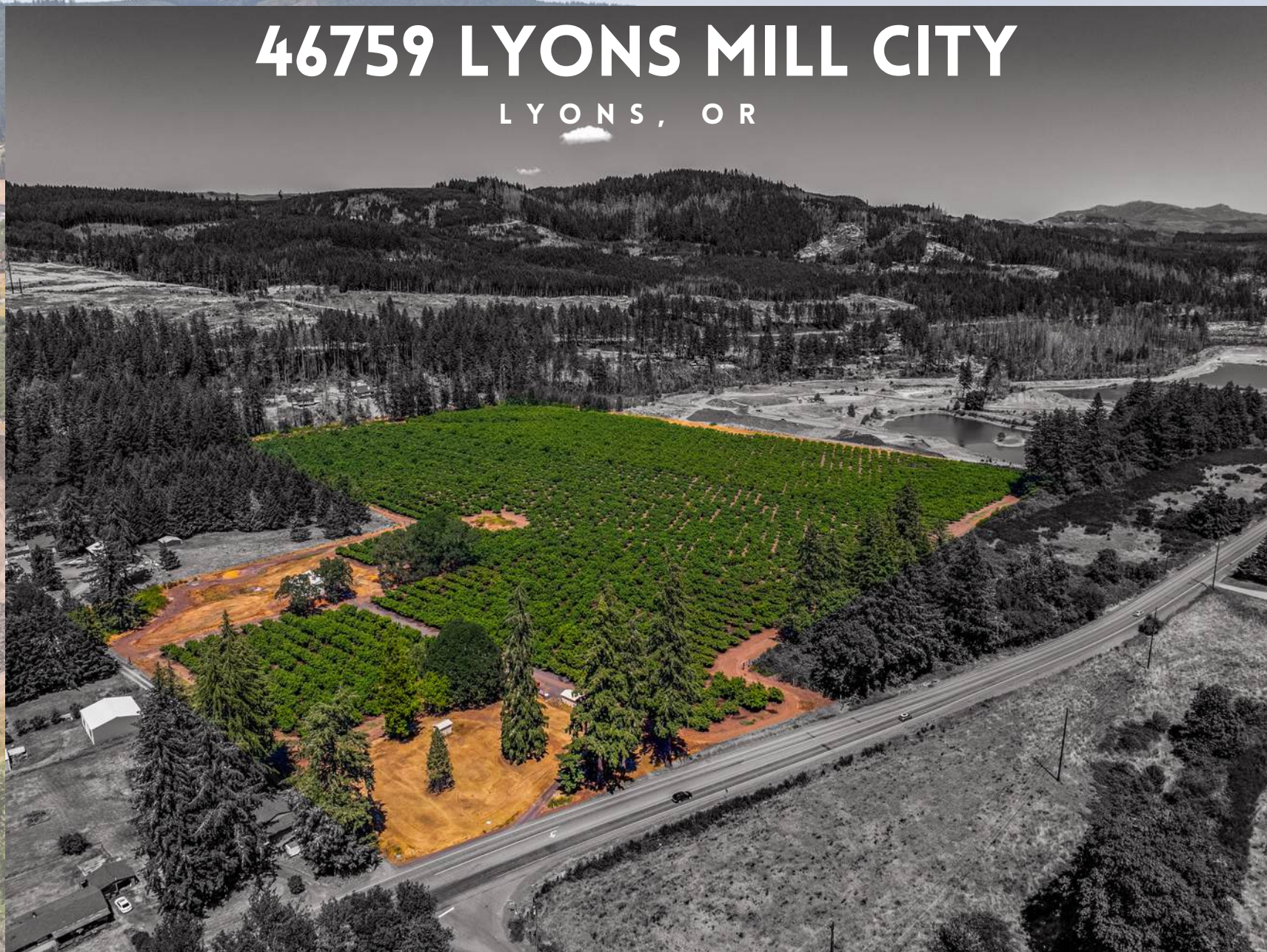


# 46759 LYONS MILL CITY

LYONS, OR



# LOCATION

**LOCATED IN BETWEEN LYONS AND MILL CITY, WITHIN 10 MINUTES FROM HWY 22, PLACED ON THE SANTIAM RIVER, NEAR DETROIT LAKE AND THE SANTIAM STATE FOREST**

# LAND

**ONE TAX LOT**

- **ZONED F/F AND CSMC**
- **0006474 | 40.23 ACRES**

**21 ACRES OF YAMHILL HAZELNUTS**

- **AGES 11 - 12**

**12 ACRES OF JEFFERSON HAZELNUTS**

- **AGES 11 - 12**

**CLASS 1, 2 AND 3 SOILS**

**SANTIAM RIVER FRONTAGE**

- **GREAT LOCATION FOR A POTENTIAL HOME SITE!**
- **BUILDABLE LOT**

**PERIMETER FENCING**

**GATED DRIVEWAY**

**GRAVEL ROAD SYSTEM**

**WELL**

# INFRASTRUCTURE

## SHED

- 10 X 20
- 240 POWER
- CONCRETE FLOORS

## POLE SHOP

- 24 X 40
- GRAVEL FLOORS

# WATER RIGHTS

## 25.7 ACRES

- SOURCED FROM SANTIAM RIVER
- 15 ACRES | CERT 54049
- 10.7 ACRES | CERT PENDING

## MAINLINE WITH MICRO SPRINKLERS

# SELLER PREFERRED TERMS

## USE OREF FORMS

**2 BUSINESS DAYS FOR SELLER'S RESPONSE TIME ON OFFERS.**

**SELLER TO CONSIDER OFFER WITH CONCESSIONS.**

•

*The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.*



All information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.





The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.

# MAPS

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*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.





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22

SANTIAM PARK RD SE

800 FT

DEWITT LN SE

800 FT

760 FT

760 FT

North Santiam River

North Santiam River

760 FT

760 FT

ELYONS MILL CT

Private Dr

N MOYWITCH

760 FT

ELYONS MILL CITY DR

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.

Fox Valley

10X20 SHED

24X40 POLE BARN



North Santiam River

North Santiam River

Down Lane

N SANTIAM HWY

22

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.

