

O BERLIN RD

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

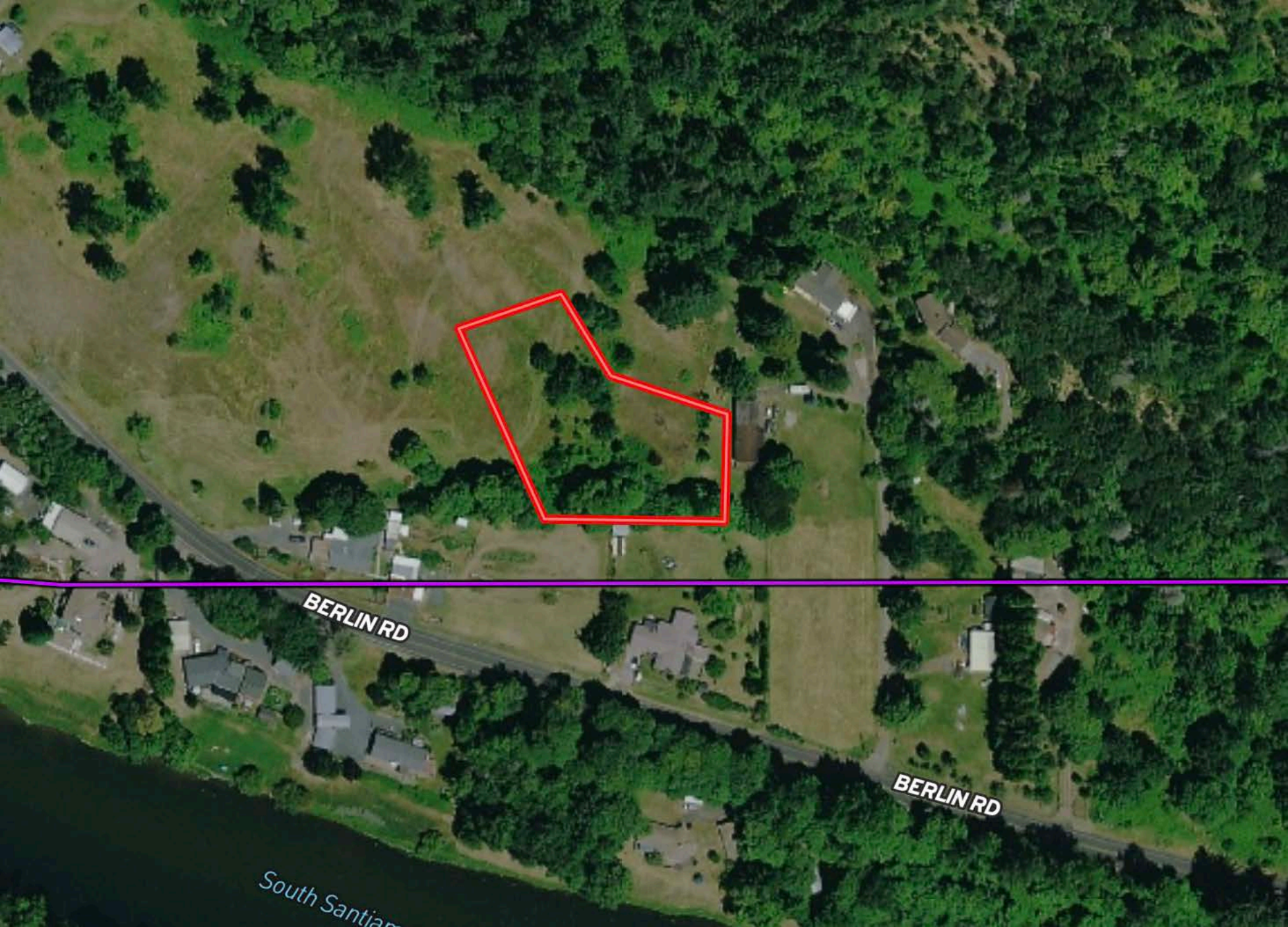
2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



PARCEL MAP



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BERLIN RD

BERLIN RD

South Santiago

LIST PACK





Fidelity National Title®

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0924198**
Tax Lot: **12S02W1301204**
Owner: Latimer, Kyle
CoOwner: Latimer, Ashley
Site:
Lebanon OR 97355
Mail: PO Box 310
Lebanon OR 97355
Zoning: Lebanon-RM - Residential Medium Density
Std Land Use: VMSC - Vacant Misc
Legal:
Twn/Rng/Sec: T:12S R:02W S:13 Q: QQ:

