



**Oregon  
Farm & Home**

★ B R O K E R S ★

**3650 CLAUSEN ACRES**

**SALEM**

FARM | TIMBER | HOMES | RANCHES | LUXURY | DEVELOPMENT



# INTRODUCTION

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Welcome to Clausen Acres Lane, your dream home and recreation paradise! This 110-acre property is perfect for nature lovers, hunters, and outdoor enthusiasts. This sprawling estate boasts multiple pristine lakes, providing excellent opportunities for fishing, kayaking, or simply enjoying peaceful waterside views. With vast stretches of diverse hunting grounds, this property is a hunter's dream, teeming with wildlife, including deer, ducks, and other game. The varied terrain offers an ideal mix of open fields, wooded areas, and natural water sources, ensuring year-round outdoor adventures. The land features 8 acres of Barcelona hazelnuts, which provide a source of privacy and added income. The beautifully designed farm home sits at the end of the long private driveway. The home features 3-bedroom and 3-bathrooms, offering the perfect blend of style and functionality. The spacious layout features an inviting living area that flows seamlessly into the dining space, making it perfect for entertaining. The kitchen features a butcher block island, a coffee bar, ample storage, and a walk-in pantry for all your culinary needs.

Relax in the recreation room, an ideal spot for gaming or movie nights. The dedicated office provides privacy and comfort for those working from home with views of the front garden. A convenient mudroom helps keep the outdoors at bay, storing coats, shoes, and gear. The second story features three bedrooms, including the Primary Suite and a large utility room with washer and dryer hookups. Each bedroom is generously sized, with the Primary Suite offering an en-suite bathroom with a jacuzzi tub. From the large dining area, step outside onto the charming patio, perfect for outdoor dining or simply enjoying your morning coffee in a peaceful setting. The views from the patio are the immaculately maintained English gardens, which house a fire-pit, chicken coop, and raised garden beds with a garden shed perfect for storage or planting.

# LOCAL HISTORY

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The Oregon Trail brought an influx of settlers to the Willamette Valley in the 1840s and 1850s. Salem's strategic location made it a key stop for those traveling west. In 1851, Salem was officially incorporated, and it quickly grew as a center for trade and agriculture. The town served as a hub for the surrounding farming communities, contributing to its growth. In 1855, Salem was designated as the capital of the Oregon Territory, further solidifying its importance. The location was chosen for its central position within the valley and its accessibility. The city was incorporated as the state capital when Oregon became a state in 1859. Today, Salem is a vibrant city with a diverse economy that includes government, education, agriculture, and health services. It is known for its historic architecture, including the Oregon State Capitol, and its beautiful parks and gardens. The city hosts a variety of cultural events and festivals that celebrate its heritage. Salem continues to embrace its historical roots while looking forward to the future, making it a unique blend of history and modernity in the heart of Oregon.



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# LOCAL ATTRACTIONS

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The town of Salem has plenty to offer all. Downtown has boutiques, eateries, bars, events and tons of activities! This state Capitol is home to the oldest university in the west and features a historic part of town including the beautiful Deepwood museum and gardens.

Near Salem, Oregon, a variety of attractions and activities await visitors. Just a short drive away, the charming town of Silverton features the stunning Oregon Garden, where guests can explore beautiful landscapes and seasonal events. Outdoor enthusiasts can head to the scenic Cascade Mountains for hiking, biking, and skiing, with popular spots like Mount Hood and Silver Falls State Park, famous for its breathtaking waterfalls. Wine lovers can visit the nearby Willamette Valley, renowned for its vineyards and wineries, offering tastings and tours. Additionally, the historic towns of McMinnville and Independence provide unique shops, eateries, and cultural experiences, making the area a perfect destination for exploration and adventure.



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# OPPORTUNITY

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Investing in a 110-acre property is a decision that not only offers immediate opportunities for space, freedom, and a connection with nature but also promises long-term value. Whether you're a seasoned outdoor enthusiast, an aspiring landowner, or an investor seeking tangible assets, large parcels of land provide a unique lifestyle and a secure investment. With 110 acres at your disposal, the possibilities are virtually endless. You could develop the land into a personal sanctuary, create a family retreat, or use it for recreational purposes such as hunting, fishing, hiking, or camping.

One of the key benefits of owning a 110-acre property is the privacy it provides. Unlike suburban or urban living, where neighbors are nearby, a large tract of land gives you space and seclusion. This property becomes your escape, where you can enjoy the peace of nature. With natural features like lakes and wooded areas, you can indulge in various activities, from boating and fishing to wildlife observation and hunting. For hunters, owning land with prime hunting grounds means year-round access to your private hunting area, with the ability to manage and cultivate the environment to attract game. And with its proximity to Salem, you can enjoy the perfect balance between seclusion and convenience.



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# LAND



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# LOCATION

**Located off River Road NE, Just Past the Brooklane Intersection,  
Within Minutes from Interstate 5 and Highway 99E, Near Local  
Recreation like Willamette Mission State Park**

# LAND

**109.67 +/- Total Acres**

- **One Tax Lot | Parcel 519530**
- **8 +/- Acres of Barcelona Hazelnuts**
- **45 +/- Acres of Multiple Pristine Lakes**

**Long Private Drive with Shared Easement**

**Immaculate Gardens and Landscaping**

**Hunting and Fishing Recreation**

- **Bass**
- **Catfish**
- **Crappie**
- **Ducks**
- **Deer**

# HOME



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# HOME

**3411 SqFt**

- **3 Bedrooms**
- **3 Bathrooms**
- **Office Room**
- **Guest Room**
- **Recreation Room**
- **Walk In Pantry**
- **Large Dining Area**
- **Kitchen Island**
- **Breakfast Bar**
- **Utility Room Upstairs with Washer and Dryer Hookups**
- **Mudroom**
- **Primary Bedroom**
  - **Walk In Closet**
  - **Linen Closet**
  - **Large Jacuzzi Tub**
- **Attached Covered Patio**

# STRUCTURES

## 2304 SqFt Shop

- 220 Power
- Electric Garage Doors
  - Partial Concrete Floor
    - Storage with Sink and Built Ins
  - Partial Gravel
    - Loft Area
    - RV Parking for 1 Bay



# SYSTEMS

## Well

- One Domestic Well | East Side of Shop
- Irrigation Well On Neighboring Parcel\*

## Septic

- One Septic | North West of Yard

## Automatic Generator

- Connected to Owned 500 Propane Tank
  - NW Natural
- Supplies Powers Majority of the House



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# IMPROVEMENTS

- **New HVAC (Heat Pump and Furnace) System in 2024**
- **Granite Kitchen Countertops to be Installed**

# SELLER PREFERRED TERMS

- **Use OREF Forms**
- **Fidelity Title in Albany with Tara Riesterer**
- **Minimum 3 Business Day for Offer Response**
- **Personal Property: Kitchen Refrigerator, Dishwasher, Microwave, Oven, Propane, Generator Conveyed at \$0 Value**
- **Exclusions: Washer and Dryer**
- **Sellers Names:**
  - **Brenton Lafollette**
  - **Vanessa Lafollette**

# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- FLOOD PLAIN AND WETLANDS
- LOCAL LAYOUT

