



**Oregon
Farm & Home**

★ B R O K E R S ★

110 NE THOUSAND OAKS DR

CORVALLIS

FARM | TIMBER | HOMES | RANCHES | LUXURY | DEVELOPMENT



INTRODUCTION

A 3,600-square-foot home situated on 16 acres of scenic land offers an ideal blend of space, comfort, and versatility. The expansive floor plan features a daylight basement, which adds a whole new dimension of living space, providing endless possibilities for recreation, storage, or even the potential for a home office or guest suite. With large windows that allow natural light to flood the lower level, the basement feels bright and inviting, offering an ideal space to customize according to your needs. The main living areas are generously sized, with ample room for family gatherings and entertaining. Whether you're relaxing by a fireplace or enjoying panoramic views of your property, this home offers a harmonious balance of luxury and functionality. In addition to the spacious home, the property includes a barn, arena, and shop, making it a dream for anyone with a passion for farming, equestrian activities, or outdoor projects. The barn is perfect for housing horses, livestock, or storing equipment, while the adjacent arena provides a dedicated space for training, riding, or other outdoor events. The shop adds even more value, offering room for a variety of projects, from woodworking to vehicle maintenance or just extra storage. Whether you're an equestrian enthusiast, a hobby farmer, or someone with a penchant for DIY projects, this property provides the space, amenities, and flexibility to fulfill your ambitions while enjoying the peace and tranquility of rural living.

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FROM THE SELLER

I would like to mention a few things about the property that I fell in love with also. The proximity to town and a hospital, fruit trees (cherries, apples, plums, pear, fig, and English walnut), the beautiful bass filled pond that attracts not only waterfowl but deer, coyote, and bobcat. There are wonderful neighbors that get together once a year for bbq and Christmas parties. The house needs work but the property makes up for that. The shop behind the garage has in floor radiant heat, but we have turned it off. There is ample storage above the garage. There has never been an issue finding borders if new owners wish to go that route. The horse barn has hot water, is plumbed for automatic watering, is ready for a new incinerator toilet and has newly laid sand in the paddocks and arena. I really loved the self-sustaining aspect it provided and all the people we have come to know because of it.

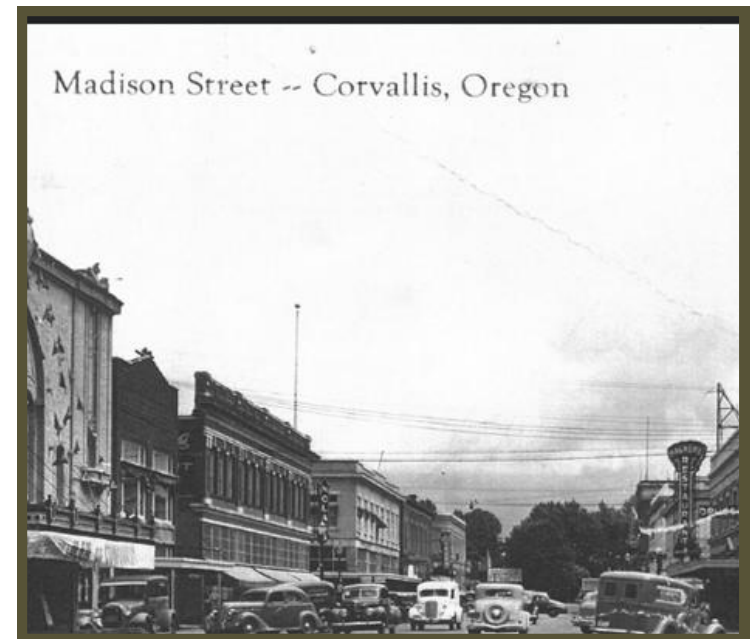
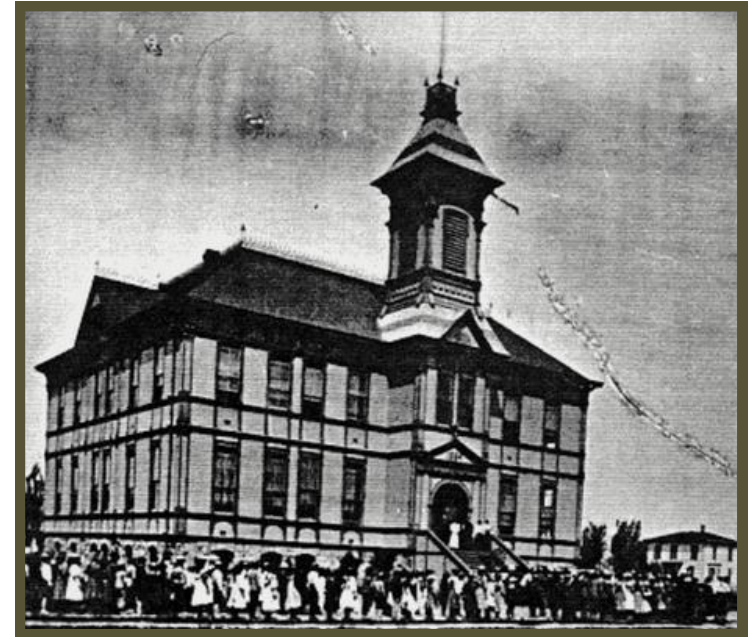


SCAN
HERE
FOR A
ZILLOW
3-D
TOUR!

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LOCAL HISTORY

Corvallis, Oregon, founded in 1853, has a rich history shaped by both its natural environment and its role in the development of the region. Initially settled by European-Americans, the area was home to the Kalapuya people prior to their displacement following American expansion. The city's name, derived from Latin meaning "heart of the valley," reflects its central location in the Willamette Valley. Corvallis grew rapidly with the establishment of the Oregon State Agricultural College in 1868, which later became Oregon State University (OSU). This university has played a crucial role in the city's growth and identity, fostering a vibrant academic and research-driven community. The city's economy evolved from agriculture, including timber and farming, to technology and education, driven by OSU's research and innovation. Over the years, Corvallis has remained a relatively small but influential city, known for its strong sense of community, environmental sustainability, and thriving arts and culture scene.



LOCAL ATTRACTIONS

Today, Corvallis, Oregon, is a vibrant, thriving city known for its strong academic presence, environmental consciousness, and high quality of life. Home to Oregon State University (OSU), the city has a dynamic population of students, faculty, and researchers, contributing to a culture of innovation and intellectual curiosity. Corvallis is recognized for its commitment to sustainability, with initiatives aimed at reducing carbon footprints, promoting renewable energy, and preserving green spaces. The downtown area is lively, offering a mix of local shops, cafes, and restaurants, and hosts a variety of cultural events throughout the year. Outdoor enthusiasts are drawn to Corvallis for its access to scenic parks, biking and hiking trails, and proximity to the Willamette River. With a growing tech industry, a highly educated workforce, and a focus on maintaining a small-town charm, Corvallis continues to be a unique blend of progress and community-oriented living.



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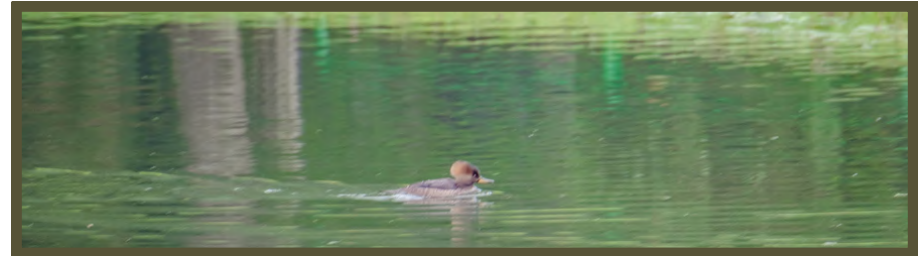
OPPORTUNITY

Owning a 16-acre property with 7 horse stalls and an arena provides a wealth of benefits for those passionate about horses and rural living. With ample space for both grazing and exercise, this type of property offers the ideal environment for raising and training horses, whether for personal enjoyment or as part of a business. The seven horse stalls are perfect for housing multiple animals, and the arena allows for year-round riding, training, and competitions. This setup gives horse owners unparalleled convenience, eliminating the need for boarding horses elsewhere, while also providing privacy and control over their animals' care and well-being. Additionally, the expansive land can be used for various other purposes such as gardening, farming, or recreational activities, making it a versatile space for a wide range of interests.

Owning land that allows you to hay it yourself offers a range of practical and financial benefits. By cultivating your own hay, you can reduce or eliminate the need to purchase feed for livestock, significantly cutting down on ongoing costs, especially for horse owners or those with other grazing animals.



LAND



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LOCATION

Located within 15 minutes to Oregon State University and 10 Minutes to the City of Corvallis, Right Across from McDonald-Dunn Forest and Peavy Arboretum, Along Hwy 99W

LAND

Two Tax Lots

- 236210 | 1 Acres
- 036131 | 15.37 Acres

16.37 Total Acres

- 12 Tillable Acres, In Grass Seed

Packed Gravel Roads

Fenced Garden Area

Fenced and X-Fenced Fields

Raised Garden Beds

Pond with Resident Ducks

Cherry, Plum and Pear Trees

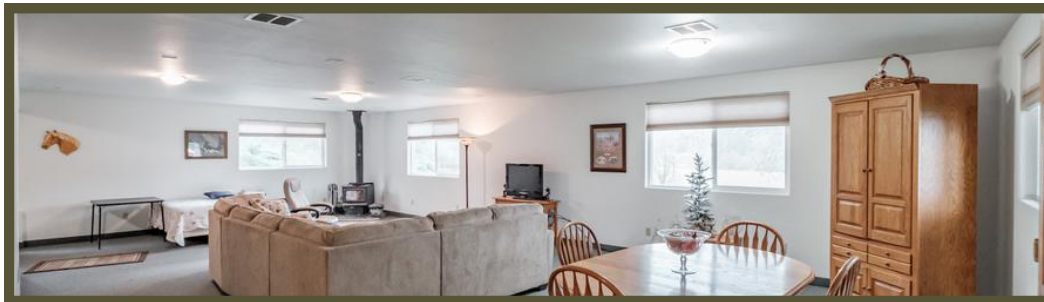
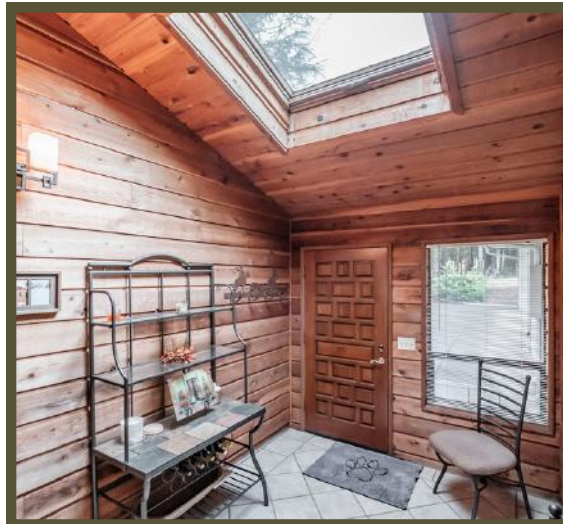
Grapes

Entry Grate

Slightly Sloped with Manicured Landscaping Throughout the Property!

