

HIDDEN LAKE RANCH PROPERTY PACKET OREGON FARM & HOME BROKERS



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



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

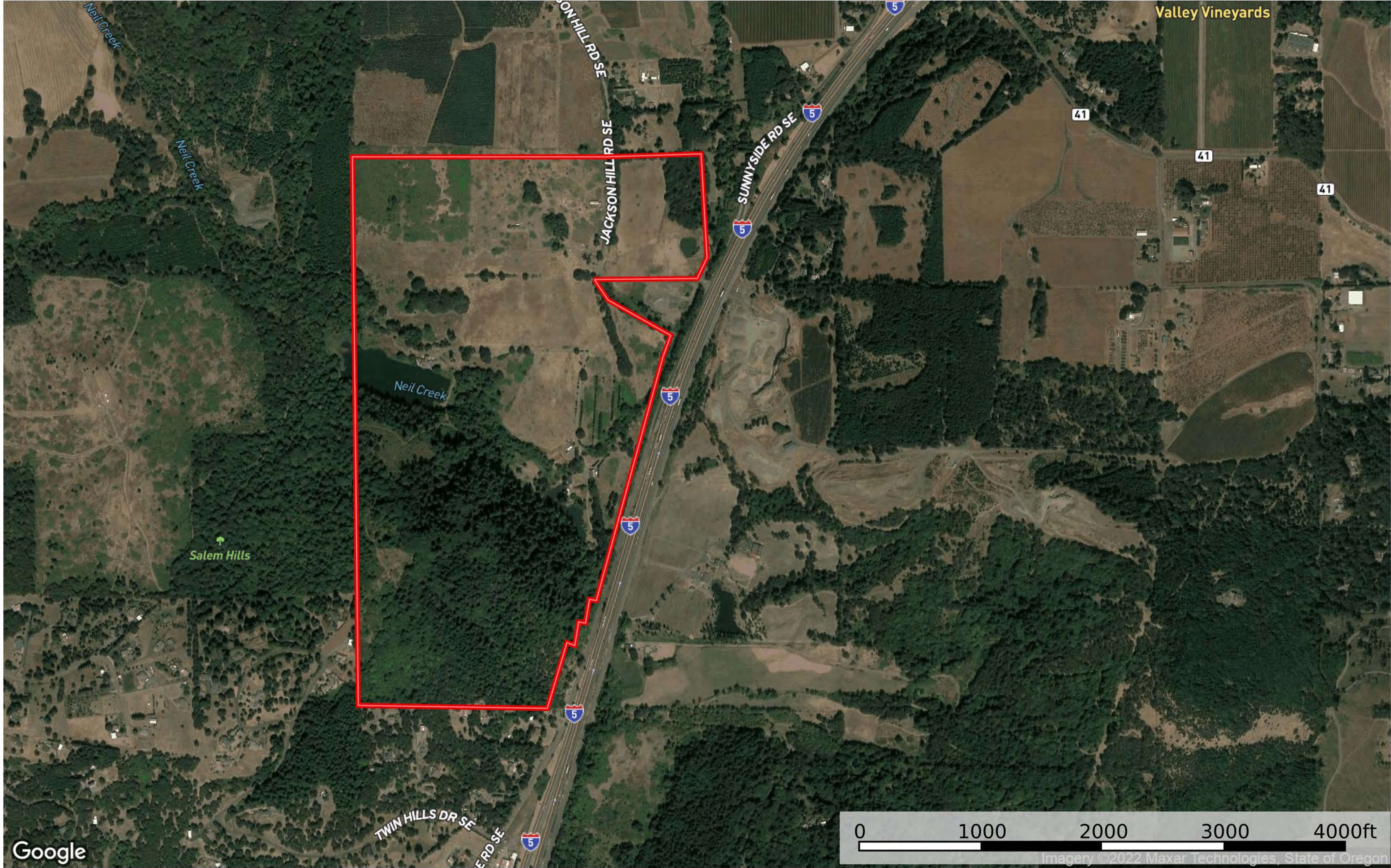
2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



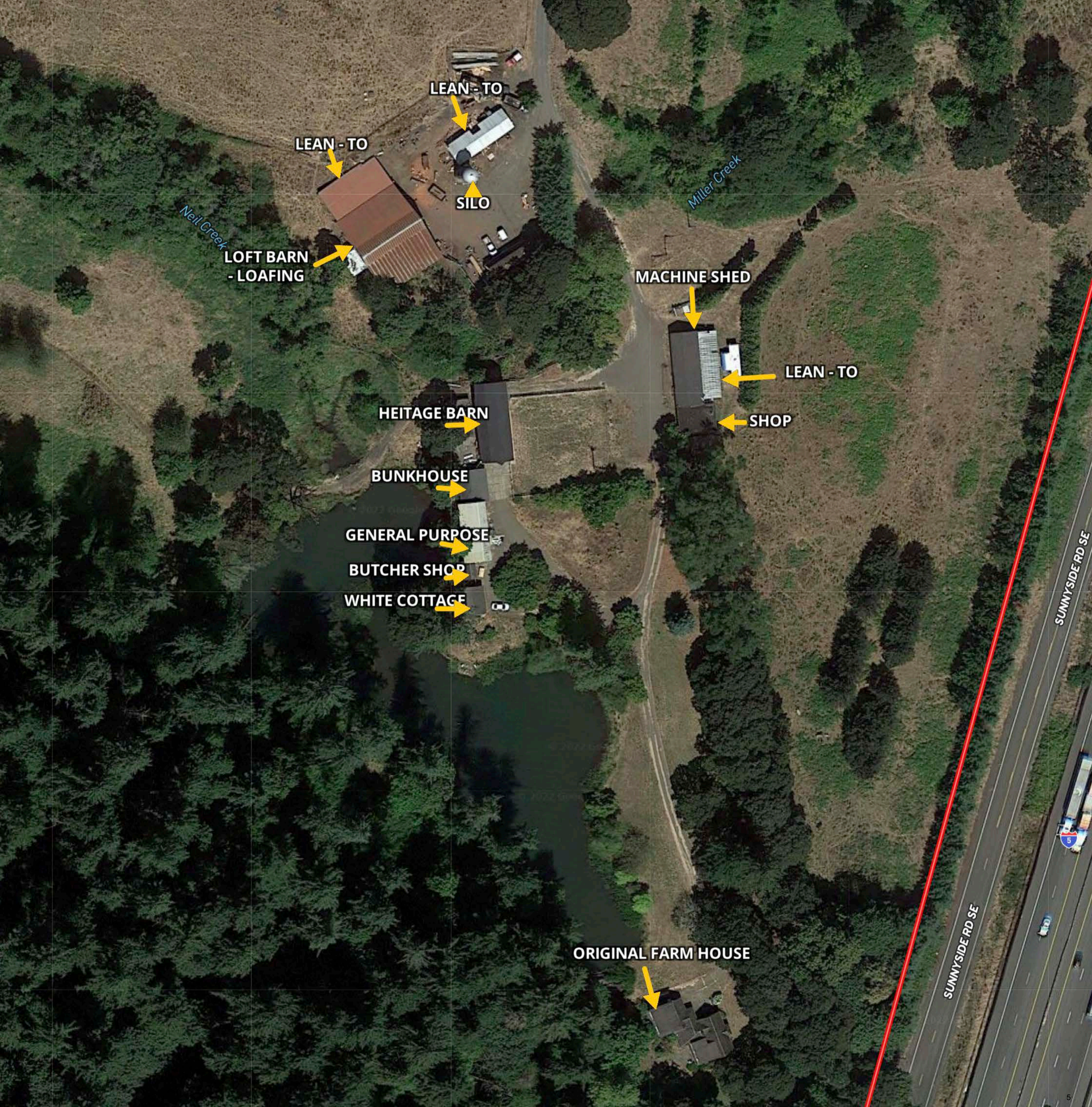
PARCEL MAP



Hidden Lake Ranch (WHOLE Parcel) + Share Link
Oregon, AC +/-



Boundary



LEAN - TO

LEAN - TO

SILO

LOFT BARN
- LOAFING

HEITAGE BARN

BUNKHOUSE

GENERAL PURPOSE

BUTCHER SHOP

WHITE COTTAGE

MACHINE SHED

LEAN - TO

SHOP

ORIGINAL FARM HOUSE

Neil Creek

Miller Creek

SUNNYSIDE RD SE

SUNNYSIDE RD SE

5



MAIN ESTATE

WHITE GARDEN RENTAL

GREEN FARM HOME

HAY COVER

JACKSON HILL RD SE

JACKSON HILL RD SE

reservoir

Neil Creek

LIST PACKS





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R36295**

Tax Lot: **093W020000400**

Owner: Yeager, Dean

CoOwner: Yeager, Amy

Site: 9909 Jackson Hill Rd SE

Salem OR 97306

Mail: 9663 Jackson Hill Rd SE

Salem OR 97306

Zoning: EFU - Exclusive Farm Use

Std Land Use: OTHR - Other

Legal: ACRES 146.25, 19-20: 18.25 ACRES DISQ FARM USE, PAT LIAB \$4,382.56, 18-19:
60.0 ACRES DISQ STF, RE- ELIGIBLE 2023-24

Twn/Rng/Sec: T:09S R:03W S:02 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$2,803,150.00**

Market Land: **\$792,510.00**

Market Impr: **\$2,010,640.00**

Assessment Year: **2020**

Assessed Total: **\$2,142,820.00**

Exemption:

Taxes: **\$28,815.56**

Levy Code: 02400190

Levy Rate: 13.4475

PROPERTY CHARACTERISTICS

Year Built: 1930

Eff Year Built:

Bedrooms: 9

Bathrooms:

of Stories: 1

Total SqFt: 2,750 SqFt

Floor 1 SqFt: 1,280 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 146.25 Acres (6,370,650 SqFt)

Garage SqFt: 390 SqFt

Garage Type: Attached Garage, Finished

AC: Yes

Pool:

Heat Source: Heat Pump

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot: 400

Block:

Plat/Subdiv:

School Dist: 24J - Salem-Keizer

Census: 2000 - 010802

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/02/2017

Sale Amount: \$3,800,000.00

Document #: 39510453

Deed Type: Deed

Loan
Amount: \$3,695,000.00

Lender: PRIVATE INDIVIDUAL

Loan Type: Private Party Lender

Interest Type:

Title Co: TICOR TITLE

September 1, 2021

Property Identification

Old Account No.:

R36295

Account No.:

536295

Situs Address:

9909 JACKSON HILL RD SE SALEM, OR 97306

Map Tax Lot:

093W020000400

Owner:

YEAGER, DEAN & YEAGER, AMY

9663 JACKSON HILL RD SE

SALEM, OR 97306

Manufactured Home ID:**Legal Description:**

ACRES 146.25, 19-20: 18.25 ACRES DISQ FARM USE,
PAT LIAB \$4,382.56, 18-19: 60.0 ACRES DISQ STF, RE-
ELIGIBLE 2023-24

Subdivision:**Related Accounts:****Linked Accounts:**

Owner History

Buyer	Seller	Sales Info	Deed Info
YEAGER, DEAN & YEAGER, AMY 9663 JACKSON HILL RD SE SALEM, OR 97306	JOSEPH I EOFF RLT & EOFF, JOSEPH I TRE PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302	6/2/2017 \$3,800,000 15 - Group sale of property; i.e. sale of more than one tax lot in single transaction.	39510453 WD - WARRANTY DEED
JOSEPH I EOFF RLT &	EOFF, JOSEPH I		05/08/2014 36020499 MI - MISCELLANEOUS DEED
EOFF, JOSEPH I	EOFF, MARY JANE		04/19/2012 33760170 EX - PERSONAL REPRESENTATIVE DEED OR EXECUTOR DEED
EOFF, MARY JANE	EOFF, MARY JANE		01/27/1958 05090148DE MI - MISCELLANEOUS DEED

Property Details

Legal Acreage:

146.25 acres

Property Code:

A97B

Property Class:

581

Levy Code Area:

02400190

Zoning:

EFU (Contact Local Jurisdiction)

Miscellaneous Code:

Mortgage Agent-Lender:

Mortgage Account No.:

SPEC;DFL;ZONE;PATLIAB SPECIALLY ASSESSED

ACCOUNT;DESIGNATED FORESTLAND;FARM

ZONED;POTENTIAL ADDITIONAL TAX LIABILITY

Plat:

Exemption:

Expiration Date:

Land Information:

ID	Type	Acres	Sq Ft
L1	1401 - FOREST HOMESITE	1.00	
L10	RREST - RURAL RESTRICTIVE	18.25	
L2	1410 - FOREST OSD	0.00	
L3	OSD - ON SITE DEVELOPMENT		
L4	OSD - ON SITE DEVELOPMENT		
L5	4010 - DESIG FOREST FC0	60.00	
L6	3350 - FOUR HILL DRY	42.25	
L7	3600 - FARM WOODLOT	16.75	
L8	3700 - POND	2.00	
L9	3700 - POND	6.00	

Improvements/Structures:

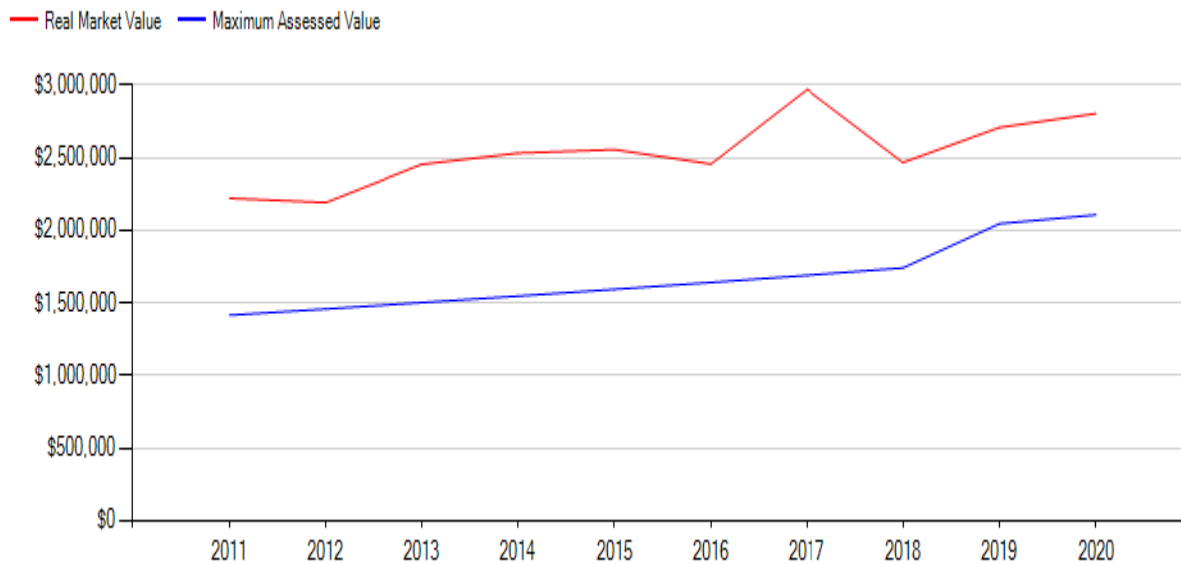
ID	Type	Make/Model	Class	Area/Count	Year Built
1	RESIDENTIAL				
1.1	MAIN AREA		4	1280	1930
1.2	ATTIC FINISHED		4	1470	1930
1.3	ATTACHED GARAGE, FINISHED		4	390	1940
1.4	YARD IMP'S; CLASS 4; GOOD			1	
2	MULTI/MISC PURPOSE BUILDING				
2.1	MULTI/MISC PURPOSE BUILDING		6	192	
3	MACHINE SHED				
3.1	MACHINE SHED		5	1100	
4	MULTI/MISC PURPOSE BUILDING				
4.1	MULTI/MISC PURPOSE BUILDING		6	480	
5	CONCRETE SLAB				
5.1	CONCRETE DRIVE			2250	
6	LOFT BARN				

ID	Type	Make/Model	Class	Area/Count	Year Built
6.1	LOFT BARN		5	1768	
7	MACHINE SHED				
7.1	MACHINE SHED		5	1408	
8	LEAN-TO				
8.1	LEAN TO HEAVY DUTY			1152	
9	GENERAL PURPOSE BLDG				
9.1	GENERAL PURPOSE BUILDING		4	720	
10	LEAN-TO				
10.1	LEAN TO HEAVY DUTY			512	
11	SILO - UPRIGHT				
11.1	SILO - UPRIGHT			370	
12	LEAN-TO				
12.1	LEAN TO HEAVY DUTY			1200	
13	BUNKER SILO				
13.1	BUNKER SILO			3000	
14	LOFT BARN				
14.1	LOFT BARN		5	4680	
15	ASPHALT SLAB				
15.1	ASPHALT DRIVEWAY			10000	
16	RESIDENTIAL				
16.1	MAIN AREA		2	840	1930
17	RESIDENTIAL				
17.1	MAIN AREA		7	5956	2000
17.2	ATTIC FINISHED		7	1465	2000
17.3	BASEMENT, FINISHED		7	5377	2000
17.4	ATTACHED GARAGE, FINISHED		7	888	2000
17.5	ROOF EXTENSION PATIO COVER			836	2000
17.6	ASPHALT DRIVEWAY			5700	2001
17.7	CONCRETE DRIVE			3000	2001
17.8	RETAINING WALL				

