



Oregon
Farm & Home

★ B R O K E R S ★

36882 KGAL DRIVE

LEBANON

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This property features a spacious 2,500 sqft home that offers both comfort and functionality. With 3 bedrooms and 3 bathrooms, it's perfect for a family or those seeking extra space for guests or a home office. The mudroom adds practical convenience for keeping outdoor gear organized, while the dedicated office provides an ideal space for work or personal projects. The open living areas provide plenty of room for gatherings, and large windows allow natural light to flood the home, creating a warm and inviting atmosphere. Whether you're enjoying quiet time inside or entertaining, this home offers a versatile layout that meets a variety of needs.

This property offers outstanding agricultural and equestrian facilities, making it an exceptional opportunity for both enthusiasts and income generation. The expansive nine-stall barn is fully equipped with a 60x120 indoor riding arena, a heated wash rack, a Fly Guard system, ample shavings storage, covered holding pens, and a spacious 20x20 viewing room. The indoor arena features premium washed sand footing, ensuring year-round riding and training opportunities.

In addition to the equestrian amenities, the property includes several large outbuildings that enhance its functionality. A dedicated hay barn provides optimal protection for feed, while the well-appointed 3 door shop is outfitted with new LED lighting, a gym or office space, RV hookups, and an engine lift—ideal for automotive projects, large equipment storage or DIY work.

This exceptional property seamlessly combines residential comfort with agricultural versatility, offering a rare opportunity for those seeking a rural lifestyle with ample space to expand and thrive.

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.

LOCATION

The property is ideally located just 5 minutes from the charming town of Lebanon, Oregon, offering a peaceful rural setting while still providing easy access to urban amenities. With Interstate 5 only 10 minutes away, the location offers excellent connectivity to larger cities like Portland and Eugene, making travel and logistics convenient for both personal and business needs. Situated in the heart of the Willamette Valley, the land benefits from the region's rich, fertile soil, known for its agricultural productivity. This prime location offers the perfect balance of seclusion and accessibility, providing an ideal environment for farming, livestock, or any number of rural endeavors. The nearby town of Lebanon provides essential services, schools, and shopping, while the valley's renowned wineries, outdoor recreation opportunities, and vibrant community make this a highly desirable area to live and work.



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OPPORTUNITY

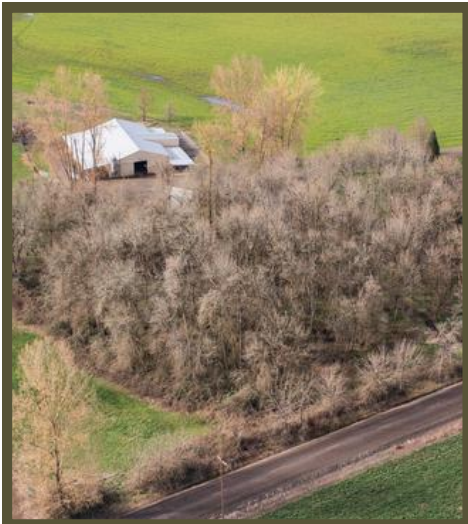
Owning 40 acres of land zoned for Exclusive Farm Use (EFU) offers incredible potential for both agricultural ventures and lifestyle enhancement. With zoning dedicated to farming, the property provides the flexibility to cultivate crops, run livestock, or pursue a variety of other farming operations. The large barn, complete with an indoor arena, is an ideal space for equestrian pursuits or other agricultural endeavors, while the hay shed offers convenient storage for crops or feed. The multiple outbuildings on the property can be used for additional storage, workshops, or other specialized functions, creating a versatile space tailored to your needs.

In addition to the personal use opportunities, the land presents multiple income-generating possibilities. The 40 acres offer plenty of room for leasing, whether it's renting out the agricultural space for crop cultivation or offering the barn and arena facilities to local equestrians. These versatile buildings and the expansive land create a perfect environment for farming operations, livestock, or a mixed-use agricultural business. Whether the land is used for self-sustaining operations or as a revenue-generating venture, the property holds significant value with its potential for both personal enjoyment and financial gain.



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LAND



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LAND

40.20 Acres

- **Approx 25 +/- Tillable Acres**

One Tax Lot | 0067096

Zoned Exclusive Farm Use

Property is Not in the Floodplain

Planted in Grass Seed

- **Year to Year Lease**



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HOME



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HOME

2,500 SqFt

Single Story

3 Bedrooms

3 Bathrooms

Soaking Tub

Large Tile Shower

Kitchen Island

Mudroom/ Butler's Pantry

Office Room

Wood and Carpet Flooring

Wood Burning Fireplace with Mantle

Vaulted Ceilings

Built In Features

2 Car Finished Garage

Attached Awning Over Concrete Patio

Attached Deck



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OUTBUILDINGS



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OUTBUILDINGS

9 Stall Barn with Arena

- 8,000 +/- SqFt
- 60 x 120 Washed Sand Arena
- 20 x 20 Viewing Room
- #9, 10 x 11 Stalls with Runs
 - Each stall can be made into a double
 - Each stall has its own run
 - Each stall is compacted gravel and matted
- Flyguard System
- Heated Wash Rack
- Covered Hitching Posts/Farrier/Vet Area
- Noble Corner Feeders
- Shaving Storage
- Covered Holdings Pens

