

# RAMBLER DRIVE

## OREGON FARM & HOME BROKERS



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# 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





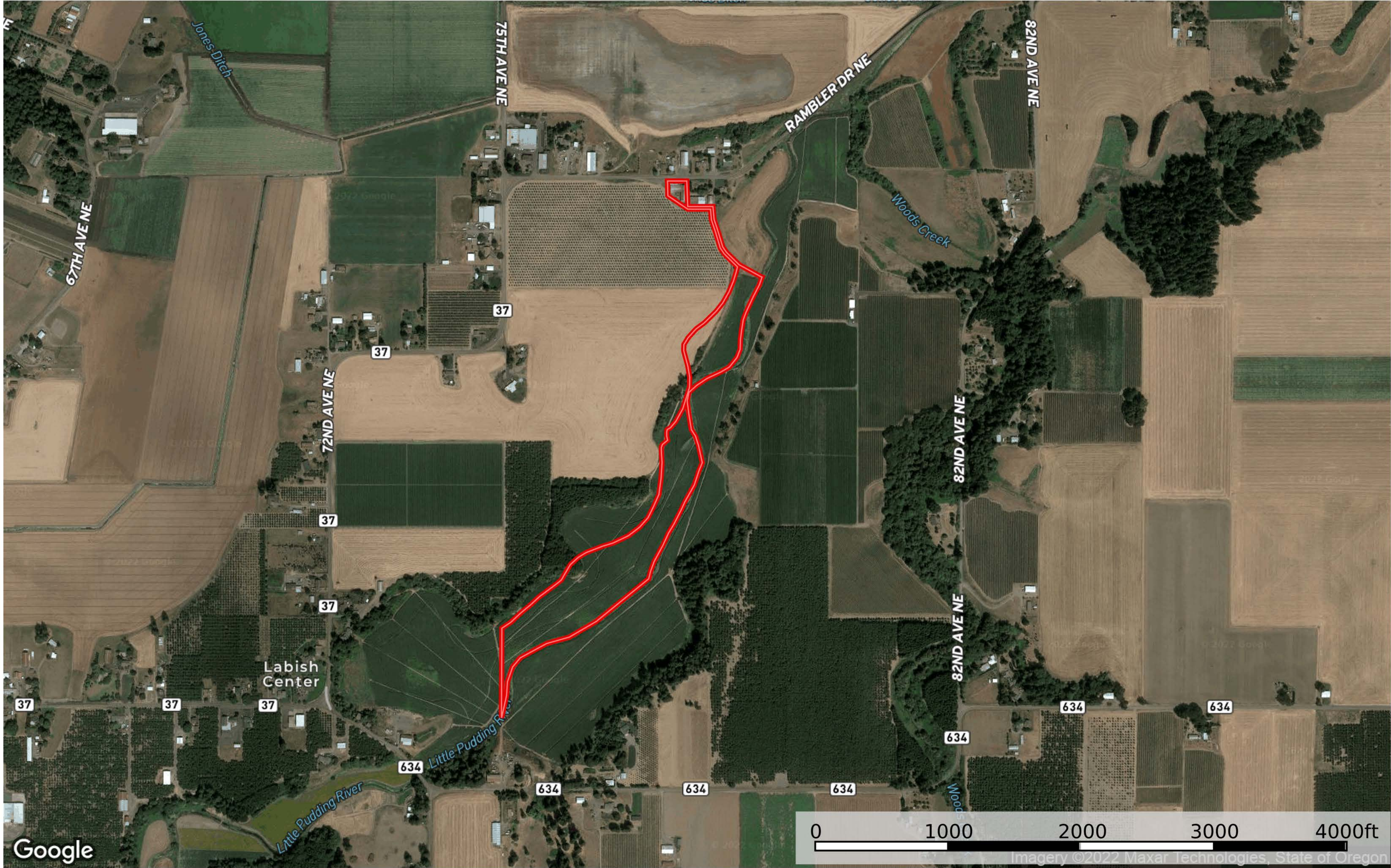
# PARCEL MAP



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Boundary



# LIST PACK





## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R49490**  
Tax Lot: **062W23B 00600**  
Owner: Thompson, Bonita R & Roy 50%  
CoOwner: Adkins, Jack L & Jody C 50%  
Site:  
OR 97000  
Mail: 1054 Abbie Ln  
Eugene OR 97401  
Zoning: EFU - Exclusive Farm Use  
Std Land Use: AMSC - Agricultural Misc  
Legal: HAYES LABISH FARMS SUBDIVISION NO 5, LOT FR 3, ACRES 25.67  
Twn/Rng/Sec: T:06S R:02W S:23 Q:NW QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$51,420.00**  
Market Land: **\$22,130.00**  
Market Impr: **\$29,290.00**  
Assessment Year: **2020**  
Assessed Total: **\$51,420.00**  
Exemption:  
Taxes: **\$712.74**  
Levy Code: 02400210  
Levy Rate: 13.8609

### SALE & LOAN INFORMATION

Sale Date: 07/19/1982  
Sale Amount:  
Document #: 02860553  
Deed Type: WD  
Loan  
Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co:

### PROPERTY CHARACTERISTICS

Year Built:  
Eff Year Built:  
Bedrooms:  
Bathrooms:  
# of Stories:  
Total SqFt:  
Floor 1 SqFt:  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 25.67 Acres (1,118,185 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source:  
Fireplace:  
Bldg Condition:  
Neighborhood: 37372  
Lot: R 3  
Block:  
Plat/Subdiv: Hayes Labish Farms Sub. 05  
School Dist: 24J - Salem-Keizer  
Census: 2021 - 002502  
Recreation:

March 1, 2021

## Property Identification

**Old Account No.:**

R49490

**Account No.:**

549490

**Situs Address:****Map Tax Lot:**

062W23B000600

**Owner:**

THOMPSON, BONITA R & ROY 50% &

ADKINS, JACK L & JODY C 50%

C/O JACK ADKINS

1054 ABBIE LN

EUGENE, OR 97401

**Manufactured Home ID:****Legal Description:**

HAYES LABISH FARMS SUBDIVISION NO 5, LOT FR 3,  
ACRES 25.67

**Subdivision:**

37372 HAYES LABISH FARMS SUBDIVISION NO 5

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

## Owner History

Buyer	Seller	Sales Info	Deed Info
THOMAS,BONITA R 50% &	THOMPSON,BONITA R 50% &		06/21/1991 09150435 WD - WARRANTY DEED
THOMPSON,BONITA R & ROY 50% &	THOMAS,BONITA R 50% &		06/10/1991 08680083 WD - WARRANTY DEED
THOMPSON,BONITA R 50% &	MULKEY,PATSY K		02/20/1991 09030001 QC - QUIT CLAIM
HAMMONS & MILLS 7385 HOWELL PRAIRIE RD SILVERTON, OR 97381	MULKEY,PATSY K	3/22/1988 \$0 36 - Multiple sale; used to reference additional account numbers only. (Discontinued 1-89)	06140088 QC - QUIT CLAIM
BOIES,E M ET AL	BOIES FARMS INC	7/19/1982 \$0 06 - Grantor and grantee are related parties, either by business or family.	02860553 WD - WARRANTY DEED
8192 BROOKLAKE RD NE SALEM, OR 97305	BOIES FARMS INC	11/18/1981 \$385,000 21 - RMV is by division or consolidation.	02761900 RC - RECORDED CONTRACTS
			02860560 RD - REEL DEEDS RECORDED 1974 AND AFTER

Buyer	Seller	Sales Info	Deed Info
			88C40707 PURGED - HISTORICAL CODE FOR PURGED CODES

Property Details

Legal Acreage:  
25.67 acres

Property Code:  
A90S

Property Class:  
551

Mortgage Agent-Lender:

Mortgage Account No.:

Levy Code Area:  
02400210

Zoning:  
EFU (Contact Local Jurisdiction)

Miscellaneous Code:  
SPEC;ZONE SPECIALLY ASSESSED ACCOUNT;FARM  
ZONED

Plat:

Exemption:

Expiration Date:

Land Information:

ID	Type	Acres	Sq Ft
L1	3220 - TWO BENCH IRR	1.40	
L2	3420 - THREE LAKE LABISH LAND	22.60	
L3	3980 - WASTELAND	1.67	

Improvements/Structures:

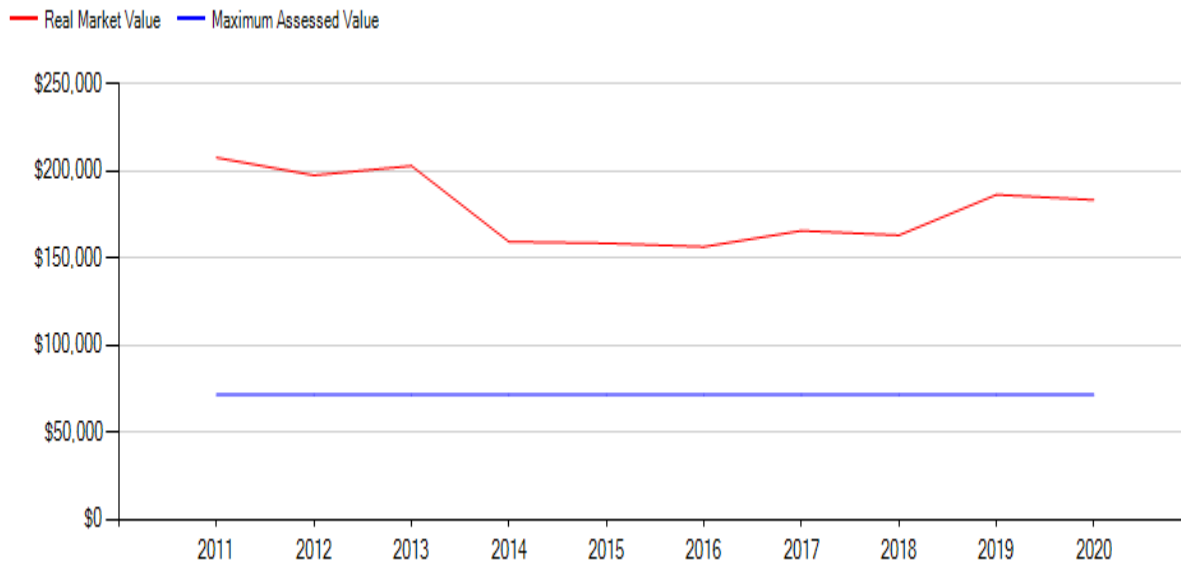
ID	Type	Make/Model	Class	Area/Count	Year Built
1	UTILITY BUILDING				
1.1	UTILITY BUILDING		5	8320	
2	ASPHALT DRIVEWAY				
2.1	ASPHALT DRIVEWAY			6516	
3	HAY COVER				
3.1	HAY COVER		4	460	
4	DOCK				
4.1	DOCK			132	