# BLOCK MAP

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*PROVIDED BY SELLERS*

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## Fields

Field Code / Name	Size	Crop	County / PLS	Lat / Lon
<b>Jefferson</b> HP - Jefferson	13.55 AC	Unplanted	Linn T9S R2E S27	44.763897, -122.547665
<b>Yamhill</b> HP - Yamhill	19.5 AC	Unplanted	Linn T9S R2E S27	44.765167, -122.549379
TOTAL	33.05 AC			

# COUNTY INFORMATION

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*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 #: **0006474**

Tax Lot: **09S02E2700100**

Owner: Havel Place LLC

CoOwner:

Site: 46759 Lyons Mill City Dr

Lyons OR 97358

Mail: 5715 Anderson Rd SE

Aumsville OR 97325

Zoning: County-F/F - Farm/Forest

Std Land

Use: CMSC - Commercial Miscellaneous

Legal:

Twn/Rng/Sec: T:09S R:02E S:27 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$404,620.00**

Market Land: **\$391,180.00**

Market Impr: **\$13,440.00**

Assessment Year: **2023**

Assessed Total: **\$78,339.00**

Exemption:

Taxes: **\$1,165.69**

Levy Code: 12704

Levy Rate: 14.1818

### PROPERTY CHARACTERISTICS

Year Built: 2016

Eff Year Built:

Bedrooms: 5

Bathrooms: 2

# of Stories: 1

Total SqFt: 1,284 SqFt

Floor 1 SqFt: 884 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 40.23 Acres (1,752,419 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 129J - Santiam Canyon

Census: 1046 - 030202

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 10/11/2012

Sale Amount: \$200,000.00

Document #: 15766

Deed Type: Deed

Loan Amount: \$90,000.00

Lender: NORTHWEST FARM CREDIT SVCS FLC

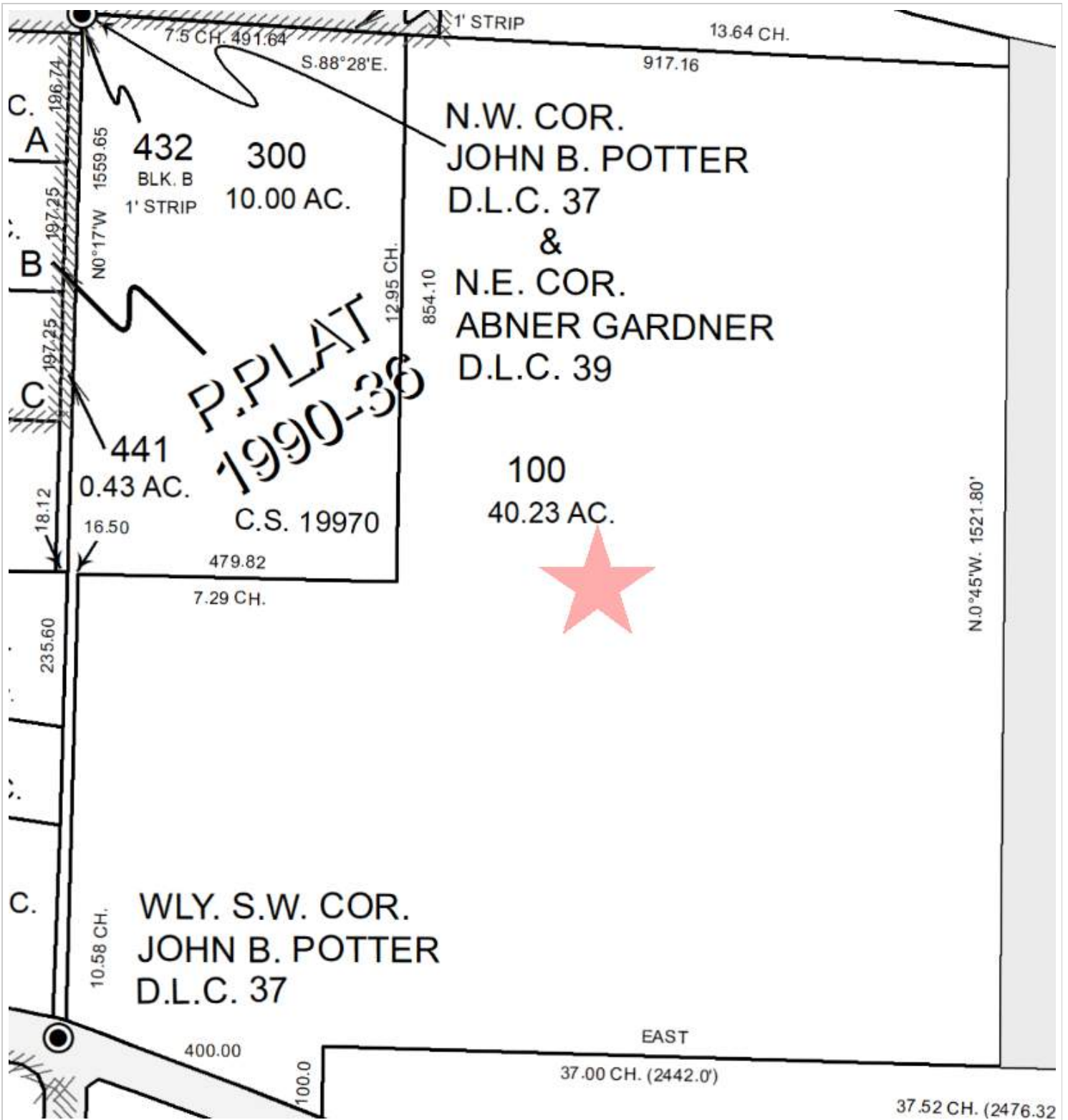
Loan Type: Conventional

Interest

Type:

Title Co: FIRST AMERICAN TITLE

Assessor Map



**Fidelity National Title**

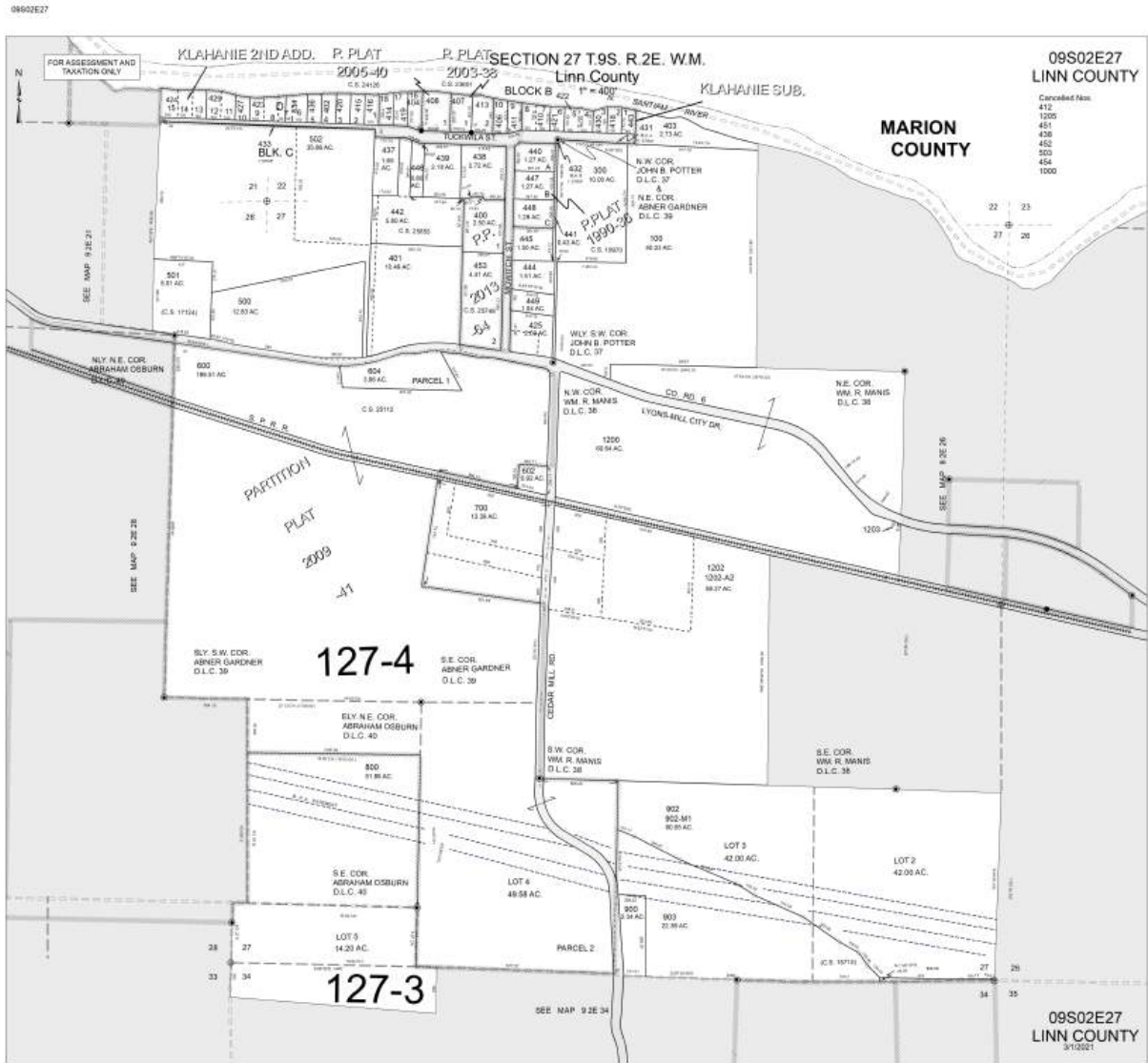
Parcel ID: 0006474

Site Address: 46759 Lyons Mill City Dr

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: 0006474

Site Address: 46759 Lyons Mill City Dr

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Aerial Map

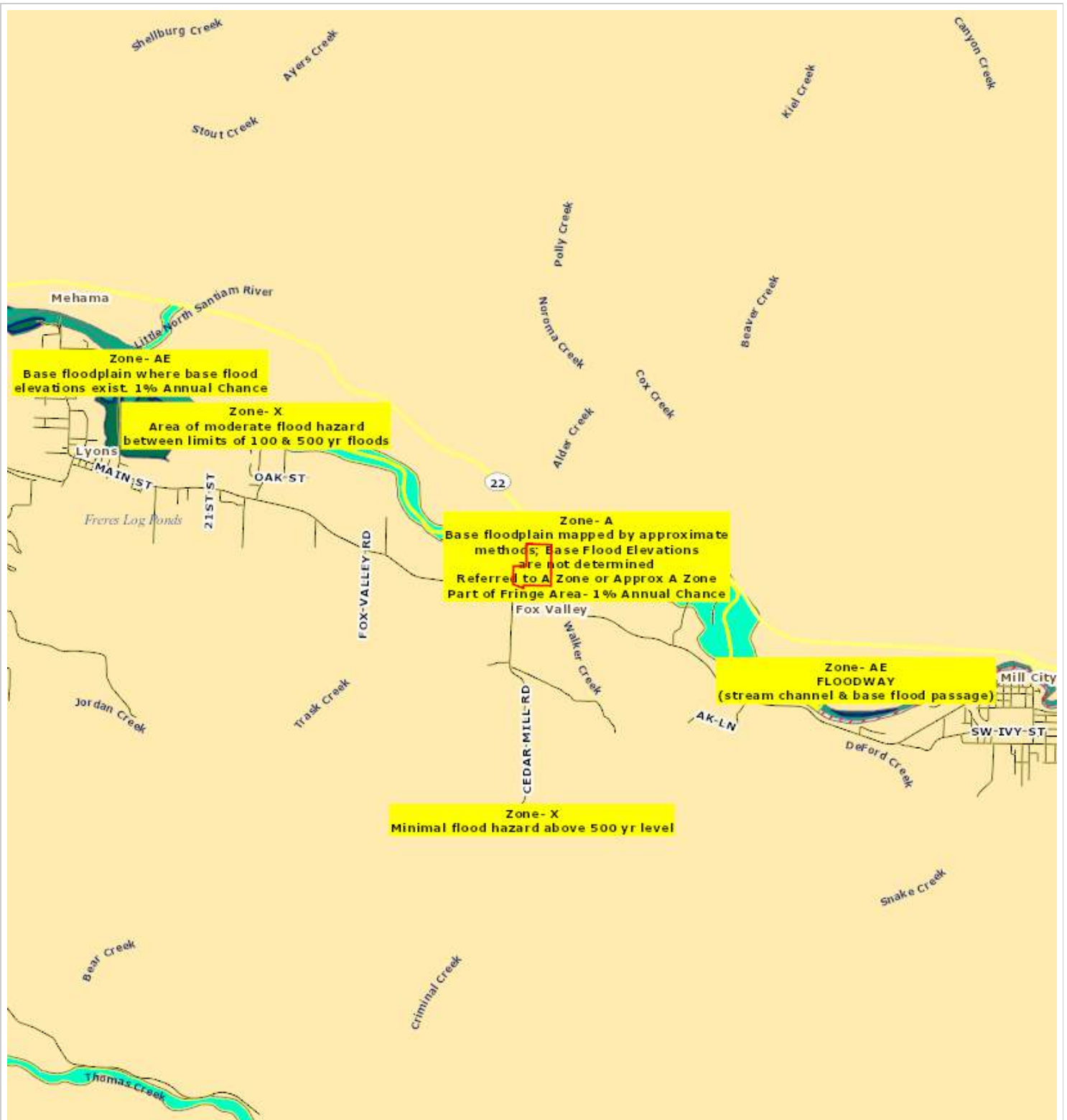


**Fidelity National Title**

**Parcel ID: 0006474**

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# Flood Map



**Fidelity National Title**

Parcel ID: 0006474

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 6474

**Map** 09S02E27-00-00100  
**Code - Tax ID** 12704 - 6474

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** HAVEL PLACE LLC  
 5715 ANDERSON RD SE  
 AUMSVILLE OR 97325

**Deed Reference #** 2012-15766  
**Sales Date/Price** 10-04-2012 / \$200,000  
**Appraiser** TRACY, GEOFF

**Property Class** 540 **MA SA NH**  
**RMV Class** 400 05 00 005

Site	Situs Address	City
	46759 LYONS MILL CITY DR	LYONS

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
12704	Land	391,180		Land	0	
	Impr	13,440		Impr	0	
<b>Code Area Total</b>		404,620	41,900	78,339	0	
<b>Grand Total</b>		404,620	41,900	78,339	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
12704	1				Farm Use Unzoned	100	11.00 AC	1	97,930
	2				Farm Use Unzoned	100	13.00 AC	2	115,740
	4	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	6.00 AC	2	53,420
	5	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	5.23 AC	3	46,570
	6	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	4.00 AC	W	35,610
					LANDSCAPE - FAIR	100			3,000
	3	<input checked="" type="checkbox"/>			Market	100	1.00 AC		8,910
					RURAL OSD - AVG	100			30,000
<b>Code Area Total</b>							40.23 AC		391,180

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
12704	1	2016	328	MACHINE SHED	100	960			8,150
	2	2015	318	GP SHED	100	200			5,040
	3	2017	110	Residential Other Improvements	100	0			250
<b>Code Area Total</b>						1,160			13,440

**Linn County**  
**2023 Real Property Assessment Report**  
 Account 6474

Exemptions / Special Assessments / Notations			
<b>Notations</b>	<b>Amount</b>	<b>Tax</b>	
<ul style="list-style-type: none"> <li>■ POT'L ADD'L TAX LIABILITY ADDED 2010                10MX: DISQUALIFIED FROM FARM- GIQ NOT RETURNED.                6/7/10 MW</li> <li>■ POT'L ADD'L TAX LIABILITY ADDED 2010                10MX: DISQUALIFIED FROM FARM- GIQ NOT RETURNED.                6/7/10 MW</li> <li>■ FIRE PATROL ADDED 2015</li> </ul>	0.00  0.00	2,028.41  1,210.82	
<b>Code Area</b> 12704			
<b>Fire Patrol</b>	<b>Amount</b>	<b>Acres</b>	<b>Year</b>
<ul style="list-style-type: none"> <li>■ FORESTRY FIRE TIMBER - NORTH</li> <li>■ FORESTRY FIRE SURCHARGE</li> </ul>	51.23 47.50	24.00	2023 2023

**Comments**      \*\*\*\*\* CAP NOTE - Type J \*\*\*\*\*  
 CONSOLIDATED W/TL 1204 (.48 AC) JVF5983 4-29-92 KR  
 10MX: DISQUALIFIED FROM FARM- GIQ NOT RETURNED. 6/7/10 MW  
 12MX: NEW APP - BACK INTO FARM USE. 5/24/12 MW  
 16MX: NO START RE CHECK NEXT YEAR GT 12/15  
 16MX: REMOVED 38,560 OF MAV FOR HOUSE/COVER/BARN. PER OWNER GONE AS OF JAN 1. GT 10/16  
 17MX: ADDED MACH SHED AND SHED FOR 2017 GT 10/16.

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-Jul-2024

HAVEL PLACE LLC  
5715 ANDERSON RD SE  
AUMSVILLE OR 97325

Tax Account #	6474	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	12704
Situs Address	46759 LYONS MILL CITY DR LYONS OR 97358		Interest To