Hay Shed

- 6720 +/- SqFt
- Concrete



OUTBUILDINGS

Shop

- 6000 +/- SqFt
- Concrete Floor
- 240V Power
- 30 Amp RV Hook Ups
- Engine Lift
- 3 Doors
 - 1 Roll Up
 - 2 Sliding
- Gym/Office Room
- Attached Covered Equipment Parking
- New LED Lights

Tree House

Chicken Coop

Livestock Covers

GP Building

Fuel Station



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SYSTEMS

Water Filtration System with UV Lights

2 Hot Water Heaters

- **One on Each Side of Home**

Central Vacuum System

Well

- **Located in the Back of the Home**

Septic

- **Located in the Front of the Home**

UPDATES

Some Updated Windows

Updated Fixtures and Hardware

Furnace Serviced, Approx 2 Years Ago

Septic Inspected, 2017

Home Inspected, 2025

SELLER PREFERRED TERMS

3 Business Day Response for Offers

OREF Forms

Fidelity National Title - Albany

Personal Property Included, All Conveyed at \$0 Value: Hot Tub, Stall Mats, Panels Attached to Barn as Stall Runs, Cooktop, Range, Oven, Refrigerator

Daisy the Pig Would Love to Stay on the Property

Exclusions: Outdoor Arena, Cattle Holding Pens, Tractor, Implements, Side by Side

All Negotiable Outside of Sale of Escrow

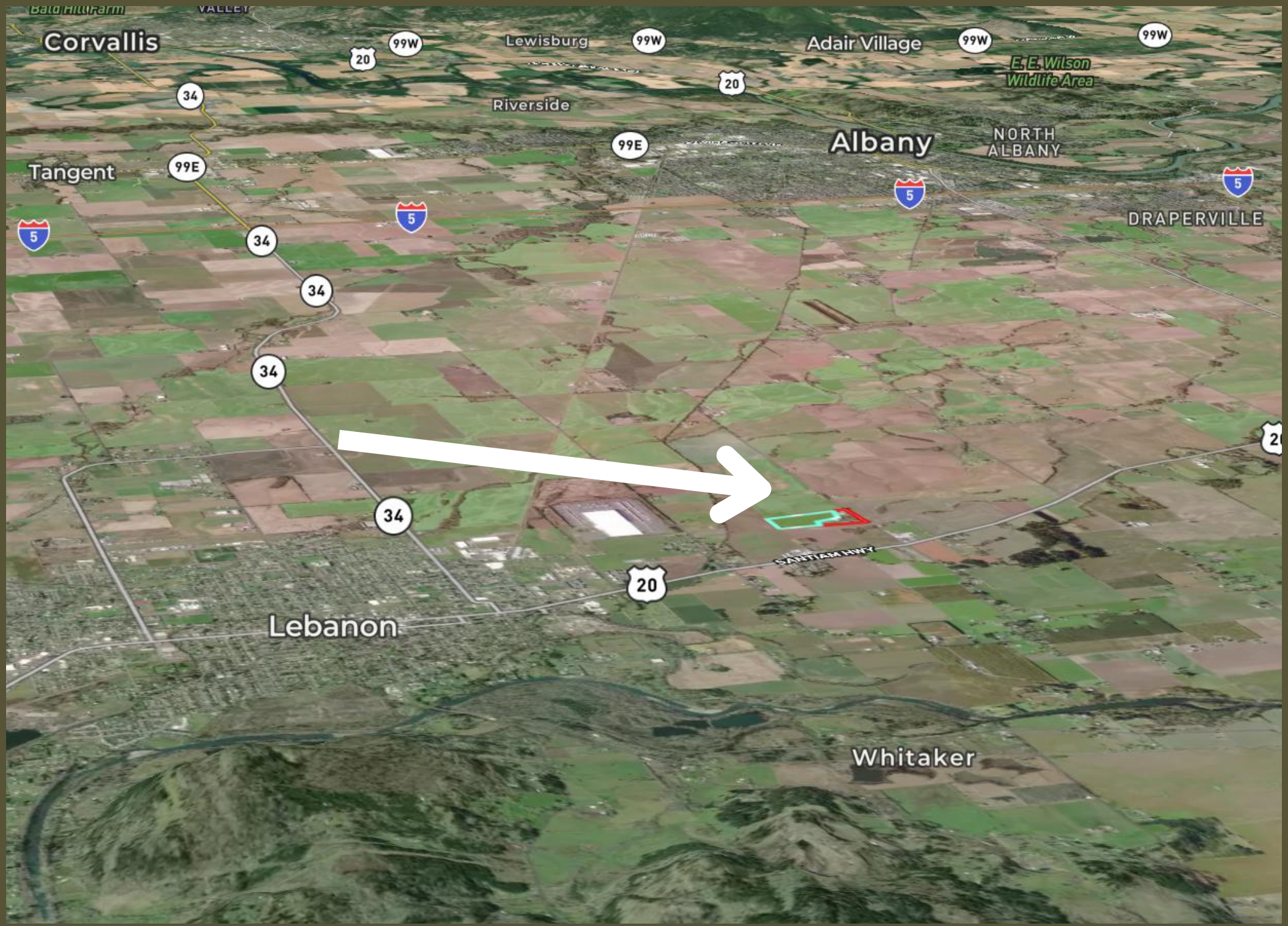
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

