

63560 JOHNSON RANCH RD

OREGON FARM & HOME BROKERS



KW MID-WILLAMETTE WELLSVILLE REALTY **LAND** WELLSVILLE REALTY 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.

AGENT INFORMATION



PAUL TERJESON

pterjy@kw.com

503-999-6777

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330



PROPERTY DETAILS



- \$3,000,000
- 3 Bedrooms
- 2 Bathrooms
- 1864 SqFt
- 195 Acres
 - 157 Acres of Water Rights
- Gated & Fenced
- Insulated Shop with Loft Storage & 220 Amp Power & Concrete Floors
- Hay Storage, 4,320 SqFt
- Workshop Shed, 640 SqFt
- Updates
 - New Roof, 2020
 - New Paint, 2020
 - New Windows in Living Room + Kitchen with Tinting, 2020
 - Pumps in Pond Rebuilt, 2019





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PARCEL MAP



63560 Johnson Ranch (SHARE LINK)

Oregon, AC +/-



 Boundary

LIST PACK



Parcel Information

Parcel #:	131552
Tax Lot:	1714140000500
Record Type:	Farm
Site Address:	63550 Johnson Ranch Rd Bend OR 97701 - 9329
Owner:	Ettinger, Allan T III Ettinger, Tara T
Owner Address:	63560 Johnson Ranch Rd Bend OR 97701
Twn/Range/Section:	17S / 14E / 14
Parcel Size:	78.19 Acres (3,405,956 SqFt)
Plat/Subdivision:	N/A
Lot:	
Block:	
Census Tract/Block:	001200 / 1060
Waterfront:	

Assessment Information

Market Value Land:	\$307,710.00
Market Value Impr:	\$0.00
Market Value Total:	\$307,710.00
Assessed Value:	\$28,539.00

Tax Information

Levy Code Area:	2-045
Levy Rate:	14.4851
Tax Year:	2020
Annual Tax:	\$392.21

Legal**Land**

County Land Use:	550 - Farm - Exclusive Farm Use (EFU) - Vacant	Land Use Std:	VMSC - Vacant Misc
Zoning:	EFUAL - Exclusive Farm Use Alfalfa	Neighborhood:	000
Watershed:	Lower Dry River	School District:	2J - Redmond School District
Primary School:	Tumalo Community School	Middle School:	Elton Gregory Middle School
High School:	Ridgeview High School		

Improvement

Year Built:		Total SqFt:		Bedrooms:	
1st Floor:		Attic Area:		Bathrooms:	
2nd Floor:		Bsmt Area:		Full/Half Baths:	
Fireplace:		Garage:		Carport:	

Transfer Information

Loan Date:	02/24/2014	Loan Amt:	\$387,500.00	Doc Num:	5607	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	BANK OF ESTRN OR		
Rec. Date:	12/30/2013	Sale Price:	\$775,000.00	Doc Num:	52066	Doc Type:	Deed
Owner:	Allan T Ettinger			Grantor:	MILTENBERGER KENNETH H		
Orig. Loan Amt:	\$475,000.00			Title Co:	AMERITITLE		
Finance Type:		Loan Type:		Lender:	MILTENBERGER		

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.



Deschutes County Property Information

Report Date: 9/14/2021 11:33:36 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. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes 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: ETTINGER, ALLAN T III & TARA T
Map and Taxlot: 1714140000500
Account: 131552
Tax Status: Assessable
Situs Address: 63550 JOHNSON RANCH RD, BEND, OR 97701

Property Taxes

Current Tax Year: \$392.21
Tax Code Area: 2045

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 78.19
Property Class: 550 -- FARM

Ownership

Mailing Address:
ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND, OR 97701

Valuation

Real Market Values as of Jan. 1, 2020

Land \$307,710
Structures \$0
Total \$307,710

Current Assessed Values:

Maximum Assessed N/A
Assessed Value \$28,539
Veterans Exemption

Warnings, Notations, and Special Assessments

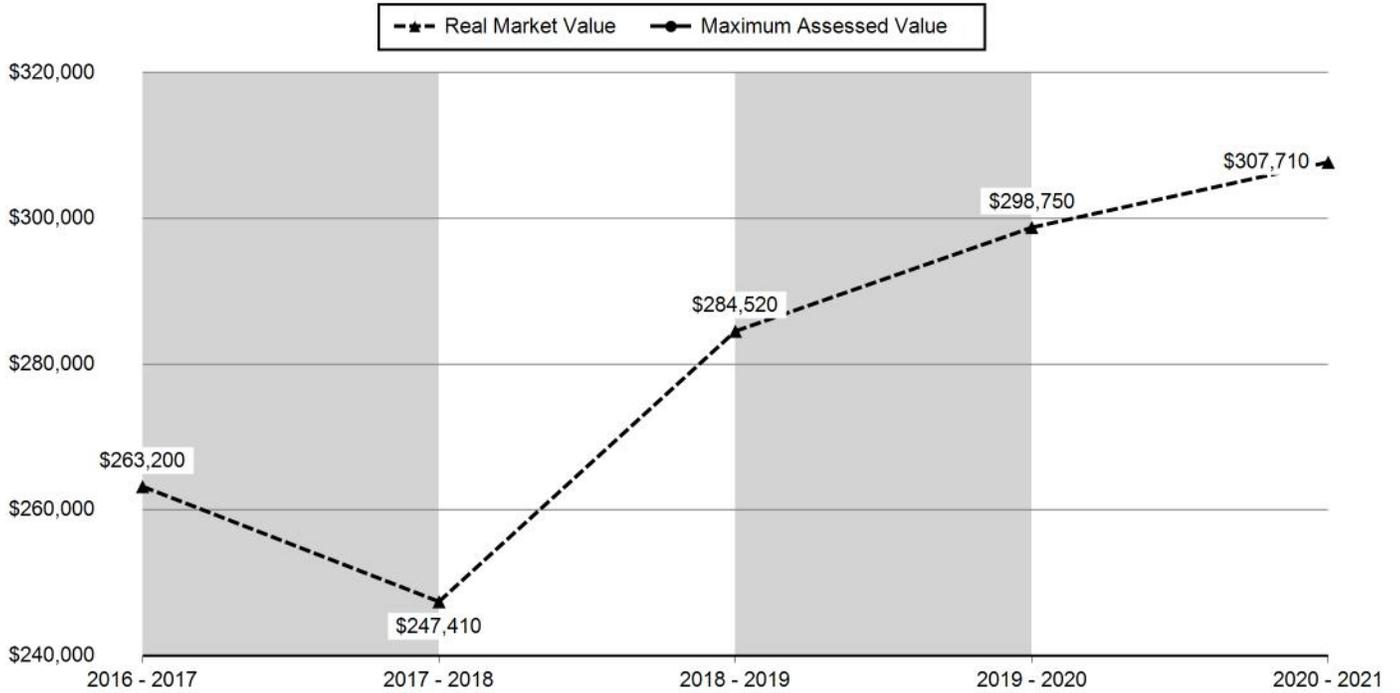
Assessor's Office Notations

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

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

	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Real Market Value - Land	\$263,200	\$247,410	\$284,520	\$298,750	\$307,710
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0
Total Real Market Value	\$263,200	\$247,410	\$284,520	\$298,750	\$307,710
Maximum Assessed Value	N/A	N/A	N/A	N/A	N/A
Total Assessed Value	\$28,539	\$28,539	\$28,539	\$28,539	\$28,539
Veterans Exemption	\$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
2020	11-15-2020	PAYMENT	11-03-2020	11-03-2020	\$380.44	(\$392.21)	\$11.77	\$0.00	\$0.00
2020	11-15-2020	IMPOSED	10-09-2020	11-15-2020	\$0.00	\$392.21	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2019	11-15-2019	PAYMENT	11-12-2019	11-12-2019	\$380.36	(\$392.12)	\$11.76	\$0.00	\$0.00
2019	11-15-2019	IMPOSED	10-11-2019	11-15-2019	\$0.00	\$392.12	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2018	11-15-2018	PAYMENT	11-19-2018	11-15-2018	\$382.52	(\$394.35)	\$11.83	\$0.00	\$0.00
2018	11-15-2018	IMPOSED	10-13-2018	11-15-2018	\$0.00	\$394.35	\$0.00	\$0.00	\$0.00
Total:					\$0.00				

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
12/24/2013	MILTENBERGER, KENNETH HOWARD	ETTINGER, ALLAN T III & TARA T	\$775,000	22-SPECIALLY ASSESSED	2013-52066
07/20/2004	MILTENBERGER, DONALD WILLIAM & JEANNE R	MILTENBERGER, KENNETH H & SHANE L		06-GRANTEE IS RELATED/FRIENDS/BUSINESS ASSOCIATES	2004-43739

No Structures Found.

