



**Oregon
Farm & Home**

★ B R O K E R S ★

59125 RAINBOW ROAD
CHRISTMAS
VALLEY

FARM | TIMBER | HOMES | RANCHES | LUXURY | DEVELOPMENT



INTRODUCTION

This 161-acre off-grid property is a secluded haven for those seeking self-sufficiency and immersion in nature. At the heart of the land lies a beautifully crafted 1600 sqft log cabin, blending rustic charm with modern sustainability. The cabin provides warmth and comfort while powered by alternative energy sources, such as solar panels, generator and propane. The two story offers 2 bedrooms and 2 bathrooms including features like a clawfoot soaking tub, certified wood stove and vaulted ceilings. The sunset and sunrise views from the Trex Decking porch are unbeatable.

The property includes a 1280 sqft workshop—perfect for storing essential equipment as well as a smaller shed with wood flooring, a bunkhouse and a solar panel trailer.

With no connection to municipal utilities, it encourages a fully independent lifestyle, offering ample space for growing food, exploring, and embracing the rhythms of the natural world. This property is an ideal retreat for anyone looking to escape.

LOCAL HISTORY

Christmas Valley, Oregon, is a high-desert community with a unique history shaped by ambition, resilience, and the rugged landscape of Central Oregon. Named in the 1960s by developer M. Penn Phillips, who envisioned it as a holiday-themed retreat and potential retirement community, Christmas Valley promised a "Christmas in the desert" experience, with street names like Mistletoe Road and Holiday Lane, giving it a charming seasonal identity. Phillips marketed parcels of land nationally, attracting interest from city dwellers seeking a remote getaway or investment. A resilient community has since taken root, with ranching, farming, and tourism forming the backbone of its economy. Nearby attractions, such as the iconic Christmas Valley Sand Dunes, Crack-in-the-Ground, and Fort Rock State Natural Area, draw outdoor enthusiasts year-round. Today, Christmas Valley is a symbol of the Western pioneer spirit—a small but tight-knit community living close to nature in a place with rugged beauty and a fascinating, if unconventional, origin story.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.

FROM THE SELLER...

Things We Like About Our Cabin...

Waking up to snow outside while enjoying the ambiance of the fire and the peace of having no one else around for miles. There are no city lights to distract from the beautiful night sky or noise to distract from the stillness and peacefulness when we just want to relax and get away from life and all its stresses, but we take peace in knowing we are only 15 minutes from town and its necessities.

We enjoy riding our quads on the thousands of acres of BLM trails surrounding our property or keeping a close watch on our grandchildren as they ride around the track we made.

We find pleasure in target shooting, either from the comfort of the porch or at the 125—and 500-yard ranges set up on the property. The property also comes with 2 deer and 2 elk LOP tags for those who are interested in hunting.

The extra space in the cabin, with two bedrooms, including the loft, provides ample room for guests. In addition, the bunkhouse, which is detached from the home, offers a warm place to stay. Due to the surrounding flat terrain, there are endless places to park RVs and trailers!

One of our favorite things to do is view the amazing sights from our front porch. There are endless birds, such as eagles, hawks, and falcons, that fly around and play with each other. Aside from birds, the grounds are home to local deer and elk populations, which you can often see feeding in the morning hours.

OPPORTUNITY

A 161-acre stretch of desert land offers a vast playground for recreation and adventure. With open skies, sweeping sand dunes, and rugged terrain, this landscape is ideal for off-road enthusiasts who enjoy ATV and dirt bike riding on challenging trails. The wide, open expanse also lends itself to hiking and wildlife spotting, with unique desert flora and fauna providing a distinct ecosystem to explore. For stargazers, the absence of city lights offers pristine night skies perfect for astronomy, where constellations and even the Milky Way are visible to the naked eye. Rockhounding and photography are also popular, as the desert landscape provides vibrant sunsets, varied rock formations, and plenty of hidden natural wonders to discover on your own private retreat. Whether you're into adrenaline-fueled activities or quiet contemplation, 161 acres of desert land is a canvas for outdoor recreation and freedom.



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LAND



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LOCATION

Located off Raven Ridge Lane and North Rainbow Road, 15 minutes North of Christmas Valley proper, Over 1 Hour from La Pine and an Hour and 45 Minutes from Bend, Surrounded by BLM Land

LAND

161 Acres

- **One Tax Lot**
 - **ID # 1402 - 16664**
- **Fully Fenced with 3 Strand Barbed Wire**
- **Shop**
 - **1200 +/- SqFt**
- **Shed**
 - **224 +/- SqFt**
 - **Wood Floors**
- **Bunkhouse**
 - **Studio with Propane Connected Heater**
 - **LVP Floor**

HOME



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HOME

Log Cabin Style Home

1600 Sq Ft

- **2 Bedrooms**
 - **Primary on Top Floor**
- **2 Bathrooms**
 - **Clawfoot Soaking Tub**
- **Kitchen Island**
- **Certified Wood Stove**
 - **See Certification Docs Below**
- **Vaulted Ceilings**
- **Ceiling Fan**
- **Hardwood Floors**
- **Trex Decking Porch**
 - **Covered**
 - **Partial Wraparound**