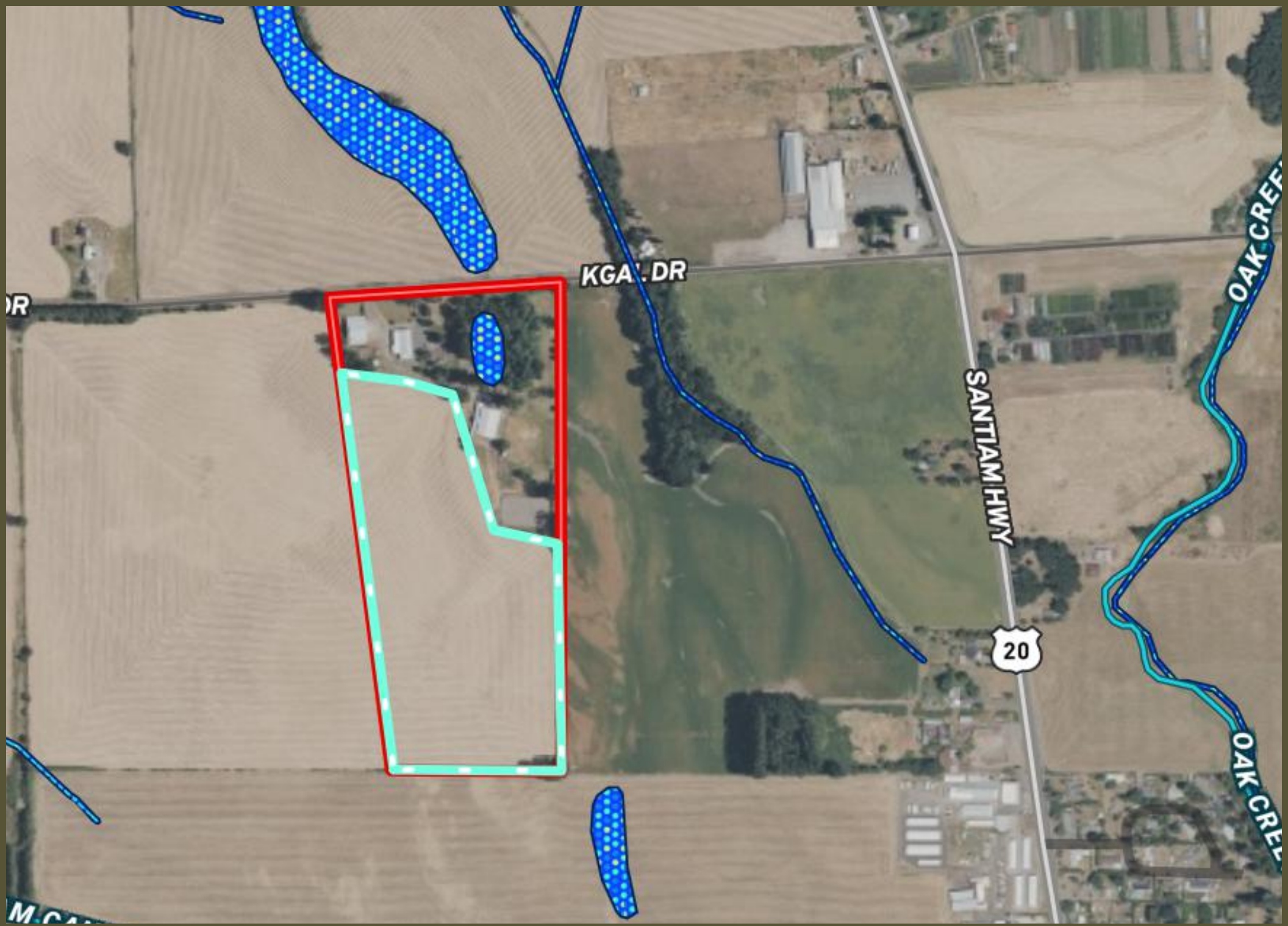
- PROPERTY BOUNDARIES
- AREA
- SURFACE WATER
 - NOT IN THE FLOODPLAIN



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- COBURG SILT CLAY LOAM
- CONSER SILT CLAY LOAM

Code	Description	Acres	%	CPI	NCCPI	CAP	?
26	Coburg silty clay loam	24.66	61.85%	-	90	2w	?
2205A	Conser silty clay loam, 0 to 3 percent slopes	11.17	28.02%	-	71	3w	?
23	Clackamas gravelly silt loam	4.04	10.13%	-	63	3w	?
Totals		39.87 ac		0 CPI Average	81.94 NCCPI Average	2.38 Cap. Average	



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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



LINN COUNTY

Parcel #: **0067096**

Tax Lot: **11S02W3300300**

Owner: Martineau Farms LLC

CoOwner:

Site: 36882 Kgal Dr

Lebanon OR 97355

Mail: 36882 Kgal Dr

Lebanon OR 97355

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: 1001 - Single Family Residential

Legal:


TwN/Rng/Sec: T:11S R:02W S:33 Q: QQ:

ASSESSMENT & TAX INFORMATION

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LINN COUNTY PROPERTY PROFILE INFORMATION

<p>Parcel #: 0067096</p> <p>Tax Lot: 11S02W3300300</p> <p>Owner: Martineau Farms LLC</p> <p>CoOwner:</p> <p>Site: 36882 Kgal Dr Lebanon OR 97355</p> <p>Mail: 36882 Kgal Dr Lebanon OR 97355</p> <p>Zoning: County-EFU - Exclusive Farm Use</p> <p>Std Land Use: 1001 - Single Family Residential</p> <p>Legal:</p> <p>Twn/Rng/Sec: T:11S R:02W S:33 Q: QQ:</p>	
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ASSESSMENT & TAX INFORMATION

<p>Market Total: \$993,870.00</p> <p>Market Land: \$475,810.00</p> <p>Market Impr: \$518,060.00</p> <p>Assessment Year: 2023</p> <p>Assessed Total: \$405,200.00</p> <p>Exemption:</p> <p>Taxes: \$5,011.87</p> <p>Levy Code: 00950</p> <p>Levy Rate: 12.1323</p>

