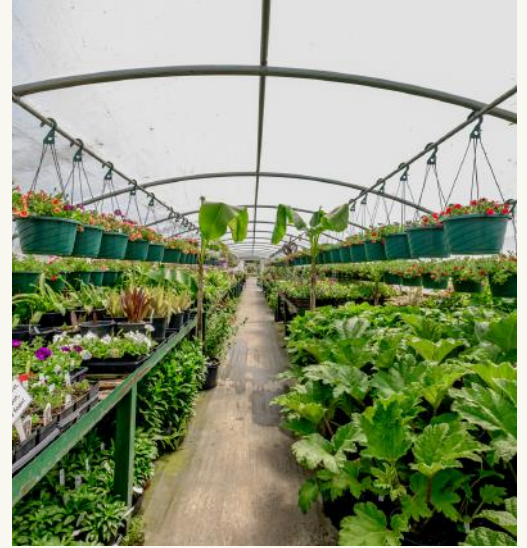


3193 JEFFERSON MARION

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



PROPERTY DETAILS



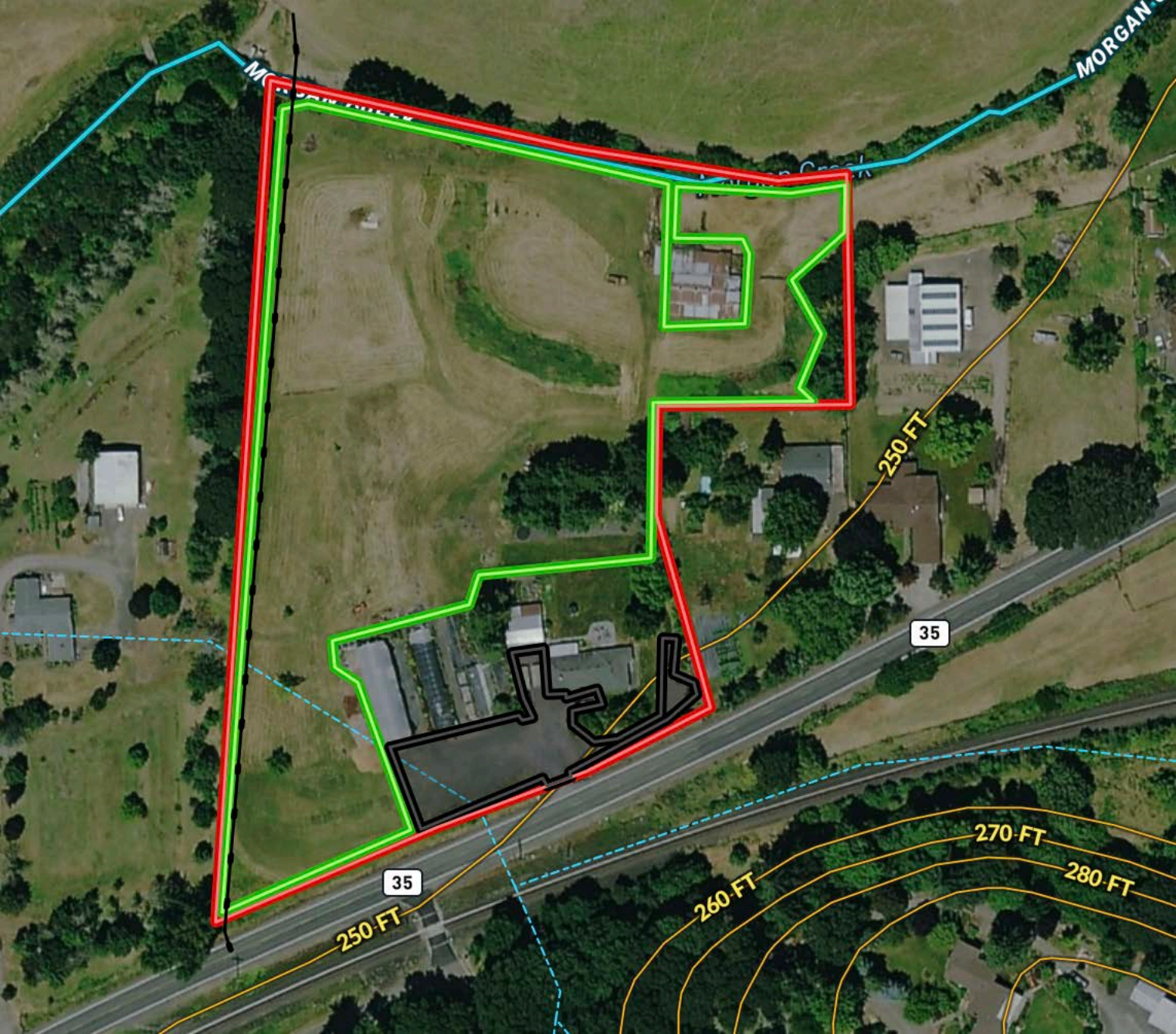
- 2281 SqFt
- 4 Bedroom, 2 Bath
 - Garage Converted Into Bedroom
 - Heated Main Bathroom Floor
 - Large Entertaining Area with Sliding Doors to Concrete Patio
- New Roof 2021
- New Well Pump
 - 5 Years Old
- Cow Barn
 - 2440 SqFt
 - 3 Stalls
 - Cattle Chute
- Greenhouses
 - 30 x 96
 - 20 x 96
 - New Double Plastic Covers 2022
- Creekside Access
 - 7.5 HP Pump
- Nursery Leased Out Until 2022