			Jul 10, 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	\$1,165.69	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,135.87	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,109.63	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.79	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,067.48	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$871.78	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$851.39	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$724.87	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,169.16	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$236.76	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.47	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$931.34	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$855.33	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.59	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$819.37	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$773.37	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$746.11	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$731.02	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$712.33	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$670.62	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$616.03	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$594.27	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$558.95	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$589.31	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.05	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$597.99	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$565.96	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$510.47	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.52	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$627.37	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$758.94	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$760.41	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$23,432.72	

# STATEMENT OF TAX ACCOUNT

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

10-Jul-2024

HAVEL PLACE LLC  
5715 ANDERSON RD SE  
AUMSVILLE OR 97325

Tax Account #	6474	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	12704
Situs Address	46759 LYONS MILL CITY DR LYONS OR 97358	Interest To	Jul 10, 2024

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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## TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	6-Jul-2015	CANCELLED ACCOUNT 926360



After recording return to:  
 Havel Place LLC  
 2642 NW Ginseng Place  
 Corvallis, OR 97330

Until a change is requested all tax  
 statements shall be sent to:  
 Havel Place LLC  
 2642 NW Ginseng Place  
 Corvallis, OR 97330

File No.: 7083-1899385 (LJM)  
 Date: October 03, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON **2012-15766**  
 D-PRD  
 Cnt=1 Str=1 COUNTER **10/11/2012 03:46:10 PM**  
 \$15.00 \$11.00 \$15.00 \$19.00 \$10.00 **\$70.00**



00189077201200157660030038

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



**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE made this **4th day of October, 2012** by and between **Michelle M. Larson** the duly appointed, qualified and acting personal representative of the estate of **Judy P. Nielsen**, deceased, hereinafter called the first party and **Havel Place, LLC**, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Linn**, State of Oregon, described as follows, to-wit:

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

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$200,000.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

1899385 9-2E-27 / 100

First American Title



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 4<sup>th</sup> day of October, 20 12.