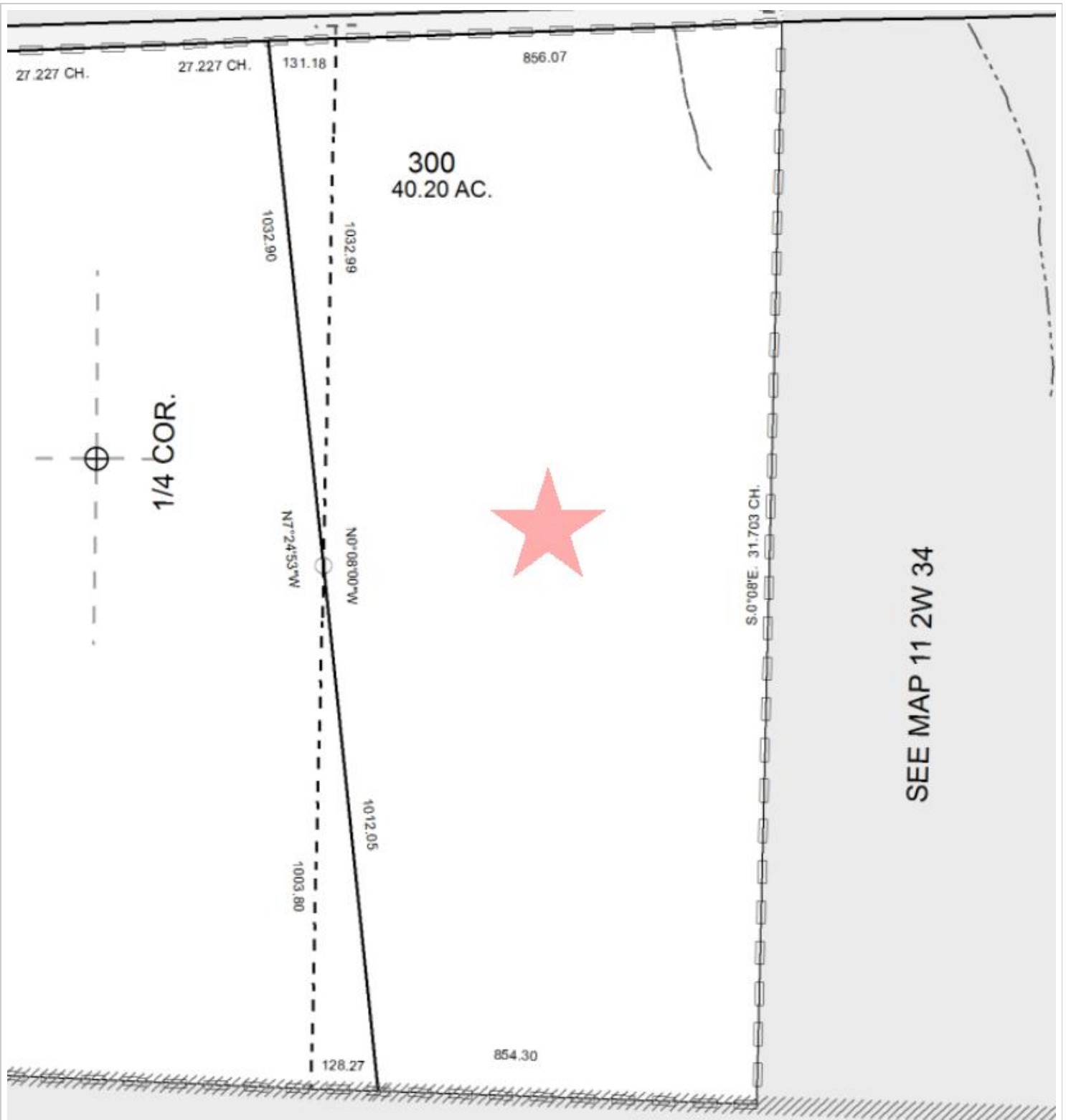
PROPERTY CHARACTERISTICS

<p>Year Built: 1975</p> <p>Eff Year Built:</p> <p>Bedrooms: 3</p> <p>Bathrooms: 3</p> <p># of Stories: 1</p> <p>Total SqFt: 2,500 SqFt</p> <p>Floor 1 SqFt:</p> <p>Floor 2 SqFt:</p> <p>Basement SqFt:</p> <p>Lot size: 40.20 Acres (1,751,112 SqFt)</p> <p>Garage SqFt: 810 SqFt</p> <p>Garage Type:</p> <p>AC:</p> <p>Pool:</p> <p>Heat Source: Forced Air</p> <p>Fireplace: 1</p> <p>Bldg Condition: Average</p> <p>Neighborhood:</p> <p>Lot:</p> <p>Block:</p> <p>Plat/Subdiv:</p> <p>School Dist: 9 - Lebanon Community</p> <p>Census: 1008 - 030802</p> <p>Recreation:</p>
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SALE & LOAN INFORMATION

<p>Sale Date: 04/14/2017</p> <p>Sale Amount: \$635,000.00</p> <p>Document #: 6682</p> <p>Deed Type: Warranty Deed</p> <p>Loan</p> <p>Amount:</p> <p>Lender:</p> <p>Loan Type:</p> <p>Interest</p> <p>Type:</p> <p>Title Co: FIDELITY NATL TITLE CO OF OR</p>
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Assessor Map