Value Information (per most recent certified tax roll)
--



**RMV Land Market:** \$0  
**RMV Land Spec.** \$154,190  
**Assess.:**  
**RMV Structures:** \$29,290  
**RMV Total:** \$183,480  
**SAV:** \$63,900  
**Exception RMV:** \$0  
**Exemption RMV:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$93,190  
**MAV:** \$71,748  
**MSAV:** \$22,130  
**AV:** \$51,420

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	\$32,320	\$0	\$154,190/\$21,490	None	\$53,810
2018	\$34,570	\$0	\$128,700/\$20,250	None	\$54,820
2017	\$37,160	\$0	\$128,700/\$20,250	None	\$57,410
2016	\$35,420	\$0	\$121,220/\$19,660	None	\$55,080
2015	\$37,450	\$0	\$121,220/\$19,090	None	\$56,540
2014	\$44,180	\$0	\$115,300/\$18,540	None	\$62,720
2013	\$46,380	\$0	\$156,680/\$18,010	None	\$64,390
2012	\$40,990	\$0	\$156,680/\$17,510	None	\$58,500
2011	\$48,540	\$0	\$159,260/\$20,570	None	\$69,110
2010	\$47,380	\$0	\$127,670/\$19,960	None	\$67,340



## Taxes: Levy, Owed

**Taxes Levied 2020-21:** \$712.74  
**Tax Rate:** 13.8609  
**Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2020	\$712.74	\$712.74
2019	\$777.28	\$777.28
2018	\$804.00	\$804.00
2017	\$769.28	\$769.28
2016	\$727.24	\$727.24
2015	\$761.00	\$761.00
2014	\$832.11	\$832.11

## Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3853368	-\$712.74	\$21.38	\$0.00	\$691.36	10/29/2020
2019	47945	-\$777.28	\$23.32	\$0.00	\$753.96	11/21/2019
2018	294504	-\$804.00	\$24.12	\$0.00	\$779.88	10/29/2018
2017	346331	-\$769.28	\$23.08	\$0.00	\$746.20	11/21/2017
2016	598891	-\$727.24	\$21.82	\$0.00	\$705.42	10/24/2016
2015	744254	-\$761.00	\$22.83	\$0.00	\$738.17	10/29/2015
2014	888222	-\$832.11	\$24.96	\$0.00	\$807.15	10/29/2014



CT 158158

\* After recording return to:

GRANTEE *Jack & Jody Adkins*

2364 GREINER 9129152

EUGENE, OR. 97405  
NAME, ADDRESS, ZIP

REEL PAGE  
915 435

Until a change is requested, mail all tax statements to:

SAME AS ABOVE

NAME, ADDRESS, ZIP

### SPECIAL WARRANTY DEED

This instrument does not guarantee that any particular use may be made of the property described in this instrument.  
A buyer should check with the appropriate city or county planning department to verify approved uses.

JODY C. ADKINS, AS TO ALL OF HER UNDIVIDED ONE HALF INTEREST----- Grantor  
conveys and specially warrants to JACK L. ADKINS AND JODY C. ADKINS, HUSBAND AND WIFE, AS TENANTS  
BY THE ENTIRETY,-----

Grantee, the following described real property free of encumbrances, created or suffered by the grantor, except as  
specifically set forth herein:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN  
BY REFERENCE FOR LEGAL DESCRIPTION

2974 JUN. 24 '91 NOBREC 15.00

2974 JUN. 24 '91 NOBPFUND 10.00

2974 JUN. 24 '91 NOBBA&T FUND 20.00

TICOR

COURTESY RECORDING  
NO TITLE LIABILITY

(IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE)

OTHER THAN

True consideration for this conveyance is \$ MONEY

Dated JUNE 21 19 91

*Jody C Adkins*  
JODY C ADKINS

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

JODY C. ADKINS

and acknowledged the foregoing instrument to be HER voluntary act and deed, Before me:

Dated JUNE 21 A.D. 19 91

My Commission Expires 07/12/94

*[Signature]*  
Notary Public for Oregon

CASCADE TITLE COMPANY



1075 Oak Street, Eugene

Form No. 11434

JAN 14 1992

219141-10



**9129152**

Parcel 1

All that portion of the following parcel lying Southeasterly of a line following the top of the bank of the now dry lake bed.  
A tract of land in Section 23, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, described as follows: Beginning at an iron pipe set in the South line of County Road for the most Northerly Northwest corner of this tract which iron pipe is South 0°52' East 45.95 feet from the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 23; and running thence South 89°57' East tracing the South line of County Road, 55 feet to an iron pipe set from the most Northerly Northeast corner of this tract; thence South 2°13' East, 195.42 feet to an iron pipe; thence South 89°57' East, parallel with the South line of County Road, 193.28 feet to an iron pipe set on the West side of the sawmill road; thence South 4°05' East, 96.02 feet tracing the Westerly line of the sawmill road; thence South 13°23' East, 98.82 feet tracing the Westerly line of said sawmill road; thence South 16°53' East, 121.54 feet tracing the Westerly line of said sawmill road; thence South 34°53' East, 48.10 feet tracing the Westerly line of said road; thence South 45°23' East, 135.17 feet tracing the Westerly line of said road; thence South 61°23' East, 190.0 feet tracing the Westerly line of said road to an iron pipe set on the West bank of Little Pudding River; thence South 64°53' East, 22.65 feet to the center of Little Pudding River; thence up the center of Little Pudding River following the meanderings thereof Southerly and Southwesterly to the intersection of the center of Little Pudding River and the West line of said Section 23; thence North 19' East, 744.86 feet tracing the West line of said Section 23; thence North 42°30' East 396.0 feet to an iron pipe; thence North 13°15' East, 462.0 feet to an iron pipe; thence North 88°30' East, 528.0 feet to an iron pipe; thence North 65°30' East, 198.0 feet to an iron pipe; thence North 14°0' East, 726.0 feet to an iron pipe; thence North 35°0' East, 150.48 feet to an iron pipe; thence North 0°52' West, 1640.76 feet to the point of beginning. And all that part of the following parcel lying Southeasterly of a line following the top of the bank of the now dry lake bed. Lots 1 and 8, Labish Logan Lands, Marion County, Oregon as platted in Volume 8, Page 102, Marion County Record of Town Plats.

Parcel 2

Beginning at the point of intersection of the South line of Market Road No. 37 with the West line of Hayes Labish Farms Subdivision No. 5 in Section 23, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89°57' East along the South line of said Market Road, 55.16 feet to a point on the Westerly line of a 20 foot wide road as shown on the plat of Hayes Labish Farms Subdivision No. 5; thence South 2°13' East along the Westerly line of said 20 foot road and the Southerly extension thereof, 210.33 feet to an iron pipe; thence North 56°15'30" West 180.56 feet to an iron pipe; thence North 0°11'30" West 110.00 feet to an iron pipe on the South line of Market Road No. 37; thence South 89°57' East along said South line, 87.22 feet to the point of beginning.

EXHIBIT "A"

JAN 14 1982



9129152

JAN 14 1992

ALSO A tract of land in Section 23, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, described as follows:  
Commencing at a point which is 55.16 feet East and 210.33 feet South 2°13' East from the intersection of the South line of Market Road #37 with the West line of Hayes Labish Farms Sub. #5; thence South 89°57' East, parallel to County Road #37, to a point which is North 89°57' West 20 feet from the West line of the Sawmill Road; thence parallel to and 20 feet Westerly of the West line of said Sawmill Road South 4°05' East 96.02 feet and South 13°23' East 98.82 feet and South 16°53' East 121.54 feet and South 34°53' East 48.10 feet and South 45°23' East 135.17 feet to a point at the top of the bank of the now dry lakebed and 20 feet Southwesterly from the Southwesterly line of said Sawmill Road; thence Northeasterly along the top of the bank to the Southwesterly line of said Sawmill Road; thence following the Westerly line of said Sawmill Road North 45°23' West 135.17 feet and North 34°53' West 48.10 feet and North 16°53' West 121.54 feet and North 13°23' West 98.82 feet and North 4°05' West 96.02 feet to a point which is the Southeast corner of Lot 2, Hayes Labish Farms No. 5, Marion County, Oregon; thence North 89°57' West parallel to County Road #37, to a point North 2°13' West of the point of beginning; thence South 2°13' East 20 feet to the point of beginning.

9129152

State of Oregon,  
County of Lane--ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

24 JUN 91 10:10

Reel 1703R

Lane County OFFICIAL Records,  
Lane County Clerk

By:

*John E. Fawcett*  
County Clerk

STATE OF OREGON

County of Marion

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

Fee \$ 45.00

Hand Returned ☐

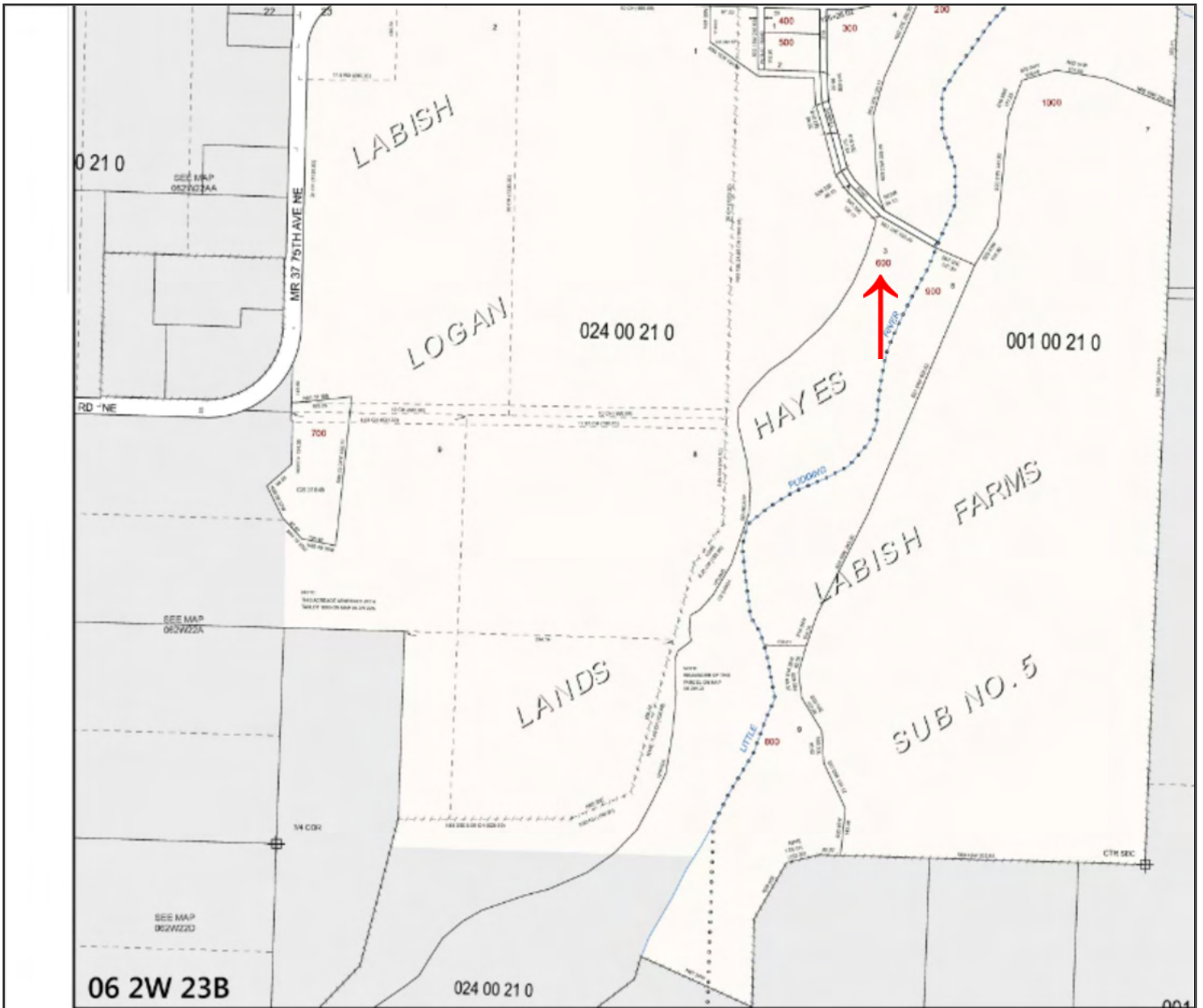
REEL  
915

PAGE  
435

JAN 14 11 27 AM '92  
ALAN H. DAVIDSON  
MARION COUNTY CLERK  
LH DEPUTY

EXHIBIT "A"