Michelle M. Larson

**Michelle M. Larson, Personal Representative**

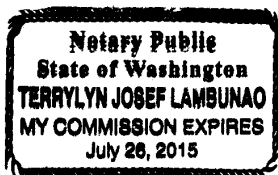
STATE OF Washington )  
 )-ss  
COUNTY OF King )

I certify that I know or have satisfactory evidence that **Michelle M. Larson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Personal Representative of The Estate of Judy P. Nielsen** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Oct. 4, 2012

[Signature]

Notary Public in and for the State of Washington  
Residing at: Seattle, WA  
My appointment expires: July 26, 2015



**EXHIBIT A**

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

**PARCEL I:**

**BEGINNING AT A POINT ON THE SOUTH LINE OF AND 25 LINKS EAST OF THE WESTERLY SOUTHWEST CORNER OF THE JOHN B. POTTER AND JANE POTTER DONATION LAND CLAIM NO. 37, NOTIFICATION NO. 7651, BEING PART OF SECTION 22 AND 27 IN TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON; RUNNING THENCE NORTH 10.58 CHAINS, PARALLEL WITH THE WEST LINE OF DONATION LAND CLAIM NO. 37, TO A POINT 25 LINKS EAST OF THE WEST LINE OF SAID CLAIM NO. 37; THENCE EAST 7.29 CHAINS FOLLOWING THE SOUTH LINE OF THAT PROPERTY CONVEYED TO RICHARD A. WALKER BY DEED RECORDED IN VOLUME 347, PAGE 591, DEED RECORDS FOR LINN COUNTY, OREGON; THENCE NORTH 12.95 CHAINS FOLLOWING THE EAST LINE OF SAID WALTER TRACT TO THE NORTH LINE OF SAID DONATION LAND CLAIM; THENCE EAST 917.16 FEET, ALONG THE NORTH LINE OF DONATION LAND CLAIM NO. 37 TO THE NORTHWEST CORNER OF THE TRACT CONVEYED TO ERCILL WILSON, RECORDED IN VOLUME 301, PAGE 270, DEED RECORDS FOR LINN COUNTY, OREGON; THENCE SOUTH 0° 45' EAST, 1521.80 FEET TO THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 37; THENCE WEST 1409.10 FEET ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 37 TO THE PLACE OF BEGINNING.**

**PARCEL II:**

**BEGINNING AT A POINT 400 FEET EAST OF THE NORTHWEST CORNER OF THE DONATION LAND CLAIM OF WILLIAM R. MANIS BEING NOTIFICATION NO. 7646 AND CLAIM NO. 38 IN TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, OREGON; THENCE SOUTH APPROXIMATELY 100 FEET TO THE NORTH BOUNDARY OF LINN COUNTY MARKET ROAD NO. 6 (LYONS-MILL CITY DRIVE); THENCE WESTERLY ALONG THE ROAD BOUNDARY TO THE INTERSECTION WITH THE NORTH BOUNDARY OF DONATION LAND CLAIM NO. 38; THENCE EAST TO THE POINT OF BEGINNING.**

**NOTE:** This legal description was created prior to January 1, 2008.



**Fidelity National Title**

Trusted everywhere,  
every day.

# 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



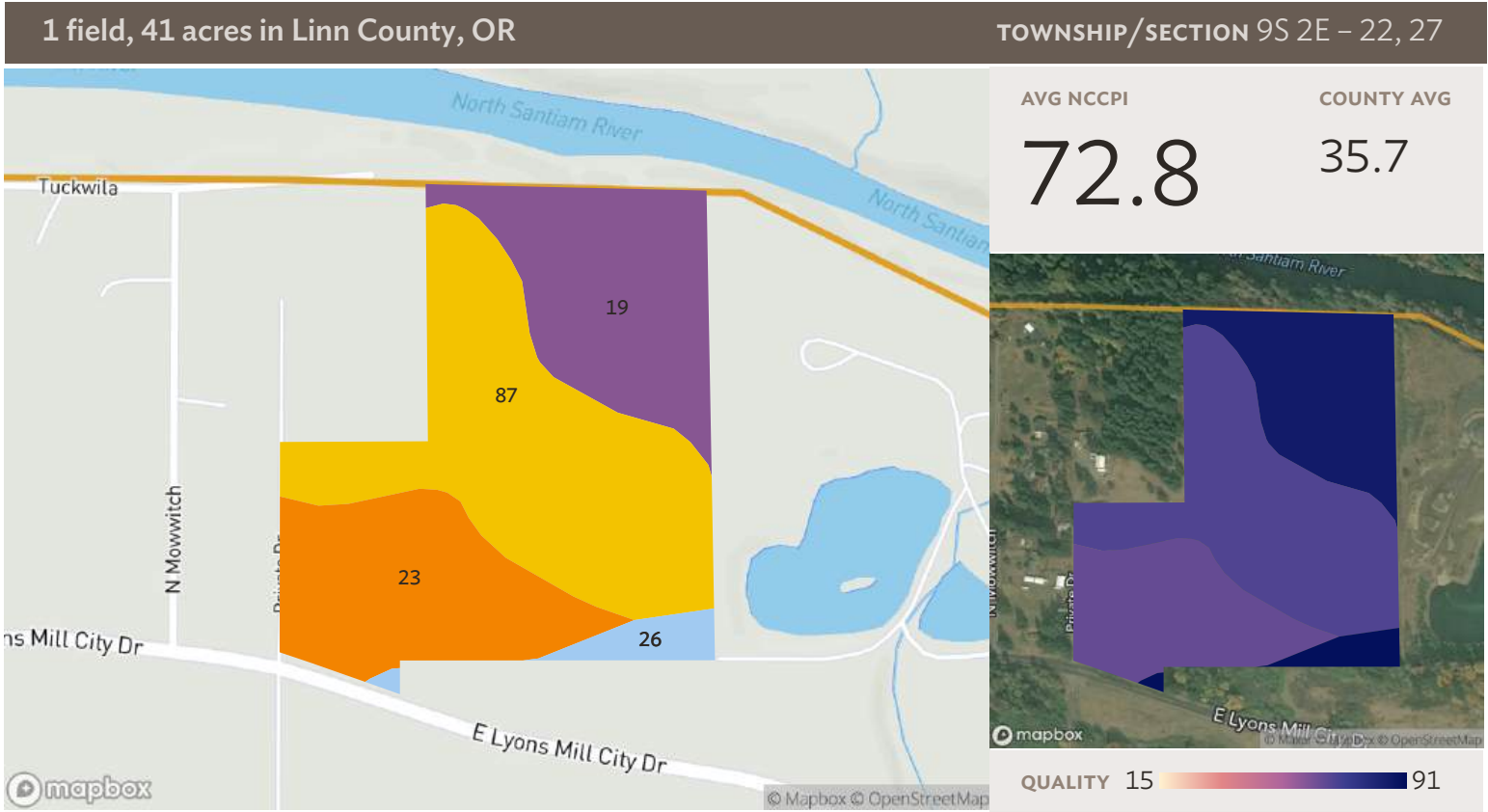
# SOIL REPORT

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*PROVIDED BY ACREVALUE*

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.





