

36083 FOLSOM RD

OREGON FARM & HOME BROKERS



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

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

LAND
KELLER WILLIAMS

Luxury
KELLER WILLIAMS
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



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

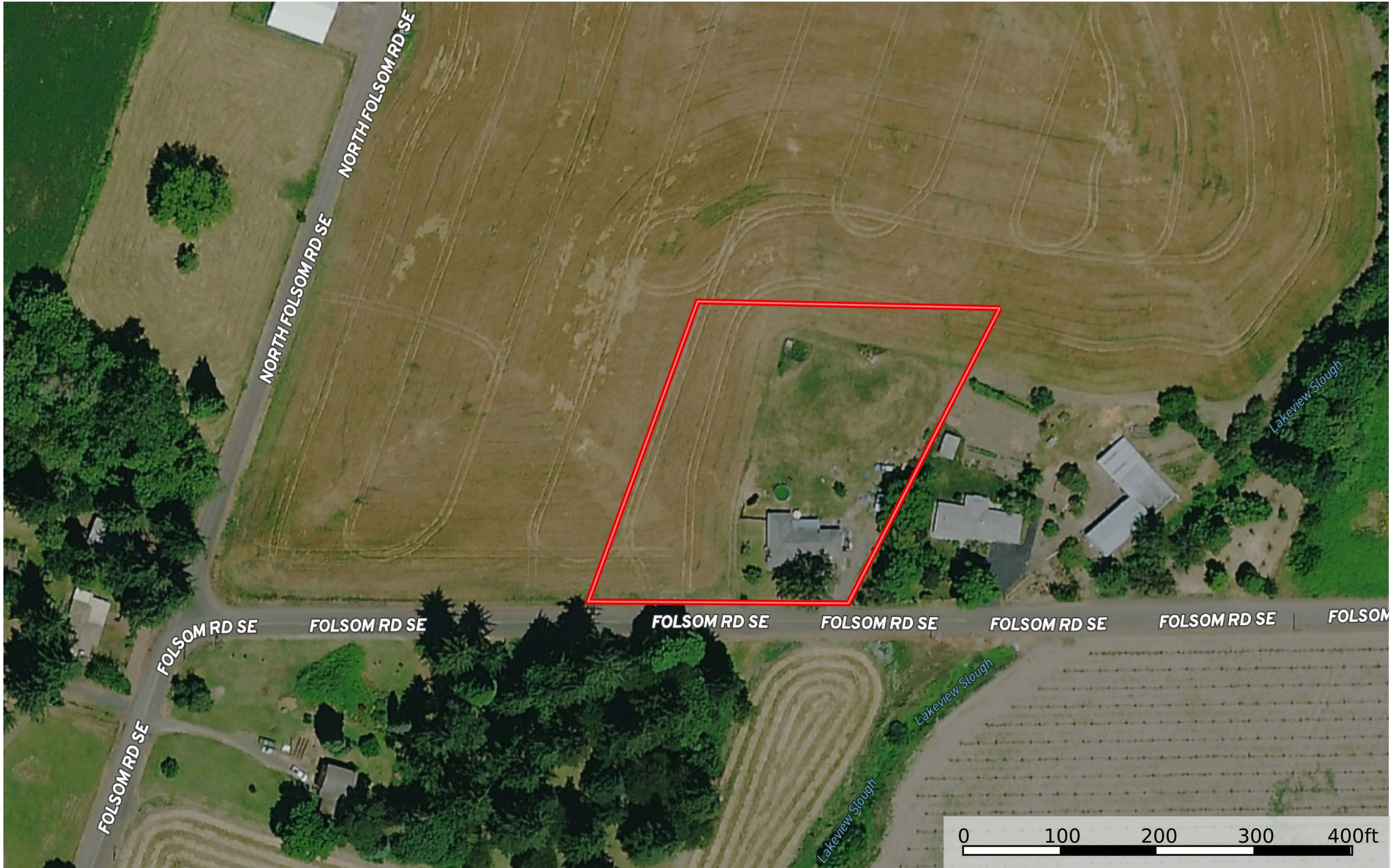
2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