PARCEL MAP



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.



LIST PACK





Fidelity National Title®

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **537005**

Tax Lot: **103W01A000800**

Owner: Hickenlooper, Benjamin A

CoOwner: Hickenlooper, Jill L

Site: 3193 Jefferson Marion Rd SE

Jefferson OR 97352

Mail: 3193 Jefferson Marion Rd SE

Jefferson OR 97352

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 7.12

Twn/Rng/Sec: T:10S R:03W S:01 Q:NE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$543,280.00**

Market Land: **\$270,980.00**

Market Impr: **\$272,300.00**

Assessment Year: **2020**

Assessed Total: **\$169,570.00**

Exemption:

Taxes: **\$2,115.93**

Levy Code: 81400130

Levy Rate: 12.4783

PROPERTY CHARACTERISTICS

Year Built: 1964

Eff Year Built:

Bedrooms: 4

Bathrooms: 1

of Stories: 1

Total SqFt: 2,281 SqFt

Floor 1 SqFt: 2,281 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 7.12 Acres (310,147 SqFt)

Garage SqFt: 748 SqFt

Garage Type: Detached Garage, Low Cost Finish

AC:

Pool:

Heat Source: Forced Air

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 14J - Jefferson

Census: 1018 - 010802

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/04/2002

Sale Amount: \$199,900.00

Document #: 20060196

Deed Type: Deed

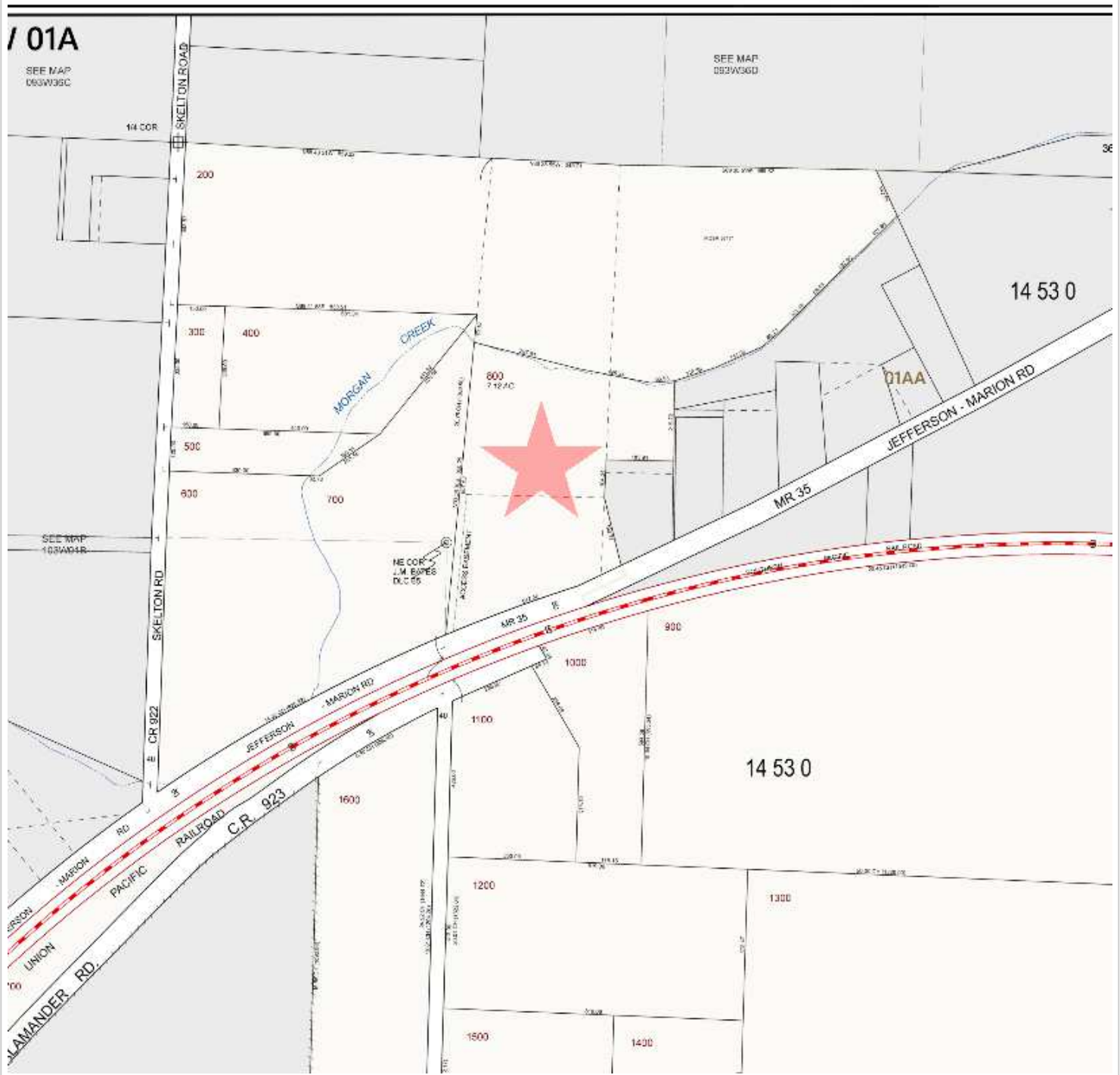
Loan
Amount: \$127,900.00

Lender: BANK OF AMERICA

Loan Type: Conventional

Interest Type: ADJ

Title Co: OREGON TITLE INSURANCE CO.

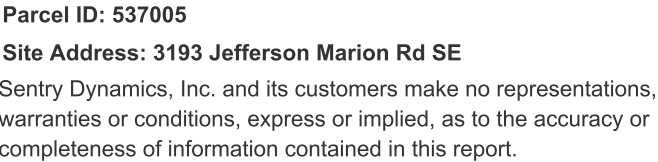


Fidelity National Title

Parcel ID: 537005

Site Address: 3193 Jefferson Marion Rd SE

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.