Land Characteristics

Land Description	Acres	Land Classification
Exclusive Farm Use Zoned	78.19	W3: IRRIGATED GROUND - SOIL CLASS 3

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	ETTINGER, ALLANT	OWNER	100.00%
OWNER	ETTINGER, TARAT	OWNER	100.00%

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	ALFALFA FIRE DISTRICT	541-382-2333	25889 Alfalfa Market Rd., Bend 97701
SCHOOL DISTRICT	REDMOND SCHOOL DISTRICT	(541) 923-5437	145 SE SALMON AVE, REDMOND, OR 97756
ELEMENTARY SCHOOL ATTENDANCE AREA	TUMALO COMMUNITY SCHOOL	(541) 382-2853	19835 SECOND ST, BEND, OR 97703
MIDDLE SCHOOL ATTENDANCE AREA	OBSIDIAN MIDDLE SCHOOL	(541) 923-4900	1335 SW OBSIDIAN, REDMOND, OR 97756
HIGH SCHOOL ATTENDANCE AREA	RIDGEVIEW HIGH SCHOOL	(541) 504-3600	4555 SW ELKHORN AVE, REDMOND, OR 97756
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 1	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jurisdiction:	Deschutes County	County Zone	Description
Urban Growth Boundary:	No	EFUAL	EXCLUSIVE FARM USE - ALFALFA SUBZONE
Urban Reserve Area:	No		

County Development Details

Wetland (National or Local):	Yes
Conservation Easement:	No Conservation Easement Recorded
FEMA 100 Year Flood Plain:	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant:	No TDC/PRC Restrictive Covenant Found
Ground Snow Load:	36 #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-CU99163-PL	Land Use	KEN & SHANE MILTENBERGER	12/22/1999	Finald
247-LR9975-PL	Land Use	KENNETH AND SHANE MILTENBURGER C/O ROBERT S. LOVLIN	11/15/1999	Finald

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

14-Sep-2021

ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND OR 97701

Tax Account #	131552	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2045
Situs Address	63550 JOHNSON RANCH RD BEND 97701	Interest To	Sep 14, 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	\$392.21	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$392.12	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.35	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$397.32	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.99	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.11	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$405.08	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$349.38	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$354.70	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$339.53	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$329.90	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$328.74	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.55	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.33	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.52	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.53	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$240.30	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$227.73	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$221.65	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$214.90	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.43	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.54	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$207.19	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$204.37	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$193.63	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT
 JULY 1, 2020 TO JUNE 30, 2021
 DESCHUTES COUNTY, OREGON - 1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 131552

TAX BY DISTRICT

SCHOOL DISTRICT #2J	124.88
HIGH DESERT ESD	2.39
C O C C	15.42
EDUCATION TOTAL:	142.69
DESCHUTES COUNTY	34.77
COUNTY LIBRARY	15.70
COUNTYWIDE LAW ENFORCEMENT	30.82
RURAL LAW ENFORCEMENT	38.24
COUNTY EXTENSION/4H	0.64
9-1-1	10.33
ALFALFA FIRE DISTRICT	49.94
GENERAL GOVT TOTAL:	180.44
SCHOOL #2J BOND 2004	23.64
SCHOOL #2J BOND 2008	42.38
C O C C BOND	3.06
BONDS - OTHER TOTAL:	69.08

ETTINGER, ALLAN T III & TARA T
 63560 JOHNSON RANCH RD
 BEND OR 97701

PROPERTY DESCRIPTION

CODE: 2045 MAP: 171414-00-00500 CLASS: 550
 SITUS ADDRESS: 63550 JOHNSON RANCH RD BEND
 LEGAL:

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	298,750	307,710
STRUCTURES	0	0
TOTAL RMV	298,750	307,710

TOTAL ASSESSED VALUE	28,539	28,539
VETERAN'S EXEMPTION	0	0
NET TAXABLE:	28,539	28,539
TOTAL PROPERTY TAX:	392.12	392.21

Full Payment with 3% Discount \$380.44

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS (541) 388-6540
 ASSESSMENT QUESTIONS (541) 388-6508
 For Property Information: dial.deschutes.org

Discount is lost and interest applies after due date

PAYMENT OPTIONS:

- * Online at www.deschutes.org/tax
- * By Mail to Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * Drop Box located at 1300 NW Wall Street, Bend
on West (Wall Street) side of the building
- * In Person 1300 NW Wall Street, Ste 203, Bend (2nd Floor)

Please include this coupon with payment. Please do not staple, paper clip or tape your payment.

Payment Due November 16, 2020

Please select payment option

TAX ACCOUNT: 131552

- | | |
|--|----------|
| <input type="checkbox"/> One Payment (3% Discount)
No Additional Payment Due | \$380.44 |
| <input type="checkbox"/> Two Payments (2% Discount)
Next Payment Due 05/17/21 | \$256.24 |
| <input type="checkbox"/> Three Payments (No Discount)
Next Payment Due 02/16/21 | \$130.74 |

ETTINGER, ALLAN T III & TARA T
 63560 JOHNSON RANCH RD
 BEND OR 97701

- Change my Mailing Address
 (Mailing address change form on reverse)

AMOUNT ENCLOSED

\$

Please make checks payable
 to Deschutes County Tax Collector

Deschutes County Tax Collector
 PO Box 7559
 Bend OR 97708-7559

09100001315520000013074000002562400000380443

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

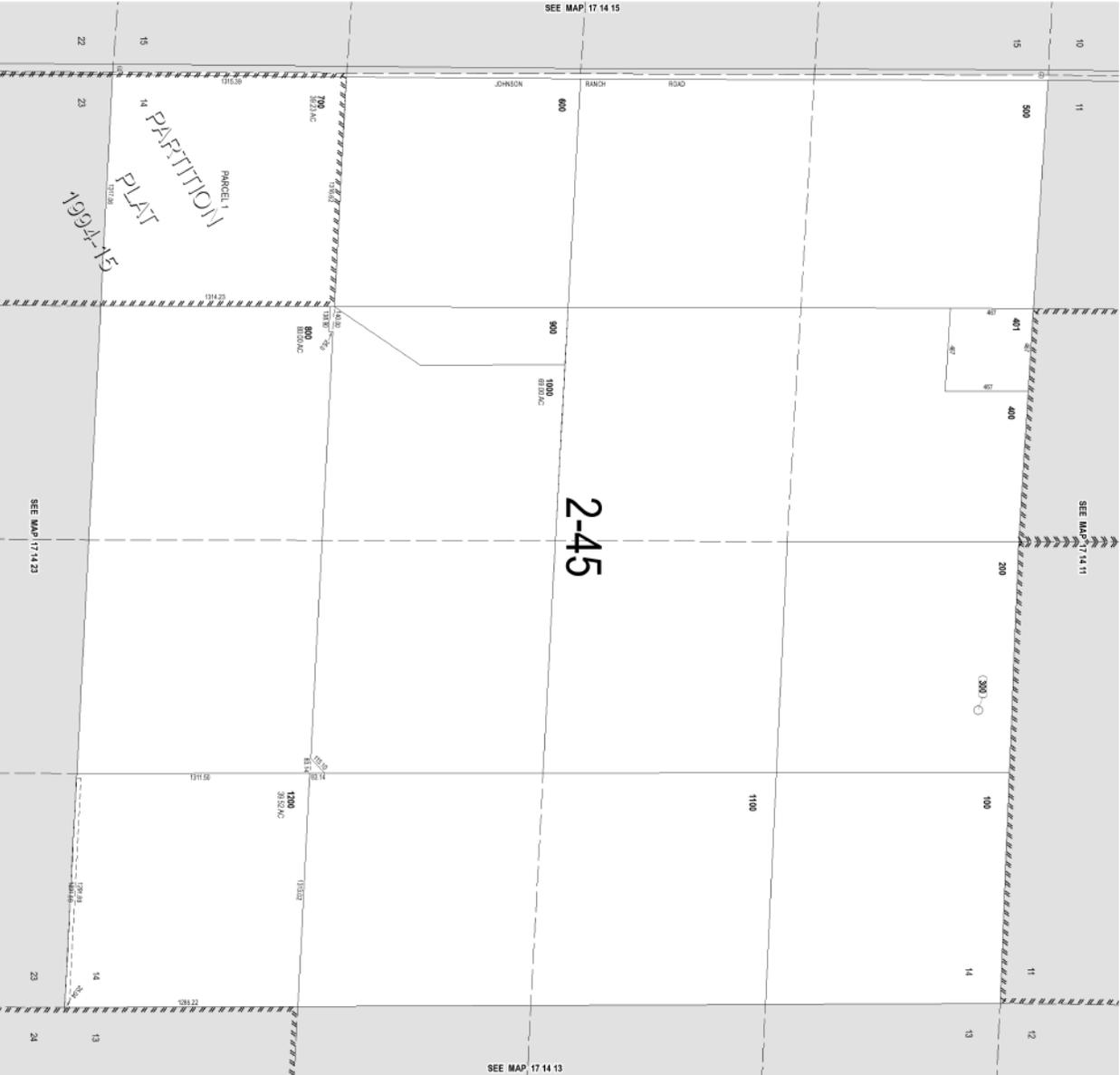
2/18/2015

SECTION 14 T. 17S. R. 14E. W.M.
DESCHUTES COUNTY

1" = 400'