SYSTEMS

Well

Septic

Tankless Water Heater

Solar Panel Trailer

- Powers the House, Batteries Recently Replaced

In Ground Propane Tank

- Warrantied for 60 Years, Approx 40 Years Left
 - by Ed Staub and Sons
- 1000 Gallons
- Powers Fridge, Range, and Monitor (Heater)

Generator for Well

SELLER PREFERRED TERMS

OREF Forms

Fidelity National Title - Albany, OR Branch

3 Business Day Response Time for Offer

Personal Property: Solar Panel Trailer, Range, Fridge (Non Working) Generator for Well all Conveyed at \$0 Value

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- FED AND STATE LAND
- GRAZING ALLOTMENTS
- PRINICPAL AQUIFERS AND SURF WATER



SCAN HERE
FOR
INTERACTIVE
MAP!



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5-146

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**SOUTH GREEN
MOUNTAIN
4849 FT**



**ROCK
111 FT**



BLM



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**GREEN
MOUNTAIN**

**10102
CRACK-
IN-
THE-
GROUND**

**00914
WEST
GREEN
MOUNTAIN**

**10102
CRACK-
IN-
THE-
GROUND**



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**PACIFIC NORTHWEST
BASALTIC-ROCK
AQUIFERS**

5-14C

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WOODSTOVE

*CERTIFICATION PROVIDED BY THE
SELLERS*



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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY NATIONAL TITLE COMPANY



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Lake County
2023 Real Property Assessment Report
 Account 16664

Map 26S17E00-00-00401
Code - Tax ID 1402 - 16664

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing PADEN JOINT REVOCABLE LIVING TRUST
 14250 PADEN PL SE
 TURNER OR 97392

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 801 **MA SA NH**
RMV Class 801 04 00 077

Site	Situs Address	City
	59125 N RAINBOW RD	CHRISTMAS VALLEY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
1402	Land	50,910		Land	0
	Impr	208,210		Impr	0
Code Area Total		259,120	180,530		0
Grand Total		259,120	180,530		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1402					COUNTY SEPTIC	100			10,000
	1	<input checked="" type="checkbox"/>			Recreational Land	114	161.40 AC		40,910
Code Area Total							161.40 AC		50,910

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1402	1	2005	143	RES Two story	110	1,107			201,110
	2	0	528	MACHINE SHED	110	1,600			4,390
	6	0	518	MP SHED	110	144			2,710
Code Area Total						2,851			208,210

STATEMENT OF TAX ACCOUNT
LAKE COUNTY TAX COLLECTOR
513 CENTER STREET
LAKEVIEW, OR 97630
(541) 947-6000

23-Oct-2023

PADEN JOINT REVOCABLE LIVING TRUST
 14250 PADEN PL SE
 TURNER OR 97392

Tax Account #	16664	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1402
Situs Address	59125 N RAINBOW RD CHRISTMAS VALLEY OR 97641	Interest To	Oct 23, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$1,801.77	\$1,857.50	\$0.00	\$55.73	\$1,857.50	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,842.72	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,958.42	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.12	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,849.99	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,639.94	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,593.54	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,501.61	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,458.20	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,416.57	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,376.30	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,335.66	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,317.33	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,359.14	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$825.82	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$808.58	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$786.04	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.91	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$174.65	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$169.93	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.76	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$149.15	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.53	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.23	Nov 15, 1998
	Total	\$1,801.77	\$1,857.50	\$0.00	\$55.73	\$27,689.19	

Recording Requested by and
when recorded Return to:
JACOB SINCLAIR
COLLIER LAW
1020 LIBERTY ST. SE
SALEM, OR 97302
(503)485-7224

LAKE COUNTY, OREGON	2021-002370
D-WDEED	11/09/2021 11:16:00 AM
Cnt=1 Pgs=2	
\$10.00 \$11.00 \$10.00 \$60.00	\$91.00
I, Stacie Geaney, County Clerk for Lake County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Stacie Geaney - County Clerk	

Grantor:
Ronald C. Paden
14250 Paden Place SE
Turner, OR 97392

Grantees:
Ronald C. Paden and Kathleen S. Paden
TRUSTEES OF THE PADEN JOINT REVOCABLE
LIVING TRUST DATED November 4, 2021
14250 Paden Place SE
Turner, OR 97392

True and actual consideration
VALUE OTHER THAN MONEY

Send Tax Statements to:
NO CHANGE

STATUTORY WARRANTY DEED

Ronald C. Paden, Grantor, conveys and warrants to RONALD C. PADEN AND KATHLEEN S. PADEN, TRUSTEES OF THE PADEN JOINT REVOCABLE LIVING TRUST DATED November 4, 2021, Grantees, the following described real property situated in the County of Lake County, State of Oregon, free of encumbrances except as specifically set forth herein:

The Southeast 1/4 of Section 16 in Township 26 South Range 17 East of the Willamette Meridian in Lake County, Oregon.