ASSESSMENT & TAX INFORMATION

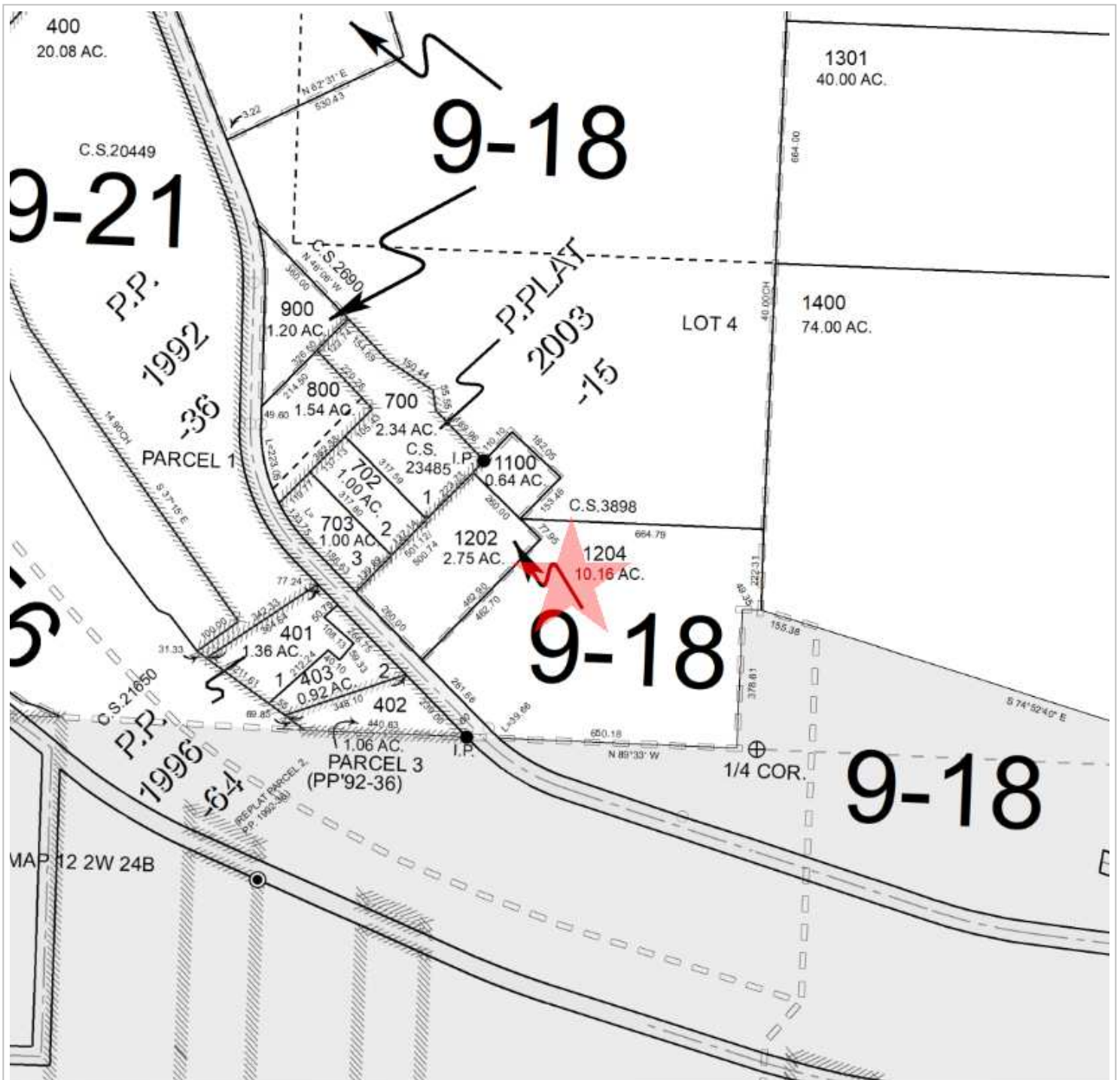
Market Total: **\$483,840.00**
Market Land: **\$483,840.00**
Market Impr:
Assessment Year: **2021**
Assessed Total: **\$334,050.00**
Exemption:
Taxes: **\$7,007.15**
Levy Code: 00921
Levy Rate: 20.9764

SALE & LOAN INFORMATION

Sale Date: 10/15/2020
Sale Amount: \$410,000.00
Document #: 21206
Deed Type: Deed
Loan
Amount: \$409,000.00
Lender: PERLENFEIN
Loan Type:
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: 10.16 Acres (442,570 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 9Z1 - Lebanon
Census: 1016 - 030902
Recreation:



Fidelity National Title

Parcel ID: 0924198

Site Address:

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.



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Aerial Map

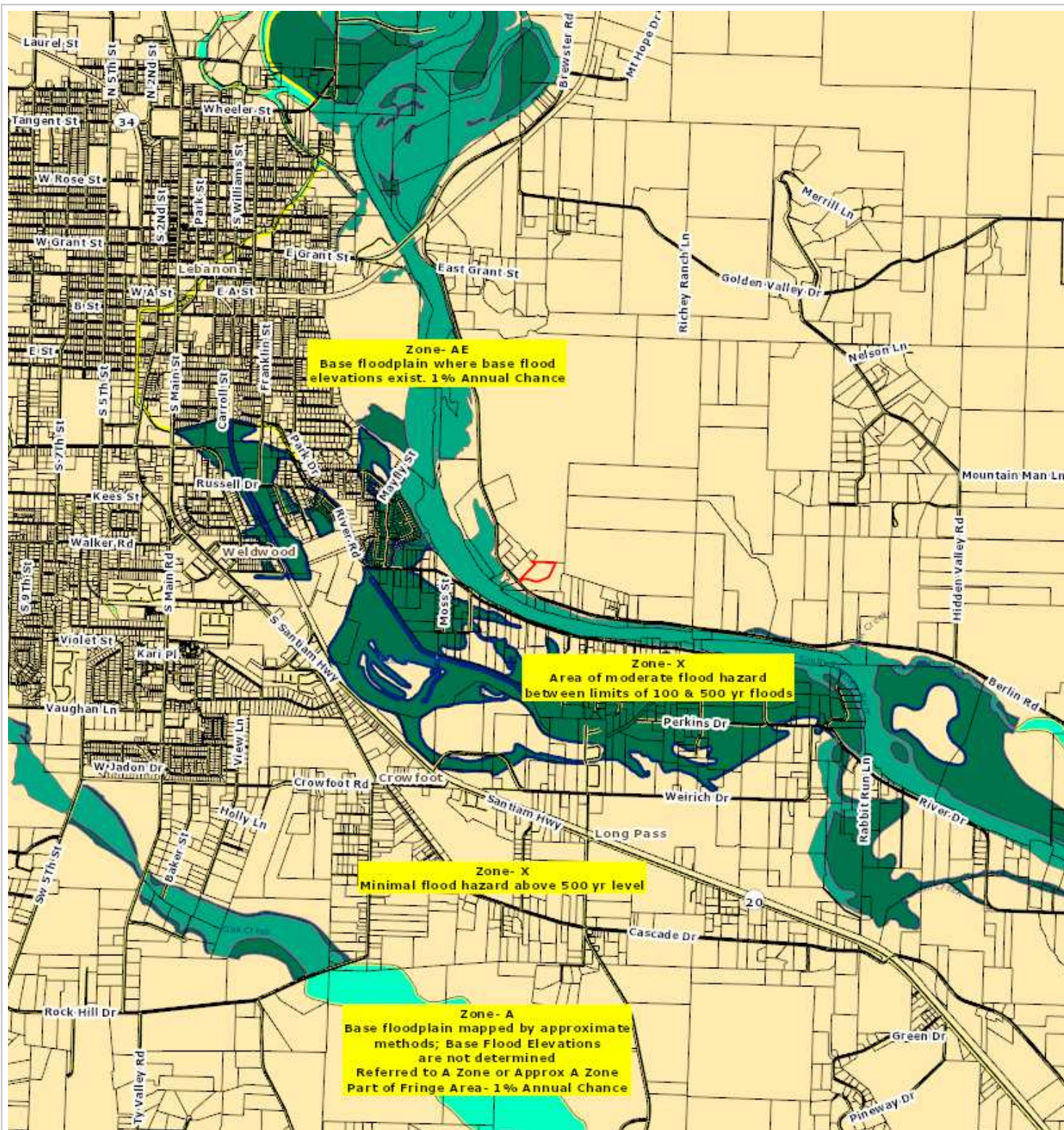


Fidelity National Title

Parcel ID: 0924198

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Flood Map



Fidelity National Title

Parcel ID: 0924198

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

May 10, 2022 4:52:17 pm

Account # 924198
Map # 12S02W1300 01204
Code - Tax # 00921-924198
Legal Descr PP 2021-072
 Lot - PARCEL 1
Mailing Name LATIMER KYLE & ASHLEY
Agent
In Care Of
Mailing Address PO BOX 310
 LEBANON, OR 97355