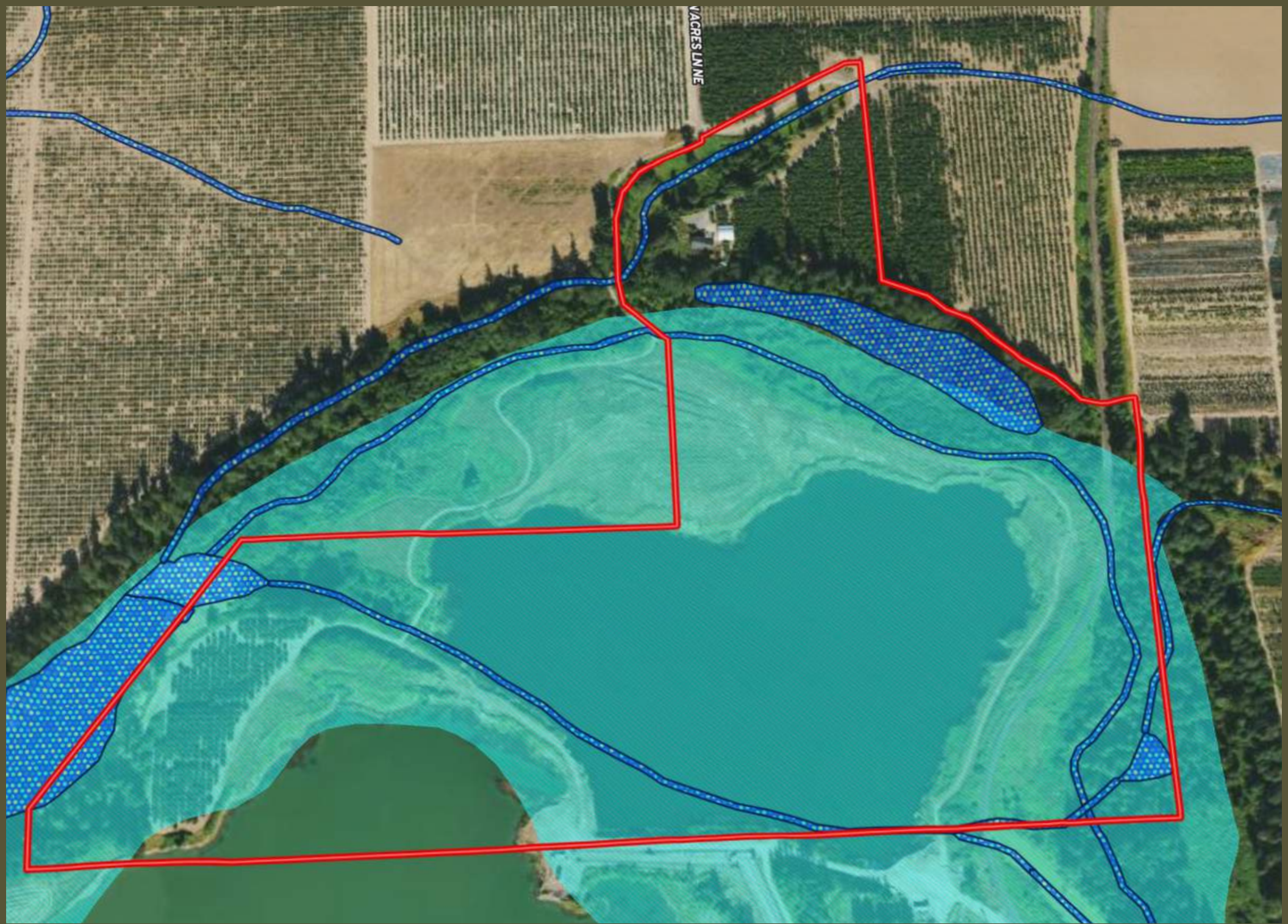


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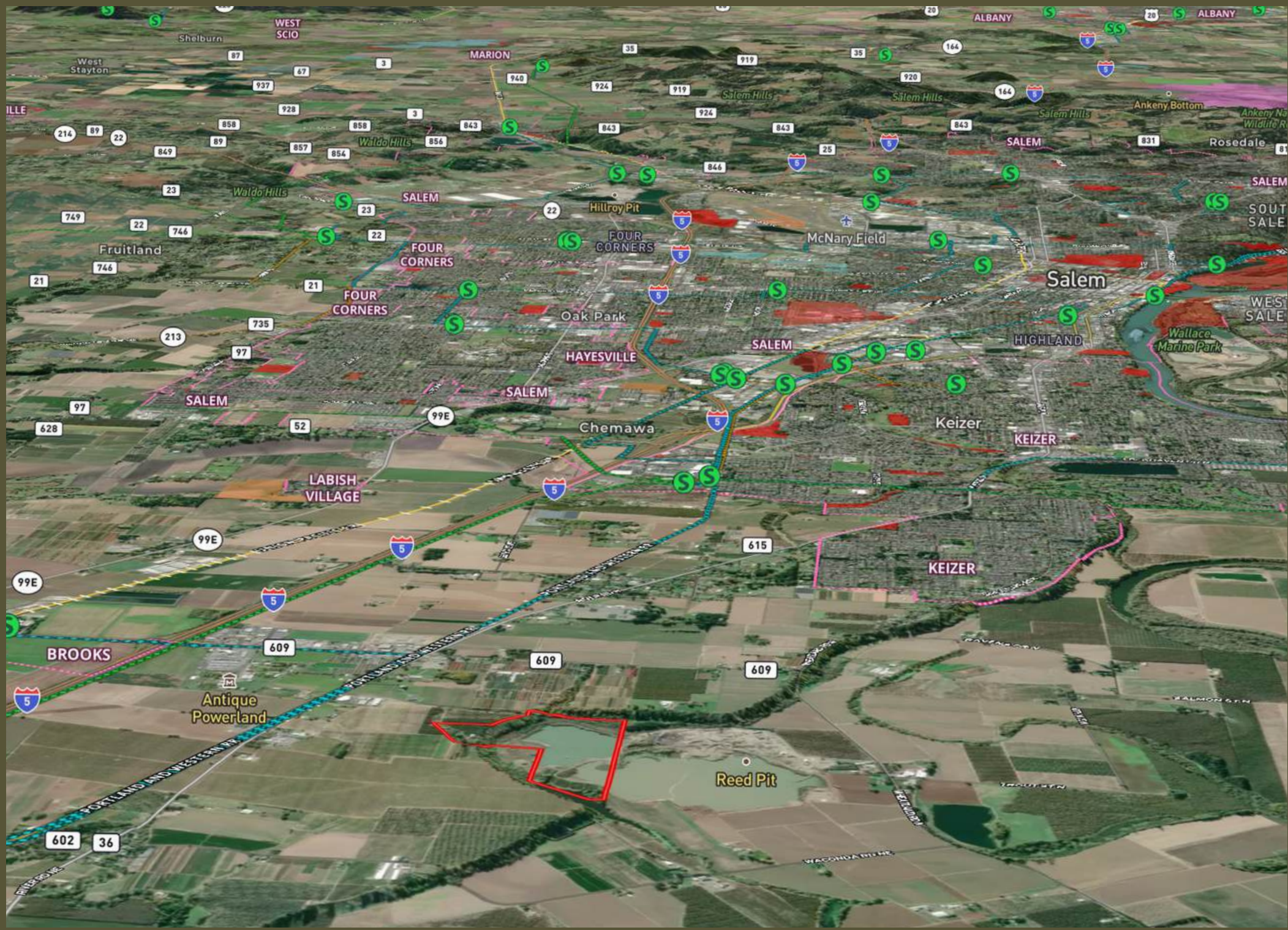
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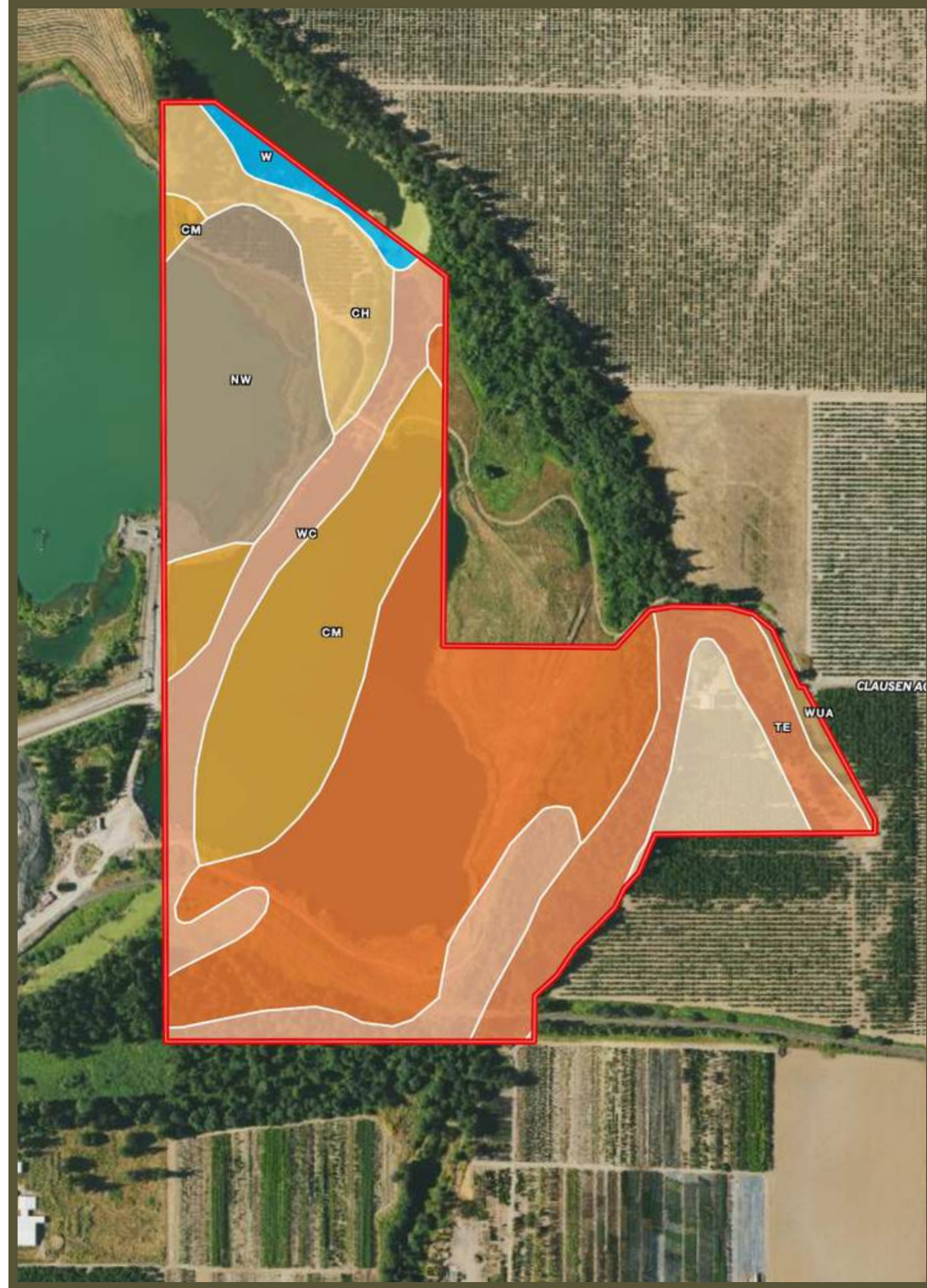
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# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID


## MAJORITY SOIL TYPES

- MCBEE SILTY CLAY LOAM
- CLOQUATO SILT LOAM
- WAPATO SILTY CLAY LOAM
- NEWBERG SILT LOAM



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 Boundary 109.97 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mb	McBee silty clay loam	34.63	31.49	0	83	2w
Cm	Cloquato silt loam	18.89	17.18	0	88	2w
Wc	Wapato silty clay loam	15.76	14.33	0	28	3w
Nw	Newberg silt loam	14.72	13.39	0	78	2w
Te	Terrace escarpments	10.18	9.26	0	-	6e
Ch	Chehalis silty clay loam	7.39	6.72	0	89	1
Am	Amity silt loam	5.6	5.09	0	92	2w
W	Water	1.78	1.62	0	-	-
WuA	Woodburn silt loam, 0 to 3 percent slopes	1.02	0.93	0	85	2w
TOTALS		109.97(*)	100%	-	67.16	2.45

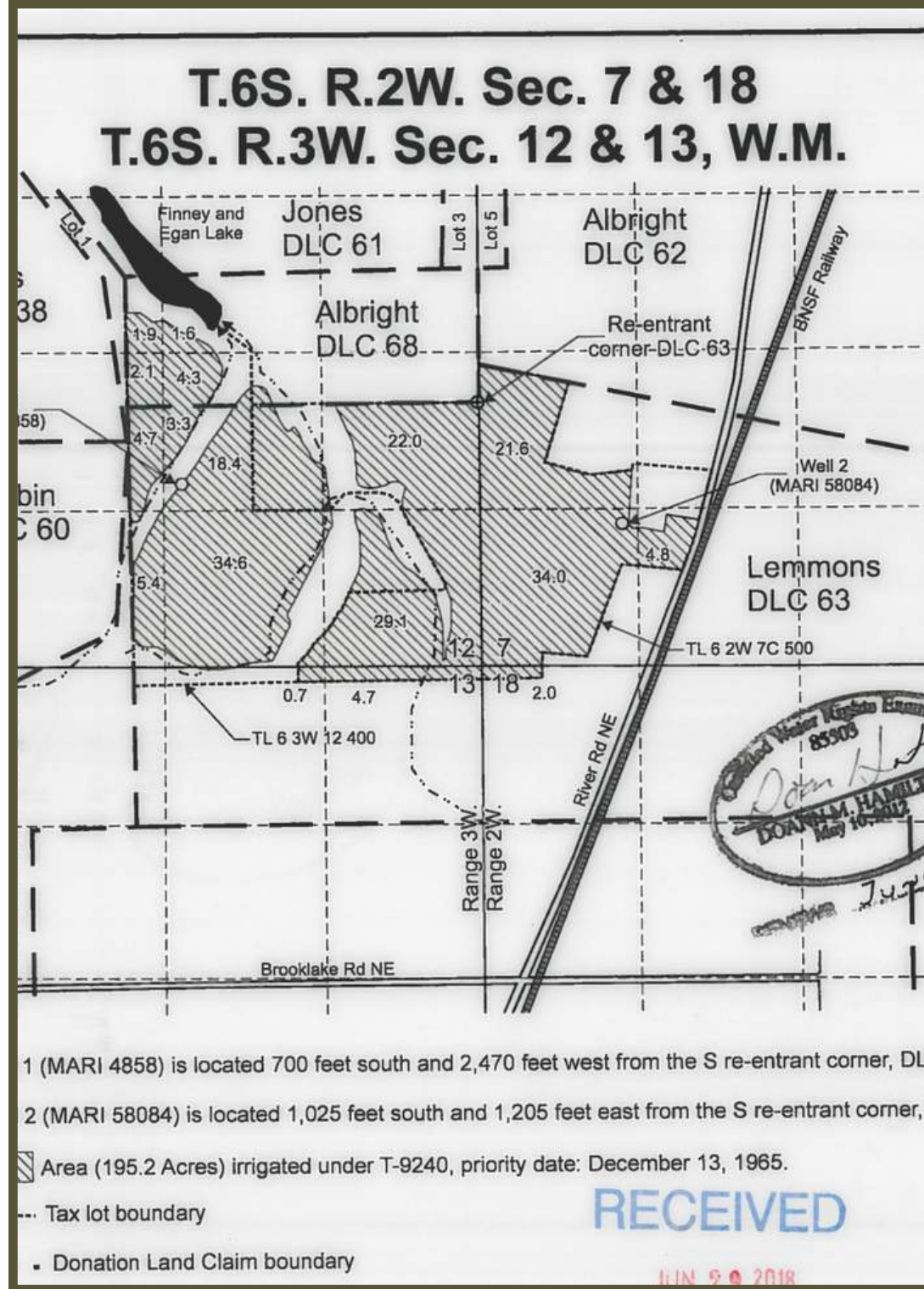
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

## WATER RIGHTS SUMMARY

- CERTIFICATE 95408
- PERMIT G-3120
- PRIORITY DATE 1965
- SOURCE: TWO WELLS, A TRIBUTARY OF AN UNNAMED CREEK (EGAN LAKE)



STATE OF OREGON  
COUNTY OF MARION  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

BRENT LAFOLLETTE  
VANESSA LAFOLLETTE  
3650 CLAUSEN ACRES LANE NE  
SALEM OR 97303

CHAPIN INVESTMENTS LLC  
9965 WHEATLAND RD N  
SALEM OR 97303

confirms the right to the use of water perfected under the terms of Permit G-3120. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the well(s). The specific limits and conditions of the use are listed below.

SOURCE OF WATER: TWO WELLS, A TRIBUTARY OF AN UNNAMED CREEK (EGAN LAKE)

PURPOSE OR USE: IRRIGATION OF 195.2 ACRES

MAXIMUM RATE: 2.2 CUBIC FEET PER SECOND (CFS); FURTHER LIMITED TO 0.88 CFS FROM WELL 2

DATE OF PRIORITY: DECEMBER 13, 1965

The wells are located as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC	Measured Distances
6 S	3 W	WM	12	NW SE	63	WELL 1 (ORIGINAL) - 700 FEET SOUTH AND 2470 FEET WEST FROM SOUTH RE-ENTRANT CORNER, DLC 68
6 S	2 W	WM	7	SW SW	63	WELL 2 (ADDITIONAL) - 1025 FEET SOUTH AND 1205 FEET EAST FROM SOUTH RE-ENTRANT CORNER, 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 and shall conform to such reasonable rotations system as may be ordered by the proper state officer.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
6 S	2 W	WM	7	NW SW	63	21.6
6 S	2 W	WM	7	SW SW	63	34.0
6 S	2 W	WM	7	SE SW	63	4.8

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
6 S	2 W	WM	18	NW NW	63	2.0
6 S	3 W	WM	12	SW NE	68	1.6
6 S	3 W	WM	12	SE NW	68	1.9
6 S	3 W	WM	12	NE SW	68	2.1
6 S	3 W	WM	12	NE SW	63	4.7
6 S	3 W	WM	12	SE SW	63	5.4
6 S	3 W	WM	12	NE SE	63	22.0
6 S	3 W	WM	12	NW SE	68	4.3
6 S	3 W	WM	12	NW SE	63	21.7
6 S	3 W	WM	12	SW SE	63	34.6
6 S	3 W	WM	12	SE SE	63	29.1
6 S	3 W	WM	13	NE NE	63	4.7
6 S	3 W	WM	13	NW NE	63	0.7

The quantity of water diverted at the new point of appropriation (well), together with the quantity diverted at the old point of appropriation, shall not exceed the quantity of water lawfully authorized under the right.

When required by the Department the water user shall install an in-line flow meter or other suitable device for measuring and recording the quantity of water used. The type and plans of the measuring device must be approved by the Department prior to beginning construction and shall be installed under the general supervision of the Department.

Water shall be acquired from the same aquifer as the original point of appropriation.

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

This certificate is issued to confirm a change in ADDITIONAL POINT OF APPROPRIATION approved by an order of the Water Resources Director entered April 24, 2003, at Special Order Volume 57, Page 500, approving Transfer Application T-9240 and supercedes Certificate 36216, State record of Water Right Certificates.