Situs Address: 59125 N. Rainbow Drive, Christmas Valley, OR 97641

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 Grantor 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 Grantor. 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.

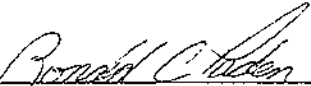
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use 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
Page 1

26 17 06 - 0456

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.

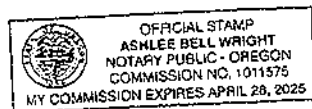
The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

Dated this 4th day of November, 2021.

Grantor: 
Ronald C. Paden

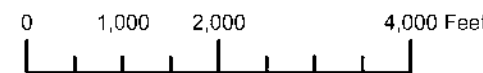
STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was ecknowledged before me this 4th day of November, 2021, by Ronald C. Paden.




Notary Public
My commission expires: 4/28/25

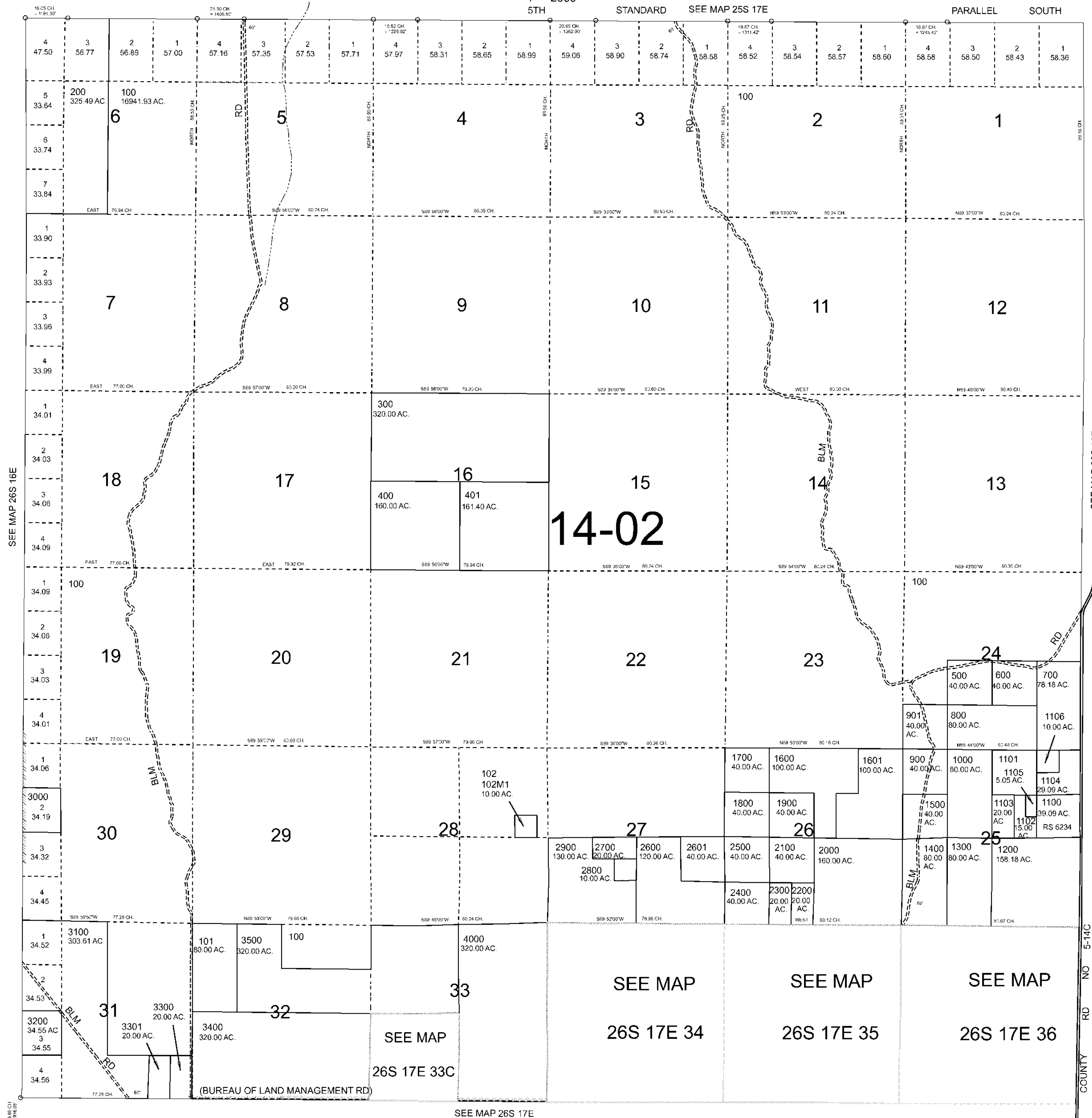
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



T.26S. R.17E. W.M.
LAKE COUNTY
1" = 2000'

26S17E
& INDEX

CANCELLED:
3600 THRU
3900



SEE MAP 26S 18E

NO 5-1/4C
RD
COUNTY

Revised: MA
8/28/2009

26S17E
& INDEX



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!

STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEVHELMS@KW.COM | 541-979-0118



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