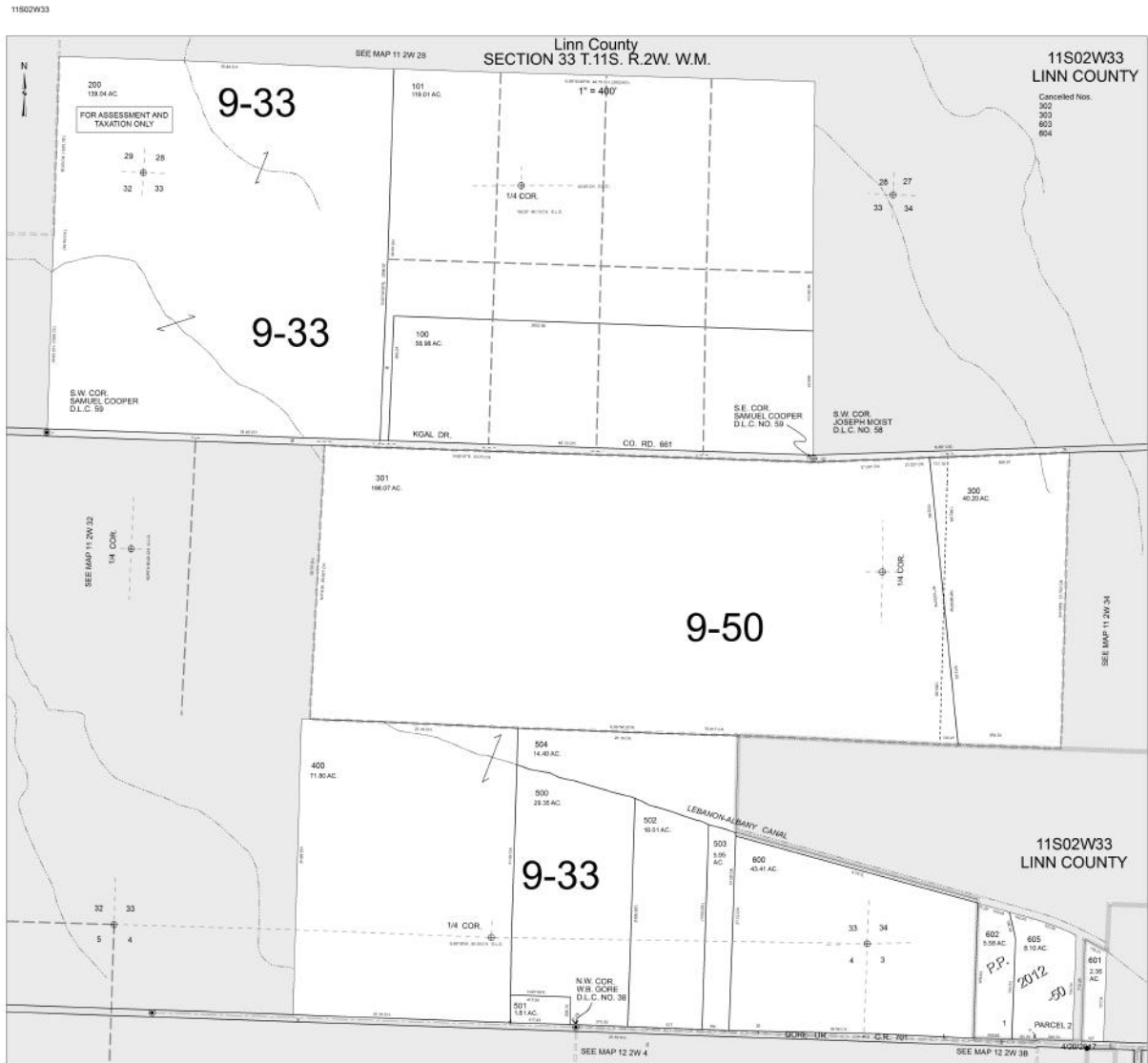


Parcel ID: 0067096

Site Address: 36882 Kgal 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



Fidelity National Title

Parcel ID: 0067096

Site Address: 36882 Kgal Dr

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Aerial Map

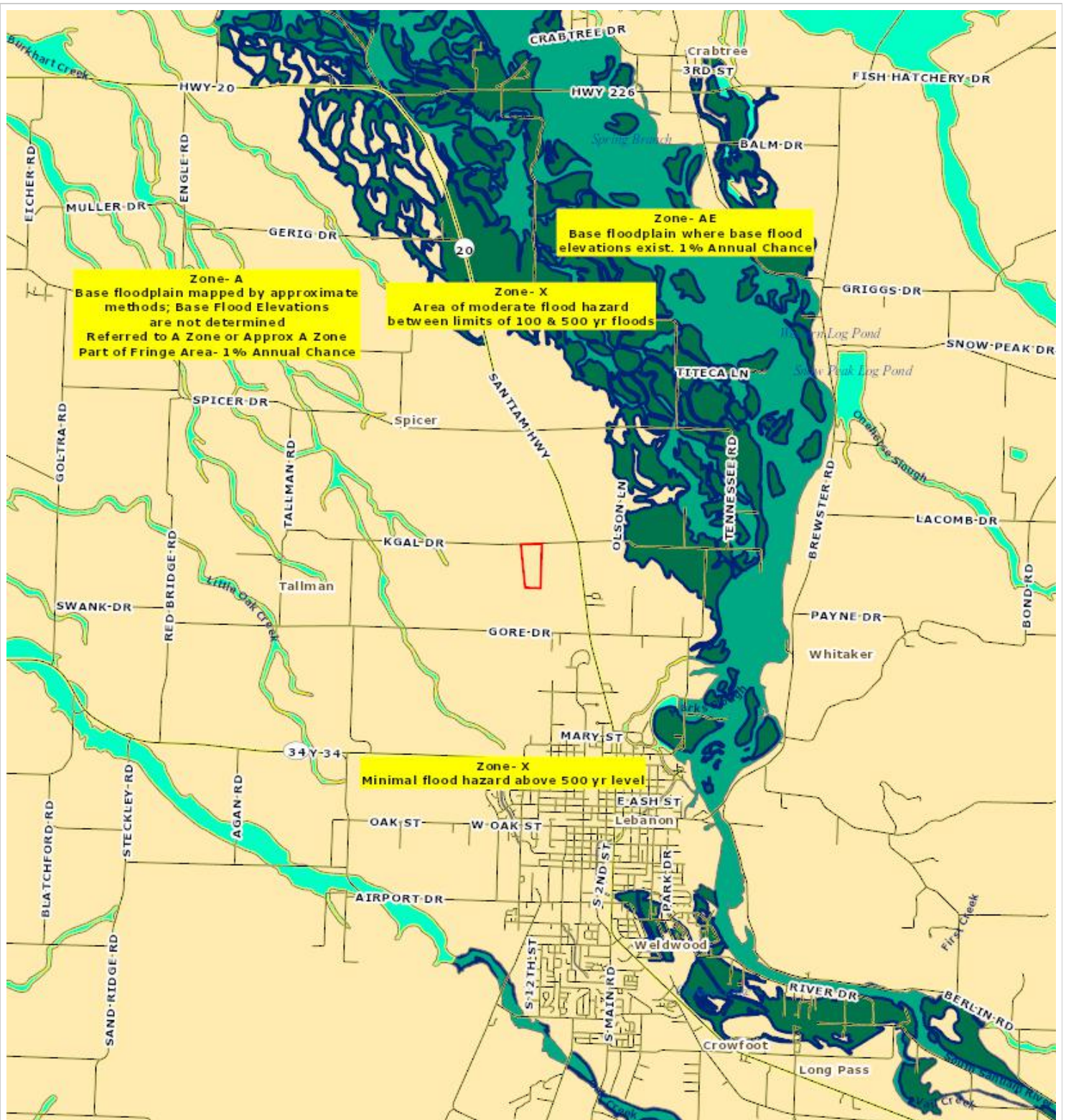


Fidelity National Title

Parcel ID: 0067096

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Flood Map



Fidelity National Title

Parcel ID: 0067096

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Linn County
2024 Real Property Assessment Report
 Account 67096

Map 11S02W33-00-00300
Code - Tax ID 00950 - 67096

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Metes & Bounds - See legal report for full description

Mailing MARTINEAU FARMS LLC
 36882 KGAL DR
 LEBANON OR 97355

Deed Reference # 2017-6682
Sales Date/Price 04-07-2017 / \$635,000
Appraiser UNKNOWN

