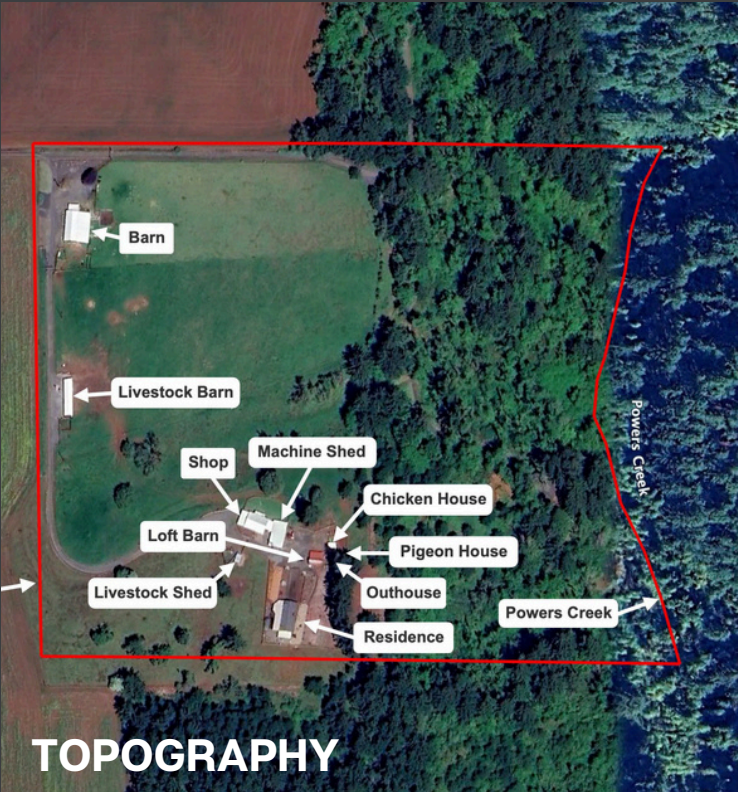
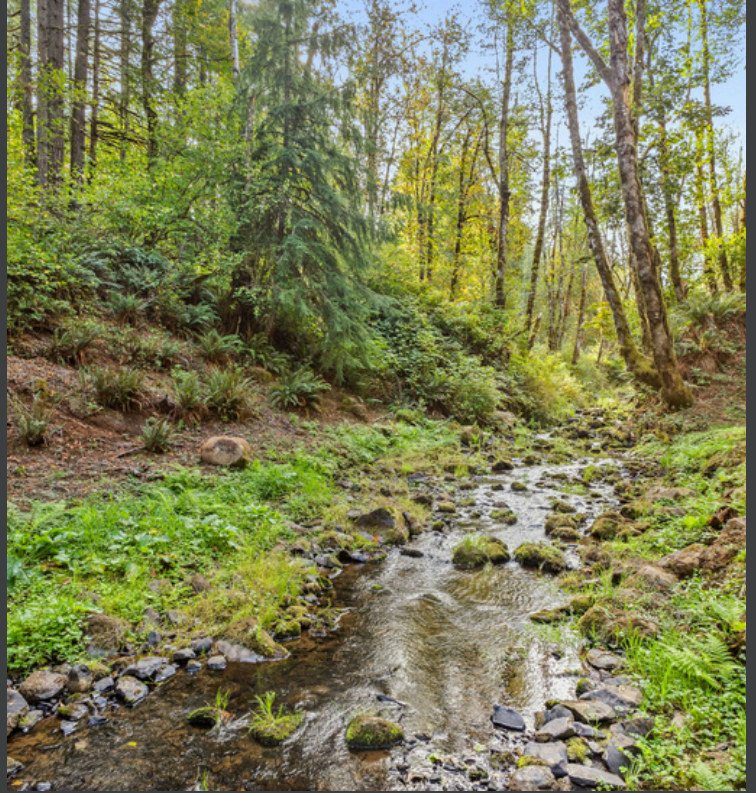
Plenty of space for toys, critters, and farm equipment with well positioned outbuildings. The pasture is fenced and cross-fenced with numerous gates throughout.

The property includes good circulation and parking with gravel driveway & parking areas + additional paved parking area. Enjoy the groomed SXS trails that lead to the serene forest and Powers Creek view area.

- Barn: 2,864 SF w/hay storage, shop area, and feeder area
- Livestock Barn: 864 SF built in 2022
- Shop: 1,734 SF w/2 lean-to's (included in SF), woodstove, concrete floor, and insulated.
- Machine Shed: 1,152 SF
- Pigeon House: 120 SF built in 2022
- Chicken House
- Loft barn for Entertaining: 576 SF
- Functional Outhouse



MAPS & INFORMATION



TOPOGRAPHY



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This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are based on information obtained from the county and OWRD and should be verified by interested parties.

RECENT IMPROVEMENTS

- 2024**
- 2nd Laundry room added to the main floor of home
 - Primary on-suite bathroom completely updated
 - Large generator connectivity added to main electrical box
 - Exterior of home was painted, including the trim
 - Decks around the home were stained
 - All outbuildings (8) had new roof & gutters installed (except for one)

- 2023**
- New 16'x60' wood deck leading to the home.
 - Barn (2,864 SF) Re-Stained

- 2022-24**
- Built and graveled a road and parking area down by the creek.
 - Established roads for driving side by side's on.

- 2022**
- New 20'x80' paver patio at back of home

- 2021**
- Fenced a large garden area

- 2019**
- Built indoor/outdoor pigpen with loading essentials
 - Loft barn got new floor joists, flooring, electrical wiring and lighting.

- 2018**
- New deck rail on front and back of the home
 - New vinyl windows on main level of home (8 total)
 - New Pellet stove on main level
 - Single carport was built

- 2017**
- New siding on the Barn and added concrete floor
 - New roof on the shop
 - New roof on the machine shed
 - Enclosed in and out Chicken house

- 2016**
- New roof on the home
 - New Certified Woodstove downstairs



COUNTY INFO

Obtained through county records



This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are estimated based on information obtained from the county and OWRD and are to be verified by interested parties.

MARION COUNTY, OREGON
REAL PROPERTY DESCRIPTION
CODE: 04480 **PCL:** 551 **ACRES:** 1.99
MAP: 071E040001100
LEGAL:
SITUS: 4194 DAVIS CREEK RD NE SILVERTON

PROPERTY TAX STATEMENT
 MARION COUNTY TAX COLLECTOR
 555 COURT ST NE, RM 2242
 SALEM, OR 97301
 (503) 588-5215

JULY 1, 2023 TO JUNE 30, 2024

TAX ACCOUNT NO.
538304

Payment Due by November 15, 2023

SILBERNAGEL, MARTIN D
 PO BOX 708
 SILVERTON OR 97381

VALUES:	LAST YEAR	THIS YEAR
LAND	69,480	82,830
STRUCTURES	501,500	472,830
TOTAL RMV	570,980	555,660
TAXABLE ASSESSED	223,738	230,322
EXEMPTIONS		
NET TAXABLE	223,738	230,322
TAX LEVIED	2,972.58	3,042.54

SILVER FALLS SCHOOL	1,047.00
WILLAMETTE REG ESD	68.34
CHEMEKETA COM COL	144.16
EDUCATION TOTAL:	1,259.50
MARION COUNTY	696.77
MARION SOIL & WTR	11.52
MC EXT & 4-H SERV DIST	11.52
DRAKES CROSSING FD	404.17
SILVER FALLS LIBRARY	132.39
REGIONAL LIBRARY	18.84
GENERAL GOVT TOTAL:	1,275.21
SILVER FALLS SCH BOND	451.45
CHEMEKETA COM COL BOND	56.38
BONDS - OTHER TOTAL:	507.83

FLAGSTAR BANK HAS REQUESTED THIS BILL. IF YOU'RE NOT SURE WHO SHOULD PAY THESE TAXES, CONTACT YOUR LENDER
 REF NO: 3099458151355

FARM/FOREST/OTHER DEFERRAL -POTENTIAL ADD'L TAX LIAB

IF A MORTGAGE CO. PAYS YOUR TAXES THEN THIS STATEMENT IS FOR YOUR RECORDS ONLY
 REFUNDS FOR DUPLICATE PAYMENTS MAY TAKE SEVERAL MONTHS TO PROCESS

Paystation[®] You can also pay Online: www.co.marion.or.us/AO/TAX
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 VISA MasterCard DISCOVER AMERICAN EXPRESS ELECTRONIC CHECKS
 Paystation, the service provider, charges a fee of 3% for credit or debit cards and \$1.70 for electronic checks.