Value Information (per most recent certified tax roll)

RMV Land Market: \$466,180
RMV Land Spec. \$326,330
Assess.:
RMV Structures: \$2,010,640
RMV Total: \$2,803,150
SAV: \$56,630
Exception RMV: \$0
Exemption RMV: \$0
Exemption Description: None
M5 Taxable: \$2,533,450
MAV: \$2,106,310
MSAV: \$36,510
AV: \$2,142,820

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$1,915,000	\$466,180	\$326,330/\$35,570	None	\$2,080,540
2018	\$1,707,200	\$0	\$759,630/\$97,340	None	\$1,804,540
2017	\$2,277,190	\$0	\$693,220/\$74,560	None	\$1,764,890
2016	\$1,848,640	\$0	\$607,850/\$72,750	None	\$1,713,850
2015	\$1,878,530	\$0	\$676,560/\$71,000	None	\$1,664,310
2014	\$1,895,570	\$0	\$635,180/\$69,280	None	\$1,616,190
2013	\$1,910,790	\$0	\$542,550/\$66,760	None	\$1,568,620
2012	\$1,627,200	\$0	\$563,770/\$65,250	None	\$1,523,370
2011	\$1,704,350	\$0	\$515,360/\$63,720	None	\$1,479,380
2010	\$2,054,160	\$0	\$651,830/\$62,240	None	\$1,436,670

Taxes: Levy, Owed

Taxes Levied 2020-21: \$28,815.56
Tax Rate: 13.4475
Roll Type: R
Current Tax Payoff Amount: \$103,928.65

Year	Total Tax Levied	Tax Paid
2020	\$28,815.56	\$0.00
2019	\$27,817.16	\$0.00
2018	\$26,575.09	\$0.00
2017	\$21,677.96	\$21,677.96
2016	\$20,699.37	\$20,699.37
2015	\$21,215.47	\$21,215.47
2014	\$21,073.50	\$21,073.50

Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2017	3869799	-\$21,677.96	\$0.00	\$11,850.62	\$33,528.58	6/29/2021
2016	465080	-\$6,899.79	\$0.00	\$91.99	\$6,991.78	5/22/2017
2016	465506	\$6,899.79	\$0.00	\$0.00	-\$6,899.79	5/18/2017
2016	467574	-\$6,899.79	\$0.00	\$0.00	\$6,899.79	5/16/2017
2016	478822	-\$6,899.79	\$0.00	\$0.00	\$6,899.79	2/16/2017
2016	497053	-\$6,899.79	\$0.00	\$0.00	\$6,899.79	11/21/2016
2015	617025	-\$7,071.82	\$0.00	\$0.00	\$7,071.82	5/17/2016
2015	629887	-\$7,071.82	\$0.00	\$0.00	\$7,071.82	2/17/2016
2015	652282	-\$7,071.83	\$0.00	\$0.00	\$7,071.83	11/18/2015
2014	771359	-\$7,024.50	\$0.00	\$0.00	\$7,024.50	5/14/2015
2014	783779	-\$7,024.50	\$0.00	\$0.00	\$7,024.50	2/17/2015
2014	814305	-\$7,024.50	\$0.00	\$0.00	\$7,024.50	11/18/2014

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

REEL 3951 PAGE 453
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-02-2017 03:35 pm.
Control Number 461483 \$ 56.00
Instrument 2017 00027520

GRANTOR'S NAME:

Joseph I Eoff Revocable Living Trust

GRANTEE'S NAME:

Dean Yeager and Amy Yeager

AFTER RECORDING RETURN TO:

Order No.: 471817060853-LL

Dean Yeager and Amy Yeager, as tenants by the entirety
9909 Sunnyside Road SE
Salem, OR 97306

SEND TAX STATEMENTS TO:

Dean Yeager and Amy Yeager
9909 Sunnyside Road SE
Salem, OR 97306

APN: R36295

R36294

R36117

R36087

Map: 093W02 00400

093W10A 00100

093W02B 01100

093W02B 01200

9909 and 9911 Sunnyside Road SE and 9663 Jackson Hill Road
SE, Salem, OR 97306

9483 Jackson Hill Road SE, Salem, OR 97306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joseph I. Eoff, Trustee of The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000, Grantor, conveys and warrants to Dean Yeager and Amy Yeager, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Parcel 1:

That part of Sections 2 and 3, Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, more particularly described as follows:

Commencing at the quarter section corner common to Sections 2 and 3 in said Township and Range and running thence East along the North line of the Southwest quarter of said Section 2, 25.40 chains; thence North 16° 30' East 3.0 chains; thence North 52° 6' West 4.2 chains; thence North 4° West 13.10 chains; thence South 87° 12' West 11.25 chains to the Southeast corner of the certain tract conveyed to J.W. Limbaugh by deed recorded in Volume 103, Page 192, Deed Records for Marion County, Oregon; thence West along the South line of said Limbaugh tract 32.69 chains to the West line of the East half of the Northeast quarter of Section 3 in said Township and Range; thence South along the West line of said East half of the Northeast quarter of Section 3 to the South line of said subdivision; thence East along the South line of the East half of the Northeast quarter of Section 3, 20.17 chains to the place of beginning.

EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deed recorded December 28, 1954, in Volume 470, Page 676, Deed Records for Marion County, Oregon.

Parcel 2:

Beginning at the quarter section corner between Sections 2 and 3 in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North 89° 03' West 20.404 chains along the legal subdivision line running through the center of Section 3 to the Northwest corner of the William Neil Donation Land Claim; thence South 53.50 chains along the West line of the William Neil Donation Land Claim to the Southwest corner of the North half of said Donation Land Claim; thence South 88° 38' East 26.80 chains along the South line of the North half of said William Neil Donation Land Claim to the Southwest corner of a 25.85 acre tract of land; thence North 25° 45' East 9.18 chains to the Northwest corner of said 25.85 acre tract of land; thence North 88° 38' West 26 links to the middle of the Pacific Highway; thence North 17° 17' East 40.29 chains along the middle of the Pacific Highway; thence North 32° 13' East 4.60 chains along the middle of the Pacific Highway; thence North 28° 34' East 2.64 chains to the North line of said William Neil Donation Land Claim, said point being 13.73 chains North 88° 15' West from the center of Section 2, Township 9 South, Range 3 West; thence North 88° 15' West 25.95 chains along the North line of the William Neil Donation Land Claim to the place of beginning.

EXCEPTING THEREFROM: Beginning in the middle of the Pacific Highway and on the North boundary of the South one-half of Section 2 in Township 9 South, Range 3 West of the Willamette Meridian in Marion County,

STATUTORY WARRANTY DEED

(continued)

Oregon, at a point which is 13.73 chains North 88° 15' West of a stone set for the center of said Section; thence running North 88° 15' West 7.11 chains to the Northeast corner of a tract of land deeded to Marion County, Oregon, by deed recorded in Volume 137, Page 84, Deed Records for Marion County, Oregon; thence South 0° 13' West 4.50 chains to the Southeast corner of said 3.26 acre tract of land; thence North 77° 39' West 8.59 chains to the Southwest corner of said 3.26 acre tract of land; thence South 60° 10' East 11.72 chains to the middle of the Pacific Highway; thence North 17° 17' East along the middle of the Pacific Highway, 2.29 chains; thence North 32° 13' East along the middle of the Pacific Highway, 4.60 chains; thence North 28° 34' East 2.64 chains to the place of beginning.

FURTHER EXCEPTING THEREFROM: A piece or parcel of land containing 3 acres, more or less, out of the Northeast corner of the Northwest quarter of the Southwest quarter of Section 2, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 2, running thence Southerly along the Easterly side line of the Northwest quarter of the Southwest quarter of said Section 2, 4.5 chains; thence North 76° 20' West 8.59 chains, more or less, to the Easterly side line of the Jefferson Road (so called); thence Northwesterly 3.12 chains, more or less, along the Easterly side line of said Jefferson Road to its intersection with the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2; thence Easterly along the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2, 9.38 chains, more or less, to the place of beginning in the County of Marion, State of Oregon.

FURTHER EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deeds recorded in Volume 470, Page 676, and in Volume 496, Page 195, Deed Records for Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,800,000.00). (See ORS 93.030).

Subject to:

Reserving to Joseph I. Eoff a life estate on parcel number is 093W02 00400 also identified as Tax ID R36295, with exclusive possession of and with ingress and egress to the blue house located on that parcel.

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.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Neil Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Neil Creek.

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

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 676

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 679

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: utilities
Recording Date: July 27, 1955
Recording No: Book 478, page 99
Affects: exact location not disclosed

STATUTORY WARRANTY DEED

(continued)

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 9, 1957
Recording No.: Book 496, page 195

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 24, 1958
Recording No.: Book 507, page 753

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,745,000.00
Dated: February 10, 2004
Trustor/Grantor: Joseph I. Eoff
Trustee: Ticor Title, a Oregon corporation
Beneficiary: Washington Mutual Bank
Loan No.: 01-0875-066473615-4
Recording Date: February 24, 2004
Recording No.: Reel 2278, page 430

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.

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

Dated: 5/31/17

The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000

BY: [Signature]
Joseph I. Eoff, Trustee

State of OREGON
County of MARION

This instrument was acknowledged before me on MAY 31, 2017 by Joseph I. Eoff, Trustee of The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/29/19



REEL: 3951

PAGE: 453

June 02, 2017, 03:35 pm.

CONTROL #: 461483

State of Oregon
County of Marion

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

FEE: \$ 56.00

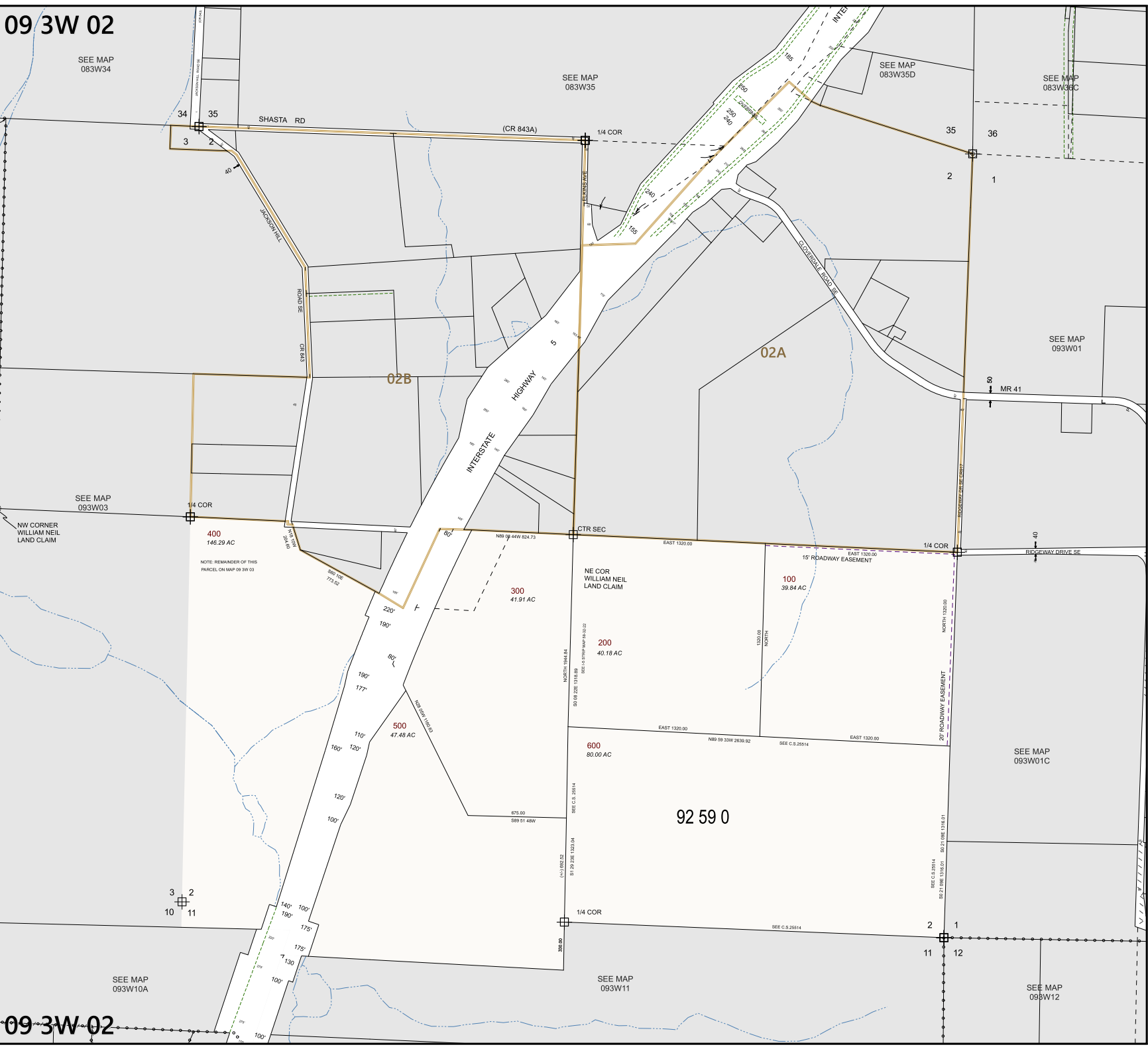
**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.



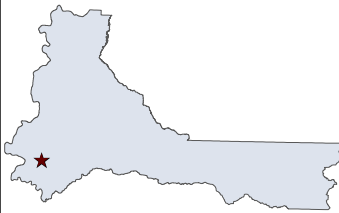
09 3W 02

09 3W 02



09 3W 02

09 3W 02



MARION COUNTY, OREGON
SEC 2 T9S R3W W.M.
SCALE 1" = 400'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - 16 15
 - ⊕ Section Corner
 - 21 22

NUMBERS

Tax Code Number
00 00 0

Acresage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



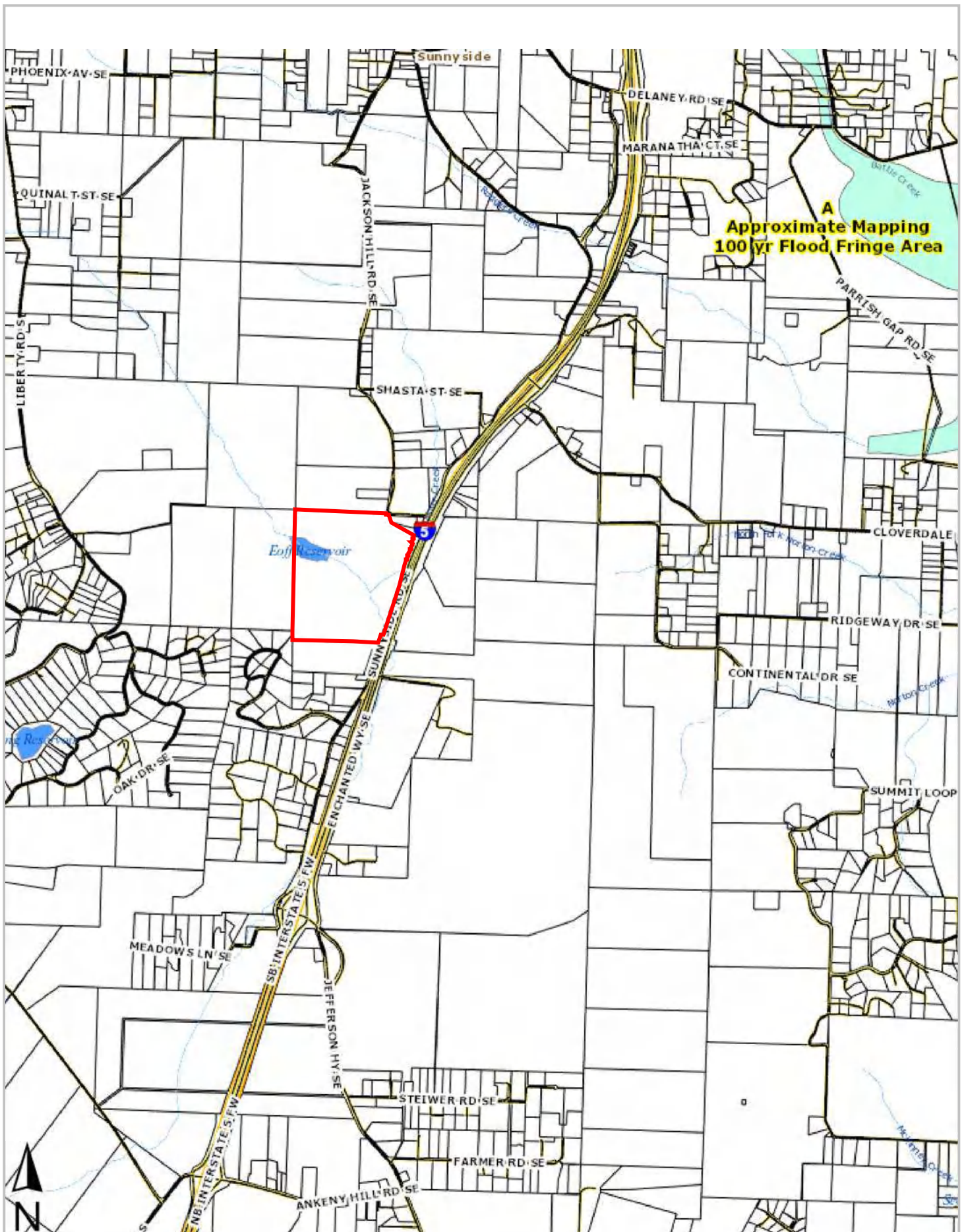
CANCELLED NUMBERS			
301			

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/17/2020





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R36117**

Tax Lot: **093W02B001100**

Owner: Yeager, Dean

CoOwner: Yeager, Amy

Site: 9483 Jackson Hill Rd SE

Salem OR 97306

Mail: 9663 Jackson Hill Rd SE

Salem OR 97306

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 61.31, 19-20: 4.0 ACRES DISQ FARM USE, PAT LIAB \$1,612.40 / 18-19: 4.20
ACRES DISQ STF, RE-ELIGIBLE 2023-24