Issued MAR 26 2021



Dwight French  
 Water Right Services Division Administrator, for  
 Thomas M. Byler, Director  
 Oregon Water Resources Department

STATE OF OREGON

COUNTY OF MARION

ORDER APPROVING AN ADDITIONAL POINT OF APPROPRIATION

Pursuant to ORS 537.705, after notice was given and no objections were filed, and finding that no injury to existing water rights would result, this order approves, as conditioned or limited herein, TRANSFER 9240 submitted by

LEROY AND KAREN CLAUSEN  
3695 CLAUSEN ACRES LANE NE  
SALEM, OREGON 97303-9769.

The right to be modified, as evidenced by Certificate 36216, was perfected under Permit G-3120 with a date of priority of DECEMBER 13, 1965. The right allows the use of A WELL, in the EGAN LAKE BASIN, for IRRIGATION OF 195.2 ACRES. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 2.20 cubic feet per second, if available at the original well; NW¼ SE¼, AS PROJECTED WITHIN LEMMONS DLC 63, SECTION 12, T 6 S, R 3 W, W.M.; 700 FEET SOUTH AND 2470 FEET WEST FROM THE SOUTH RE-ENTRANT CORNER OF ALBRIGHT DLC 68, or its equivalent in case of rotation, measured at the well.

The amount of water used for irrigation, together with the amount secured under any other right existing on the same lands, is 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 2½ acre-feet per acre for each acre irrigated during the irrigation season of each year.

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2).

Pursuant to ORS 536.075 and OAR 137-004-080 and OAR 690-01-005 you may either petition for judicial review or petition the Director for reconsideration of this order.

T-9240.PKS

Page 1 of 3 Special Order Volume 57, Page 500.

The applicant proposes an additional point of appropriation located:

SE¼ SW¼, AS PROJECTED WITHIN LEMMONS DLC 63, SECTION 7, T 6 S, R 2 W, W.M.; 1150 FEET SOUTH AND 1500 FEET EAST FROM THE SOUTH RE-ENTRANT CORNER OF ALBRIGHT DLC 68.

THIS CHANGE TO AN EXISTING WATER RIGHT MAY BE MADE PROVIDED THE FOLLOWING CONDITIONS ARE MET BY THE WATER USER:

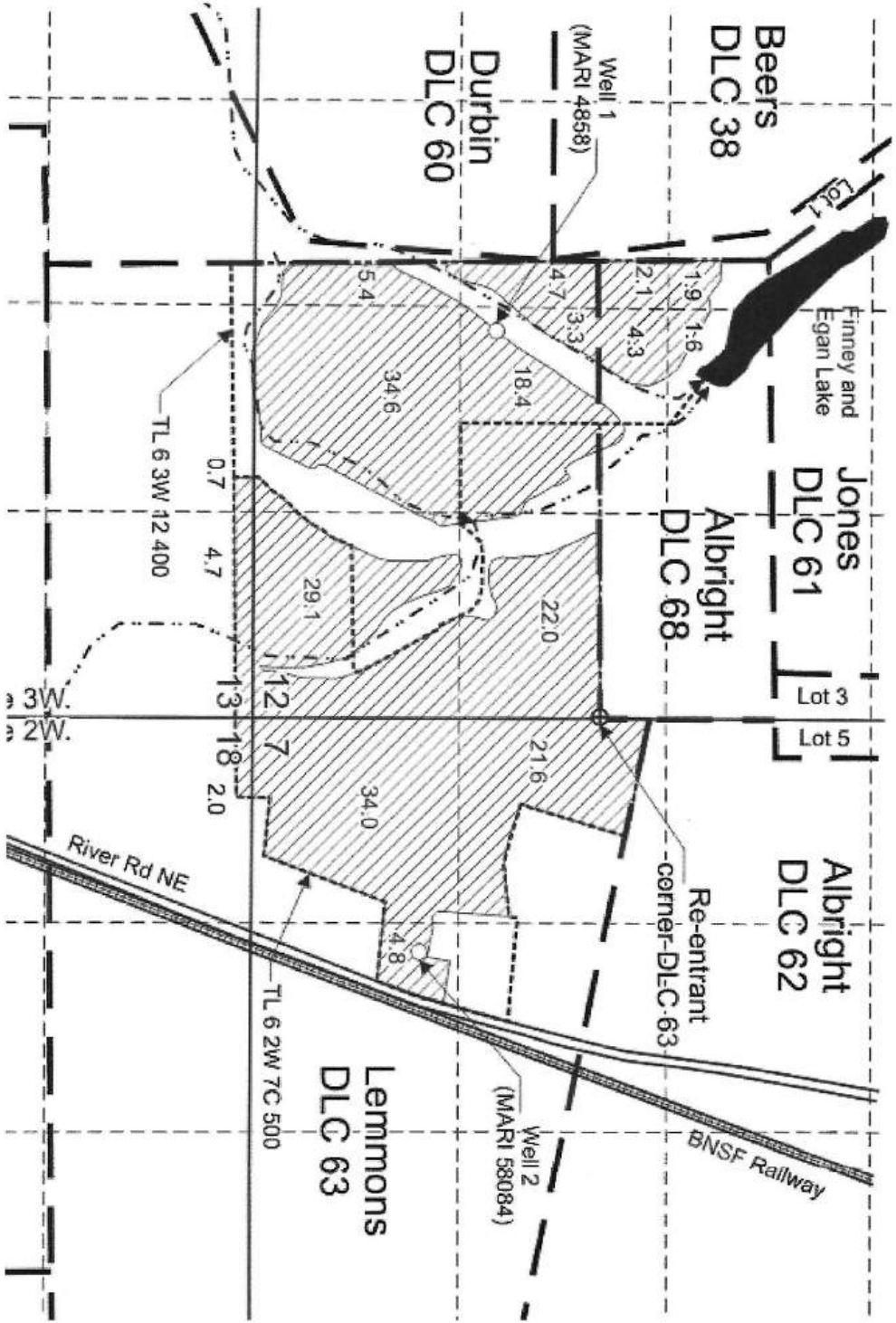
1. The proposed change shall be completed on or before October 1, 2004.
2. The quantity of water diverted at the new point of appropriation (well), together with the quantity diverted at the old point of appropriation, shall not exceed the quantity of water lawfully authorized under the right.
3. When required by the Department the water user shall install an in-line flow meter or other suitable device for measuring and recording the quantity of water used. The type and plans of the measuring device must be approved by the Department prior to beginning construction and shall be installed under the general supervision of the Department.
4. Water shall be acquired from the same aquifer as the original point of appropriation.
5. The proposed well shall not exceed a depth of 150 feet below land surface.

Certificate 36216 is cancelled. When satisfactory proof of the completed change is received, a new certificate confirming this water right will be issued.

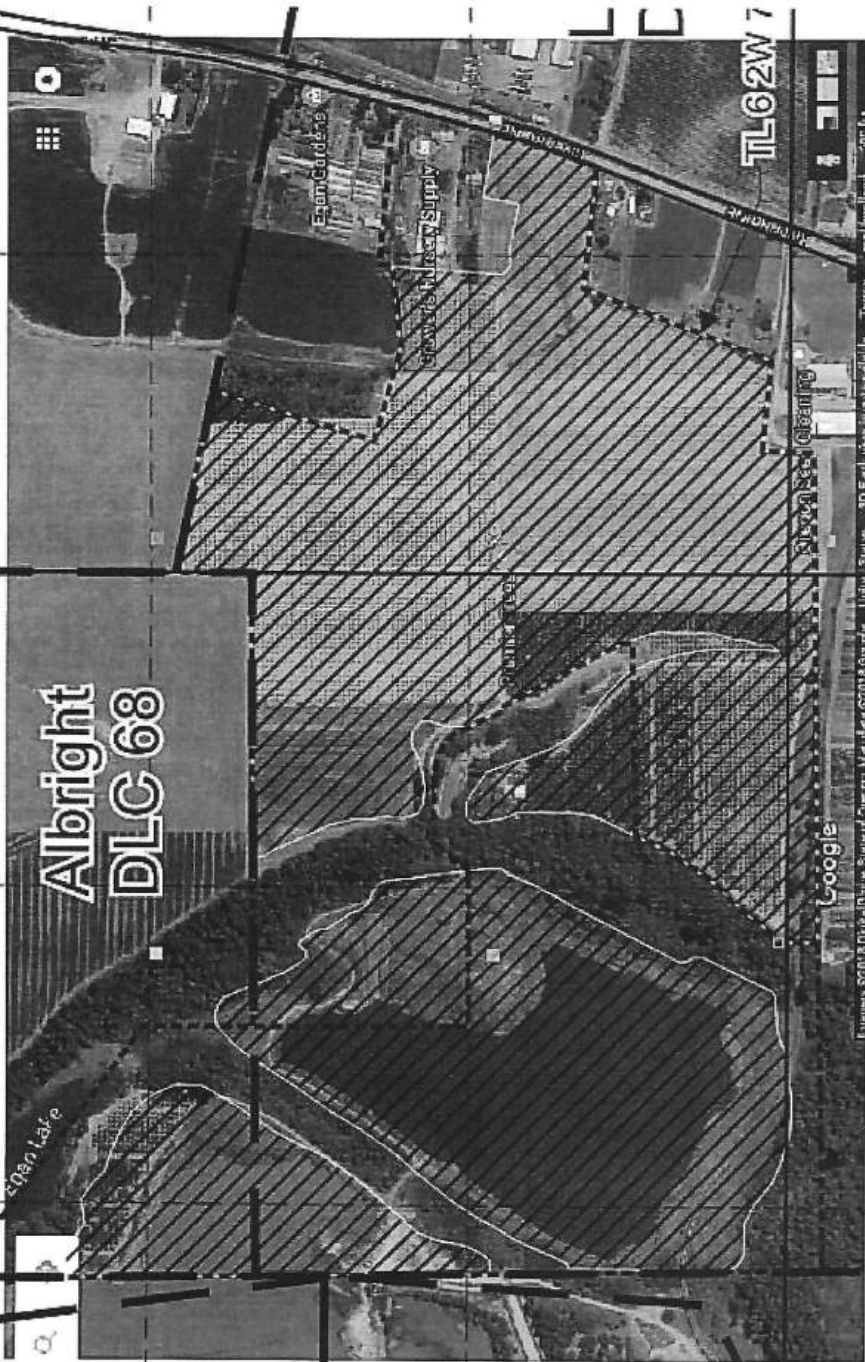
WITNESS the signature of the Water Resources

