



**Oregon
Farm & Home**

★ B R O K E R S ★

8883 MEADOW RIDGE
PRINEVILLE

FARM | TIMBER | HOMES | RANCHES | LUXURY | DEVELOPMENT



INTRODUCTION

Discover your dream retreat on over 162 acres of stunning rolling hills with panoramic views of the Cascade Mountains, rolling hills and lush irrigated land. This 2,468 sq. ft. custom home boasts 4 bedrooms, 2.5 bathrooms, and a wealth of thoughtful renovations that combine modern efficiency with timeless charm. Flooded with natural light through floor-to-ceiling windows, the home features a wraparound porch, radiant-heated floors in the spa-like primary bathroom, and a versatile upstairs bonus room/4th bedroom with a private deck. The open floor plan highlights wood and stone finishes, live-edge trim, and vaulted ceilings for a cozy yet refined ambiance. Recent upgrades include a new roof, heat pump (2018), water heater (2019), wood stove, and a Nationwide solar panel system with a transferable warranty. Perfect for outdoor enthusiasts, the property offers greenhouses, sheds, corrals, a fenced garden, and an orchard. A spacious multi-purpose shop with 3 large bays, a heated workshop, RV hookups, and a bathroom provides limitless potential. Adventure awaits with ample space for ATV trails, hiking, horseback riding, and even hunting (LOP tag available or private unit application). Enjoy unparalleled privacy just 10 minutes from town, where modern convenience meets serene countryside living. Don't miss this unique opportunity to own a breathtaking estate.

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LOCAL HISTORY

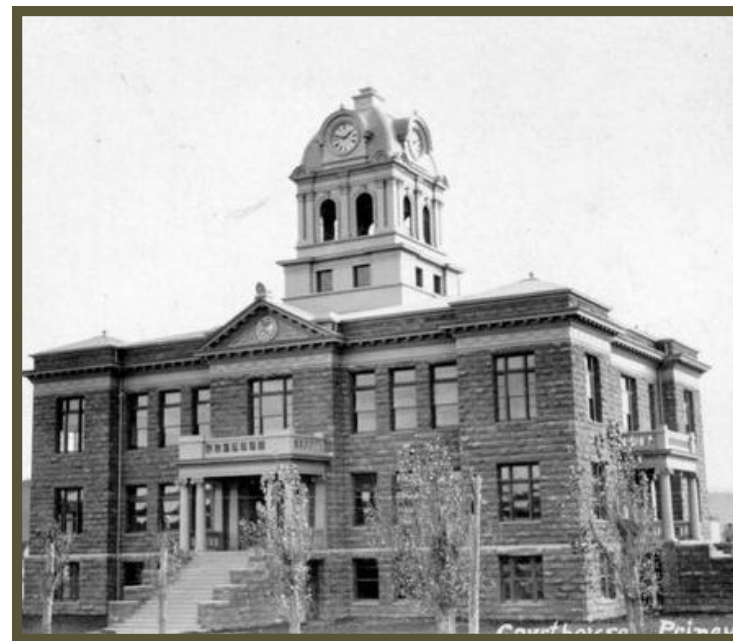
Prineville, Oregon, has a rich and storied history that reflects the rugged determination of its early settlers and its evolution into a thriving modern community.

Founded in 1870 and named after Barney Prine, one of its first settlers, the town began as a modest trading post and stagecoach stop, serving as a hub for travelers, ranchers, and loggers in Central Oregon.

In its early years, Prineville became a center for cattle ranching, a key industry that shaped the town's economy and culture. The open rangelands

surrounding the area were ideal for grazing, attracting settlers who built their livelihoods on livestock. Logging also played a significant role, with the abundant forests of the nearby Ochoco Mountains supplying timber to the growing town.

Despite its modernization, Prineville retains a strong connection to its pioneer roots. Historic landmarks, such as the Crook County Courthouse (the oldest in Oregon still in use) and local museums, preserve the town's legacy. Annual events like the Crooked River Roundup rodeo and the Western Days Parade honor its ranching heritage, ensuring that Prineville's rich history remains a vibrant part of its present.



LOCAL ATTRACTIONS

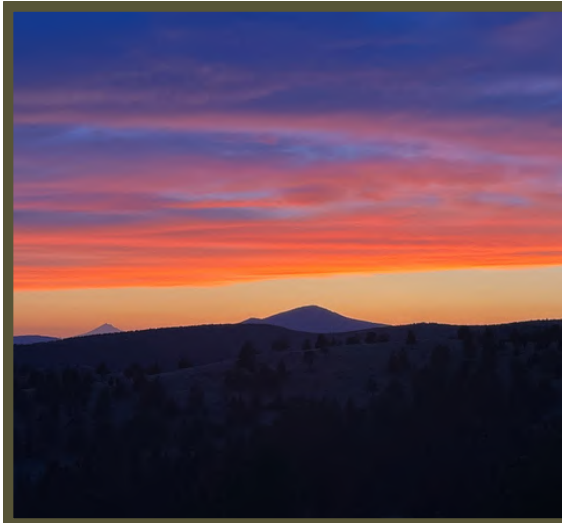
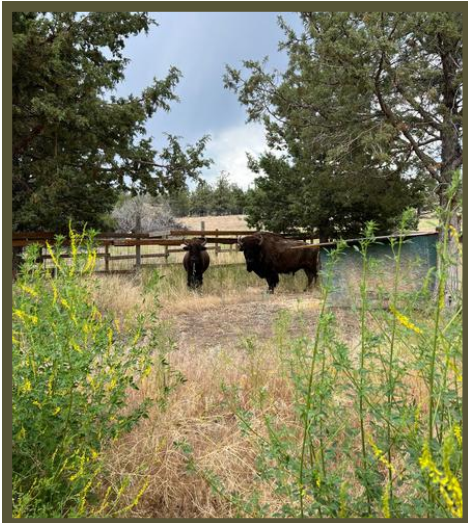
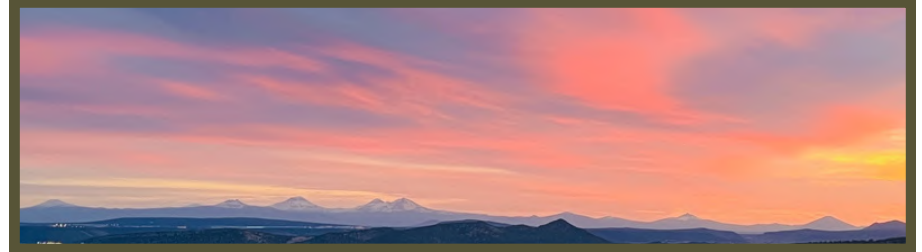
Prineville is a charming and historic city located in Central Oregon, nestled in the heart of Crook County. Surrounded by picturesque landscapes, it sits at the confluence of the Crooked River and Ochoco Creek. The town is renowned for its blend of natural beauty, outdoor recreation, and rich history, making it a gateway to some of the most breathtaking areas in the Pacific Northwest.

The area is defined by its high desert environment, characterized by rolling hills, juniper forests, and wide-open skies. Nearby, the Ochoco National Forest offers endless opportunities for hiking, fishing, camping, and wildlife observation. The Prineville Reservoir, a short drive from town, is a popular spot for boating, swimming, and stargazing due to the area's low light pollution. In recent years, Prineville has gained recognition as a hub for tech infrastructure, with major companies establishing data centers in the area due to its favorable climate and reliable energy resources. Despite this growth, Prineville retains its small-town charm and strong connection to the natural environment, making it a unique blend of tradition and modernity.



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LAND



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LOCATION

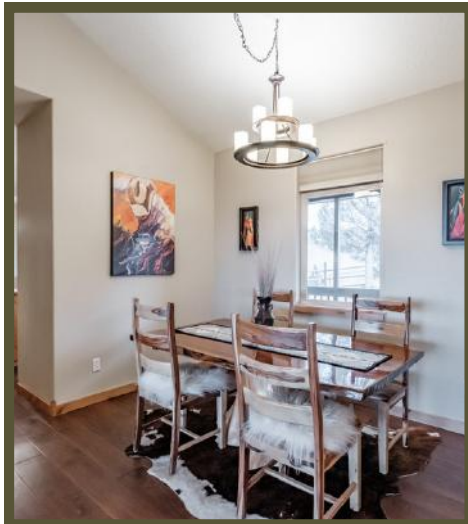
Less than an hour away from the airport, Deschutes River, skiing, the painted hills, or a night out in Bend, this property is perfectly situated to experience all that Oregon has to offer. Enjoy hiking, horseback riding, hunting or ATV adventures right from your doorstep. Get your LOP tag or apply for private unit tags. Central Oregon is renowned for its world-class golfing and is a top choice for those seeking sunny skies and snowy peaks.

LAND

162.68 acres
irrigated orchard and garden
two wells
spring with solar pump
enclosed garden with raised beds
horseback riding, atv and hiking trails
livestock corral
tag or apply for private unit

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HOME



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HOME

2468 sqft

- **4 Bedroom, 2.5 bathroom**
- **vaulted ceilings**
- **walk-in closet**
- **clawfoot soaking tub**
- **dual sinks**
- **radiant heated floors in bathroom**
- **wrap around porch**
- **concrete patio**
- **fireplace**
- **large windows providing natural light**
- **expansive views**

**SCAN HERE
FOR
INTERACTIVE
FLOOR
PLAN!**



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SYSTEMS

two wells

- newer pump house for 2nd well

spring with solar pump and 1,000 gallon cistern

- 2nd spring ready for solar pump

septic system

- rv septic and power hookups

solar system with battery bank

- 6 years left on transferable warranty

SELLER PREFERRED TERMS

use oref forms, 2 weeks post close occupancy

fidelity national title

personal property: water truck, fridge, oven, hot tub, dishwasher all conveyed at \$0 value

furniture and other farm equipment available for sale

send offer and questions to

jennifer.blake@kw.com and 541-619-7041

72 hour minimum response time for offers

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PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- CITY LIMITS
- AIRPORTS



SCAN HERE
FOR
INTERACTIVE
MAP!



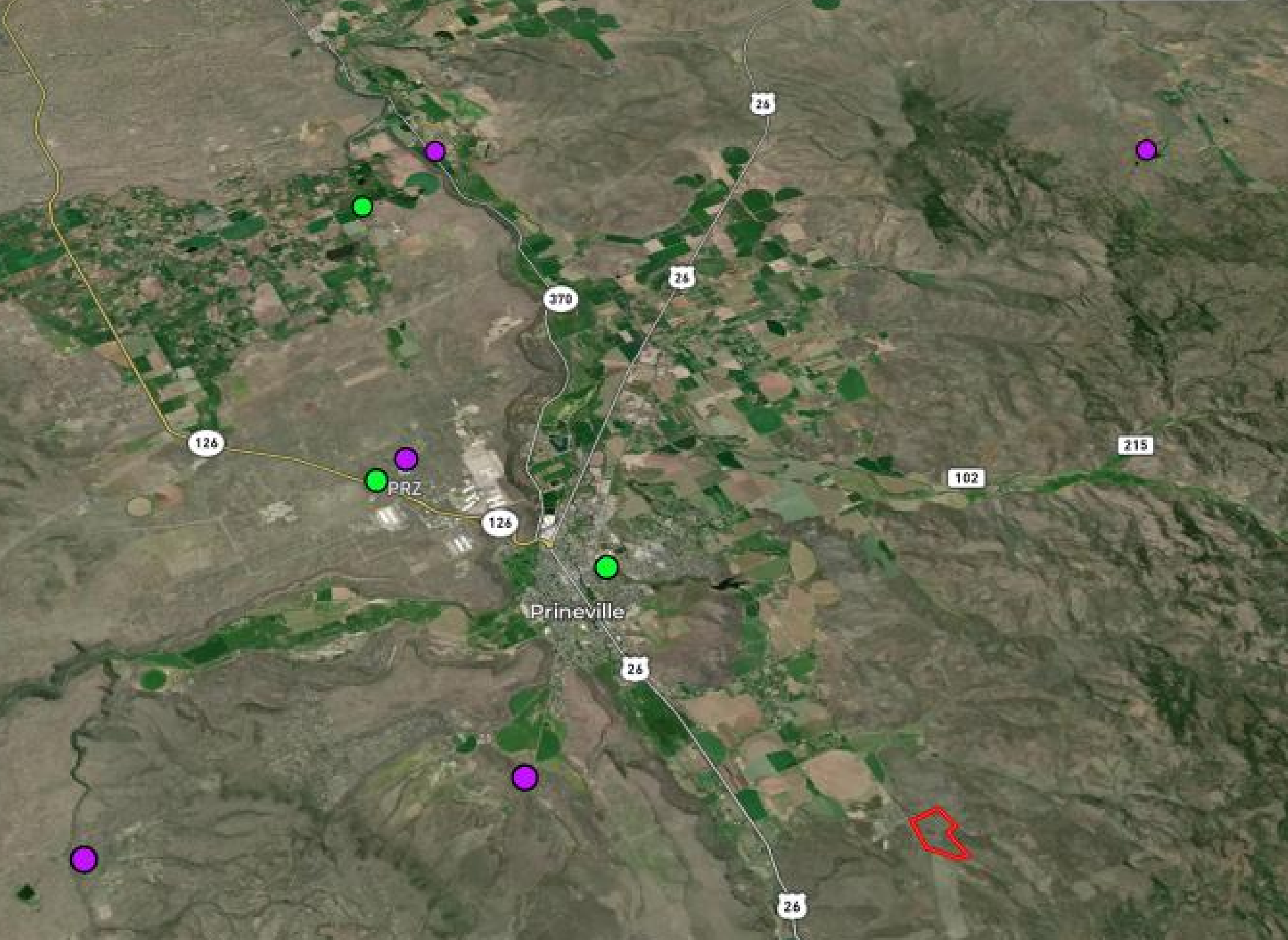
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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- OLDSFERRY-VENATOR COMPLEX
- MEADOWRIDGE ASHY SAND LOAM

Boundary 162.34 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%
125	Oldsferry-Venator complex, 12 to 35 percent south slopes	57.16	35.21
037	Meadowridge ashy sandy loam, 12 to 35 percent north slopes	56.37	34.73
122	Era ashy sandy loam, 3 to 8 percent slopes	19.88	12.25
227	Slayton ashy sandy loam, 1 to 12 percent slopes	14.69	9.05
120	Powellbutte-Skulihollow complex, 12 to 30 percent north slopes	14.24	8.77
TOTALS		162.34(*)	100%