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL
Deed Reference # 2020-21206
Sales Date/Price 10-14-2020 / \$410,000.00
Appraiser GARTON, JOSHUA

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 03 00 001 73422-1

| Situs Address(s) | Situs City |
|---------------------|------------|
| ID# 32725 BERLIN RD | LEBANON |

| Code Area | RMV | MAV | Value Summary AV | RMV Exception | CPR % |
|------------------------|--------------------|---------|---------------------|---------------|-------|
| 00921 Land Impr. | 237,870 347,180 | | | Land Impr. | 100 |
| Code Area Total | 585,050 | 585,050 | 585,050 | 585,050 | |
| Grand Total | 585,050 | 585,050 | 585,050 | 585,050 | |

| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | Land Breakdown TD% LS | Size | Land Class | Trended RMV |
|--------------------|-----|-------------------------------------|----|-----------|-----------------|--------------------------|------|------------|----------------|
| 00921 | 1 | <input checked="" type="checkbox"/> | | | Market | 100 A | 4.08 | | 207,870 |
| 00921 | | | | | RURAL OSD - AVG | 100 | | | 30,000 |
| Grand Total | | | | | | | 4.08 | | 237,870 |

| Code Area | ID# | Yr Built | Stat Class | Description | Improvement Breakdown TD% | Total Sq. Ft. | Ex% MS Acct # | Trended RMV |
|--------------------|-----|----------|------------|--------------------------|------------------------------|------------------|---------------|----------------|
| 00921 | 1 | 2021 | 158 | RES One story with attic | 100 | 2,679 | | 347,180 |
| Grand Total | | | | | | | 2,679 | 347,180 |

Appr Maint: 2022 - LOT LINE ADJUSTMENT - FROM, 2022 - LOT LINE ADJUSTMENT - FROM, 2022 - SIZE CHANGE, 2022 - SEGREGATION - FROM, 2022 - SEGREGATION - FROM, 2023 - MAINTENANCE (RES - % COMPLETE)

Comments: EV2007-343: SEG'D 10.16 AC FROM 192704 TO THIS ACCT. THIS IS IN THE CITY LIMITS SO PROP CLS NOW 100. 7/23/07 JLS.
 2019: updated to rural neighborhood & PCL to 400. zoned residential low density. applied adj for potential use. (RMV change) 9-19 SG
 '22LLA, Lot Line Adjustment moves .03 acres from #924198 (TL1204) to #215158 (TL 107), & .09 acres from #924198 (TL 1204) to #214151 (TL 201). All in tax code 9-21. MAV balanced. 2/22-JG-
 '22SEG: Segregated #924198 (TL 1204) @ 1.0 acres to create #947227 (TL 1205), and @ 4.90 acres to create #947228 (TL 1206). Recomputed #924198 (TL 1204) to 4.08 acres, made into a contiguous unit, and recalculated all accounts. 1/22-JG-
 '22MX: OSD's & NSFR @ 70% for '22. 1/22-JG-

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-May-2022

| | | | |
|----------------|----------------------------------|-------------|--------------|
| Tax Account # | 924198 | Lender Name | |
| Account Status | A | Loan Number | |
| Roll Type | Real | Property ID | 00921 |
| Situs Address | 32725 BERLIN RD LEBANON OR 97355 | Interest To | May 15, 2022 |

Tax Summary

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|
| 2021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$7,007.15 | Nov 15, 2021 |
| 2020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,921.13 | Nov 15, 2020 |
| 2019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,575.76 | Nov 15, 2019 |
| 2018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,524.58 | Nov 15, 2018 |
| 2017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,370.67 | Nov 15, 2017 |
| 2016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,496.27 | Nov 15, 2016 |
| 2015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,061.28 | Nov 15, 2015 |
| 2014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,154.11 | Nov 15, 2014 |
| 2013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,612.08 | Nov 15, 2013 |
| 2012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,775.03 | Nov 15, 2012 |
| 2011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,702.74 | Nov 15, 2011 |
| 2010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,154.33 | Nov 15, 2010 |
| 2009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,756.22 | Nov 15, 2009 |
| 2008 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6,011.79 | Nov 15, 2008 |
| 2007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,883.64 | Nov 15, 2007 |
| 2007 | FEE | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,580.17 | Nov 15, 2007 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$87,586.95 | |

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

AFTER RECORDING RETURN TO:

Order No.: 471820098926-RS
Kyle Latimer and Ashley Latimer, as tenants by the entirety
PO Box 310
Lebanon, OR 97355

SEND TAX STATEMENTS TO:

Kyle Latimer and Ashley Latimer
PO Box 310
Lebanon, OR 97355

APN: 924198
Map: 12S02W1300 01204

LINN COUNTY, OREGON

2020-21206

D-WD

Stn=10120 K. PETERSON 10/15/2020 09:56:02 AM

\$10.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$110.00**

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Steve Perlenfein, Grantor, conveys and warrants to **Kyle Latimer and Ashley Latimer, 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 Linn, State of Oregon:

Being a tract of land located in the Southwest one-quarter of Section 13, Township 12 South, Range 2 West, of the Willamette Meridian, in the City of Lebanon, County of Linn and State of Oregon, and being more particularly described as follows:

Commencing from the Southeast corner of the Southwest one-quarter of said Section 13; thence North 89° 57' 17" West, along the South line of said Section 13, a distance of 54.00 feet to the West line of that deed recorded November 2, 2005 in Volume 1783 Page 423 of the deed records of Linn County, Oregon and the true point of beginning; thence continuing along said South line, North 89° 57' 17" West, 650.18 feet to the East right-of-way line of Berlin Road (Market Road 20-B) (60 foot right-of-way) and the beginning of a 539.51 foot radius non-tangent curve to the right; thence along said non-tangent curve to the right 39.66 feet through a central angle of 4° 12' 43" (chord bears North 48° 49' 38" West, 39.65 feet) to a point of tangency; thence continuing along said East right-of-way line of Berlin Road North 46° 43' 16" West, 261.66 feet to a point which bears North 42° 06' 30" East, 0.24 feet from a 5/8 inch iron rod at the most Southerly corner of that tract of that deed recorded October 26, 1976, in Volume 148 page 538 of the deed records of Linn County, Oregon; thence along the Southeasterly line of said deed North 42° 06' 30" East, 462.70 feet to the most Easterly corner of said deed; thence North 47° 54' 00" West, along the Northeasterly line of said deed, 77.95 feet to a 5/8 inch iron rod with yellow plastic cap marked "WRG Design, Inc." at the most Southerly corner of that tract of that deed recorded November 8, 1996 in Volume 836 Page 81 of the deed records of Linn County, Oregon; thence South 89° 57' 17" East, parallel to the South line of said Section 13, a distance of 664.79 feet to a 5/8 inch iron rod with yellow plastic cap marked "WRG Design, Inc." on the East line of the Southwest one-quarter of said Section 13; thence South 00° 41' 50" East, along said East line, 222.31 feet to the North line of said deed recorded in Volume 1783, Page 423; thence South 89° 53' 21" West, along said North line, 49.35 feet to a 5/8 inch iron rod at the Northwest corner of said deed; thence South 00° 00' 23" West, along the West line of said deed, 378.61 feet to said true point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$410,000.00). (See ORS 93.030).

AFTER RECORDING RETURN TO
TICOR TITLE: 471820098926

STATUTORY WARRANTY DEED

(continued)

Subject to:

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

Granted to: Consumers Power, Inc.
Purpose: transmission and distribution lines
Recording Date: June 21, 1965
Recording No: Volume 310, Page 650
Affects: Reference is hereby made to said document for full particulars

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.

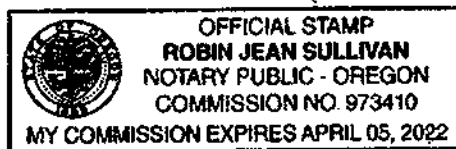
Dated: 10-14-20
[Signature]
Steve Perlenfein

State of OR
County of Linn

This instrument was acknowledged before me on 10/14/2020 by Steve Perlenfein.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 4/5/2022



PARTITION

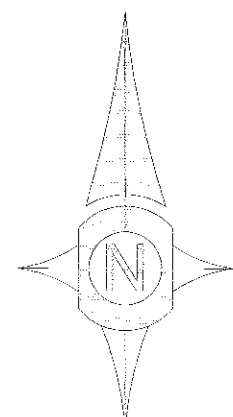


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C.S. 27220

PARTITION PLAT NO. 2022-39
FOR KYLE & ASHLEY LATIMER
A REPLAT OF PARCEL 3, PARTITION PLAT 2021-72
LOCATED IN THE SW 1/4 SEC. 13, T. 12 S., R. 2 W., W.M.,
CITY OF LEBANON, LINN COUNTY, OREGON

LEBANON MLP 22-03
FEBRUARY 28, 2022



SCALE: 1" = 60'

0' 60' 120'

STA 88+83.22

BERLIN ROAD

C.R. 20B

STA 91+43.19
{S46°42'49"E}

FD 5/8" IR W/YPC
C.S. 24431

{482.59'}

BASIS OF BEARINGS
{S89°57'20"E 664.90'}
{S89°57'17"E 664.79'}S1, D1

INITIAL
POINT

{182.31'}

FD 5/8" IR W/YPC
C.S. 24431, UP 0.9'

{S0°37'57"E 222.50'}
{S0°41'50"E 222.31'}S1, D1

{289°52'05"E 4.46'}

FD 1/2" IR
C.S. 3969

LEMBKE
VOL. 179,
PAGE 120

PARCEL 3
2.28 ACRES

{S89°52'05"W 49.20'}
{S89°53'21"W 49.35'}S1, D1

FD 5/8" IR
C.S. 14527

FD 5/8" IR, C.S. 14527
{0.17'} EAST OF LINE

{[54.58']}
{[54.74']}S1

{N0°02'06"W 127.09'}

{S53°15'05"W 19.29'}

DURAN
DN2021-20613

PARCEL 2
1.31 ACRES

568°52'47"E 211.94'

97.80'
{S2°12'08"W 173.98'}

76.18'

{S18°41'15"E 69.59'}

{[S89°57'17"E 53.77']}
{N89°57'17"W 54.00'}S1, D1

FD 5/8" IR, C.S. 14527
{S0°02'08"E 0.20'}

SE COR, SW 1/4, SEC. 13
FD 3 1/4" ALUMINUM CAP
REMONUMENT BOOK 13, PAGE 293

SAMPLE
VOL. 300, PAGE 812

CARTER
DN2021-20611

FD 1" IP, C.S. 4870
{0.52'} SOUTH OF LINE

SECTION 13
[124.05']
SECTION 24

{N89°57'17"W 650.43'}
{N89°57'17"W 650.18'}S1, D1

PARCEL 1
1.40 ACRES

$\Delta = \{38^\circ 25' 25''\}$
 $R = \{100.00'\}$
 $L = \{67.06'\}$
 $LC = \{N85^\circ 57' 10'' E 65.81'\}$

$\Delta = \{5^\circ 32' 39''\}$
 $R = 100.00'$
 $L = 9.68'$
 $LC = N63^\circ 58' 08'' E 9.67'$

$\Delta = \{43^\circ 41' 21''\}$
 $R = \{100.00'\}$
 $L = \{76.25'\}$
 $LC = \{N44^\circ 53' 47'' E 74.42'\}$

58' ACCESS AND UTILITY EASEMENT
DEED DOCUMENT NO. 2021-26123

PARCEL 2
PP 2021-72

{S74°50'08"E 167.21'}
{150.85'}

29.00'

{16.35'}

{N7°31'58"E 202.03'}

FD 5/8" IR W/YPC
C.S. 26986

{PC STA 94+04.85}

{60.92'}

{S77°46'06"W}

{62.23'}

{N83°07'42"W 111.33'}

{14.78'}

{PT STA 96+75.63}

LEGEND:

- MONUMENT FOUND FLUSH OR AS NOTED
- SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP
STAMPED "UDELL ENG"
- ⊙ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP
STAMPED "UDELL ENG" PER C.S. 27114
- { } MEASURED AND RECORD DATA PER COUNTY SURVEY 27114
- { [] } CALCULATED AND RECORD DATA PER COUNTY SURVEY 27114
- () DATA OF RECORD
- [] CALCULATED DATA
- C.S. COUNTY SURVEY
- S1 LINN COUNTY SURVEY NO. 24431
- D1 LINN COUNTY DEED DOCUMENT NO. 2020-21206

REFERENCE SURVEYS: C.S. 2650, C.S. 3969, C.S. 14527,
C.S. 14620, C.S. 23305, C.S. 24431, C.S. 26986, C.S. 27114

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer
KYLE W. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kyle W. Latimer
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2022

Udell
ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
21-192 2022 PARTITION

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO FURTHER PARTITION PARCEL 3 OF
LINN COUNTY PARTITION PLAT NO. 2021-72 INTO THREE PARCELS.

THE EXTERIOR BOUNDARY WAS RETRACED AS RECENTLY SURVEYED ON
COUNTY SURVEY NO.'S 26986 AND 27114.

C.S. 27220

PARTITION PLAT NO. 2022-39
FOR KYLE & ASHLEY LATIMER
A REPLAT OF PARCEL 3, PARTITION PLAT 2021-72
LOCATED IN THE SW 1/4 SEC. 13, T. 12 S., R. 2 W., W.M.,
CITY OF LEBANON, LINN COUNTY, OREGON
LEBANON MLP 22-03
FEBRUARY 28, 2022

SURVEYOR'S CERTIFICATE:

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF LINN COUNTY PARTITION PLAT NO. 2021-72

EASEMENTS OF RECORD:

A TITLE REPORT PREPARED BY TICOR TITLE COMPANY OF OREGON, ORDER NO. 471822116562, REVEALED THE FOLLOWING EASEMENTS OF RECORD:

- A TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO CONSUMERS POWER, INC., RECORDED JUNE 21, 1965 IN BOOK 310, PAGE 650. NOT PLOTTABLE, ALONG COUNTY ROAD
- A ELECTRICAL, COMMUNICATION AND RELATED TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO CONSUMERS POWER, INC., RECORDED FEBRUARY 16, 2021 IN DOCUMENT NO. 2021-03862, NOT PLOTTABLE, ALONG COUNTY ROAD.
- 58' WIDE ACCESS AND UTILITY EASEMENT PER DOCUMENT NO. 2021-26123, SHOWN HEREON
- TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO CONSUMERS POWER, INC., RECORDED JANUARY 18, 2022 AS DOCUMENT NO. 2022-00917. EXACT LOCATION NOT SPECIFIED,

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer
KYLE W. LATIMER

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT KYLE LATIMER AND ASHLEY LATIMER ARE THE OWNERS OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS AND HEREBY GRANT THE PRIVATE UTILITY EASEMENT SHOWN ON PAGE 1.

Kyle Latimer
KYLE LATIMER
4-8-22
DATE

Ashley Latimer
ASHLEY LATIMER
4/8/22
DATE

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF LINN)

THIS IS TO CERTIFY THAT ON THIS 8th DAY OF April, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KYLE LATIMER AND ASHLEY LATIMER, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert
NOTARY SIGNATURE

Amanda Albert
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 1004109

MY COMMISSION EXPIRES: September 20th, 2024

APPROVALS:

CITY OF LEBANON NOTICE OF DECISION PLANING FILE NO. MLP-22-03: WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PARTITION AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Kelly Latimer
COMMUNITY DEVELOPMENT DIRECTOR,
CITY OF LEBANON
4/20/2022
DATE

Jim Whitbald
ENGINEER, CITY OF LEBANON
4/19/2022
DATE

Thomas J. Lang
LINN COUNTY SURVEYOR
4/22/2022
DATE

RECORDER'S STATEMENT:

STATE OF OREGON)
COUNTY OF LINN)

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS

PLAT NO. 2022-39, ON THIS 22nd DAY OF April,

2022, AT 2:15 O'CLOCK PM, TARGET SHEET RECORDED IN DEED

RECORDS DOCUMENT NO. 2022-7458

STEVE DRUCKENMILLER BY: Sam M. Clark Deputy
LINN COUNTY CLERK CLERK

ASSESSOR'S STATEMENT:

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF

THE 22 DAY OF April, 2022.

Heidi A. Tandy on behalf of Andy Stevens
LINN COUNTY TAX COLLECTOR/ASSESSOR



Udell
ENGINEERING &
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366
21-192 2022 PARTITION

CCR'S



After recording, return to:
Kyle Latimer
PO Box 310
Lebanon, OR 97355

**DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION, made on the date hereinafter set forth by the undersigned, hereinafter referred to as "Declarant":

WHEREAS, Declarant is the owner of three parcels of real property in the County of Linn, State of Oregon, more particularly described as:

Parcel 1, Parcel 2 and Parcel 3 of Linn County Partition Plat no. 2021-72 (hereafter together referred to as the "Property")

WHEREAS, Declarant desires to subject the Property to certain protective covenants, conditions, restrictions, reservations, for benefit of the Property, and its present and subsequent owners as hereinafter specified, and will convey the Property subject thereto. Whereas the Property is not a planned community as that term is defined in ORS Chapter 94 (2017) and no property within the Property is held under any common ownership.

NOW, THEREFORE, Declarant hereby declares that all of the Property is and shall be held and conveyed upon and subject to the conditions, covenants, restrictions and reservations hereinafter set forth; all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property. These covenants, restrictions, and conditions shall constitute covenants to run with the land and shall be binding upon all persons claiming under them and also that these conditions, covenants, and restrictions, shall inure to the benefit of and be limitations upon all future owners of the Property, or any interest therein.

ARTICLE I DEFINITIONS

Whenever used in this Declaration, the following terms shall have the following meanings:

1. **"Declarant"** shall mean and refer to Kyle Latimer and Ashley Latimer.
2. **"Dwelling Unit"** is any structure intended to be occupied by one family as a dwelling.
3. **"Parcel"** shall mean and refer to any of the three parcels that are part of the Property.