**Fidelity National Title**

**ParcelID: R49490**

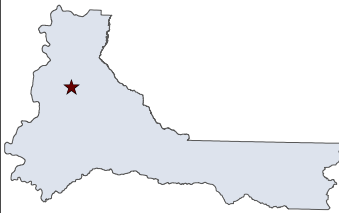
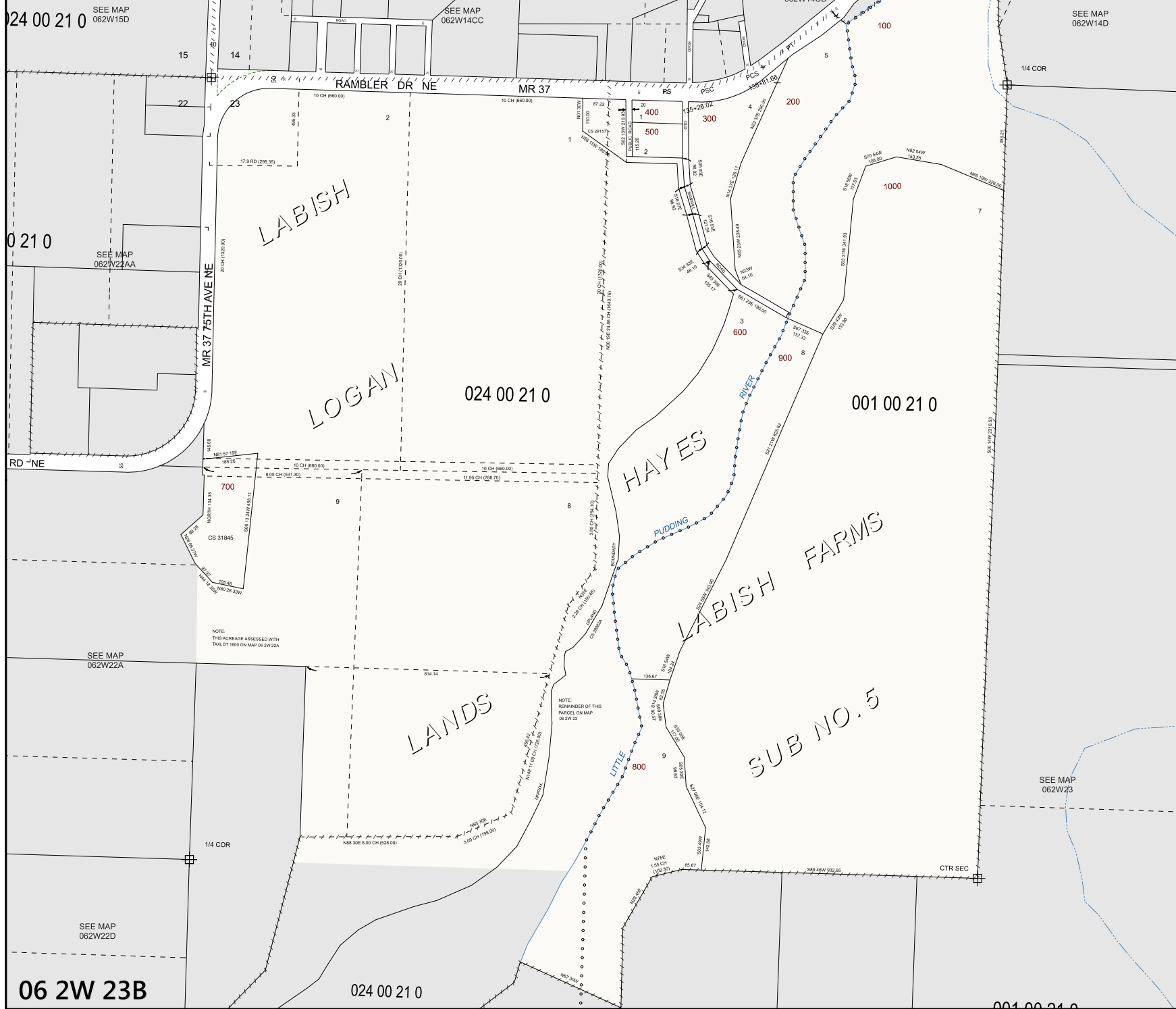
**, OR 97000**

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.



06 2W 23B

06 2W 23B



**MARION COUNTY, OREGON**  
NW1/4 SEC23 T6S R2W 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  
**000 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			
600A1			

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



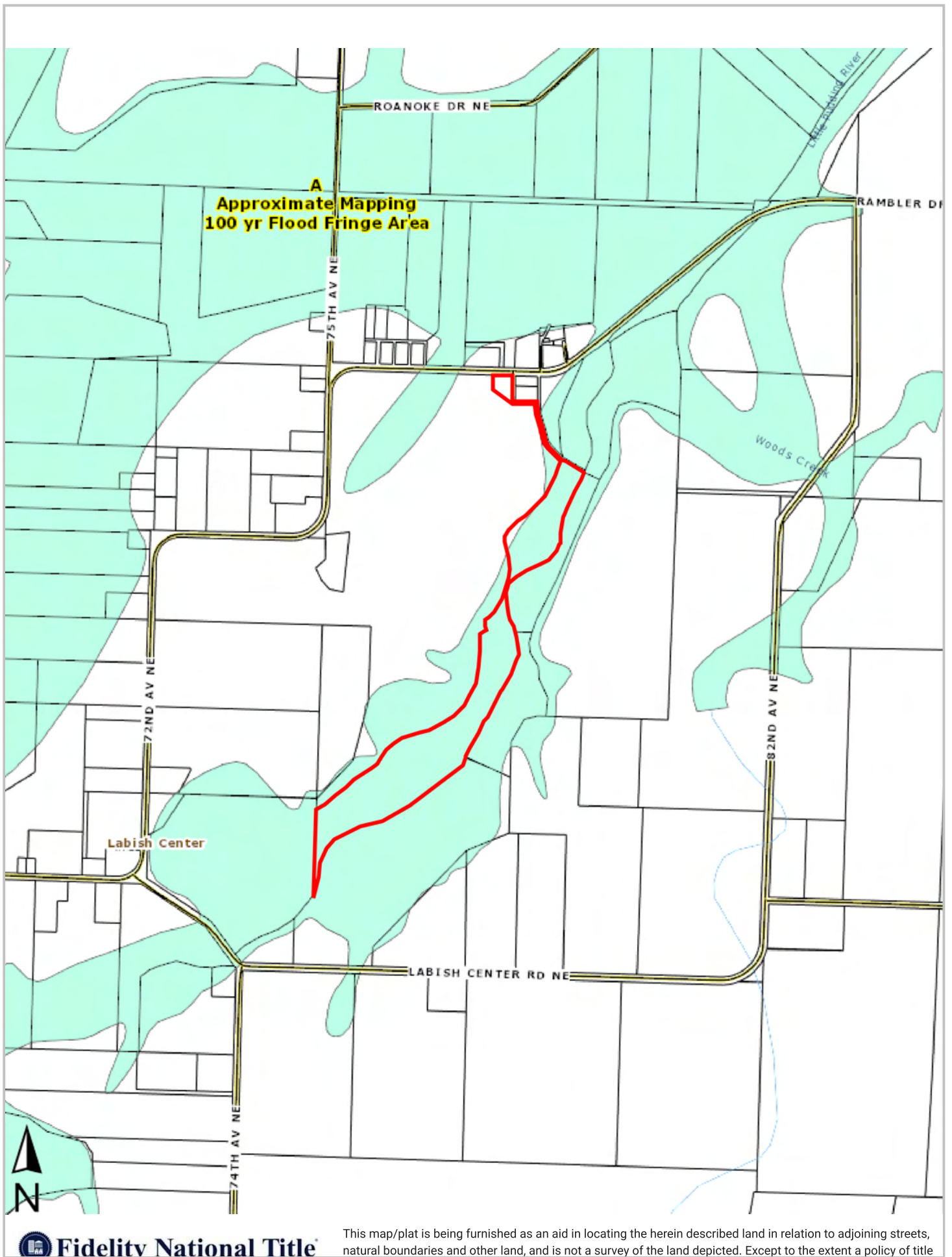
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 1/23/2018