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

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

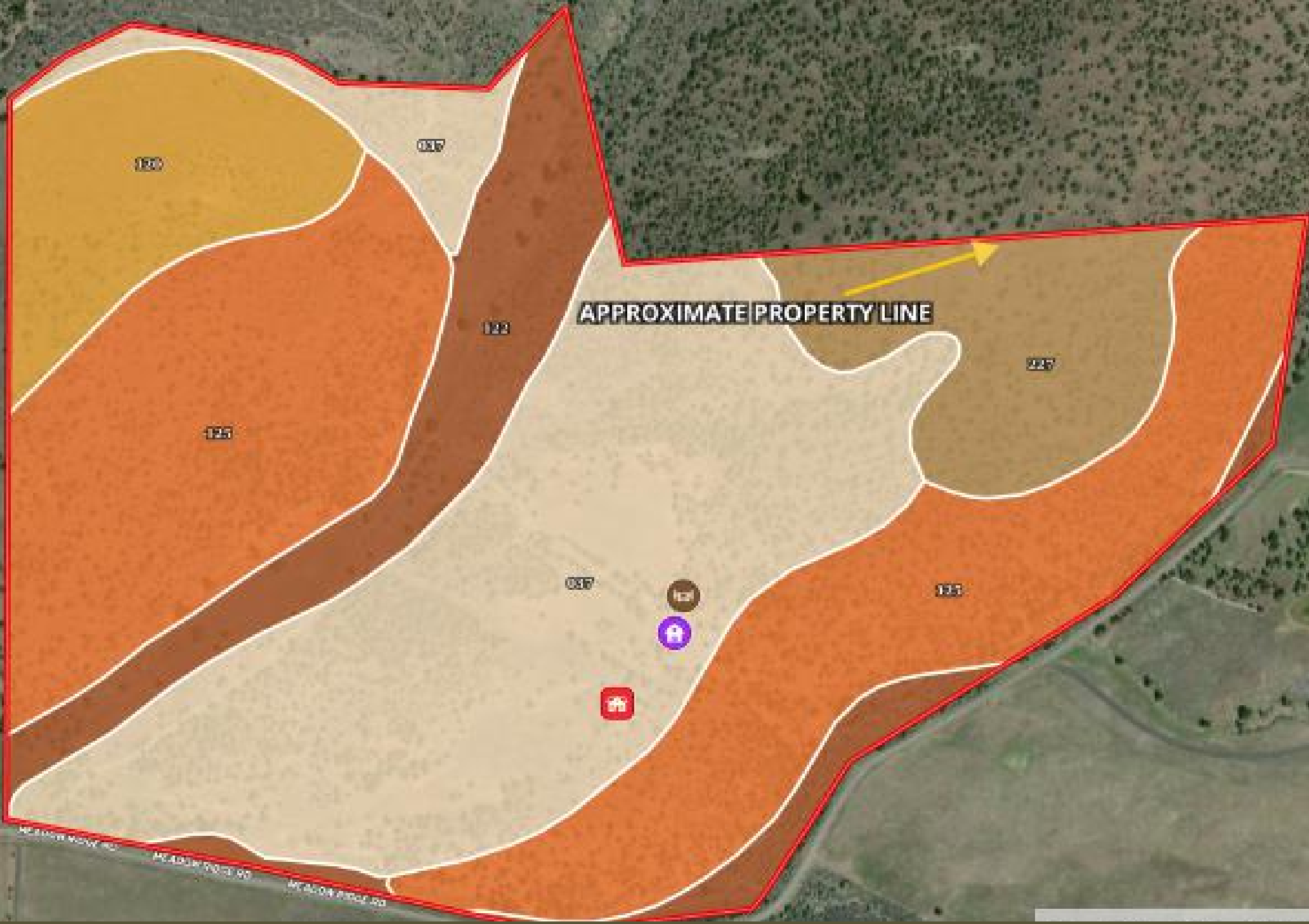
Land, Capability



1 2 3 4 5 6 7

'Wild Life'	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	
Intense	•	•	•	•	•		
Limited	•	•	•	•			
Moderate	•	•	•				
Intense	•	•					
Very Intense	•						

Grazing Cultivation



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INSPECTIONS

INSPECTIONS PROVIDED BY SELLER

- WELL LOG
- WELL FLOW
- SEPTIC

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 517.545 & 517.765 and OAR 690-205-0210)

(1) LAND OWNER Owner Well I.D. _____
 First Name DOUG Last Name ANDERSON
 Company _____
 Address 3883 NE MEADOW RIDGE RD
 City PRINEVILLE State OR Zip 97754

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 2a & 10)

(2a) PRE-ALTERATION

Casing	Di	+	From	To	Gauge	Seal	Plstc	Wld	Thrd

Material From To Amt sacks/lbs

Seal: _____

(3) DRILL METHOD

Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Am)

Depth of Completed Well 583.00 ft.

BORE HOLE			SEAL			
Di	From	To	Material	From	To	Amt
12	0	38.5	Bentonite	0	38.5	24
8	38.5	583				Calculated 21.8
						Calculated

How was seal placed: Method A B C D E
 Other BENTONITE DRY

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

STATE OF OREGON WATER SUPPLY WELL REPORT

CROO 55165

WELL I.D. LABEL# L 144596 START CARD # 1055080 ORIGINAL LOG #

1/3/2022

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

(1) LAND OWNER Owner Well I.D. First Name DOUG Last Name ANDERSON Company Address 8883 NE MEADOW RIDGE RD City PRINEVILLE State OR Zip 97754

(2) TYPE OF WORK [X] New Well [] Deepening [] Conversion [] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION Casing: Dia + From To Gauge Stl Plstc Wld Thrld Seal: Material From To Amt sacks/lbs

(3) DRILL METHOD [X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Cable Mud [] Reverse Rotary [] Other

(4) PROPOSED USE [X] Domestic [] Irrigation [] Community [] Industrial/ Commercial [] Livestock [] Dewatering [] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION Special Standard [] (Attach copy) Depth of Completed Well 583.00 ft. BORE HOLE Dia From To Material SEAL From To Amt sacks/lbs

How was seal placed: Method [] A [] B [] C [] D [] E [X] Other BENTONITE DRY Backfill placed from ft. to ft. Material Filter pack from ft. to ft. Material Size Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE Proposed Amount Actual Amount

(6) CASING/LINER Casing Liner Dia + From To Gauge Stl Plstc Wld Thrld Shoe [] Inside [] Outside [] Other Location of shoe(s) Temp casing [] Yes Dia From + To

(7) PERFORATIONS/SCREENS Perforations Method FACTORY CUT Screens Type Material Perf/ Casing/ Screen Dia From To Scrn/slot width length Slot # of slots Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour [] Pump [] Bailer [X] Air [] Flowing Artesian Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Temperature 54 °F Lab analysis [] Yes By Water quality concerns? [] Yes (describe below) TDS amount 200 ppm From To Description Amount Units

(9) LOCATION OF WELL (legal description) County CROOK Twp 14.00 S N/S Range 17.00 E E/W WM Sec 30 NW 1/4 of the NE 1/4 Tax Lot 703 Tax Map Number Lot Lat Long [X] Street address of well [] Nearest address

8883 NE MEADOW RIDGE RD

(10) STATIC WATER LEVEL Date SWL(psi) + SWL(ft) Existing Well / Pre-Alteration Completed Well 12/27/2021 38 Flowing Artesian? [] Dry Hole? []

WATER BEARING ZONES Depth water was first found 415.00 SWL Date From To Est Flow SWL(psi) + SWL(ft)

(11) WELL LOG Ground Elevation Material From To Brown Clay With Gravels 0 11 Light Brown Clay Stone 11 25 Blue Green Gray Shades Clay Stone 25 415 Note small Basalts within Clay stone 25 415 Blue Green Gray Shades Clay stone 415 583 Some Quarts fractures in Clay Stone W.B. 415 583

Date Started 12/23/2021 Completed 12/27/2021

(unbonded) Water Well Constructor Certification I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 2025 Date 1/3/2022 Signed SHAUN ALEXANDER (E-filed)

(bonded) Water Well Constructor Certification I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1970 Date 1/3/2022 Signed NEIL FAGEN (E-filed) Contact Info (optional) 541-548-1245

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Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit: <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): _____ Telephone: _____

Site Address: 8883 Meadow Ridge City: Prineville Zip Code: 97754

County: Crook Lot Size: _____ Acres/Square Feet (circle units)

Legal Description: 14-17-19-703

Age of wastewater treatment system _____ (years) Is there a service contract for system components? _____

Date the septic tank was last pumped _____ (please attach receipt if available)

Number of people occupying dwelling _____ If unoccupied, for how long has it been vacant? _____

Was this section completed by the evaluator because owner or agent was unavailable? _____

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): Michael McManis

Certification:

- | | |
|---|--|
| <input type="checkbox"/> Installer | <input type="checkbox"/> Professional Engineer |
| <input checked="" type="checkbox"/> Maintenance Provider | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians | <input type="checkbox"/> Waste Water Specialist |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ | |

Certification Number: 39103

Business name GreenBar excavation Email Michael.McManis@GreenBarExcavation.com

Business address PO Box 7 (Prineville) Phone 541-903-4343

Date of Evaluation: 03/07/2023 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

03/09/2023
Date (MM/DD/YYYY)

[Signature]
Signature of Qualified Septic System Evaluator

1. **General System Information**

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input type="checkbox"/> Other _____ | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system Yes No Unknown

- Permit Number(s) CC - 138-95
- Year original septic system installed: 1995 (YYYY) No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system Yes No Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

2. **Overall Septic System Status**

- Discharge of sewage to the ground surface Yes No None observed
- Discharge of sewage to surface waters Yes No None observed
- Sewage backup into plumbing fixtures Yes No Unknown
- Additional Comments:

3. **Septic tank**

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation Yes No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

-
-
- The septic tank material is:

- Concrete
- Steel
- Plastic
- Fiberglass
- Other (explain) _____
- Unknown

- Is the septic tank accessible? Yes No

- Septic tank volume in gallons 1,000

- Tank volume determined by: Check all that apply, add comments below as needed

- Permit Records Measured Stamped on Tank Other

- Septic tank risers are at ground level Yes No

- Tank appears to be free from defects, leaking and signs of deterioration Yes No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

-
-
- Septic tank lid(s) is intact Yes No

- Septic tank baffles are intact: Inlet Yes No Outlet Yes No

- Baffle material - Inlet Plastic Concrete Metal Outlet Plastic Concrete Metal

Effluent filter is present Yes No

- Effluent filter is free of debris Yes No Not Applicable

- Liquid level in tank relative to invert of outlet At Above Below

If above or below invert outlet, please explain: _____

- Scum layer 6 (inches) Sludge layer 6 (inches)

- Scum and Sludge layer more than 35% of the total tank volume Yes No

Indicate where sludge measured from: Inlet Middle Outlet

- Additional Comments:

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank Yes No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s): Yes No

- Dosing tank capacity _____ (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
 Permit Records Measured Stamped on Tank Other
- Dosing tank material _____
- Dosing tank appears to be watertight and in good condition Yes No
- Dosing tank lid is intact Yes No
- Electrical components are sealed and watertight Yes No
- Pump/ siphon is functional Yes No
- Type of Pump Demand dose Time dose
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- There is a high water alarm Yes No
- The high water alarm (audible and visual) is working Yes No Not Applicable
- Type of screen _____
- Screen is clean and free of debris Yes No - Screen cleaned for this evaluation Yes No
- Scum/ sludge present in Dosing tank Yes No
- Scum layer _____ (inches) Sludge layer _____ (inches)
- Additional Comments:

5. Soil absorption system

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system Yes No Unknown
- Was the soil absorption system part of the evaluation? Yes No See note below
If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

- Absorption distribution Equal Serial Pressure Equal via pressure
- Absorption lines construction material:
 Gravel and pipe Chamber Tile Polystyrene foam and pipe Other _____
- Absorption distribution unit(s): dropbox hydrosplitter equal distribution box
 Intact Damaged N/A
- Absorption distribution unit(s) are free of debris or solids Yes No N/A *unknown*

- Locate all drain lines in soil absorption system Yes No
Total length of drain lines 375 (ft)
Lengths determined by Physically uncovering portions of system/probing Written records
 Fish tape Electronic locator camera
- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.
 Yes No

If you answered "No," please describe below:

- Absorption area appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in absorption area or distribution unit(s) Yes No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
 Yes No Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

6. **Sand Filter System**

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014 must** maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter Yes No
(If "No," skip the rest of section 6)
- Type of sand filter
 - Intermittent
 - Recirculating
 - Bottomless
- Sand filter container appears free from defects, leaks and signs of deterioration: Yes No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

Yes No

If you answered "No," please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts Yes No
- Evidence of ponding in/ on sand filter media surface Yes No
- Surface access to manifold and valves Yes No
- Monitoring ports are present Yes No
- Lateral lines flushed and equal distribution verified Yes No
- The sand filter has a pump Yes No

(If "No", skip the rest of section 6)

- Pump vault appears to be watertight and in good condition Yes No N/A
- Pump is functional Yes No
- Pump control mechanism is functional (floats, pressure transducer) Yes No
- High water alarm in pump vault (audible and visual) is working Yes No
- Pump electrical components are sealed and watertight Yes No

- Additional Comments:

7. Alternative Treatment Technology System

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** Yes No
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
System ID number _____
Manufacturer name _____

- Previous two years of maintenance records are available Yes No
If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form Yes No
If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

See attached

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

See attached

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

03/09/2023
Date


Signature of Qualified Septic System Evaluator

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**

see attached

43496

Control No.
185.00
\$ Fee

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. CC-138-95

New Construction

Repair

Other

Permit Issued To DON PURKERSON 14 17 Index 19 703 CROOK
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)

NE MEADOW RIDGE ROAD PRINEVILLE 8-14-95
(Road Location) (City) (Issued by - Signature) (Date Issued)

Meadow Ridge Subd. Lot 2 RUSSELL F. HANSON, RS.

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE 8-14-96 TYPE OF SYSTEM STANDARD

Tank Volume 1000 w/riser Gallons Design Sewage Flow 450 Gallons/Day
Maximum Depth 24 inches. Disposal Trenches Seepage Bed(s) Square Feet
Minimum Depth 24 inches. 375 Linear Feet
Equal Loop Serial Pressurized Minimum Distance Between Trenches 8ft of soil
Total Rock Depth 12 inches. Below Pipe 6 inches. Above Pipe 2 inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install w/ deep boxes. Cover Gravel w/ filter fabric. Stay 100' from any well.

PRE-COVER INSPECTION REQUIRED — CONTACT C.C.E.H. RUSS HANSON @ 447-8155

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations

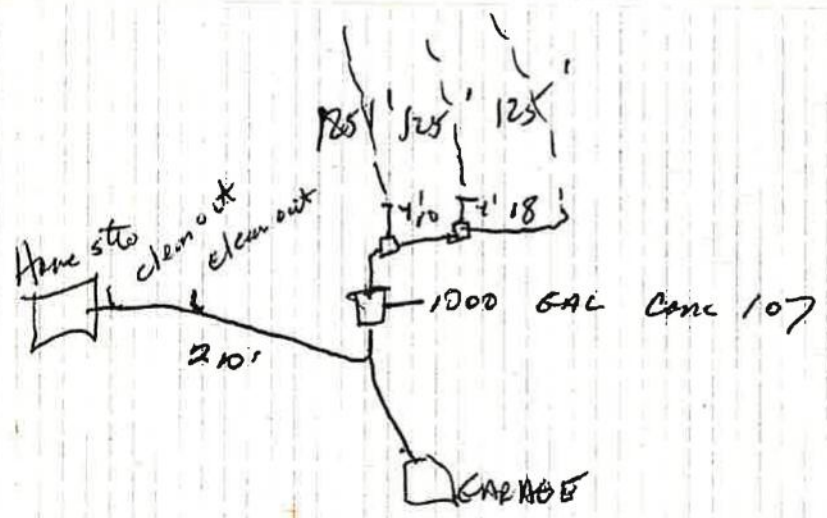
Installer Roy Carlson

Final Insp. Date 8-21-95

Inspected By RF Hanson

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71



In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

[Signature]
(Authorized Signature)

Sanjurjo #730
(Title)

8-21-95 EHRD
(Date) (Office)

AS-BUILT DRAWING & MATERIALS LIST

PERMIT NO CC 138-95

To be completed by installer. All materials must be described. All demensions indicated. Elevations at tank inlet & outlet and at three (3) points on each lateral.

Don Ruxker SON

(Property Owner's Name)

14 (Township)

17 (Range)

19 or 30 (Section)

2 (Tax Lot/Act. No.)

Crook (County)

(Subdivision Name)

(Lot No.)

(Block No.)