Source: NRCS Soil Survey

## All fields

41 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
87	Salem gravelly silt loam	18.06	44.5%	2	68.5
19	Chapman loam	10.67	26.3%	1	85.2
23	Clackamas gravelly silt loam	10.35	25.5%	3	65.0
26	Coburg silty clay loam	1.51	3.7%	2	89.8
					<b>72.8</b>
					<b>40.59</b>

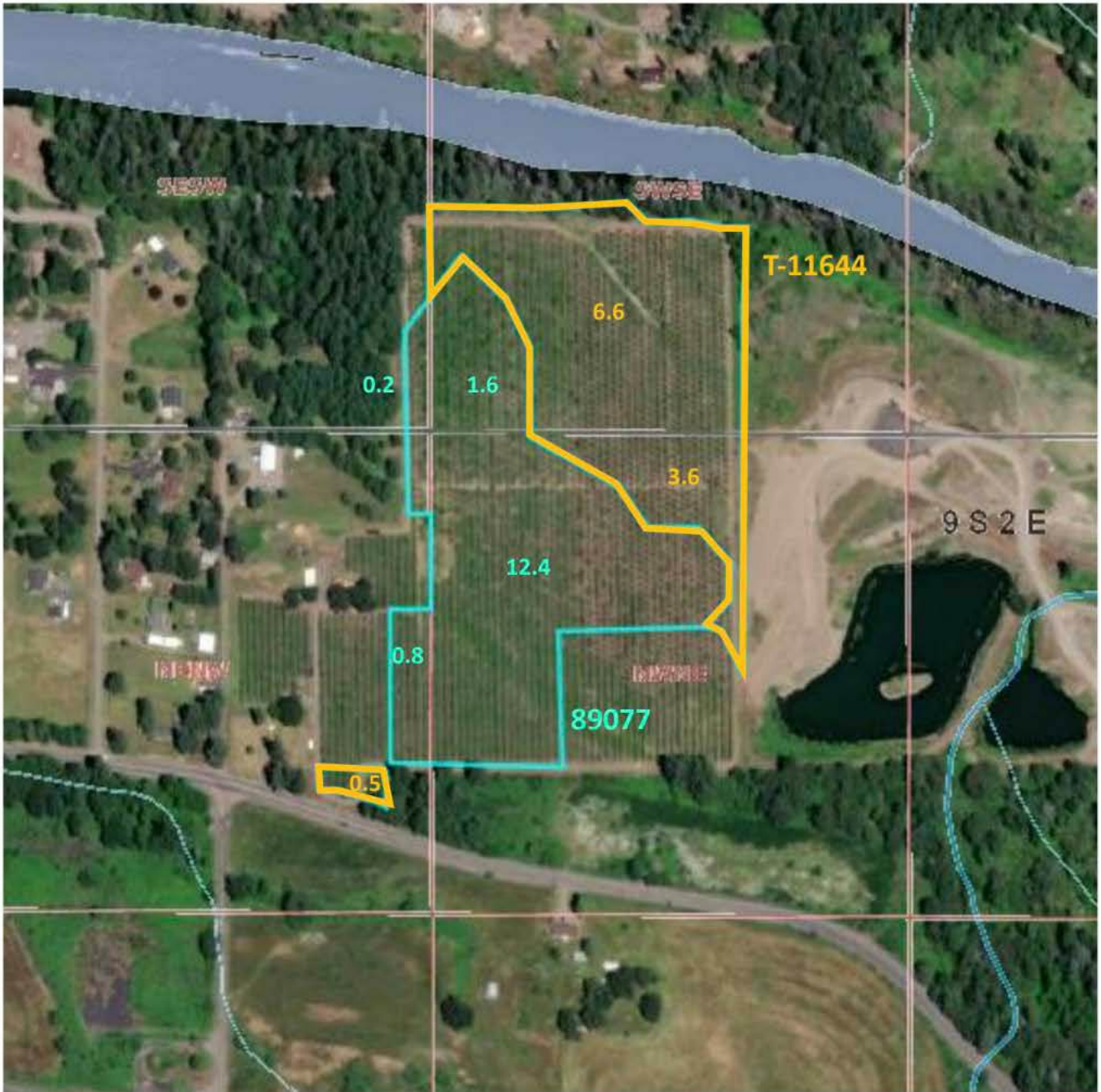
# WATER RIGHTS REPORT

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*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.





SM-  
**RECEIVED**  
MAR 12 1975  
STATE ENGINEER  
SALEM, OREGON

Permit No. **39888**  
ASSIGNED, See Misc. Rec., Vol. 6 Page 1367

**\*APPLICATION FOR PERMIT**

**CERTIFICATE NO. 54059**

**To Appropriate the Public Waters of the State of Oregon**

I, WALTER HAFNER (Name of applicant)  
of 18464 Silver Falls Hiway S.E., Sublimity (Mailing address) (City)  
State of Oregon, 97385 (Zip Code), do hereby make application for a permit to appropriate the following described public waters of the State of Oregon, **SUBJECT TO EXISTING RIGHTS:**

If the applicant is a corporation, give date and place of incorporation

1. The source of the proposed appropriation is NORTH Santiam River (Name of stream)  
and Detroit River, a tributary of Santiam River

2. The amount of water which the applicant intends to apply to beneficial use is 0.40  
cubic feet per second (If water is to be used from more than one source, give quantity from each)

3. The use to which the water is to be applied is irrigation (Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located 123.41 ft. N and 528 ft. E from the N.W.  
corner of John B. Patter DLC 37 (Section or subdivision) (N. or S.) (E. or W.)

(If preferable, give distance and bearing to section corner)

(If there is more than one point of diversion, each must be described. Use separate sheet if necessary)

being within the SE 1/4 SW 1/4 of Sec. 22, Tp. 9S,  
R. 2E, W. M., in the county of Linn (Give smallest legal subdivision) (N. or S.) (E. or W.)

5. The ..... to be ..... (Main ditch, canal or pipe line) (Miles or feet)  
in length, terminating in the ..... of Sec. ...., Tp. .... (Smallest legal subdivision) (N. or S.)  
R. ...., W. M., the proposed location being shown throughout on the accompanying map. (E. or W.)

**DESCRIPTION OF WORKS**

**Diversion Works—**

6. (a) Height of dam ..... feet, length on top ..... feet, length at bottom ..... feet; material to be used and character of construction ..... (Loose rock, concrete, masonry, rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate ..... (Timber, concrete, etc., number and size of openings)

(c) If water is to be pumped give general description to be determined (Size and type of pump)  
(Size and type of engine or motor to be used, total head water is to be lifted, etc.)