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HOME



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HOME

Home Sitting on Top of Hill Overlooking the Natural Scenery

3680 SqFt Home

- **Single Story**
 - **Fully Finished Daylight Basement**
 - **Plumbed for Another Sink**
 - **Wood Burning Stove**
 - **Opportunity for More Bedrooms!**
- **3 Bedrooms**
- **2 Bathrooms**
 - **1 - Jack and Jill Style**
- **Gas Fireplace in Living Room**
- **Combination Dining**
- **Breakfast Bar**
- **Deck Access from Living Room, Kitchen and Primary Bedrooms**
- **Laundry Room with Washer/Dryer Hookups and Sink**
- **Built In Cabinetry Throughout**
- **Primary Suite on Main Floor**

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OUTBUILDINGS

Arena and Barn

- 11640 SqFt
- 60 x 120 Arena
 - Concrete Floors
 - 220 Amp Power
 - Sand Footing
- Heated Tack Room
 - Sink
 - Incinerator Toilet
 - Hot Water
- Wash Pad
- 7 Stalls
 - 12 x 12 Stalls
 - Matted and Packed Gravel
 - Sand Footing
 - Swinging Feed Doors
 - Partially Covered Runs
 - 12 x 48 Hot Wired Runs
- Hay Storage



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OUTBUILDINGS

Machine Shed

- 2000 SqFt
- Gravel Floors
- Wood Framing
- Metal Roof
- Metal Siding



Barn with Machine Shop

- 1680 SqFt
- 220 Amp Power
- Partial Concrete and Gravel Floors
- Loft Area in Barn
- Machine Shop Portion
 - Sink
- Lean To Storage



OUTBUILDINGS

Detached Garage

- 1644 SqFt
- 220 Amp Power
- Concrete Floors
- Washer and Dryer Hookups
- Plumbed for a Bathroom
- Connected to Home via Covered Walkway



Chicken Coop



SYSTEMS

Well | At Barn

Septic | Facing the House to the Right

SELLER PREFERRED TERMS

Use OREF Forms

Title: Fidelity National in Albany

Personal Property (All Conveyed at \$0 Value): Fridge, Dishwasher, Oven

Seller will consider offer with concessions

Seller Names: Carla Sue Schultz - Serafin and Joey Serafin Trust

Current Occupants to be Out by May 2025

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- SURROUNDING LOCATION
- WETLANDS
- RAILROAD/TRANSMISSION LINES



Lot Lines App

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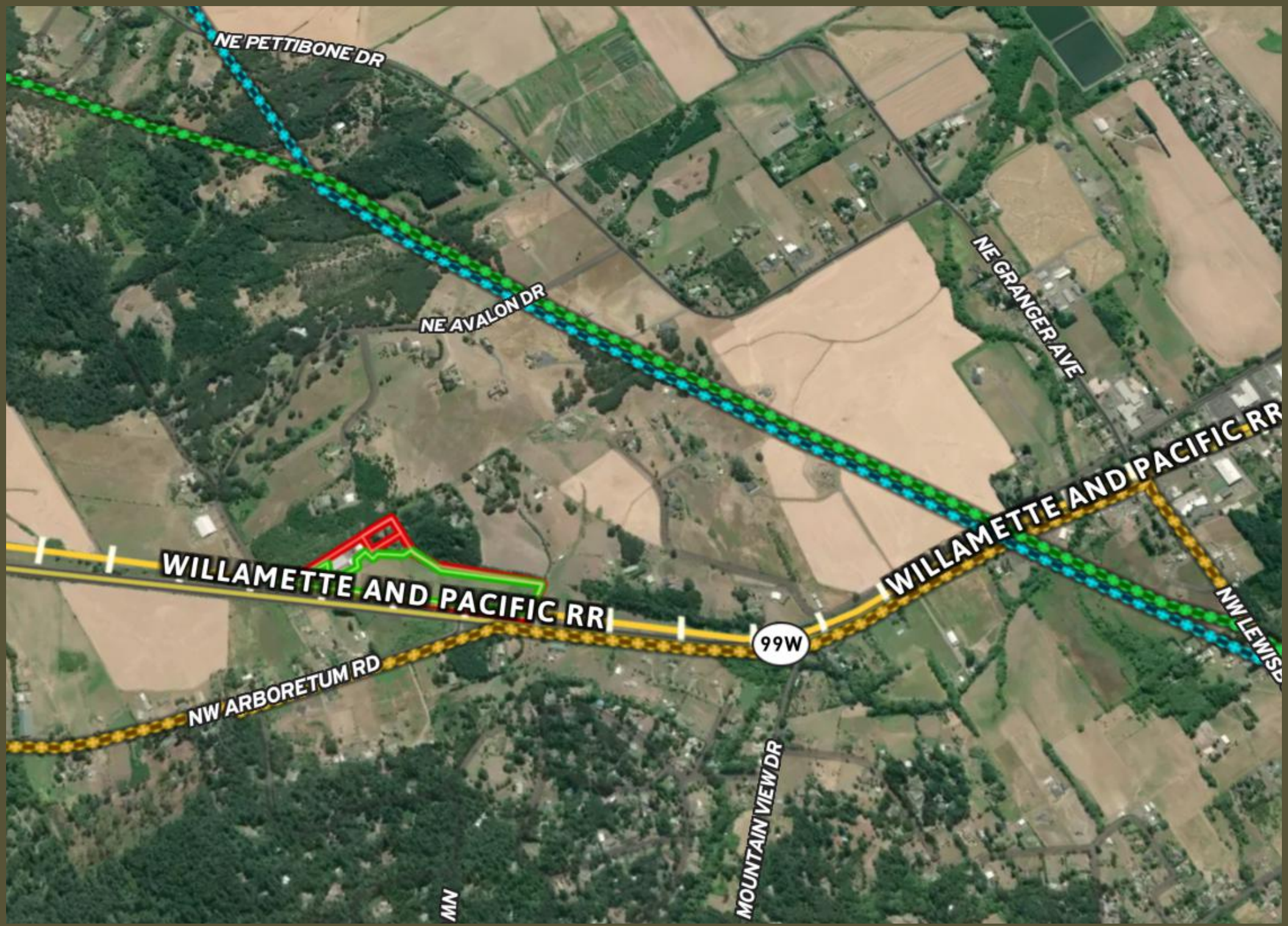


PACIFIC HWY W

99W

NW ARBORETUM RD

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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- GOODIN-DUPEE-CHEHULPUM COMPLEX
- MISC SILT LOAMS



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 All Polygons 17.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
72	Goodin-Dupee-Chehulpum complex, 2 to 12 percent slopes	7.27	42.54	0	59	4e
155	Waldo silty clay loam, 0 to 3 percent slopes	4.41	25.8	0	57	3w
73	Goodin-Dupee-Chehulpum complex, 12 to 20 percent slopes	3.31	19.37	0	58	4e
172	Witham silty clay loam, 2 to 12 percent slopes	2.1	12.29	0	67	3e
TOTALS		17.09(*)	100%	-	59.27	3.62

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

 Boundary 16.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
72	Goodin-Dupee-Chehulpum complex, 2 to 12 percent slopes	7.27	43.09	0	59	4e
155	Waldo silty clay loam, 0 to 3 percent slopes	4.41	26.14	0	57	3w
73	Goodin-Dupee-Chehulpum complex, 12 to 20 percent slopes	3.31	19.62	0	58	4e
172	Witham silty clay loam, 2 to 12 percent slopes	1.88	11.14	0	67	3e
TOTALS		16.87(*)	100%	-	59.17	3.63

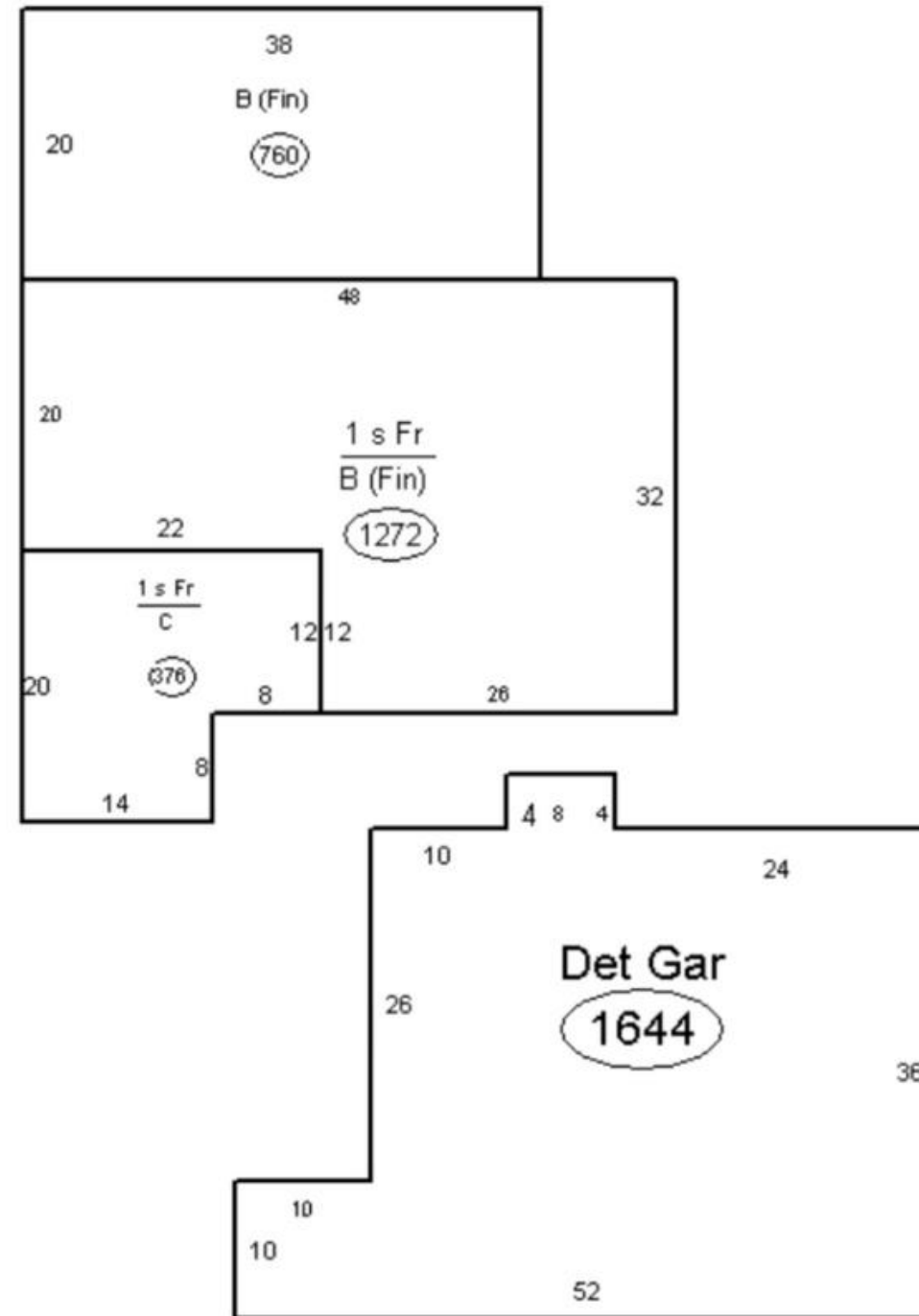
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY NATIONAL TITLE COMPANY

- WITH OUTBUILDING SKETCHES

TY SKETCHES



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BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **236210**

Tax Lot: **11501AD00101**

Owner: Serafin, Carla

CoOwner: Serafin, Joey

Site: 110 NE Thousand Oak Dr

Corvallis OR 97330

Mail: 110 NE Thousand Oak Dr

Corvallis OR 97330

Zoning: County-RR-10 - Rural Residential - 10

Std Land

Use: 163 - Single Family Residential

Legal:

Twn/Rng/Sec: T:11S R:05W S:01 Q:NE QQ:SE



ASSESSMENT & TAX INFORMATION

Market Total: **\$734,154.00**

Market Land: **\$97,454.00**

Market Impr: **\$636,700.00**

Assessment Year: **2023**

Assessed Total: **\$430,280.00**

Exemption:

Taxes: **\$6,712.97**

Levy Code: 0905

Levy Rate: 15.1470

PROPERTY CHARACTERISTICS

Year Built: 1978

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories: 1

Total SqFt: 3,680 SqFt

Floor 1 SqFt: 1,648 SqFt

Floor 2 SqFt:

Basement SqFt: 2,032 SqFt

Lot size: 1.00 Acres (43,560 SqFt)

Garage SqFt: 1,644 SqFt

Garage Type: Detached Garage

AC:

Pool:

Heat Source: Heat pump

Fireplace: 1

Bldg Condition: G

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 509J - Corvallis

Census: 1091 - 010200

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/18/2013

Sale Amount: \$712,500.00

Document #: 513536

Deed Type: Deed

Loan Amount: \$165,000.00

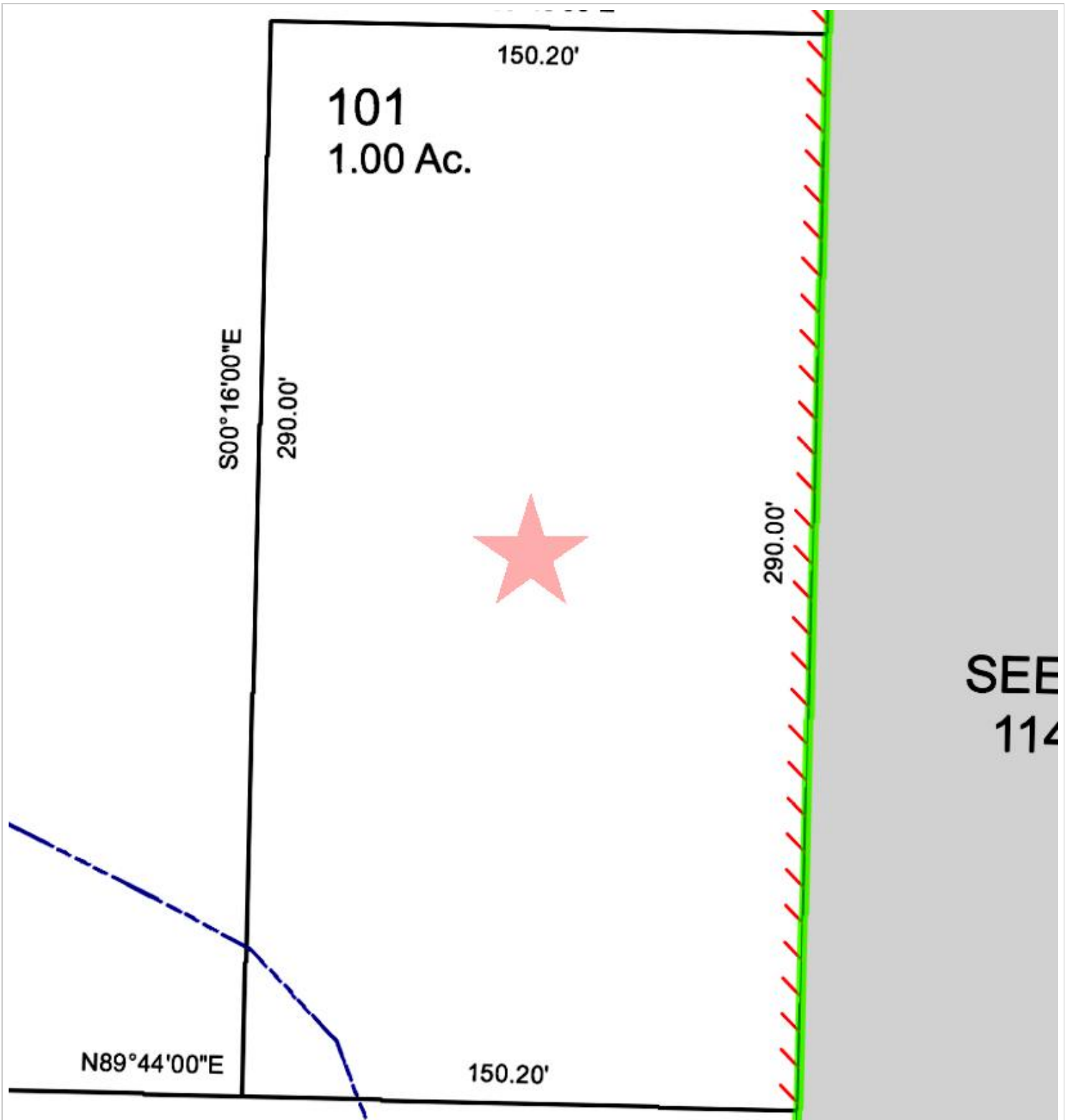
Lender: UMPQUA BK

Loan Type: Conventional

Interest

Type:

Title Co: TICOR TITLE



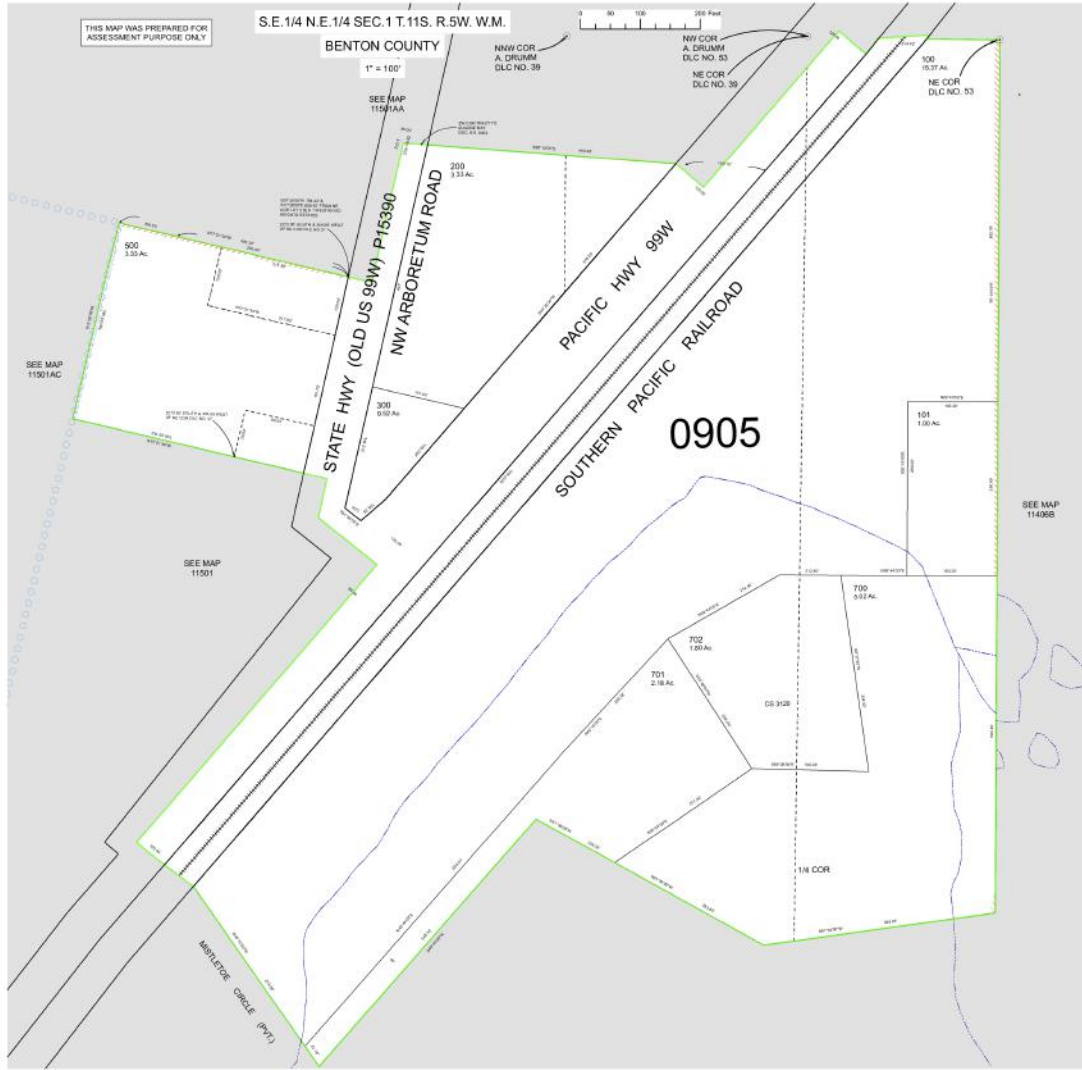
Fidelity National Title

Parcel ID: 236210

Site Address: 110 NE Thousand Oak Dr

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

Full Assessor Map



11 5 01AD
7/23/2018
Cassified Nos.
629
703
704
400

11 5 01AD



Parcel ID: 236210

Site Address: 110 NE Thousand Oak Dr

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Aerial Map

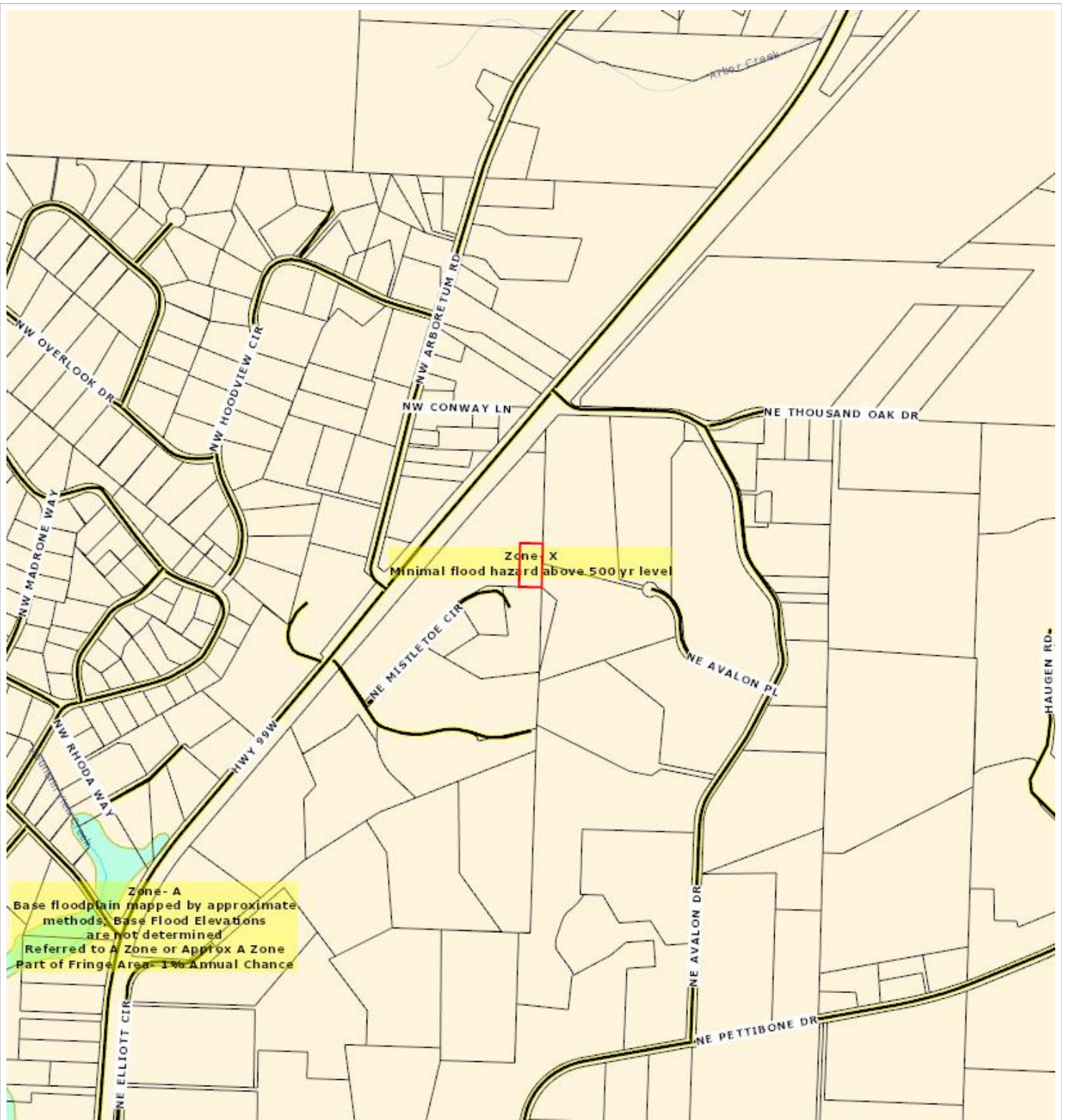


Fidelity National Title

Parcel ID: 236210

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Flood Map



Fidelity National Title

Parcel ID: 236210

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 236210
Map Taxlot: [11501AD00101](#)
Acreage: 1
Property Class: 401
Tax Code Area: 0905
Situs Address:
[110 NE THOUSAND OAK DR](#)
[CORVALLIS, OR 97330-9405](#)