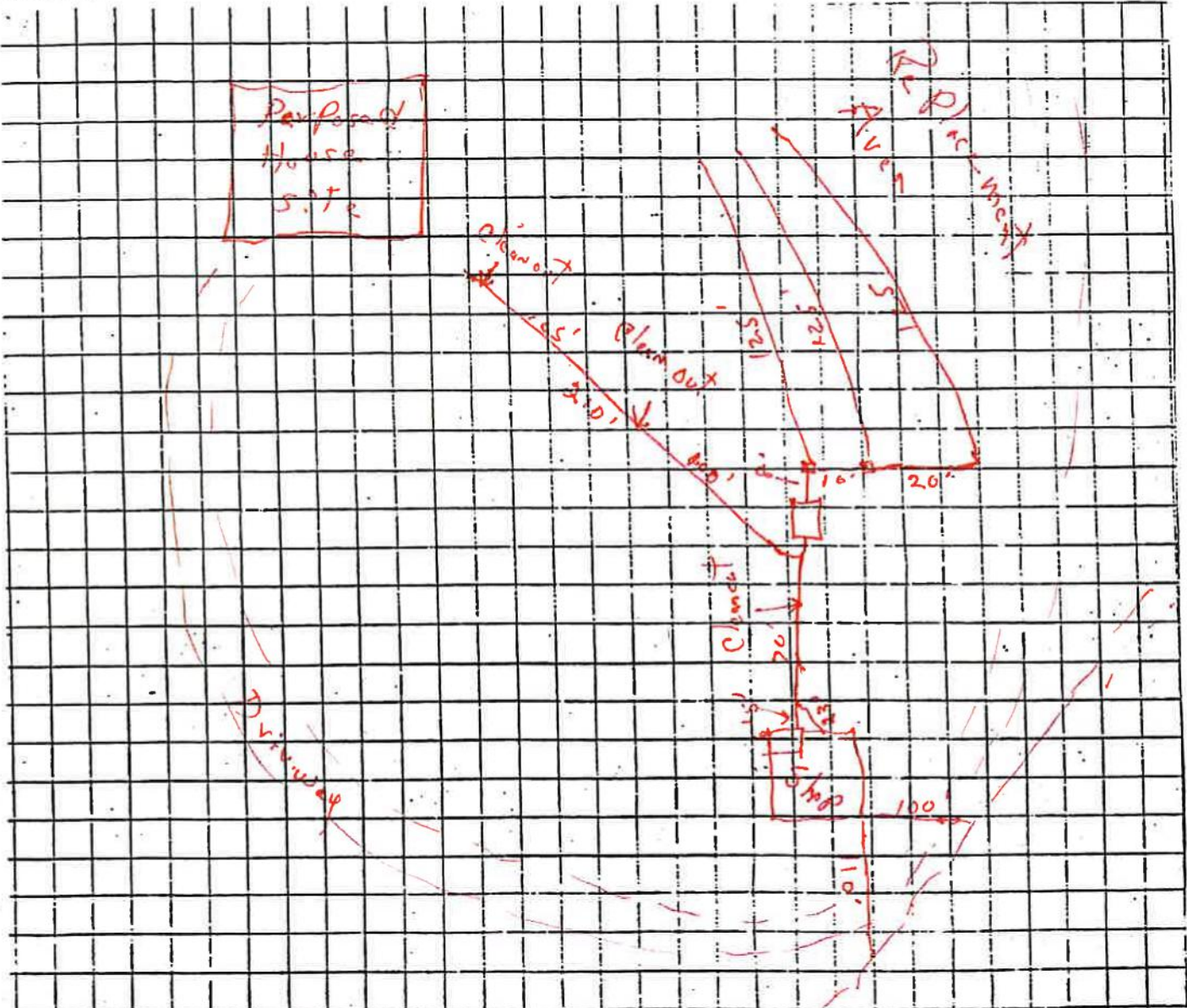
162 AC (Lot Size)

NO (Public Water Supply)

(Private Water Supply) Specify Type

3 (Single Family Residence - Number of Bedrooms)

(Other - Specify)



SEPTIC TANK 1000 Gal

DOSING TANK

EFFLUENT PIPE 375 FT

LATERAL PIPE 375

HEADER PIPE 40 FT

(DIST.) OR DROP BOXES 2

WATER TIGHTNESS TEST CERTIFICATION STATEMENT

I certify that the septic tank installed on this lot was watertightness tested and did not exceed the amount of water loss as required by OAR 340-73-025.

Tank manufacturer, Bruce's Septic, tank # _____

Roy Calda
Installer signature

8-17-95
Date

The following septic tank, tank manufacturer, _____, tank # _____, did not pass the water tightness test, date _____, and was repaired/replaced and retested. I certify that the septic tank did not exceed the amount of water loss as required by OAR 340-73-025.

Installer signature

Date

OFFICE USE ONLY

Test Holes Ready

STATE OF OREGON
Department of Environmental Quality
Crook County Environmental Health
300 East 3rd Street
Prineville, OR 97754
APPLICATION FOR:

FOR OFFICE USE ONLY

Date Rec'd 8-2-95
Date Completed
Required Fee 71850
Receipt No.
Control No. CC-138-95

- Site Evaluation Report
Permit to Construct On-Site Sewage Disposal System
Permit to Repair On-Site Sewage Disposal System
Permit for Alteration of On-Site Sewage Disposal System
Permit Renewal
Authorization Notice
Other (Specify)

(Required fee and land use compatibility statement must accompany application)

OFFICE USE ONLY:

UT PLAN REQUIRED YES NO ATTACHED YES NO
UNITY OR TAX LOT MAP REQUIRED YES NO ATTACHED YES NO
ST HOLES REQUIRED YES NO ATTACHED YES NO
ND USE COMPATIBILITY STATEMENT YES NO ATTACHED YES NO

DITIONAL ITEM(S) REQUIRED

APPLICANT'S USE (Please Print)

Property Owner's Name
14 (Sublot) 17 (Range) 19-30 (Section) 2 (Tax Lot/Acct. No.) Crook (County)
703 (Lot No.) 704 (Block No.) 162.69 (Lot Size)
Meadow Ridge SUBD (Division Name)
Well (Private Water Supply, Specify Type)

Single Family Residence 3 (Number of Bedrooms) Other (Specify)

Directions to Property: north on Johnson Cr Rd, Turn Right on-Dirt Rd
1 mi To wire Gate turn left, Go 1/2 mi on Driveway

my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental
Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

Roy Carlson (Signature) AUG 2, 95 (Date)
Owner
Authorized Representative
S.D.S. License No.

Owner's Mailing Address: Dun Per Rev Sum
Applicant's Mailing Address (if different): Roy Carlson
236141 River Rd
Prineville, Ore

Phone: 447-7042

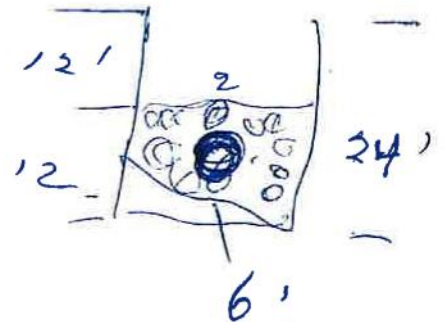
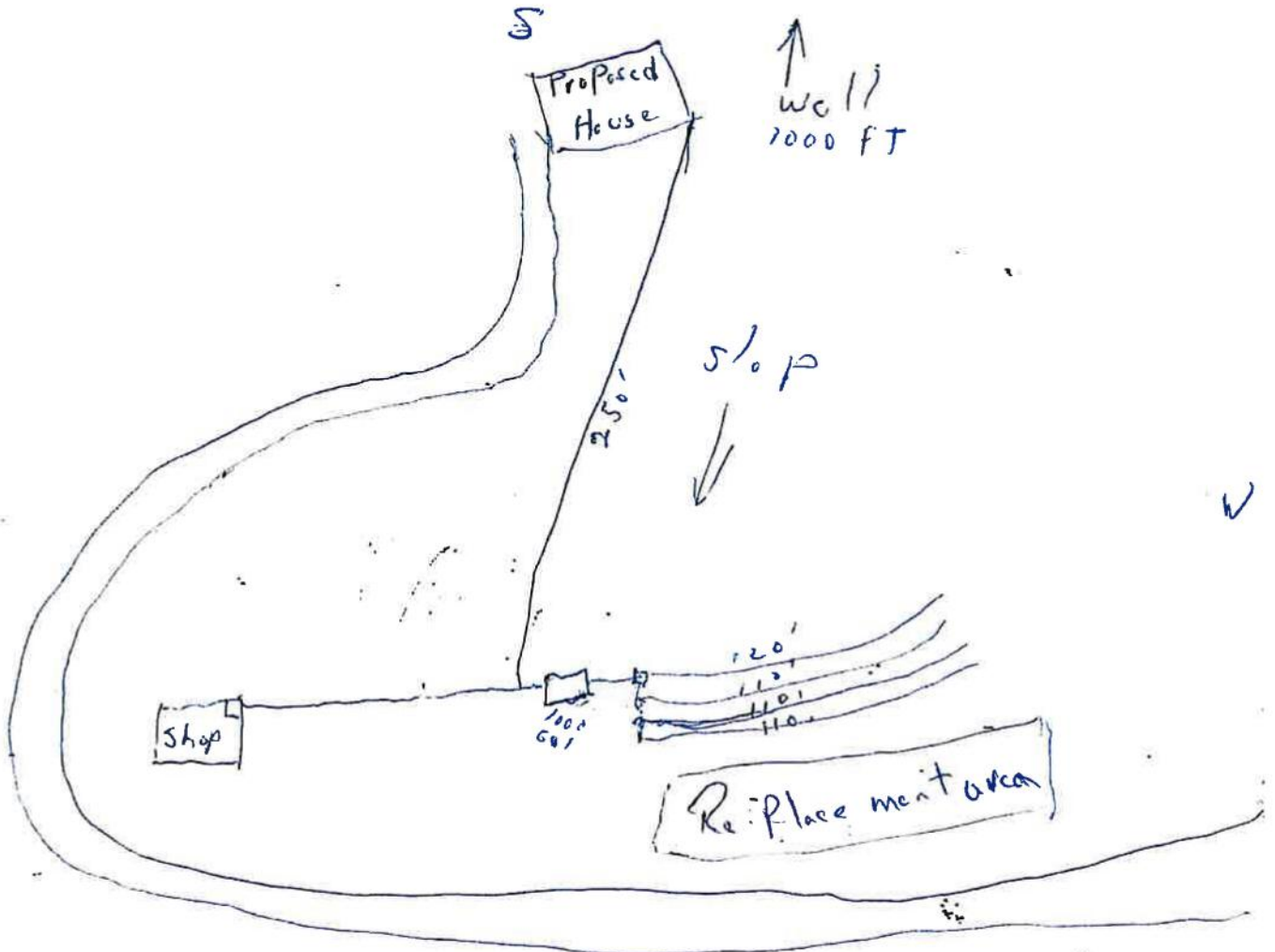
DEPARTMENT OF ENVIRONMENTAL QUALITY
PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM

CONSTRUCTION PLAN

PROPERTY OWNER Don Per Kerson

DATE _____

LOCATION T 14 R 17 SECTION 19-30 TAX LOT NO. 2



N

LAND USE COMPATABILITY STATEMENT
FOR ON-SITE SEWAGE DISPOSAL SYSTEMS

licant's Name <u>Roy Carlson</u>		Mailing Address <u>236141 River Rd.</u> <u>Prineville Ore</u> <u>Ore 97754</u>		Phone Number <u>447-7042</u>
Township <u>14</u>	City <u>17</u>	State <u>19-30</u>	Zip <u>2</u>	Tax Lot/Account No.
Subdivision/Project <u>Meadow Ridge SubD</u>	Lot <u>703</u>	Block	County <u>Crook</u>	

no
Property is a lot of record created before August 1, 1981

PROPOSED LAND USE

AGRICULTURAL RESIDENTIAL COMMERCIAL INDUSTRIAL

MOBILE HOME NO. BEDROOMS

RESIDENTIAL STRUCTURE 3 bedroom Wood Frame Home and Shop
Describe

S Y S T E M S T A T U S

ALTERATION OF ON-SITE SYSTEM REPAIR/ON-SITE SYSTEM REPLACEMENT OF SYSTEM

NEW CONSTRUCTION OF ON-SITE SYSTEM AUTHORIZATION TO CONNECT OF EXISTING SYSTEM

REMARKS

STATEMENT OF COMPATIBILITY FOR APPROPRIATE LAND USE AUTHORITY

THE ABOVE PROPOSAL HAS BEEN REVIEWED AND FOUND TO BE:

COMPATIBLE WITH THE LCDC ACKNOWLEDGED COMPREHENSIVE PLAN

CONSISTENT WITH THE STATEWIDE PLANNING GOALS

NOT COMPATIBLE WITH THE LCDC ACKNOWLEDGED COMPREHENSIVE PLAN

NOT CONSISTENT WITH THE STATEWIDE PLANNING GOALS

Reason for finding of compatibility/incompatibility: Approved - use compatible

CROOK COUNTY/CITY PLANNING

R. Williams
Signature

Asset Planning Dir
Title

14 May 95
Date

CROOK COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
PRINEVILLE, OR 97754
(503) 447-8155

Crook County
Environmental Health Department

Courthouse
300 E. 3rd Street
Prineville, Oregon 97754
(503) 447-8155

July 22, 1993

Ms. Kathy Overall
THE ASSOCIATES REAL ESTATE
701 S. Fairview
Prineville, OR 97754

RE: SOIL EVALUATION CC-124-93
T14, R17, Section 19
Lot #2 MEADOW RIDGE SUBDIVISION
C.O. Ranches

Dear Ms. Overall:

An evaluation for on-site sewage disposal has been completed for a site on the above-referenced tax lot in Crook County. The test pits on the site revealed a surface soil of loamy sand.

The site is suitable for the installation of a standard on-site sewage disposal system with a serial distribution with drop boxes. A total of 450 lineal feet of disposal trenches and a 1,000 gallon septic tank are required.

Special Note: Please cover top of drainfield gravel with filter fabric. Stay east of test hole #1.

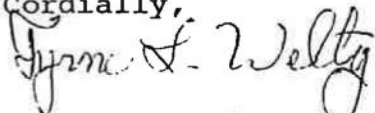
Enclosed is a septic permit packet which explains the procedure in obtaining your septic construction permit.

Please note that prior to applying for your septic permit it is necessary to have land use clearance. Please provide a completed Land Use Compatibility Statement signed by the Crook County Planning Department. (Form is included in the septic permit packet.)

After you have received land use clearance, please submit signed form along with your completed application and plot plan showing the system layout and a section of the approved area (to be reserved for system replacement) to the Crook County Environmental Health Department. The current permit fee is \$155.

If you have any questions, please call the Crook County Environmental Health Department at 447-8155.

Cordially,



Tyrone L. Welty, R.S.
Director

eab

Enclosures

cc Assessors Office, Planning and Building Departments

SITE EVALUATION FIELD INSPECTION

TLW CC-124-93

Tax Reference T 5, R E; Sec. Tax Lot # Evaluator
 Applicant Date 7/20/93 Parcel Size 160 Ac.
 Subdivision Meadow Ridge Lot 5 Blk Unit

Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.

Depth	Texture	Soil Matrix Color and Mottling (Notation), % Coarse Fragments, Roots, Structure, Layer Limiting Effective Soil Depth, etc.
0-16	LoSa	10YR 3/2 LU SBK M to granular Common fine to med root
16-29	SicCl	10YR 3/4 M to S SBK coarse < Common fine/med root 5% gravel
29-46		Fractured shale N? dry variegated ESL

0-19	Similar	(1)
19-35	"	(1)
35-41	saprolitic clay	ESL 10YR 5/3
41	Fractured shale	ESL

0-21	Similar	(1)
21-44	"	(1)
44-58	silty	10YR 6/3 weak to M SBK coarse w/ fine roots
58		

S4		

Landscape Notes grass & sagebrush w/ scattered juniper
 Slope 10% Aspect NNE Groundwater Type N/A
 Other Site Notes

SYSTEM SPECIFICATIONS

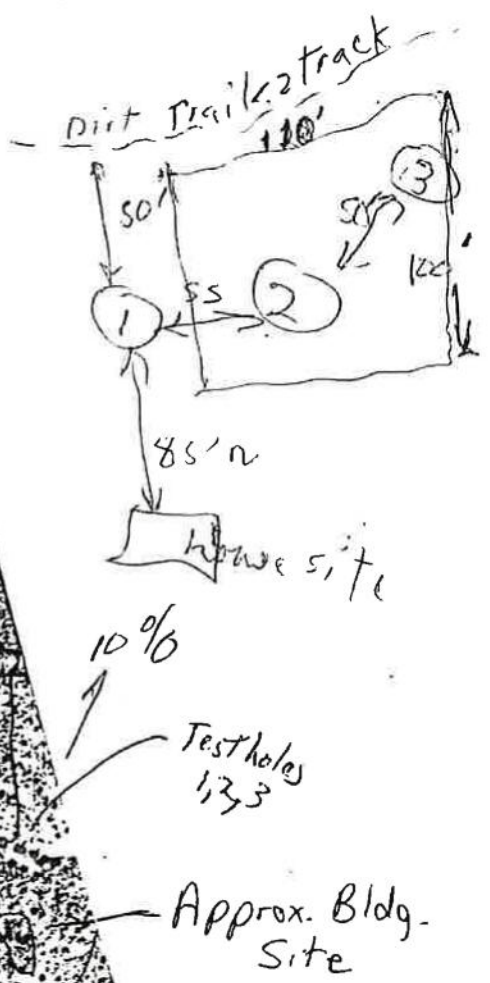
Type System STD Design Flow 450 gpd Disposal Field Size 450 Linear Feet
 Initial Serial w/drape boxes System Sizing 150 /150 g. Max. Depth Absorption Facility (in) 24
 Replacement Same System Sizing 150 /150 g. Max. Depth Absorption Facility (in) 24
 Special Conditions cover top of d.f. rock w/ filter fabric.
 stay east of test hole. (1)

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM

P L O T P L A N

Property Owner C.O. Ranches Date 6/24/93
Location T 14 R 17 Section 19 Tax Lot No. Lot 2

↑N



CROOK COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
 CROOK COUNTY COURTHOUSE
 300 E. 3RD STREET
 PRINEVILLE, OR 97754
 PHONE (503) 447-8155

Date Rec'd 6/23/93
 Date Complete
 Required Fee
 Receipt No.
 Control No.