Payment Schedule	11/15/23	02/15/24	05/15/24	Savings
Full Payment 3% Discount	2,951.26	---	---	91.28
2/3 Payment 2% Discount	1,987.79	---	1,014.18	40.57
1/3 Payment No Discount	1,014.18	1,014.18	1,014.18	None

TOTAL DUE
 (After 3% Discount and Prepayments and Including Any Delinquent Taxes) **\$2,951.26**

↑Tear Here PLEASE INCLUDE THIS COUPON WITH YOUR PAYMENT — NO STAPLES, PAPER CLIPS, OR TAPE Tear Here ↑
 2023-2024 Marion County Real Property Taxes

SITUS: 4194 DAVIS CREEK RD NE SILVERTON **ACRES:** 1.99

TAX ACCOUNT NO.
538304

Payment Options	Net Amount Due by November 15, 2023
Full Payment by 11/15/23 ... includes 3% Discount	2,951.26
2/3 Payment by 11/15/23 ... includes 2% Discount	1,987.79
1/3 Payment by 11/15/23 ... No Discount	1,014.18

Enter Payment Amount

\$

Discount is Lost & Interest Applies After Due Date

Payment Due by November 15, 2023 Mailing Address Change on Back

- 001904 - 295126
 SILBERNAGEL, MARTIN D
 PO BOX 708
 SILVERTON OR 97381

MAKE CHECK PAYABLE TO:
 MARION COUNTY TAX COLLECTOR
 PO BOX 3416
 PORTLAND OR 97208-3416

September 3, 2024

Property Identification

Account ID:

538304

Tax Account ID:

538304

Tax Roll Type:

Real Property

Situs Address:

4194 DAVIS CREEK RD NE SILVERTON OR 97381

Map Tax Lot:

071E040001100

Owner:

SILBERNAGEL, MARTIN D

PO BOX 708

SILVERTON, OR 97381

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
SILBERNAGEL, MARTIN D PO BOX 708 SILVERTON OR 97381	BULLER, ANTHONY D & BULLER, TRACI L PO BOX 1008 SILVERTON OR 97381	7/27/2016 \$475,000.00 20 3	7/27/2016 38430370 WD 538302, 538303, 538304
BULLER, ANTHONY D & BULLER, TRACI L PO BOX 1008 SILVERTON OR 97381	RITCHEY, ALLEN A & RITCHEY, SANDRA 18613 LUCY BELL LN NE SILVERTON OR 97381	10/12/1999 \$335,000.00 27 3	10/12/1999 16420106 WD 538302, 538303, 538304
MISSING OWNERSHIP INFORMATION			7/1/1998 04440365 DEED 538302, 538303, 538304
MISSING OWNERSHIP INFORMATION			7/1/1998 00320407 DEED 538302, 538303, 538304
MISSING OWNERSHIP INFORMATION			7/1/1998 #148781C U 538304

Property Details

Property Class:

551

RMV Property Class:

551

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 538304

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			04480
2	005 Farm Homesite	1	43560	04480
3	005 Farm Use - EFU 4HD FOUR HILL DRY	0.99	43124	04480

Improvements/Structures for Tax Account ID 538304

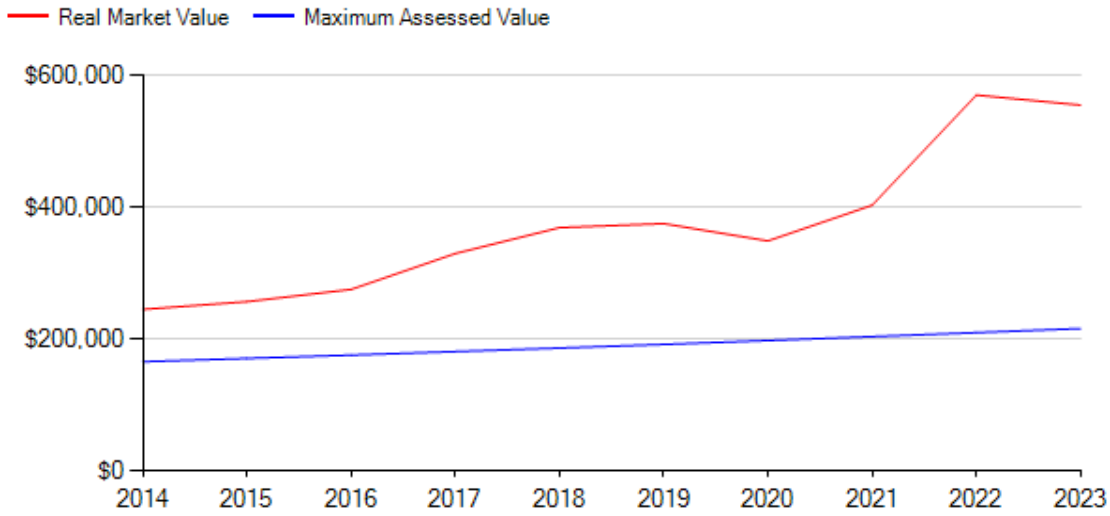
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	143 One Story with basement		4	2494	1971	04480
1.1		ASPHALT DRIVEWAY			1875	1948	04480
1.2		YARD IMPROVEMENTS GOOD			1	1980	04480
2	FARM BLDG	353 Machine Shed (MS)		5	1008	1989	04480
3	FARM BLDG	351 General Purpose Building (GB)		5	1314	1989	04480
4	FARM BLDG	341 Multi Purpose Shed (MP)		6	312	1989	04480
5	FARM BLDG	355 Lean-to Heavy (LTH)		4	264	1989	04480
6	FARM BLDG	341 Multi Purpose Shed (MP)		6	144	1989	04480
7	FARM BLDG	355 Lean-to Heavy (LTH)		4	440	1979	04480
8	FARM BLDG	355 Lean-to Heavy (LTH)		4	200	1974	04480
9	FARM BLDG	355 Lean-to Heavy (LTH)		4	420	2005	04480
10	FARM BLDG	354 Lean-to Light (LTL)		4	140	1980	04480

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$82,830
Assess.:	
RMV Structures:	\$472,830
RMV Total:	\$555,660
AV:	\$230,322
SAV:	\$24,269
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$497,099

MAV: \$216,490
MSAV: \$13,832

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$472,830	\$0	\$82,830/\$13,832	None	\$230,322
2022	\$501,500	\$0	\$69,480/\$13,548	None	\$223,738
2021	\$333,220	\$0	\$70,370/\$13,270	None	\$217,340
2020	\$279,110	\$0	\$70,370/\$13,010	None	\$211,140
2019	\$305,340	\$0	\$70,370/\$12,750	None	\$205,110
2018	\$304,380	\$0	\$65,310/\$12,480	None	\$199,240
2017	\$267,720	\$0	\$62,600/\$12,260	None	\$193,590
2016	\$214,320	\$0	\$61,520/\$12,020	None	\$188,070
2015	\$197,660	\$0	\$59,470/\$11,790	None	\$182,720
2014	\$192,590	\$0	\$52,800/\$11,570	None	\$177,530

Taxes: Levy, Owed

Taxes Levied 2023-24: \$3,042.54
Tax Rate: 13.2099
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$3,042.54	\$3,042.54
2022	\$2,972.58	\$2,972.58
2021	\$2,892.13	\$2,892.13
2020	\$2,819.21	\$2,819.21
2019	\$2,735.04	\$2,735.04
2018	\$2,663.14	\$2,663.14
2017	\$2,604.54	\$2,604.54

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3924016	-\$91.28	\$0.00	\$0.00	\$91.28	5/1/2024
2023	3918579	-\$2,951.26	\$0.00	\$0.00	\$2,951.26	11/24/2023
2022	3897570	-\$2,972.58	\$89.18	\$0.00	\$2,883.40	11/11/2022
2021	3879574	-\$2,892.13	\$86.76	\$0.00	\$2,805.37	11/15/2021
2020	3861186	-\$2,819.21	\$84.58	\$0.00	\$2,734.63	11/19/2020
2019	97112	-\$2,735.04	\$82.05	\$0.00	\$2,652.99	11/13/2019
2018	251180	-\$2,663.14	\$79.89	\$0.00	\$2,583.25	11/9/2018
2017	391807	-\$2,604.54	\$78.14	\$0.00	\$2,526.40	11/13/2017

MARION COUNTY, OREGON
 REAL PROPERTY DESCRIPTION
 CODE: 04480 PCL: 551 ACRES: 28.15
 MAP: 071E040001000
 LEGAL:
 SITUS: 4194 DAVIS CREEK RD NE SILVERTON