Cancelled Nos.
1300

17 14 14

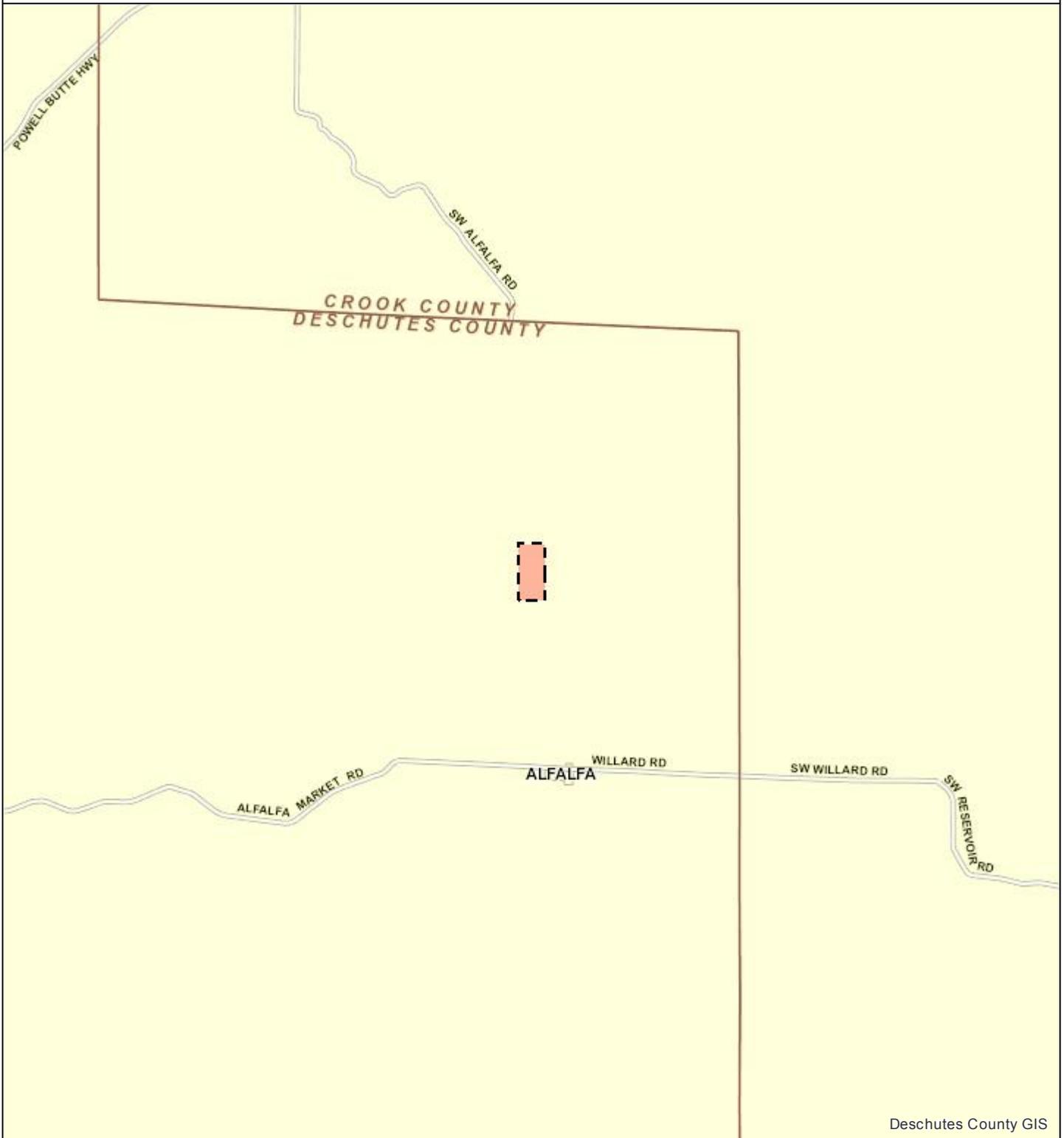


2-45

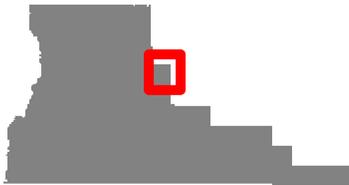
17 14 14

Deschutes County Property Information - Dial

Road Map



Map and Taxlot: 1714140000500





After recording return to:

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

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

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

Escrow No. CT92886

Title No. 151111

SWD r.020212

Deschutes County Official Records **2013-052066**

D-D

Stn=2 PG

12/30/2013 10:48:54 AM

\$15.00 \$11.00 \$10.00 \$6.00 \$16.00

\$58.00

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Nancy Blankenship - County Clerk

STATUTORY WARRANTY DEED

Kenneth Howard Miltenberger,

Grantor(s), hereby convey and warrant to

Allan T. Ettinger III and Tara T. Ettinger, husband and wife, as tenants by the entirety,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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

Ref# 131553

17 14 14 00 TL00400

Ref# 131552

17 14 14 00 TL00500

The true and actual consideration for this conveyance is **\$775,000.00**.

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 24 day of December, 2013.


Kenneth Howard Miltenberger



State of Oregon
County of Deschutes

This instrument was acknowledged before me on December 24 2013 by Kenneth Howard Miltenberger.


(Notary Public for Oregon)

My commission expires 9-5-2014

Exhibit "A"

Parcel 1:

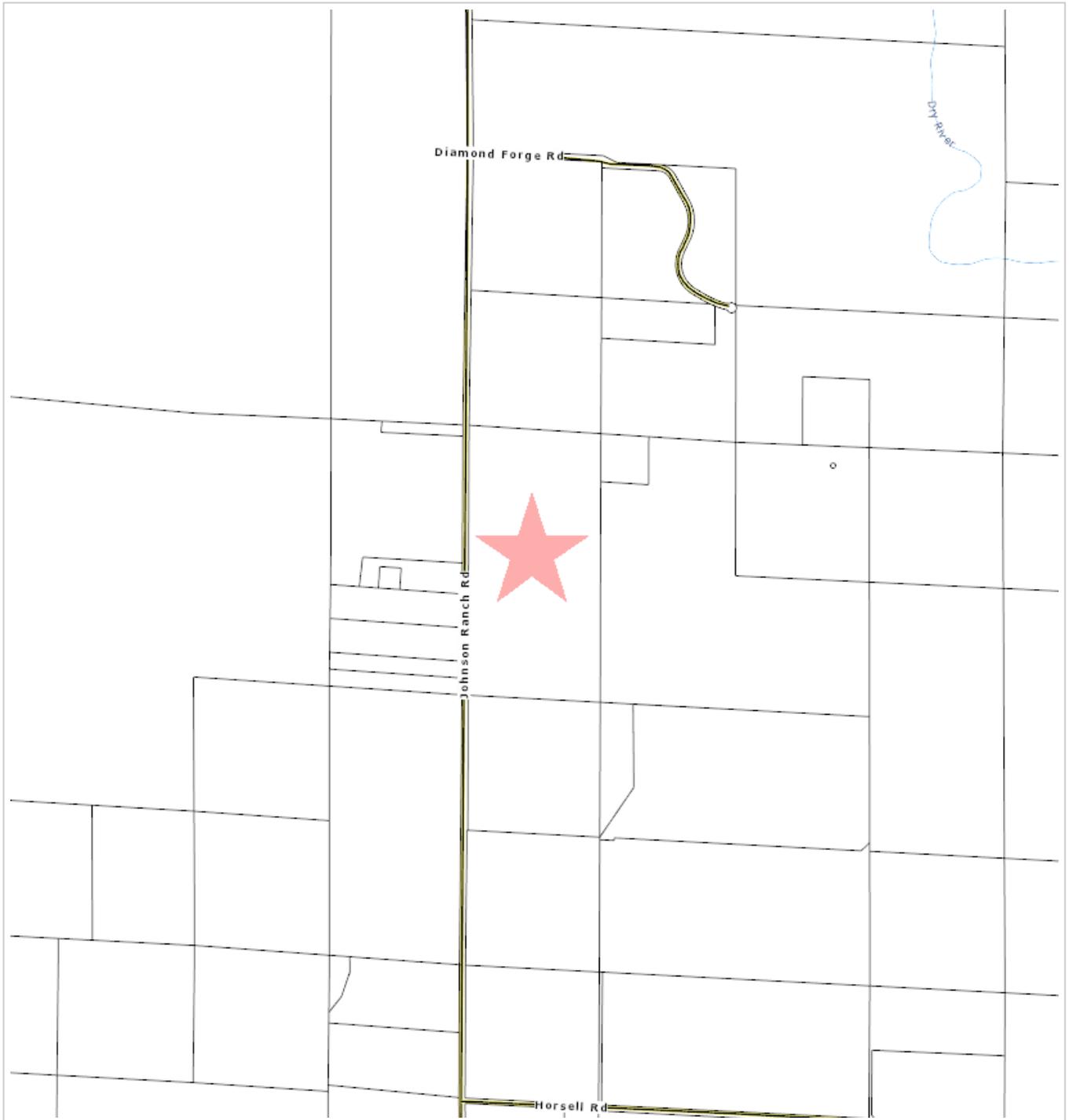
The Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4); the Southeast Quarter of the Northwest Quarter (SE-1/4 NW-1/4); and the Southwest Quarter of the Northeast Quarter (SW-1/4 NE-1/4), all being in Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

EXCEPT a parcel of land in the Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4) of Section 14, Township 17 South, Range 14 East of the Willamette Meridian, Deschutes County, Oregon, described as follows: Beginning at the Northwest corner of the said NE-1/4 NW-1/4, thence East along the said Section line 467 feet, thence South 467 feet, thence West 467 feet, thence North 467 feet to the point of beginning.

Parcel 2:

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

Assessor Map



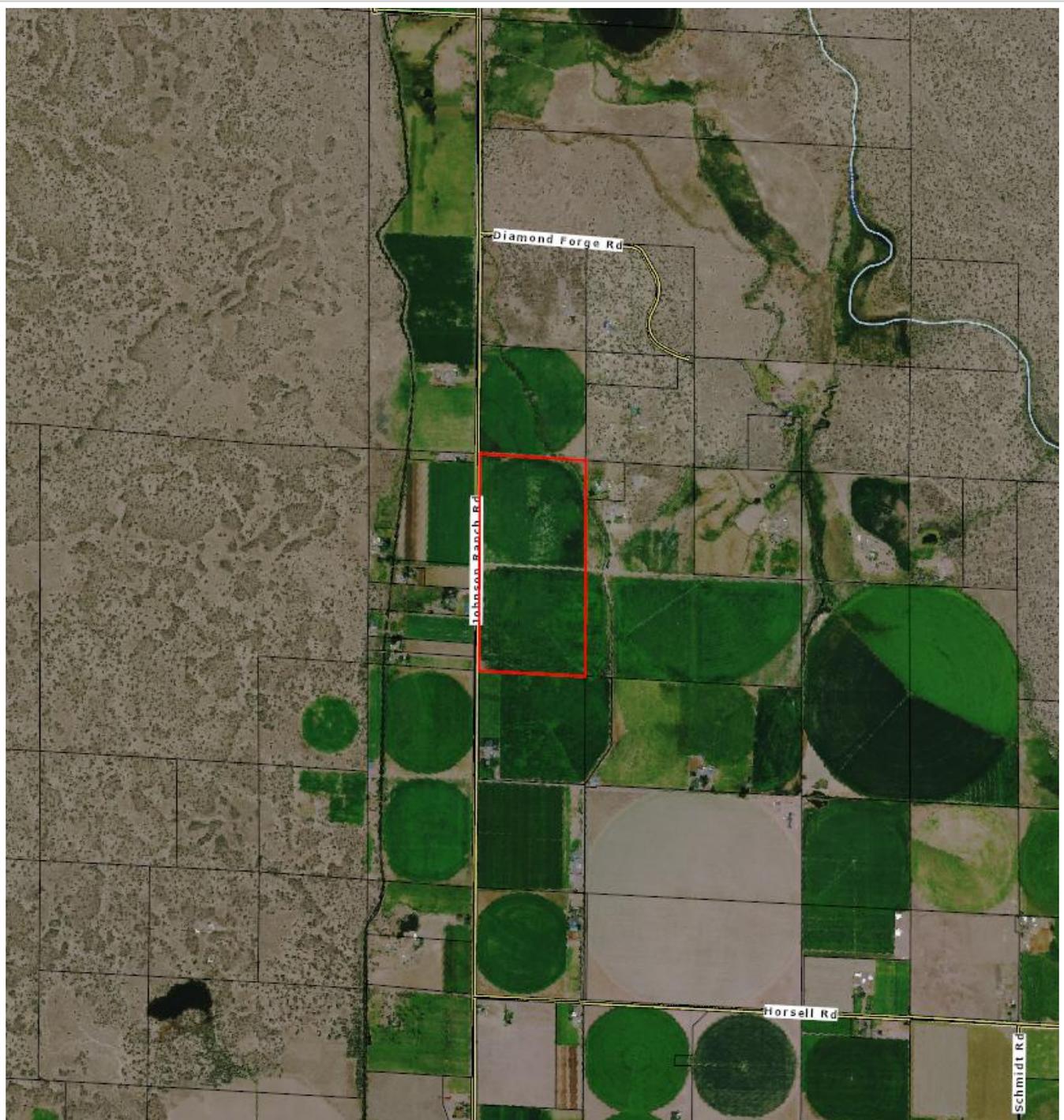
Parcel ID: 131552

Site Address: 63550 Johnson Ranch 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: 131552