(C. 124-93)

APPLICANTS USE -- PLEASE PRINT

160 acres and larger
 Lot Size (Acreage or Dimensions)

Central Oregon Ranches
 Property Owner's Name

Kathy Overall, The Associates real estate, inc.
 Applicant's Name if Different from Owner

Legal Description of Property	<u>14</u> Township	<u>17</u> Range	<u>19,20,29,30</u> Section	<u>SEE ATTACHED MAPS</u> Tax Lot/Acct. No.	<u>Crook</u> County
Parcels in Platted Subdivisions, Indicate	<u>MEADOW RIDGE</u> SubDivision Name			<u>2</u> Lot Number	<u>N/A</u> Block Number

Proposed Facility

Single Family Residence 3 Bedrooms

Other _____ Specify _____

Water Supply

_____ Public (Community System)

x Private well (not drilled, yet)
 Well, Spring, Etc.

Existing Facility

Single Family Residence _____ Bedrooms

Other _____ Specify _____

- | | | |
|--|-------------------------|--|
| <input checked="" type="checkbox"/> SITE EVALUATION REPORT | APPLICATION FOR: | AUTHORIZATION NOTICE |
| <input type="checkbox"/> PERMIT TO CONSTRUCT ON-SITE SDS | | PURPOSE OF AUTHORIZATION NOTICE |
| <input type="checkbox"/> PERMIT TO REPAIR ON-SITE SDS | | <input type="checkbox"/> CONNECT TO EXISTING SYSTEM NOT CURRENTLY IN USE |
| <input type="checkbox"/> PERMIT FOR RENEWAL | | <input type="checkbox"/> REPLACE ONE MOBILE HOME WITH ANOTHER OR A HOUSE |
| <input type="checkbox"/> PERMIT FOR ALTERATION OF ONSITE SDS | | <input type="checkbox"/> REPLACE OR REBUILD A HOUSE |
| <input type="checkbox"/> EXISTING SYSTEM REPORT | | <input type="checkbox"/> ADDITION OF ONE OR MORE BEDROOMS |
| <input type="checkbox"/> PLAN REVIEW | | <input type="checkbox"/> PERSONAL HARDSHIP |
| <input type="checkbox"/> OTHER (Specify) _____ | | <input type="checkbox"/> TEMPORARY HOUSING <u>li</u> |
| | | <input type="checkbox"/> OTHER (Specify) _____ |

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application.

My signature signifies that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

Kathy Overall 6/24/93
 Signature Date

Owner
 Authorized Representative
 Licensed Installer
 Licensed No. _____

Owner's Mailing Address Central Oregon Ranches
(C/O The Associates real estate)

Applicant's Mailing Address (If different)
c/o Kathy Overall, The Associates real estate
715 W. Third, Prineville, OR 97754

Phone _____ Phone 447-3940

IMPORTANT DOCS

DOCUMENTS PROVIDED BY SELLER

- ROAD EASEMENT
- CC&RS
- SURVEY

FOR MEADOW RIDGE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, OREGON RANCHES, a co-partnership comprised of TOM BURKHOLDER and JIM BURKHOLDER, are the owners of MEADOW RIDGE SUBDIVISION to the County of Crook, State of Oregon, according to the official plat thereof on file and of record in the County Clerk for Crook County, Oregon (hereinafter referred to as "Property"), and do hereby make the following declarations, conditions and restrictions, covering the said real property, specifying that this declaration of covenants to run with all of said land and upon all persons claiming under them and that all restrictions shall be for the benefit of and limitation of the owners of said real property.

1. **LAND USE AND BUILDING TYPE:** All lots are intended for residential and dryland agricultural use.

2. **DWELLING AND SIZE:** All dwellings and other structures shall be constructed in accordance with the building regulations of Oregon and County of Crook. The floor area of the dwelling shall be exclusive of open porches, patios, breezeways and decks. The floor area shall be not less than 1,600 square feet in size and any outbuildings constructed on the Property shall be designed to match the dwelling in style and exterior finish.

3. **TEMPORARY STRUCTURES:** No mobile home, modular home, trailer, basement, tent, shack, garage, shed, or any other structure of a temporary character shall be used as a residence, except that a travel trailer may be used on the premises during construction as may be permitted by the County of Crook.

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Crook County Official Records
DEED-AGMT
Pgs=11
\$55.00 \$11.00 \$61.00 \$2.00
\$5.00 \$10.00

2021-311376
08/25/21 11:02 AM
Total: \$144.00



I, Cheryl Seely, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Cheryl Seely - County Clerk



After recording return to: ORS 205.234(1)(c)

Sherry Griffin
8361 NE Meadow Ridge Rd
Prineville, OR 97754

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Meadow Ridge Road Maintenance Agreement

2. Direct party(ies) / grantor(s) Name(s)

ORS 205.234(1)(b)

Sam Griffin, Liane Anderson, Joe Floyd, Douglas Gruzd
Francis H. Tankersley Jr, Rick Butler, Perry Cross
Ross Biederman, Terra Rogers

3. Indirect party(ies) / grantee(s) Name(s)

ORS 205.234(1)(b)

Sam Griffin, Liane Anderson, Joe Floyd, Douglas Gruzd
Francis H. Tankersley Jr, Rick Butler, Perry Cross
Ross Biederman, Terra Rogers

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: _____

5. Send tax statements to:

ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

FULL

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: _____

9. If this instrument is an original and being re-recorded, complete a Re-Recording Coversheet in place of this Basic Coversheet and attach it to this instrument: ORS 205.244(2)

See exhibit A

Amendment to the Covenants, Conditions and Restrictions
Meadow Ridge Subdivision, dated August 6, 1993.

ROAD MAINTENANCE AGREEMENT

The undersigned owners of Parcels 3 through 11 (Lots 1-10) on Meadow Ridge Road Prineville, Oregon, which properties have a non-exclusive right of way easement dedicated on Crook County microfilm number 12-1-1993-110386 of Crook County records for ingress-egress on that roadway known as Meadow Ridge Road, in Crook County, Oregon enters into this Road Maintenance Agreement. See attached Exhibit A for list of parcel owners and addresses and Exhibit B for map of Meadow Ridge Subdivision.

Recitals:

- A. It is essential to the value of the parcels and for the safety of persons living thereon, and each of their guests and invitees, that the above-described roadway be properly maintained, in good condition for ease of ingress/egress.
- B. The undersigned have agreed to share in the cost of maintaining the roadway serving the parcels according to the terms and conditions set forth herein.

Agreement:

The undersigned agrees to the following:

- A. Area of shared responsibility: Approximately 2 miles of Meadow Ridge Road, from intersection with Johnson Creek Road east to dead end at private gate to parcels 5 and 6 (Lots 4 and 5).
 - 1. Routine maintenance of the roadway will require a road grader to blade the right of way a minimum (2) two times per year, preferably Spring and Fall, followed by a compacting roller. Routine maintenance to be performed under this agreement may include but not be limited to the following: Grading, filling holes or washouts, re-graveling. Capital improvements may be undertaken only on the affirmative vote of all (100%) of the property owners participating in this agreement and affected by the Capital Improvement, e.g. oiling for dust control or chip sealing.
 - 2. If the grading cannot coincide with precipitation it is agreed that imported water will be used for maximum benefit of the compacting activities.
 - 3. Additional 3/4" minus road base will be added as needed and recommended by selected Roadway Contractor once approval has been obtained from a Meadow Ridge Rd. HOA representative (To be appointed.)
 - 4. Snow removal and weed abatement are part of a balanced maintenance program. Mother Nature will dictate the number of times a blade is called upon to remove snow from the right of way. Removal may be conducted by any landowners at their own expense. Removal operations limited to roadway surface width only. Any damage caused to right-of-way, drainage, fencing, etc. will be repaired immediately by the person conducting removal at their own expense,

unless otherwise agreed by all affected parties. Removal operations will take into consideration and make accommodation for snow melt runoff as practical.

5. Weed abatement on shoulders of roadway targeting 6' to 8' on either side. If spray application chemicals are used, no restricted label herbicides or livestock grazing restricted chemicals may be used. Application will be done annually in the spring of the calendar year, by a professional engaged in the business of weed control. Noxious weed control can be undertaken or directed only by parcel owners at their own expense subject to the above conditions and if dug out must be disposed of on that parcel owners property.

6. It is understood that unforeseen events and/or events in Mother Nature may cause additional work and/or grading to be needed in any particular calendar year. In the event this occurs the repairs will only be undertaken upon an affirmative vote of a majority of all property owners participating in this agreement.

7. Following adoption of this Road Maintenance Agreement each participant agrees to an annual assessment of \$1,000.00 to create a fund to pay for maintenance and repairs and to pay their equal share of any shortfalls which may be caused by events described in Paragraphs 4, 5 and 6. Two parcel owners will be voted on and appointed as caretakers and signatories of the maintenance account. The annual assessment will be subject to review, before the first spring grading, during a meeting of the parcel owners. (Accounting method to be determined.)

8. The parcel owners shall work together to coordinate their repair and maintenance activities to make the repairs and maintenance as economical as possible and to minimize interference with parcel owner's use of the roadway. To the extent reasonably possible, all quotes for repairs, maintenance or capital improvements will be obtained through competitive bidding for cost comparison. Re-graveling quotes will be based on the use of ¾" minus road base at approximately 1 to 2 inches of compacted depth.

9. All property owners participating in this agreement shall share equally the cost of approved maintenance or repair, in advance of work being done according to the shared responsibility set forth herein. If a property owner fails to pay their respective share with thirty (30) days after receipt of a statement, the amount of the statement, together with interest at 9% per annum from the date of the statement, plus any attorney fees and costs, whether or not suit is filed necessary to collection, shall automatically become a continuing lien against the parcel of the defaulting parcel owner. Each parcel owner's obligation to pay his or her share of the cost will be an enforceable personal obligation of the parcel owner.

10. The property owners will exercise reasonable care in their use of the roadway so as not to cause more than normal wear and tear, to include instructing guests, delivery vehicle, etc. regarding speed limits and common courtesy. ATV or UTV use by parcel owners only, or their agents.

This agreement is between parcel owners 3 through 11 (Lots 1-10) and adjacent landowners to Meadow Ridge Road who wish to participate in whole or in part.

1. All parties agree to use the attached "Crook County Standards for Rural Road" (Exhibit C) example D-1 as a reference guideline for roadway driving surface, e.g. width, crown, slope, drainage, depth and type of aggregate used, routine maintenance, etc. Any changes to existing easement roadway must be approved by the parcel owner where the changes are contemplated.

2. This Agreement expresses the intent of the rights and responsibilities of the nine (9) landowners affected. The spirit intended is to maintain reasonable ease of access to the parcels through

cooperation of the parcel owners, to define areas of shared responsibility and to provide an equitable division of costs associated with repair and maintenance of the existing roadway and drainage ditches.

3. The rights and responsibilities set forth in this agreement shall be perpetual and shall run with the land, and shall be binding on and insure to the benefit of, the successors and assigns of the owners of each parcel of land.

4. The provisions of this agreement may only be amended in writing and with the consent of all (100%) of the property owners participating in this agreement.

5. If a parcel or parcels is owned by more than one person, all the owners of a parcel(s) will collectively be referred to as the parcel owner, and will be entitled to only one collective vote.

We have signed our signatures this 24th day of August, 2021.

Parcel #3 Lot #1
Name: Sam Griffin
Address: 8361 NE Meadow Ridge Rd
Signature: [Signature]

Parcel #4 Lot #2 & 3
Name: Liane Anderson
Address: 8883 NE Meadow Ridge Rd
Signature: [Signature]

Parcel #5 Lot #4
Name: [Signature] SIGNATURE
Address: 9821 NE MEADOW RIDGE
Signature: JOE FLOYD

Parcel #6 Lot #5
Name: Douglas C. Grudzinski
Address: 9802 NE Meadow Ridge Rd
Signature: [Signature]

Parcel #7 Lot #6
Name: FRANCIS H. TANKERSLEY JR.
Address: 9196 NE Meadow Ridge Rd
Signature: Francis H. Tankersley Jr.

Parcel #8 Lot #7
Name: RICK BUTLER
Address: 9454 N.E. Meadow Ridge Rd
Signature: Rick Butler

Parcel #9 Lot #8
Name: Perry Cross
Address: 9128 NE Meadow Ridge
Signature: [Signature]

Parcel #10 Lot #9
Name: Ross Biederman
Address: 8882 NE Meadow Ridge Rd
Signature: [Signature]

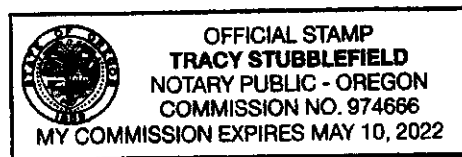
Parcel #11 Lot #10
Name: Terra Rogers
Address: 8360 NE Meadow Ridge Rd
Signature: [Signature]

STATE OF Oregon)
)ss.
County of Crook)

On the 24 day of Aug., 2021, the above named Larry Joe Floyd
personally appeared and acknowledged the foregoing instrument to be his/her/their voluntary act and
deed.

Before me Tracy Stubblefield
Notary Public of Oregon

My Commission expires: 5/10/22

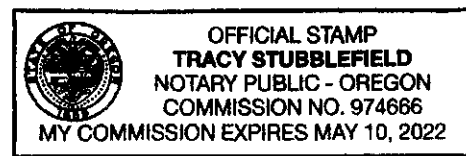


STATE OF Oregon)
)ss.
County of Crook)

On the 24 day of Aug., 2021, the above named Liane Anderson
personally appeared and acknowledged the foregoing instrument to be
his/her/their voluntary act and deed.

Before me Tracy Stubblefield
Notary Public of Oregon

My Commission expires: 5/10/22

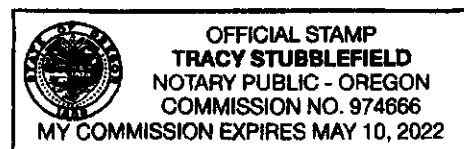


STATE OF Oregon)
)ss.
County of Crook)

On the 24 day of Aug., 2021, the above named Douglas Chester
personally appeared and acknowledged the foregoing instrument to be his/her/their voluntary act and
deed.

Before me Tracy Stubblefield
Notary Public of Oregon

My Commission expires: 5/10/22

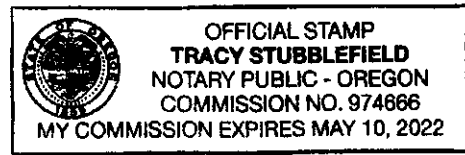


STATE OF Oregon)
)ss.
County of Crook)

On the 24 day of Aug., 2021, the above named Samuel Griffen
personally appeared and acknowledged the foregoing instrument to be his/her/their voluntary act and
deed.

Before me Tracy Stubblefield
Notary Public of Oregon

My Commission expires: 5/10/22

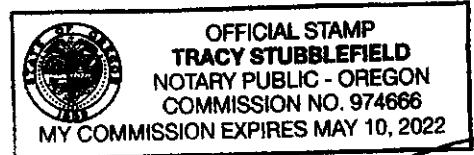


STATE OF Oregon)
)ss.
County of Crook)

On the 24 day of Aug., 2021, the above named Ross Biederman
personally appeared and acknowledged the foregoing instrument to be
his/her/their voluntary act and deed.