Director, affixed APR 24 2003

  
Paul R. Cleary, Director



Albright  
DLC 68



TL62W 7

Google

Business Street View in the Street View of Earth. © 2018 Google





Transfer 9240

APPLICATION FOR EXTENSION OF TIME  
FOR TRANSFER OF WATER RIGHT

A summary of review criteria and procedures that are generally applicable to these applications is available at [http://www.oregon.gov/owrd/pubs/docs/forms/transfer\\_extension\\_criteria\\_review.pdf](http://www.oregon.gov/owrd/pubs/docs/forms/transfer_extension_criteria_review.pdf)

To the WATER RESOURCES DIRECTOR OF OREGON:

I/We, Chapin Investments, LLC and Brent and Vanessa LaFollette  
(Name of Applicant)

of 9965 Wheeland RD W, Salem  
(Mailing Address) (City)

state of Oregon, 97303, 503-393-6327  
(Zip Code) (Phone Number)

do hereby make application for an extension of time within which to complete a change in:

point of diversion/appropriation place of use character of use  
of water under the terms of an order of the Water Resources Director entered on Oct 15, 2012,  
approving Transfer T-9240, in the name of Don H and Lori A Top and Brent and Vanessa LaFollette  
for 3695 Claussen Lane NE, Salem, OR 97303

(Give location of your property, as shown on the order approving the transfer)

THE FOLLOWING HAS BEEN accomplished toward completion of the change within the time allowed, which expired on October 1, 2017:

95 of the 100 acres are now irrigated.  
farmable

(If for irrigation, how many acres total are now irrigated)

TO FULLY COMPLETE the change, it will be necessary to accomplish the following:

It will be necessary for the applicants to irrigate the entire  
place of use under the transfer order.

I AM UNABLE TO COMPLETE the change under the terms of the order, within the time allowed, because a portion of the place use has been

inaccessible due to an ongoing gravel mining operation

And request that the time for completion be extended to October 1, 2022.

Brent A. Top  
(Signature of applicant)

In order for an application to be complete, it must be accompanied by the required fee. See the Department's fee schedule at <http://www.oregon.gov/OWRD/> or call (503) 986-0900.

MAIL COMPLETED APPLICATION AND FEE TO:

Water Resources Department  
725 Summer Street NE, Suite A  
Salem, OR 97301-1271

RECEIVED

JUN 12 2017

OWRD

# COUNTY INFO

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LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY



MARION COUNTY PROPE

Parcel #: **519530**

Tax Lot: **063W120000400**

Owner: Lafollette, Jrlt

CoOwner: Lafollette, Brenton B

Site: 3650 Clausen Acres Ln NE

Salem OR 97303

Mail: 3650 Clausen Acres NE

Salem OR 97303

Zoning: County-EFU - Exclusive Farm Use

Std Land  
Use: RSFR - Single Family Residence

Legal: P.P. 2013-002, PARCEL 2, ACRES 109.67, 12-13: 51.0  
USE, PAT LIAB \$14,675.17

Twn/Rng/Sec: T:06S R:03W S:12 Q: QQ:

## ASSESSMENT & TAX INFORMATION

Market Total: **\$1,284,410.00**

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# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **519530**

Tax Lot: **063W120000400**

Owner: Lafollette, Jrlt

CoOwner: Lafollette, Brenton B

Site: 3650 Clausen Acres Ln NE

Salem OR 97303

Mail: 3650 Clausen Acres NE

Salem OR 97303

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: RSFR - Single Family Residence

Legal: P.P. 2013-002, PARCEL 2, ACRES 109.67, 12-13: 51.05 ACRES DISQ FARM

USE, PAT LIAB \$14,675.17

Twn/Rng/Sec: T:06S R:03W S:12 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$1,284,410.00**

Market Land: **\$722,610.00**

Market Impr: **\$561,800.00**

Assessment Year: **2023**

Assessed Total: **\$648,471.00**

Exemption:

Taxes: **\$7,464.93**

Levy Code: 01410

Levy Rate: 11.5116

### PROPERTY CHARACTERISTICS

Year Built: 2007

Eff Year Built: 2008

Bedrooms: 3

Bathrooms: 3

# of Stories:

Total SqFt: 3,411 SqFt

Floor 1 SqFt: 2,304 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 109.67 Acres (4,777,225 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Heat Pump

Fireplace:

Bldg Condition:

Neighborhood:

Lot: 2

Block:

Plat/Subdiv:

School Dist: 1 - Gervais

Census: 1012 - 002502

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 06/01/2023

Sale Amount:

Document #: 2023-4848 (47110336)

Deed Type: WD

Loan

Amount:

Lender:

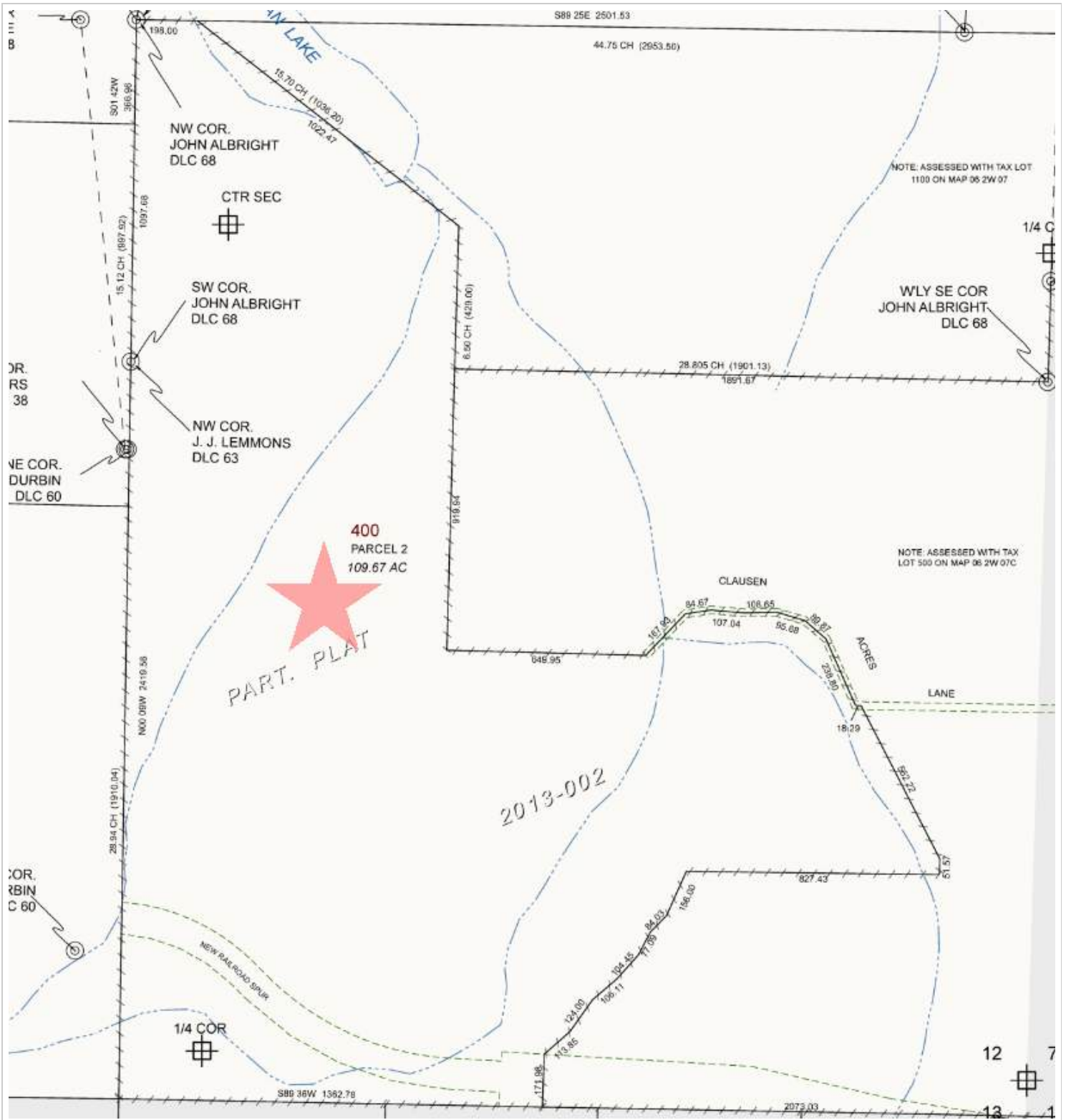
Loan Type:

Interest

Type:

Title Co:

Assessor Map



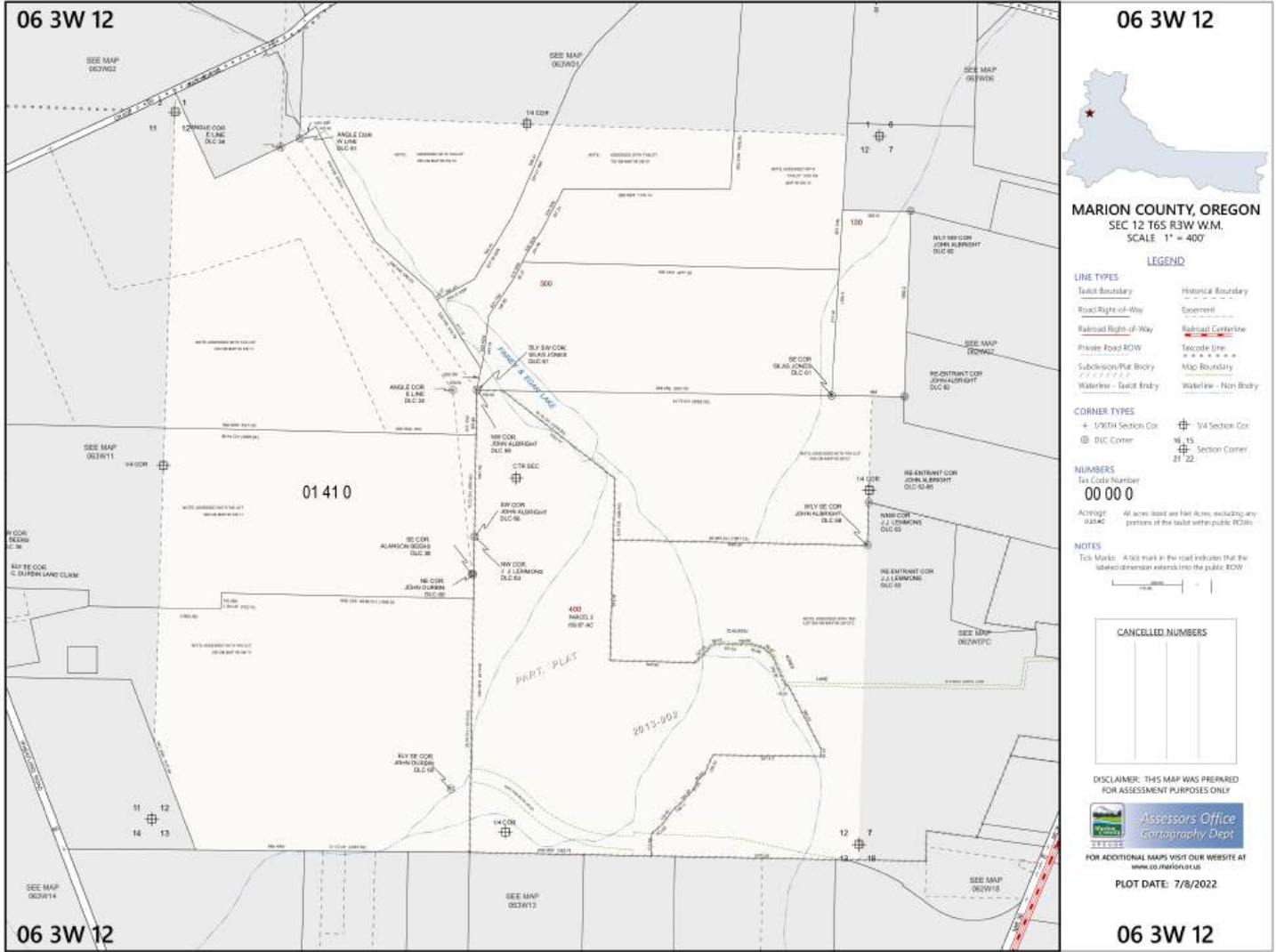
**Fidelity National Title**

Parcel ID: 519530

Site Address: 3650 Clausen Acres Ln 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



MARION COUNTY, OREGON  
SEC 12 T6S R3W W.M.  
SCALE 1" = 400'

- LEGEND**
- LINE TYPES**
- Taxed Boundary
  - Road Right-of-Way
  - Railroad Right-of-Way
  - Private Road ROW
  - Subdivision Plat Boundary
  - Waterline - Salted Entry
  - Historical Boundary
  - Easement
  - Railroad Centerline
  - Section Line
  - Map Boundary
  - Waterline - Non Body
- CORNER TYPES**
- 1/4 Section Cor
  - DIC Corner
  - 1/4 Section Cor
  - 1/4 Section Corner
  - 1/4 Section Corner
- NUMBERS**
- Tax Code Number  
**00 00 0**
- Acres: 402.42 All acres listed are Net Acres, excluding any portions of the parcel within public ROWs.

**NOTES**

Tick Marks: A tick mark in the road indicates that the labeled streamline intersects 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](http://www.co.marion.or.us)