Twn/Rng/Sec: T:09S R:03W S:02 Q:NW QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$540,280.00**

Market Land: **\$434,480.00**

Market Impr: **\$105,800.00**

Assessment Year: **2020**

Assessed Total: **\$321,280.00**

Exemption:

Taxes: **\$4,320.41**

Levy Code: 02400190

Levy Rate: 13.4475

PROPERTY CHARACTERISTICS

Year Built: 1901

Eff Year Built:

Bedrooms: 5

Bathrooms: 1.5

of Stories: 1

Total SqFt: 1,800 SqFt

Floor 1 SqFt: 900 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 61.31 Acres (2,670,664 SqFt)

Garage SqFt: 394 SqFt

Garage Type: Attached Garage, Unfinished

AC:

Pool:

Heat Source: Baseboard

Fireplace:

Bldg Condition:

Neighborhood:

Lot: 1100

Block:

Plat/Subdiv:

School Dist: 24J - Salem-Keizer

Census: 1006 - 002800

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/02/2017

Sale Amount: \$3,800,000.00

Document #: 39510453

Deed Type: Deed

Loan
Amount: \$3,695,000.00

Lender: PRIVATE INDIVIDUAL

Loan Type: Private Party Lender

Interest Type:

Title Co: TICOR TITLE

September 1, 2021

Property Identification

Old Account No.:

R36117

Account No.:

536117

Situs Address:

9483 JACKSON HILL RD SE SALEM, OR 97306

Map Tax Lot:

093W02B001100

Owner:

YEAGER, DEAN & YEAGER, AMY

9663 JACKSON HILL RD SE

SALEM, OR 97306

Manufactured Home ID:**Legal Description:**

ACRES 61.31, 19-20: 4.0 ACRES DISQ FARM USE, PAT

LIAB \$1,612.40 / 18-19: 4.20 ACRES DISQ STF, RE-

ELIGIBLE 2023-24

Subdivision:**Related Accounts:****Linked Accounts:**

Owner History

Buyer	Seller	Sales Info	Deed Info
YEAGER, DEAN & YEAGER, AMY 9663 JACKSON HILL RD SE SALEM, OR 97306	JOSEPH I EOFF RLT & EOFF, JOSEPH I TRE PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302	6/2/2017 \$3,800,000 15 - Group sale of property; i.e. sale of more than one tax lot in single transaction.	39510453 WD - WARRANTY DEED
JOSEPH I EOFF RLT &	EOFF, JOSEPH I		05/08/2014 36020499 MI - MISCELLANEOUS DEED
EOFF, MARY JANE	EOFF, ASEL C		01/27/1958 05090148DE MI - MISCELLANEOUS DEED
EOFF, JOSEPH I PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302	EOFF, JOSEPH I PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302		16490097 BS - BARGAIN & SALE DEED
			E07250554DE DE - MISCELLANEOUS DEEDS 1974 AND BEFORE

Property Details

Legal Acreage:

61.31 acres

Property Code:

A93

Property Class:

581

Mortgage Agent-Lender:
Mortgage Account No.:
Levy Code Area:

02400190

Zoning:

EFU (Contact Local Jurisdiction)

Miscellaneous Code:

SPEC;DFL;ZONE;PATLIAB SPECIALLY ASSESSED
ACCOUNT;DESIGNATED FORESTLAND;FARM
ZONED;POTENTIAL ADDITIONAL TAX LIABILITY

Plat:
Exemption:
Expiration Date:
Land Information:

ID	Type	Acres	Sq Ft
L1	1021 - FARM HOMESITE	1.00	
L2	1001 - FARM OSD	0.00	
L3	4010 - DESIG FOREST FC0	4.20	
L4	3340 - FOUR HILL IRR	51.61	
L5	3700 - POND	0.50	
L6	RREST - RURAL RESTRICTIVE	4.00	

Improvements/Structures:

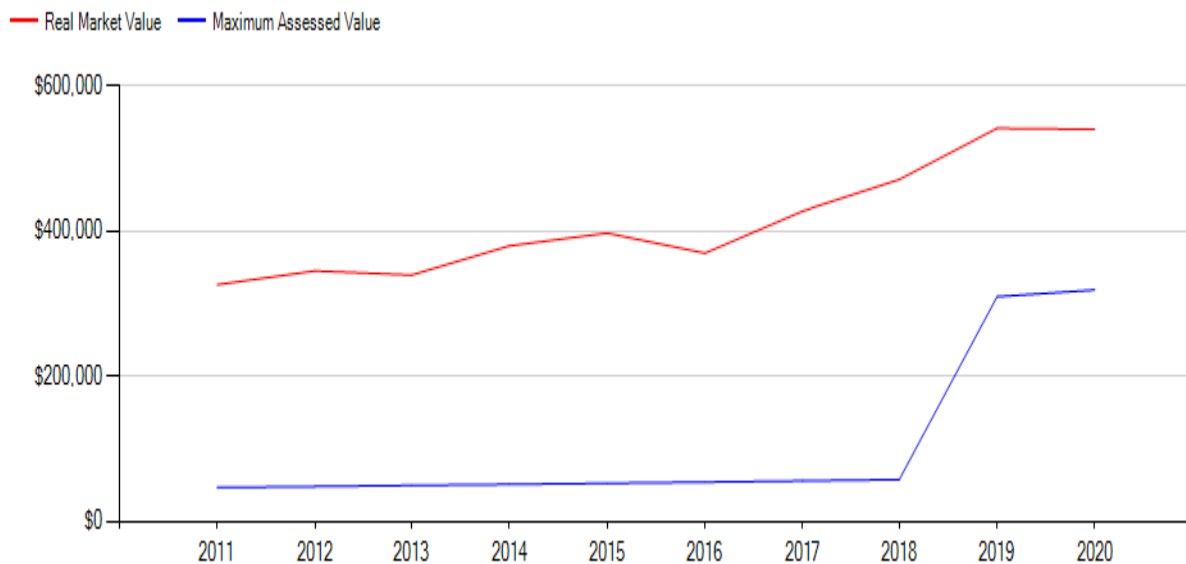
ID	Type	Make/Model	Class	Area/Count	Year Built
1	RESIDENTIAL				
1.1	MAIN AREA		3	900	1901
1.2	ATTIC FINISHED		3	900	1901
1.3	ATTACHED GARAGE, UNFINISHED		2	394	1925
1.4	PORCH ROOF -AVERAGE			210	
1.5	CONCRETE PATIO			210	
1.6	PORCH ROOF -AVERAGE			75	
1.7	DECK, WOOD			210	
1.8	DECK, WOOD			210	
2	MULTI-PURPOSE BLDG				
2.1	MULTI/MISC PURPOSE BUILDING		5	64	1960
3	HAY COVER				
3.1	HAY COVER		4	2800	1960

ID	Type	Make/Model	Class	Area/Count	Year Built
4	5 MP				
4.1	MULTI/MISC PURPOSE BUILDING		6	240	2020
4.2	MULTI/MISC PURPOSE BUILDING		6	216	2020
4.3	MULTI/MISC PURPOSE BUILDING		6	192	2020
4.4	MULTI/MISC PURPOSE BUILDING		6	216	2020
4.5	MULTI/MISC PURPOSE BUILDING		6	144	2020

Value Information (per most recent certified tax roll)

RMV Land Market: \$406,840
RMV Land Spec. \$27,640
Assess.:
RMV Structures: \$105,800
RMV Total: \$540,280
SAV: \$3,360
Exception RMV: \$0
Exemption RMV: \$0
Exemption Description: None
M5 Taxable: \$516,000
MAV: \$319,210
MSAV: \$2,070
AV: \$321,280

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$107,290	\$406,840	\$27,640/\$2,010	None	\$311,930
2018	\$91,170	\$0	\$380,110/\$45,380	None	\$103,480
2017	\$84,690	\$0	\$342,970/\$43,690	None	\$100,100
2016	\$64,300	\$0	\$305,680/\$42,530	None	\$97,300
2015	\$66,100	\$0	\$331,430/\$41,420	None	\$94,600
2014	\$62,210	\$0	\$317,730/\$40,330	None	\$91,970
2013	\$61,140	\$0	\$278,560/\$38,560	None	\$88,700
2012	\$52,370	\$0	\$293,140/\$37,590	None	\$86,270
2011	\$58,500	\$0	\$268,030/\$36,620	None	\$83,890
2010	\$65,610	\$0	\$326,610/\$35,670	None	\$81,570

Taxes: Levy, Owed

Taxes Levied 2020-21: \$4,320.41
Tax Rate: 13.4475
Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2020	\$4,320.41	\$4,320.41
2019	\$4,175.85	\$4,175.85
2018	\$1,575.00	\$1,575.00
2017	\$1,229.53	\$1,229.53
2016	\$1,175.17	\$1,175.17
2015	\$1,205.90	\$1,205.90
2014	\$1,199.21	\$1,199.21

Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3857178	-\$4,320.41	\$129.61	\$0.00	\$4,190.80	11/10/2020
2019	3857178	-\$4,175.85	\$0.00	\$501.10	\$4,676.95	11/10/2020
2018	162455	-\$1,575.00	\$0.00	\$147.00	\$1,722.00	8/23/2019

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2017	162456	-\$94.58	\$0.00	\$20.17	\$114.75	8/23/2019
2017	311394	-\$1,134.95	\$0.00	\$94.58	\$1,229.53	7/24/2018
2016	465081	-\$391.72	\$0.00	\$5.23	\$396.95	5/22/2017
2016	465508	\$391.72	\$0.00	\$0.00	-\$391.72	5/18/2017
2016	467575	-\$391.72	\$0.00	\$0.00	\$391.72	5/16/2017
2016	478823	-\$391.72	\$0.00	\$0.00	\$391.72	2/16/2017
2016	497065	-\$391.73	\$0.00	\$0.00	\$391.73	11/21/2016
2015	617026	-\$401.96	\$0.00	\$0.00	\$401.96	5/17/2016
2015	629888	-\$401.97	\$0.00	\$0.00	\$401.97	2/17/2016
2015	652284	-\$401.97	\$0.00	\$0.00	\$401.97	11/18/2015
2014	771360	-\$399.73	\$0.00	\$0.00	\$399.73	5/14/2015
2014	783780	-\$399.74	\$0.00	\$0.00	\$399.74	2/17/2015
2014	814314	-\$399.74	\$0.00	\$0.00	\$399.74	11/18/2014

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

REEL 3951 PAGE 453
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-02-2017 03:35 pm.
Control Number 461483 \$ 56.00
Instrument 2017 00027520

GRANTOR'S NAME:

Joseph I Eoff Revocable Living Trust

GRANTEE'S NAME:

Dean Yeager and Amy Yeager

AFTER RECORDING RETURN TO:

Order No.: 471817060853-LL

Dean Yeager and Amy Yeager, as tenants by the entirety
9909 Sunnyside Road SE
Salem, OR 97306

SEND TAX STATEMENTS TO:

Dean Yeager and Amy Yeager
9909 Sunnyside Road SE
Salem, OR 97306

APN: R36295

R36294

R36117

R36087

Map: 093W02 00400

093W10A 00100

093W02B 01100

093W02B 01200

9909 and 9911 Sunnyside Road SE and 9663 Jackson Hill Road
SE, Salem, OR 97306

9483 Jackson Hill Road SE, Salem, OR 97306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joseph I. Eoff, Trustee of The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000, Grantor, conveys and warrants to Dean Yeager and Amy Yeager, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Parcel 1:

That part of Sections 2 and 3, Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, more particularly described as follows:

Commencing at the quarter section corner common to Sections 2 and 3 in said Township and Range and running thence East along the North line of the Southwest quarter of said Section 2, 25.40 chains; thence North 16° 30' East 3.0 chains; thence North 52° 6' West 4.2 chains; thence North 4° West 13.10 chains; thence South 87° 12' West 11.25 chains to the Southeast corner of the certain tract conveyed to J.W. Limbaugh by deed recorded in Volume 103, Page 192, Deed Records for Marion County, Oregon; thence West along the South line of said Limbaugh tract 32.69 chains to the West line of the East half of the Northeast quarter of Section 3 in said Township and Range; thence South along the West line of said East half of the Northeast quarter of Section 3 to the South line of said subdivision; thence East along the South line of the East half of the Northeast quarter of Section 3, 20.17 chains to the place of beginning.

EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deed recorded December 28, 1954, in Volume 470, Page 676, Deed Records for Marion County, Oregon.

Parcel 2:

Beginning at the quarter section corner between Sections 2 and 3 in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North 89° 03' West 20.404 chains along the legal subdivision line running through the center of Section 3 to the Northwest corner of the William Neil Donation Land Claim; thence South 53.50 chains along the West line of the William Neil Donation Land Claim to the Southwest corner of the North half of said Donation Land Claim; thence South 88° 38' East 26.80 chains along the South line of the North half of said William Neil Donation Land Claim to the Southwest corner of a 25.85 acre tract of land; thence North 25° 45' East 9.18 chains to the Northwest corner of said 25.85 acre tract of land; thence North 88° 38' West 26 links to the middle of the Pacific Highway; thence North 17° 17' East 40.29 chains along the middle of the Pacific Highway; thence North 32° 13' East 4.60 chains along the middle of the Pacific Highway; thence North 28° 34' East 2.64 chains to the North line of said William Neil Donation Land Claim, said point being 13.73 chains North 88° 15' West from the center of Section 2, Township 9 South, Range 3 West; thence North 88° 15' West 25.95 chains along the North line of the William Neil Donation Land Claim to the place of beginning.

EXCEPTING THEREFROM: Beginning in the middle of the Pacific Highway and on the North boundary of the South one-half of Section 2 in Township 9 South, Range 3 West of the Willamette Meridian in Marion County,

STATUTORY WARRANTY DEED

(continued)

Oregon, at a point which is 13.73 chains North 88° 15' West of a stone set for the center of said Section; thence running North 88° 15' West 7.11 chains to the Northeast corner of a tract of land deeded to Marion County, Oregon, by deed recorded in Volume 137, Page 84, Deed Records for Marion County, Oregon; thence South 0° 13' West 4.50 chains to the Southeast corner of said 3.26 acre tract of land; thence North 77° 39' West 8.59 chains to the Southwest corner of said 3.26 acre tract of land; thence South 60° 10' East 11.72 chains to the middle of the Pacific Highway; thence North 17° 17' East along the middle of the Pacific Highway, 2.29 chains; thence North 32° 13' East along the middle of the Pacific Highway, 4.60 chains; thence North 28° 34' East 2.64 chains to the place of beginning.

FURTHER EXCEPTING THEREFROM: A piece or parcel of land containing 3 acres, more or less, out of the Northeast corner of the Northwest quarter of the Southwest quarter of Section 2, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 2, running thence Southerly along the Easterly side line of the Northwest quarter of the Southwest quarter of said Section 2, 4.5 chains; thence North 76° 20' West 8.59 chains, more or less, to the Easterly side line of the Jefferson Road (so called); thence Northwesterly 3.12 chains, more or less, along the Easterly side line of said Jefferson Road to its intersection with the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2; thence Easterly along the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2, 9.38 chains, more or less, to the place of beginning in the County of Marion, State of Oregon.

FURTHER EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deeds recorded in Volume 470, Page 676, and in Volume 496, Page 195, Deed Records for Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,800,000.00). (See ORS 93.030).

Subject to:

Reserving to Joseph I. Eoff a life estate on parcel number is 093W02 00400 also identified as Tax ID R36295, with exclusive possession of and with ingress and egress to the blue house located on that parcel.

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.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Neil Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Neil Creek.