Before me Tracy Stubblefield
Notary Public of Oregon

My Commission expires: 5/10/22



STATE OF Oregon)
)ss.
County of Crook)

On the ___ day of _____, 2021, the above named _____
personally appeared and acknowledged the foregoing instrument to be his/her/their voluntary act and
deed.

Before me _____
Notary Public of Oregon

My Commission expires: _____

Owner Parcel # 7

Owner Lot # 6

Print Name FRANCIS H. TANKERSLEY JR.

Signature: Francis H. Tankersley Jr.

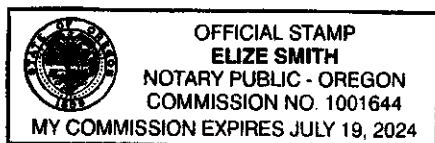
STATE OF OREGON)

)ss.

County of Crook)

On the 24th day of August 2021, the above named FRANCIS TANKERSLEY

personally appeared and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.



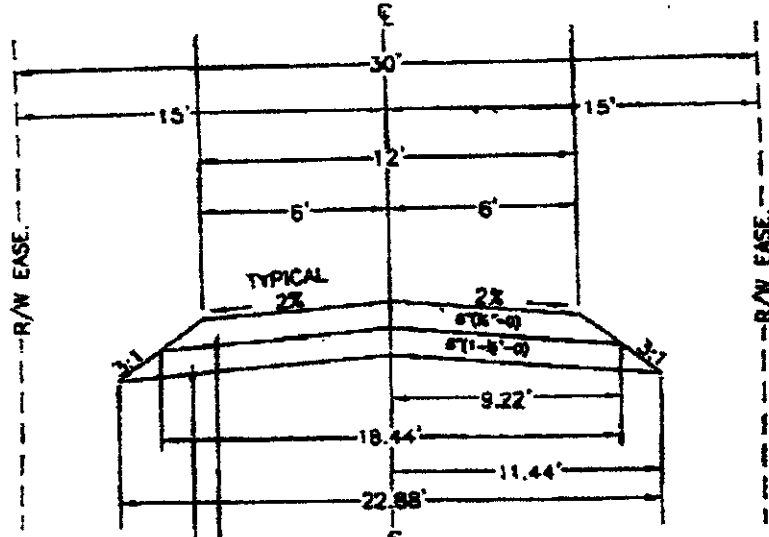
Before me Elize Smith
Notary Public of Oregon

My Commission expires: 07/19/24

EXHIBIT C

D-1 RURAL ROAD

ROADS WITH 0-16 PAVT SHALL BE BUILT
ACCORDING TO THE FOLLOWING STANDARD:



-NOT TO SCALE-

6" COMPACTED DEPTH BASE AGGREGATE
(¾"-0) O.D.O.T. SPECIFICATIONS

THE ROAD MASTER OR DESIGNEE MAY, DEPENDING UPON SITE SPECIFIC
CIRCUMSTANCES, REQUIRE THE FOLLOWING BASE MATERIAL:

6" COMPACTED DEPTH BASE AGGREGATE (1-¼"-0) O.D.O.T. SPECIFICATIONS,
WITH PRIOR TO CONSTRUCTION APPROVAL BY ROAD MASTER OR DESIGNEE:

PROVIDED, HOWEVER, THAT 6" OF ¾"-0 AGGREGATE WITH GEO-SYNTHETIC
CLOTH MAY BE USED IN PLACE OF 6" OF 1-½"-0;

AND, PROVIDED FURTHER, THAT UPON A SITE INSPECTION AND APPROVAL
BY THE ROAD MASTER OR DESIGNEE THE PLACEMENT OF 6" OF 1-½"-0
MAY NOT BE REQUIRED IF EXISTING ROCK IS IN PLACE AND OF EQUAL SIZE
TO 6" OF 1-½"-0, OR ITS EFFECTIVE EQUIVALENT BASED ON THE
OBJECTIVE SITE SPECIFIC CIRCUMSTANCES AS DETERMINED BY THE ROAD
MASTER OR DESIGNEE.

ROAD GRADE SHALL NOT EXCEED 10%; PROVIDED, HOWEVER, THAT ROAD
GRADE MAY EXCEED 10% ON LOW VOLUME ROADS IF SUCH ROADS COMPLY
WITH GEOMETRIC AASHTO DESIGN STANDARDS FOR LOW VOLUME ROADS.
EASEMENT/ROW WIDTH SHALL BE AS SET FORTH ABOVE UNLESS SITE
SPECIFIC GEOLOGIC OR GEOGRAPHIC CONDITIONS REQUIRE GREATER WIDTH
TO ACCOMMODATE NEEDED CUT AND FILL AREAS.

DESIGN NOTES:

1. ROCK AND COMPACTION SHALL CONFORM TO OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) SPECIFICATIONS.
2. SHOULDER ROCK FILLET RADIUS AT INTERSECTIONS SHALL BE 15 FEET.
3. DRIVEWAY CULVERTS SHALL BE 18" DIAMETER CORRUGATED METAL PIPE 30 FEET MINIMUM LENGTH UNLESS OTHERWISE APPROVED IN WRITING BY THE CROOK COUNTY ROAD MASTER.
4. ALL CONSTRUCTION SHALL BE SUBJECT TO CROOK COUNTY ROAD MASTER FOR INSPECTION AND APPROVAL.
5. TURNOUTS: DRIVEWAYS IN EXCESS OF 200 FEET SHALL REQUIRE A TOTAL WIDTH OF 20'x40' LENGTH (ADDITIONAL 8' OF WIDTH TO THE EXISTING 12') 25' TAPERS. TURNOUTS WILL BE PROVIDED AT 800 FEET MAXIMUM SPACING OR AT DISTANCES WHICH ENSURE CONTINUOUS VISUAL CONTACT BETWEEN TURNOUTS OR AT SUCH DISTANCES AS DEEMED TO BE APPROPRIATE BY EMERGENCY SERVICES.

EXHIBIT A

Butch & Jerri Tankersley
9696 NE Meadow Ridge Rd
Butch (925) 895-5822
Butch@calnail.com
Jerri (925) 895-5815
jerri@calnail.com

Mell Petersen
Terra Rogers
8360 NE Meadow Ridge Rd.
(775)345-5000 Mell cell
Mell: tahoeretreats@gmail.com
Terra: terramrogers@gmail.com

Perry and Kim Cross
9128 NE Meadow Ridge Rd.
perryacross@gmail.com
Perry - (541) 903-0111
Kim – (541) 233-6459
Kimcross555@gmail.com

Ross and Lynda Biederman
8882 NE Meadow Ridge Rd.
Landline: (541) 447-6025
Ross rebil1@yahoo.com
Lynda mtnlgb@yahoo.com
(760) 914-0950
June Lake, CA house: (760) 648-1017

Doug and Liane Anderson
8883 NE Meadow Ridge Rd.
Doug: (360) 581-0467
Doug270@gmail.com
Liane: 360-580-5341
l.anderson80@gmail.com

Joe and Nancy Floyd
9821 NE Meadow Ridge Rd.
Joe: (541) 410-6383
Joe@oregonprecast.com

Rick and Cheryl Butler
9454 NE Meadow Ridge Rd.
Rick: (630) 333-6605
rcbm123@hotmail.com
Cheryl: (630) 333-6604
cheryl@greatlakescenter.com

Sam and Sherry Griffin
8361 NE Meadow Ridge Rd.
Sam: (541) 948-1225
Sherry: (503) 819-4030
sherry@griffinconstructionllc.com

Glynda Crabtree and Doug Gruzd
9802 NE Meadow Ridge Rd.
Land Line: (541) 416-2585
Doug: gruzddc@aol.com
Glynda: crabtreegl@aol.com

COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
MEADOW RIDGE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, CENTRAL OREGON RANCHES, a co-partnership comprised of TOM MacDONALD and BERNIE BURKHOLDER, are the owners of MEADOW RIDGE SUBDIVISION, a subdivision to the County of Crook, State of Oregon, according to the official plat thereof on file and of record in the office of the County Clerk for Crook County, Oregon (hereinafter referred to as "the Property"), and do hereby make the following declaration of covenants, conditions and restrictions, covering the above described real property, specifying that this declaration shall constitute covenants to run with all of said land and shall be binding upon all persons claiming under them and that all covenants and restrictions shall be for the benefit of and limitations upon all future owners of said real property.

1. LAND USE AND BUILDING TYPE: All lots are restricted to residential and dryland agricultural use.

2. DWELLING AND SIZE: All dwellings and other buildings shall be constructed in accordance with the building requirements of the State of Oregon and County of Crook. The floor area of each dwelling, exclusive of open porches, patios, breezeways, garages and carports shall be not less than 1,600 square feet in size. The garage and any outbuildings constructed on the Property shall be constructed to match the dwelling in style and exterior materials and colors.

3. TEMPORARY STRUCTURES: No mobile home, modular home, manufactured home, trailer, basement, tent, shack, garage or other outbuilding, or any other structure of a temporary character, shall be used as a residence, except that a travel trailer may be occupied on the premises during construction as may be permitted by the Crook County Land Use Ordinances.

4. NO COMMERCIAL USE: No building or any part thereof shall be erected, maintained, or used on any lot for any commercial purposes; provided that home occupations permitted in accordance with the Crook County Land Use Ordinances (such as a home office or art studio) may be allowed provided that such home occupations do not generate significant traffic.

5. NUISANCES: No obnoxious, noxious, or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may reasonably become an annoyance or nuisance to other persons in the subdivision. Parking of machinery, equipment, motor homes, trailers, recreational vehicles, or other heavy duty vehicles or equipment on the roads shall be deemed a nuisance.

1 - COVENANTS, CONDITIONS AND RESTRICTIONS

MERRILL, O'SULLIVAN, MACRITCHIE, PETERSEN, BRADY & DIXON
ATTORNEYS AT LAW
210 S.W. FIFTH
SUITE 3
REDMOND, OR 97756

CENTRAL OREGON TITLE COMPANY OF CROOK COUNTY

6. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

7. SUBDIVISION/PARTITION: No lots shall be subdivided or partitioned into smaller parcels for resale.

8. CONSTRUCTION TIME: A time limit is hereby imposed on the length of time required for construction of the residence structure. A period of time not to exceed eighteen (18) months is allowed. This time shall be figured from the start of construction to the completion of the same.

9. BUILDING LOCATION: No building shall be located on any lot nearer than 50 feet to the front line or nearer than 50 feet to any side line or nearer than 500 feet to any rear lot line.

10. LIVESTOCK: Livestock allowed on the premises shall include: cattle, saddle horses, llamas, sheep, birds, and household pets (dogs and cats). Dogs shall not be allowed to run at large nor to interfere with other property owners, their livestock or pets. Owners whose children are involved in 4-H activities and market animal production, may keep a market lamb, a market pig, or a market steer during the required period each year (March through August) for sale at the 4-H Market Animal Auction in August. Commercial sheep, chicken, or pig operations are strictly prohibited.

11. SEWAGE DISPOSAL: Sewage disposal shall be effected by means of individual septic tanks (or other equally sanitary structure for the storage of disposal of sewage); the type of tank, its construction, location on lot and tile disposal field shall be approved in writing by the Crook County Health Authorities. No cesspools or outside toilets shall be permitted.

12. USE OF IMPROVEMENTS DURING CONSTRUCTION: No improvement upon any lot shall be occupied until the same is completed and made to comply with the restrictions, covenants and conditions contained in this declaration. Any improvement which is partially or totally destroyed or damaged by fire, earthquake, or otherwise, shall be removed, repaired or replaced within a reasonable time after such destruction or damage occurs.

13. MAINTENANCE BY OWNER: Each owner shall be responsible for the maintenance of his lot in a clean, sanitary and attractive condition, and shall keep the same free from rubbish and litter and maintain said lot in a good condition as not to create a fire hazard and repair and adequately paint, stain or otherwise finish all improvements located thereupon.

2 - COVENANTS, CONDITIONS AND RESTRICTIONS

MERRILL O'SULLIVAN, MACRITCHIE, PETERSEN, BRADY & DIXON
ATTORNEYS AT LAW
210 S.W. FIFTH
SUITE 3
REDMOND, OR 97736

finish all improvements located thereupon.

14. OIL AND MINING OPERATION: No part of the Property shall be used for the purpose of exploring for, taking therefor, or producing therefrom gas, oil or other hydrocarbon substances.

15. SIGN: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period. An exception will be one permanent sign to be erected at the entrance identifying the subdivision, said sign to be in keeping with surrounding terrain and natural vegetation.

16. EASEMENTS: The partnership hereby expressly reserves from said premises an easement in a strip of land 30 feet on either side of the centerline of the described Meadow Ridge Road to erect poles thereon to support wires for transmission of electricity for lighting and other purposes, and for telephone lines, pipelines, or conduits under the surface of said reservation for any lawful purpose whatsoever; no structure shall be built upon the property affected by said reservation of right of way, and said property shall at all times be open to **Central Oregon Ranches**, and any public service corporation which may require the use of said right of way.

17. LANDSCAPING: It is the desire to preserve the natural vegetation of Meadow Ridge Subdivision to the greatest extent possible and to preclude the planting of other vegetation which would not be in keeping with the general surrounding area. However, lawns and landscaping in the area surrounding a residence shall be allowed. Dryland grass seeding shall be allowed.

18. ADJOINING PROPERTY OWNERS: No part of the premises shall be used or occupied injuriously to affect the use, occupation or value of the adjoining or adjacent premises for residential purposes or the neighborhood wherein the same premises are situated.

19. GATES: Except as hereafter provided, no gates shall be constructed across any access roads within said subdivision. Subject to the mutual agreement of the owners of Lots 7 and 8, gates may be constructed as agreed upon across the joint access easement running between the common boundary of Lots 7 and 8.

21. ARCHITECTURAL CONTROL:

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Meadow Ridge Homeowners Association as to quality of workmanship, materials, harmony of external design with existing structures,

3 - COVENANTS, CONDITIONS AND RESTRICTIONS

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210 S.W. FIFTH
SUITE 3
REDMOND, OR 97756

topography, and general nature of the surrounding land. All structures shall be constructed in such a design and constructed in such a manner as to be in harmony with the surrounding area. The following guidelines shall be considered by the Meadow Ridge Homeowner's Association in approving building plans. It is acknowledged that with passing time these general criteria may change, in keeping with changes in building materials, methods of construction and architectural concepts.

The use of new materials on all exterior surfaces will be required; used brick will be permissible. It is desired that a majority of the homes have their exteriors made from materials indigenous to the Northwest.

All exterior colors shall be earth tones so as to be in harmony with the surrounding area. Brightly colored exteriors, other than exterior trim or accent panels, shall not be allowed.

Buildings may have metal roofing provided that the roofing is of a colored earth tone which will be in harmony with the surrounding area. No asphaltic covering shall be used as finished exterior siding.

22. **GENERAL PROVISIONS:** The foregoing protective restrictions shall run with the land and shall be binding on all the parties and all persons claiming under them for a period of twenty-five (25) years from August 1, 1993, at which time said protective restrictions shall automatically be renewed for an additional period of twenty-five (25) years, unless 75% or more of the owners of records, at that date, agree in writing to changes and said changes are made in a lawful manner.

23. **TITLES SUBJECT TO RESTRICTIONS:** Nothing contained in this declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property subject to this declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all of the protective restrictions hereof.

24. **ENFORCEMENT:** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

25. **SEVERABILITY:** Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

26. **HOMEOWNERS ASSOCIATION:** By the terms of these covenants, there shall be established a Meadow Ridge Homeowners Association, and the following additional covenants shall run with the land and shall be binding on all persons claiming under them

4 - COVENANTS, CONDITIONS AND RESTRICTIONS

MERRILL O'SULLIVAN, MACRITCHIE, PETERSEN, BRADY & DIXON
ATTORNEYS AT LAW
210 S.W. FIFTH
SUITE 3
REDMOND, OR 97756

and these conditions and restrictions shall be for the use of and limitations upon all future owners of said real property and who hereby consent to be bound by conditions herein provided, to-wit:

SECTION A. MEETING OF PROPERTY OWNERS:

(1) **Place:** Meetings of the property owners shall be held at such place as shall be designated in the notice of the meeting.

(2) **Annual Meeting:** There shall be an annual meeting of the property owners of this association, beginning with the calendar year after initial formation which shall be held on the first business day in June of each year hereafter.