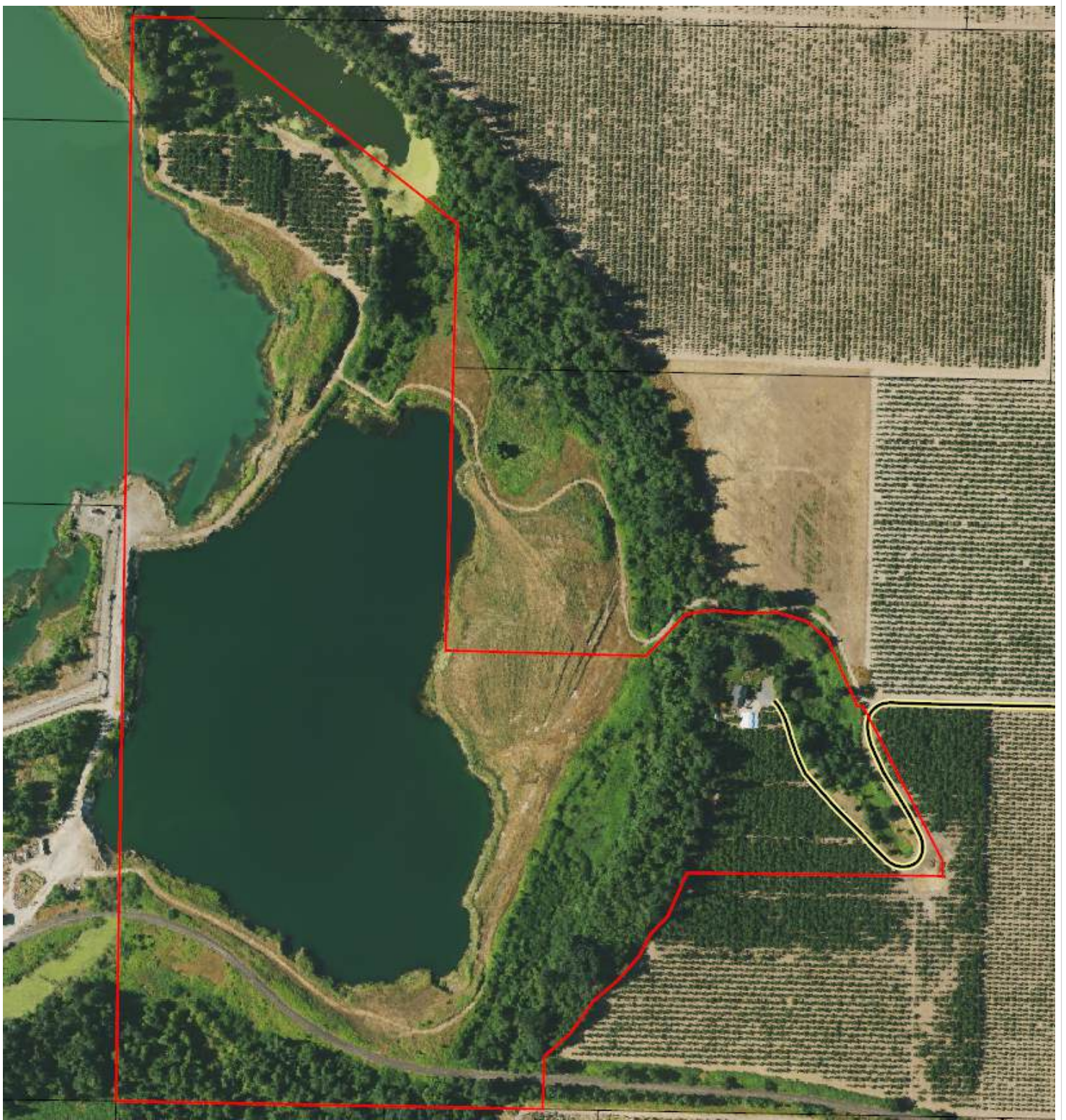
PLOT DATE: 7/8/2022

06 3W 12



**Parcel ID: 519530**  
**Site Address: 3650 Clausen Acres Ln NE**  
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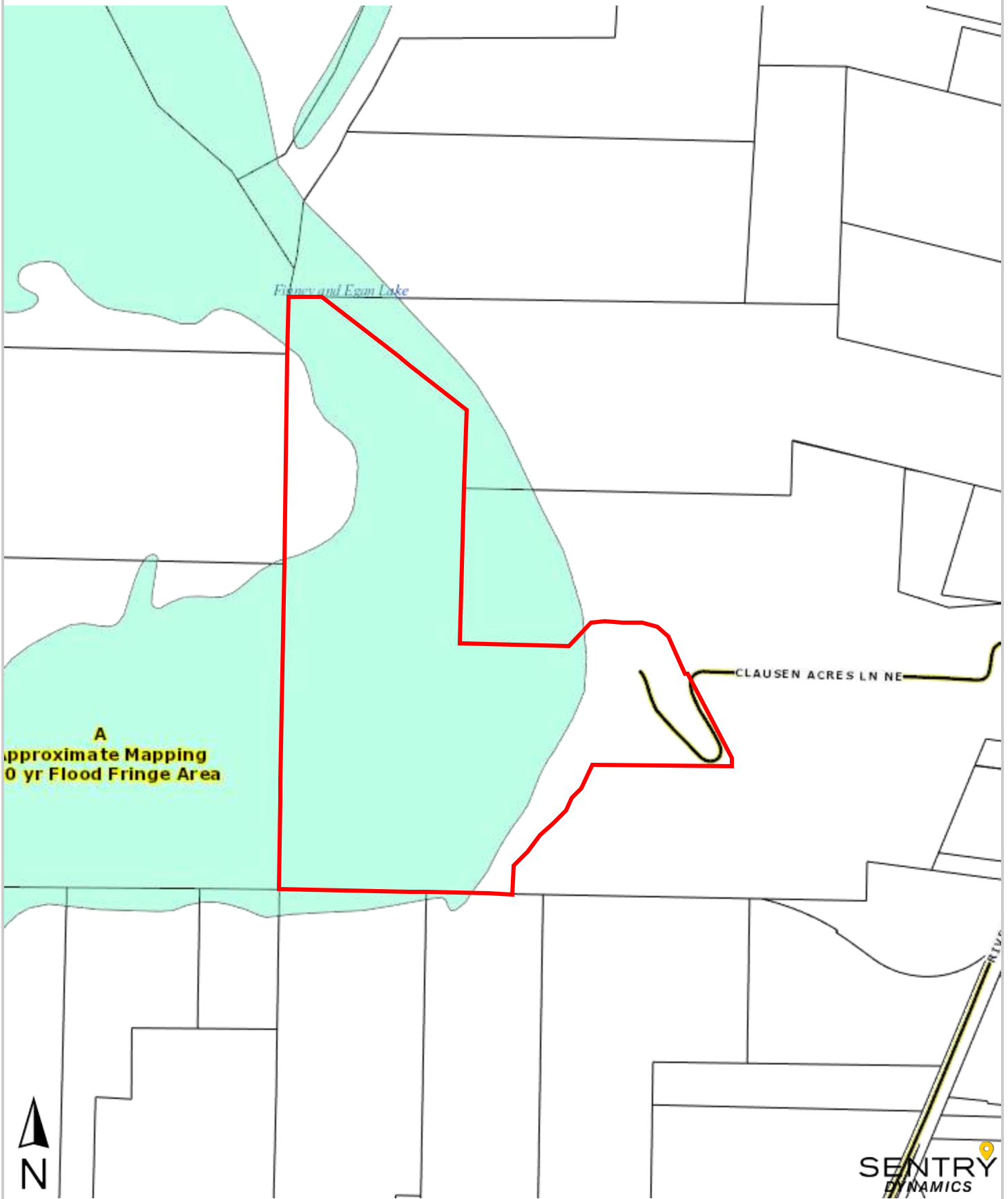
Aerial Map



**Fidelity National Title**

**Parcel ID: 519530**

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.



September 17, 2024

Property Identificaton

**Account ID:**

519530

**Tax Account ID:**

519530

**Tax Roll Type:**

Real Property

**Situs Address:**

3650 CLAUSEN ACRES LN NE SALEM OR 97303

**Map Tax Lot:**

063W120000400

**Owner:**

LAFOLLETTE JRLT  
LAFOLLETTE, BRENTON B  
LAFOLLETTE, VANESSA A  
3650 CLAUSEN ACRES NE  
SALEM, OR 97303

**Manufactured Home Details:**

**Other Tax Liability:**

Disqualified Farm/Forest Use 12-13: 51.05 ACRES DISQ  
FARM USE, PAT LIAB \$14,675.17; SPEC - POTENTIAL  
ADDITIONAL TAX LIABILITY

**Subdivision:**

PP 2013-002 LOT 2

**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
LAFOLLETTE JRLT LAFOLLETTE, BRENTON B LAFOLLETTE, VANESSA A SALEM OR 97303			6/1/2023 47110336 WD 519530
LAFOLLETTE,BRENT & LAFOLLETTE,VANESSA 3650 CLAUSEN ACRES LN NE SALEM OR 97303			1/22/2013 2013-002 PAPL 519530
LAFOLLETTE,BRENT & LAFOLLETTE,VANESSA 3650 CLAUSEN ACRES LN NE SALEM OR 97303			9/28/2012 2012-028 PAPL 519530
LAFOLLETTE,BRENT & LAFOLLETTE,VANESSA 3650 CLAUSEN ACRES LN NE SALEM OR 97303	TOP,DON H & TOP,LORI A 27432 SW COPPER CREEK LP WILSONVILLE OR 97070	2/3/2012 \$193,000.00 20 1	2/3/2012 33530471 WD 519530
TOP,DON H & TOP,LORI A 27432 SW COPPER CREEK LP WILSONVILLE OR 97070			10/12/2011 2011-023 PAPL 519530
TOP,DON H & TOP,LORI A 27432 SW COPPER CREEK LP SALEM OR 97303	LEROY H & KAREN R CLAUSEN LT & CLAUSEN,LEROY H TRE & CLAUSEN,KAREN R TRE PO BOX 1197 SPIRIT LAKE ID 83869	7/26/2011 \$26,087.00 17 1	7/26/2011 33030245 WD 519530



Grantee	Grantor	Sales Info	Deed Info
LEROY H & KAREN R CLAUSEN LT & CLAUSEN,LEROY H TRE & CLAUSEN,KAREN R TRE PO BOX 1197 SPIRIT LAKE ID 83869			5/17/2002 2002-036 PAPL 519530
MISSING OWNERSHIP INFORMATION			7/1/1998 12690591 DEED 518733, 519530
MISSING OWNERSHIP INFORMATION			7/1/1998 01160488 DEED 518733, 519530

### Property Details

**Property Class:**

551

**RMV Property Class:**

451

**Zoning:**

(Contact Local Jurisdiction)

**AV Exemption(s):**

**RMV Exemption(s):**

**Deferral(s):**

**Notes:**

**Land/On-Site Developments for Tax Account ID 519530**

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - GOOD			01410
1	005 Water WST Rural WASTELAND	10	435600	01410
3	005 Water WST Rural WASTELAND	31	1350360	01410
4	005 Rural Restrictive 6H SIX HILL	7.22	314503	01410
5	005 Farm Homesite 2BI TWO BENCH IRR	1	43560	01410
7	005 Gravel/Rock Pit 2BI TWO BENCH IRR	60.45	2633202	01410