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

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 676

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 679

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: utilities
Recording Date: July 27, 1955
Recording No: Book 478, page 99
Affects: exact location not disclosed

STATUTORY WARRANTY DEED

(continued)

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 9, 1957
Recording No.: Book 496, page 195

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 24, 1958
Recording No.: Book 507, page 753

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,745,000.00
Dated: February 10, 2004
Trustor/Grantor: Joseph I. Eoff
Trustee: Ticor Title, a Oregon corporation
Beneficiary: Washington Mutual Bank
Loan No.: 01-0875-066473615-4
Recording Date: February 24, 2004
Recording No.: Reel 2278, page 430

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.

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

Dated: 5/31/17

The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000

BY: [Signature]
Joseph I. Eoff, Trustee

State of OREGON
County of MARION

This instrument was acknowledged before me on MAY 31, 2017 by Joseph I. Eoff, Trustee of The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/29/19



REEL: 3951

PAGE: 453

June 02, 2017, 03:35 pm.

CONTROL #: 461483

State of Oregon
County of Marion

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

FEE: \$ 56.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

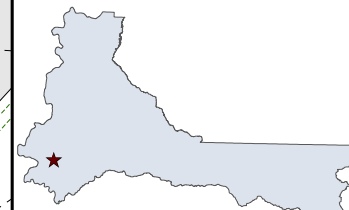
09 3W 02B

SEE MAP
083W34

SEE MAP
083W35CC
35

SEE MAP
083W35

09 3W 02B



MARION COUNTY, OREGON

NW1/4 SEC2 T9S R3W W.M.

SCALE 1" = 200'

LEGEND

LINE TYPES

Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Taxcode Line
Subdivision/Plat Bndry	Map Boundary
Waterline - Taxlot Bndry	Waterline - Non Bndry

CORNER TYPES

+ 1/16TH Section Cor.	1/4 Section Cor.
© DLC Corner	16, 15 21, 22 Section Corner

NUMBERS

Tax Code Number

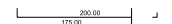
00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any
portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the
labeled dimension extends into the public ROW



CANCELLED NUMBERS

--	--	--	--

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 10/17/2020

09 3W 02B

SHASTA RD

(CR 843A)

1/4 COR

ELKINS AVE

240
155

JACKSON HILL

ROAD SE
CR 843

92 59 0

HIGHWAY

INTERSTATE

CTR SEC

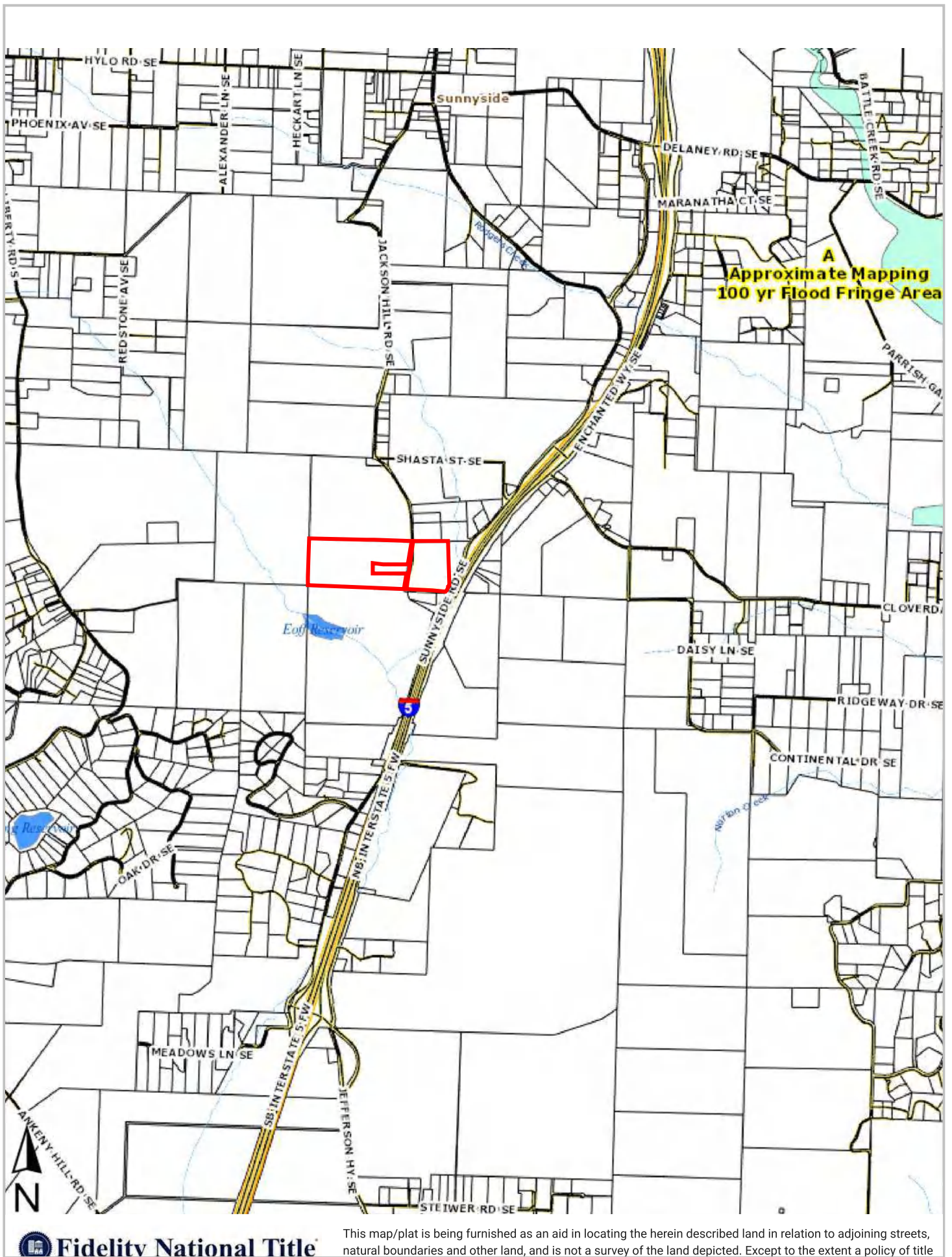
NE COR
WILLIAM NEIL
LAND CLAIM

SEE MAP
093W03

SEE MAP
093W02A

SEE MAP
093W02

09 3W 02B





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R36087**

Tax Lot: **093W02B001200**

Owner: Yeager, Dean

CoOwner: Yeager, Amy

Site: 9663 Jackson Hill Rd

Salem OR 97306

Mail: 9663 Jackson Hill Rd SE

Salem OR 97306

Zoning: EFU - Exclusive Farm Use

Std Land Use: RSFR - Single Family Residence

Legal: ACRES 3.22, 19-20: 2.22 ACRES DISQ FARM USE, PAT LIAB
\$979.06

Twn/Rng/Sec: T:09S R:03W S:02 Q:NW QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$157,350.00**

Market Land: **\$52,190.00**

Market Impr: **\$105,160.00**

Assessment Year: **2020**

Assessed Total: **\$109,390.00**

Exemption:

Taxes: **\$1,471.03**

Levy Code: 02400190

Levy Rate: 13.4475

PROPERTY CHARACTERISTICS

Year Built: 1974

Eff Year Built:

Bedrooms: 1

Bathrooms: 1

of Stories: 1

Total SqFt: 928 SqFt

Floor 1 SqFt: 928 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 3.22 Acres (140,263 SqFt)

Garage SqFt: 416 SqFt

Garage Type: Attached Garage, Unfinished

AC:

Pool:

Heat Source: Baseboard

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot: 1200

Block:

Plat/Subdiv:

School Dist: 24J - Salem-Keizer

Census: 1006 - 002800

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/02/2017

Sale Amount: \$3,800,000.00

Document #: 39510453

Deed Type: Deed

Loan
Amount: \$3,695,000.00

Lender: PRIVATE INDIVIDUAL

Loan Type: Private Party Lender

Interest Type:

Title Co: TICOR TITLE

September 1, 2021

Property Identification

Old Account No.:

R36087

Account No.:

536087

Situs Address:

9663 JACKSON HILL RD SALEM, OR 97306

Map Tax Lot:

093W02B001200

Owner:

YEAGER, DEAN & YEAGER, AMY

9663 JACKSON HILL RD SE

SALEM, OR 97306

Manufactured Home ID:**Legal Description:**

ACRES 3.22, 19-20: 2.22 ACRES DISQ FARM USE, PAT
LIAB \$979.06

Subdivision:**Related Accounts:****Linked Accounts:**

Owner History

Buyer	Seller	Sales Info	Deed Info
YEAGER, DEAN & YEAGER, AMY 9663 JACKSON HILL RD SE SALEM, OR 97306	JOSEPH I EOFF RLT & EOFF, JOSEPH I TRE PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302	6/2/2017 \$3,800,000 15 - Group sale of property; i.e. sale of more than one tax lot in single transaction.	39510453 WD - WARRANTY DEED
JOSEPH I EOFF RLT &	EOFF, JOSEPH I		05/08/2014 36020499 MI - MISCELLANEOUS DEED
EOFF, MARY JANE			01/27/1958 05090148DE MI - MISCELLANEOUS DEED
EOFF, JOSEPH I PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302	EOFF, JOSEPH I PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302		16490097 BS - BARGAIN & SALE DEED
			07250554 DE - MISCELLANEOUS DEEDS 1974 AND BEFORE

Property Details

Legal Acreage:

3.22 acres

Property Code:

F31

Property Class:

401

Mortgage Agent-Lender:

Mortgage Account No.:

Levy Code Area:

02400190

Zoning:

EFU (Contact Local Jurisdiction)

Miscellaneous Code:

PATLIAB POTENTIAL ADDITIONAL TAX LIABILITY

Plat:

Exemption:

Expiration Date:

Land Information:

ID	Type	Acres	Sq Ft
L1	RREST - RURAL RESTRICTIVE	3.22	
L2	OSD - ON SITE DEVELOPMENT		

Improvements/Structures:

ID	Type	Make/Model	Class	Area/Count	Year Built
1	RESIDENTIAL				
1.1	MAIN AREA		3	928	1974
1.2	ATTACHED GARAGE, UNFINISHED		3	416	1974
1.3	PORCH ROOF -AVERAGE			160	
1.4	CONCRETE PATIO			160	
1.5	DECK, WOOD			176	

Value Information (per most recent certified tax roll)

RMV Land Market: \$52,190

RMV Land Spec. \$0

Assess.:

RMV Structures: \$105,160

RMV Total: \$157,350

SAV: \$0

Exception RMV: \$0

Exemption RMV: \$0

Exemption Description: None

M5 Taxable: \$157,350

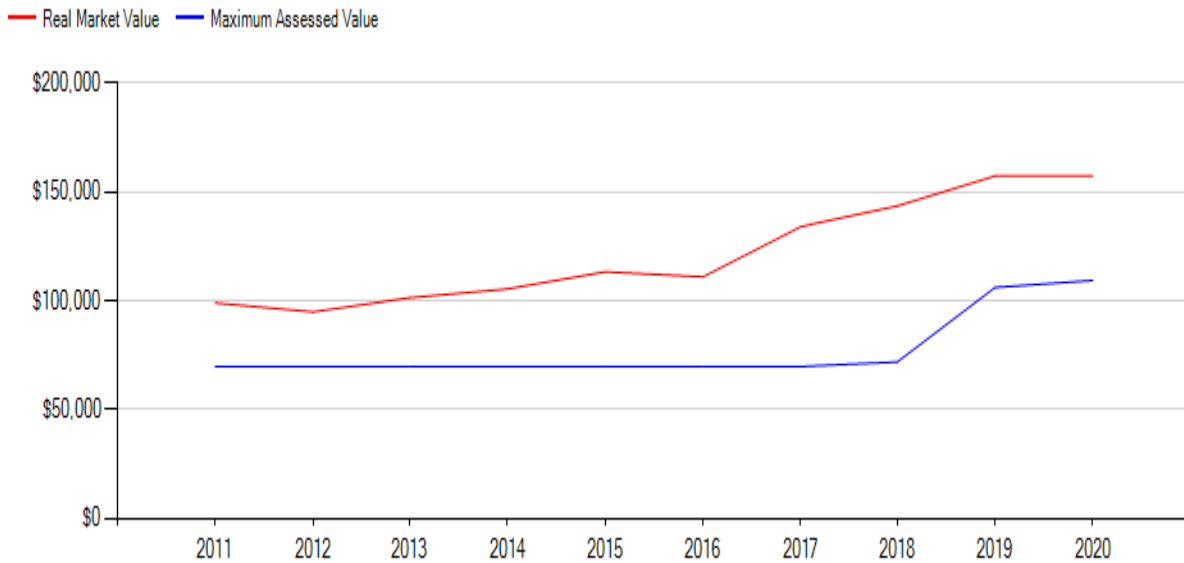
MAV: \$109,390

MSAV: \$0

AV: \$109,390

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$105,160	\$52,190	\$0/\$0	None	\$106,210
2018	\$94,080	\$0	\$49,480/\$9,260	None	\$81,240
2017	\$86,560	\$0	\$47,500/\$9,150	None	\$79,040
2016	\$65,530	\$0	\$45,550/\$9,000	None	\$74,530
2015	\$66,530	\$0	\$46,840/\$8,850	None	\$75,380
2014	\$63,190	\$0	\$42,300/\$8,720	None	\$71,910
2013	\$61,240	\$0	\$40,230/\$8,560	None	\$69,800
2012	\$53,140	\$0	\$41,820/\$8,430	None	\$61,570
2011	\$58,650	\$0	\$40,400/\$8,310	None	\$66,960
2010	\$63,190	\$0	\$43,700/\$8,190	None	\$71,380

Taxes: Levy, Owed

Taxes Levied 2020-21:	\$1,471.03
Tax Rate:	13.4475
Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
------	------------------	----------

Year	Total Tax Levied	Tax Paid
2020	\$1,471.03	\$1,471.03
2019	\$1,417.00	\$1,417.00
2018	\$1,101.41	\$1,101.41
2017	\$970.84	\$970.84
2016	\$877.85	\$877.85
2015	\$938.70	\$938.70
2014	\$916.14	\$916.14

Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3857182	-\$1,471.03	\$44.13	\$0.00	\$1,426.90	11/10/2020
2019	3857182	-\$1,417.00	\$0.00	\$170.04	\$1,587.04	11/10/2020
2018	162453	-\$1,101.41	\$0.00	\$102.80	\$1,204.21	8/23/2019
2017	162454	-\$74.67	\$0.00	\$15.93	\$90.60	8/23/2019
2017	311395	-\$896.17	\$0.00	\$74.67	\$970.84	7/24/2018
2016	465082	-\$292.61	\$0.00	\$3.90	\$296.51	5/22/2017
2016	465509	\$292.61	\$0.00	\$0.00	-\$292.61	5/18/2017
2016	467576	-\$292.61	\$0.00	\$0.00	\$292.61	5/16/2017
2016	478824	-\$292.62	\$0.00	\$0.00	\$292.62	2/16/2017
2016	497066	-\$292.62	\$0.00	\$0.00	\$292.62	11/21/2016
2015	617027	-\$312.90	\$0.00	\$0.00	\$312.90	5/17/2016
2015	629889	-\$312.90	\$0.00	\$0.00	\$312.90	2/17/2016
2015	652285	-\$312.90	\$0.00	\$0.00	\$312.90	11/18/2015
2014	771361	-\$305.38	\$0.00	\$0.00	\$305.38	5/14/2015
2014	783781	-\$305.38	\$0.00	\$0.00	\$305.38	2/17/2015
2014	814315	-\$305.38	\$0.00	\$0.00	\$305.38	11/18/2014

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

REEL 3951 PAGE 453
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-02-2017 03:35 pm.
Control Number 461483 \$ 56.00
Instrument 2017 00027520

GRANTOR'S NAME:

Joseph I Eoff Revocable Living Trust

GRANTEE'S NAME:

Dean Yeager and Amy Yeager

AFTER RECORDING RETURN TO:

Order No.: 471817060853-LL

Dean Yeager and Amy Yeager, as tenants by the entirety
9909 Sunnyside Road SE
Salem, OR 97306

SEND TAX STATEMENTS TO:

Dean Yeager and Amy Yeager
9909 Sunnyside Road SE
Salem, OR 97306

APN: R36295

R36294

R36117

R36087

Map: 093W02 00400

093W10A 00100

093W02B 01100

093W02B 01200

9909 and 9911 Sunnyside Road SE and 9663 Jackson Hill Road
SE, Salem, OR 97306

9483 Jackson Hill Road SE, Salem, OR 97306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joseph I. Eoff, Trustee of The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000, Grantor, conveys and warrants to Dean Yeager and Amy Yeager, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Parcel 1:

That part of Sections 2 and 3, Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, more particularly described as follows:

Commencing at the quarter section corner common to Sections 2 and 3 in said Township and Range and running thence East along the North line of the Southwest quarter of said Section 2, 25.40 chains; thence North 16° 30' East 3.0 chains; thence North 52° 6' West 4.2 chains; thence North 4° West 13.10 chains; thence South 87° 12' West 11.25 chains to the Southeast corner of the certain tract conveyed to J.W. Limbaugh by deed recorded in Volume 103, Page 192, Deed Records for Marion County, Oregon; thence West along the South line of said Limbaugh tract 32.69 chains to the West line of the East half of the Northeast quarter of Section 3 in said Township and Range; thence South along the West line of said East half of the Northeast quarter of Section 3 to the South line of said subdivision; thence East along the South line of the East half of the Northeast quarter of Section 3, 20.17 chains to the place of beginning.

EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deed recorded December 28, 1954, in Volume 470, Page 676, Deed Records for Marion County, Oregon.

Parcel 2:

Beginning at the quarter section corner between Sections 2 and 3 in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North 89° 03' West 20.404 chains along the legal subdivision line running through the center of Section 3 to the Northwest corner of the William Neil Donation Land Claim; thence South 53.50 chains along the West line of the William Neil Donation Land Claim to the Southwest corner of the North half of said Donation Land Claim; thence South 88° 38' East 26.80 chains along the South line of the North half of said William Neil Donation Land Claim to the Southwest corner of a 25.85 acre tract of land; thence North 25° 45' East 9.18 chains to the Northwest corner of said 25.85 acre tract of land; thence North 88° 38' West 26 links to the middle of the Pacific Highway; thence North 17° 17' East 40.29 chains along the middle of the Pacific Highway; thence North 32° 13' East 4.60 chains along the middle of the Pacific Highway; thence North 28° 34' East 2.64 chains to the North line of said William Neil Donation Land Claim, said point being 13.73 chains North 88° 15' West from the center of Section 2, Township 9 South, Range 3 West; thence North 88° 15' West 25.95 chains along the North line of the William Neil Donation Land Claim to the place of beginning.

EXCEPTING THEREFROM: Beginning in the middle of the Pacific Highway and on the North boundary of the South one-half of Section 2 in Township 9 South, Range 3 West of the Willamette Meridian in Marion County,

STATUTORY WARRANTY DEED

(continued)

Oregon, at a point which is 13.73 chains North 88° 15' West of a stone set for the center of said Section; thence running North 88° 15' West 7.11 chains to the Northeast corner of a tract of land deeded to Marion County, Oregon, by deed recorded in Volume 137, Page 84, Deed Records for Marion County, Oregon; thence South 0° 13' West 4.50 chains to the Southeast corner of said 3.26 acre tract of land; thence North 77° 39' West 8.59 chains to the Southwest corner of said 3.26 acre tract of land; thence South 60° 10' East 11.72 chains to the middle of the Pacific Highway; thence North 17° 17' East along the middle of the Pacific Highway, 2.29 chains; thence North 32° 13' East along the middle of the Pacific Highway, 4.60 chains; thence North 28° 34' East 2.64 chains to the place of beginning.

FURTHER EXCEPTING THEREFROM: A piece or parcel of land containing 3 acres, more or less, out of the Northeast corner of the Northwest quarter of the Southwest quarter of Section 2, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 2, running thence Southerly along the Easterly side line of the Northwest quarter of the Southwest quarter of said Section 2, 4.5 chains; thence North 76° 20' West 8.59 chains, more or less, to the Easterly side line of the Jefferson Road (so called); thence Northwesterly 3.12 chains, more or less, along the Easterly side line of said Jefferson Road to its intersection with the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2; thence Easterly along the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2, 9.38 chains, more or less, to the place of beginning in the County of Marion, State of Oregon.

FURTHER EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deeds recorded in Volume 470, Page 676, and in Volume 496, Page 195, Deed Records for Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,800,000.00). (See ORS 93.030).

Subject to:

Reserving to Joseph I. Eoff a life estate on parcel number is 093W02 00400 also identified as Tax ID R36295, with exclusive possession of and with ingress and egress to the blue house located on that parcel.

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.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Neil Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Neil Creek.

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

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 676

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 679

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: utilities
Recording Date: July 27, 1955
Recording No: Book 478, page 99
Affects: exact location not disclosed

STATUTORY WARRANTY DEED

(continued)

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 9, 1957
Recording No.: Book 496, page 195

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 24, 1958
Recording No.: Book 507, page 753

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,745,000.00
Dated: February 10, 2004
Trustor/Grantor: Joseph I. Eoff
Trustee: Ticor Title, a Oregon corporation
Beneficiary: Washington Mutual Bank
Loan No.: 01-0875-066473615-4
Recording Date: February 24, 2004
Recording No.: Reel 2278, page 430

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.

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

Dated: 5/31/17

The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000

BY: [Signature]
Joseph I. Eoff, Trustee

State of OREGON
County of MARION

This instrument was acknowledged before me on MAY 31, 2017 by Joseph I. Eoff, Trustee of The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/29/19



REEL: 3951

PAGE: 453

June 02, 2017, 03:35 pm.

CONTROL #: 461483

State of Oregon
County of Marion

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

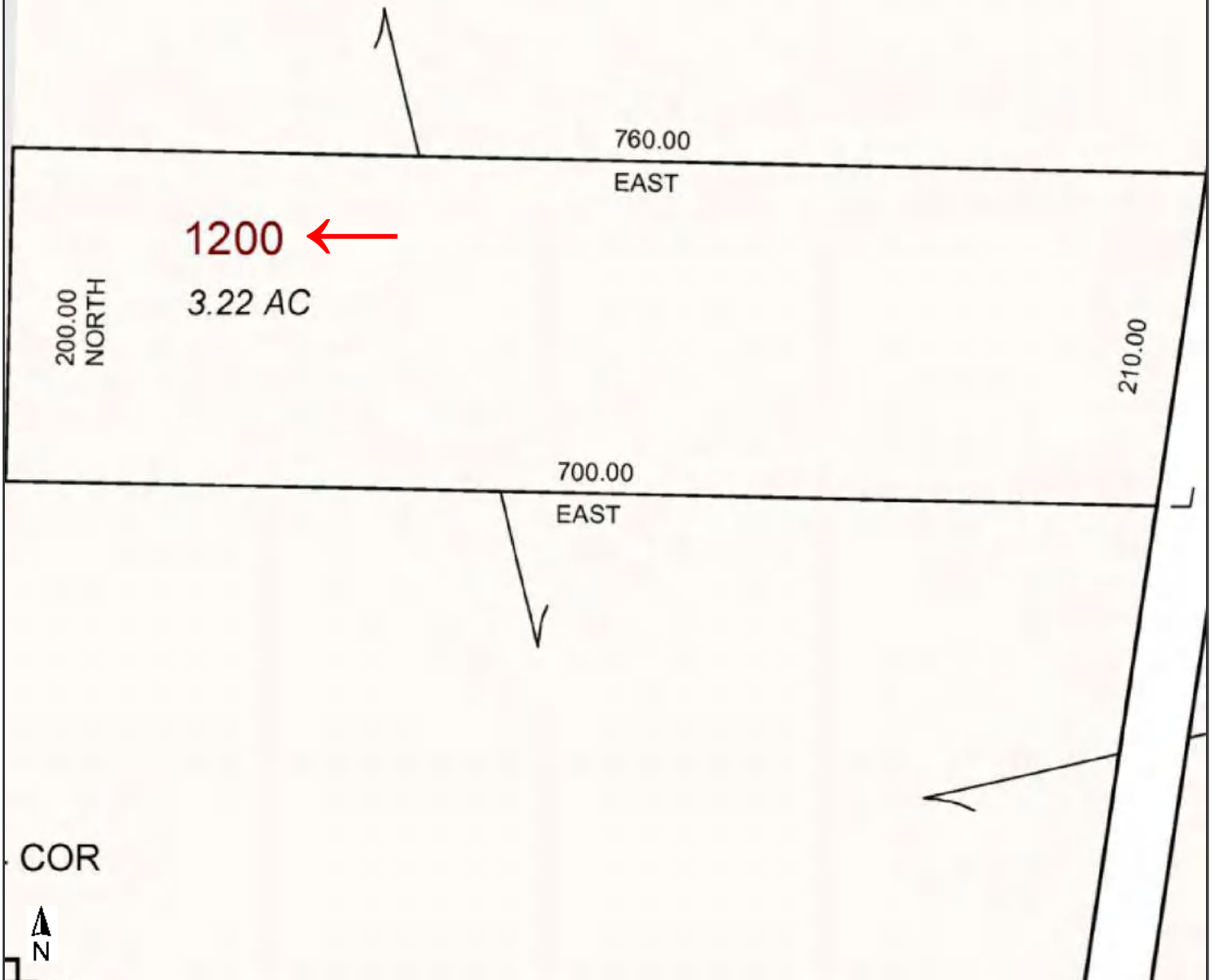
FEE: \$ 56.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

NOTE: REMAINDER OF THIS
PARCEL ON MAP 09 3W 03

40



Fidelity National Title

ParcelID: R36087

Tax Account #: 093W02B001200

9663 Jackson Hill Rd, Salem OR 97306

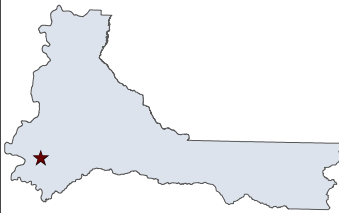
This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does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

09 3W 02B



09 3W 02B

09 3W 02B



MARION COUNTY, OREGON
NW1/4 SEC2 T9S R3W W.M.
SCALE 1" = 200'

LEGEND

- LINE TYPES
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - 16, 15, 21, 22 Section Corner

NUMBERS
Tax Code Number
00 00 0
Acreage 0.25 AC
All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS		

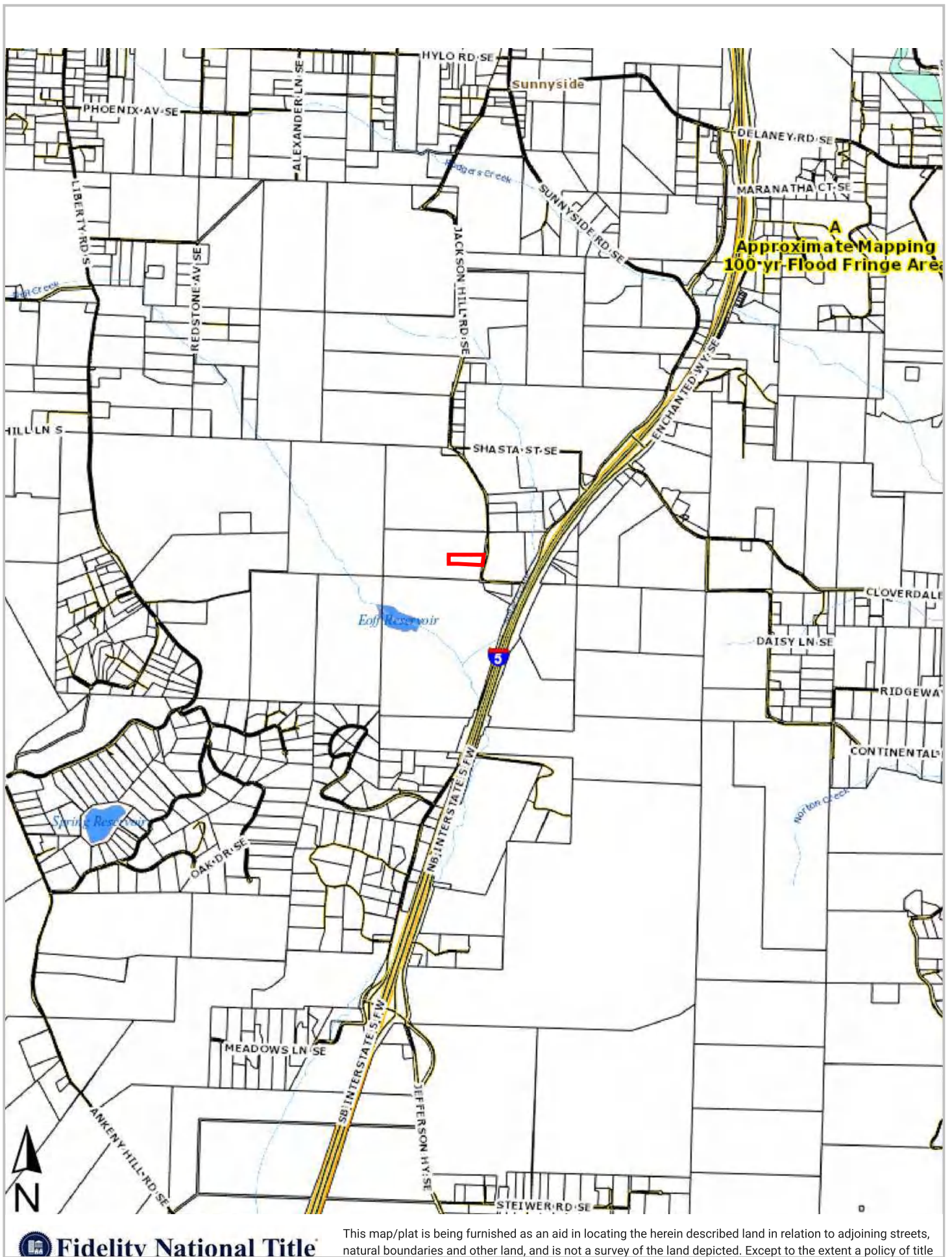
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/17/2020

09 3W 02B





Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R36294**
Tax Lot: **093W10A000100**
Owner: Yeager, Dean
CoOwner: Yeager, Amy
Site:
Salem OR 97306
Mail: 9663 Jackson Hill Rd SE
Salem OR 97306
Zoning: EFU - Exclusive Farm Use
Std Land Use: AMSC - Agricultural Misc
Legal: ACRES 27.28, 18-19: 27.28 ACRES DISQ STF, RE-ELIGIBLE 2023-24
Twn/Rng/Sec: T:09S R:03W S:10 Q:NE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$123,580.00**
Market Land: **\$123,580.00**
Market Impr:
Assessment Year: **2020**
Assessed Total: **\$13,470.00**
Exemption:
Taxes: **\$181.13**
Levy Code: 02400190
Levy Rate: 13.4475

SALE & LOAN INFORMATION

Sale Date: 06/02/2017
Sale Amount: \$3,800,000.00
Document #: 39510453
Deed Type: Deed
Loan
Amount: \$3,695,000.00
Lender: PRIVATE INDIVIDUAL
Loan Type: Private Party Lender
Interest Type:
Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 27.28 Acres (1,188,317 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot: 100
Block:
Plat/Subdiv:
School Dist: 24J - Salem-Keizer
Census: 2000 - 010802
Recreation:

September 1, 2021

Property Identification

Old Account No.:

R36294

Account No.:

536294

Situs Address:**Map Tax Lot:**

093W10A000100

Owner:

YEAGER, DEAN & YEAGER, AMY

9663 JACKSON HILL RD SE

SALEM, OR 97306

Manufactured Home ID:**Legal Description:**

ACRES 27.28, 18-19: 27.28 ACRES DISQ STF, RE-ELIGIBLE 2023-24

Subdivision:**Related Accounts:****Linked Accounts:**

Owner History

Buyer	Seller	Sales Info	Deed Info
YEAGER, DEAN & YEAGER, AMY 9663 JACKSON HILL RD SE SALEM, OR 97306	JOSEPH I EOFF RLT & EOFF, JOSEPH I TRE PMB 202 4676 COMMERCIAL ST SE SALEM, OR 97302	6/2/2017 \$3,800,000 15 - Group sale of property; i.e. sale of more than one tax lot in single transaction.	39510453 WD - WARRANTY DEED
JOSEPH I EOFF RLT &	EOFF, JOSEPH I		05/08/2014 36020499 MI - MISCELLANEOUS DEED
EOFF, JOSEPH I	EOFF, MARY JANE		04/19/2012 33760170 EX - PERSONAL REPRESENTATIVE DEED OR EXECUTOR DEED
EOFF, MARY JANE	EOFF, MARY JANE		01/27/1958 05090148DE MI - MISCELLANEOUS DEED

Property Details

Legal Acreage:

27.28 acres

Property Code:

A90

Property Class:

641

Mortgage Agent-Lender:**Levy Code Area:**

02400190

Zoning:

EFU (Contact Local Jurisdiction)

Miscellaneous Code:

SPEC;DFL SPECIALLY ASSESSED ACCOUNT;DESIGNATED FORESTLAND

Mortgage Account No.:

Plat:

Exemption:

Expiration Date:

Land Information:

ID	Type	Acres	Sq Ft
L1	4010 - DESIG FOREST FC0	27.28	

Improvements/Structures:

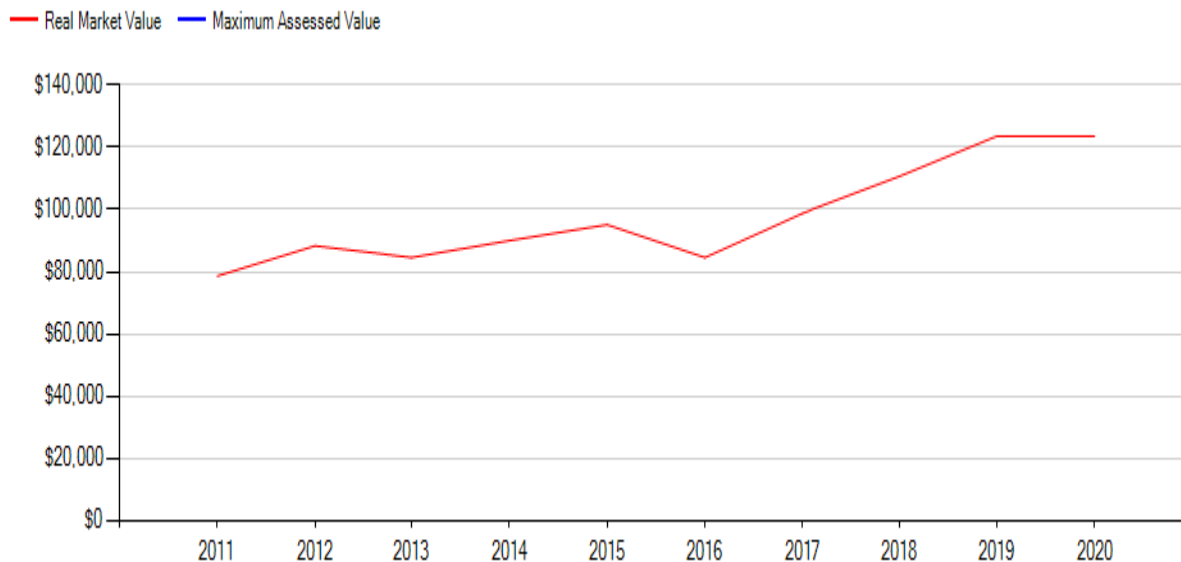
ID	Type	Make/Model	Class	Area/Count	Year Built
----	------	------------	-------	------------	------------

No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market: \$0
RMV Land Spec. \$123,580
Assess.:
RMV Structures: \$0
RMV Total: \$123,580
SAV: \$21,870
Exception RMV: \$0
Exemption RMV: \$0
Exemption Description: None
M5 Taxable: \$21,870
MAV: \$0
MSAV: \$13,470
AV: \$13,470

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$0	\$0	\$123,580/\$13,080	None	\$13,080
2018	\$0	\$0	\$110,620/\$12,700	None	\$12,700
2017	\$0	\$0	\$98,780/\$2,440	None	\$2,440
2016	\$0	\$0	\$84,570/\$2,370	None	\$2,370
2015	\$0	\$0	\$95,130/\$2,300	None	\$2,300
2014	\$0	\$0	\$90,000/\$2,230	None	\$2,230
2013	\$0	\$0	\$84,600/\$2,150	None	\$2,150
2012	\$0	\$0	\$88,330/\$2,100	None	\$2,100
2011	\$0	\$0	\$78,650/\$2,040	None	\$2,040
2010	\$0	\$0	\$106,170/\$1,980	None	\$1,980

Taxes: Levy, Owed

Taxes Levied 2020-21: \$181.13
Tax Rate: 13.4475
Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2020	\$181.13	\$181.13
2019	\$174.50	\$174.50
2018	\$1,290.31	\$1,290.31
2017	\$29.96	\$29.96
2016	\$28.62	\$28.62
2015	\$29.32	\$29.32
2014	\$29.08	\$29.08

Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3857216	-\$181.13	\$5.43	\$0.00	\$175.70	11/10/2020

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2019	3857216	-\$174.50	\$0.00	\$20.94	\$195.44	11/10/2020
2018	162451	-\$1,290.31	\$0.00	\$120.43	\$1,410.74	8/23/2019
2017	162452	-\$2.31	\$0.00	\$0.49	\$2.80	8/23/2019
2017	311393	-\$27.65	\$0.00	\$2.31	\$29.96	7/24/2018
2016	497054	-\$28.62	\$0.86	\$0.00	\$27.76	11/21/2016
2015	652283	-\$29.32	\$0.88	\$0.00	\$28.44	11/18/2015
2014	814306	-\$29.08	\$0.87	\$0.00	\$28.21	11/18/2014

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

REEL 3951 PAGE 453
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-02-2017 03:35 pm.
Control Number 461483 \$ 56.00
Instrument 2017 00027520

GRANTOR'S NAME:

Joseph I Eoff Revocable Living Trust

GRANTEE'S NAME:

Dean Yeager and Amy Yeager

AFTER RECORDING RETURN TO:

Order No.: 471817060853-LL

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Salem, OR 97306

SEND TAX STATEMENTS TO:

Dean Yeager and Amy Yeager
9909 Sunnyside Road SE
Salem, OR 97306

APN: R36295

R36294

R36117

R36087

Map: 093W02 00400

093W10A 00100

093W02B 01100

093W02B 01200

9909 and 9911 Sunnyside Road SE and 9663 Jackson Hill Road
SE, Salem, OR 97306

9483 Jackson Hill Road SE, Salem, OR 97306

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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Commencing at the quarter section corner common to Sections 2 and 3 in said Township and Range and running thence East along the North line of the Southwest quarter of said Section 2, 25.40 chains; thence North 16° 30' East 3.0 chains; thence North 52° 6' West 4.2 chains; thence North 4° West 13.10 chains; thence South 87° 12' West 11.25 chains to the Southeast corner of the certain tract conveyed to J.W. Limbaugh by deed recorded in Volume 103, Page 192, Deed Records for Marion County, Oregon; thence West along the South line of said Limbaugh tract 32.69 chains to the West line of the East half of the Northeast quarter of Section 3 in said Township and Range; thence South along the West line of said East half of the Northeast quarter of Section 3 to the South line of said subdivision; thence East along the South line of the East half of the Northeast quarter of Section 3, 20.17 chains to the place of beginning.

EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deed recorded December 28, 1954, in Volume 470, Page 676, Deed Records for Marion County, Oregon.

Parcel 2:

Beginning at the quarter section corner between Sections 2 and 3 in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North 89° 03' West 20.404 chains along the legal subdivision line running through the center of Section 3 to the Northwest corner of the William Neil Donation Land Claim; thence South 53.50 chains along the West line of the William Neil Donation Land Claim to the Southwest corner of the North half of said Donation Land Claim; thence South 88° 38' East 26.80 chains along the South line of the North half of said William Neil Donation Land Claim to the Southwest corner of a 25.85 acre tract of land; thence North 25° 45' East 9.18 chains to the Northwest corner of said 25.85 acre tract of land; thence North 88° 38' West 26 links to the middle of the Pacific Highway; thence North 17° 17' East 40.29 chains along the middle of the Pacific Highway; thence North 32° 13' East 4.60 chains along the middle of the Pacific Highway; thence North 28° 34' East 2.64 chains to the North line of said William Neil Donation Land Claim, said point being 13.73 chains North 88° 15' West from the center of Section 2, Township 9 South, Range 3 West; thence North 88° 15' West 25.95 chains along the North line of the William Neil Donation Land Claim to the place of beginning.

EXCEPTING THEREFROM: Beginning in the middle of the Pacific Highway and on the North boundary of the South one-half of Section 2 in Township 9 South, Range 3 West of the Willamette Meridian in Marion County,

STATUTORY WARRANTY DEED

(continued)

Oregon, at a point which is 13.73 chains North 88° 15' West of a stone set for the center of said Section; thence running North 88° 15' West 7.11 chains to the Northeast corner of a tract of land deeded to Marion County, Oregon, by deed recorded in Volume 137, Page 84, Deed Records for Marion County, Oregon; thence South 0° 13' West 4.50 chains to the Southeast corner of said 3.26 acre tract of land; thence North 77° 39' West 8.59 chains to the Southwest corner of said 3.26 acre tract of land; thence South 60° 10' East 11.72 chains to the middle of the Pacific Highway; thence North 17° 17' East along the middle of the Pacific Highway, 2.29 chains; thence North 32° 13' East along the middle of the Pacific Highway, 4.60 chains; thence North 28° 34' East 2.64 chains to the place of beginning.

FURTHER EXCEPTING THEREFROM: A piece or parcel of land containing 3 acres, more or less, out of the Northeast corner of the Northwest quarter of the Southwest quarter of Section 2, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, described as follows:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 2, running thence Southerly along the Easterly side line of the Northwest quarter of the Southwest quarter of said Section 2, 4.5 chains; thence North 76° 20' West 8.59 chains, more or less, to the Easterly side line of the Jefferson Road (so called); thence Northwesterly 3.12 chains, more or less, along the Easterly side line of said Jefferson Road to its intersection with the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2; thence Easterly along the Northerly line of the Northwest quarter of the Southwest quarter of said Section 2, 9.38 chains, more or less, to the place of beginning in the County of Marion, State of Oregon.

FURTHER EXCEPTING THEREFROM that portion of the above described real property conveyed to the State of Oregon by and through its State Highway Commission by deeds recorded in Volume 470, Page 676, and in Volume 496, Page 195, Deed Records for Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,800,000.00). (See ORS 93.030).

Subject to:

Reserving to Joseph I. Eoff a life estate on parcel number is 093W02 00400 also identified as Tax ID R36295, with exclusive possession of and with ingress and egress to the blue house located on that parcel.

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.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Neil Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Neil Creek.

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

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 676

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: December 28, 1954
Recording No.: Book 470, page 679

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: utilities
Recording Date: July 27, 1955
Recording No: Book 478, page 99
Affects: exact location not disclosed

STATUTORY WARRANTY DEED

(continued)

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 9, 1957
Recording No.: Book 496, page 195

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: January 24, 1958
Recording No.: Book 507, page 753

A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,745,000.00
Dated: February 10, 2004
Trustor/Grantor: Joseph I. Eoff
Trustee: Ticor Title, a Oregon corporation
Beneficiary: Washington Mutual Bank
Loan No.: 01-0875-066473615-4
Recording Date: February 24, 2004
Recording No.: Reel 2278, page 430

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.

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

Dated: 5/31/17

The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000

BY: [Signature]
Joseph I. Eoff, Trustee

State of OREGON
County of MARION

This instrument was acknowledged before me on MAY 31, 2017 by Joseph I. Eoff, Trustee of The Joseph I. Eoff Revocable Living Trust, under Agreement dated February 1, 2000.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/29/19



REEL: 3951

PAGE: 453

June 02, 2017, 03:35 pm.

CONTROL #: 461483

State of Oregon
County of Marion

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

FEE: \$ 56.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

SEE MAP
093W03

SEE M
093W

3 2
10 11

EAST 2075.20

100
27.28 AC

024 00 19 0

503
PARCEL 1
2.61 AC

P.P. 2002-063

504
PARCEL 2
2.76 AC

300
5.66 AC

200
0.71 AC

024 00 00 0

502
PARCEL 1
3.15 AC

PART. PLAT

505
PARCEL 2
2.69 AC

400
4.73 AC

2009-031

506
PARCEL 2

024 00 13 0



Fidelity National Title

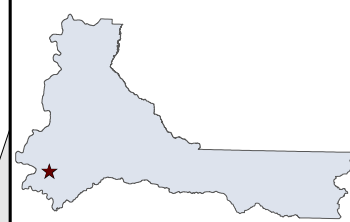
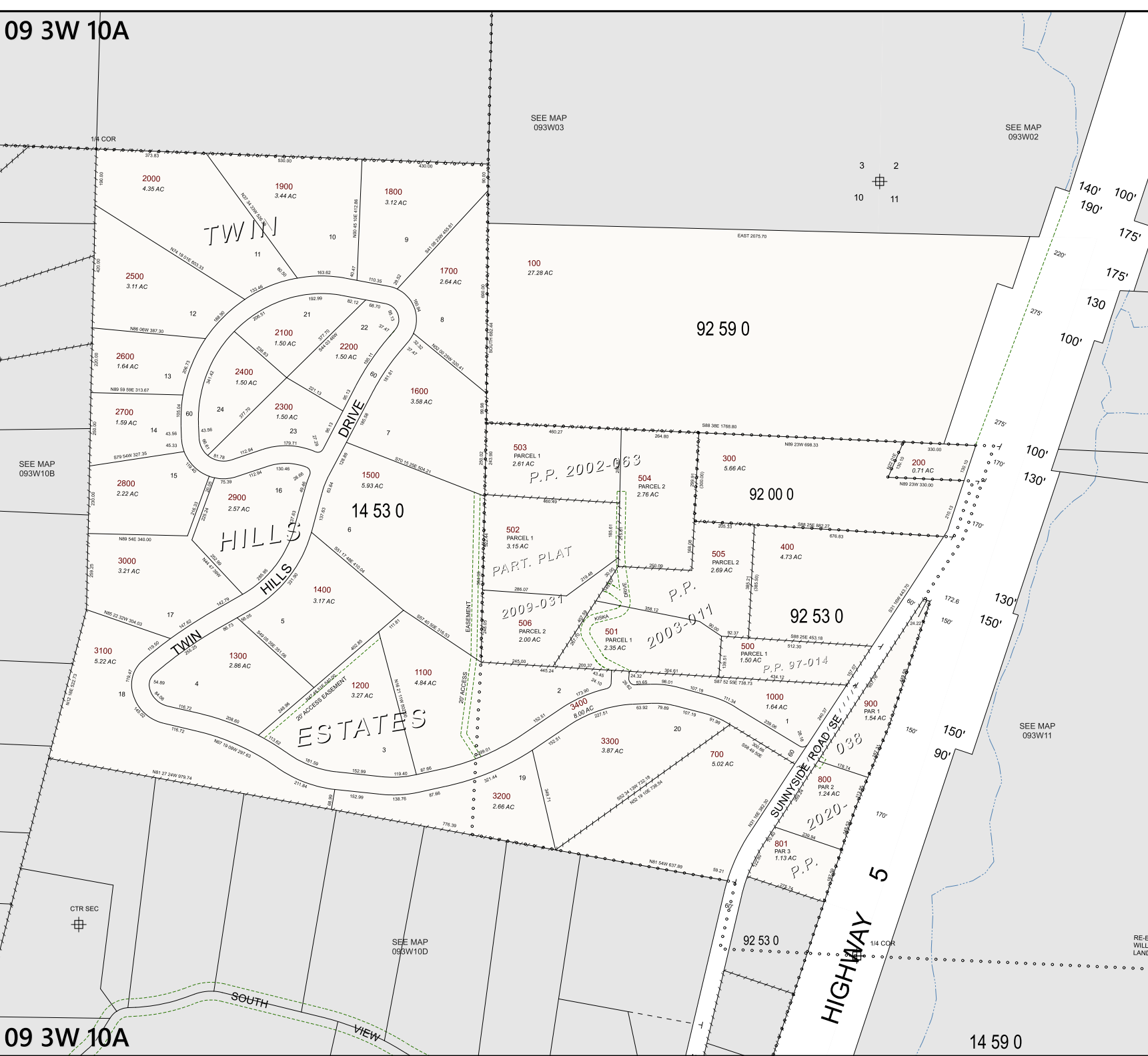
ParcelID: R36294

**Tax Account #: 093W10A000100
, Salem OR 97306**

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.