At the annual meeting the property owners of the association shall transact such business as shall properly come before them, and the property owners shall elect a board of three directors.

(3) **Special Meetings:** Special meetings of the property owners may be called by the president, the board of directors or the owners of at least forty percent of all lots.

(4) **Notices:** Written or printed notice stating the place, day and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten nor more than fifty days before the date of the meeting, either personally or by mail, by or at the direction of the president, the secretary, or the office or persons calling the meeting, to each property owner of record entitled to vote at such meeting.

(5) **Quorum:** At any meeting of the property owners, the proportion of the property owners entitled to vote, represented in person or by proxy, which shall constitute a quorum is a majority.

If a quorum is present, the affirmative vote of a majority of the lots represented at the meeting shall be the act of the property owners.

(6) **Voting:** At the meeting of the property owners, each property owner who attends in person or by proxy appointed in writing shall be entitled to vote the amount of the land owned by him on the basis of one vote for each lot owned. No proxy shall be valid after eleven months from the date of its execution unless otherwise provided in a proxy. No owner shall be entitled to vote

current in all assessments or other charges made by the association.

(7) Owner: As used in these covenants, an owner means the legal holder of title to property or a contract purchaser who has been designated by agreement of the legal holder of title to exercise the rights of an owner.

SECTION B: DIRECTORS

(1) In General: The business and affairs of the association shall be managed by the board of directors.

The number of directors of this association shall be three.

The members of the first board of directors shall hold office until the first annual meeting of the property owners and until their successors shall have been elected and qualified. Thereafter the term of each director shall begin upon his election and shall continue until the next succeeding annual meeting, and until his successor shall have been elected and qualified.

(2) Meetings: A regular meeting of the board of directors shall be held immediately after the annual meeting of the property owners and at the same place. Other regular meetings shall be held immediately after the annual meeting of the property owners and at the same place. Other regular meetings shall be held at such times and places as determined by the board of directors. Special meetings of the board of directors may be called from time to time by the president or any director on twenty-four (24) hours' notice to each director. Any business may be transacted at any special meeting.

(3) Quorum: The proportion of the board of directors which shall constitute a quorum for the transaction of business is a majority.

The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors.

SECTION C: OFFICERS

(1) Number, election and term: The officers of this association shall consist of a president, a secretary and a treasurer. The officers shall be elected annually by the board of directors. Each officer shall hold office until the regular meeting immediately after the annual

been elected and qualified, or until his death or resignation or removal.

(2) Vacancies: Vacancies in any office may be filled by the board of directors at any meeting.

(3) Salaries: No salary shall be paid to any officers of this association.

SECTION D: DUTIES OF THE OFFICERS

(1) President: The president shall, when present, preside at all meetings of the board of directors and of the property owners; he shall have general charge of and control over all the affairs of the association, subject to the board of directors; he shall perform all the duties required of him by the bylaws of this association and he shall sign all deeds, mortgages and contracts in any way affecting the real property or any right or interest therein.

(2) Secretary: The secretary shall keep a record of the proceedings at the meetings of the property owners, holders and board of directors, and shall give notice as required in these bylaws of all such meetings; he shall have custody of all the books, records and papers of the association; he shall, with the president, sign all contracts in any way effecting the property or any right or interest therein, and shall perform such other duties as the board of directors from time to time may delegate to him.

(3) Treasurer: The treasurer shall keep account of all the monies of the association received or disbursed; shall deposit all the monies in the name of and to the credit of the association in such banks and depositories as the board of directors shall designate, subject to withdrawal in the manner to be determined by the board of directors, and shall perform such other duties as the board of directors shall from time to time delegate to him.

SECTION E: GENERAL PROVISIONS

(1) Purpose: This association is formed for the purpose of maintaining Meadow Ridge Road, which is the main access road to all 10 parcels created by this subdivision.

(2) Access: It is acknowledged that the access road, which begins at the intersection of Johnson Creek Road

7 - COVENANTS, CONDITIONS AND RESTRICTIONS

MERRILL O'SULLIVAN, MACRITCHIE, PETERSEN, BRADY & DIXON
ATTORNEYS AT LAW
210 S.W. FIFTH
SUITE 3
REDMOND, OR 97756

subdivision, and that all costs of maintenance thereof shall be shared equally by all parties who use or have a right to use said road.

It is further acknowledged that there is a supplemental access road across Lots 1, 2, and 3, which provides additional access to said Lots 1, 2 and 3 as well as to an existing dwelling constructed outside of the subdivision which is currently owned and occupied by Joe Allen and his family and other property outside of the subdivision owned by **Central Oregon Ranches**. Should the owners of Lots 1, 2, and 3 choose to fence their property, they shall not construct any gates across said supplemental access road. However, they may place a cattleguard across said road on their property line at their expense. The maintenance of this supplemental access road shall be the sole responsibility of the owners of said Lots 1, 2, 3, and the owner of the Joe Allen property, and the **Central Oregon Ranches** property located outside of the subdivision which will be served by said supplemental access road. The costs of maintenance thereof shall be shared equally by the users of said supplemental access road.

Central Oregon Ranches will bring Meadow Ridge Road from the intersection thereof with Johnson Creek Road on the west to the end of the cul-de-sac on the east to Crook County road specifications as a gravel road during the summer of 1993. When construction of said gravel road has been completed in accordance with Crook County's road specifications, the owners of each of the ten lots in the subdivision and all other parties who use or have a right to use said road shall thereafter assume full responsibility for all maintenance thereof.

SECTION F: EXECUTION OF INSTRUMENTS

Any provision of these covenants to the contrary notwithstanding, the board of directors may prescribe the manner in which and by whom contracts and other supporting maintenance documentation shall be executed by and on behalf of the association, and may authorize any officer or officers to execute any instrument or execute any contract in the name of and on behalf of the association, and such authority may be general or confined to specific instances.

8 - COVENANTS, CONDITIONS AND RESTRICTIONS

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ATTORNEYS AT LAW
210 S.W. FIFTH
SUITE 3
REDMOND, OR 97756

SECTION G: WAIVER OF NOTICE

Whenever any notice is required to be given to any property owner or director of this association under the provisions of the statutes of the State of Oregon or under the provisions of these bylaws, a waiver thereof, in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be equivalent to the giving of such notice.

SECTION H: CONTRACTS BETWEEN ASSOCIATION AND INTERESTED DIRECTORS

No contract or transaction entered into by the association shall be effected by the fact that a director of the association was personally interested in the contract or transaction or was personally interested in or a director or officer of an association that was personally interested in the contract or transaction.

SECTION I: AMENDMENTS

The foregoing provisions of paragraph 26 shall constitute the bylaws of the Meadow Ridge Homeowner's Association. Any or all of these bylaws may be altered, amended, repealed or suspended by a majority vote at any meeting of the homeowner's association at which there is a quorum. New bylaws may be adopted in a like manner. In the event any of said bylaws are altered, amended, repealed, or suspended in the manner set forth above, said alteration, amendment, repeal, or suspension of the bylaws shall be evidenced by recording in the Deed Records of Crook County a document describing said change.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 12 day of August, 1993.

CENTRAL OREGON RANCHES
a Co-Partnership

Bernie Burkholder
By Bernie Burkholder, General Partner

Tom MacDonald
By Tom MacDonald, General Partner

Mississippi
STATE OF ~~OREGON~~, County of ~~Crook~~ Tunica ss.

This instrument was acknowledged before me on this 6th day of August, 1993, by Bernie Burkholder, as General Partner for Central Oregon Ranches, a Co-Partnership

Henry Melton
NOTARY PUBLIC FOR ~~OREGON~~ Mississippi
My Commission Expires: Sept. 28, 1996

9 - COVENANTS, CONDITIONS AND RESTRICTIONS

MERRILL, O'SULLIVAN, MACRITCHIE, PETERSEN, BRADY & DIXON
ATTORNEYS AT LAW
210 S.W. FIFTH
SUITE 3
REDMOND, OR 97756

This instrument was acknowledged before me on this 6th
day of August, 1993, by Tom MacDonald, as General
Partner for Central Oregon Ranches, a Co-Partnership.

Tom MacDonald
NOTARY PUBLIC FOR OREGON

My Commission Expires: _____ My Commission Expires Sept. 28, 1996

KEY PUNCHED

AUG 16 1993
110558

STATE OF OREGON
COUNTY OF CROOK
I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECEIVED FOR RECORD ON THE 10 DAY OF
August, 1993 AT 4:00 P M.
AND RECORDED IN: DEEDS
RECORD OF SAID COUNTY, MF NO. 110558
DELLA M. HARRISON, CROOK COUNTY CLERK
By *Della M. Harrison*

10 - COVENANTS, CONDITIONS AND RESTRICTIONS

MERRILL, O'SULLIVAN, MACRITCHIE, PETERSEN, BRADY & DIXON
ATTORNEYS AT LAW
210 S.W. FIFTH
SUITE 3
REDMOND, OR 97756

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY NATIONAL TITLE COMPANY

Western Title & Escrow

Property Profile Report

Tamara Marx

8883 NE Meadow Ridge Rd
Prineville OR 97754

October 22, 2024

	Madras	Bend	Eugene	Lincoln City
	60 SE 6th Street Madras, OR 97741 Tel: (541) 460-5107 Fax: (541) 460-5109	1777 SW Chandler Avenue, Suite 100 Bend, OR 97702 Tel: (541) 389-5751 Fax: (541) 330-1242	497 Oakway Road, Suite 340 Eugene, OR 97401 Tel: (541) 485-3588 Fax: (541) 485-3597	3489 NW Highway Lincoln City, OR 97 Tel: (541) 994-89 Fax: (541) 994-70
	Prineville	Redmond	Roseburg	
	446 NW 3rd Street, Suite 107 Prineville, OR 97754 Tel: (541) 447-3854	153 SW 5th Street Redmond, OR 97756 Tel: (541) 548-2911 Fax: (541) 548-8804	2385 NW Kline Street, Suite 201 Roseburg, OR 97471 Tel: (541) 670-8868	

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.





Property Profile Report

Tamara Marx

8883 NE Meadow Ridge Rd
Prineville OR 97754

October 22, 2024

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Crook County Parcel Information



Parcel Information	
Parcel #:	14062
Tax Account:	1417000000703
Site Address:	8883 NE Meadow Ridge Rd Prineville OR 97754
Owner:	Marx, Tamara 8883 NE Meadow Ridge Rd Prineville OR 97754
Twn/Range/Section:	14S / 17E / 19
Parcel Size:	162.68 Acres (7,086,341 SqFt)
Plat/Subdivision:	Meadow Ridge
Legal Lot/Block:	2 / 0
Census Tract/Block:	950101 / 1000
Levy Code:	0021
Levy Rate:	12.1459
Levy Year:	2023
Market Land Value:	\$5,430.00
Market Impr Value:	\$765,530.00
Market Total Value:	\$770,960.00 (2023)
Assd Total Value:	\$305,312.00 (2023)



Tax Information	
Tax Year	Annual Tax
2023	\$3,708.30
2022	\$3,535.94
2021	\$3,537.35

Legal
MEADOW RIDGE Lot: 2, Township: 14S, Range: 17E, Section: 19

Land			
Land Use:	551 - Farm Zone EFU Improved	Zoning:	EFU2 - Exclusive Farm Use
# Dwellings:	1	School District:	Crook County
Primary School:	Barnes Butte Elementary	Middle School:	Crook County Middle School
High School:	Crook County High School		

Improvement			
Year Built:	1995	Bedrooms:	4
Bathrooms, Full:	2	Bathrooms, Half:	1
Floor 1:	1,880 SqFt	Floor 2:	
Carpport:	700 SqFt	Attic:	588 SqFt
Condition:	AV	Bathrooms, Total:	2.5
		Finished Area:	2,468 SqFt
		Garage:	2,252 SqFt
		Basement:	

Transfer Information			
Rec. Date:	04/26/2023	Sale Price:	\$1,740,500.00
Owner:	Tamara Marx	Doc Num:	321965
Orig. Loan Amt:		Doc Type:	Deed
Finance Type:		Grantor:	ANDERSON DOUG & LIANE
		Loan Type:	
		Title Co:	AMERITITLE
		Lender:	

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.



Crook County Property Summary Report

Report Date: 10/22/2024 11:13:21 AM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Crook County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Crook County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Crook County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Crook County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: MARX TAMARA
Map and Taxlot: 14170000-00703-14062
Account: 14062
Tax Status: Taxable
Situs Address: 8883 NE MEADOW RIDGE RD,
PRINEVILLE OR 97754

Property Taxes

Current Tax Year: 2024
Tax Code Area: 0021

Assessment

Subdivision: MEADOW RIDGE
Lot: 2
Block: 0
Assessor Acres: 162.68
Property Class: 551

Ownership

Mailing Address:
MARX TAMARA
8883 NE MEADOW RIDGE RD
PRINEVILLE, OR 97754-9695

Valuation

Real Market Values as of Jan. 1, 2024

Land \$5,430
Structures \$672,120
Total \$677,550

Current Assessed Values:

Maximum Assessed \$309,540
Assessed Value \$314,345
Veterans Exemption

Warnings, Notations, and Special Assessments

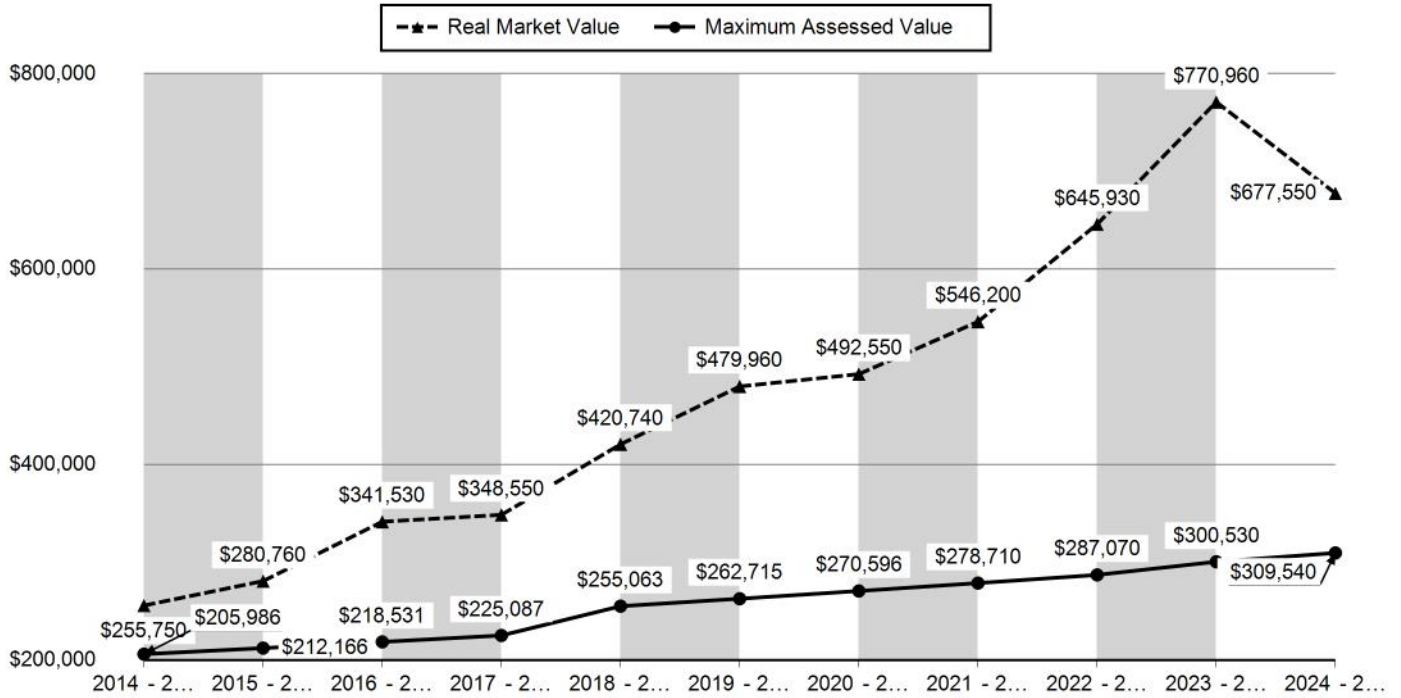
Assessor's Office Notations

Code	Description	Remarks
501		Potential Additional Tax Liability

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
Real Market Value - Land	\$5,270	\$5,270	\$5,270	\$5,270	\$5,430
Real Market Value - Structures	\$250,480	\$275,490	\$336,260	\$343,280	\$415,310
Total Real Market Value	\$255,750	\$280,760	\$341,530	\$348,550	\$420,740
Maximum Assessed Value	\$205,986	\$212,166	\$218,531	\$225,087	\$255,063
Total Assessed Value	\$210,636	\$216,816	\$223,181	\$229,737	\$259,873
Exemption Value	\$0	\$0	\$0	\$0	\$0