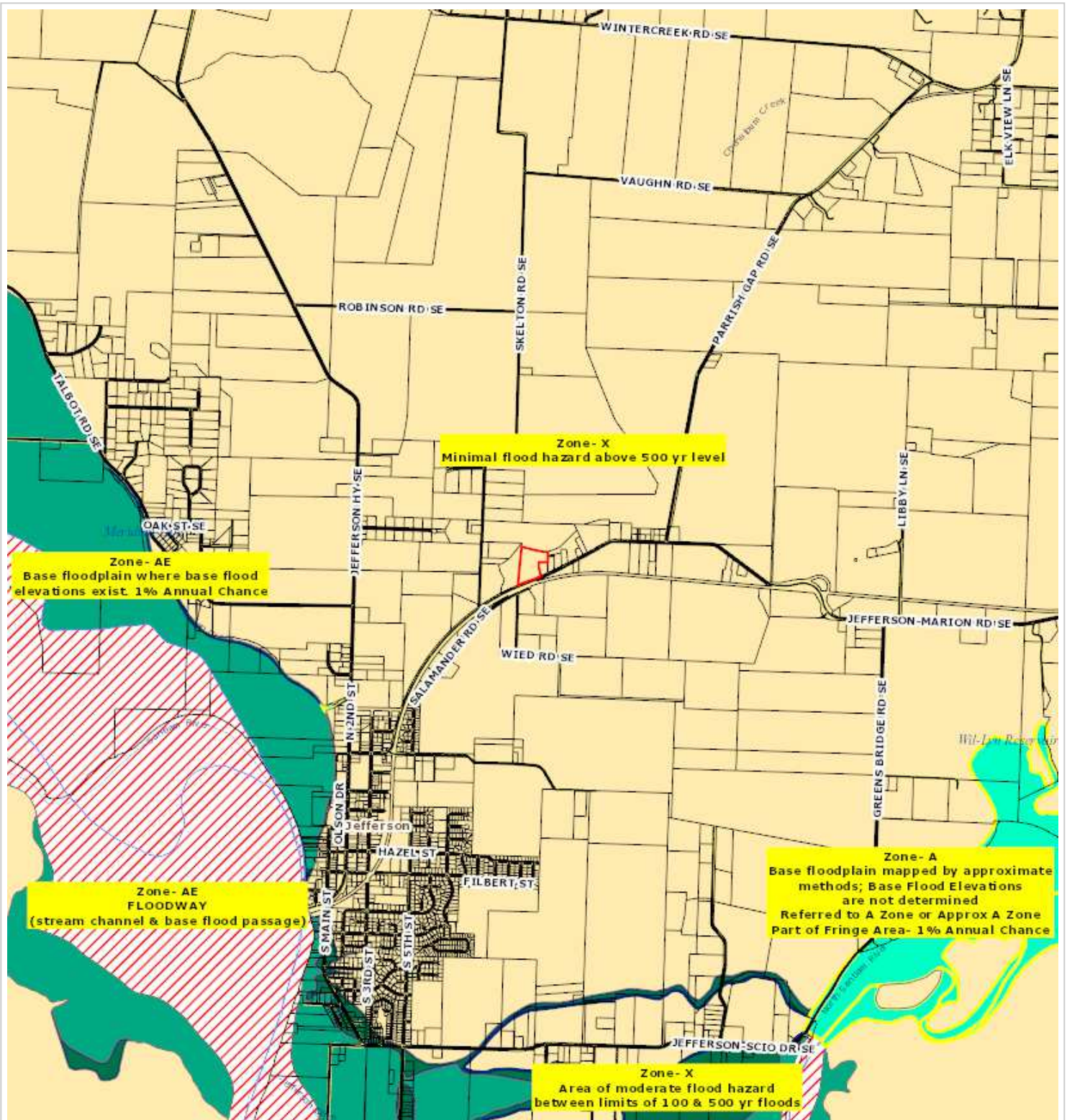


Fidelity National Title

Parcel ID: 537005

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.

Flood Map



Fidelity National Title

Parcel ID: 537005

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.

Property Identification

Account ID:

537005

Tax Account ID:

537005

Tax Roll Type:

Real Property

Situs Address:3193 JEFFERSON MARION RD SE JEFFERSON, OR
97352**Map Tax Lot:**

103W01A000800

Owner:HICKENLOOPER, BENJAMIN A &
HICKENLOOPER, JILL L
3193 JEFFERSON MARION RD SE
JEFFERSON, OR 97352**Manufactured Home Details:****Other Tax Liability:**

SPEC

Subdivision:**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
HICKENLOOPER, BENJAMIN A & HICKENLOOPER, JILL L 3193 JEFFERSON MARION RD SE JEFFERSON OR 97352			2/7/2013 34700420 B&S 537005, 537016, 537019
HICKENLOOPER, BENJAMIN A & HICKENLOOPER, JILL L 3193 JEFFERSON MARION RD SE JEFFERSON OR 97352			12/28/2012 34580241 B&S 537005
HICKENLOOPER, BENJAMIN A & HICKENLOOPER, JILL L 3193 JEFFERSON MARION RD SE JEFFERSON OR 97352			10/5/2006 27160179 WD 537005, 537016, 537019
HICKENLOOPER, BENJAMIN A & HICKENLOOPER, JILL L 3193 JEFFERSON MARION RD SE JEFFERSON OR 97352			10/5/2006 27160177 WD 537005
HICKENLOOPER, BENJAMIN A & HICKENLOOPER, JILL L 3193 JEFFERSON MARION RD SE JEFFERSON OR 97352	GONZALEZ, JUAN & PETRA L 3193 JEFFERSON MARION ROAD SE JEFFERSON OR 97352	10/2/2002 \$199,900.00 27 3	10/2/2002 20060196 WD 537005, 537016, 537019
MISSING OWNERSHIP INFORMATION			7/1/1998 05790364 DE 537005