PROPERTY TAX STATEMENT
 MARION COUNTY TAX COLLECTOR
 555 COURT ST NE, RM 2242
 SALEM, OR 97301
 (503) 588-5215

JULY 1, 2023 TO JUNE 30, 2024

TAX ACCOUNT NO.
538303

Payment Due by November 15, 2023

SILBERNAGEL, MARTIN D
 PO BOX 708
 SILVERTON OR 97381

VALUES:	LAST YEAR	THIS YEAR
LAND	148,170	535,110
STRUCTURES	9,700	10,400
TOTAL RMV	157,870	545,510
TAXABLE ASSESSED	16,727	24,377
EXEMPTIONS		
NET TAXABLE	16,727	24,377
TAX LEVIED	288.48	395.70

SILVER FALLS SCHOOL	110.81
WILLAMETTE REG ESD	7.23
CHEMEKETA COM COL	15.26
EDUCATION TOTAL:	133.30
MARION COUNTY	73.75
MARION SOIL & WTR	1.22
MC EXT & 4-H SERV DIST	1.22
DRAKES CROSSING FD	30.22
SILVER FALLS LIBRARY	14.01
REGIONAL LIBRARY	1.99
GENERAL GOVT TOTAL:	122.41
SILVER FALLS SCH BOND	47.78
CHEMEKETA COM COL BOND	5.97
FIRE PATROL	38.74
FIRE PATROL SURCH	47.50
CLERICAL ERROR (2022-23)	0.00
BONDS - OTHER TOTAL:	139.99

FLAGSTAR BANK HAS REQUESTED THIS BILL. IF YOU'RE NOT SURE WHO SHOULD PAY THESE TAXES, CONTACT YOUR LENDER
 REF NO: 3099458151355

FARM/FOREST/OTHER DEFERRAL -POTENTIAL ADD'L TAX LIAB

IF A MORTGAGE CO. PAYS YOUR TAXES THEN THIS STATEMENT IS FOR YOUR RECORDS ONLY
 REFUNDS FOR DUPLICATE PAYMENTS MAY TAKE SEVERAL MONTHS TO PROCESS

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 Or by Phone: **1-877-254-7870**
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Payment Schedule	11/15/23	02/15/24	05/15/24	Savings
Full Payment 3% Discount	383.83	---	---	11.87
2/3 Payment 2% Discount	258.52	---	131.90	5.28
1/3 Payment No Discount	131.90	131.90	131.90	None

TOTAL DUE
 (After 3% Discount and Prepayments
 and Including Any Delinquent Taxes) **\$383.83**

↑Tear Here PLEASE INCLUDE THIS COUPON WITH YOUR PAYMENT — NO STAPLES, PAPER CLIPS, OR TAPE Tear Here ↑
 2023-2024 Marion County Real Property Taxes
 SITUS: 4194 DAVIS CREEK RD NE SILVERTON ACRES: 28.15

TAX ACCOUNT NO.
538303

Payment Options	Net Amount Due by November 15, 2023
Full Payment by 11/15/23 ... includes 3% Discount	383.83
2/3 Payment by 11/15/23 ... includes 2% Discount	258.52
1/3 Payment by 11/15/23 ... No Discount	131.90

Enter Payment Amount

\$

Discount is Lost & Interest Applies After Due Date

Payment Due by November 15, 2023 Mailing Address Change on Back

- 001903 - 38383
 SILBERNAGEL, MARTIN D
 PO BOX 708
 SILVERTON OR 97381

MAKE CHECK PAYABLE TO:
 MARION COUNTY TAX COLLECTOR
 PO BOX 3416
 PORTLAND OR 97208-3416

September 3, 2024

Property Identificaton

Account ID:

538303

Tax Account ID:

538303

Tax Roll Type:

Real Property

Situs Address:

4194 DAVIS CREEK RD NE SILVERTON OR 97381

Map Tax Lot:

071E040001000

Owner:

SILBERNAGEL, MARTIN D

PO BOX 708

SILVERTON, OR 97381

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY; FIRE PATROL \$51.88 (2024); FIRE PATROL SURCH \$47.50 (2024)

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
			7/27/2023
			CORR
SILBERNAGEL,MARTIN D PO BOX 708 SILVERTON OR 97381	BULLER,ANTHONY D & BULLER,TRACI L PO BOX 1008 SILVERTON OR 97381	7/27/2016 \$475,000.00 20 3	7/27/2016 38430370 WD 538302, 538303, 538304
BULLER,ANTHONY D & BULLER,TRACI L PO BOX 1008 SILVERTON OR 97381	RITCHEY,ALLEN A & RITCHEY,SANDRA 18613 LUCY BELL LN NE SILVERTON OR 97381	10/12/1999 \$335,000.00 27 3	10/12/1999 16420106 WD 538302, 538303, 538304
MISSING OWNERSHIP INFORMATION			7/1/1998 CCJ#1487 U 538302, 538303

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 04440365 DEED 538302, 538303, 538304
MISSING OWNERSHIP INFORMATION			7/1/1998 00320407 DEED 538302, 538303, 538304

Property Details

Property Class:
551
RMV Property Class:
551
Zoning:
REST (Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 538303

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 4HD FOUR HILL DRY	10	435600	04480
2	005 Woodlot WOOD FARM WOODLOT	18.15	790614	04480

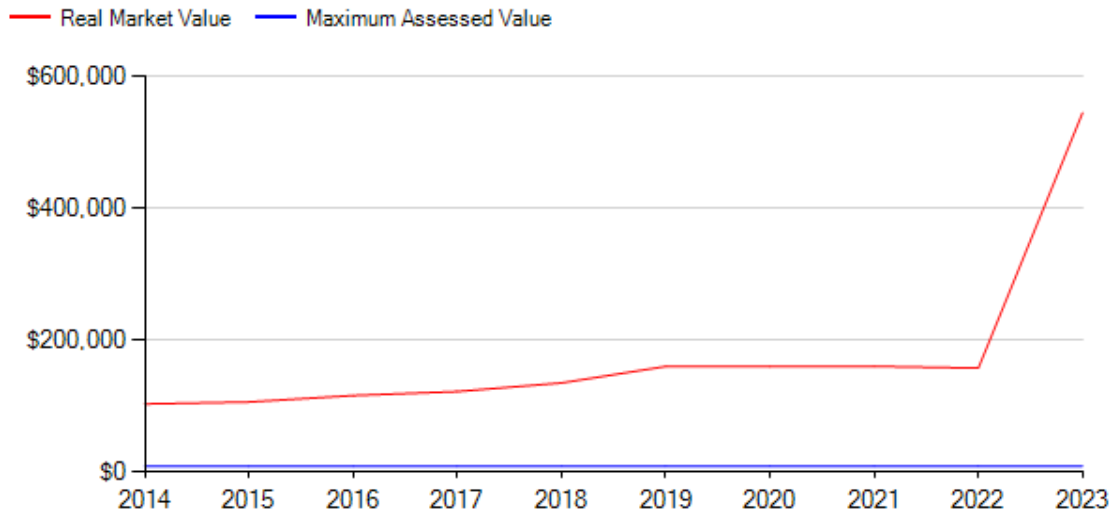
Improvements/Structures for Tax Account ID 538303

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		4	1440	1989	04480
2	FARM BLDG	355 Lean-to Heavy (LTH)		4	1200	1985	04480
3	FARM BLDG	354 Lean-to Light (LTL)		4	224	1982	04480

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec. Assess.:	\$535,110
RMV Structures:	\$10,400
RMV Total:	\$545,510
AV:	\$24,377
SAV:	\$25,910
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$36,310
MAV:	\$9,120
MSAV:	\$15,257

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$10,400	\$0	\$535,110/\$15,257	None	\$24,377

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$9,700	\$0	\$148,170/\$7,867	None	\$16,727
2021	\$7,880	\$0	\$152,640/\$7,630	None	\$15,510
2020	\$7,280	\$0	\$152,640/\$7,410	None	\$14,690
2019	\$7,730	\$0	\$152,640/\$7,200	None	\$14,930
2018	\$8,120	\$0	\$127,180/\$6,780	None	\$14,900
2017	\$8,610	\$0	\$113,550/\$6,780	None	\$15,390
2016	\$8,080	\$0	\$108,140/\$6,580	None	\$14,660
2015	\$8,440	\$0	\$97,840/\$6,390	None	\$14,830
2014	\$8,740	\$0	\$94,490/\$6,210	None	\$14,530