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**Parcel Information**

Parcel #:	131553
Tax Lot:	1714140000400
Record Type:	Farm
Site Address:	63560 Johnson Ranch Rd Bend OR 97701 - 9329
Owner:	Ettinger, Allan T III Ettinger, Tara T
Owner Address:	63560 Johnson Ranch Rd Bend OR 97701 - 9329
Twn/Range/Section	17S / 14E / 14
Parcel Size:	115.00 Acres (5,009,400 SqFt)
Plat/Subdivision:	N/A
Lot:	
Block:	
Census Tract/Block:	001200 / 1060
Waterfront:	

Assessment Information

Market Value Land:	\$802,930.00
Market Value Impr:	\$304,420.00
Market Value Total:	\$1,107,350.00
Assessed Value:	\$229,147.00

Tax Information

Levy Code Area:	2-045
Levy Rate:	14.4851
Tax Year:	2020
Annual Tax:	\$3,319.23

Legal**Land**

County Land Use:	551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Land Use Std:	AFAR - Farms And Crops
Zoning:	EFUAL - Exclusive Farm Use Alfalfa	Neighborhood:	000
Watershed:	Lower Dry River	School District:	2J - Redmond School District
Primary School:	Tumalo Community School	Middle School:	Elton Gregory Middle School
High School:	Ridgeview High School		

Improvement

Year Built:	2000	Total SqFt:	1,864 SqFt	Bedrooms:	3
1st Floor:	1,864 SqFt	Attic Area:		Bathrooms:	2
2nd Floor:		Bsmt Area:		Full/Half Baths:	2 / 0
Fireplace:		Garage:	440 SqFt	Carport:	

Transfer Information

Loan Date:	02/24/2014	Loan Amt:	\$387,500.00	Doc Num:	5607	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	BANK OF ESTRN OR		
Rec. Date:	12/30/2013	Sale Price:	\$775,000.00	Doc Num:	52066	Doc Type:	Deed
Owner:	Allan T Ettinger	Grantor:	MILTENBERGER KENNETH H				
Orig. Loan Amt:	\$475,000.00	Title Co:	AMERITITLE				
Finance Type:		Loan Type:		Lender:	MILTENBERGER		

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.



Deschutes County Property Information

Report Date: 9/14/2021 10:59:47 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. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes 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: ETTINGER, ALLAN T III & TARA T
Map and Taxlot: 1714140000400
Account: 131553
Tax Status: Assessable
Situs Address: 63560 JOHNSON RANCH RD, BEND, OR 97701

Property Taxes

Current Tax Year: \$3,319.23
Tax Code Area: 2045

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 115.00
Property Class: 551 -- FARM

Ownership

Mailing Address:
ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND, OR 97701

Valuation

Real Market Values as of Jan. 1, 2020

Land \$802,930
Structures \$304,420
Total \$1,107,350

Current Assessed Values:

Maximum Assessed N/A
Assessed Value \$229,147
Veterans Exemption

Warnings, Notations, and Special Assessments

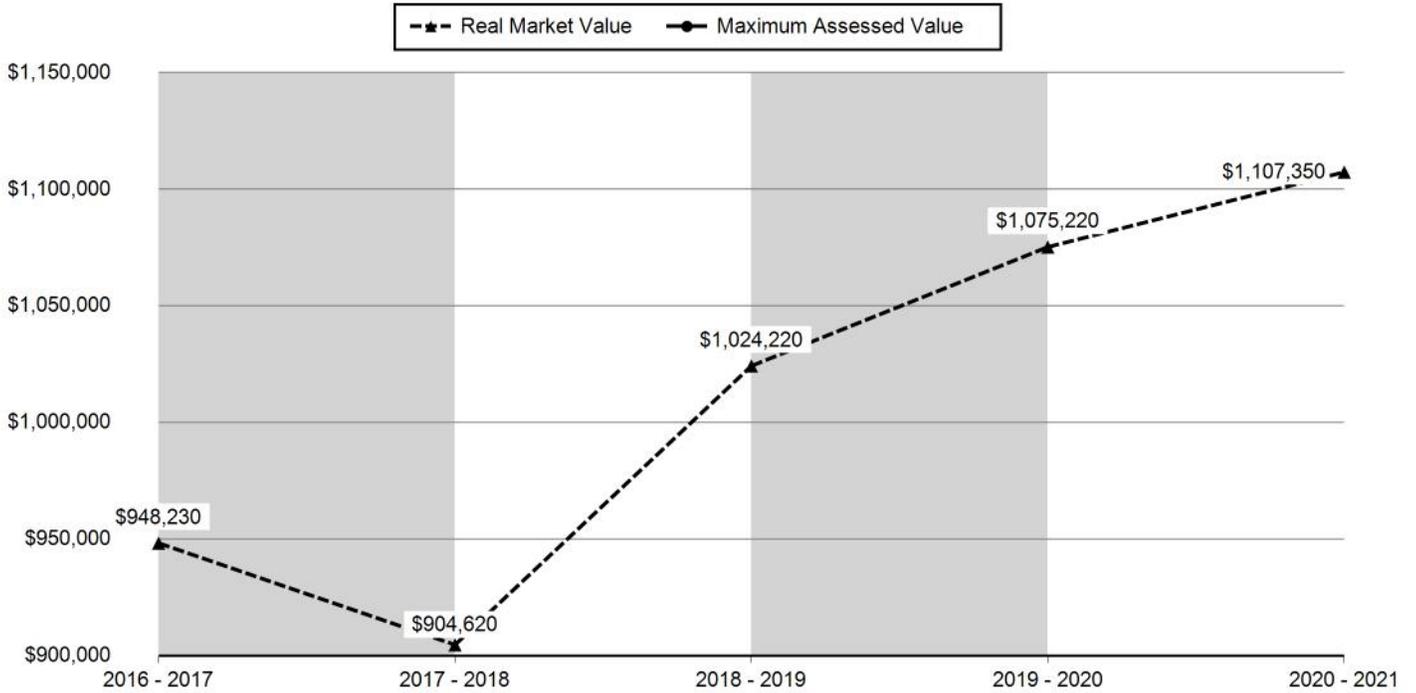
Assessor's Office Notations

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

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

	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Real Market Value - Land	\$687,370	\$646,370	\$742,730	\$779,660	\$802,930
Real Market Value - Structures	\$260,860	\$258,250	\$281,490	\$295,560	\$304,420
Total Real Market Value	\$948,230	\$904,620	\$1,024,220	\$1,075,220	\$1,107,350
Maximum Assessed Value	N/A	N/A	N/A	N/A	N/A
Total Assessed Value	\$208,556	\$212,717	\$218,037	\$223,507	\$229,147
Veterans Exemption	\$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
2020	11-15-2020	PAYMENT	11-03-2020	11-03-2020	\$3,219.65	(\$3,319.23)	\$99.58	\$0.00	\$0.00
2020	11-15-2020	IMPOSED	10-09-2020	11-15-2020	\$0.00	\$3,319.23	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2019	11-15-2019	PAYMENT	11-12-2019	11-12-2019	\$3,139.70	(\$3,236.80)	\$97.10	\$0.00	\$0.00
2019	11-15-2019	IMPOSED	10-11-2019	11-15-2019	\$0.00	\$3,236.80	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2018	11-15-2018	PAYMENT	11-19-2018	11-15-2018	\$3,079.31	(\$3,174.55)	\$95.24	\$0.00	\$0.00
2018	11-15-2018	IMPOSED	10-13-2018	11-15-2018	\$0.00	\$3,174.55	\$0.00	\$0.00	\$0.00
Total:					\$0.00				

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
12/24/2013	MILTENBERGER, KENNETH HOWARD	ETTINGER, ALLAN T III & TARA T	\$775,000	22-SPECIALLY ASSESSED	2013-52066

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft								
131 - RESIDENCE: One story		2045	2000	1,864								
Floor Description		Comp %	Sq Ft									
First Floor		100	1,864									
Rooms												
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other
1	0	1	0	0	0	3	2	0	0	1	0	0
Floor Description		Comp %	Sq Ft									

Garage-Attached-Unfinished

100

440

Improvement Inventory

BATHTUB W/FIBRGL SHWR	2	ROOF - GABLE	
CARPET		ROOF CVR - COMP	
DISHWASHER	1	TOILET	2
DRYWALL		VINYL FLOOR	
FOUNDATION - CONCRETE		WALL UNITS	1,864
HOOD-FAN	1	WATER HEATER	1
KITCHEN SINK	1	WINDOWS - DOUBLE/THERMAL PANE	
LAVATORY	2	WINDOWS - METAL	

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft
306 - FARM BLDG: GP Building	GP Building - CLASS 6	2045	2000	1,440
Floor Description		Comp %	Sq Ft	
Building Structure		100	1,440	

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft
306 - FARM BLDG: Hay Cover	Hay Cover - CLASS 4	2045	1995	4,320
Floor Description		Comp %	Sq Ft	
Building Structure		100	4,320	

Land Characteristics

Land Description	Acres	Land Classification
Exclusive Farm Use Zoned	1.00	D8: DRY GROUND - SOIL CLASS 8
Exclusive Farm Use Zoned	61.50	W3: IRRIGATED GROUND - SOIL CLASS 3
Exclusive Farm Use Zoned	25.00	W4: IRRIGATED GROUND - SOIL CLASS 4
Exclusive Farm Use Zoned	13.50	W5: IRRIGATED GROUND - SOIL CLASS 5
Exclusive Farm Use Zoned	1.50	D6: DRY GROUND - SOIL CLASS 6
Exclusive Farm Use Zoned	11.50	D7: DRY GROUND - SOIL CLASS 7
Farm Site	1.00	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	ETTINGER, ALLANT	OWNER	100.00%
OWNER	ETTINGER, TARAT	OWNER	100.00%

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.