Property Details

Property Class:

551

Levy Code Area:

14530

Zoning:

(Contact Local Jurisdiction)

Notes:**Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
0	On Site Development - Sa osd - good		
2	004 Rural Tract	1	43560
3	004 Rural Tract 4BI FOUR BENCH IRR	5.47	238273
4	004 Rural Tract WSTM WASTELAND-M	0.65	28314

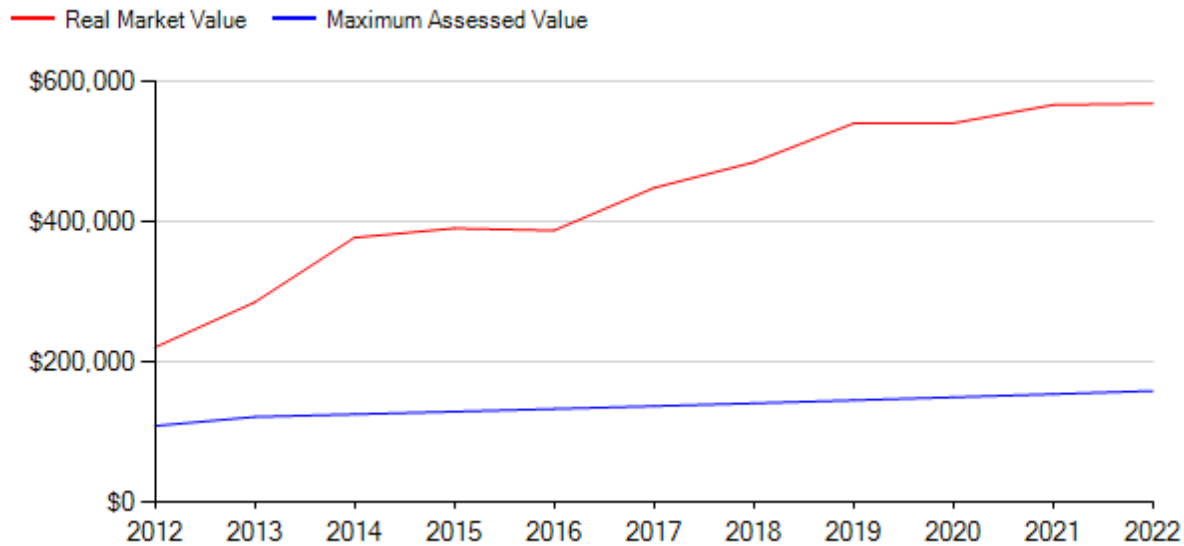
Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	RESIDENCE	141 One Story Only		4	2281	1964
2	RESIDENCE	138 Res other improvements		3	748	1964
3	FARM BLDG	354 Lean-to Light (LTL)		0	374	
4	FARM BLDG	357 Frost Control		4	960	
5	FARM BLDG	332 Commercial Greenhouse (CG)		4	0	
6	FARM BLDG	311 Feeder Barn (FB)		4	4220	

Value Information (per most recent certified tax roll)

RMV Land Market: \$270,980**RMV Land Spec.** \$270,980**Assess.:****RMV Structures:** \$296,550**RMV Total:** \$567,530**AV:** \$174,530**SAV:** \$54,580**Exception RMV:** \$0**Exemption Value:** \$0**Exemption Description:** None**M5 Taxable:** \$351,130**MAV:** \$154,620**MSAV:** \$19,910