Taxes: Levy, Owed

Taxes Levied 2023-24: \$395.70
Tax Rate: 13.2099
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$395.70	\$395.70
2022	\$288.48	\$288.48
2021	\$284.99	\$284.99
2020	\$268.26	\$268.26
2019	\$276.64	\$276.64
2018	\$269.24	\$269.24
2017	\$278.83	\$278.83

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3914986	-\$395.70	\$11.87	\$0.00	\$383.83	11/10/2023
2022	3897570	-\$288.48	\$8.65	\$0.00	\$279.83	11/11/2022
2021	3879623	-\$284.99	\$8.55	\$0.00	\$276.44	11/15/2021
2020	3861110	-\$268.26	\$8.05	\$0.00	\$260.21	11/19/2020
2019	97113	-\$276.64	\$8.30	\$0.00	\$268.34	11/13/2019
2018	251181	-\$269.24	\$8.08	\$0.00	\$261.16	11/9/2018
2017	391808	-\$278.83	\$8.36	\$0.00	\$270.47	11/13/2017



MARION COUNTY, OREGON
SEC 4 T7S R1E W.M.
SCALE 1" = 400'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22

NUMBERS

Tax Code Number
00 00 0

Acresage
9.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



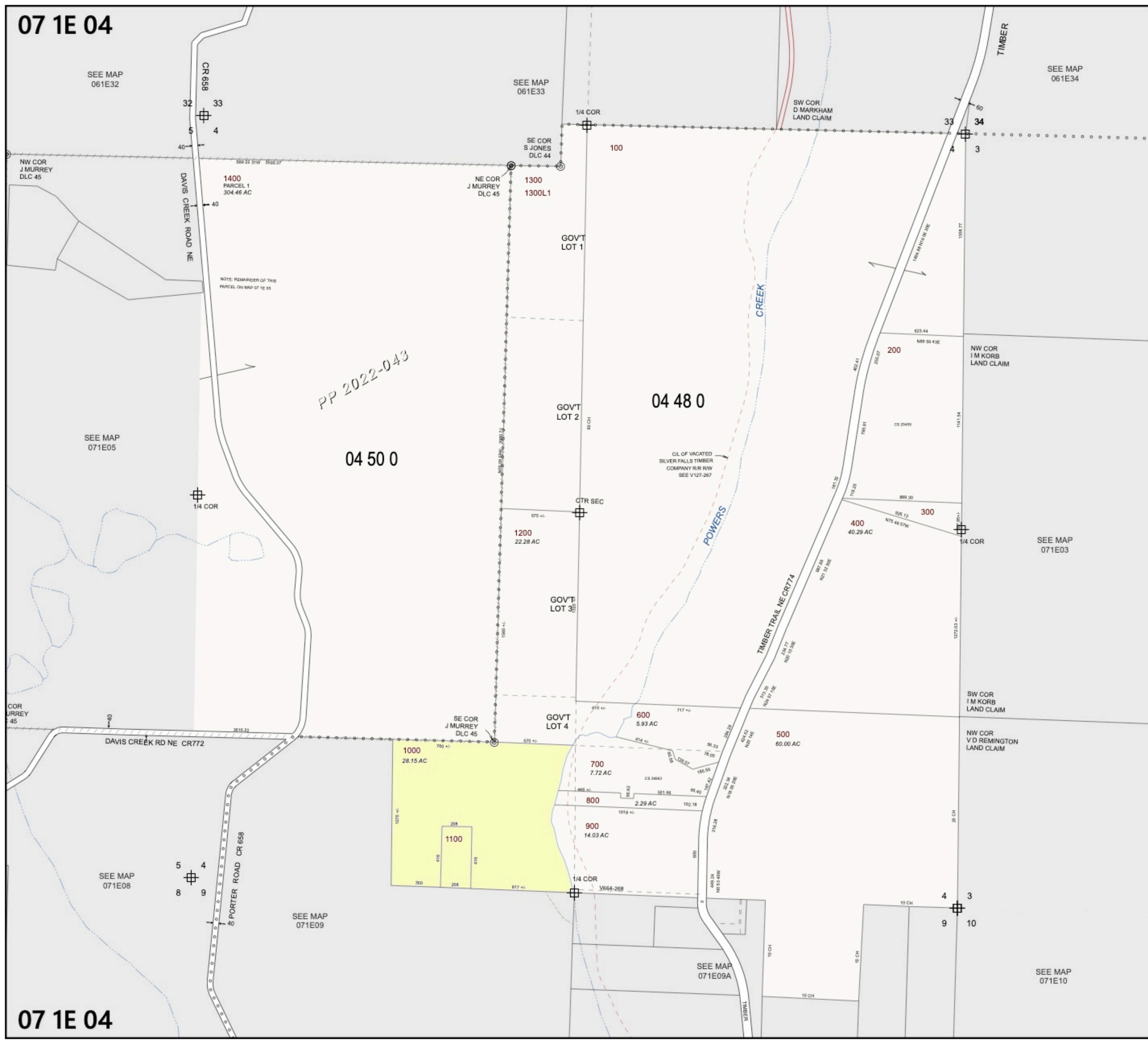
CANCELLED NUMBERS

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 11/9/2022





THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Martin D Silbernagel

4194 Davis Creek Road NE

Silverton, OR 97381

REEL 3843 PAGE 370
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-27-2016 03:32 pm.
Control Number 421114 \$ 56.00
Instrument 2016 00035788

Until a change is requested all tax statements shall be sent to the following address:

Martin D Silbernagel

4194 Davis Creek Road NE

Silverton, OR 97381

File No. 108546AM

STATUTORY WARRANTY DEED

Anthony D. Buller and Traci L. Buller, as tenants by the entirety ,

Grantor(s), hereby convey and warrant to

Martin D Silbernagel ,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07S-01E-04 1000	R38302
07S-01E-04 1000	R38303
07S-01E-04 1100	R38304

The true and actual consideration for this conveyance is \$475,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable

AmeriTitle 108546 AM

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 22 day of July, 2016.

Anthony D Buller
Anthony D Buller
Traci L Buller
Traci L Buller

State of Oregon } ss
County of Marion }

On this 22 day of July, 2016, before me, Sandra Lynn Luna a Notary Public in and for said state, personally appeared Anthony D. Buller and Traci L. Buller, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sandra Luna
Notary Public for the State of Oregon
Residing at: MARION COUNTY
Commission Expires: 4/5/2019



EXHIBIT 'A'

File No. 108546AM

Beginning at the Northwest corner of Lot 4, in Section 4, Township 7 South, Range 1 East of the Willamette Meridian, in Marion County, Oregon; and running thence East along the North line of said Lot 4, 700 feet, more or less, to the re-entrant corner of the North line of said Lot 4, said corner also being the Southeast corner of the James Murray Donation Land Claim No. 45, in the said Township and Range; thence East 575 feet, more or less to the center of Powers Creek; thence Southerly upstream along the center of said Creek, to a point on the South line of Section 4; thence West along the South line of said Section 4, 1375 feet, more or less, to the Southwest corner of said Lot 4; thence North 1070 feet, more or less, to the place of beginning.

TOGETHER WITH a right of way over the following described premises: A strip of land 40 feet in width for roads and utilities over and across the Northerly 40 feet of the following described tract situated in Marion County, State of Oregon: All that portion of the Anson Hobart Donation Land Claim in Township 7 South, Range 1 East of the Willamette Meridian, Marion County, Oregon, lying East of the County Road, running Northerly and Southerly through said Hobart Donation Land Claim.

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REEL: 3843

PAGE: 370

July 27, 2016, 03:32 pm.

CONTROL #: 421114

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. This report is for the exclusive use of the IgniteRE user who obtained it from the First American IgniteRE website: ignite.firstam.com. No one else can use or rely on this report. This report is subject to the terms and conditions of the FirstAm IgniteRE End User License Agreement agreed to by the IgniteRE user who obtained the report, available here: properties.ignite.firstam.com/showeula. ©2005-2024 First American Financial Corporation and/or its affiliates. All rights reserved.