\* A different form of application is provided where storage works are contemplated. Such forms can be secured without charge, together with instructions, by addressing the State Engineer, Salem, Oregon 97310.



Canal System or Pipe Line—

7. (a) Give dimensions at each point of canal where materially changed in size, stating miles from headgate. At headgate: width on top (at water line) ..... feet; width on bottom ..... feet; depth of water ..... feet; grade ..... feet fall per one thousand feet.

(b) At ..... miles from headgate: width on top (at water line) ..... feet; width on bottom ..... feet; depth of water ..... feet; grade ..... feet fall per one thousand feet.

(c) Length of pipe, ..... ft.; size at intake, ..... in.; size at ..... ft. from intake ..... in.; size at place of use ..... in.; difference in elevation between intake and place of use, ..... ft. Is grade uniform? ..... Estimated capacity, ..... sec. ft.

8. Location of area to be irrigated, or place of use .....

Township North or South	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated
9S	2E	22	SE 1/4 SW 1/4	.6
		22	SW 1/4 SE 1/4	4.6
"	"	27	NW 1/4 NE 1/4	15.0
		27	NE 1/4 NW 1/4	8.4
				.....

(If more space required, attach separate sheet)

(a) Character of soil ..... GRAVEL LOAM

(b) Kind of crops raised ..... PASTURE AND ROW CROP

Power or Mining Purposes—

9. (a) Total amount of power to be developed ..... theoretical horsepower.

(b) Quantity of water to be used for power ..... sec. ft.

(c) Total fall to be utilized ..... feet.  
(Head)

(d) The nature of the works by means of which the power is to be developed .....

(e) Such works to be located in ..... of Sec. ....  
(Legal subdivision)

Tp. ...., R. ...., W. M. ....  
(No. N. or S.) (No. E. or W.)

(f) Is water to be returned to any stream? .....  
(Yes or No)

(g) If so, name stream and locate point of return .....

....., Sec. ...., Tp. ...., R. ...., W. M. ....  
(No. N. or S.) (No. E. or W.)

(h) The use to which power is to be applied is .....

(i) The nature of the mines to be served .....



PERMIT

STATE OF OREGON, }  
County of Marion, } ss.

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.36 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from North Santiam River and Detroit Reservoir constructed under Permit No. R-1625

The use to which this water is to be applied is irrigation

If for irrigation, this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-1625 and is subject to the terms and conditions of contract No. 14-06-100-8543 between the Bureau of Reclamation and the applicant, a copy of which is on file in the records of the Water Resources Department.

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The priority date of this permit is March 12, 1975

Actual construction work shall begin on or before March 24, 1977 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1977

Complete application of the water to the proposed use shall be made on or before October 1, 1978

WITNESS my hand this 24th day of March, 1976

*James C. ...*  
WATER RESOURCES DIRECTOR STATE ENGINEER FH A

Application No. 52841  
Permit No. 39888

PERMIT

TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

This instrument was first received in the office of the State Engineer at Salem, Oregon, on the 12th day of March, 1975, at 1:36 o'clock P. M.

Returned to applicant:

Approved:

Recorded in book No. of  
Permits on page 39888

STATE ENGINEER

Drainage Basin No. 2 page 46D  
Fees

STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

DOUGLAS A. AND JUDY P. NIELSEN  
 259 SW 137TH  
 SEATTLE, WA 98166

confirms the right to use the waters of NORTH SANTIAM RIVER AND DETROIT RESERVOIR CONSTRUCTED UNDER PERMIT R-1625, tributaries to SANTIAM RIVER for IRRIGATION OF 15.0 ACRES.

This right was perfected under Permit S-39888. The date of priority is MARCH 12, 1975. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.19 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the points of diversion.

The points of diversion are located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
10 S	5 E	WM	7	SW NW		POD NO. 1 - DETROIT RESERVOIR
9 S	2 E	WM	22	SE SW	2	POD NO. 2 - 120 FEET NORTH AND 610 FEET EAST FROM THE NW CORNER, JOHN B. POTTER DLC 37

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 from direct flow 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, from direct flow and storage from reservoir constructed under Permit R-1625, and is subject to the terms and conditions of Contract 5-07-10-W0540 or a satisfactory replacement between the Bureau of Reclamation and the applicant, a copy of which is on file in the records of the Water Resources Department and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

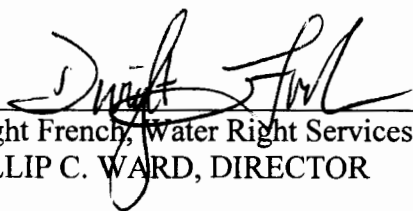
IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
9 S	2 E	WM	22	SE SW	37	0.2
9 S	2 E	WM	22	SW SE	37	1.6
9 S	2 E	WM	27	NW NE	37	12.4
9 S	2 E	WM	27	NE NW	37	0.8
					Total	15.0

This certificate describes that portion of the water right confirmed by Certificate 54059, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered Feb 14 2014, approving Transfer Application T-11644.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

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 and is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed Feb. 14, 2014.



Dwight French, Water Right Services Administrator, for  
PHILLIP C. WARD, DIRECTOR

# DWELLING DOCUMENTS

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# LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Robert Wheeldon, Director

Room 114, Linn County Courthouse  
PO Box 100, Albany, Oregon 97321  
Phone 541-967-3816, Fax 541-926-2060  
[www.co.linn.or.us](http://www.co.linn.or.us)

## NOTICE OF DECISION Replacement Dwelling Review

March 26, 2015

Havel Place, LLC  
5715 Anderson Rd  
Aumsville, OR 97325

RE: PD15-0079; T09S, R02E, Section 27, Tax Lot 100 a replacement dwelling determination for a single family dwelling on property zoned Farm/Forest (F/F).

To Whom It May Concern:

The Linn County Planning and Building Department completed review of your Replacement Dwelling application on March 26, 2015. The Department finds that the application, pursuant to Linn County Development Code (LCC) 928.315(B)(1) complies with the specified decision criteria in LCC 933.180 (B). Your application is approved with the following permit conditions and Code requirements:

### CONDITIONS:

1. A replacement dwelling is authorized on the 40.23-acre authorized unit of land. No building, mechanical, electrical or plumbing permits for the replacement dwelling will be issued until all conditions and Code requirements are met.
2. **Prior to issuance of a building permit for the replacement dwelling**, an access permit may be required from the Linn County Road Department. Please contact the Road Department at (541) 967-3919 for information on the access permit.