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	Total Assessed Value
2021	\$296,550	\$270,980	\$270,980/\$19,910	None	\$174,530
2020	\$270,380	\$270,980	\$270,980/\$19,450	None	\$169,570
2019	\$270,100	\$0	\$270,980/\$19,000	PNFC	\$164,750
2018	\$251,480	\$0	\$234,140/\$18,420	PNFC	\$159,930
2017	\$234,500	\$0	\$214,410/\$18,150	PNFC	\$155,540
2016	\$181,540	\$0	\$206,580/\$17,740	PNFC	\$151,130
2015	\$186,560	\$0	\$204,700/\$17,350	PNFC	\$146,860
2014	\$177,320	\$0	\$200,700/\$16,960	PNFC	\$142,700
2013	\$172,820	\$0	\$112,770/\$16,400	PNFC	\$138,480
2012	\$144,890	\$0	\$76,300/\$13,420	PNFC	\$122,640
2011	\$149,740	\$0	\$74,070/\$13,150	PNFC	\$111,400

Taxes: Levy, Owed

Taxes Levied 2021-22:	\$2,177.19
Tax Rate:	12.4745
Tax Roll Type:	R
Current Tax Payoff Amount:	\$2,111.87

Year	Total Tax Levied	Tax Paid
2021	\$2,177.19	\$0.00
2020	\$2,115.93	\$2,115.93
2019	\$2,068.72	\$2,068.72
2018	\$1,968.49	\$1,968.49
2017	\$1,908.36	\$1,908.36
2016	\$1,636.63	\$1,636.63
2015	\$1,592.89	\$1,592.89
2014	\$1,524.28	\$1,524.28

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3859028	-\$2,115.93	\$63.48	\$0.00	\$2,052.45	11/14/2020
2019	97327	-\$2,068.72	\$62.06	\$0.00	\$2,006.66	11/13/2019
2018	251388	-\$1,968.49	\$59.05	\$0.00	\$1,909.44	11/9/2018
2017	392008	-\$1,908.36	\$57.25	\$0.00	\$1,851.11	11/13/2017
2016	539352	-\$1,636.63	\$49.10	\$0.00	\$1,587.53	11/14/2016
2015	688572	-\$1,592.89	\$47.79	\$0.00	\$1,545.10	11/13/2015
2014	839240	-\$1,524.28	\$45.73	\$0.00	\$1,478.55	11/14/2014

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

Benjamin A. Hickenlooper
Jill L. Hickenlooper
3193 Jefferson Marion Road
Jefferson, OR 97352

- 8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ Fidelity National Title _____ TO CORRECT _____
The Legal Description
PREVIOUSLY RECORDED IN BOOK 3458 AND PAGE 241, OR AS FEE NUMBER ////////////////////."

REEL 3458 PAGE 241
 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 12-28-2012 03:19 pm
 Control Number 330184 \$ 46.00
 Instrument 2012 34048222

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR'S NAME:

Benjamin A. Hickenlooper and Jill L. Hickenlooper

GRANTEE'S NAME:

Benjamin A. Hickenlooper and Jill L. Hickenlooper

SEND TAX STATEMENTS TO:

Benjamin A. Hickenlooper and Jill L. Hickenlooper

3193 Jefferson Marion Road

Jefferson, OR 97352

AFTER RECORDING RETURN TO:

same as above

Escrow No: FT110028671-FTMWV04

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

Benjamin A. Hickenlooper and Jill L. Hickenlooper, Grantor, conveys to

Benjamin A. Hickenlooper and Jill L. Hickenlooper, Grantee, the following described real property,
situated in the County of Marion, State of Oregon,

SEE LEGAL DESCRIPTION ATTACHED HERETO

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$-0- TO CORRECT THE LEGAL DESCRIPTION (See ORS 93.030).

Dated: December 26, 2012

Benjamin A. Hickenlooper

Jill L. Hickenlooper

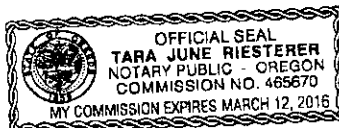
State of OREGON

COUNTY of Linn

This instrument was acknowledged before me on December 26, 2012 by Benjamin A. Hickenlooper and Jill L. Hickenlooper.