2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
\$5,430	\$5,430	\$5,430	\$5,430	\$5,430	\$5,430
\$474,530	\$487,120	\$540,770	\$640,500	\$765,530	\$672,120
\$479,960	\$492,550	\$546,200	\$645,930	\$770,960	\$677,550
\$262,715	\$270,596	\$278,710	\$287,070	\$300,530	\$309,540
\$267,525	\$275,246	\$283,370	\$291,740	\$305,312	\$314,345
\$0	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2024	11/15/2024	IMPOSED	10/03/2024	11/15/2024	\$0.00	\$3,838.90	\$0.00	\$0.00	\$0.00
Total:						\$3,838.90			
2023	11/15/2023	PAYMENT	11/07/2023	11/07/2023	\$3,597.05	(\$3,708.30)	\$111.25	\$0.00	\$0.00
2023	11/15/2023	IMPOSED	10/10/2023	11/15/2023	\$0.00	\$3,708.30	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2022	11/15/2022	WRITE OFF	12/22/2022	12/22/2022	\$0.00	\$0.79	\$0.00	\$0.00	\$0.00
2022	11/15/2022	PAYMENT	11/09/2022	11/09/2022	\$3,430.65	(\$3,536.73)	\$106.08	\$0.00	\$0.00
2022	11/15/2022	IMPOSED	10/12/2022	11/15/2022	\$0.00	\$3,535.94	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2021	11/15/2021	PAYMENT	11/03/2021	11/03/2021	\$3,431.23	(\$3,537.35)	\$106.12	\$0.00	\$0.00
2021	11/15/2021	IMPOSED	10/12/2021	11/15/2021	\$0.00	\$3,537.35	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2020	11/15/2020	PAYMENT	11/10/2020	11/10/2020	\$3,337.87	(\$3,441.10)	\$103.23	\$0.00	\$0.00
2020	11/15/2020	IMPOSED	10/16/2020	11/15/2020	\$0.00	\$3,441.10	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2019	11/15/2019	IMPOSED	11/15/2019	11/15/2019	\$0.00	\$3,322.98	\$0.00	\$0.00	\$0.00
2019	11/15/2019	PAYMENT	10/28/2019	11/15/2019	\$3,223.29	(\$3,322.98)	\$99.69	\$0.00	\$0.00
Total:						\$0.00			
2018	11/15/2018	IMPOSED	11/15/2018	11/15/2018	\$0.00	\$3,240.90	\$0.00	\$0.00	\$0.00
2018	11/15/2018	PAYMENT	10/30/2018	11/15/2018	\$3,143.67	(\$3,240.90)	\$97.23	\$0.00	\$0.00
Total:						\$0.00			
2017	11/15/2017	IMPOSED	11/15/2017	11/15/2017	\$0.00	\$2,906.36	\$0.00	\$0.00	\$0.00
2017	11/15/2017	PAYMENT	11/09/2017	11/15/2017	\$2,819.17	(\$2,906.36)	\$87.19	\$0.00	\$0.00
Total:						\$0.00			
2016	11/15/2016	IMPOSED	11/15/2016	11/15/2016	\$0.00	\$2,774.59	\$0.00	\$0.00	\$0.00
2016	11/15/2016	PAYMENT	11/14/2016	11/15/2016	\$2,691.35	(\$2,774.59)	\$83.24	\$0.00	\$0.00

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
					Total:	\$0.00			
2015	11/15/2015	PAYMENT	11/16/2015	11/15/2015	\$2,575.69	(\$2,655.35)	\$79.66	\$0.00	\$0.00
2015	11/15/2015	IMPOSED	11/15/2015	11/15/2015	\$0.00	\$2,655.35	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2014	11/15/2014	IMPOSED	11/15/2014	11/15/2014	\$0.00	\$2,544.50	\$0.00	\$0.00	\$0.00
2014	11/15/2014	PAYMENT	11/12/2014	11/15/2014	\$2,468.16	(\$2,544.50)	\$76.34	\$0.00	\$0.00
					Total:	\$0.00			
2013	11/15/2013	IMPOSED	11/15/2013	11/15/2013	\$0.00	\$2,332.06	\$0.00	\$0.00	\$0.00
2013	11/15/2013	PAYMENT	11/12/2013	11/15/2013	\$2,262.10	(\$2,332.06)	\$69.96	\$0.00	\$0.00
					Total:	\$0.00			
2012	11/15/2012	IMPOSED	11/15/2012	11/15/2012	\$0.00	\$2,162.45	\$0.00	\$0.00	\$0.00
2012	11/15/2012	PAYMENT	11/13/2012	11/15/2012	\$2,097.58	(\$2,162.45)	\$64.87	\$0.00	\$0.00
					Total:	\$0.00			
2011	11/15/2011	IMPOSED	11/15/2011	11/15/2011	\$0.00	\$2,209.60	\$0.00	\$0.00	\$0.00
2011	11/15/2011	PAYMENT	11/10/2011	11/15/2011	\$2,143.31	(\$2,209.60)	\$66.29	\$0.00	\$0.00
					Total:	\$0.00			
2010	11/15/2010	IMPOSED	11/15/2010	11/15/2010	\$0.00	\$2,549.19	\$0.00	\$0.00	\$0.00
2010	11/15/2010	PAYMENT	11/12/2010	11/15/2010	\$2,472.71	(\$2,549.19)	\$76.48	\$0.00	\$0.00
					Total:	\$0.00			
2009	11/15/2009	IMPOSED	11/15/2009	11/15/2009	\$0.00	\$2,472.74	\$0.00	\$0.00	\$0.00
2009	11/15/2009	PAYMENT	11/12/2009	11/15/2009	\$2,398.56	(\$2,472.74)	\$74.18	\$0.00	\$0.00
					Total:	\$0.00			
2008	11/15/2008	IMPOSED	11/15/2008	11/15/2008	\$0.00	\$2,467.10	\$0.00	\$0.00	\$0.00
2008	11/15/2008	PAYMENT	11/13/2008	11/15/2008	\$2,393.09	(\$2,467.10)	\$74.01	\$0.00	\$0.00
					Total:	\$0.00			
2007	11/15/2007	IMPOSED	11/15/2007	11/15/2007	\$0.00	\$2,331.48	\$0.00	\$0.00	\$0.00
2007	11/15/2007	PAYMENT	11/13/2007	11/15/2007	\$2,261.54	(\$2,331.48)	\$69.94	\$0.00	\$0.00
					Total:	\$0.00			
2006	11/15/2006	IMPOSED	11/15/2006	11/15/2006	\$0.00	\$2,273.05	\$0.00	\$0.00	\$0.00
2006	11/15/2006	PAYMENT	11/13/2006	11/15/2006	\$2,204.86	(\$2,273.05)	\$68.19	\$0.00	\$0.00
					Total:	\$0.00			
2005	11/15/2005	IMPOSED	11/15/2005	11/15/2005	\$0.00	\$2,194.04	\$0.00	\$0.00	\$0.00
2005	11/15/2005	PAYMENT	11/10/2005	11/15/2005	\$2,128.22	(\$2,194.04)	\$65.82	\$0.00	\$0.00
					Total:	\$0.00			
2004	11/15/2004	IMPOSED	11/15/2004	11/15/2004	\$0.00	\$2,157.59	\$0.00	\$0.00	\$0.00
2004	11/15/2004	PAYMENT	11/10/2004	11/15/2004	\$2,092.86	(\$2,157.59)	\$64.73	\$0.00	\$0.00
					Total:	\$0.00			
2003	11/15/2003	IMPOSED	11/15/2003	11/15/2003	\$0.00	\$2,106.76	\$0.00	\$0.00	\$0.00
2003	11/15/2003	PAYMENT	11/13/2003	11/15/2003	\$2,043.56	(\$2,106.76)	\$63.20	\$0.00	\$0.00
					Total:	\$0.00			
2002	11/15/2002	IMPOSED	11/15/2002	11/15/2002	\$0.00	\$2,065.71	\$0.00	\$0.00	\$0.00
2002	11/15/2002	PAYMENT	11/13/2002	11/15/2002	\$2,003.74	(\$2,065.71)	\$61.97	\$0.00	\$0.00
					Total:	\$0.00			
2001	11/15/2001	IMPOSED	11/15/2001	11/15/2001	\$0.00	\$2,028.26	\$0.00	\$0.00	\$0.00
2001	11/15/2001	PAYMENT	11/14/2001	11/15/2001	\$1,967.41	(\$2,028.26)	\$60.85	\$0.00	\$0.00
					Total:	\$0.00			
2000	11/15/2000	IMPOSED	11/15/2000	11/15/2000	\$0.00	\$1,963.93	\$0.00	\$0.00	\$0.00

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2000	11/15/2000	PAYMENT	11/13/2000	11/15/2000	\$1,905.01	(\$1,963.93)	\$58.92	\$0.00	\$0.00
Total:						\$0.00			

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
04/26/2023	ANDERSON DOUG AND ANDERSON LIANE	MARX TAMARA	\$1,740,500		2023-321965
02/18/2015	PURKERSON MARY JO TRUSTEE	SOFICH TERRY & DEBORAH	\$605,000		2015-266856
05/22/2018	SOFICH TERRY L	ANDERSON DOUG AND ANDERSON LIANE	\$850,000		2018-287192
06/01/1993	UNDETERMINED GRANTOR NAME		\$76,500	WARRANTY DEED	1995-110685

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MP SHED	MP SHED	0021	0	2013	140

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : GP BUILDING	GP BUILDING	0021	1995	2010	2016

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
RESIDENCE - : RES One and 1/2 story	RES One and 1/2 story	0021	1995	2005	2468

Land Characteristics

Land Description	Acres	Land Classification
OSD	0.00	SA OSD
Market	1.00	03SHS
Farm Use Zoned	161.68	0372

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
OWNER	MARX TAMARA,		
Taxpayer	MARX TAMARA,		100.00%
			100.00%

**JULY 1, 2024 TO JUNE 30, 2025
CROOK COUNTY TAX COLLECTOR
200 NE 2nd St
Prineville, OR 97754**

REAL PROPERTY TAX STATEMENT

ACCOUNT NO: 14062

PROPERTY DESCRIPTION

CODE: 0021
MAP: 141700-00-00703 **ACRES:** 162.68
SITUS: 8883 NE MEADOW RIDGE RD PRINEVILLE

MARX TAMARA
8883 NE MEADOW RIDGE RD
PRINEVILLE OR 97754-9695

2024 - 2025 CURRENT TAX BY DISTRICT

HIGH DESERT ESD	30.30
CROOK COUNTY SCHOOL DIST	1,504.33
CENTRAL OR COMM COLLEGE	195.02
EDUCATION TOTAL:	1,729.65

CROOK COUNTY GENERAL FUND	1,216.58
AG EXTENSION SERVICE	37.94
CROOK CO HISTORICAL FUND	18.86
CROOK CO FIRE & RESCUE	499.81
CEMETERY DISTRICT	31.25
GENERAL GOVT TOTAL:	1,804.44

CC JAIL BOND	59.22
CC SCHOOL BOND	219.88
COCC BOND & INTEREST	25.71
BONDS - OTHER TOTAL:	304.81

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	5,430	5,430
STRUCTURES	765,530	672,120
TOTAL RMV	770,960	677,550
TOTAL SAV	770,958	677,548
TOTAL ASSESSED VALUE	305,312	314,345
ASSESSED VALUE	305,312	314,345
TOTAL PROPERTY TAX:	3,708.30	3,838.90

If your Assessed Value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 447-4133.

2024 - 2025 TAX (Before Discount) 3,838.90

****POTENTIAL ADDITIONAL TAX LIABILITY****

**Please Make Payment To: CROOK COUNTY TAX COLLECTOR
(Refer to back of statement and insert enclosed for more information)**

Crook County Website - www.co.crook.or.us
Tax Collector (541) 447-6554 or Assessor (541) 447-4133

TOTAL DUE (After Discount) 3,723.73

(See back of statement for instructions)

TAX PAYMENT OPTIONS

PAYMENT OPTIONS	Date Due	Discount Allowed		Amount
FULL PAYMENT	Nov 15, 2024	115.17	3% Discount	3,723.73
2/3 PAYMENT	Nov 15, 2024	51.19	2% Discount	2,508.08
1/3 PAYMENT	Nov 15, 2024		No Discount	1,279.64

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2024 - 2025 PROPERTY TAXES

ACCOUNT NO. 14062



**CROOK COUNTY
TAX COLLECTOR
200 NE 2nd St
Prineville, OR 97754**

PAYMENT OPTIONS

	Discount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	3,723.73
or 2/3 Payment Enclosed	2%	11/15/24	2,508.08
or 1/3 Payment Enclosed	0%	11/15/24	1,279.64

MAILING ADDRESS CHANGES ON BACK

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

\$

MAKE PAYMENT TO:

CROOK COUNTY TAX COLLECTOR
200 NE 2ND ST
PRINEVILLE, OR 97754-1996

4293*16**G50**1.304**1/6*****AUTO**5-DIGIT 97754
MARX TAMARA
8883 NE MEADOW RIDGE RD
PRINEVILLE OR 97754-9695



07100000140620000127964000025080800003723734



Payment instructions

Please send only a check or money order with your payment stub. **DO NOT** mail cash. **Your cancelled check is proof of payment.**

Property tax payments **MUST** be credited to the earliest year that taxes are due.

Tax statements for **less** than \$40 must be paid in full.

Discounts/payment schedule (choose one)

To receive a discount, payments **MUST** be delivered, U.S. post-marked, or transmitted by private express carrier on or before November 15. Returned checks may cause a loss of the discount.

To receive any applicable discount you **MUST** make:

- **Full payment**—Receive a three percent (3%) discount on the amount of current year tax, as shown on your tax statement, if full payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**.
- **Two-thirds payment**—Receive a two percent (2%) discount on the amount of current year tax paid, as shown on your tax statement, if two-thirds payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**. Pay the final one-third (with no discount) by **May 15** to avoid interest charges.
- **One-third payment**—No discount allowed. Pay one-third by **November 15**, followed by another one-third payment by **February 15**. Pay the final one-third balance by **May 15**.

Interest is charged at a rate of 1.333% monthly, 16% annually. Interest is accrued on past due installment payments accordingly:

- First one-third installment payment, interest begins accruing on **December 16**.
- Second one-third installment payment, interest begins accruing **February 16**.
- Remaining one-third payment, interest begins accruing on **May 16**.

If the 15th falls on a weekend or legal holiday, the due date will be extended to the next business day.

Delinquent taxes and lien dates

All personal property tax is delinquent when any installment is not paid on time. The responsible taxpayer can be served with a warrant 30 days after delinquency. Personal property can be seized and other financial assets can be garnished.

Real property tax is delinquent if not paid by May 15. Foreclosure proceedings on real property begin when taxes have been delinquent for three years.

(*) Accounts subject to foreclosure

Real property tax accounts with an unpaid balance for any tax year marked with an (*) on the front of this statement are subject to foreclosure if not paid on or before May 15. Payments **MUST** be applied to the oldest tax first.

Review your value

If you think your property value is incorrect or if there has been a change to the value that you did not expect or understand, review it with the county assessor's office. Many assessors provide value information online. Visit your county assessor's website or call them for more details.

Appeal rights

If you think the **VALUE** of your property as shown on this statement is too high, you can appeal. Your appeal is to the county board of property tax appeals (BOPTA), except for state appraised industrial property. To appeal industrial property appraised by the Department of Revenue, you must file a complaint in the Magistrate Division of the Oregon Tax Court.