PARCEL MAP



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 Boundary

LOT LINE MAP



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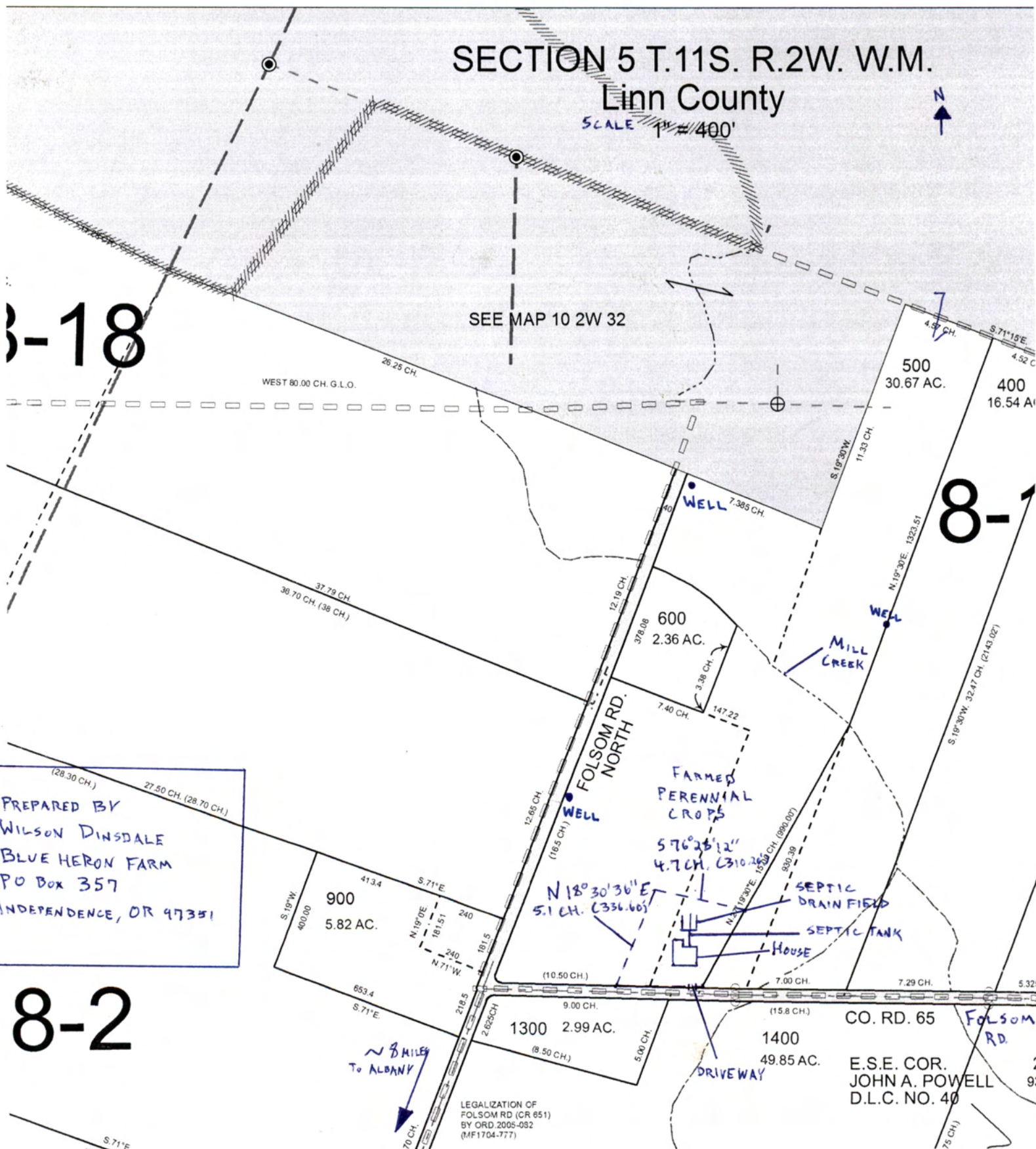
B-18

8-1

CH.) 27.50 CH. (28.70 CH.)

PREPARED BY
WILSON DINSDALE
BLUE HERON FARM
PO BOX 357
INDEPENDENCE, OR 97351

8-2



LIST PACK





Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0062014**

Tax Lot: **11S02W0500500**

Owner: Folsom, Larry E

CoOwner:

Site: 36083 Folsom Rd SE

Albany OR 97322

Mail: 36053 Folsom Rd SE

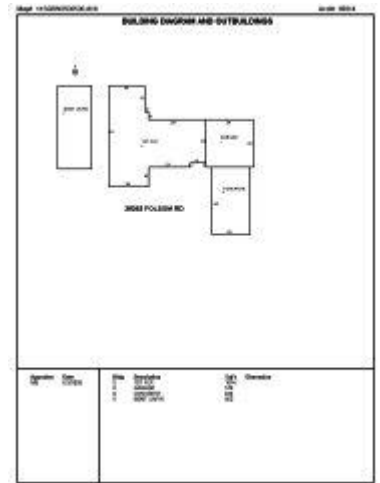
Albany OR 97322

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:11S R:02W S:05 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$588,520.00**

