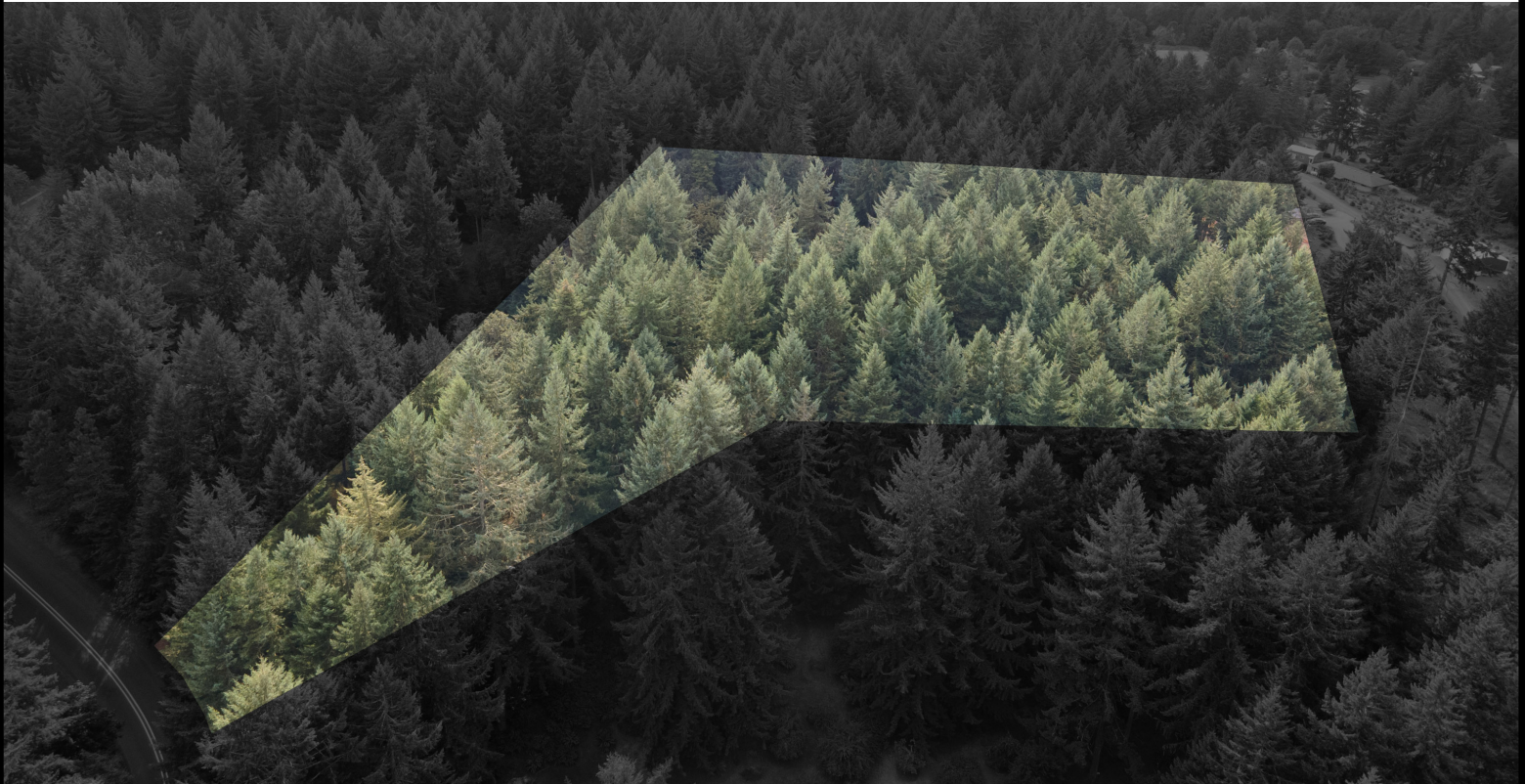




**Oregon  
Farm & Home**  
★ B R O K E R S ★



## **Parcel #0682480 Agate Dr**

**Paul Terjeson**

**pterjy@kw.com**

**503-999-6777**

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw MID-WILLAMETTE**  
KELLERWILLIAMS REALTY 

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING 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.