Last Certified Values

Market Land: \$97,454.00
Market Structure: \$685,970.00
Total Real: \$783,424.00
Market:
Special Assessed Taxable Land: \$0.00
Assessed: \$443,188.00
Exemption: \$0.00
Net Taxable: \$443,188.00

[Property Valuation History](#)



OWNER INFORMATION

Owner:

SERAFIN CARLA SCHULTZ
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

Owner:

SERAFIN JOEY
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

Taxpayer:

SERAFIN JOEY & CARLA SCHULTZ
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

TAXES

Tax Code Area: 0905
2024 Property Tax: \$6,712.97

PROPERTY IMPROVEMENTS

Residential Dwellings

Built: 1978
Rooms: 7
Beds: 3
Baths: 2.50
Heating: Heat pump
Cooling: UNKNOWN
Sq. Ft. Calc.
Total Sq. Ft.: 3680
Main Lvl: 1648
2nd Lvl: 0
Upper Lvl: 0
Basement: 2032
Basement Finish: 2032
Attic Finish: 0
Total Finish: 3680

Residential Features

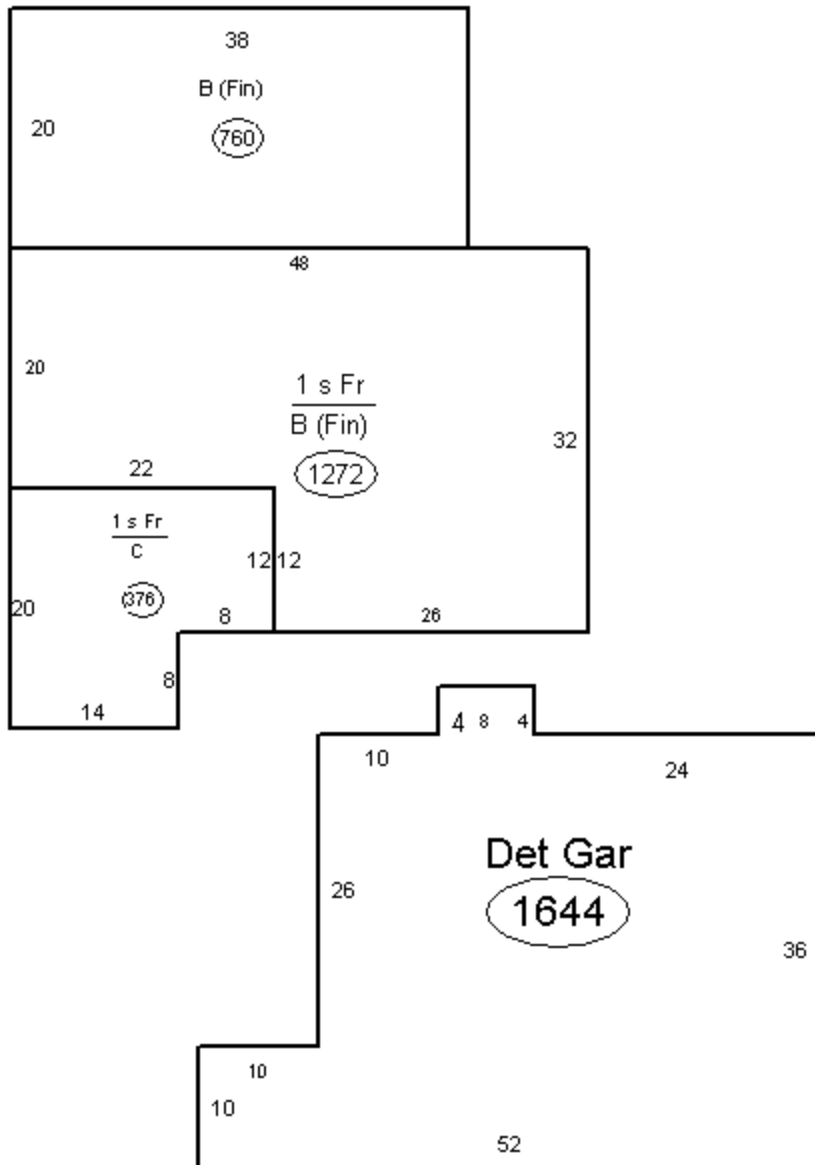
Type: DETGAR
Year Built: 2009
Square Footage: 1644

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
10/18/2013	M513536-13	\$712,500.00
09/04/2007	M427053-07	\$643,000.00
07/26/2007	M425070-07	\$643,000.00
07/28/2006	M407810-06	\$0.00
06/18/1991	136189-91	\$237,000.00

PROPERTY SKETCHES

02



[View Larger](#)



Assessment Property Tax Statement

07/01/2024 to 06/31/2025

BENTON COUNTY PROPERTY TAX STATEMENT

PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 236210

SITUS ADDRESS: 110 NE THOUSAND OAK DR CORVALLIS, OR 97330-9405

PROP CLASS:	401		LAST YEARS TAX	
PROP TCA:	0905		Bond LinnBenton CC	68.69
PROP MAP:	11501AD0010	ACRES: 1.00	Bonds Corvallis SD 2018	869.18
	1		LinnBenton CC Bond 2022	30.45
			Bonds - Other	968.32
VALUES	LAST YEAR	THIS YEAR		
Real Market Value Land	97,454.00	97,454.00	Corvallis SD 509J	1,977.23
Real Market Value Structure	636,700.00	685,970.00	Corvallis SD 509J LO 2022	664.78
Real Market Value Total	734,154.00	783,424.00	LinnBenton CC	222.44
Special Assessed Value	0.00	0.00	LinnBentonLincoln ESD	135.13
Assessed Value	430,280.00	443,188.00	Education	2,999.58
Exemptions	0.00	0.00	911 Emergency Service Dist	199.43
Net Taxable	430,280.00	443,188.00	Benton County	977.32
			Benton County Extension Dist	35.46
			Benton County Library	174.93
			Benton County Local Option 2021	398.87
			Benton County Soil & Water	22.16
			Corvallis Rural Fire	936.90
			General Government	2,745.07

If a mortgage company pays your taxes, this statement is for your records only.

Full Payment	2/3 Payment	1/3 Payment
3% Discount	2% Discount	No Discount
6,511.58	4,385.80	2,237.65

2024 - 2025 TAXES	6,712.97
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	6,712.97
TOTAL TAX (After Discount)	6,511.58

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

Cut Here

ACCOUNT NUMBER:

236210

Full Payment if paid by

11/15/2024:

6,511.58

or 2/3 Payment if paid by

11/15/2024

with final 1/3 due

05/15/2025:

4,385.80

or 1/3 Payment if paid by

11/15/2024, 02/15/2025,

05/15/2025:

2,237.65

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov/>.

RECORDING REQUESTED BY:

BENTON COUNTY, OREGON	2013-513536
DE-WD	
Stn=1 DB	10/18/2013 10:36:48 AM
\$15.00 \$11.00 \$10.00 \$20.00 \$17.00	\$73.00

I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
James V. Morales - County Clerk

GRANTOR:

Jerry G. Boudreaux and Jeanne Boudreaux
110 NE Thousand Oaks Dr.
Corvallis, OR 97330

GRANTEE:

Joey Serafin and Carla Schultz Serafin
PO Box 39
San Juan Bautista, CA 95045

SEND TAX STATEMENTS TO:

Joey Serafin and Carla Schultz Serafin
PO Box 39
San Juan Bautista, CA 95045

AFTER RECORDING RETURN TO:

Joey Serafin and Carla Schultz Serafin
PO Box 39
San Juan Bautista, CA 95045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)


Jerry G. Boudreaux and Jeanne Boudreaux, Grantor, conveys and warrants to Joey Serafin and Carla Schultz Serafin, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached LEGAL DESCRIPTION

The true consideration for this conveyance is \$712,500.00
ENCUMBRANCES: See Attached Exhibit "A"

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 October 14, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



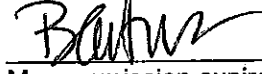
Jerry G. Boudreaux



Jeanne Boudreaux

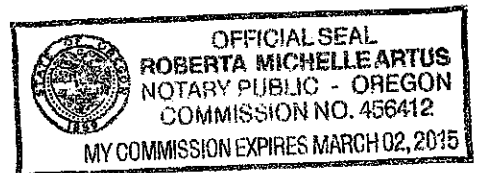
State of OREGON BENTON
COUNTY of _____

This instrument was acknowledged before me on October 14, 2013, by Jerry G. Boudreaux and Jeanne Boudreaux.



Notary Public - State of Oregon
My commission expires: 3/2/2015

471813028261-TTMDWIL10
Deed (Warranty - Statutory (Individual or Corporation))



Ticor Title 471813028261

LEGAL DESCRIPTION

PARCEL I:

Beginning at the Northeast corner of the Abner Drumm Donation Land Claim No. 53 in Township 11 South, Range 4 West of the Willamette Meridian in Benton County, Oregon; thence South 0°16' East, 892.78 feet to the Northeast corner of that tract described in Book 195 at Page 234; thence South 89°44' West, 363 feet; thence South 59°44' West, 214.50 feet to a 5/8 inch iron rod; thence South 42°14' West, 256.08 feet to a 5/8 inch iron rod; thence South 40°44' West, 653.01 feet to a point on the North line of the right of way described in Microfilm No. 55232; thence North 35°31' West along said right of way, 273.06 feet to the Easterly right of way line of Southern Pacific Co. Railroad; thence Northeasterly along the Easterly line of said railroad, 1870 feet, more or less, to the North line of Abner Drumm Donation Land Claim No. 53; thence East along said North line, 130 feet, more or less, to the point of beginning.

TOGETHER WITH a right of way for road purposes to be used in common with grantors, their heirs and assigns, over and across that property described in Microfilm No. 55232, Microfilm Records of Benton County, Oregon.

EXCEPTING THEREFROM the following portion of the above described premises:

Beginning at the Northeast corner of the Abner Drumm Donation Land Claim No. 53 in Township 11 South, Range 4 West of the Willamette Meridian in Benton County, Oregon; thence South 0°16' East, 892.78 feet to the Northeast corner of that tract of land described in Book 195 at Page 234, Benton County Deed Records, and the true point of beginning; thence South 89°44' West, 150.20 feet; thence North 0°16' West, 290 feet to a point; thence North 89°44' East, 150.20 feet to the East line of Abner Drumm Donation Land Claim No. 53; thence South 0°16' East along said East line, 290 feet to the point of beginning.

PARCEL II:

Beginning at the Northeast corner of the Abner Drumm Donation Land Claim No. 53 in Township 11 South, Range 4 West of the Willamette Meridian in Benton County, Oregon; thence South 0°16' East, 892.78 feet to the Northeast corner of that tract of land described in Book 195 at Page 234, Benton County Deed Records, and the true point of beginning; thence South 89°44' West, 150.20 feet; thence North 0°16' West, 290 feet to a point; thence North 89°44' East, 150.20 feet to the East line of Abner Drumm Donation Land Claim No. 53; thence South 0°16' East along said East line, 290 feet to the point of beginning.