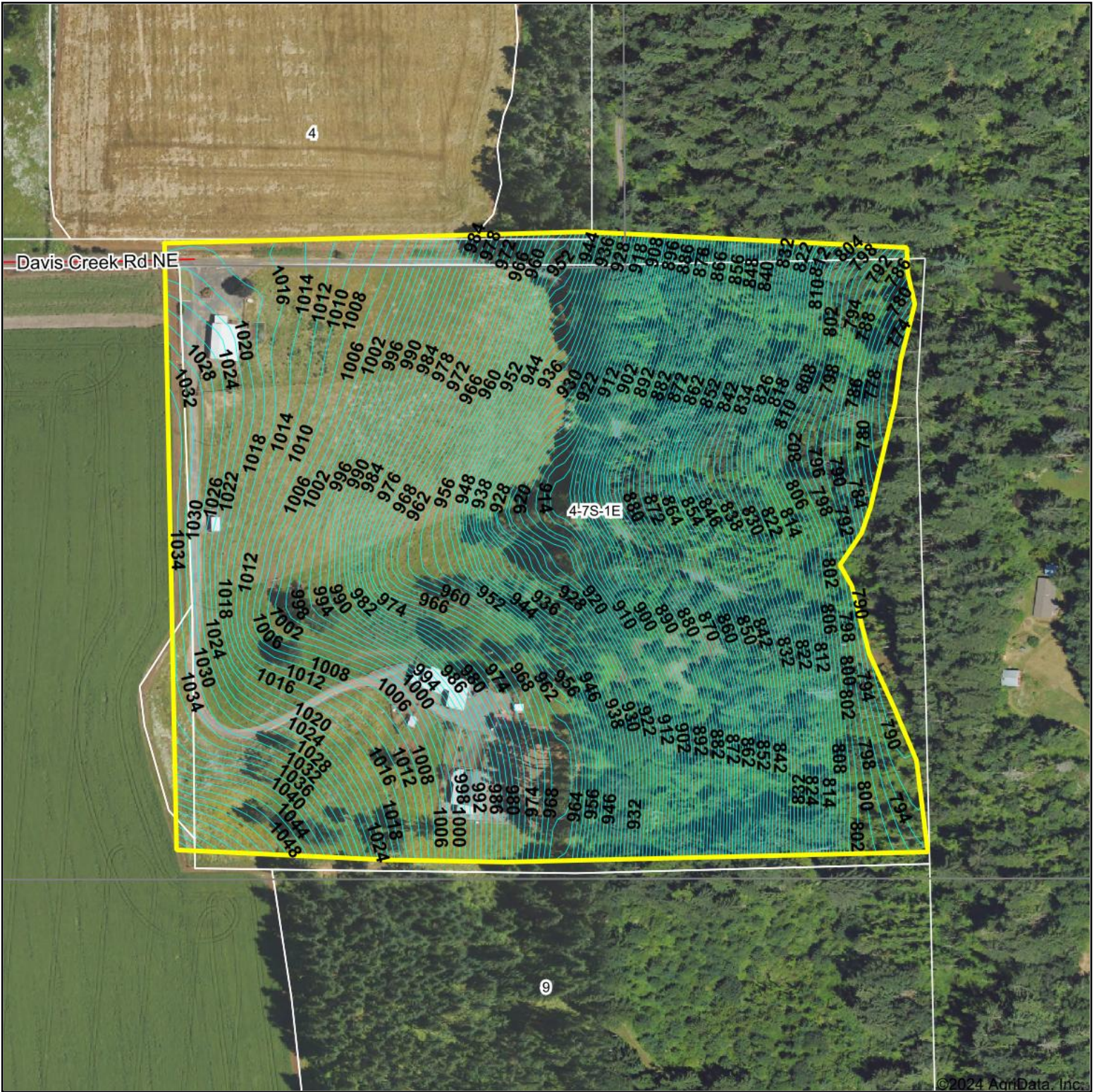
MAPS

Estimated based on county GIS mapping records



This information deemed reliable, but not guaranteed. All maps, exhibits, and water rights presented are estimated based on information obtained from the county and OWRD and are to be verified by interested parties.

Topography Contours



©2024 AgriData, Inc.

Source: USGS 10 meter dem

0ft 267ft 534ft

Interval(ft): 2.0

Min: 768.7

Max: 1,063.5

Range: 294.8

Average: 932.7

Standard Deviation: 79.53 ft



9/4/2024

4-7S-1E
Marion County
Oregon

Boundary Center: 44° 59' 7.58, -122° 41' 42.01

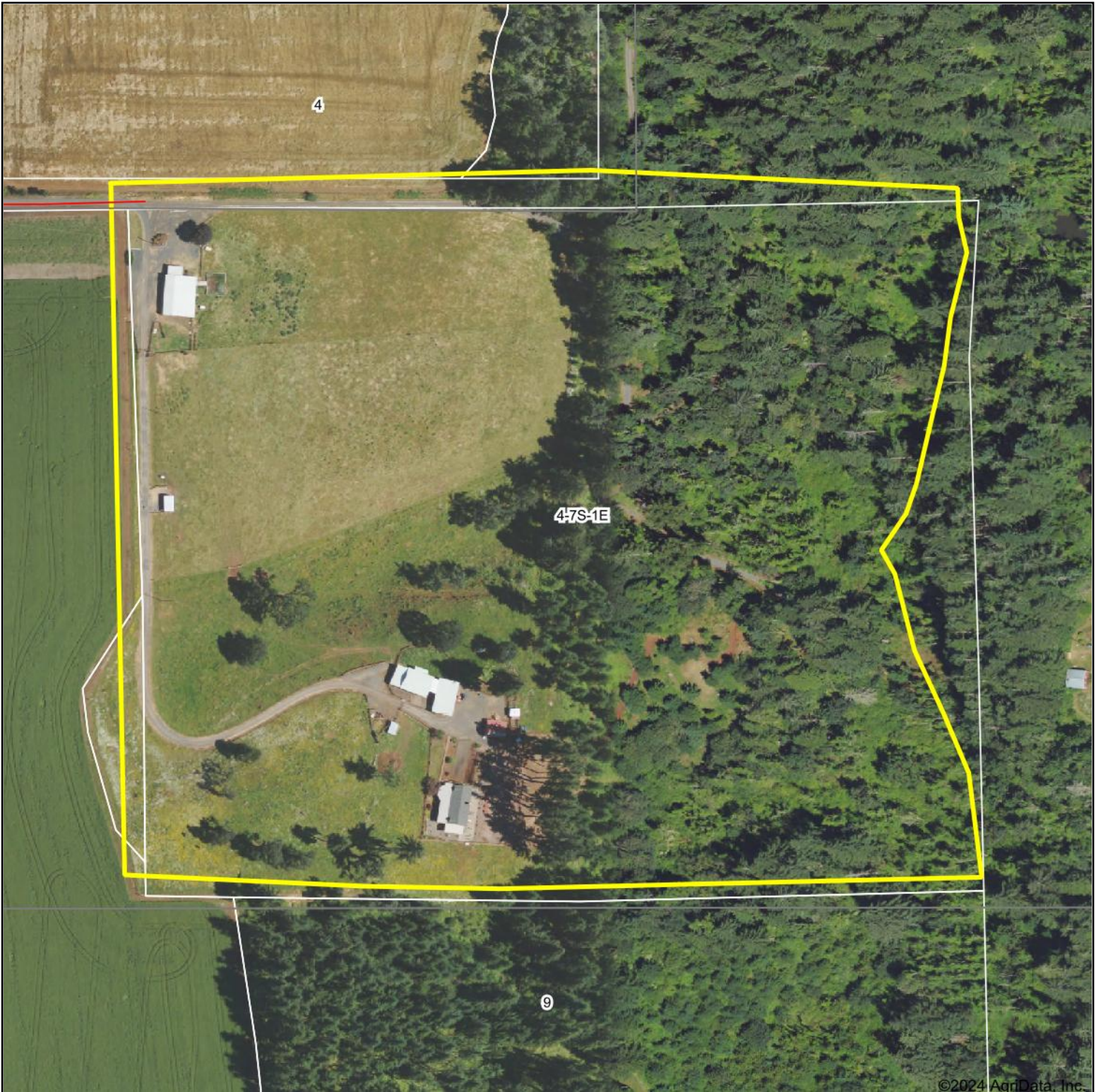
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



©2024 AgriData, Inc.