09 3W 10A

09 3W 10A



MARION COUNTY, OREGON
NE1/4 SEC10 T9S R3W W.M.
SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - 16 15
⊕ Section Corner
21 22

NUMBERS

Tax Code Number
00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

600			
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DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

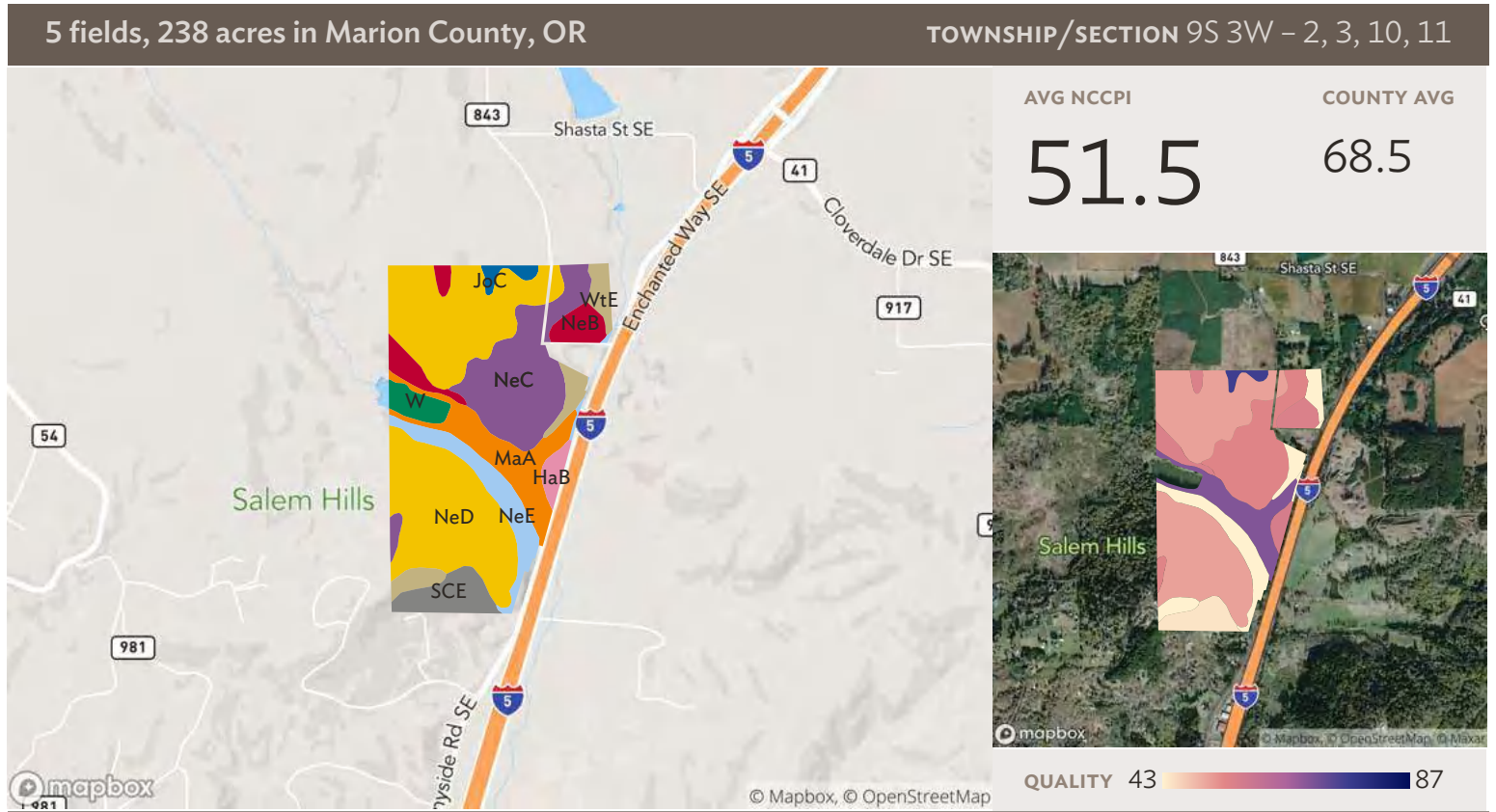
PLOT DATE: 10/17/2020

09 3W 10A

09 3W 10A

SOIL REPORTS





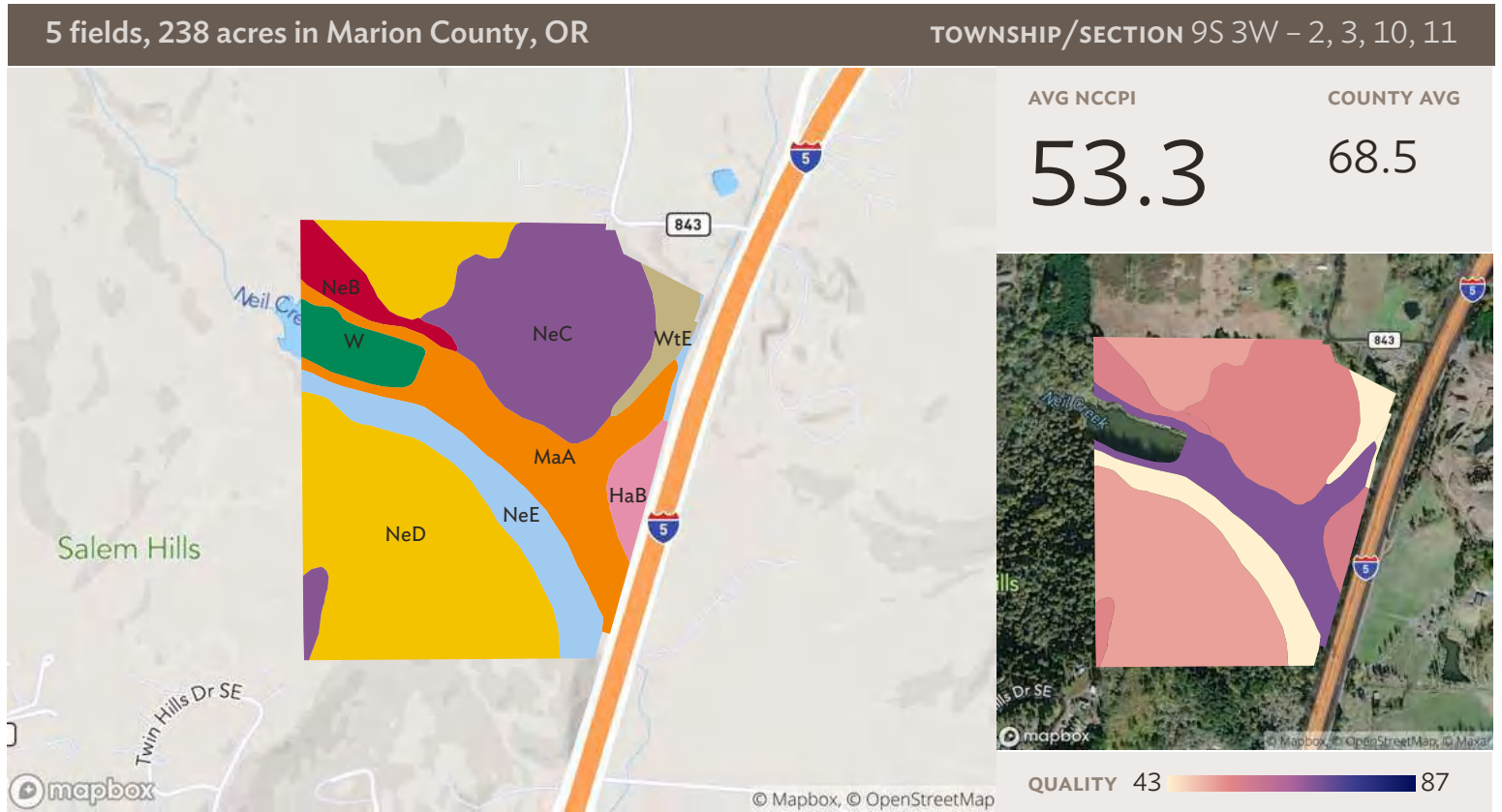
Source: NRCS Soil Survey

All fields

238 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	103.50	43.5%	3	51.2
■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	43.98	18.5%	3	54.5
■ MaA	McAlpin silty clay loam, 0 to 3 percent slopes	23.41	9.8%	2	69.2
■ NeE	Nekia silty clay loam, 20 to 30 percent slopes	16.49	6.9%	4	40.0
■ NeB	Nekia silty clay loam, 2 to 7 percent slopes	13.19	5.6%	3	55.6
■ WtE	Witzel very stony silt loam, 3 to 40 percent slopes	12.33	5.2%	6	21.7
■ SCE	Steiwer and Chehulpum silt loams, 3 to 40 percent slopes	12.08	5.1%	6	44.3
■ W	Water	6.17	2.6%		N/A
■ HaB	Hazelair silt loam, 2 to 6 percent slopes	3.78	1.6%	3	56.6

5 fields, 238 acres in Marion County, OR		TOWNSHIP/SECTION 9S 3W – 2, 3, 10, 11			
■	JoC Jory silty clay loam, 7 to 12 percent slopes	2.75	1.2%	2	75.7
		231.51	97.4%		51.5



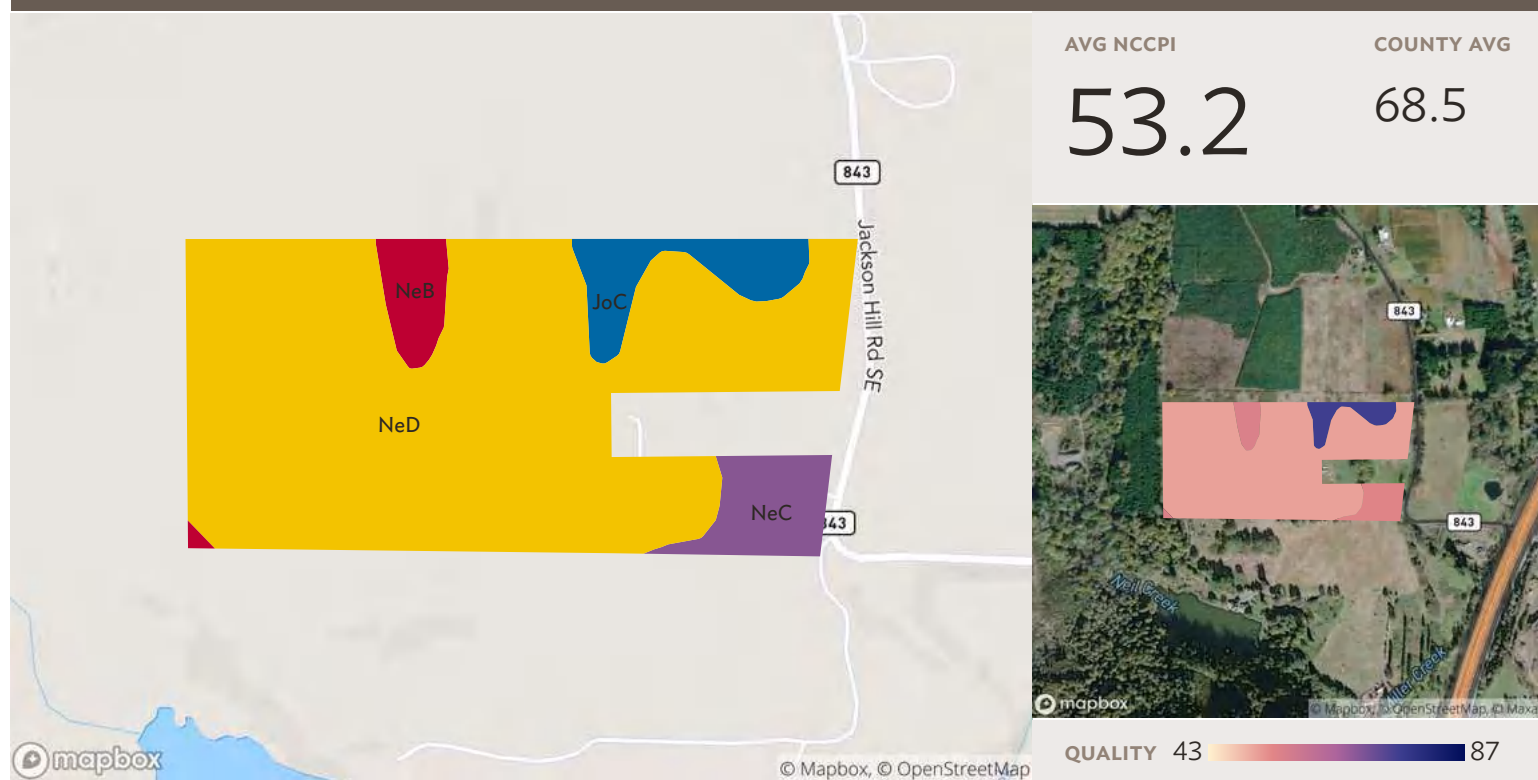
Field 1

Source: NRCS Soil Survey

146 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	55.57	38.0%	3	51.2
■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	33.62	23.0%	3	54.5
■ MaA	McAlpin silty clay loam, 0 to 3 percent slopes	23.41	16.0%	2	69.2
■ NeE	Nekia silty clay loam, 20 to 30 percent slopes	14.42	9.9%	4	40.0
■ W	Water	6.17	4.2%		N/A
■ NeB	Nekia silty clay loam, 2 to 7 percent slopes	5.18	3.5%	3	55.6
■ WtE	Witzel very stony silt loam, 3 to 40 percent slopes	4.01	2.7%	6	21.7
■ HaB	Hazelair silt loam, 2 to 6 percent slopes	3.78	2.6%	3	56.6
		139.99	95.8%		53.3

TOWNSHIP/SECTION 9S 3W - 2, 3, 10, 11

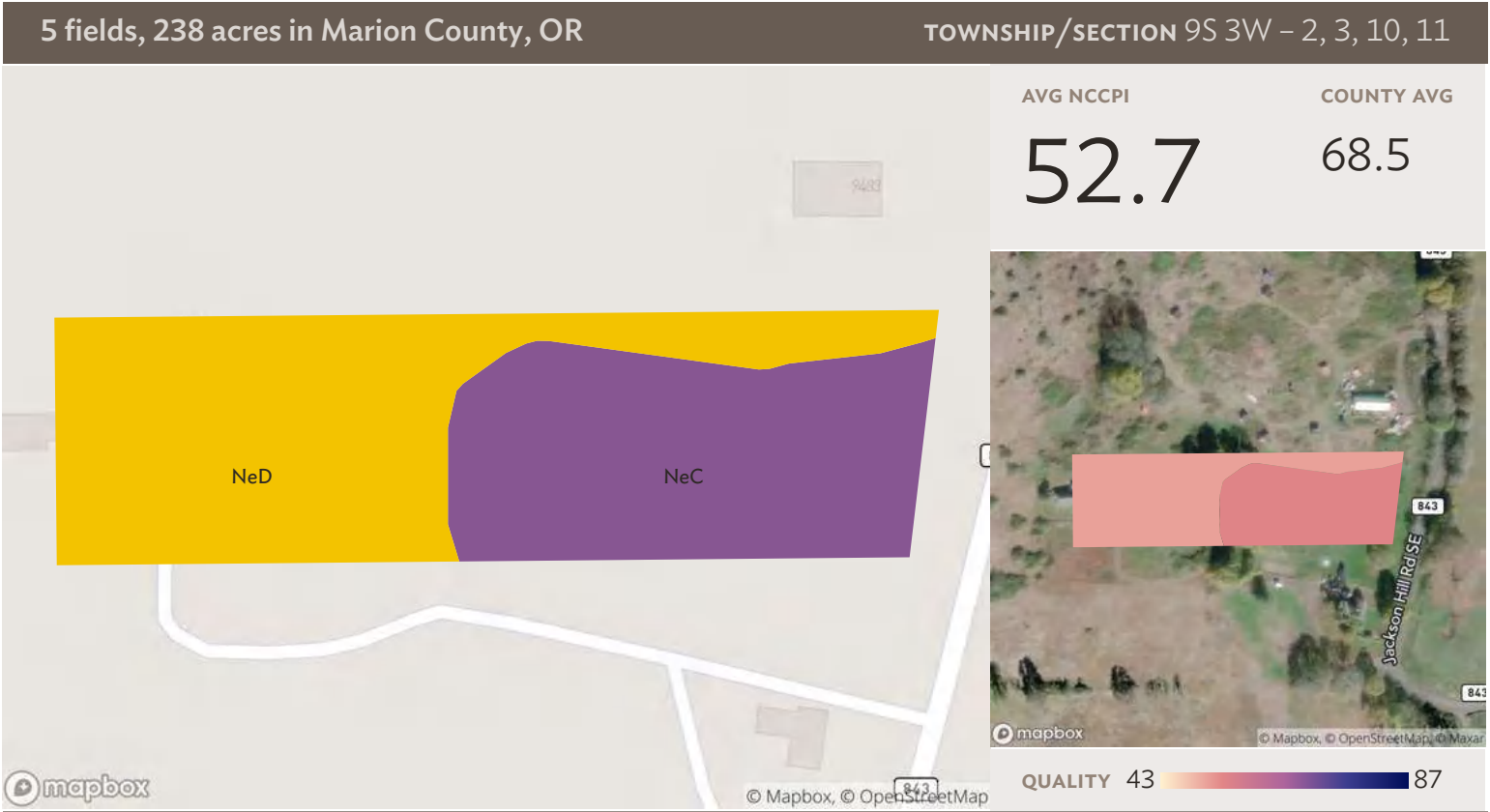


Field 2

Source: NRCS Soil Survey

43 ac

	SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
	■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	35.52	83.4%	3	51.2
	■ JoC	Jory silty clay loam, 7 to 12 percent slopes	2.75	6.5%	2	75.7
	■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	2.63	6.2%	3	54.5
	■ NeB	Nekia silty clay loam, 2 to 7 percent slopes	1.68	4.0%	3	55.6
			42.59			53.2