**Oregon  
Farm & Home**  
★ B R O K E R S ★

# PARCEL MAP

541-497-6514

[OregonFarmandHomeBrokers.com](http://OregonFarmandHomeBrokers.com)

[OregonFarmandHome@gmail.com](mailto:OregonFarmandHome@gmail.com)

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw** MID-WILLAMETTE  
KELLERWILLIAMS. REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL



Oregon, AC +/-



 Boundary



**Oregon  
Farm & Home**  
★ B R O K E R S ★

# LIST PACK

541-497-6514

[OregonFarmandHomeBrokers.com](http://OregonFarmandHomeBrokers.com)

[OregonFarmandHome@gmail.com](mailto:OregonFarmandHome@gmail.com)

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw** MID-WILLAMETTE  
KELLERWILLIAMS. REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL





## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0682480**  
Tax Lot: **12S02W3500520**  
Owner: Wellbrock, Linda  
CoOwner:  
Site:  
OR 97355  
Mail: 38441 Shelburn Dr  
Scio OR 97374  
Zoning: County-RR-5 - Rural Residential, 5 Acre Minimum  
Std Land Use: VMSC - Vacant Misc  
Legal: RIDGEVIEW - LOT 13 - BLOCK 1  
Twn/Rng/Sec: T:12S R:02W S:35 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$136,080.00**  
Market Land: **\$136,080.00**  
Market Impr:  
Assessment Year: **2020**  
Assessed Total: **\$30,590.00**  
Exemption:  
Taxes: **\$451.65**  
Levy Code: 00902  
Levy Rate: 14.7649

### SALE & LOAN INFORMATION

Sale Date:  
Sale Amount:  
Document #:  
Deed Type:  
Loan  
Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co:

### PROPERTY CHARACTERISTICS

Year Built:  
Eff Year Built:  
Bedrooms:  
Bathrooms:  
# of Stories:  
Total SqFt:  
Floor 1 SqFt:  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 2.50 Acres (108,900 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source:  
Fireplace:  
Bldg Condition:  
Neighborhood:  
Lot: 13  
Block: 1  
Plat/Subdiv: Ridgeview  
School Dist: 9Z3 - Lebanon  
Census: 4011 - 030902  
Recreation:

# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

August 9, 2021 4:09:11 pm

Account # 682480 Tax Status ASSESSABLE  
Map # 12S02W3500 00520 Acct Status ACTIVE  
Code - Tax # 00902-682480 Subtype NORMAL

Legal Descr RIDGEVIEW  
Block - 1 Lot - 13

Mailing Name WELLBROCK LINDA

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser GERGER, SAM

Mailing Address 38441 SHELburn DR  
SCIO, OR 97374

Prop Class 400 MA SA NH Unit  
RMV Class 400 03 00 001 45307-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00902 Land	156,000			Land	0
Impr.	0			Impr.	0
Code Area Total	156,000	31,500	31,500		0
Grand Total	156,000	31,500	31,500		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	Trended RMV
00902	1	<input checked="" type="checkbox"/>			Market	100 A	2.50		156,000
Grand Total							2.50		156,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0

Comments: 14MX: RURAL LAND TO TABLE. REVIEW CONVERSION. HISTORICALLY HAD SMALL ACCESS ADJ. NO NOTES ON WHY.  
REMOVED FOR 2014. 7-14 SG

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

9-Aug-2021

WELLBROCK LINDA  
38441 SHELburn DR  
SCIO OR 97374

Tax Account #	682480	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address		Interest To	Aug 15, 2021

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$451.65	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$440.14	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$429.09	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$419.59	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$409.78	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$395.91	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$387.67	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$369.26	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$358.08	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.19	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$328.06	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$320.28	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$310.79	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$304.38	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$289.40	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$282.35	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.93	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$267.52	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$247.23	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$244.93	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$245.97	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$186.17	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.99	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$193.10	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$232.23	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$175.99	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.29	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$180.54	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.05	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.67	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$8,879.23	



02-12-90



**OREGON TITLE  
Insurance Company**

VOL 523 PAGE 248

**STATUTORY WARRANTY DEED  
(Individual or Corporation)**

AMERICAN SAVINGS & LOAN ASSOCIATION, a Federal Association, DBA  
Willamette Savings & Loan Association, Grantor,  
conveys and warrants to KURTIS C. KLOSTERMAN AND LINDA D. KLOSTERMAN, husband  
and wife, Grantee,  
the following described real property in the County of LINN and State of Oregon  
free of liens and encumbrances, except as specifically set forth herein:

Lot 13, Block 1, RIDGEVIEW, in the County of Linn, State of Oregon.

Map #12-2W-35/520

This property is free of liens and encumbrances, EXCEPT:

Easements on the recorded plat.  
Restrictions on the recorded plat.

Declaration of covenants, conditions and restrictions recorded Oct. 16,  
1979 in Volume 247, page 319.

The true consideration for this conveyance is \$ 11,000.00 (Here comply with the requirements of ORS 93.030\*).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF AP-  
PLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON AC-  
QUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING  
DEPARTMENT TO VERIFY APPROVED USES.

DATED this 5<sup>th</sup> day of February 19 90. If a corporate grantor, it has caused its name to be signed by resolu-  
tion of its board of directors.

WILLAMETTE SAVINGS & LOAN ASSN.