If you disagree with a **PENALTY** assessed for late filing of a real, personal, or combined property return, you may ask the county BOPTA to waive all or a portion of the penalty. See www.oregon.gov/dor/programs/property/pages/property-appeals.aspx.

When and where to appeal to BOPTA

File your petition by **December 31** with the **county clerk** in the county where the property is located. You can get petition forms and information from your **county clerk**, or at www.oregon.gov/dor/forms.

What to pay if you appeal

Follow the payment schedule to avoid interest charges and to receive applicable discounts. If your tax is reduced after appeal, any overpayment of property tax will be refunded.

Tax statement information is available in alternate formats, in compliance with the Americans with Disabilities Act (ADA). Contact your county tax collector.

8-22-22_v3

Mailing address change request (Mailing address changes only. An address change requires the owner's signature. Additional documentation may be required for name changes.)

Date: _____ Account number(s): _____

Name: _____

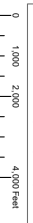
New mailing address: _____

Phone: _____

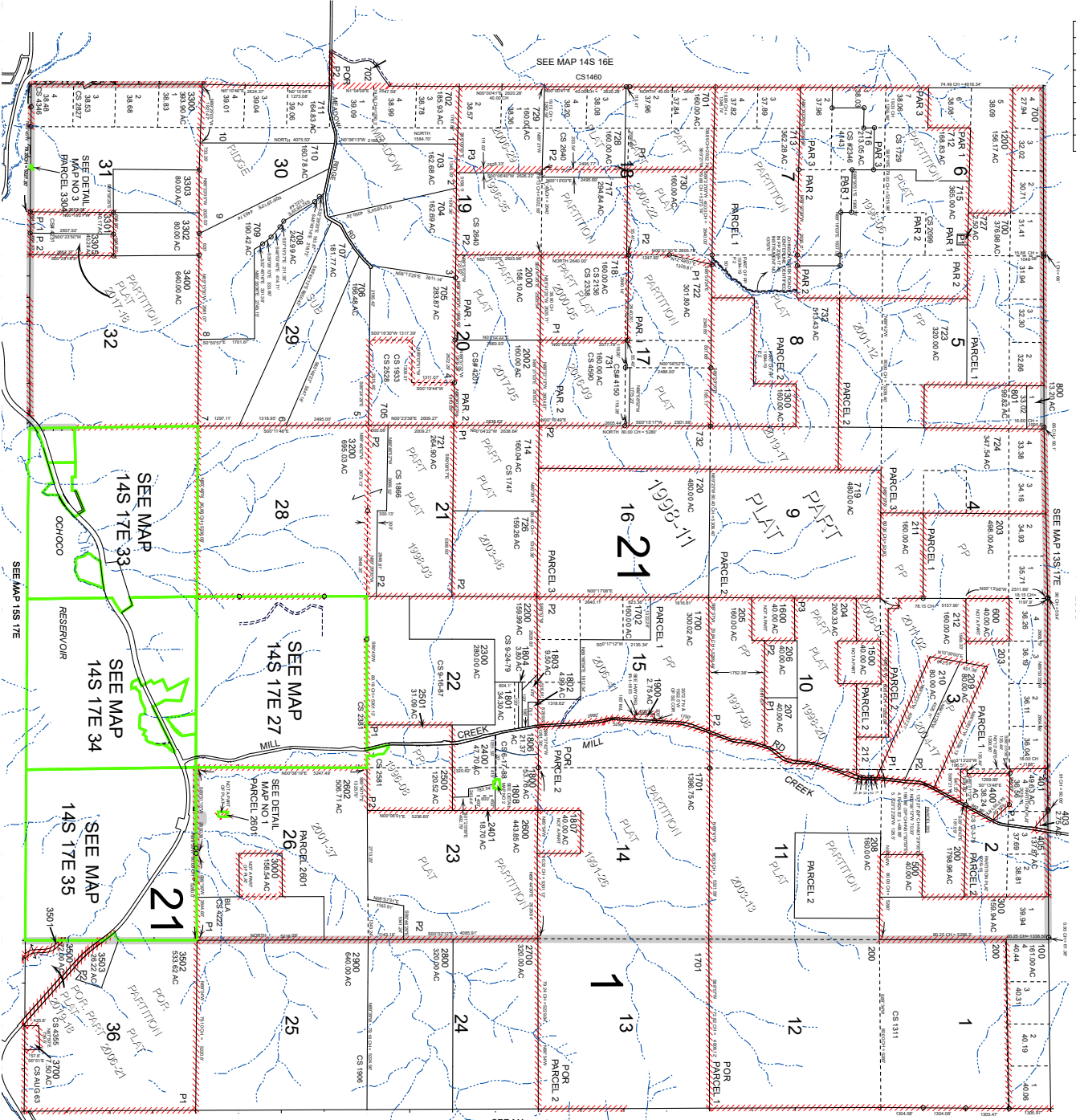
Email: _____

Signature: X _____

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



T.14S, R.17E, W.M.
CROOK COUNTY
1" = 2000'



14S17E
& INDEX

Cancelled

1
2
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4
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6
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8
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12
13
14
15
16
17
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19
20
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24
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31
32
33
34
35
36

Revised: RAA
07/31/2023
& INDEX
14S17E



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tamara Marx
8883 NE Meadow Ridge Rd
Prineville, OR 97754

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

Tamara Marx
8883 NE Meadow Ridge Rd
Prineville, OR 97754
File No. 581997AM

Crook County Official Records	2023-321965
DEED-D	
Pgs=2	04/26/2023 01:37:01 PM
\$10.00 \$2.00 \$11.00 \$10.00 \$61.00	\$99.00
\$5.00	
I, Cheryl Seely, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Cheryl Seely - County Clerk	



STATUTORY WARRANTY DEED

Doug Anderson and Liane Anderson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Tamara Marx,

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

Lots 2 and 3 of Meadow Ridge Subdivision according to the official plat thereof, recorded July 30, 1993 as Instrument No. 110386 records of Crook County, Oregon.

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

141700000703 14062
141700000704 19884
141700000704 15170

The consideration paid for the transfer is \$1,740,500.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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



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 24th day of April, 2023.

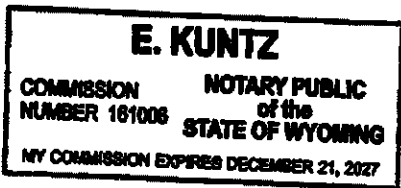
[Signature]
Doug Anderson

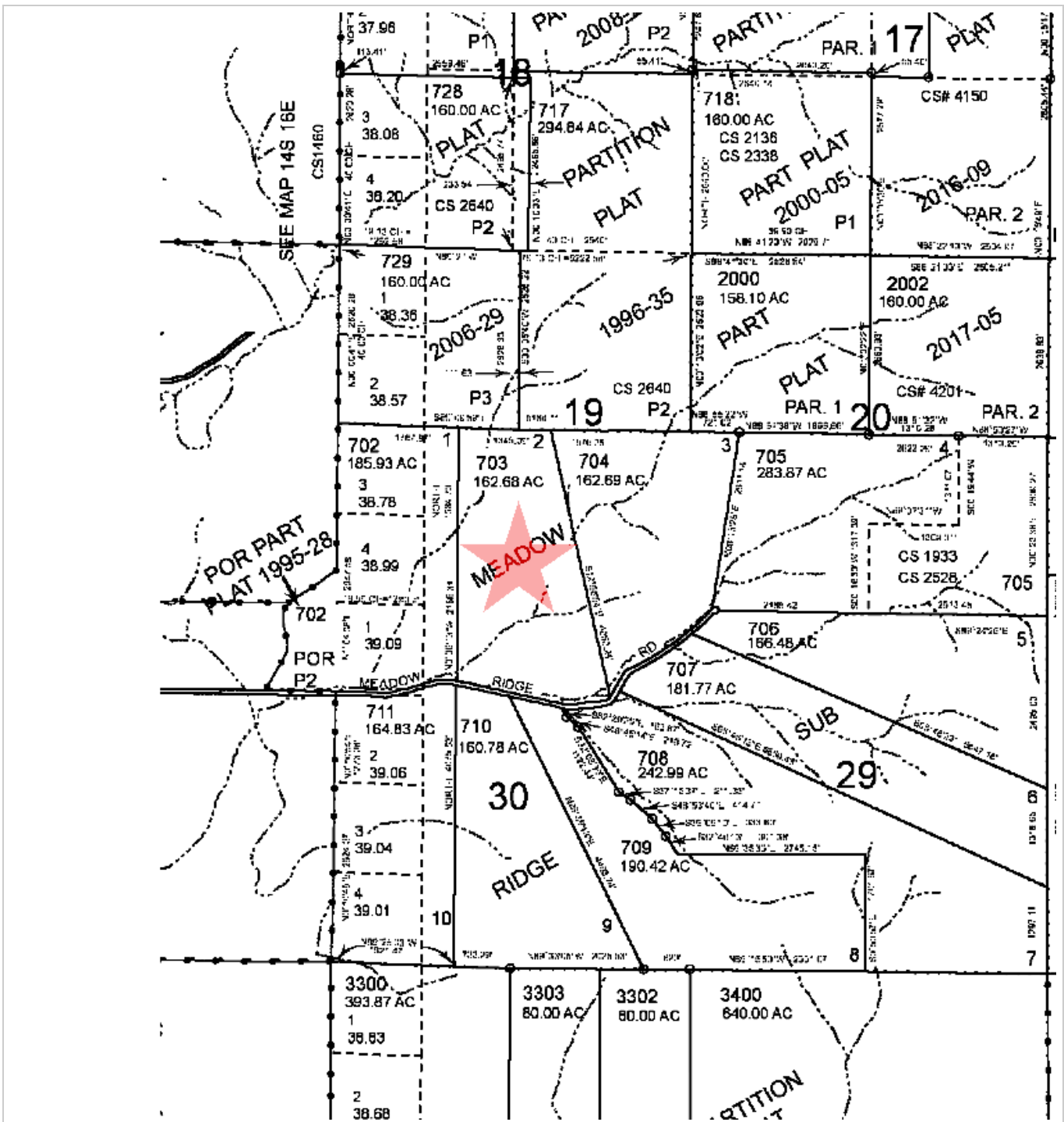
[Signature]
Liane Anderson

State of Wyoming } ss
County of B. Horn }

On this 24th day of April, 2023, before me, Elizabeth Kuntz a Notary Public in and for said state, personally appeared Doug Anderson and Liane Anderson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Wyoming
Residing at: B. Horn County
Commission Expires: 12/21/2027





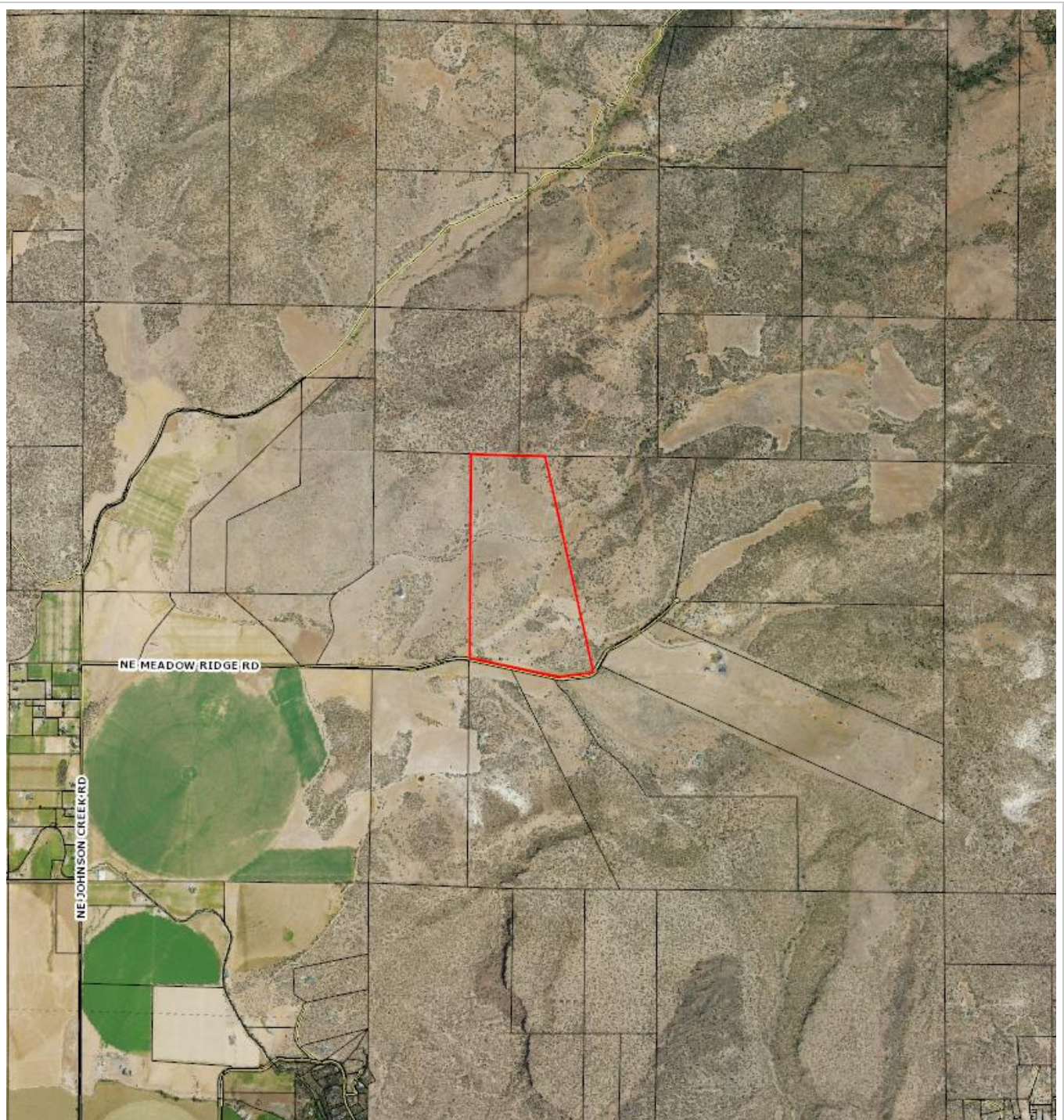
Parcel ID: 14062

Site Address: 8883 NE Meadow Ridge Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Aerial Map



Parcel ID: 14062

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JENNIFER BLAKE



JENNIFER BLAKE IS A LICENSED REAL ESTATE AGENT IN THE STATE OF OREGON WHO HELPS HER CLIENTS WITH THE PURCHASE AND SALE OF RESIDENTIAL, MULTIFAMILY, BARE AND AGRICULTURAL LAND IN MCMINNVILLE, YAMHILL, CARLTON, SHERIDAN, WILLAMINA, DAYTON, AMITY, NEWBERG, DALLAS AND SURROUNDING AREAS IN THE MID-WILLAMETTE VALLEY. JENNIFER SPECIALIZES IN HELPING CLIENTS BUY AND SELL REAL ESTATE FROM THE SMALLEST HOBBY FARM ONWARDS TO THE MOST COMPLEX AGRICULTURAL OPERATIONS. HER GENUINE NATURE, EXPERIENCE AND EDUCATION HAVE CONTRIBUTED TO HER SUCCESS. HER WORK HISTORY HAS GIVEN HER YEARS OF APPRAISAL EXPERIENCE AS WELL AS EXPERTISE WITH COMPLEX PROPERTY NEGOTIATIONS AND REAL ESTATE TRANSACTIONS. IN HER SPARE TIME, JENNIFER TRAVELS NATIONALLY COMPETING IN THE NATIONAL REINED COW HORSE ASSOCIATION SHOWS. JENNIFER'S WORK AND VOLUNTEER EXPERIENCE PAIRED WITH HER EDUCATION BRINGS HER FULL CIRCLE ALLOWING HER TO STAY INVOLVED SERVING THE AGRICULTURAL COMMUNITY. SHE LOVES PEOPLE AND ESPECIALLY EDUCATING AND ADVOCATING FOR HER CLIENTS. HER COMPETITIVE NATURE IS AN ASSET DURING NEGOTIATIONS PAIRED WITH HER DEDICATION TO PROVIDING AN EXCEPTIONAL QUALITY OF SERVICE, COMMUNICATION AND KNOWLEDGE.

JENNIFER.BLAKE@KW.COM | 541-619-7041



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