Notary Public, State of Oregon

My commission expires: 02/22/2016



Fidelity National Title # 11-28671

PRELIMINARY REPORT
(Continued)

Order No.: FT110028671-FTMWV04

EXHIBIT "ONE"

A tract of land situated in the Northeast quarter of Section 1, Township 10 South, Range 3 West, of the Willamette Meridian, Marion County, Oregon, said tract being a portion of that land described in Reel 2716, Page 179, Marion County Deed Records and being more particularly described as follows:

Beginning at an iron pipe that is 732.00 feet North 89°51' West from the Northeast corner of Section 1, Township 10 South, Range 3 West, of the Willamette Meridian, Marion County, Oregon, said point also being the Northeast corner of that tract of land described in Reel 74, Page 1816, Marion County Deed Records; thence South 89°30'51" West along the North line of said tract, 699.82 feet to an iron rod at the Northwest corner of said tract, said corner also being the Northeast corner of Parcel 1 of that tract of land described in Reel 2006, Page 196, Marion County Deed Records; thence North 88°38'55" West along the North line of said Parcel 1, a distance of 349.71 feet to a iron rod at the Northwest corner of said Parcel 1, said corner also being the Northeast corner of that tract of land described in Reel 2012, Page 325, Marion County Deed Records; thence South 04°00'30" West along the East line of said tract, 430.06 feet to an iron rod at the Southeast corner of said tract; thence South 03°58'52" West along the West line of that tract of land described in Reel 2716, Page 179, Marion County Deed Records, 79.15 feet; thence South 77°18'18" East 297.51 feet; thence South 80°40'17" East 196.34 feet; thence North 84°24'24" East 65.93 feet to a point on the East line of that tract of land described in Reel 2716, Page 179, Marion County Deed Records; thence North 70°22'53" East along said East line 116.59 feet; thence North 64°42'24" East along said East line, 141.38 feet; thence North 47°29'38" East along said East line, 86.71 feet; thence North 42°40'36" East along said East line, 101.16 feet; thence North 43°34'02" East along said East line, 65.43 feet; thence North 44°25'13" East along said East line, 137.90 feet; thence North 43°26'16" East along said East line, 121.66 feet; thence North 24°50'25" West along said East line, 142.91 feet to the point of beginning.

REEL: 3458

PAGE: 241

December 28, 2012, 03:19 pm.

CONTROL #: 330184

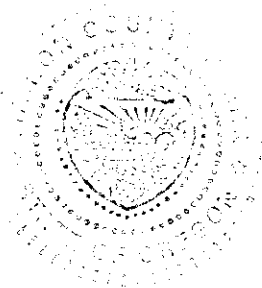
State of Oregon
County of Marion

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

FEE: \$ 46.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



I hereby certify this copy consisting of
3 pages to be a true full and correct
copy of the document now on record in
my office.

Bill Burgess, Marion County Clerk

By Remy Mulvey, Deputy

Dated: February 1, 2013

CORRECTED LEGAL DESCRIPTION

A tract of land situated in the Northeast quarter of Section 1, Township 10 South, Range 3 West, of the Willamette Meridian, Marion County, Oregon, said tract being a portion of that of land described in Reel 2716, Page 179, Marion County Deed Records and being more particularly described as follows:

Beginning at a point on the West line of that tract of land described in Reel 2716, Page 179, Marion County Deed Records, said point being 1780.81 feet North $89^{\circ}21'20''$ West and 439.57 feet South $04^{\circ}00'30''$ West and 79.15 feet South $03^{\circ}58'52''$ West from the Northeast corner of Section 1, Township 10 South, Range 3 West, of the Willamette Meridian; thence South $77^{\circ}18'18''$ East 297.51 feet; thence South $80^{\circ}40'17''$ East 196.34 feet; thence North $84^{\circ}24'24''$ East 65.93 feet to a point on the East line of that tract of land described in Reel 2716, Page 179, Marion County Deed Records; thence South $00^{\circ}57'46''$ East along said East line, 219.72 feet; thence North $89^{\circ}58'08''$ West along said East line 183.91 feet; thence South $01^{\circ}07'00''$ West along said East line 104.24 feet; thence South $15^{\circ}23'19''$ East along said East line, 190.27 feet to the Northerly right-of-way of Jefferson-Marion Road (MR 35); thence South $66^{\circ}20'59''$ West along said Northerly right-of-way, 517.36 feet to the West line of that tract of land described in Reel 2716, Page 179, Marion County Deed Records; thence North $03^{\circ}58'52''$ East along said West line, 807.53 feet to the point of beginning and containing 7.12 acres of land, more or less.

REEL: 3470

PAGE: 420

February 07, 2013, 11:17 am.