Property Class 551 **MA** **SA** **NH**
RMV Class 401 02 00 007

Site	Situs Address	City
2	36882 KGAL DR	LEBANON

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
00950	Land	480,810	Land	0	
	Impr	520,490	Impr	0	
Code Area Total		1,001,300	368,870	417,030	0
Grand Total		1,001,300	368,870	417,030	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00950	5	<input checked="" type="checkbox"/>			Farm Site	100	1.00 AC	FARM	10,960
	2	<input checked="" type="checkbox"/>			Farm Use Zoned	100	14.00 AC	2	153,520
	3	<input checked="" type="checkbox"/>			Farm Use Zoned	100	21.70 AC	3	237,950
	4	<input checked="" type="checkbox"/>			Farm Use Zoned	100	3.50 AC	6	38,380
					S.A. OSD	100			40,000
Code Area Total							40.20 AC		480,810

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00950	100	1975	141	RES One story	98	2,500			384,260
	101	0	110	Residential Other Improvements	98	0			5,420
	102	0	317	GP BUILDING	98	5,000			51,710
	103	0	311	ARENA	98	8,000			47,820
	104	0	317	GP BUILDING	98	360			6,360
	105	0	323	HAY COVER	98	6,720			24,920
Code Area Total						22,580			520,490

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
00950	■ GRAND PRAIRIE #2B	95.59	2024
	Notations	Amount	Tax
	■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Linn County
2024 Real Property Assessment Report
Account 67096

Comments

***** CAP NOTE - Type R *****
92MX: HAY COVER ADD IMPS +4440 VP 6/92
93MX: CHECK FOR COMPLETION ON HAY COVER/POSSIBLE BARN
94MX: THIS IS AN "A" FRAME HAY COVER. 8/31/94 JDR
MX10: LISTED FOR \$640K. 1/27/10 JDR

7/21/2010: LLA W/389367, N/C TO ACREAGE. NB

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

3-Jan-2025

Tax Account #	67096	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00950
Situs Address	36882 KGAL DR LEBANON OR 97355		Interest To
			Jan 3, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$5,181.56	\$5,158.63	\$22.93	\$0.00	\$5,158.63	Nov 15, 2024
2023	ADVALOREM	\$5,724.67	\$5,011.87	\$712.80	\$0.00	\$5,011.87	Nov 15, 2023
2022	ADVALOREM	\$6,417.32	\$4,927.98	\$1,489.34	\$0.00	\$4,927.98	Nov 15, 2022
2021	ADVALOREM	\$6,946.26	\$4,736.09	\$2,210.17	\$0.00	\$4,736.09	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,665.62	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,592.85	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,477.22	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,380.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,106.17	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,602.43	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,943.48	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,399.45	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,288.92	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,465.90	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,736.62	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,838.67	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,862.53	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,009.17	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,781.50	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,778.32	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,770.81	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,473.39	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,965.79	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,295.09	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,505.88	Nov 15, 2000
2000	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$884.38	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,728.17	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,584.93	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,868.64	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,694.68	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,444.87	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,422.17	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,949.19	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,710.82	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,836.22	Nov 15, 1991
Total		\$24,269.81	\$19,834.57	\$4,435.24	\$0.00	\$126,898.53	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

3-Jan-2025

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Account Status	A	Loan Number	
Roll Type	Real	Property ID	00950
Situs Address	36882 KGAL DR LEBANON OR 97355	Interest To	Jan 3, 2025

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Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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LINN COUNTY, OREGON **2017-06682**
D-WD
 Stn=0 S. WILSON **04/14/2017 10:05:59 AM**
 \$10.00 \$11.00 \$10.00 \$20.00 \$19.00 **\$70.00**

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
 Steve Druckenmiller - County Clerk

RECORDING REQUESTED BY:
Fidelity National Title
 Company of Oregon

317 1st Ave. W, Ste 100
 Albany, OR 97321

GRANTOR'S NAME:
 Michael L. Berkey and Cheryl J. Berkey

GRANTEE'S NAME:
 Martineau Farms, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: 60221700837-TR
 John R. Martineau
 Martineau Farms, LLC, an Oregon limited liability company
 36882 Kgal Drive
 Lebanon, OR 97355

SEND TAX STATEMENTS TO:
 Martineau Farms, LLC, an Oregon limited liability company
 36882 Kgal Drive
 Lebanon, OR 97355
 APN: 0067096
 36882 Kgal Drive, Lebanon, OR 97355

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Fidelity National Title# 6022-170 0837

STATUTORY WARRANTY DEED

Michael L. Berkey and Cheryl J. Berkey, Grantor, conveys and warrants to **Martineau Farms, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Beginning on the North line of the John Settle Donation Land Claim No. 64, in Township 11 South, Range 2 West of the Willamette Meridian in the County of Linn and State of Oregon, at a point which is North 86°11.03' East 1797.0 feet from the Southwest corner of the Joseph Moist Donation Land Claim No. 58; said beginning point being the Northeast corner of that parcel conveyed to Alfred E. Nofziger, et ux, by deed recorded in Book 221, Page 247, Deed Records; thence South 0°08' East 2092.40 feet to a 1 1/4 inch iron rod on the South line of said Donation Land Claim No. 64; thence South 89°54'30" West along said South line, 854.30 feet; thence North 0°08' West 2036.78 feet to the North line of said Donation Land Claim No. 64; thence North 86°11.03' East along said North line, 856.07 feet to the point of beginning.