Boundary Center: 44° 59' 7.58, -122° 41' 42.01



4-7S-1E
Marion County
Oregon

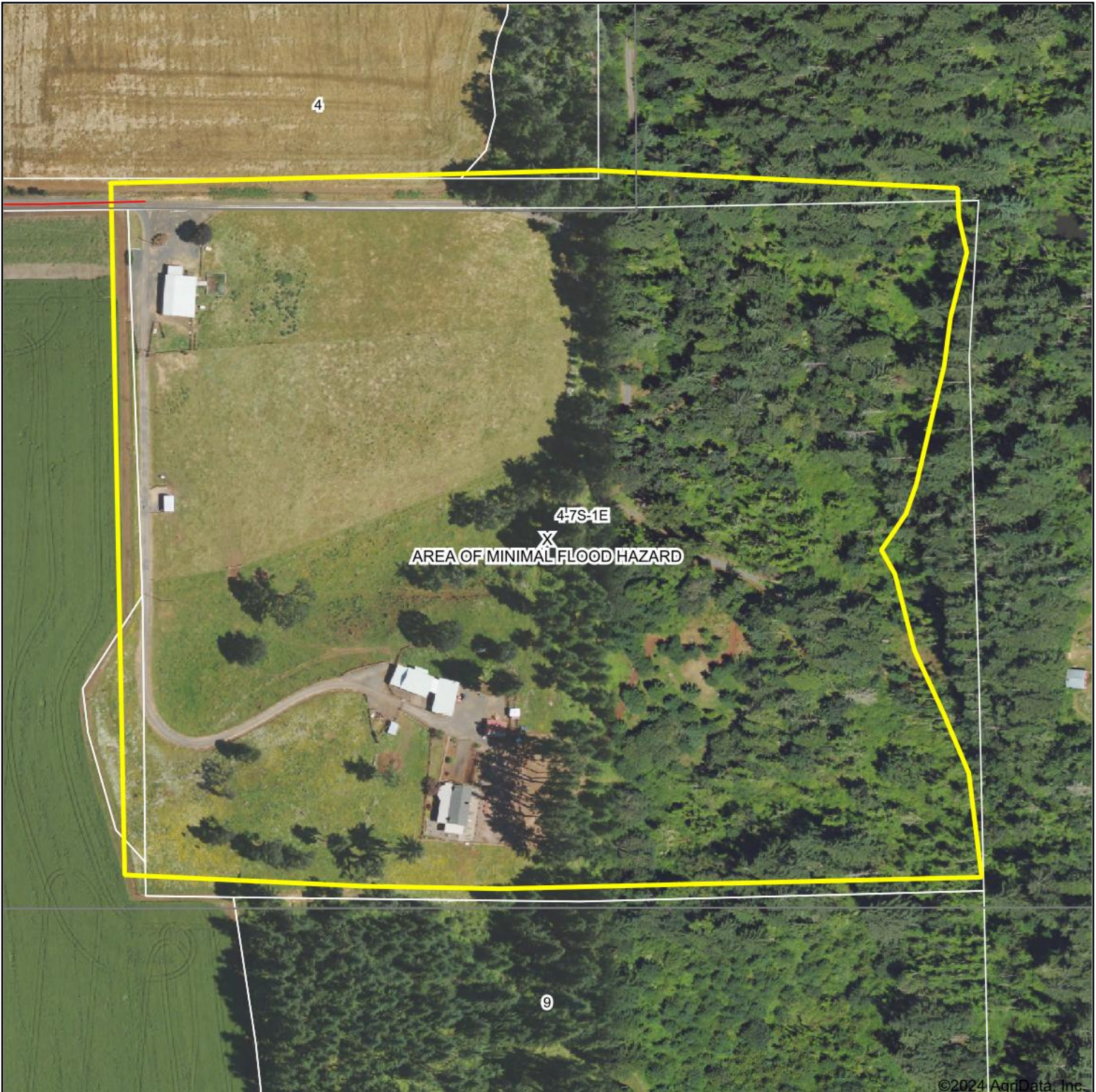


Maps Provided By:
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9/4/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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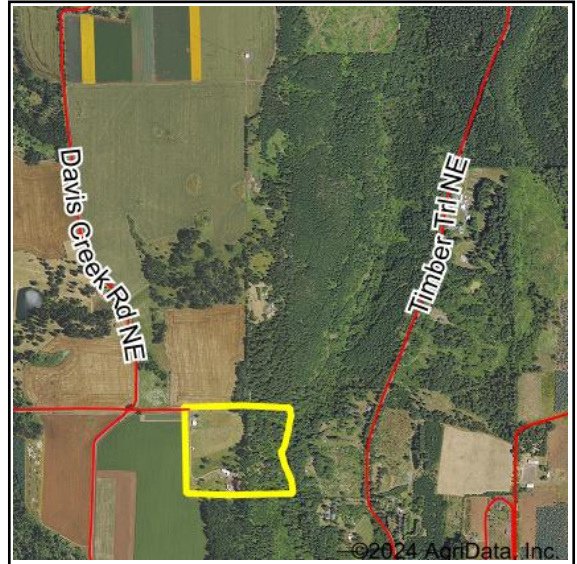
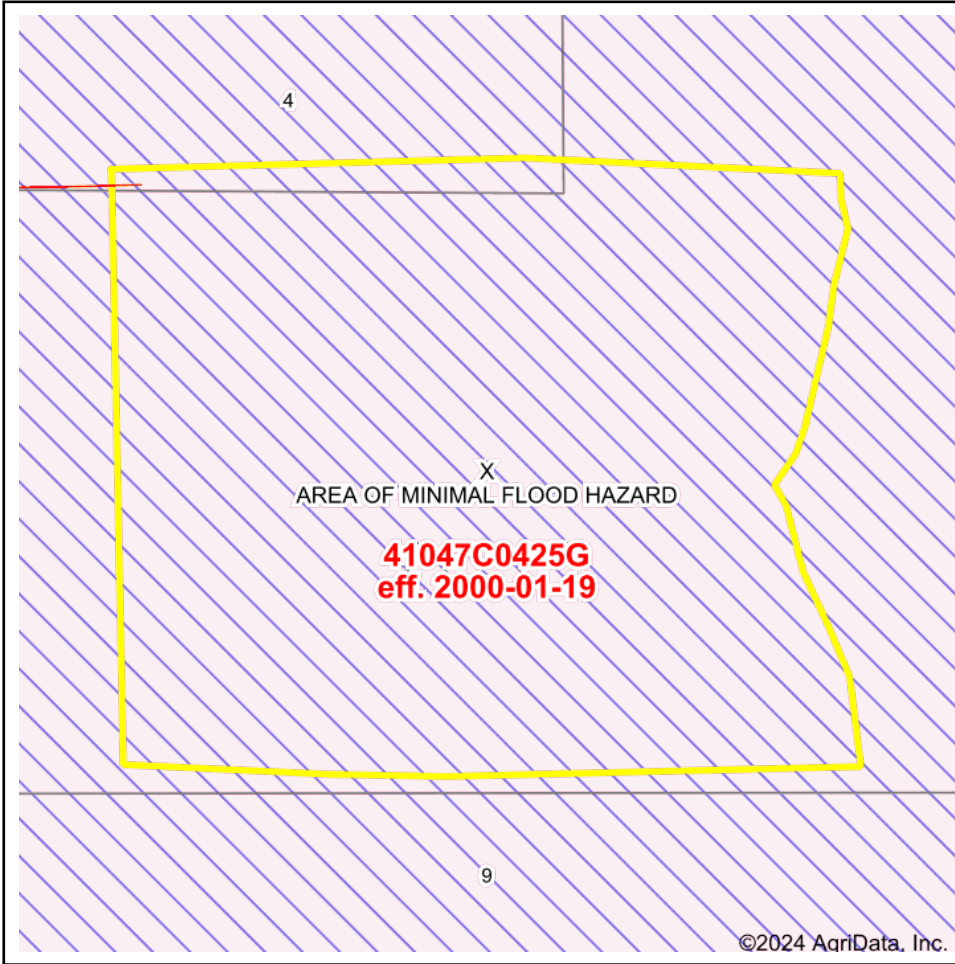


Maps Provided By:
 **surety**[®]
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9/4/2024

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

FEMA Report



Map Center: 44° 59' 7.31, -122° 41' 41.99
 State: OR Acres: 30.14
 County: Marion Date: 9/4/2024
 Location: 4-7S-1E
 Township: Silverton