4. **"Owner"** shall mean and refer to the record owner (or if a Parcel is being sold on a land sale contract, then the contract purchaser) whether one or more persons or entities, of all or any part of the Property, excluding those having such interest merely as security for the performance of an obligation, and excluding the general public and a public entity as owners of any streets, tracts, rights-of-ways or easements.

5. **"Property"** shall mean the three described parcels identified above.

ARTICLE II

SPECIFIC PROPERTY USE RESTRICTIONS

Section 1. Dwelling, Out-Building Design, Parking restrictions

1.1 All dwelling units shall be constructed on site. "A" frame style homes, log homes, manufactured homes, modular homes, mobile homes or the equivalent thereof will not be allowed.

1.2 All dwellings are to have no less than 1,600 square feet of living area exclusive of open porches or patios

1.3 The construction of any building on any Parcel, including painting and all exterior finish, shall be completed within six (8) months from the beginning of construction so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from the other Owners. The building area shall be kept reasonably clean and in workmanlike order during the construction period.

1.4 No structure of a temporary character, such as a trailer, RV, camper, yurt, tent, or other similar building or structure shall be used at any time on the Parcel as a permanent residence.

1.5 Exterior lighting must be designed to eliminate glare and annoyance to adjacent property owners and passersby.

Section 2. Parking and Garaging.

2.1 Parking of vehicles for commercial purposes which include but are not limited to, automotive or equipment repair, storage or sales, shall not be allowed on any part of the Property nor on any street or public ways adjacent thereto unless parked within the confines of an enclosed garage on the Parcel.

Section 3. Wells.

No new wells shall be constructed on any Parcel without the written consent of the Owners of the Parcels. Such consent may be withheld, if in the opinion of any other Owner, that the well may adversely affect the volume, flow or potability of the existing wells or siting of a septic system within an existing approval area on the Property

Section 4. Animals.

No animals or livestock of any kind shall be raised, bred, or kept on any part of the Property for commercial gain. No kennels, animal boarding facilities, training, or animal shelters shall be permitted. A Parcel may not keep roosters, turkeys, or peacocks.

ARTICLE III
ENFORCEMENT

Section 1. Enforcement.

The Declarant, as specifically reserved for herein, or any Owner, or the owner of any recorded mortgage, or the beneficiary of any deed of trust, on any part of the Property shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, now or thereafter imposed by the provisions of this Declaration ("CCRs"). No party, including any Declarant nor the individual Owners have a legal duty to enforce the CCRs. Failure by the Declarant, or by any Owner to enforce any CCRs shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Costs and Attorney's Fees.

If suit or action is instituted in connection with the enforcement of these CCRs, the prevailing party shall be entitled to recover in addition to costs incurred such sum as the court may adjudge reasonable as attorney fees therein and on any appeal therefrom.

ARTICLE IV GENERAL
PROVISIONS

Section 1. Severability.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 2. Benefit of Provisions: Waiver.

The provisions contained in this Declaration shall bind and inure to the benefit of the Declarant, the Owner or Owners of any portion of the Property, and their heirs and assigns, and each of their legal representatives, and failure by Declarant or by any of the Property owners or their legal representatives, heirs, and successors or assigns, to enforce any of such conditions, restrictions or charges herein contained shall in no event be deemed a waiver of the right to do so. The covenants conditions and restrictions herein shall run with the land.

Section 3. Termination and Amendment.

The provisions contained in this Declaration shall expire and this Declaration and the Covenants Conditions and Restrictions herein shall be rendered null and void on January 1, 2042 unless, all the Owners of the Parcels herein otherwise vote for and record an extension, prior to the January 1, 2042 expiration date of this Declaration. D e c l a r a n t reserves the right to amend the CCRs herein at any time so long as Declarant remains an Owner of all Parcels within the Property. These CCRs may otherwise be amended or terminated by unanimous written agreement of the Owners which such agreement shall be recorded as amended CCRs to be effective. No amendment is retroactive in application.

IN WITNESS WHEREOF, we the owners of the Property have executed this Declaration on the
_____ day of _____, 20____.

PAGE 3 OF 4 – DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

By: Kyle Latimer

STATE OF OREGON)
) ss
County of Linn)

STATE OF OREGON)
) ss
County of Linn)

My Commission expires: _____

SEPTIC APPROVAL



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.

REPORT FOR ON-SITE SEWAGE DISPOSAL

(Technical Report - This is not a Permit)

Applicant: **Kyle Latimer**

Map PIN: **12S02W13 01204**

Site Location: **The SE corner of the parent taxlot is ~14' north and ~2719' west of the SE corner of section 13.**

Lot Designation: **C**

Property Size: **10.16**

Zoning: **CITY**

Sewer Available: ☐

System Capacity: **450** gallons / day **Four (4) bedroom single family dwelling**

This approval is limited to residential strength wastewater.

Existing Tank: **NA**

Test Water-Tightness: ☒

Required Tank Capacities (gallons): **Septic: 1000** **Dosing: 500** (if needed)

Effluent Filter Required: ☐

System Requirements

Initial Disposal Area

Replacement Disposal Area

System Type: **Pressurized Distribution**

Pressurized Distribution

Min Trench Depth: **18** inches

18 inches

Max Trench Depth: **24** inches

24 inches

Sizing Ratio: **50** feet / 150 gallons

50 feet / 150 gallons

System Criteria: **Soil Group A / high water table**

Soil Group A / high water table

Total Trench Length: **150** feet

150 feet

Curtain Drain Required: ☒ Min Curtain Drain Depth: **NA** inches

Inspection of System Stakeout Required: **Prior to permit issuance**

Detailed site-specific plans must be submitted for review and approval before permit is issued.

See attached table of required setbacks. All site developments must adhere to the listed setbacks, or this report may be invalidated.

System may only be installed when soils are dry, generally June through October. Installation during other times of the year may be considered on a case by case basis.

WARNINGS:

Any alteration of the natural conditions in the area approved for the on-site system or replacement area may void this approval. This approval is given on the basis that the lot or parcel described will not be further partitioned or subdivided and that conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.755 and Administrative Rules of the Environmental Quality Commission. Any such subdivision, partitioning or alteration may void this report.