**Improvements/Structures for Tax Account ID 519530**

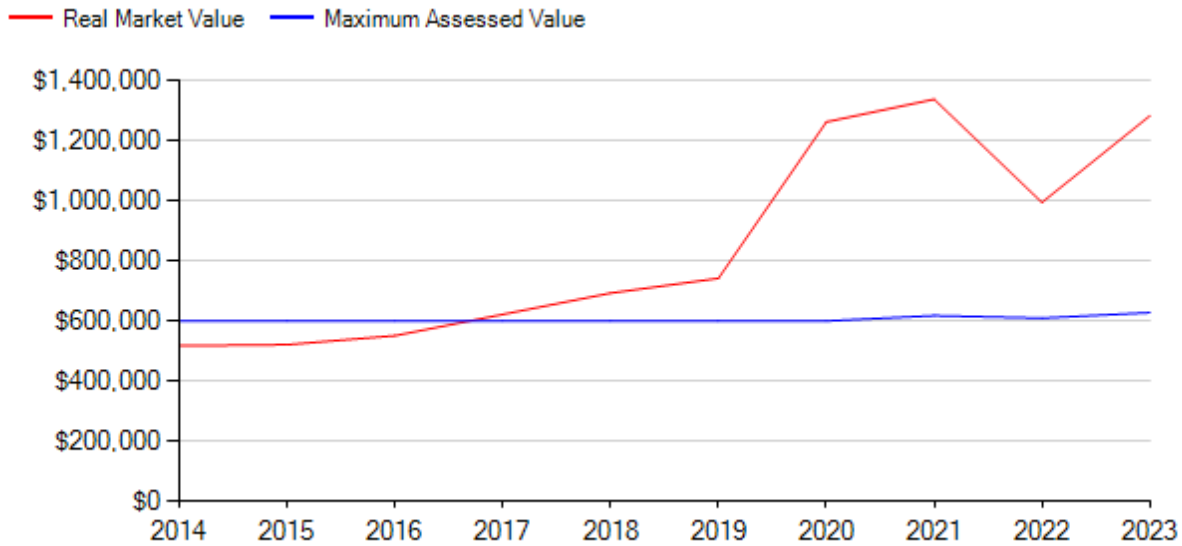
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		5	2304	2007	01410
2	RESIDENCE	142 Multi Story above grade		4	3411	2008	01410
2.1		YARD IMPROVEMENTS AVERAGE				2008	01410
3	FARM BLDG	341 Multi Purpose Shed (MP)		5	120	2010	01410

ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
4	FARM BLDG	321 Hay Cover (HC)		5	224	2010	01410

Value Information (per most recent certified tax roll)

<b>RMV Land Market:</b>	\$593,400
<b>RMV Land Spec.</b>	\$129,210
<b>Assess.:</b>	
<b>RMV Structures:</b>	\$561,800
<b>RMV Total:</b>	\$1,284,410
<b>AV:</b>	\$648,471
<b>SAV:</b>	\$40,427
<b>Exception RMV:</b>	\$0
<b>RMV Exemption Value:</b>	\$0
<b>Exemption Description:</b>	None
<b>M5 Taxable:</b>	\$1,195,627
<b>MAV:</b>	\$628,730
<b>MSAV:</b>	\$19,741

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	\$561,800	\$593,400	\$129,210/\$19,741	None	\$648,471
2022	\$662,180	\$187,130	\$146,800/\$40,369	None	\$650,792
2021	\$457,960	\$718,120	\$163,390/\$13,480	None	\$632,380
2020	\$382,580	\$718,120	\$163,390/\$13,100	None	\$613,980

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2019	\$422,220	\$157,450	\$163,390/\$12,710	None	\$592,380
2018	\$410,710	\$143,910	\$139,280/\$11,990	None	\$566,610
2017	\$360,150	\$136,670	\$126,330/\$11,990	None	\$508,810
2016	\$297,270	\$133,790	\$121,200/\$11,620	None	\$442,680
2015	\$272,250	\$131,580	\$118,460/\$11,290	None	\$415,120
2014	\$258,260	\$117,150	\$142,810/\$17,750	None	\$393,160

#### Taxes: Levy, Owed

<b>Taxes Levied 2023-24:</b>	\$7,464.93
<b>Tax Rate:</b>	11.5116
<b>Tax Roll Type:</b>	R
<b>Current Tax Payoff Amount:</b>	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$7,464.93	\$7,464.93
2022	\$7,503.24	\$7,503.24
2021	\$7,500.03	\$7,500.03
2020	\$6,904.56	\$6,904.56
2019	\$6,847.01	\$6,847.01
2018	\$6,527.07	\$6,527.07
2017	\$5,877.94	\$5,877.94

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3924418	-\$2,488.31	\$0.00	\$0.00	\$2,488.31	5/14/2024
2023	3918447	-\$4,976.62	\$99.53	\$0.00	\$4,877.09	11/22/2023
2022	3899801	-\$7,503.24	\$225.10	\$0.00	\$7,278.14	11/18/2022
2021	3881179	-\$7,500.03	\$225.00	\$0.00	\$7,275.03	11/19/2021
2020	3860378	-\$6,904.56	\$207.14	\$0.00	\$6,697.42	11/18/2020
2019	56793	-\$6,847.01	\$205.41	\$0.00	\$6,641.60	11/19/2019
2018	207911	-\$6,527.07	\$195.81	\$0.00	\$6,331.26	11/19/2018

<b>Year</b>	<b>Receipt ID</b>	<b>Tax Paid</b>	<b>Discount</b>	<b>Interest</b>	<b>Amount Paid</b>	<b>Date Paid</b>
2017	372008	-\$5,877.94	\$176.34	\$0.00	\$5,701.60	11/14/2017

**Recording Requested by and  
when recorded Return to:**

RYAN W. COLLIER  
COLLIER LAW  
1020 LIBERTY ST. SE  
SALEM, OR 97302  
(503) 485-7224

REEL 4711 PAGE 336  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
06-01-2023 11:29 am.  
Control Number 740473 \$ 96.00  
Instrument 2023 00015251

**Grantors:**

Brent LaFollette and Vanessa LaFollette  
3650 Clausen Acres NE  
Salem, OR 97303

**Grantees:**

Brenton B. LaFollette and Vanessa A. LaFollette  
TRUSTEES OF THE LAFOLLETTE JOINT  
REVOCABLE LIVING TRUST DATED May 31, 2023  
3650 Clausen Acres NE  
Salem, OR 97303

**True and actual consideration**  
VALUE OTHER THAN MONEY

**Send Tax Statements to:**  
NO CHANGE

**STATUTORY WARRANTY DEED**

Brent LaFollette and Vanessa LaFollette, as tenants by the entirety, Grantors, convey and warrant to BRENTON B. LAFOLLETTE AND VANESSA A. LAFOLLETTE, TRUSTEES OF THE LAFOLLETTE JOINT REVOCABLE LIVING TRUST DATED May 31, 2023, Grantees, the following described real property situated in the County of Marion, State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A

Situs address: 3650 Clausen Acres NE, Salem, OR 97303

Subject to regulations and excepting covenants, conditions and restrictions of record. Less portions heretofore conveyed.

True consideration for this conveyance is value other than money.

The liability and obligations of the Grantors to Grantees and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

Recorded at the Request of the Grantors. The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto or by a title company as a courtesy.

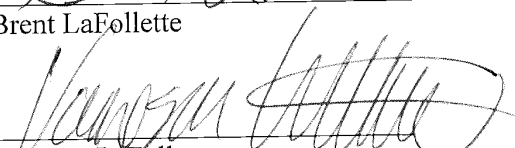
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings), AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 9, OREGON LAWS 2010.

The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

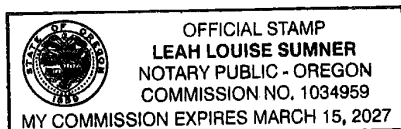
Dated this 31st day of May, 2023.

Grantor:   
Brent LaFollette

Grantor:   
Vanessa LaFollette

STATE OF OREGON            )  
County of Marion         ) ss.

The foregoing instrument was acknowledged before me this 31st day of May, 2023, by Brent LaFollette and Vanessa LaFollette.



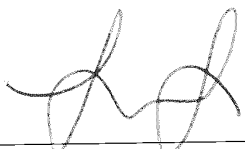
  
Notary Public  
My commission expires:

EXHIBIT A

**Parcel 2 of Partition Plat 2011-23 recorded October 12, 2011 in Reel 3324, page 233,  
Marion County Records.**

**Together with a 25 foot access easement as disclosed on Partition Plat 2011-23 recorded  
October 12, 2011 in Reel 3324, page 233, Marion County Records.**

**REEL: 4711**

**PAGE: 336**

**June 01, 2023, 11:29 am.**

**CONTROL #: 740473**

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: \$ 96.00

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**





**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





# PAUL TERJESON

---

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE  
TO LEARN  
MORE  
ABOUT THE  
TEAM!