Market Land: **\$312,040.00**

Market Impr: **\$276,480.00**

Assessment Year: **2021**

Assessed Total: **\$196,239.00**

Exemption:

Taxes: **\$2,927.33**

Levy Code: 00818

Levy Rate: 14.9172

PROPERTY CHARACTERISTICS

Year Built: 1945

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories: 1

Total SqFt: 1,674 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 30.67 Acres (1,335,985 SqFt)

Garage SqFt: 576 SqFt

Garage Type: Finished Garage

AC:

Pool:

Heat Source: Forced Air

Fireplace: 1

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8JZ5 - Greater Albany

Census: 2080 - 030100

Recreation:

SALE & LOAN INFORMATION

Sale Date: 09/09/2015

Sale Amount:

Document #: 14779

Deed Type: Deed

Loan

Amount:

Lender:

Loan Type:

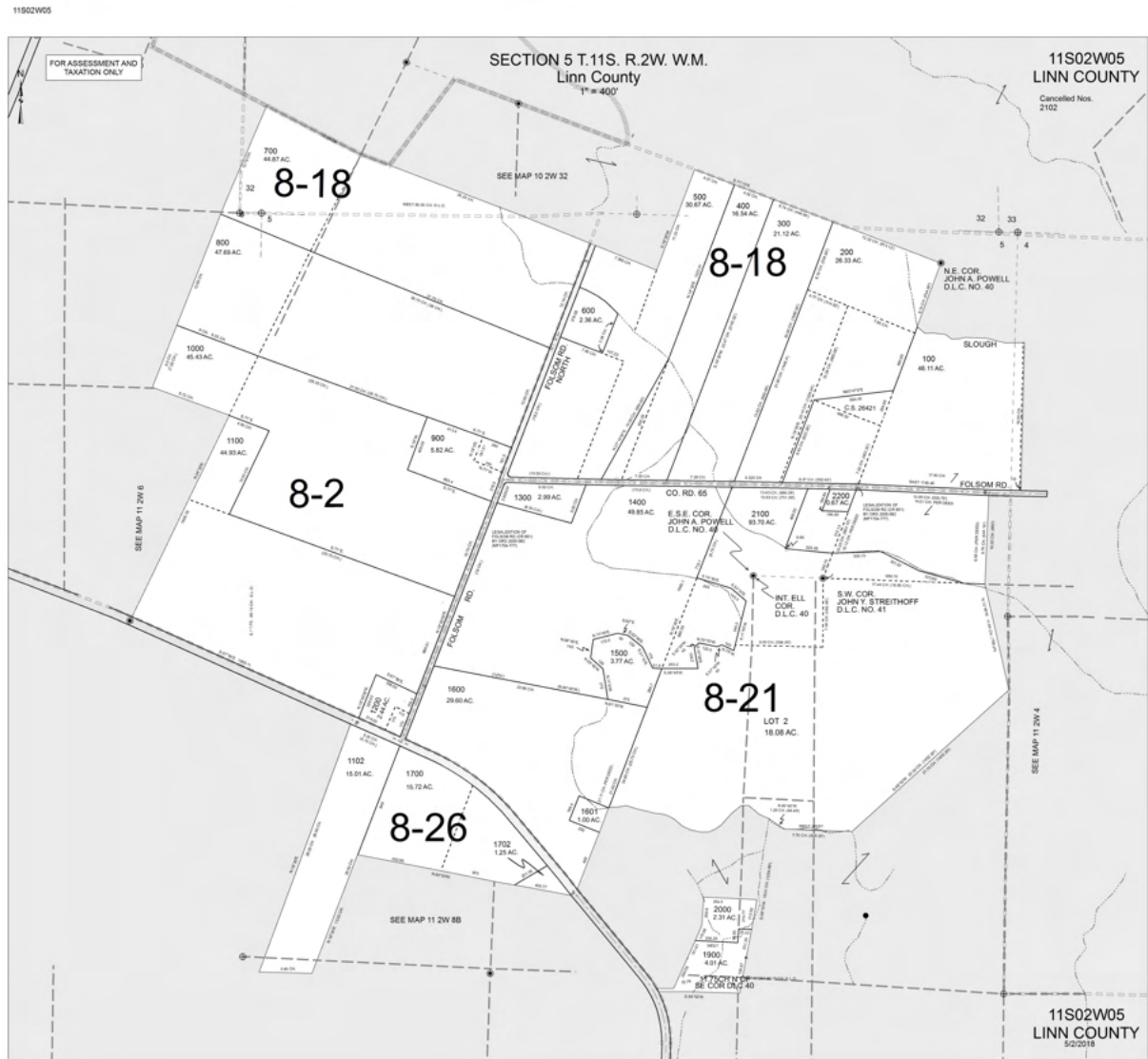
Interest Type:

Title Co:



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

Full Assessor Map



Fidelity National Title

Parcel ID: 0062014

Site Address: 36083 Folsom Rd SE

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Aerial Map

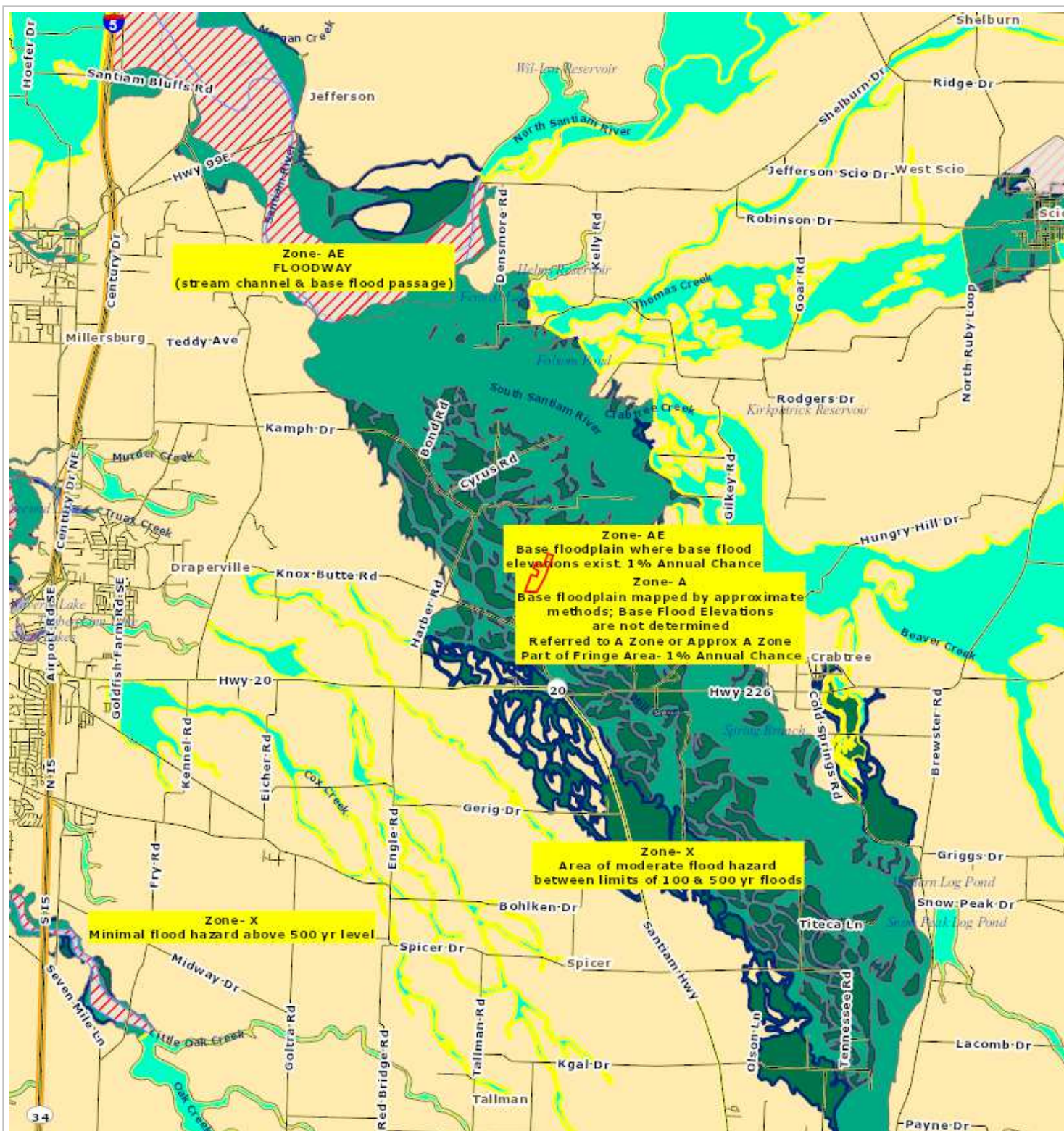


Fidelity National Title

Parcel ID: 0062014

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Flood Map



Fidelity National Title

Parcel ID: 0062014

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 8, 2021 9:49:12 am

Account # 62014
Map # 11S02W0500 00500
Code - Tax # 00818-62014

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name FOLSOM LARRY E

Deed Reference # 2015-14779

Agent

Sales Date/Price 09-09-2015 / \$0

In Care Of

Appraiser STAFF

Mailing Address 36053 FOLSOM RD SE
 ALBANY, OR 97322

Prop Class 551 **MA** **SA** **NH** **Unit**
RMV Class 401 02 00 007 5841-1

Situs Address(s)	Situs City
ID# 1 36083 FOLSOM RD SE	ALBANY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00818 Land	312,040			Land	0
Impr.	276,480			Impr.	0
Code Area Total	588,520	149,360	196,239		0
Grand Total	588,520	149,360	196,239		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00818	2	<input checked="" type="checkbox"/>			Farm Site	108	A	1.00		9,040
00818	1	<input checked="" type="checkbox"/>			Farm Use Zoned	108	A	29.67	2I	268,000
00818					S.A. OSD	100				35,000
Grand Total								30.67		312,040

Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
00818	101	0	110	Residential Other Improvements	112	0			2,430
00818	100	1945	132	RES One story with basement	112	1,674			274,050
Grand Total							1,674		276,480

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S):		
■ POT'L ADD'L TAX LIABILITY ADDED 2009	Amount	0.00 Tax 0.00

Comments: ***** CAP NOTE - Type R *****
 2000MX: CORRECTED NBDR. 7/13/00 JDR
 09MX: RE-CALC SOIL CLASSES PER GIS. 3/09 NH

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

[Click here to make a credit card or e-check payment](#)


8-Dec-2021

FOLSOM LARRY E
36053 FOLSOM RD SE
ALBANY OR 97322

Tax Account #	62014	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00818
Situs Address	36083 FOLSOM RD SE ALBANY OR 97322-9719	Interest To	Dec 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$1,951.55	\$1,951.55	\$0.00	\$0.00	\$2,927.33	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,903.25	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,844.31	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,778.38	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,698.36	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,487.42	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,452.19	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,102.14	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,009.67	