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	ALFALFA FIRE DISTRICT	541-382-2333	25889 Alfalfa Market Rd., Bend 97701
SCHOOL DISTRICT	REDMOND SCHOOL DISTRICT	(541) 923-5437	145 SE SALMON AVE, REDMOND, OR 97756
ELEMENTARY SCHOOL ATTENDANCE AREA	TUMALO COMMUNITY SCHOOL	(541) 382-2853	19835 SECOND ST, BEND, OR 97703

MIDDLE SCHOOL ATTENDANCE AREA	OBSIDIAN MIDDLE SCHOOL	(541) 923-4900	1335 SW OBSIDIAN, REDMOND, OR 97756
HIGH SCHOOL ATTENDANCE AREA	RIDGEVIEW HIGH SCHOOL	(541) 504-3600	4555 SW ELKHORN AVE, REDMOND, OR 97756
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 1	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jurisdiction:	Deschutes County	County Zone	Description
Urban Growth Boundary:	No	EFUAL	EXCLUSIVE FARM USE - ALFALFA SUBZONE
Urban Reserve Area:	No		

County Development Details

Wetland (National or Local):	Yes
Conservation Easement:	No Conservation Easement Recorded
FEMA 100 Year Flood Plain:	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant:	No TDC/PRC Restrictive Covenant Found
Ground Snow Load:	36 #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-AG9963	Agricultural	MILTENBERGER KENNETH HOWARD	10/08/1999	Approved
247-AG0012	Agricultural	MILTENBERGER,KENNETH HOWARD	04/10/2000	Approved
247-B45383	Building	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-E55333	Electrical	MILTENBERGER,KENNETH HOWARD	06/19/2000	Finaled
247-E55321	Electrical	MILTENBERGER,KENNETH HOWARD	06/16/2000	Finaled
247-E55135	Electrical	MILTENBERGER,KENNETH HOWARD	06/05/2000	Finaled
247-16-002423-ELEC	Electrical	ETTINGER, ALLAN T III & TARA T	04/28/2016	Finaled
247-E54086	Electrical	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-E53579	Electrical	MILTENBERGER KENNETH HOWARD	01/24/2000	Finaled
247-FS19388	Feasibility	MILTENBERGER KENNETH HOWARD	12/06/1999	Finaled
247-CU99163-PL	Land Use	KEN & SHANE MILTENBERGER	12/22/1999	Finaled
247-D99109-PL	Land Use	KENNETH H. MILTENBERGER C/O ROBERT S. LOVLIN	12/13/1999	Finaled
247-LR9975-PL	Land Use	KENNETH AND SHANE MILTENBURGER C/O ROBERT S. LOVLIN	11/15/1999	Finaled
247-MH1094	Manufactured Structure	MILTENBUGER,KEN	01/01/1979	Expired
247-19-006216-MECH	Mechanical	ETTINGER, ALLAN T III & TARA T	10/10/2019	Finaled
247-16-003937-MECH	Mechanical	ETTINGER, ALLAN T III & TARA T	06/24/2016	Finaled
247-M20020	Mechanical	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-P17530	Plumbing	MILTENBERGER KENNETH HOWARD	02/17/2000	Finaled
247-S45058	Septic	MILTENBERGER KENNETH HOWARD	02/11/2000	Finaled

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

14-Sep-2021

ETTINGER, ALLAN T III & TARA T
63560 JOHNSON RANCH RD
BEND OR 97701

Tax Account #	131553	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	2045
Situs Address	63560 JOHNSON RANCH RD BEND 97701	Interest To	Sep 14, 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	\$3,319.23	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,236.80	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,174.55	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,119.25	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,114.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,033.27	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,969.42	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,471.35	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,476.92	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,372.37	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,258.15	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,300.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,986.13	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,888.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,578.28	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,781.30	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,717.76	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,598.01	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,562.80	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,493.93	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$390.47	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.05	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$227.96	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.75	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.87	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT
 JULY 1, 2020 TO JUNE 30, 2021
 DESCHUTES COUNTY, OREGON - 1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 131553

TAX BY DISTRICT

SCHOOL DISTRICT #2J	1,151.49
HIGH DESERT ESD	22.09
C O C C	142.16
EDUCATION TOTAL:	1,315.74
DESCHUTES COUNTY	279.17
COUNTY LIBRARY	126.03
COUNTYWIDE LAW ENFORCEMENT	247.48
RURAL LAW ENFORCEMENT	307.06
COUNTY EXTENSION/4H	5.13
9-1-1	82.91
ALFALFA FIRE DISTRICT	401.01
GENERAL GOVT TOTAL:	1,448.79
SCHOOL #2J BOND 2004	189.83
SCHOOL #2J BOND 2008	340.28
C O C C BOND	24.59
BONDS - OTHER TOTAL:	554.70

ETTINGER, ALLAN T III & TARA T
 63560 JOHNSON RANCH RD
 BEND OR 97701

PROPERTY DESCRIPTION

CODE: 2045 MAP: 171414-00-00400 CLASS: 551
 SITUS ADDRESS: 63560 JOHNSON RANCH RD BEND
 LEGAL:

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	779,660	802,930
STRUCTURES	295,560	304,420
TOTAL RMV	1,075,220	1,107,350

TOTAL ASSESSED VALUE	223,507	229,147
VETERAN'S EXEMPTION	0	0
NET TAXABLE:	223,507	229,147
TOTAL PROPERTY TAX:	3,236.80	3,319.23

Full Payment with 3% Discount \$3,219.65

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS (541) 388-6540
 ASSESSMENT QUESTIONS (541) 388-6508
 For Property Information: dial.deschutes.org

Discount is lost and interest applies after due date

PAYMENT OPTIONS:

- * Online at www.deschutes.org/tax
- * By Mail to Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * Drop Box located at 1300 NW Wall Street, Bend
on West (Wall Street) side of the building
- * In Person 1300 NW Wall Street, Ste 203, Bend (2nd Floor)

Please include this coupon with payment. Please do not staple, paper clip or tape your payment.

Payment Due November 16, 2020

Please select payment option

- One Payment (3% Discount) No Additional Payment Due \$3,219.65
- Two Payments (2% Discount) Next Payment Due 05/17/21 \$2,168.56
- Three Payments (No Discount) Next Payment Due 02/16/21 \$1,106.41

AMOUNT ENCLOSED

\$

TAX ACCOUNT: 131553

ETTINGER, ALLAN T III & TARA T
 63560 JOHNSON RANCH RD
 BEND OR 97701

- Change my Mailing Address
(Mailing address change form on reverse)

Please make checks payable
 to Deschutes County Tax Collector

Deschutes County Tax Collector
 PO Box 7559
 Bend OR 97708-7559

09100001315530000110641000021685600003219658

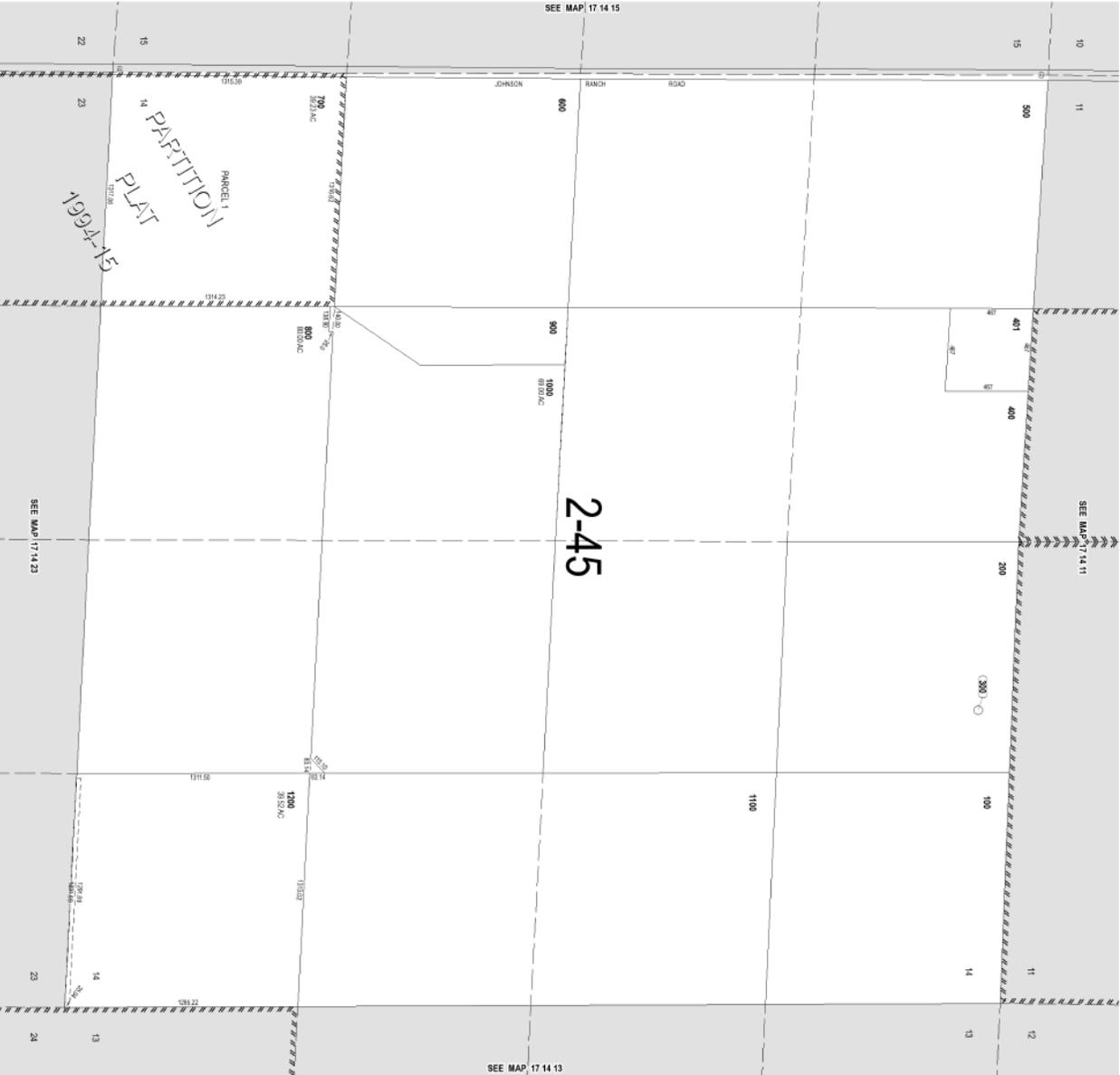
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