This document is a technical report for on-site sewage disposal only. It may be converted to a permit only if, at the time of application, the parcel has been found to be compatible with applicable LCDC-Goals. The Statement of Compatibility may be made on the attached form or its equivalent. Authorized Agent approval is required before a construction permit can be issued. This report is valid until an on-site sewage disposal system is installed pursuant to a construction permit obtained from Linn County Environmental Health, or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department of Environmental Quality to the owners according to Department records or the County Tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.


(Signature of Authorized Agent)

REHS
(Title)

4/9/21
(Date)

Linn Co. Env. Health
(Office)



County Courthouse, Room 115
PO Box 100 Albany, OR 97321

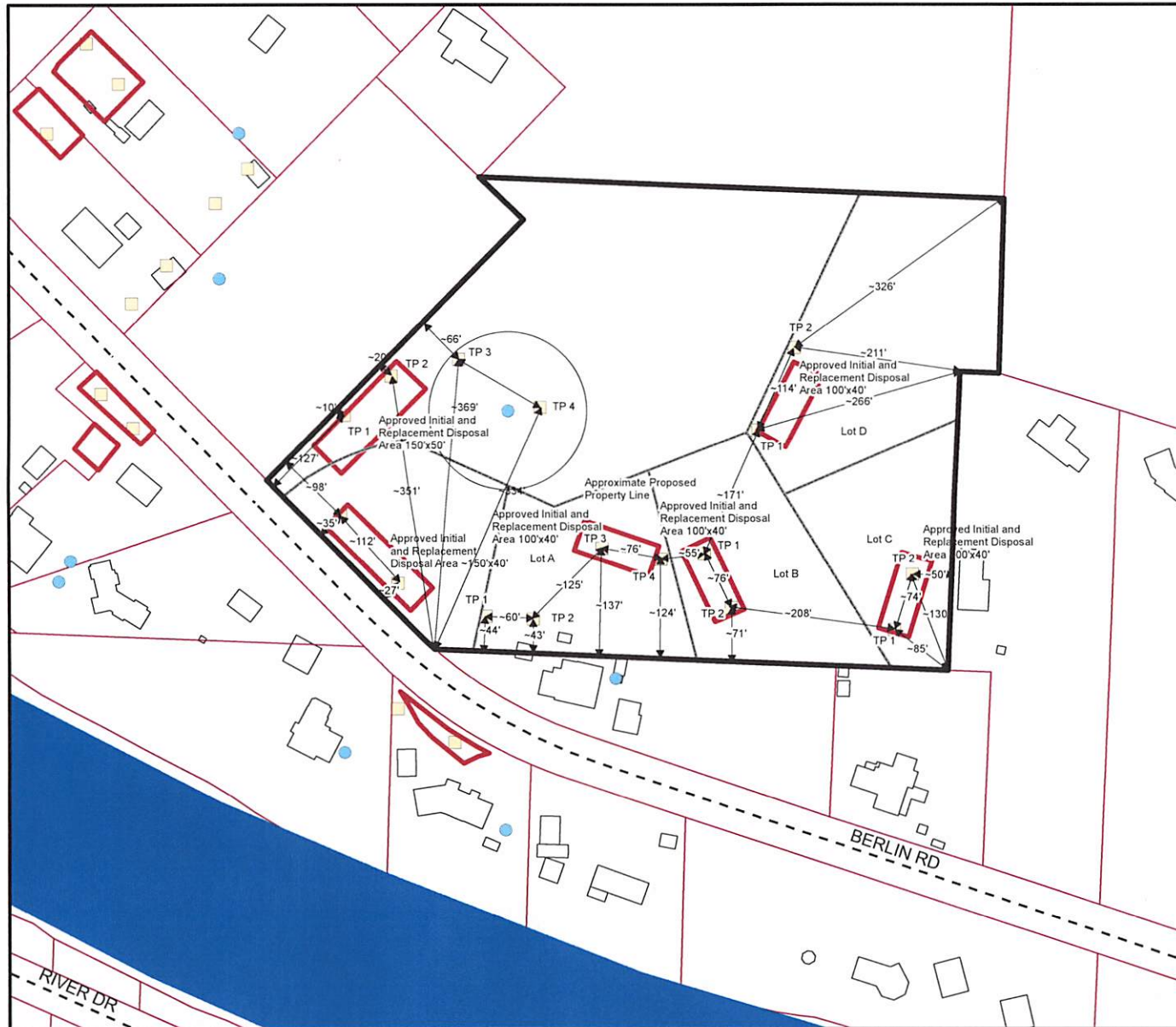
Linn County Department of Health Services