*Randy E. Sajovic*

**CORPORATE ACKNOWLEDGEMENT**

STATE OF OREGON, County of Multnomah, ss. STATE OF OREGON, County of Multnomah, ss.

The foregoing instrument was acknowledged before me  
this 5<sup>th</sup> day of February 19 90  
by Randy E. Sajovic and

The foregoing instrument was acknowledged before me  
this 5<sup>th</sup> day of February 19 90  
by Randy E. Sajovic and

by Willamette Savings & Loan  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

Notary Public for Oregon  
My commission expires:

*Heather L. Stout*  
HEATHER L. STOUT  
NOTARY PUBLIC - OREGON

\*If the consideration consists of or includes other property or value, add the following: "The actual consideration consists of or includes  
other property or value given or promised which is the whole consideration (indicate which part of the)" My Commission Expires 10-21-95

Order No. 61879

After recording return to:

Oregon Title Ins. Co.  
P.O. Box 446  
Lebanon, OR 97355

NAME, ADDRESS, ZIP

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

Kurtis C. & Linda D. Klosterman  
P.O. Box 23  
Brownsville, OR 97327

OTIC 508

NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

FEB 12 11 28 AM '90

STATE OF OREGON  
County of Linn

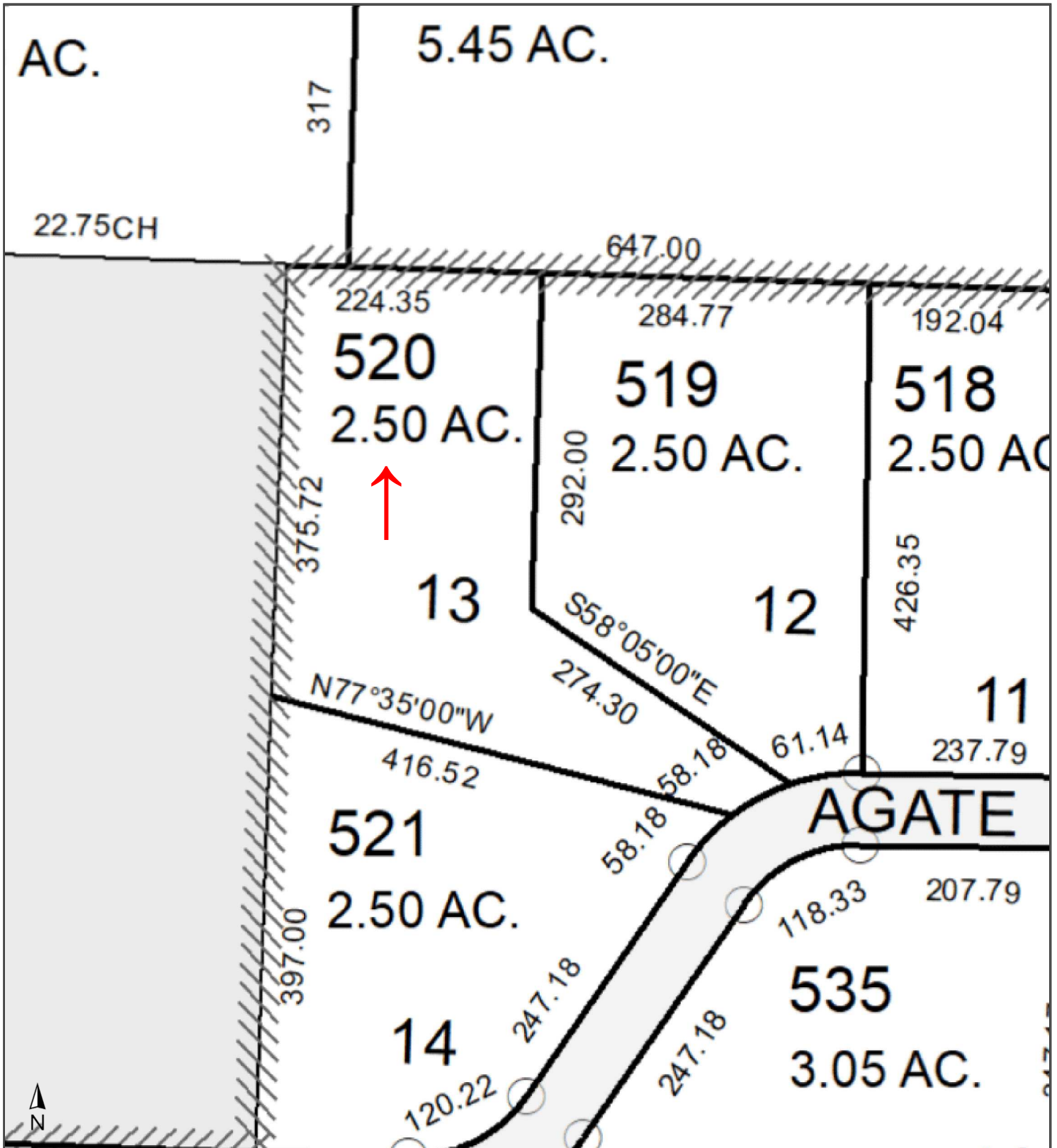
I hereby certify that the attached was  
received and duly recorded by me in  
Linn County records:

Volume MF 523 Page 248

STEVE DRUCKENMILLER  
Linn County Clerk

By *mf*, Deputy

FEB 12 1990



**Fidelity National Title**

**ParcelID: 0682480**

**Tax Account #: 12S02W3500520  
, OR 97355**

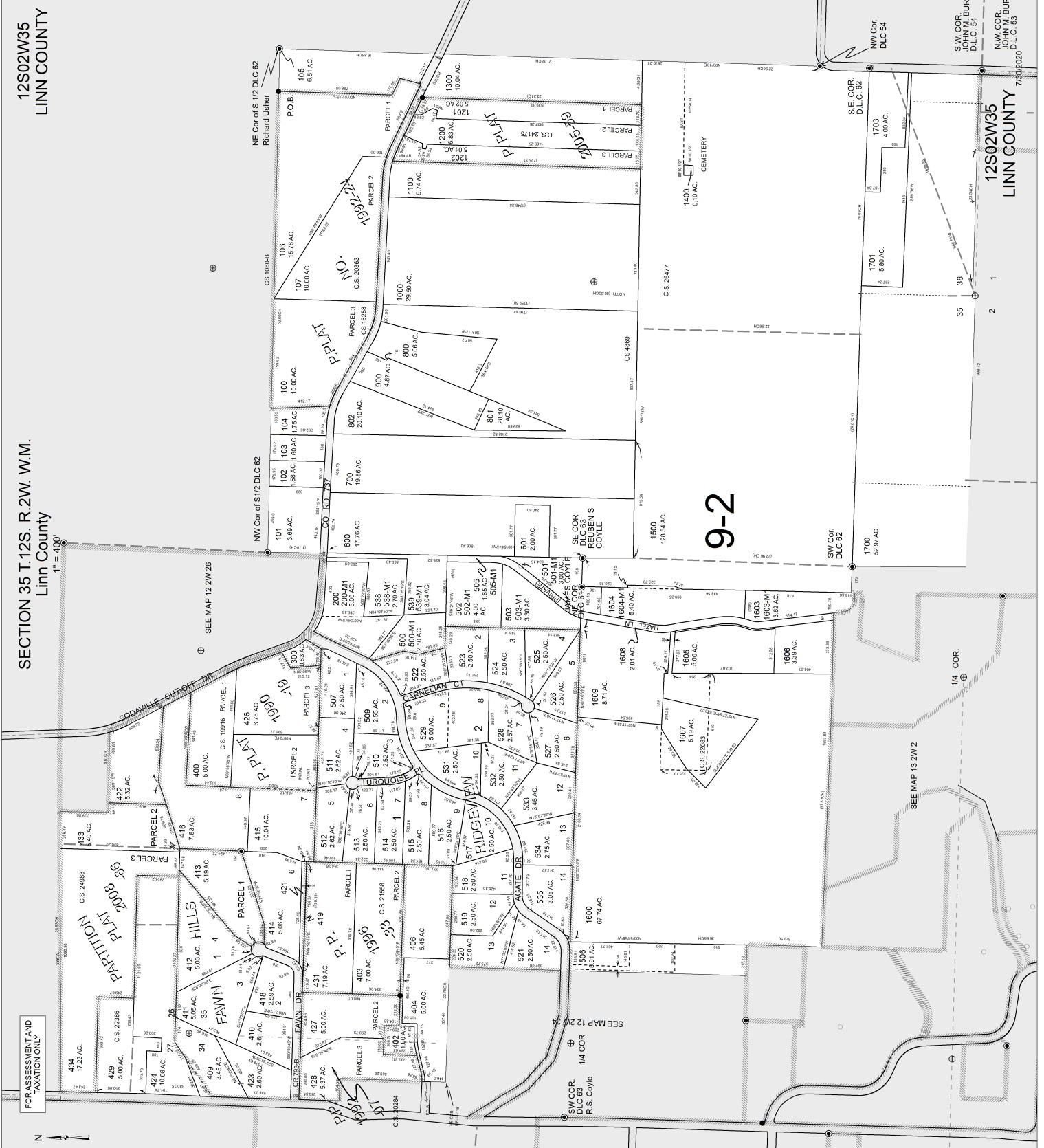
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

FOR ASSESSMENT AND  
TAXATION ONLY

SECTION 35 T.12S. R.2W. W.M.  
Linn County

12S02W35  
LINN COUNTY

1" = 400'



12S02W35  
LINN COUNTY