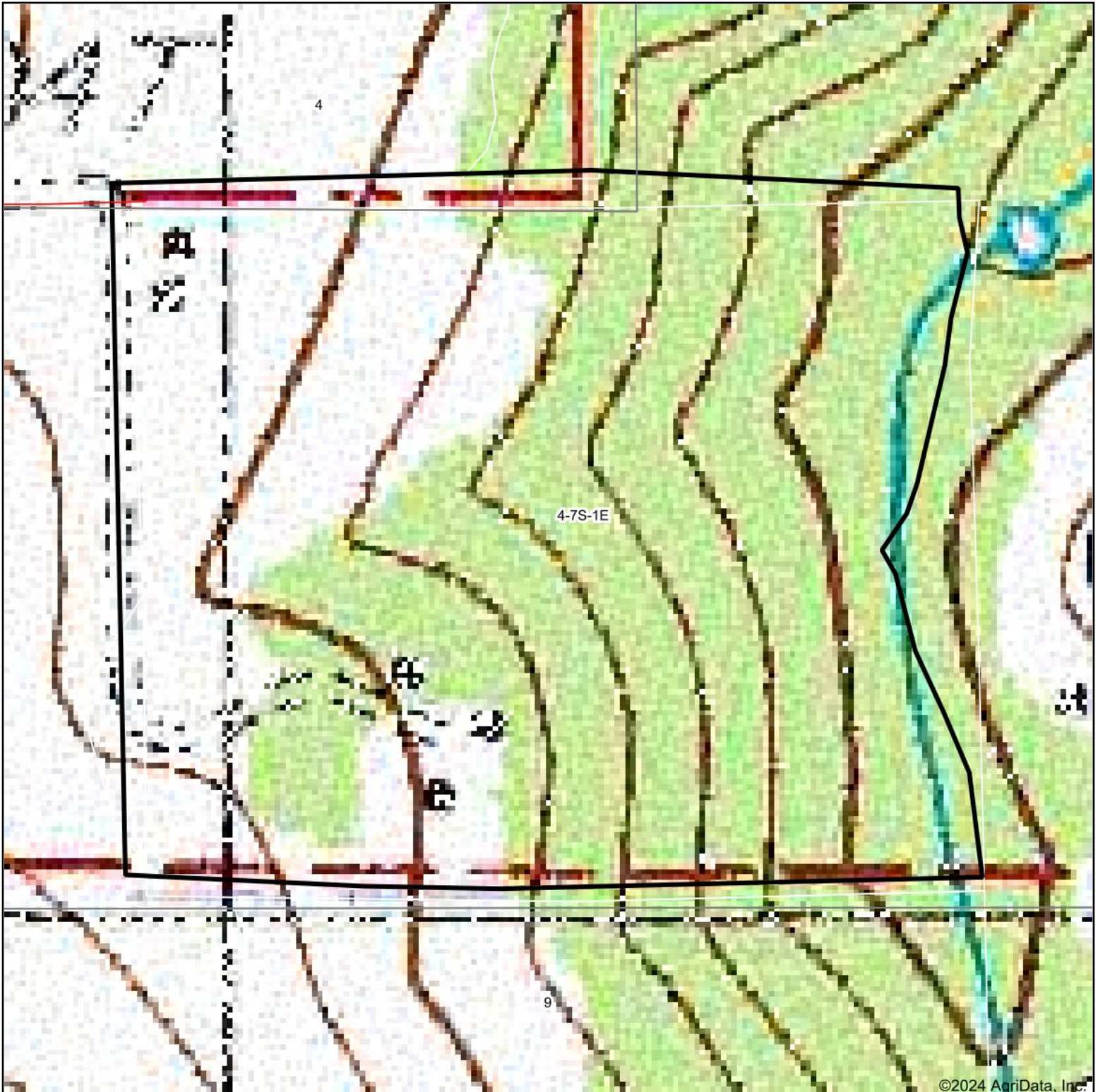
Maps Provided By:

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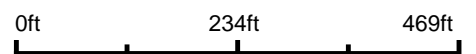


Name	Number	County	NFIP Participation	Acres	Percent
MARION COUNTY	410154	Marion	Regular	30.14	100%
Total				30.14	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	30.14	100%	
Total			30.14	100%	
Panel	Effective Date	Acres	Percent		
41047C0425G	1/19/2000	30.14	100%		
Total		30.14	100%		

Topography Map



Map Center: 44° 59' 7.31, -122° 41' 41.99



4-7S-1E
Marion County
Oregon



9/4/2024

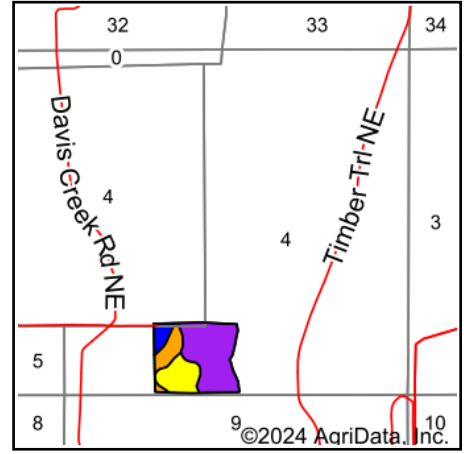
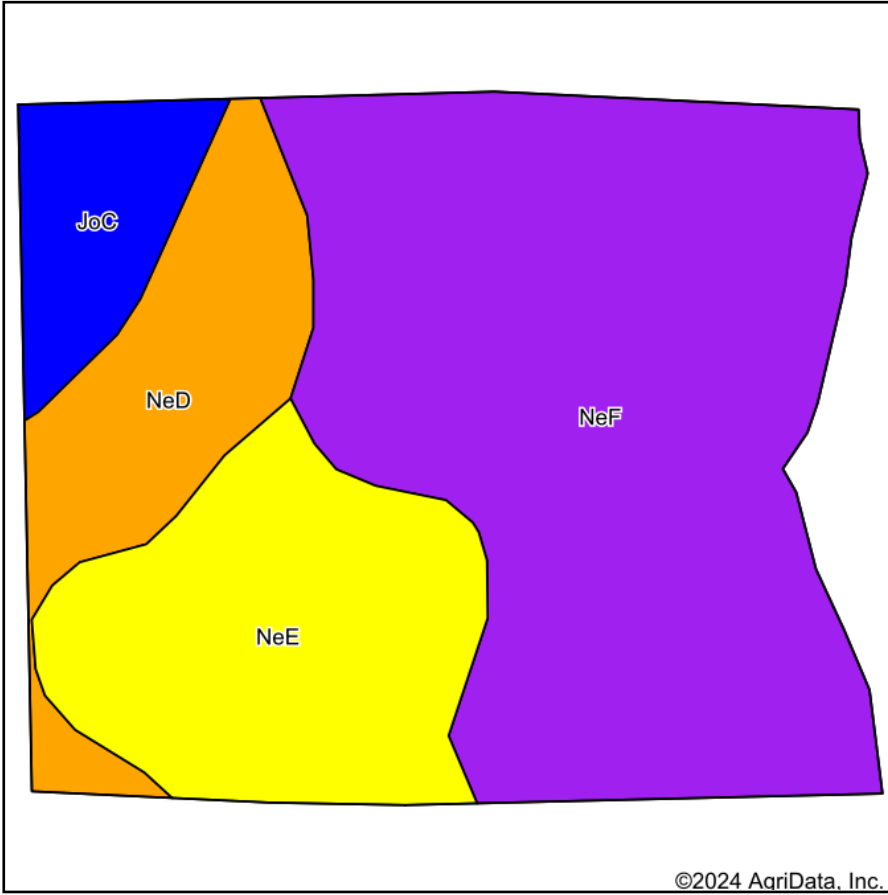
Maps Provided By:



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Soils Map



State: **Oregon**
 County: **Marion**
 Location: **4-7S-1E**
 Township: **Silverton**
 Acres: **30.14**
 Date: **9/4/2024**





Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: OR643, Soil Area Version: 21