CONTROL #: 332591

State of Oregon
County of Marion

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

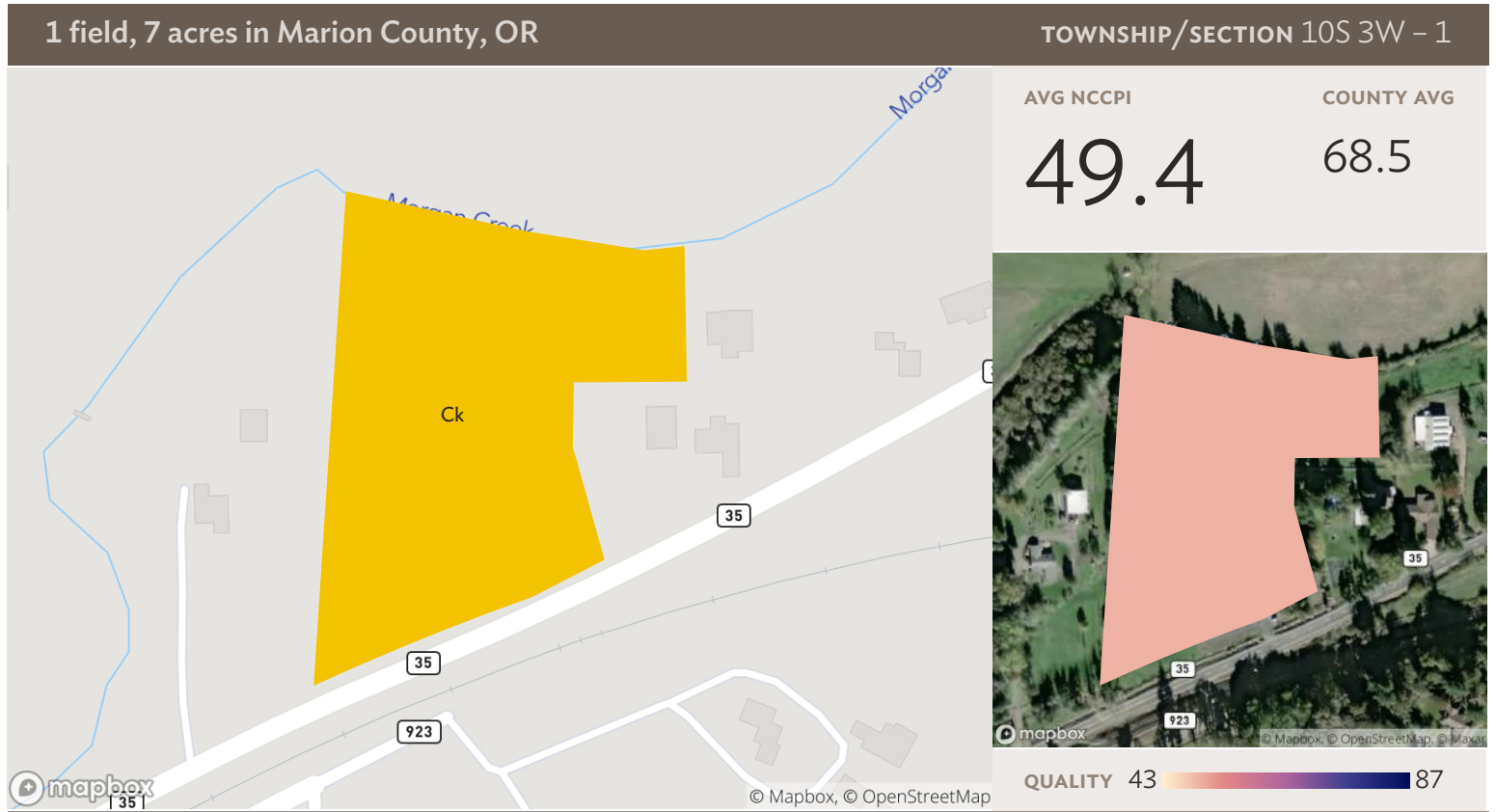
FEE: \$ 61.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

SOIL REPORTS





All fields

Source: NRCS Soil Survey

7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Ck	Clackamas gravelly loam	7.12	100.0%	3	49.4
					49.4