2/18/2015

SECTION 14 T. 17S. R. 14E. W.M.
DESCHUTES COUNTY

1" = 400'

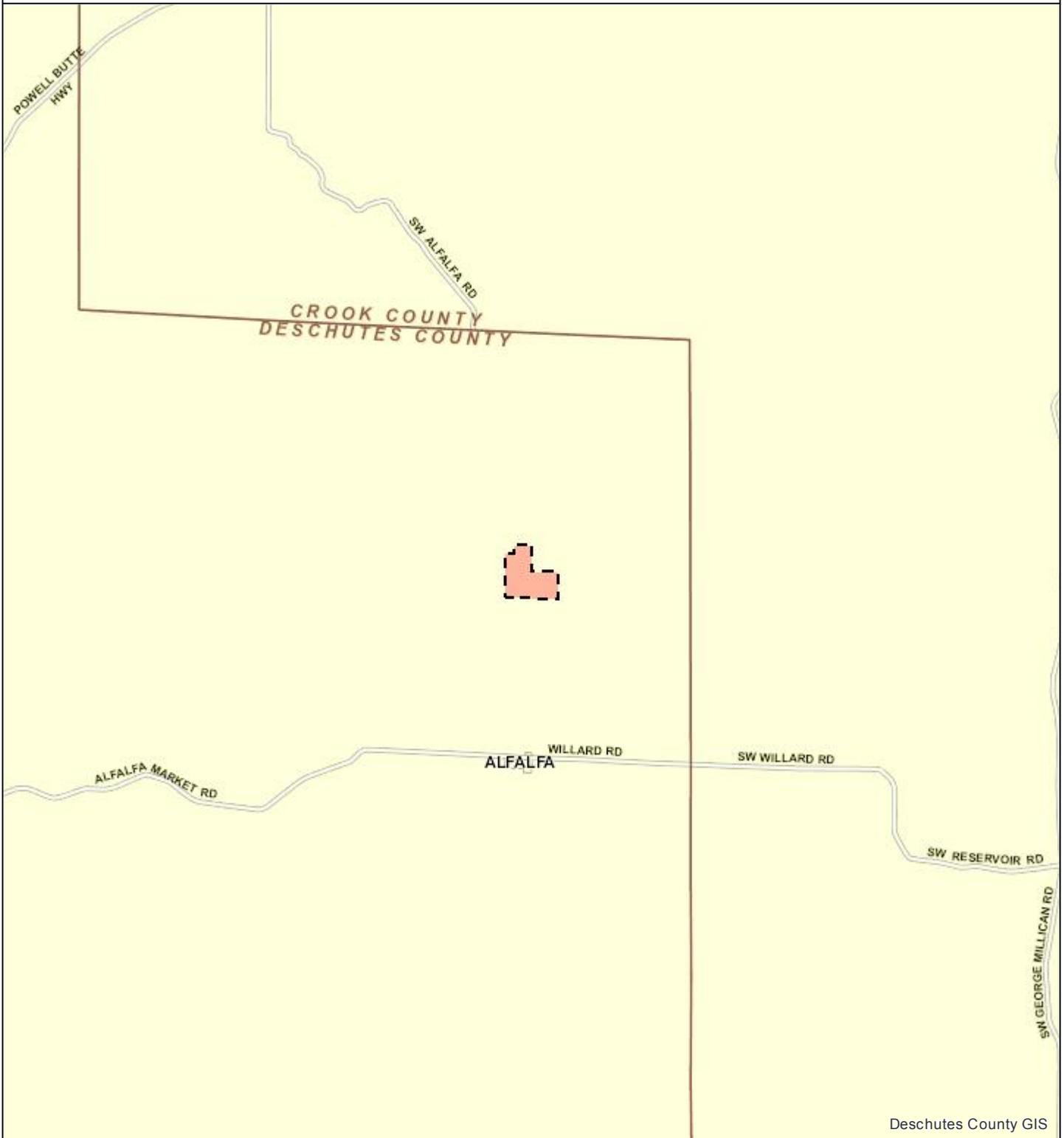
17 14 14
Cancelled Nos.
1300



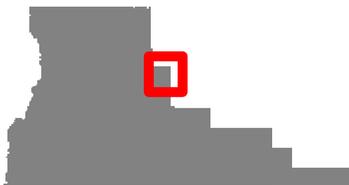
17 14 14

Deschutes County Property Information - Dial

Road Map



Map and Taxlot: 1714140000400





After recording return to:

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

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

Allan T. Ettinger III

43648 Holdman Road

Helix, OR 97835

Escrow No. CT92886

Title No. 151111

SWD r.020212

Deschutes County Official Records **2013-052066**

D-D

Stn=2 PG

12/30/2013 10:48:54 AM

\$15.00 \$11.00 \$10.00 \$6.00 \$16.00

\$58.00

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Nancy Blankenship - County Clerk

STATUTORY WARRANTY DEED

Kenneth Howard Miltenberger,

Grantor(s), hereby convey and warrant to

Allan T. Ettinger III and Tara T. Ettinger, husband and wife, as tenants by the entirety,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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

Ref# 131553

17 14 14 00 TL00400

Ref# 131552

17 14 14 00 TL00500

The true and actual consideration for this conveyance is **\$775,000.00**.

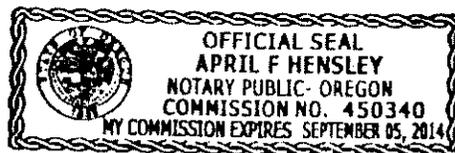
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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 24 day of December, 2013.


Kenneth Howard Miltenberger



State of Oregon
County of Deschutes

This instrument was acknowledged before me on December 24 2013 by Kenneth Howard Miltenberger.


(Notary Public for Oregon)

My commission expires 9-5-2014

Exhibit "A"

Parcel 1:

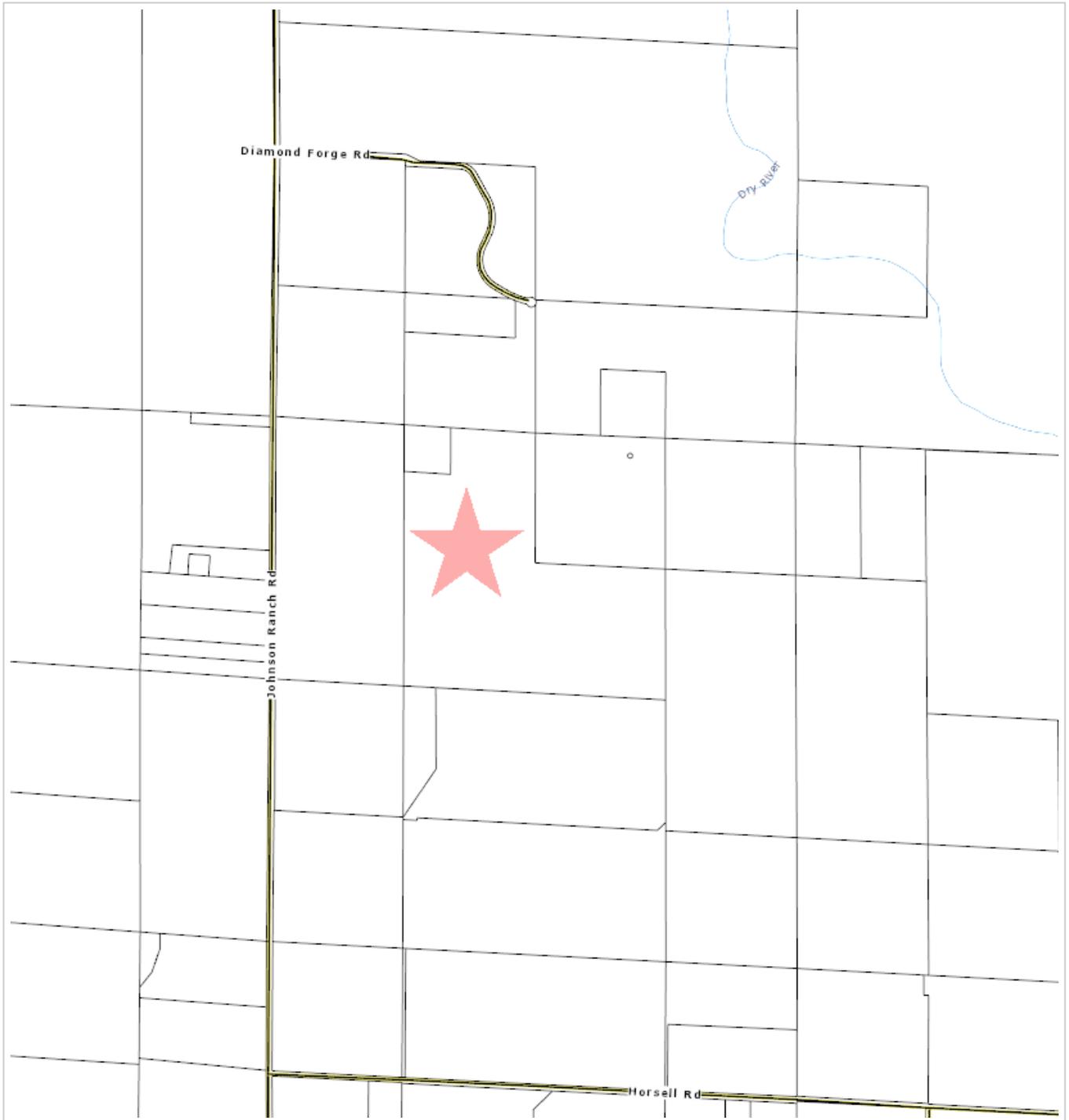
The Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4); the Southeast Quarter of the Northwest Quarter (SE-1/4 NW-1/4); and the Southwest Quarter of the Northeast Quarter (SW-1/4 NE-1/4), all being in Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

EXCEPT a parcel of land in the Northeast Quarter of the Northwest Quarter (NE-1/4 NW-1/4) of Section 14, Township 17 South, Range 14 East of the Willamette Meridian, Deschutes County, Oregon, described as follows: Beginning at the Northwest corner of the said NE-1/4 NW-1/4, thence East along the said Section line 467 feet, thence South 467 feet, thence West 467 feet, thence North 467 feet to the point of beginning.