### REQUIREMENTS:

1. A replacement dwelling may be sited on any part of the same authorized unit of land subject to structural setback standards.
2. **Prior to issuance of any building or placement permits**, the applicant shall apply to the Environmental Health Program for an authorization to use the existing septic system. For further information please contact the Environmental Health Program at (541) 967-3821.
3. The existing dwelling shall be removed, demolished or converted to an allowable nonresidential use within one year of the construction or the placement of the replacing single-family dwelling.
4. **Prior to the issuance of a residential development permit** for the property, a written document shall be recorded in the deed records for Linn County binding the landowner, and the land owners' successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937. The following is an example of the

language that may be used for the required recording. A sample form containing the following example of language that may be used for the required recording is enclosed.

Grantees and their heirs, legal representatives, assigns and lessees hereby acknowledge by the placement of this covenant, or the acceptance and recording of this instrument, that the property herein described is situated in a Farm/Forest (F/F) zoning district of Linn County, Oregon. As such, they may be subjected to common, customary and accepted farm or forest management activities for the operation of a commercial farm or forest that includes management and harvesting of agricultural products or timber, disposal of slash, reforestation, application of chemicals, road construction and maintenance, and any other accepted and customary farm or forest management activity conducted in accordance with federal and state laws. The above practices ordinarily and necessarily produce noise, dust, smoke and other types of visual, odor or noise impacts which grantees accept as normal and necessary farming or forestry management activities and as part of the risk of building a residential dwelling in a Farm/Forest (F/F) zoning district.

The replacement dwelling approval is valid for up to four years from March 26, 2015. Please contact Olivia Glantz in our Department at (541) 967-3816, ext. 2368 if questions arise or if we may be of assistance.

Sincerely,

*Robert Wheeldon*

Robert Wheeldon  
Director

RW: OCG

c: Linn County Assessor's Office  
GIS  
Farm/Forest Reporting  
T.J. Hafner

52, 50, 16  
7a 12a 24a  
9c (43g)  
B 24, 25 - 50a  
11 - 22a  
N 24c - 60a  
10 - 46a  
40 - 19a  
41 - 7a  
60 61  
30a 54a  
360a





# LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Steve Wills, Director

Room 114, Linn County Courthouse  
PO 100 Box, Albany, Oregon 97321  
Phone 541-967-3816, Fax 541-926-2060  
[www.co.linn.or.us](http://www.co.linn.or.us)

## PERMIT EXTENSION

February 21, 2023

TJ Hafner  
Email: [theodorehafner@gmail.com](mailto:theodorehafner@gmail.com)

RE: EXTENSION OF PD15-0079; application for a replacement dwelling review; T09S, R02E,  
Section 27, Tax Lot 100.

Dear Mr. Hafner:

The Planning Director (Director) has received your letter requesting an additional one-year extension to the initiation date for your replacement dwelling review permit (PD15-0079). Pursuant to Oregon Revised Statutes (ORS) 215.417, the Director is authorized to grant one, two (2) year extension and up to five (5), one-year extensions of the implementation deadline of a departmental decision. The Director previously granted a one-year extension, which expires on March 26, 2023.

In order to allow you sufficient time to complete the replacement dwelling review, a one-year extension from your expiration date is hereby granted. **Your replacement dwelling review shall be initiated by 5:00 p.m., March 26, 2024.** If the application is not initiated by that date, your land use approval shall expire. **Two (2) additional extensions to this deadline may be granted, pursuant to compliance with the requirements of ORS 215.417 (attached).**

If you have any questions or if we may be of further assistance, please contact the Department at (541) 967-3816 or [PlanOffice@co.linn.or.us](mailto:PlanOffice@co.linn.or.us).

Sincerely,

A handwritten signature in blue ink that reads "Alyssa Boles".

Alyssa Boles  
Planning Director

**215.417 Time to act under certain approved permits; extension.**

(1) If a permit is approved under ORS 215.416 for a proposed residential development on agricultural or forest land outside of an urban growth boundary under ORS 215.010 to 215.293 or 215.317 to 215.438 or under county legislation or regulation, the permit is valid for four years.

(2) An extension of a permit described in subsection (1) of this section is valid for two years. A county may approve no more than five additional one-year extensions of a permit if:

(a) The applicant makes a written request for the additional extension prior to the expiration of an extension;

(b) The applicable residential development statute has not been amended following the approval of the permit, except the amendments to ORS 215.750 by section 1, chapter 433, Oregon Laws 2019; and

(c) An applicable rule or land use regulation has not been amended following the issuance of the permit, unless allowed by the county, which may require that the applicant comply with the amended rule or land use regulation.

(3) An extension of a permit under subsection (2) of this section is not a land use decision as defined in ORS 197.015.

(4) As used in this section, "residential development" means dwellings provided for under ORS 215.213 (3) and (4), 215.284, 215.317, 215.705 (1) to (3), 215.720, 215.740, 215.750 and 215.755 (1) and (3).

# YIELDS

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*PROVIDED BY GEORGE PACKING*

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# Harvest Progress Report

Crop Year 2023

Lot #	Variety	Date Recd	Received Weight	Washed Weight	Gross Dry Weight	Merchantable Weight	Worms	Rancid/Mold/Decay	Serious Shivel	Blanks	Cull Pounds	Cull Perc	Wash Out Perc	Dry Down Perc	Shrink Perc
Alluvial Acres [ALLUVIA]															
Havel Place															
82328	YAM	10/20	46,960	39,665	31,173	29,959	0.000%	1.889%	1.000%	1.667%	1,214	3.894%	-15.5%	20.6%	-36.2%
82336	YAM	10/21	49,840	41,345	29,300	28,144	0.000%	2.444%	0.222%	2.111%	1,156	3.945%	-17.0%	28.3%	-43.5%
82341	JEFF	10/21	50,320	43,001	32,908	31,764	0.000%	2.000%	0.333%	1.889%	1,144	3.476%	-14.5%	23.5%	-36.9%
82348	JEFF	10/21	10,600	8,972	6,813	6,667	0.000%	1.000%	0.333%	1.333%	146	2.143%	-15.4%	23.5%	-37.1%
<b>Totals for Orchard</b>			157,720	132,983	100,194	96,534					3,660	0.013%	-15.7%		-38.8%
<b>Grand Totals</b>			157,720	132,983	100,194	96,534					3,660	-96.346%	-15.7%		-38.8%





# PAUL TERJESON

PTERJY@KW.COM  
503-999-6777



SCAN ABOVE TO LEARN MORE  
ABOUT THE TEAM!



# STEVE HELMS

STEVHELMS@KW.COM  
541-979-0118