06 2W 23B

06 2W 23B





**Fidelity National Title**

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# WELL MAP



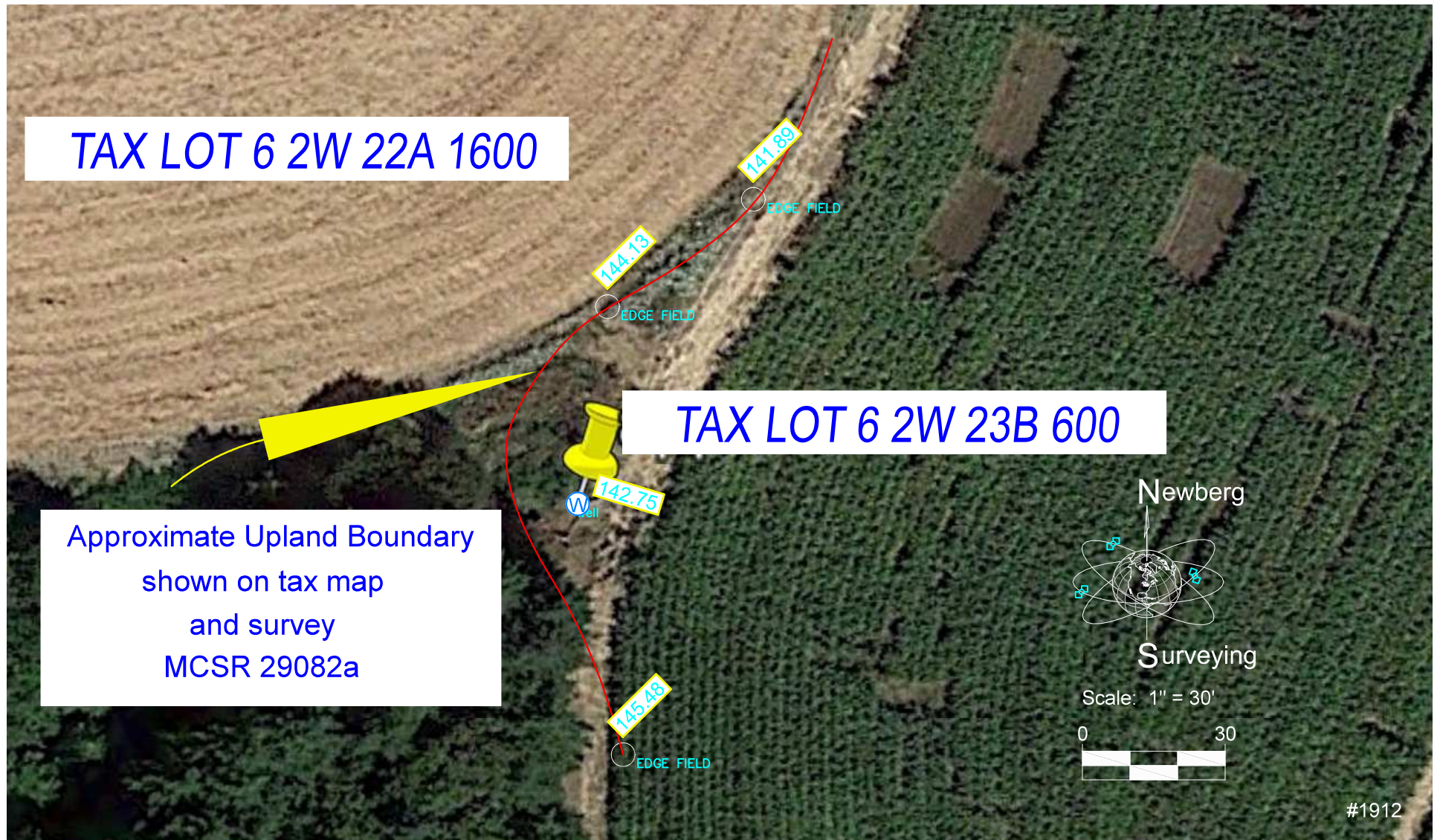
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# WORKSHEET FOR: STEVE HELMS

Location: NW 1/4 Section 23 T. 6 S., R. 2 W., WM.,  
Marion County, OR  
Tax Lot: 6 02W 23B 600  
Date: 30 March, 2022





# WATER RIGHTS



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STATE OF OREGON  
COUNTY OF MARION  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

E. M. BOIES  
8192 BROOKLAKE ROAD NE  
BROOKS, OREGON 97305

confirms the right to use the waters of A Well, a tributary of the Little Pudding River, for the supplemental irrigation of 26.4 acres.