TOGETHER WITH an easement 25 feet in width, the Southerly line being described as follows:

Beginning at the most Easterly Northeast corner of that tract described in Microfilm No. 55232; thence North 40°44' East, 653.01 feet to a 5/8 inch iron rod; thence North 42°14' East, 256.08 feet to a 5/8 inch iron rod; thence North 59°44' East, 214.50 feet; thence Northeasterly to a point on the West line of the above described tract, said point being 90 feet North of the Southwest corner of said tract and there terminating.

PARCEL III:

Beginning at a one inch pipe at the intersection of the range line with the North line of the Abner Drumm Donation Land Claim No. 39 and No. 53, which pipe is 19.901 chains South of the Northwest corner of Section 6, Township 11 South, Range 4 West of the Willamette Meridian, Benton County, Oregon, and is also 6.166 chains North 89°54' East of the most North Northwest corner of said Drumm Claim, and running thence along the North line of said claim, North 89°54' East, 2.87 chains, more or less, to the East line of Southern Pacific Railroad right of way, which point is the true point of beginning of the tract herein described; thence East to the East line of the tract conveyed to Rosemary E. Ferguson by deed recorded as Microfilm No. 25949, Microfilm Records of Benton County, Oregon; thence North to the aforementioned railroad right of way; thence Southwesterly on said right of way to the true point of beginning.

EXHIBIT "A"

1. The Land has been classified as Farm and Forest land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.
Additional Tax Liability Amount: \$3,203.69
Affects: Account No. 036131 (Affects Parcel I)
3. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
Exemption: Veterans
Tax Account No.: 236210 (Affects Parcel II)
4. Any rights, liens, claims or equities, if any, in favor of Benton Soil and Water Conservation District.
5. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Western Oregon Railroad Company
Purpose: 60 foot right of way
Recording Date: June 11, 1879
Recording No: Book "M" Page 545
Affects: As described therein
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Benton-Lincoln Electric Cooperative Inc.
Purpose: Electric transmission or distribution line
Recording Date: August 7, 1941
Recording No: Book 98 Page 465
Affects: As described therein
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Consumers Power, Inc.
Purpose: Electrical and telephone transmission and distribution lines
Recording Date: September 14, 1978
Recording No: M-99105
Affects: As described therein
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Roy L. Rider and Sandra N. Rider
Purpose: Roadway
Recording Date: March 8, 1978
Recording No: M-91701
Affects: As described therein
10. Maintenance provisions for easement as set forth in document shown above and as provided for by Oregon State Law.

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **036131**

Tax Lot: **11501AD00100**

Owner: Serafin, Carla

CoOwner: Serafin, Joey

Site:

Corvallis OR 97330

Mail: 110 NE Thousand Oak Dr

Corvallis OR 97330

Zoning: County-RR-10 - Rural Residential - 10

Std Land Use: 100 - Residential (nec)

Legal:

Twn/Rng/Sec: T:11S R:05W S:01 Q:NE QQ:SE



ASSESSMENT & TAX INFORMATION

Market Total: **\$718,285.00**

Market Land: **\$345,125.00**

Market Impr: **\$373,160.00**

Assessment Year: **2023**

Assessed Total: **\$153,759.00**

Exemption:

Taxes: **\$2,399.00**

Levy Code: 0905

Levy Rate: 15.1470

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 15.37 Acres (669,517 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 509J - Corvallis

Census: 1091 - 010200

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/18/2013

Sale Amount: \$712,500.00

Document #: M513536-13

Deed Type: Deed

Loan

Amount:

Lender:

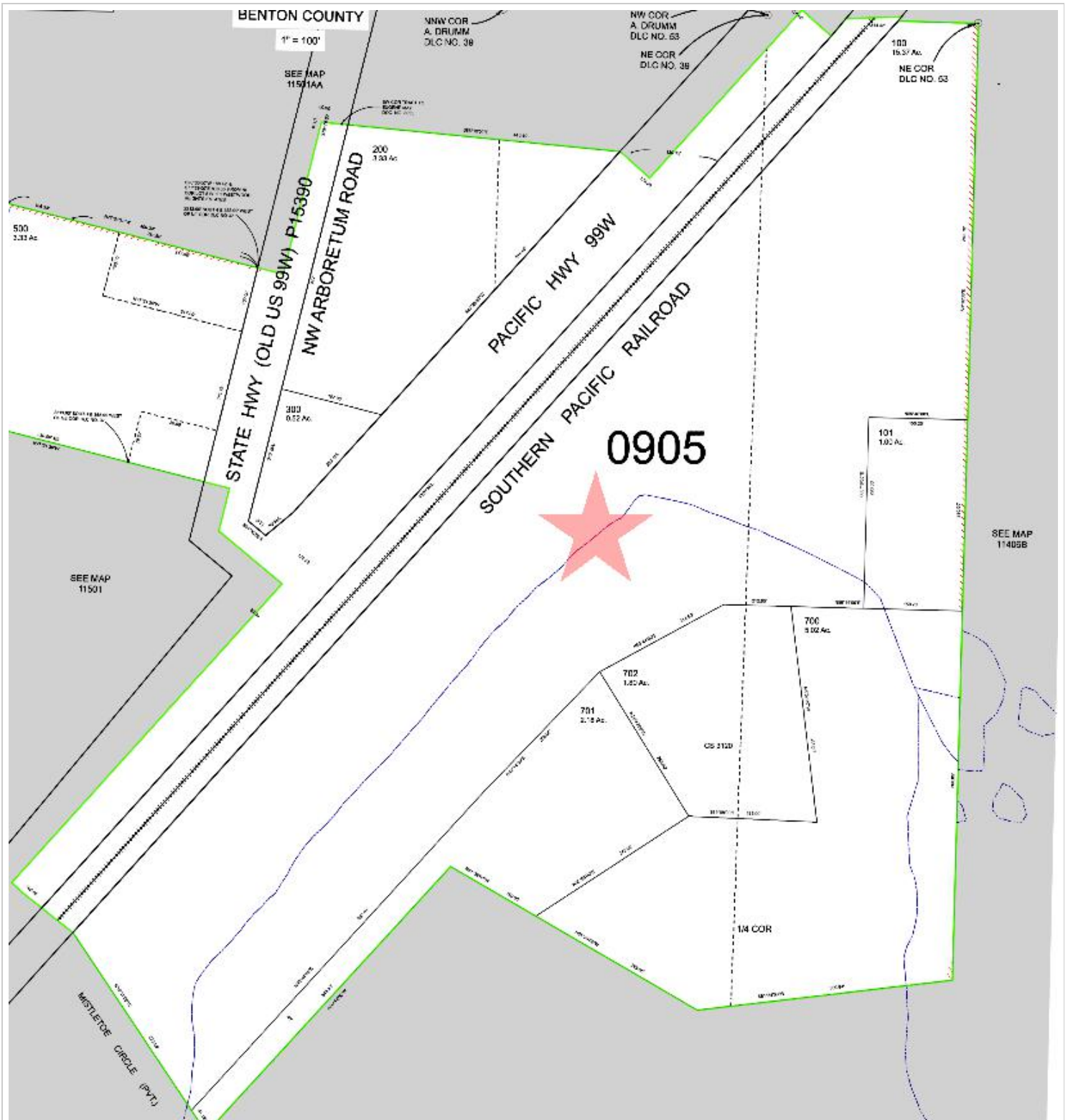
Loan Type:

Interest

Type:

Title Co:

Assessor Map



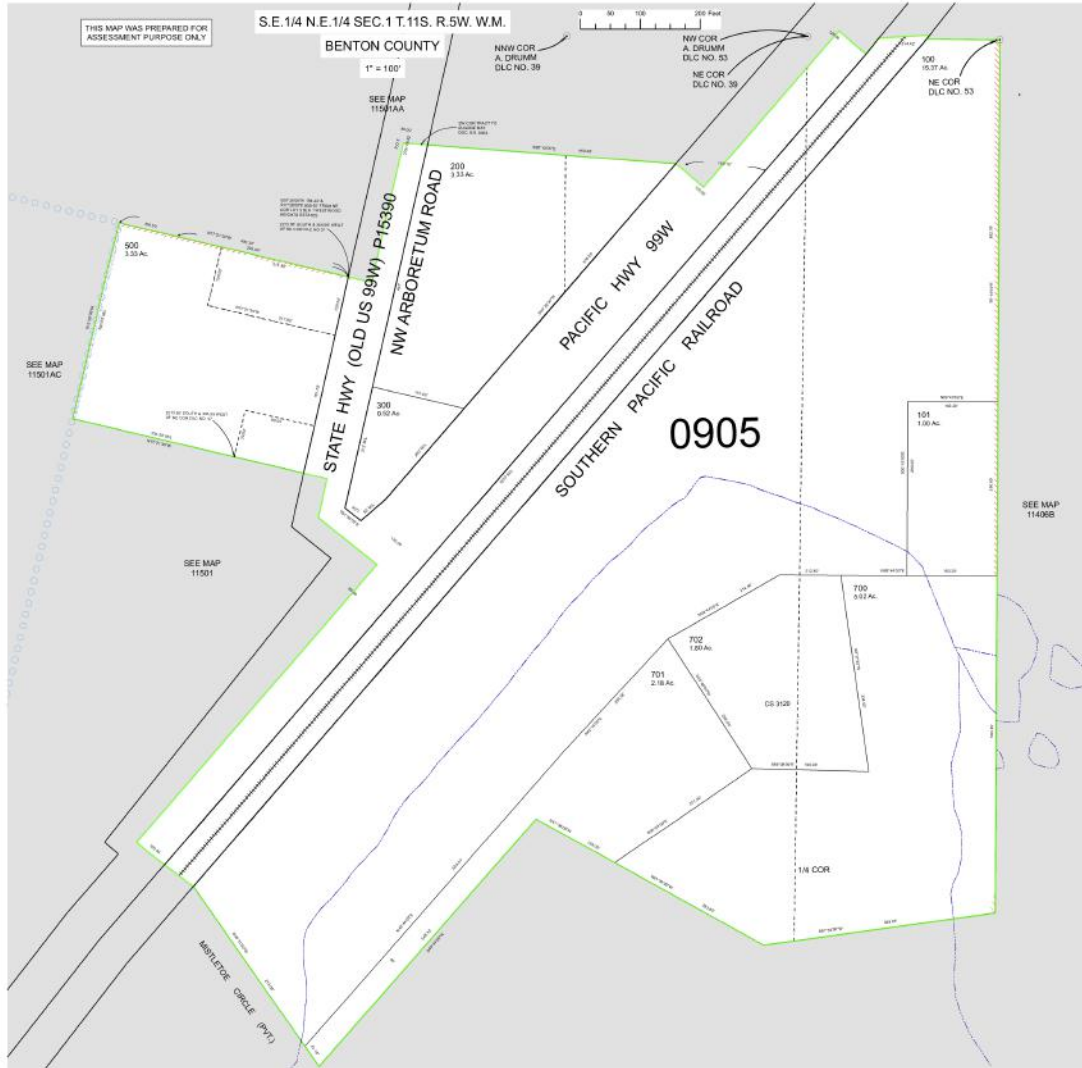
Fidelity National Title

Parcel ID: 036131

Site Address:

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

Full Assessor Map



11 5 01AD
7/23/2018
Cassified Nos.
600
700
704
400

11 5 01AD



Fidelity National Title

Parcel ID: 036131

Site Address:

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Aerial Map

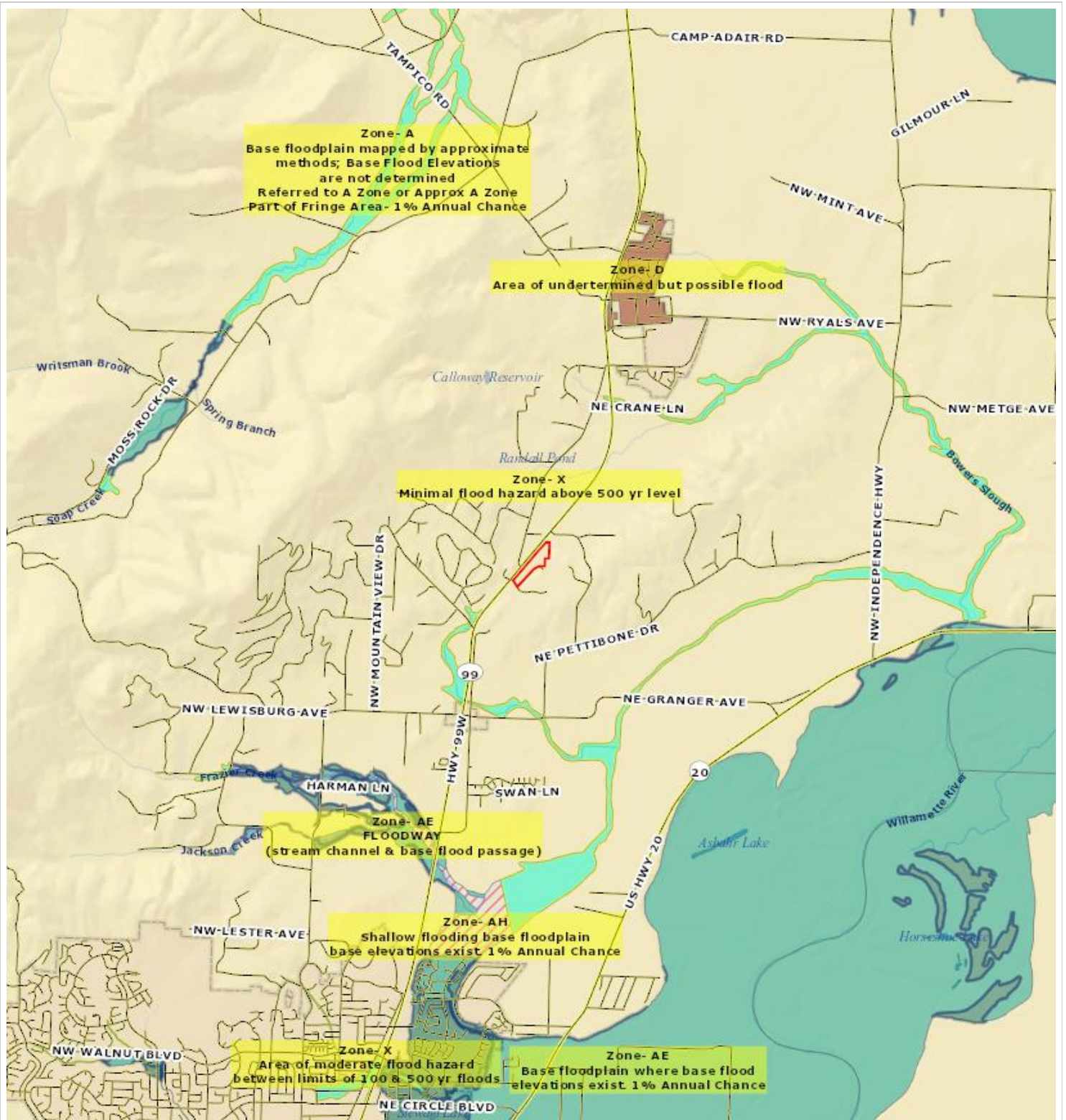


Fidelity National Title

Parcel ID: 036131

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Flood Map



Fidelity National Title

Parcel ID: 036131

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 036131
Map Taxlot: [11501AD00100](#)
Acreage: 15.37
Property Class: 541
Tax Code Area: 0905
Situs Address:
[UNASSIGNED](#)
[CORVALLIS, OR](#)

Last Certified Values

Market Land: \$345,125.00
Market Structure: \$362,650.00
Total Real: \$707,775.00
Market:
Special Assessed Taxable Land: \$11,835.00
Assessed: \$158,381.00
Exemption: \$0.00
Net Taxable: \$158,381.00

[Property Valuation History](#)



OWNER INFORMATION

Owner:

SERAFIN CARLA SCHULTZ
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

Owner:

SERAFIN JOEY
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

Taxpayer:

SERAFIN JOEY & CARLA SCHULTZ
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

TAXES

Tax Code Area: 0905
2024 Property Tax: \$2,399.00

PROPERTY IMPROVEMENTS

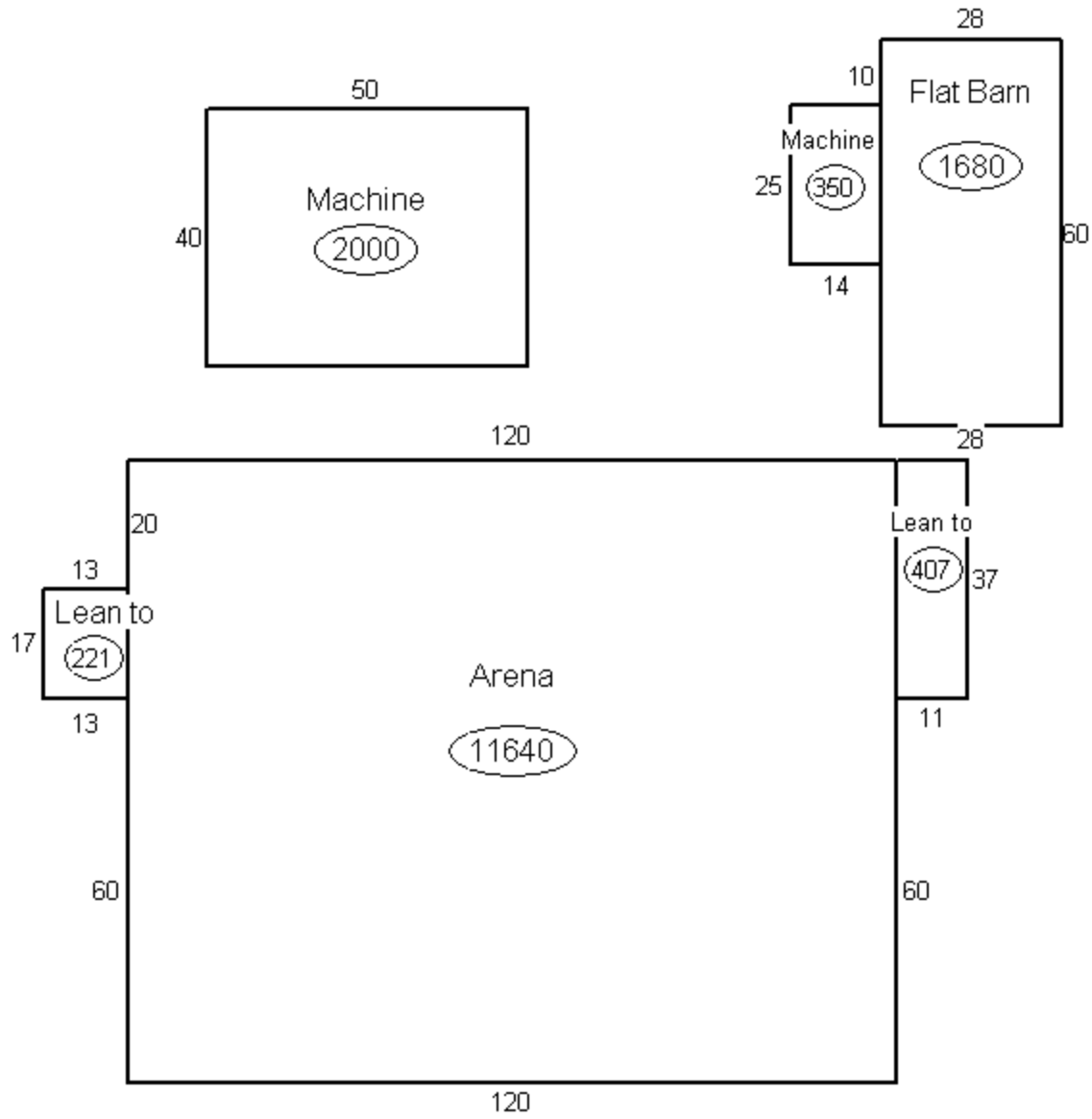
Outbuildings

Type: MACHINE
Year Built: 2018
Square Footage: 2000

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
10/18/2013	M513536-13	\$712,500.00
09/04/2007	M427053-07	\$643,000.00
07/26/2007	M425070-07	\$643,000.00
07/28/2006	M407810-06	\$0.00
06/18/1991	136189-91	\$237,000.00

PROPERTY SKETCHES



[View Larger](#)



Assessment Property Tax Statement

07/01/2024 to 06/31/2025

BENTON COUNTY PROPERTY TAX STATEMENT

PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 036131

SITUS ADDRESS: UNASSIGNED CORVALLIS, OR

PROP CLASS:	541		LAST YEARS TAX	
PROP TCA:	0905		Bond LinnBenton CC	24.55
PROP MAP:	11501AD0010	ACRES:	Bonds Corvallis SD 2018	310.62
	0	15.37	LinnBenton CC Bond 2022	10.88
			Bonds - Other	346.05
VALUES	LAST YEAR	THIS YEAR		
Real Market Value Land	345,125.00	345,125.00	Corvallis SD 509J	706.61
Real Market Value Structure	373,160.00	362,650.00	Corvallis SD 509J LO 2022	237.57
Real Market Value Total	718,285.00	707,775.00	LinnBenton CC	79.49
Special Assessed Value	11,481.00	11,835.00	LinnBentonLincoln ESD	48.29
Assessed Value	153,759.00	158,381.00	Education	1,071.96
Exemptions	0.00	0.00	911 Emergency Service Dist	71.27
Net Taxable	153,759.00	158,381.00	Benton County	349.26
			Benton County Extension Dist	12.67
			Benton County Library	62.51
			Benton County Local Option 2021	142.54
			Benton County Soil & Water	7.92
			Corvallis Rural Fire	334.82
			General Government	980.99

If a mortgage company pays your taxes, this statement is for your records only.

Full Payment	2/3 Payment	1/3 Payment
3% Discount	2% Discount	No Discount
2,327.03	1,567.34	799.66

2024 - 2025 TAXES	2,399.00
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	2,399.00
TOTAL TAX (After Discount)	2,327.03

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

Cut Here

ACCOUNT NUMBER:

036131

Full Payment if paid by

11/15/2024:

2,327.03

or 2/3 Payment if paid by

11/15/2024

with final 1/3 due

05/15/2025:

1,567.34

or 1/3 Payment if paid by

11/15/2024, 02/15/2025,

05/15/2025:

799.66

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov/>.

RECORDING REQUESTED BY:

BENTON COUNTY, OREGON	2013-513536
DE-WD	10/18/2013 10:36:48 AM
Stn=1 DB	\$73.00
\$15.00 \$11.00 \$10.00 \$20.00 \$17.00	

I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
James V. Morales - County Clerk

GRANTOR:

Jerry G. Boudreaux and Jeanne Boudreaux
110 NE Thousand Oaks Dr.
Corvallis, OR 97330

GRANTEE:

Joey Serafin and Carla Schultz Serafin
PO Box 39
San Juan Bautista, CA 95045

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Dated October 14, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.