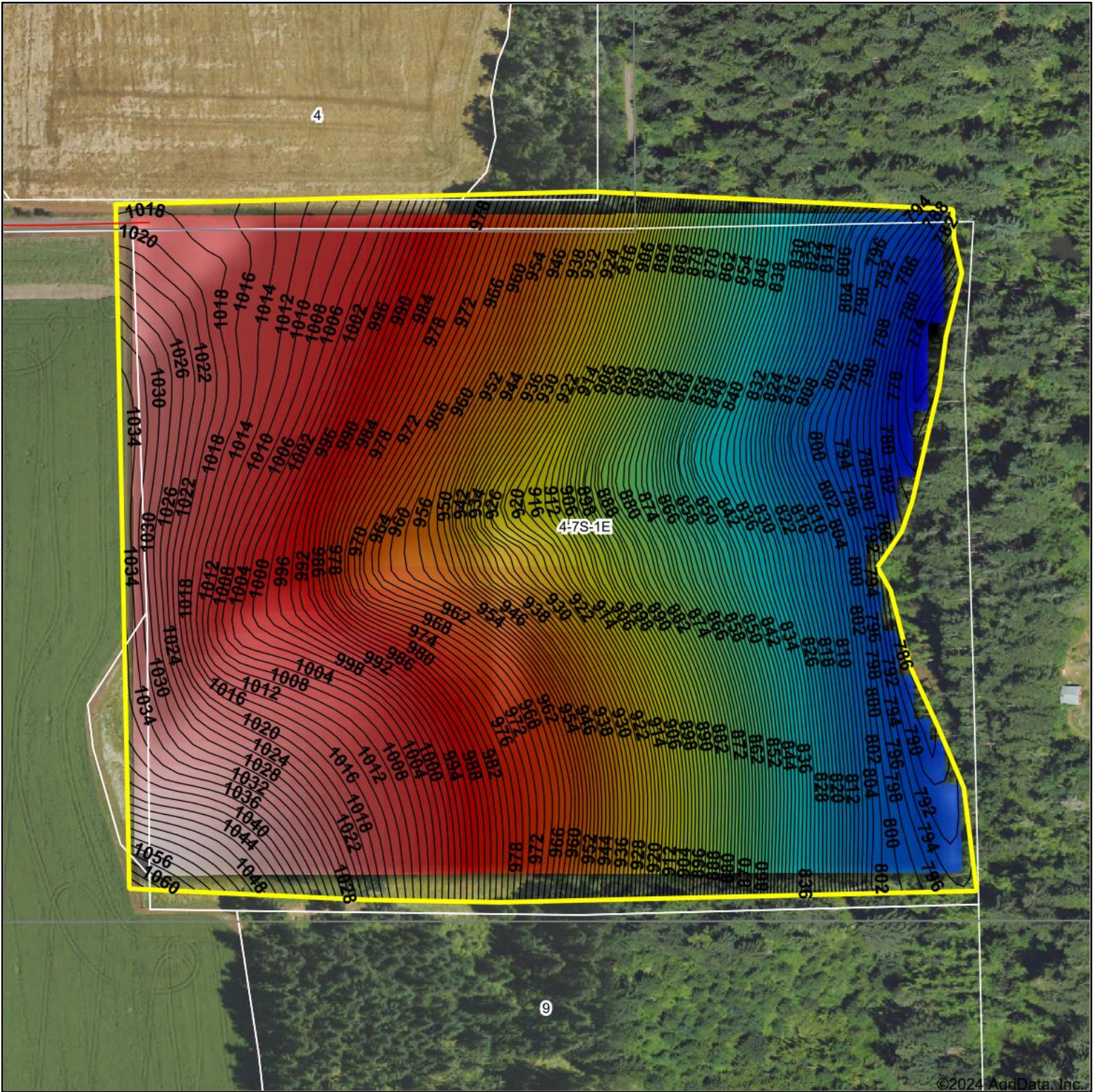
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
NeF	Nekia silty clay loam, 30 to 50 percent slopes	17.12	56.8%		Well drained	Vle		39
NeE	Nekia silty clay loam, 20 to 30 percent slopes	6.64	22.0%		Well drained	IVe		59
NeD	Nekia silty clay loam, 12 to 20 percent slopes	4.24	14.1%		Well drained	IIIe	IIIe	64
JoC	Jory silty clay loam, 7 to 12 percent slopes	2.14	7.1%		Well drained	Ile	Ile	85
Weighted Average						4.85	*-	*n 50.2

*n: The aggregation method is "Weighted Average using all components"

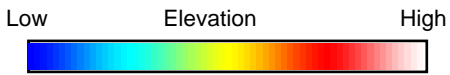
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

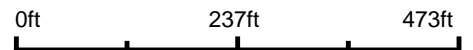
Topography Hillshade



©2024 AgriData, Inc.



Source: USGS 10 meter dem



Interval(ft): 2

Min: 768.7

Max: 1,063.5

Range: 294.8

Average: 932.7

Standard Deviation: 79.53 ft



9/4/2024

4-7S-1E
Marion County
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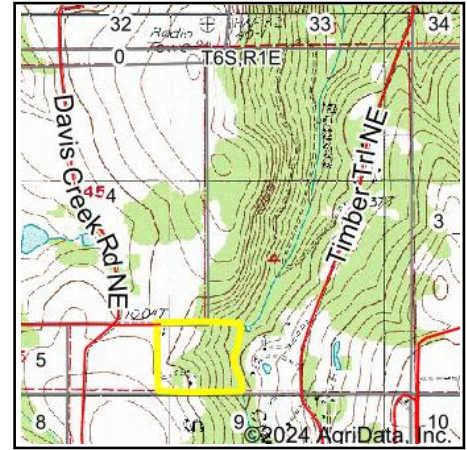
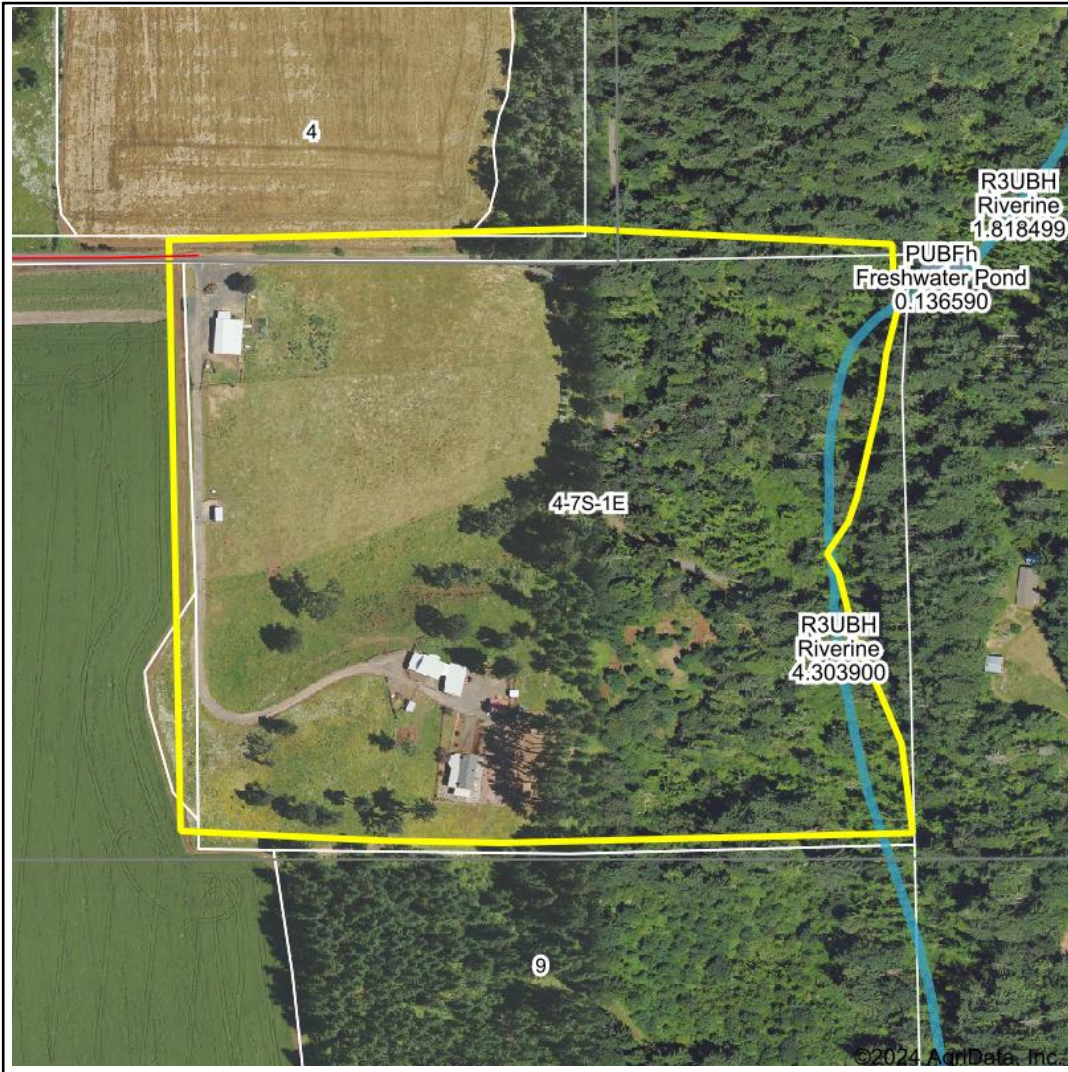
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



State: Oregon
Location: 4-7S-1E
County: Marion
Township: Silverton
Date: 9/4/2024

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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0ft 388ft 776ft

Classification Code	Type	Acres
R3UBH	Riverine	0.36
Total Acres		0.36

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>