This right was perfected under Permit G-4057. The date of priority is August 28, 1968. The use is limited to 0.33 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

Lot 13 (SW 1/4 NW 1/4), Section 23, Township 6 South, Range 2 West, WM; 2390 feet North and 1720 feet East from NW Corner, Woodward DLC 96.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed 2½ acre feet per acre for each acre irrigated during the irrigation season of each year; provided further that the right allowed herein shall be limited to any deficiency in the available supply of any prior right existing for the same land, and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

Lot 12 (NE 1/4 NW 1/4)	2.4 acres
Lot 13 (SW 1/4 NW 1/4)	6.0 acres
Lot 13 (SE 1/4 NW 1/4)	3.4 acres
Lot 14 (NW 1/4 SW 1/4)	14.6 acres
Section 23	
Township 6 South, Range 2 West, WM	

This certificate describes that portion of the water right confirmed by the prior Certificate 42420, State Record of Water Right Certificates, NOT canceled by the provisions of an order of the Water Resources Director entered July 19, 1996.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610, pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose aforesaid is restricted to the lands or place of use herein described, and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed July 19, 1996.

/s/ Martha O. Pagel  
Martha O. Pagel  
Water Resources Director

Recorded in State Record of Water Right Certificates, numbered 72433.

# SOIL REPORTS



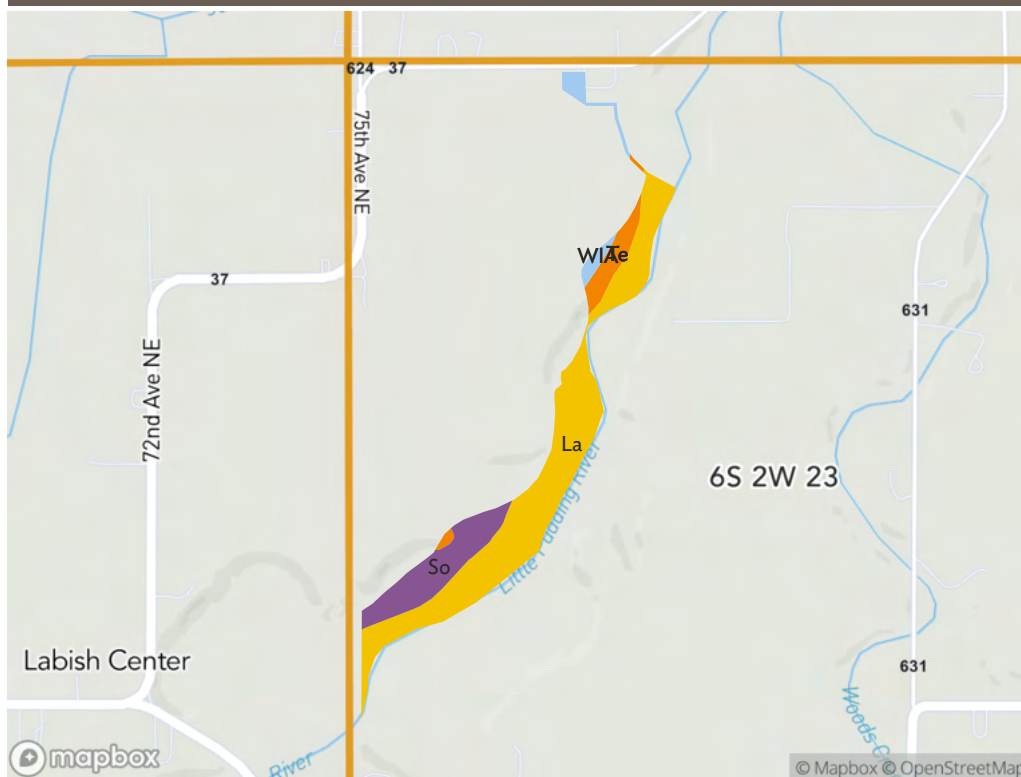
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1 field, 23 acres in Marion County, OR

TOWNSHIP/SECTION 6S 2W – 22, 23



AVG NCCPI

N/A

COUNTY AVG

68.5



QUALITY 43

87

## All fields

Source: NRCS Soil Survey

23 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
La	Labish silty clay loam	15.53	67.1%	3	64.6
So	Semiahmoo muck	4.53	19.6%	3	83.3
Te	Terrace escarpments	1.82	7.9%	6	N/A
WIA	Willamette silt loam, 0 to 3 percent slopes	1.26	5.4%	1	92.2
					N/A