EXCEPT the following described tract of land:

Beginning at a 5/8" iron rod on the South line of the John Settle Donation Land Claim No.64 and bearing North 86°11'02" East 940.93 feet and South 00°08'00" East 2036.79 feet from the Southwest corner of the Joseph Moist Donation Land Claim No. 58, said point being the Southwest corner of that land described in Linn County Deed Document No. 2006-20760 in the Southwest 1/4 of Section 34, Township 11 South, Range 2 West, Willamette Meridian, Linn County, Oregon; thence North 89°54'30" East 128.27 feet along said South line; thence North 07°24'53" West 1012.05 feet; thence South 00°08'00" East 1003.80 feet to the point of beginning, in Linn County, Oregon.

TOGETHER WITH the following described tract of land:

Beginning at the Northwest corner of that land described in Linn County Deed Doc. No. 2006-20760, said corner being on the North line of the John Settle Donation Land Claim No.64 and bearing North 86°11'02" East 940.93 feet from the Southwest corner of the Joseph Moist Donation Land Claim No. 58 in the Northwest 1/4 of Section 34, Township 11 South, Range 2 West, Willamette Meridian, Linn County, Oregon; thence South 00°08'00" East 1032.99 feet; thence North 07°24'53" West 1032.90 feet to the North line of DLC No. 64; thence North 89°11'02" East 131.18 feet to the point of beginning.

ALSO EXCEPTING that portion of the above described tract lying within Kgal Rd. (County Road No. 611).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$635,000.00**). (See ORS 93.030).

Subject to:

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 7, 2017

Michael L. Berkey
Michael L. Berkey

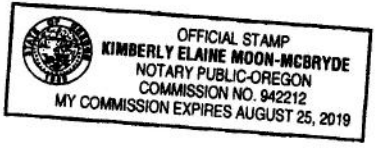
Cheryl J. Berkey
Cheryl J. Berkey

State of Oregon County of Linn

This instrument was acknowledged before me on April 7, 2017 by Michael L. Berkey and Cheryl J. Berkey.

[Signature]

Notary Public - State of Oregon
My Commission Expires: 08-25-19



JENNIFER BLAKE



JENNIFER IS A LICENSED REAL ESTATE AGENT IN OREGON, DEDICATED TO ASSISTING CLIENTS WITH THE PURCHASE AND SALE OF RESIDENTIAL, MULTIFAMILY, AND AGRICULTURAL PROPERTIES THROUGHOUT THE STATE. SHE SPECIALIZES IN TRANSACTIONS RANGING FROM EQUESTRIAN PROPERTIES AND SMALL HOBBY FARMS TO COMPLEX AGRICULTURAL OPERATIONS. AFTER EARNING HER BACHELOR'S DEGREE FROM OREGON STATE UNIVERSITY, JENNIFER BEGAN HER CAREER AS A PROPERTY APPRAISER FOR WASHINGTON COUNTY. STARTING WITH RESIDENTIAL APPRAISALS, SHE ADVANCED TO COMMERCIAL AND INDUSTRIAL APPRAISALS, INCLUDING VALUATIONS OF PERSONAL PROPERTY, MACHINERY & EQUIPMENT. JENNIFER LATER JOINED THE OREGON DEPARTMENT OF REVENUE, WHERE SHE WORKED ON THE APPRAISAL LITIGATION TEAM, VALUING LARGE AND COMPLEX INDUSTRIAL FACILITIES. IN 2017, JENNIFER TRANSITIONED TO REAL ESTATE BROKERAGE, FOCUSING ON FARM AND RESIDENTIAL PROPERTIES ACROSS OREGON. HER EXTENSIVE APPRAISAL EXPERIENCE AND EXPERTISE IN NAVIGATING COMPLEX PROPERTY NEGOTIATIONS MAKE HER A TRUSTED PARTNER IN REAL ESTATE TRANSACTIONS. BEYOND HER PROFESSIONAL WORK, JENNIFER IS A CERTIFIED COURT APPOINTED SPECIAL ADVOCATE (CASA) FOR YAMHILL COUNTY. SHE IS PASSIONATE ABOUT AGRICULTURE AND VOLUNTEERS WITH THE AGRICULTURE IN THE CLASSROOM FOUNDATION. JENNIFER'S LOVE FOR PEOPLE, PAIRED WITH HER DEDICATION TO CLIENT EDUCATION AND ADVOCACY, DEFINES HER APPROACH. HER COMPETITIVE SPIRIT ENHANCES HER NEGOTIATION SKILLS, WHILE HER COMMITMENT TO EXCEPTIONAL SERVICE, COMMUNICATION, AND KNOWLEDGE ENSURES OUTSTANDING RESULTS FOR HER CLIENTS.

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



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