Jerry G. Boudreaux



Jeanne Boudreaux

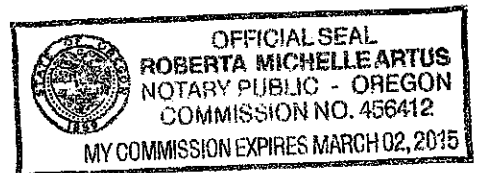
State of OREGON BENTON
COUNTY of _____

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Notary Public - State of Oregon
My commission expires: 3/2/2015

471813028261-TTMDWIL10
Deed (Warranty - Statutory (Individual or Corporation))



Ticor Title 471813028261

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Recording No: M-91701
Affects: As described therein
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Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

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Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





Fidelity National Title

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **256267**
 Tax Lot: **11406B002500**
 Owner: Serafin, Carla
 CoOwner: Serafin, Joey
 Site:
 Corvallis OR 97330
 Mail: 110 NE Thousand Oak Dr
 Corvallis OR 97330
 Zoning: County-RR-10 - Rural Residential - 10
 Std Land
 Use: 511 - Farms
 Legal:
 TwN/Rng/Sec: T:11S R:04W S:06 Q:NW QQ:

ASSESSMENT & TAX INFORMATION

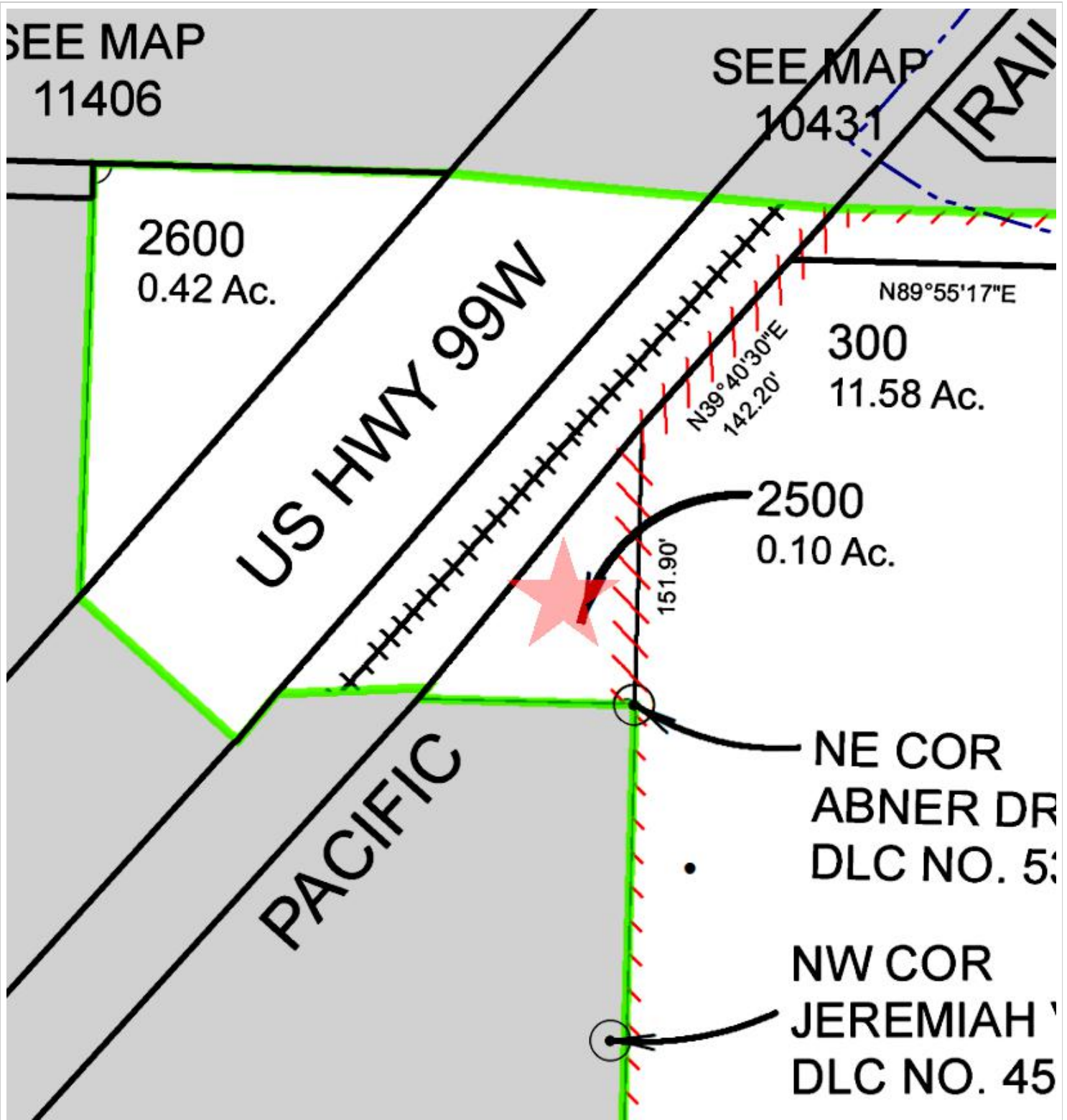
Market Total: **\$2,245.00**
 Market Land: **\$2,245.00**
 Market Impr:
 Assessment Year: **2023**
 Assessed Total: **\$75.00**
 Exemption:
 Taxes: **\$1.17**
 Levy Code: 0905
 Levy Rate: 15.1470

PROPERTY CHARACTERISTICS

Year Built:
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt:
 Floor 1 SqFt:
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 0.10 Acres (4,356 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 509J - Corvallis
 Census: 1091 - 010200
 Recreation:

SALE & LOAN INFORMATION

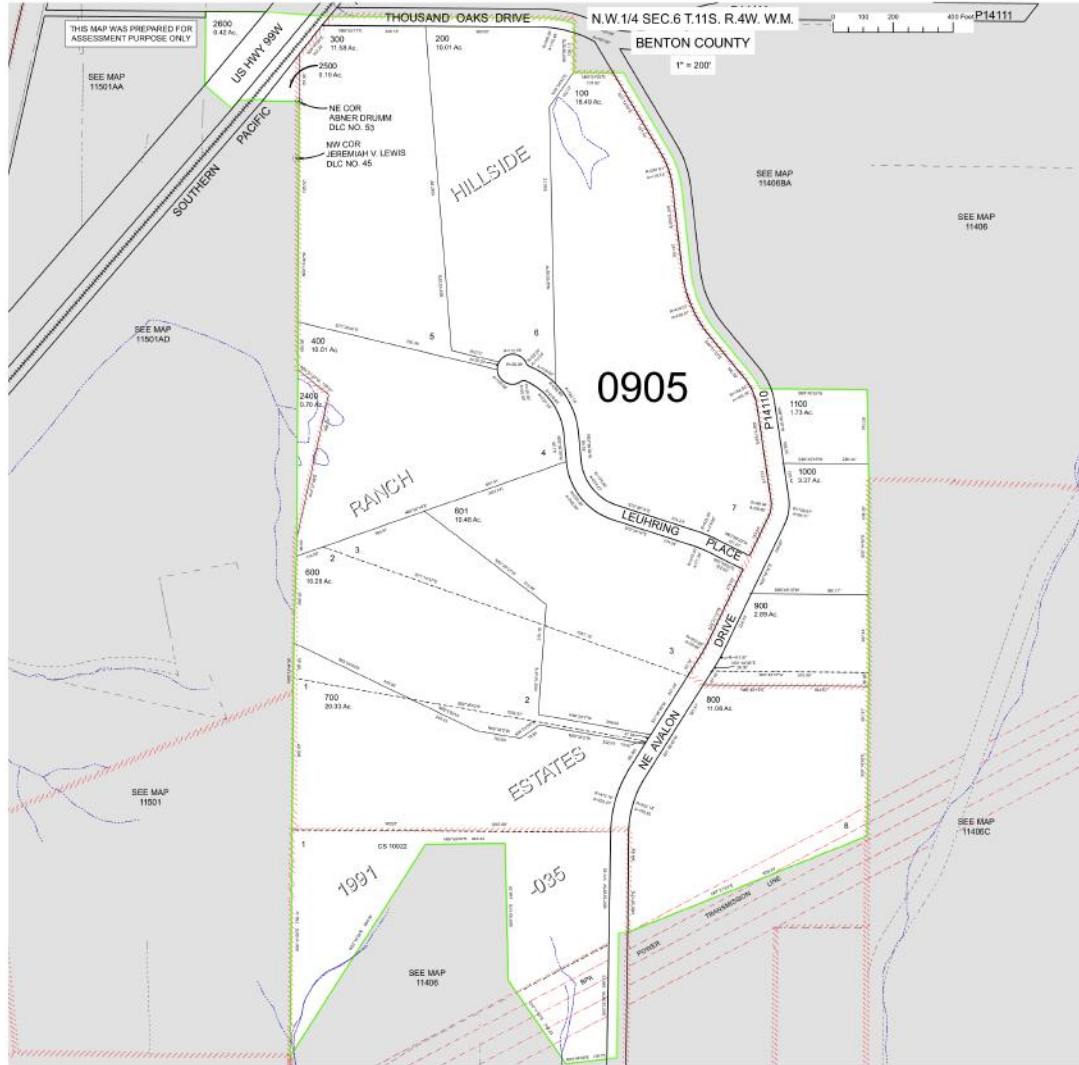
Sale Date: 10/18/2013
 Sale Amount: \$712,500.00
 Document #: M513536-13
 Deed Type: Deed
 Loan
 Amount:
 Lender:
 Loan Type:
 Interest
 Type:
 Title Co:



Parcel ID: 256267

Site Address:

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.



Fidelity National Title

Parcel ID: 256267

Site Address:

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Aerial Map

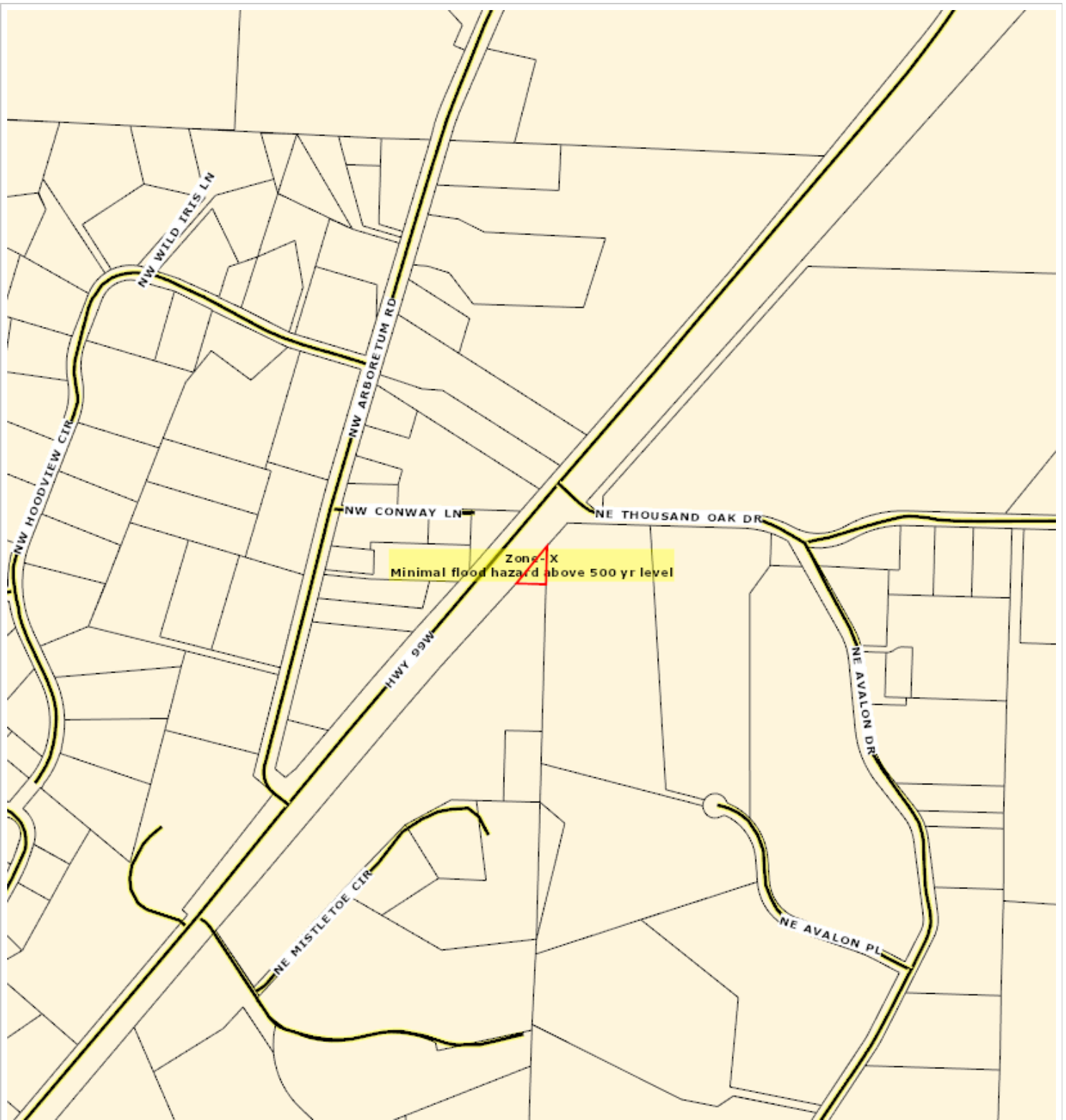


Fidelity National Title

Parcel ID: 256267

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Flood Map



Fidelity National Title

Parcel ID: 256267

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 256267
Map Taxlot: [11406B002500](#)
Acreage: 0.1
Property Class: 540
Tax Code Area: 0905
Situs Address:
[UNASSIGNED](#)
[CORVALLIS, OR](#)