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,935.31	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,879.96	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,775.04	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.07	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,671.00	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,627.26	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,403.59	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,418.82	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,387.82	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,286.40	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,249.54	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,231.16	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,220.93	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,182.56	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,220.45	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,210.05	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,286.73	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,092.32	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,072.50	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,101.22	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,542.45	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,607.88	Nov 15, 1991
Total		\$1,951.55	\$1,951.55	\$0.00	\$0.00	\$54,334.11	

LINN COUNTY, OREGON		2015-14779
D-WD		09/09/2015 03:10:11 PM
Cnt#1 Str#44 COUNTER		
\$15.00 \$11.00 \$20.00 \$19.00 \$10.00		\$75.00
		
00254896201500147790030038		
I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Steve Druckenmiller - County Clerk		

WARRANTY DEED -- STATUTORY FORM

Grantor: Larry E. Folsom, Trustee

Grantee: Larry E. Folsom

After recording return to:

Larry E. Folsom
36053 Folsom Road SE
Albany, OR 97322

Address for tax statements:

Larry E. Folsom
36053 Folsom Road SE
Albany, OR 97322

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.

LARRY E. FOLSOM, Successor Trustee of the MARY E. FOLSOM Revocable Living Trust dated January 21, 1992, Grantor, conveys and warrants to **LARRY E. FOLSOM, Grantee,** the following described real property free of encumbrances except as specifically set forth herein situated in Linn County, Oregon:

SEE EXHIBIT "A" ATTACHED HERETO WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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, AND 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 THE 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 9th day of September, 2015.

Larry E. Folsom

LARRY E. FOLSOM, Successor Trustee of
the MARY E. FOLSOM Revocable Living
Trust dated January 21, 1992

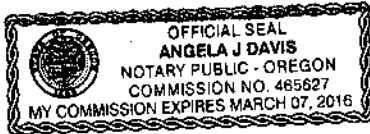
STATE OF OREGON

County of Lincoln

) ss.