Parcel 2:

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Fourteen (14), Township Seventeen (17) South, Range Fourteen (14), East of the Willamette Meridian, Deschutes County, Oregon.

Assessor Map



Parcel ID: 131553

Site Address: 63560 Johnson Ranch 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



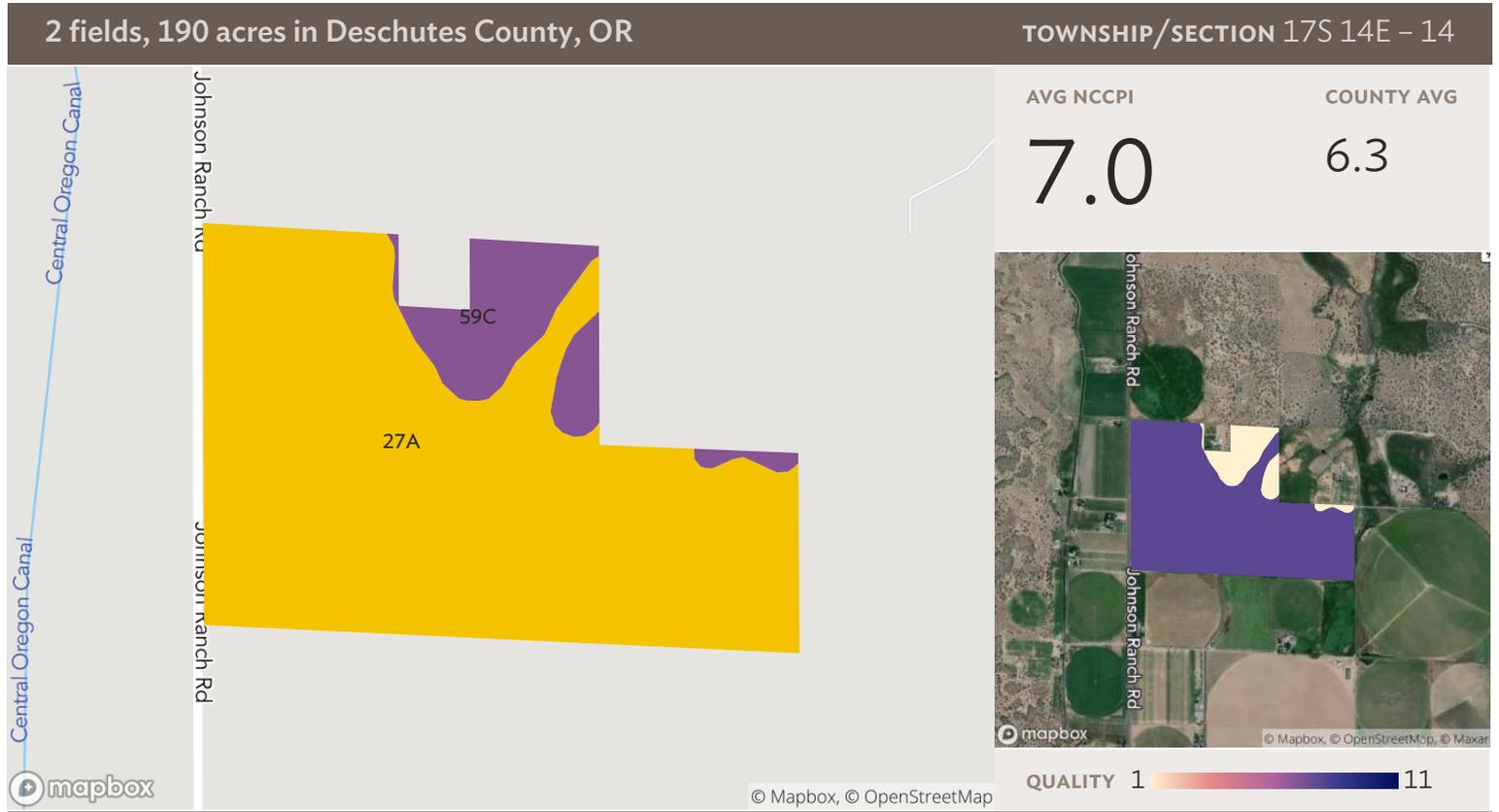
Parcel ID: 131553

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SOIL REPORT



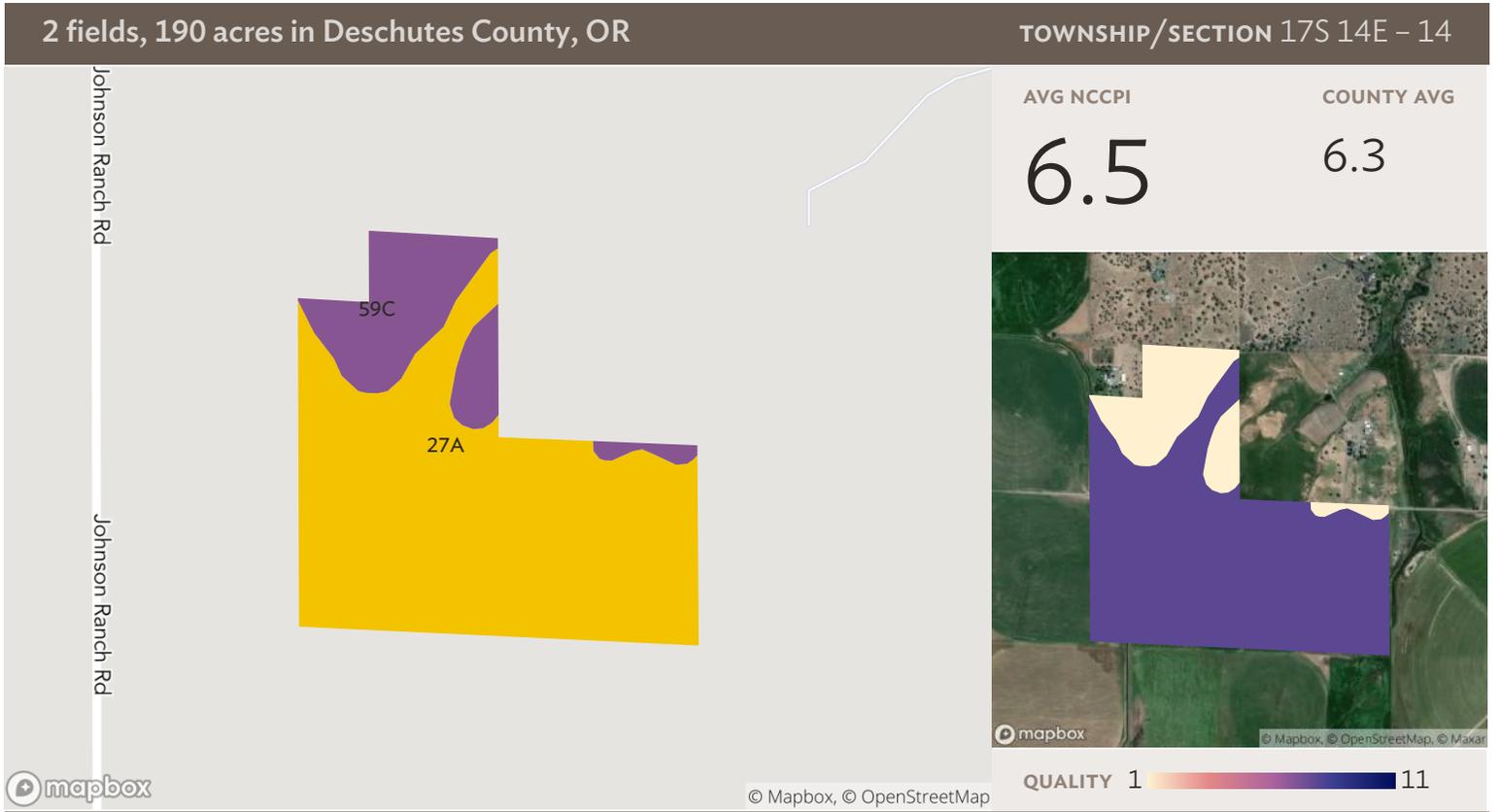


Source: NRCS Soil Survey

All fields

190 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
27A	Clovkamp loamy sand, 0 to 3 percent slopes	167.84	88.3%	6	7.8
59C	Gosney-Rock outcrop-Deskamp complex, dry, 0 to 15 percent slopes	22.31	11.7%	7	1.0
190.15					7.0