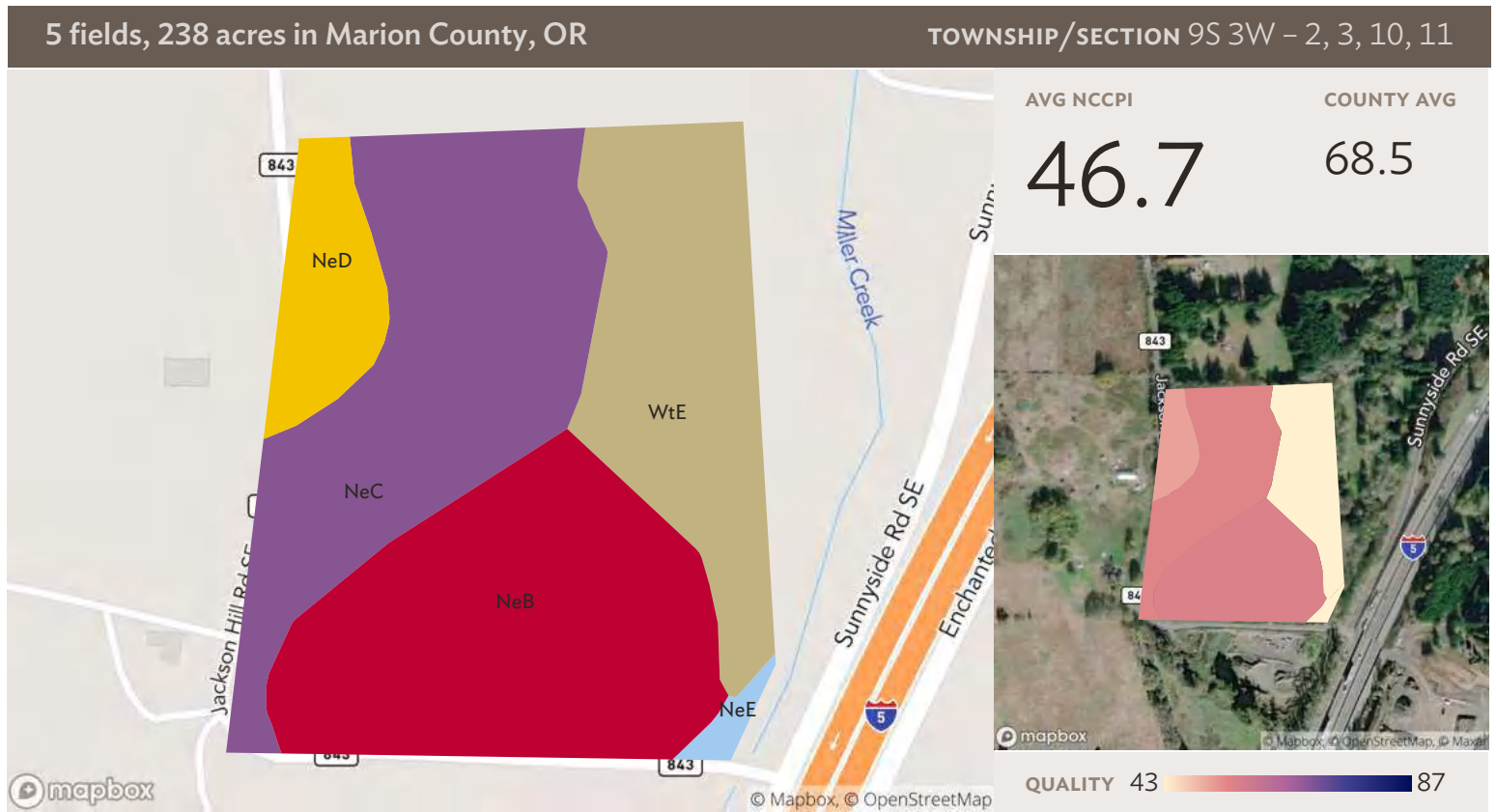


Field 3

Source: NRCS Soil Survey

3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	1.79	55.5%	3	51.2
■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	1.43	44.5%	3	54.5
3.22					52.7

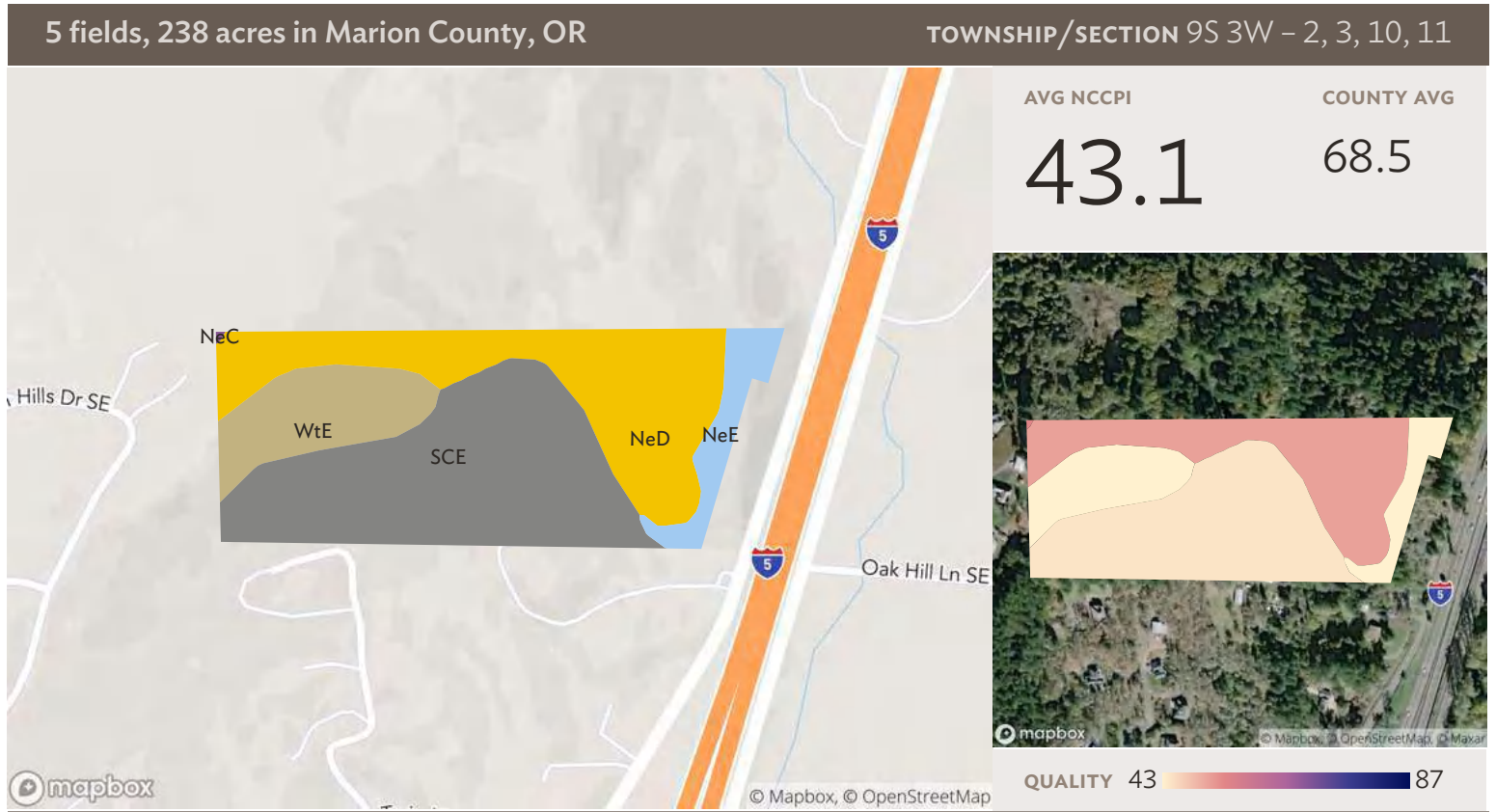


Field 4

19 ac

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeB	Nekia silty clay loam, 2 to 7 percent slopes	6.32	33.9%	3	55.6
■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	6.29	33.7%	3	54.5
■ WtE	Witzel very stony silt loam, 3 to 40 percent slopes	4.42	23.7%	6	21.7
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	1.45	7.7%	3	51.2
■ NeE	Nekia silty clay loam, 20 to 30 percent slopes	0.20	1.1%	4	40.0
		18.68			46.7



Field 5

Source: NRCS Soil Survey

27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ SCE	Steiwer and Chehulpum silt loams, 3 to 40 percent slopes	12.08	44.7%	6	44.3
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	9.17	33.9%	3	51.2
■ WtE	Witzel very stony silt loam, 3 to 40 percent slopes	3.90	14.4%	6	21.7
■ NeE	Nekia silty clay loam, 20 to 30 percent slopes	1.86	6.9%	4	40.0
■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	0.02	0.1%	3	54.5
27.04					43.1

WATER RIGHTS



Water Right Report

Situs Address: 9663 Jackson Hill Rd. SE, Salem, OR 97306

September 17, 2021

On September 6, you requested that we research and put together a water right report for the subject property comprised of the following tax lots:

Map Tax Lot No.	Account No.	Acreage
093W020000400	536295	146.25
093W02B001200	536087	3.22
093W02B001100	536117	61.31

The water rights that pertain to the subject property are as follows:

Document No.	Source	Use	Priority Date	Acreage/Volume
Cert. 26236	Neil Creek/ Reservoir 26235	Irrigation	7/2/1954	69.7 ac.
Cert. 26235	Neil Creek	Storage for Irrigation	7/2/1954	80.7 af
Cert. 23167	Neil Creek/ Miller Creek/ Reservoir 23166	Irrigation/ Supplemental Irrigation	11/5/1952	13.3 ac. primary 6.4 ac. supplemental
Cert. 23166	Neil Creek/ Miller Creek	Storage for Irrigation	11/5/1952	4.3 af
Cert. 13442	Neil Creek/ Miller Creek	Storage for Irrigation	7/31/1939	7.0 af
Cert. 13500	Neil Creek/ Miller Creek	Irrigation	3/22/1937	8.5 ac.
Cert. 13532	Reservoir 13442	Supplemental Irrigation	8/2/1939	8.5 ac.

1. Certificates 13500 and 13532 do not have accurate final proof maps describing the place of use for the authorized 8.5 acres. The Oregon Water Resources Department (OWRD) has attached a traced application map to each certificate. These maps seem to show the place of use overlapping Interstate 5 and being partially off the subject property. The quarter quarter acreages authorized in the certificate do not match what is shown on the application map. If any of this information can be trusted, these water rights may not be useable. This should not be an issue as the nearby farmable area is also covered by Certs. 26236 and 23167. It is probably that the highway did not

exist in its current place when these water rights were established in the 1930s. Further research would be needed into historical records to determine what the intended place of use was.

2. The storage authorized by Certs. 13442 and 23166 appear to be in the same reservoir. A total volume of 11.3 acre-feet should be the capacity of the smaller authorized reservoir on the property.
3. Cert. 23167 includes 13.3 acres of primary irrigation and 6.4 acres of supplemental irrigation. The source for the 13.3 primary is from direct flow of the creeks. The 6.4 supplemental should be diverted from the 4.3-acre-foot storage authorized by Cert. 23166.
4. The 13.3 acres of primary irrigation authorized by Cert. 23167 shares a place of use with a portion of primary irrigation right Cert. 26236. Two irrigation rights that are layered become married and cannot both be primary. One of these primary rights should have been voluntarily diminished to supplemental or cancelled.
5. Cert. 26236 is entirely primary irrigation and lists two authorized sources, direct flow of Neil Creek and the large storage reservoir authorized by Cert. 26235. Cert. 26235 allows 80.7 acre-feet of storage. Standard duty for irrigation under Cert. 26236 would be 174.25 acre-feet. Cert. 26236 also allows a rate of 0.87 cfs for the direct flow. Either source can be used unless irrigation uses have exceeded the allowed 80.7 acre-feet, then direct flow would be the only source. Likely the storage should be saved for the later irrigation season.
6. If either dam is higher than 10 feet, routine safety inspections may be conducted by OWRD.
7. If any of these water right areas have had a consecutive 5-year period of non-use within the last 15 years, they may be subject to forfeiture.
8. The defined irrigation season for this area is March 1 – October 31.
9. It appears that there are tillable areas in the North of the subject property that are not covered by irrigation rights. If it is intended to irrigate these areas as well, a solution may be needed to fix the gaps in coverage.
10. The subject property is in the South Salem Hills Groundwater Limited Area. Groundwater will not be a viable solution for new permanent water rights. Even if an existing well on the property would qualify to apply on, a permit for 5 years is the maximum that would be approved.
11. Surface water is available in this basin, but not for irrigation. More storage in the off-season would be the best solution to getting additional irrigation rights.
12. The allocation of conserved water program could be used to achieve additional coverage at a lower rate if there were plans to install an efficient irrigation season. This program allows the conserved water between what is allowed by the certificate and what is actually used to be spread out on new acres. A portion of the conserved water does go back in stream to the state. More information on this program can be provided if there are plans to go this route.
13. A transfer of existing water rights to cover this area would also be possible for more coverage. The source would need to be the same.
14. There appears to be a small pond in the northeast portion of the property that is not permitted. If this pond is just a hole with seepage filling in, it is exempt; however, if it is used for any out of

reservoir uses or filled artificially, a permit would be required. Assuming there is no dam over 10', an alternate reservoir application could be used. This process takes approximately one year to be permitted after an application is submitted to OWRD. The use of the pond can be chosen in the application. It is recommended to get it permitted as "multipurpose" allowing the stored water to be used for all beneficial uses. This includes stock water, fish/wildlife, aesthetics, domestic, irrigation, agriculture, fire protection, and pollution abatement.

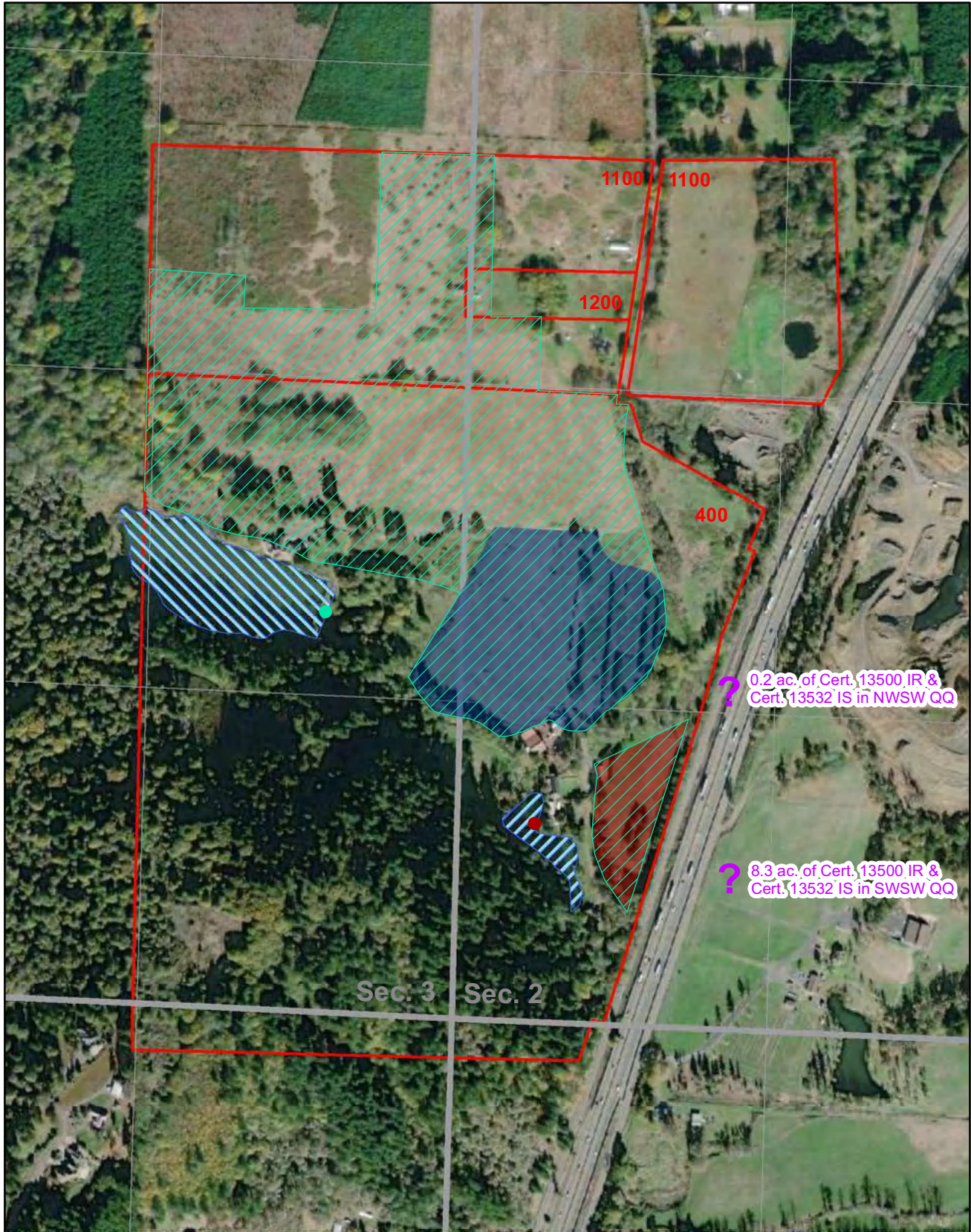
15. If the property is sold, the new owner should submit ownership update forms for each certificate on the property.

This report is based on OWRD records and our best knowledge of the property without being onsite. Let us know if you have any questions.

A handwritten signature in black ink that reads "William E. McGill". The script is cursive and fluid, with the first name "William" and last name "McGill" clearly legible.

William E. McGill, CWRE

1 inch = 600 feet



Legend

	Cert. 26236 IR		Cert. 13500 IR & 13532 IS		Cert. 13442 ST & 23166 ST		23167 POD
	Cert. 23167 IR		Cert. 23167 IS		Cert. 26235 ST		26236 POD