Last Certified Values

Market Land: \$2,245.00
Market Structure: \$0.00
Total Real: \$2,245.00
Market:
Special Assessed Taxable Land: \$77.00
Assessed: \$77.00
Exemption: \$0.00
Net Taxable: \$77.00

[Property Valuation History](#)



OWNER INFORMATION

Owner:

SERAFIN CARLA SCHULTZ
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

Owner:

SERAFIN JOEY
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

Taxpayer:

SERAFIN JOEY & CARLA SCHULTZ
110 NE THOUSAND OAK DR
CORVALLIS, OR 97330

TAXES

Tax Code Area: 0905
2024 Property Tax: \$1.17

PROPERTY IMPROVEMENTS

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
10/18/2013	M513536-13	\$712,500.00
09/04/2007	M427053-07	\$643,000.00
07/26/2007	M425070-07	\$643,000.00
07/28/2006	M407810-06	\$0.00
06/18/1991	136189-91	\$237,000.00

PROPERTY SKETCHES

Assessment Property Tax Statement

07/01/2024 to 06/31/2025

BENTON COUNTY PROPERTY TAX STATEMENT

PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 256267

SITUS ADDRESS: UNASSIGNED CORVALLIS, OR

PROP CLASS:	540		LAST YEARS TAX	
PROP TCA:	0905		Bond LinnBenton CC	0.01
PROP MAP:	11406B00250	ACRES: 0.10	Bonds Corvallis SD 2018	0.15
	0		LinnBenton CC Bond 2022	0.01
			Bonds - Other	0.17
VALUES	LAST YEAR	THIS YEAR		
Real Market Value Land	2,245.00	2,245.00	Corvallis SD 509J	0.35
Real Market Value	0.00	0.00	Corvallis SD 509J LO 2022	0.12
Structure			LinnBenton CC	0.04
			LinnBentonLincoln ESD	0.02
			Education	0.53
Real Market Value Total	2,245.00	2,245.00	911 Emergency Service Dist	0.03
Special Assessed Value	75.00	77.00	Benton County	0.17
Assessed Value	75.00	77.00	Benton County Extension Dist	0.01
Exemptions	0.00	0.00	Benton County Library	0.03
			Benton County Local Option 2021	0.07
Net Taxable	75.00	77.00	Benton County Soil & Water	0.00
			Corvallis Rural Fire	0.16
			General Government	0.47

If a mortgage company pays your taxes, this statement is for your records only.

Full Payment	2/3 Payment	1/3 Payment
3% Discount	2% Discount	No Discount
1.13	0.76	0.39

2024 - 2025 TAXES	1.17
2023 - 2024 DELINQUENT TAXES	0.00
TOTAL TAXES OUTSTANDING	1.17
TOTAL TAX (After Discount)	1.13

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR
PAYMENT

Cut Here

ACCOUNT NUMBER:

256267

Full Payment if paid by
11/15/2024:

1.13

or 2/3 Payment if paid by
11/15/2024
with final 1/3 due
05/15/2025:

0.76

or 1/3 Payment if paid by
11/15/2024, 02/15/2025,
05/15/2025:

0.39

INCLUDES DELINQUENT TAXES OWING, IF ANY.

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

\$ Enter Payment Amount

Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov/>.

RECORDING REQUESTED BY:

BENTON COUNTY, OREGON	2013-513536
DE-WD	10/18/2013 10:36:48 AM
Stn=1 DB	\$73.00
\$15.00 \$11.00 \$10.00 \$20.00 \$17.00	

I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
James V. Morales - County Clerk

GRANTOR:

Jerry G. Boudreaux and Jeanne Boudreaux
110 NE Thousand Oaks Dr.
Corvallis, OR 97330

GRANTEE:

Joey Serafin and Carla Schultz Serafin
PO Box 39
San Juan Bautista, CA 95045

SEND TAX STATEMENTS TO:

Joey Serafin and Carla Schultz Serafin
PO Box 39
San Juan Bautista, CA 95045

AFTER RECORDING RETURN TO:

Joey Serafin and Carla Schultz Serafin
PO Box 39
San Juan Bautista, CA 95045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)


Jerry G. Boudreaux and Jeanne Boudreaux, Grantor, conveys and warrants to Joey Serafin and Carla Schultz Serafin, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached LEGAL DESCRIPTION


The true consideration for this conveyance is \$712,500.00
ENCUMBRANCES: See Attached Exhibit "A"

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 October 14, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.




Jerry G. Boudreaux



Jeanne Boudreaux

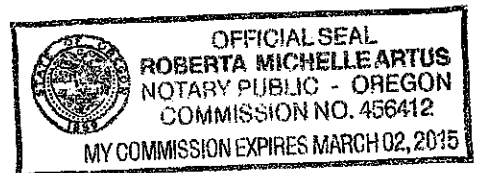
State of OREGON BENTON
COUNTY of _____

This instrument was acknowledged before me on October 14, 2013, by Jerry G. Boudreaux and Jeanne Boudreaux.



Notary Public - State of Oregon
My commission expires: 3/2/2015

471813028261-TTMDWIL10
Deed (Warranty - Statutory (Individual or Corporation))



Ticor Title 471813028261

LEGAL DESCRIPTION

PARCEL I:

Beginning at the Northeast corner of the Abner Drumm Donation Land Claim No. 53 in Township 11 South, Range 4 West of the Willamette Meridian in Benton County, Oregon; thence South 0°16' East, 892.78 feet to the Northeast corner of that tract described in Book 195 at Page 234; thence South 89°44' West, 363 feet; thence South 59°44' West, 214.50 feet to a 5/8 inch iron rod; thence South 42°14' West, 256.08 feet to a 5/8 inch iron rod; thence South 40°44' West, 653.01 feet to a point on the North line of the right of way described in Microfilm No. 55232; thence North 35°31' West along said right of way, 273.06 feet to the Easterly right of way line of Southern Pacific Co. Railroad; thence Northeasterly along the Easterly line of said railroad, 1870 feet, more or less, to the North line of Abner Drumm Donation Land Claim No. 53; thence East along said North line, 130 feet, more or less, to the point of beginning.

TOGETHER WITH a right of way for road purposes to be used in common with grantors, their heirs and assigns, over and across that property described in Microfilm No. 55232, Microfilm Records of Benton County, Oregon.

EXCEPTING THEREFROM the following portion of the above described premises:

Beginning at the Northeast corner of the Abner Drumm Donation Land Claim No. 53 in Township 11 South, Range 4 West of the Willamette Meridian in Benton County, Oregon; thence South 0°16' East, 892.78 feet to the Northeast corner of that tract of land described in Book 195 at Page 234, Benton County Deed Records, and the true point of beginning; thence South 89°44' West, 150.20 feet; thence North 0°16' West, 290 feet to a point; thence North 89°44' East, 150.20 feet to the East line of Abner Drumm Donation Land Claim No. 53; thence South 0°16' East along said East line, 290 feet to the point of beginning.

PARCEL II:

Beginning at the Northeast corner of the Abner Drumm Donation Land Claim No. 53 in Township 11 South, Range 4 West of the Willamette Meridian in Benton County, Oregon; thence South 0°16' East, 892.78 feet to the Northeast corner of that tract of land described in Book 195 at Page 234, Benton County Deed Records, and the true point of beginning; thence South 89°44' West, 150.20 feet; thence North 0°16' West, 290 feet to a point; thence North 89°44' East, 150.20 feet to the East line of Abner Drumm Donation Land Claim No. 53; thence South 0°16' East along said East line, 290 feet to the point of beginning.

TOGETHER WITH an easement 25 feet in width, the Southerly line being described as follows:

Beginning at the most Easterly Northeast corner of that tract described in Microfilm No. 55232; thence North 40°44' East, 653.01 feet to a 5/8 inch iron rod; thence North 42°14' East, 256.08 feet to a 5/8 inch iron rod; thence North 59°44' East, 214.50 feet; thence Northeasterly to a point on the West line of the above described tract, said point being 90 feet North of the Southwest corner of said tract and there terminating.

PARCEL III:

Beginning at a one inch pipe at the intersection of the range line with the North line of the Abner Drumm Donation Land Claim No. 39 and No. 53, which pipe is 19.901 chains South of the Northwest corner of Section 6, Township 11 South, Range 4 West of the Willamette Meridian, Benton County, Oregon, and is also 6.166 chains North 89°54' East of the most North Northwest corner of said Drumm Claim, and running thence along the North line of said claim, North 89°54' East, 2.87 chains, more or less, to the East line of Southern Pacific Railroad right of way, which point is the true point of beginning of the tract herein described; thence East to the East line of the tract conveyed to Rosemary E. Ferguson by deed recorded as Microfilm No. 25949, Microfilm Records of Benton County, Oregon; thence North to the aforementioned railroad right of way; thence Southwesterly on said right of way to the true point of beginning.

EXHIBIT "A"

1. The Land has been classified as Farm and Forest land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.
Additional Tax Liability Amount: \$3,203.69
Affects: Account No. 036131 (Affects Parcel I)
3. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
Exemption: Veterans
Tax Account No.: 236210 (Affects Parcel II)
4. Any rights, liens, claims or equities, if any, in favor of Benton Soil and Water Conservation District.
5. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Western Oregon Railroad Company
Purpose: 60 foot right of way
Recording Date: June 11, 1879
Recording No: Book "M" Page 545
Affects: As described therein
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Benton-Lincoln Electric Cooperative Inc.
Purpose: Electric transmission or distribution line
Recording Date: August 7, 1941
Recording No: Book 98 Page 465
Affects: As described therein
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Consumers Power, Inc.
Purpose: Electrical and telephone transmission and distribution lines
Recording Date: September 14, 1978
Recording No: M-99105
Affects: As described therein
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Roy L. Rider and Sandra N. Rider
Purpose: Roadway
Recording Date: March 8, 1978
Recording No: M-91701
Affects: As described therein
10. Maintenance provisions for easement as set forth in document shown above and as provided for by Oregon State Law.



Fidelity National Title

Trusted everywhere,
every day.

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Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





PAUL TERJESON

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

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

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

STEVHELMS@KW.COM | 541-979-0118



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TO LEARN
MORE
ABOUT THE
TEAM!