Sept. 9, 2015.

Personally appeared the above-named **LARRY E. FOLSOM, Successor Trustee of the MARY E. FOLSOM Revocable Living Trust dated January 21, 1992**, and acknowledged the foregoing instrument to be his voluntary act and deed.



Angela J. Davis

Notary Public for Oregon

My Commission expires: 3/7/2016

EXHIBIT "A"

PARCEL ONE: Linn County Assessor's Account No. 62014; Map No. T11S-R2W-S5, Tax Lot 500 (30.67 acres):

Tract I: Beginning at a point in the center of a road, which point is South 24 deg. 38' West 10.886 chains and South 70 deg. 04 1/2' East 26.25 chains, more or less, from the Northwest corner of Joseph Earl Donation Land Claim No. 50, in Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, and running thence South 70 deg. 04 1/2' East 7.385 chains; thence South 18 deg. 15' West 7.20 chains to an iron pipe; thence North 69 deg. 15' West 7.385 chains to the center of a road; thence North 19 deg. 30' East along the center of said road 7.20 chains, more or less, to the point of beginning, all being situated in Linn County, Oregon. SAVE AND EXCEPT the following described premises:

Beginning at a 1/2" iron rod S 19 deg. 30' W 1222.98 feet and N 68 deg. W 147.22 feet from a point on the N line of and N 71 deg. 15' W 28.15 chains from the NE corner of the John A. Powell DLC 40 in T 11 S, R 2 W of the WM in Linn County, Oregon, said 1/2" rod being on the N line of that certain tract conveyed to Charles L. and Edith M. Roepke and recorded in Book 237 on page 680 of Linn County Deed Records; and running thence N 68 deg. W along the N line of said tract 341.18 feet to the center of the county road; thence N 19 deg. 30' E along said road 155.0 feet to the center of said Mill Creek; thence S 56 deg. E up the center of said Mill Creek 160.0 feet; thence S 49 deg. 39' E up the center of said Mill Creek 198.98 feet to a point N 19 deg. 30' E 59.0 feet from the point of beginning; thence S 19 deg. 30' W 59.0 feet to the point of beginning and containing 0.88 acres, more or less, and subject to the rights of the public in the use of said county road.

Tract II: Beginning at a 3/4" iron pipe S 19 deg. 30' W 1222.98 feet from a point on the N line of and N 71 deg. 15' W 28.15 chains from the NE corner of the John A. Powell DLC 40 in T 11 S, R 2 W of the Willamette Meridian in Linn County, Oregon; said 3/4" iron pipe being the NE corner of that certain tract conveyed to Charles L. and Edith M. Roepke and recorded in Book 237 on page 680 of Linn County Deed Records; and running thence N 68 deg. W along the N line of said tract 147.22 feet to a 1/2" iron rod; thence S 19 deg. 30' W 223.08 feet to a 1/2" iron rod on the S line of said tract; thence S 68 deg. E 147.22 feet to a 3/4" iron rod at the SE corner of said tract; thence N 19 deg. 30' E 223.08 feet to the point of beginning and containing 0.75 acres.

PARCEL TWO: Linn County Assessor's Account No. 61990; Map No. T11S-R2W-S5; Tax Lot 300 (21.12 acres):

Tract I: Beginning at an iron rod on the N line of and N 71 deg. 15' W 12.32 chains distant from the NE corner of the DLC of John A. Powell, and wife, being Not. No. 1197 and Claim No. 40 in T 11 S, R 2 W of the Willamette Meridian, Oregon, and running thence N 71 deg. 15' W along the N line of said claim 6.43 chains, to an iron rod; thence S 19 deg. 30' W 32.37 chains to the center of a county road; thence N 89 deg. E along the center of said road 6.96 chains; thence N 19 deg. 30' E 30.00 chains to the point of beginning.

TRACT II: Beginning at an iron rod on the N line of and N 71 deg. 15' W 18.75 chains distant from the NE corner of the DLC of John A. Powell, being Not. No. 1197 and Claim No. 40 in T 11 S, R 2 W of the Willamette Meridian, Oregon, and running thence N 71 deg. 15' W along the N line of said claim 31 links to an iron bolt; thence S 19 deg. 30' W 32.47 chains, to the center of a county road; thence N 89 deg. E along the center of said road 33 links; thence N 19 deg. 30' E 32.37 chains to the point of beginning.