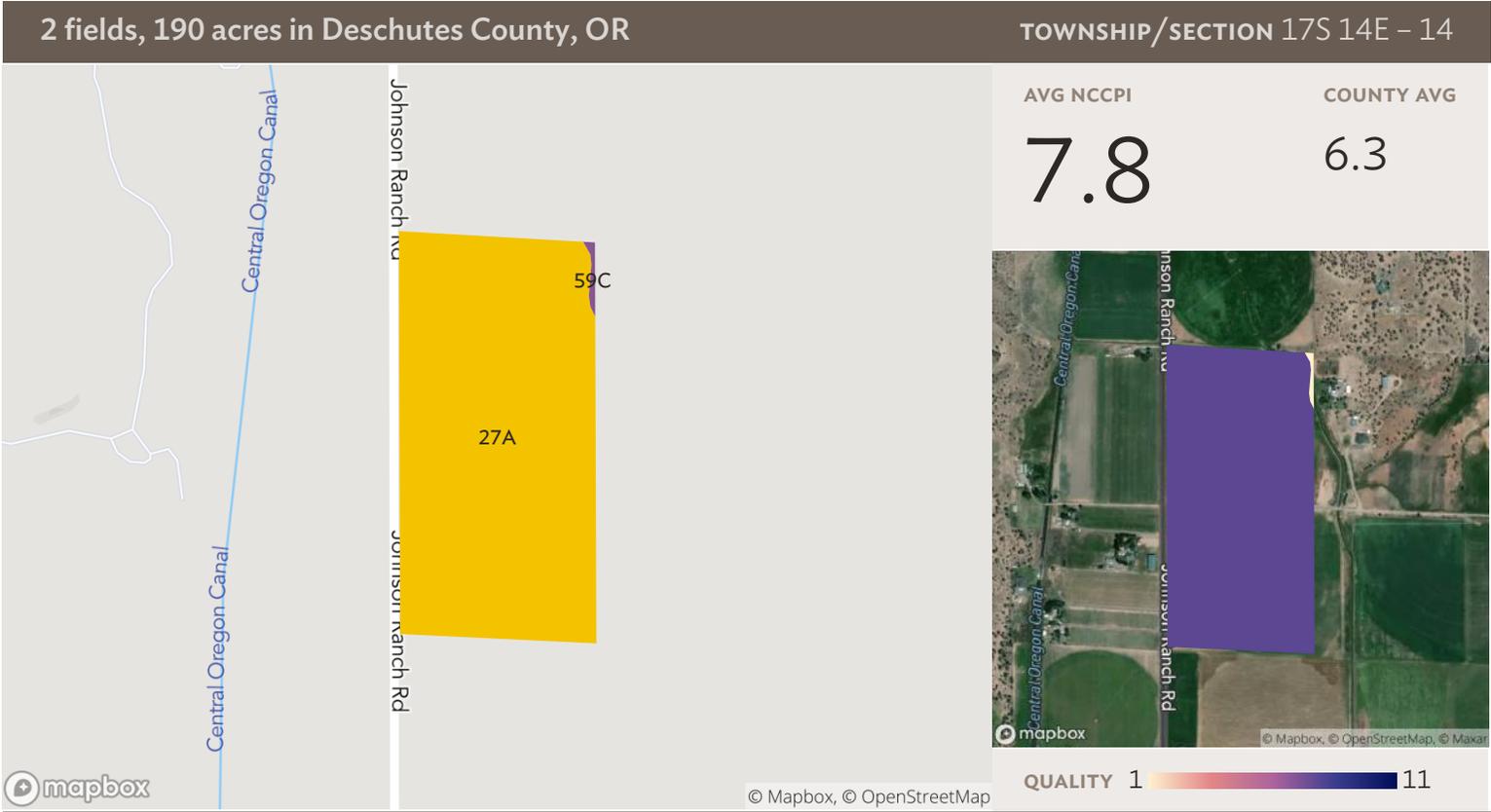


Source: NRCS Soil Survey

Field 1

113 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 27A	Clovkamp loamy sand, 0 to 3 percent slopes	90.90	80.6%	6	7.8
■ 59C	Gosney-Rock outcrop-Deskamp complex, dry, 0 to 15 percent slopes	21.94	19.4%	7	1.0
					6.5
					112.84



Field 2

Source: NRCS Soil Survey

77 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 27A	Clovkamp loamy sand, 0 to 3 percent slopes	76.94	99.5%	6	7.8
■ 59C	Gosney-Rock outcrop-Deskamp complex, dry, 0 to 15 percent slopes	0.37	0.5%	7	1.0
					77.31
					7.8

WATER RIGHTS



4221 Ettinger, Allan/Tara

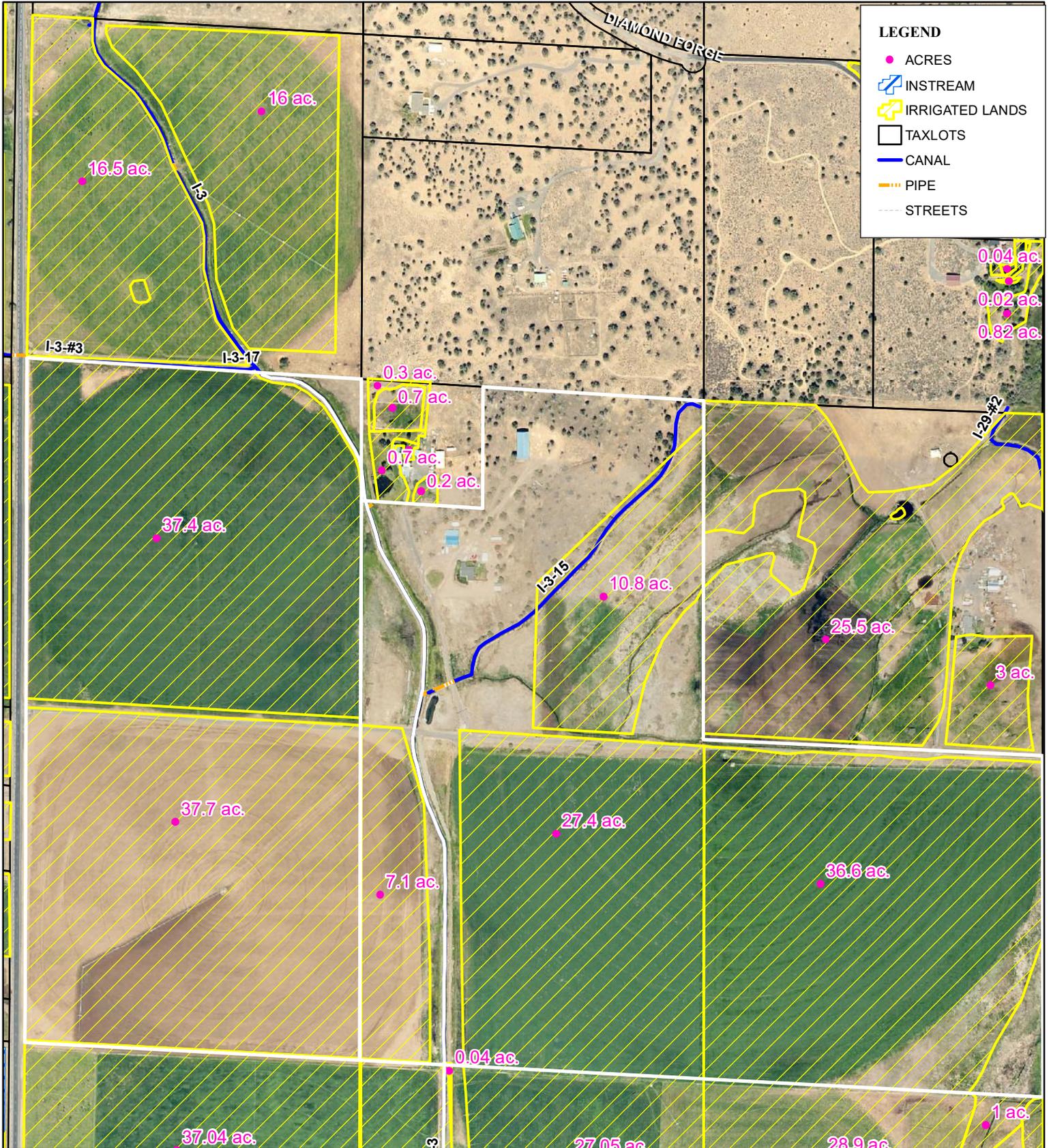
Last Assessment Amount:	\$4,343.50
Last Assessment Date:	01/15/2021
Current Balance:	\$0.00

DistrictText	Division	Acreage	Beat
	Division 4	157.000	CO3

County Tax Map Nbr	County Name	Address1	Acreage
1714140000400	Deschutes	63560 JOHNSON RANCH RD BEND, OR 97701	81.900
1714140000500	Deschutes	63550 JOHNSON RANCH RD BEND, OR 97701	75.100
			157.000

TRSQ	Lot	Usage	Headgate	Quit Claim	Instream Lease	Rot#	Transfer	Petition	Acreage
171414NENW	00400	Irrigation	I-3-14						Acreage: 10.800
Beneficial Use:		2021 - Partial		2020 - Partial		2019 - Partial			Off Lands:
		2018 - Partial		2017 - Partial		2016 - Partial			On Lands:
									Available: 10.800
171414NWNW	00500	Irrigation	I-3-14						Acreage: 37.400
Beneficial Use:		2021 - Partial		2020 - Full		2019 - Full			Off Lands:
		2018 - Partial		2017 - Full		2016 - Full			On Lands:
									Available: 37.400
171414SEnw	00400	Irrigation	I-3-14						Acreage: 34.500
Beneficial Use:		2021 - Partial		2020 - Partial		2019 - Partial			Off Lands:
		2018 - Partial		2017 - Partial		2016 - Partial			On Lands:
									Available: 34.500
171414SWNE	00400	Irrigation	I-3-14						Acreage: 36.600
Beneficial Use:		2021 - Partial		2020 - Partial		2019 - Partial			Off Lands:
		2018 - Partial		2017 - Partial		2016 - Partial			On Lands:
									Available: 36.600
171414SWNW	00500	Irrigation	I-3-14						Acreage: 37.700
Beneficial Use:		2021 - Dry		2020 - Partial		2019 - Full			Off Lands:
		2018 - Partial		2017 - Partial		2016 - Partial			On Lands:
									Available: 37.700

COID WATER RIGHTS MAP



Patron Information:

Name: ETTINGER, ALLAN/TARA

Taxlot: 1714140000400/1714140000500

Address: 63550 JOHNSON RANCH RD
63560 JOHNSON RANCH RD

DISCLAIMER:
THIS MAP IS FOR REFERENCE PURPOSES ONLY.
COID MAKES NO GUARANTEES TO THE ACCURACY
OF THIS MAP OR ITS ASSOCIATED GIS DATA SHOWN
HEREIN. COID IS IN NO WAY RESPONSIBLE FOR THE
USAGE OF ANY DATA OR INFORMATION ASSOCIATED
WITH OR SHOWN ON THIS MAP.

1 inch = 500 feet

Date: 10/18/2021

User Name: Jessica

PROJECTION COORDINATE SYSTEM:
NAD_1983_StatePlane_Oregon_South_
FIPS_3602_INTL Feet