Environmental Health Program

Phone (541) 967-3821
Fax (541) 926-2060

Site Evaluation Plot Plan

Property ID: 12S02W13 01204
Record Number: 35632
Date Produced: 4/8/2021



- septic
- testpits
- wells



1 inch = 200 feet



County Courthouse, Room 115
PO Box 100 Albany, OR 97321

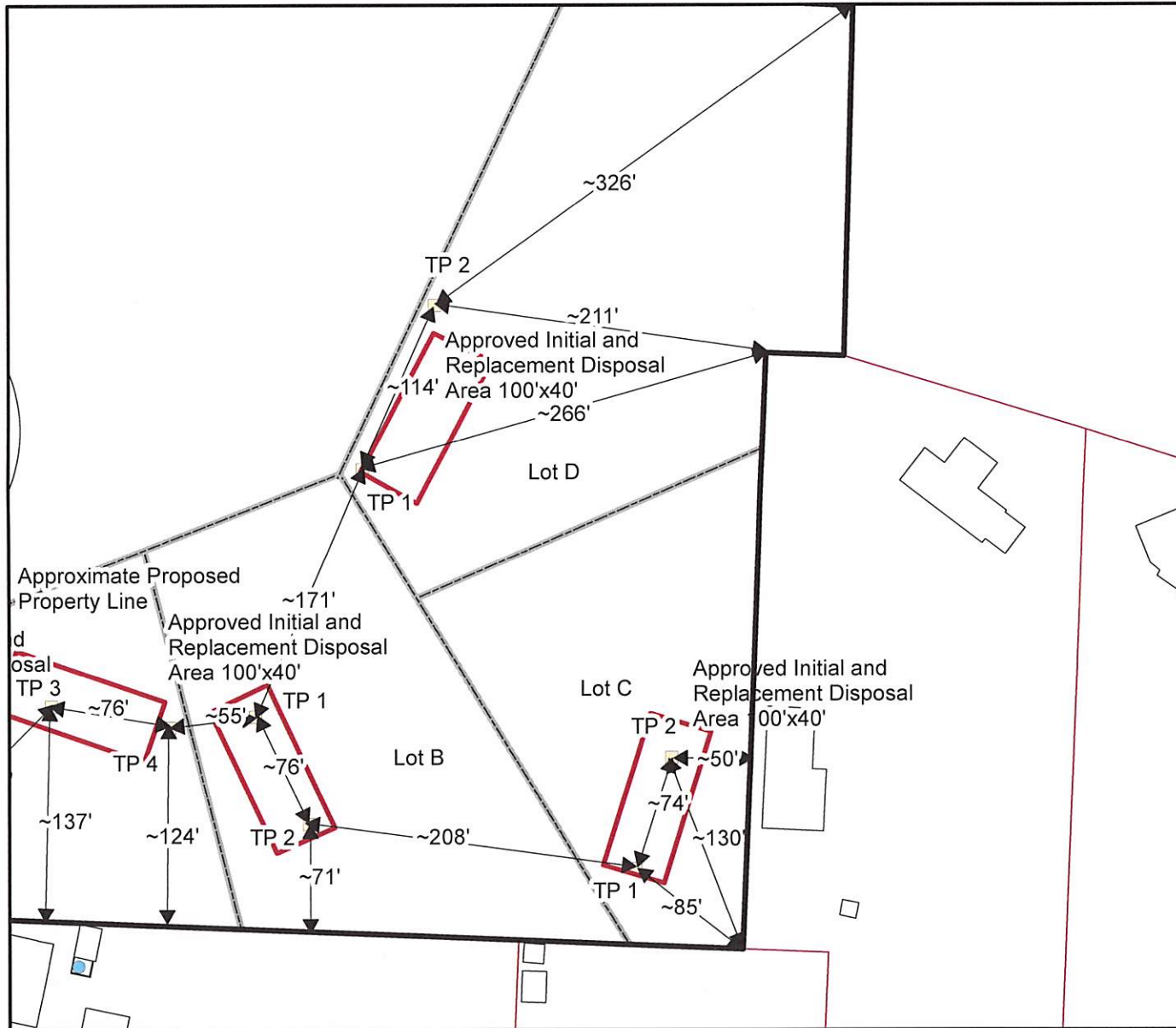
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Site Evaluation Plot Plan

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1 inch = 100 feet

WELL LOGS



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

STATE OF OREGON
WATER SUPPLY WELL REPORT

LINN 63866

| | |
|------------------|---------|
| WELL I.D. LABEL# | L143441 |
| START CARD # | 1056412 |
| ORIGINAL LOG # | |

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

4/29/2022

(1) LAND OWNER

Owner Well I.D. DR-3597

First Name KYLE & ASHLEY Last Name LATIMER
 Company _____
 Address P. O. BOX 310
 City LEBANON State OR Zip 97355

(2) TYPE OF WORK
☒ New Well ☐ Deepening ☐ Conversion

☐ Alteration (complete 2a & 10) ☐ Abandonment (complete 5a)
(2a) PRE-ALTERATION

Casing:

| Dia | + | From | To | Gauge | Stl | Plstc | Wld | Thrd |
|-----|---|------|----|-------|-----|-------|-----|------|
| | | | | | | | | |

 Seal:

| Material | From | To | Amt | sacks/lbs |
|----------|------|----|-----|-----------|
| | | | | |

(3) DRILL METHOD

☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud
☐ Reverse Rotary ☐ Other _____

(4) PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Community
☐ Industrial/ Commercial ☐ Livestock ☐ Dewatering
☐ Thermal ☐ Injection ☐ Other _____

(5) BORE HOLE CONSTRUCTIONSpecial Standard ☐ (Attach copy)Depth of Completed Well 83.00 ft.

| BORE HOLE | | | SEAL | | | sacks/lbs | |
|-----------|------|----|-----------|------|----|------------|------|
| Dia | From | To | Material | From | To | Amt | |
| 10 | 0 | 39 | Bentonite | 0 | 4 | 2 | S |
| 6 | 39 | 83 | | | | Calculated | 1.83 |
| | | | Cement | 4 | 39 | 17 | S |
| | | | | | | Calculated | 9.39 |

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E☒ Other POURED DRY

Backfill placed from _____ ft. to _____ ft. Material _____

Filter pack from _____ ft. to _____ ft. Material _____ Size _____

Explosives used: ☐ Yes Type _____ Amount _____**(5a) ABANDONMENT USING UNHYDRATED BENTONITE**

Proposed Amount

Actual Amount

(6) CASING/LINER

| Casing | Liner | Dia | + | From | To | Gauge | Stl | Plstc | Wld | Thrd |
|-------------------------------------|-------------------------------------|-----|-------------------------------------|------|----|-------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6 | <input checked="" type="checkbox"/> | 1.2 | 39 | .250 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4.5 | <input type="checkbox"/> | 3 | 83 | .250 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Shoe ☐ Inside ☒ Outside ☐ Other Location of shoe(s) 39Temp casing ☒ Yes Dia 10 From + 1 To 39**(7) PERFORATIONS/SCREENS**Perforations Method Saw Cut

Screens Type _____ Material _____

| Perf/ | Casing/ | Screen | Dia | From | To | Scrn/slot | Slot | # of | Tele/ |
|--------|---------|--------|-----|------|----|-----------|--------|-------|-----------|
| Screen | Liner | | | | | width | length | slots | pipe size |
| Perf | Liner | | 4.5 | 41 | 78 | .125 | 6 | 66 | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

| Yield gal/min | Drawdown | Drill stem/Pump depth | Duration (hr) |
|---------------|----------|-----------------------|---------------|
| 30 | | 75 | 1 |
| | | | |
| | | | |

Temperature 53 °F Lab analysis ☐ Yes By _____
 Water quality concerns? ☐ Yes (describe below) TDS amount 91 ppm
 From _____ To _____ Description _____ Amount _____ Units _____
(9) LOCATION OF WELL (legal description)County LINN Twp 12.00 S N/S Range 2.00 W E/W WMSec 13 SE 1/4 of the SW 1/4 Tax Lot 1204

Tax Map Number _____ Lot _____

Lat _____ " or 44.51992195 DMS or DD

Long _____ " or -122.87711048 DMS or DD

☐ Street address of well ☒ Nearest address

NEXT TO: 32725 BERLIN RD.

LEBANON OR. 97355

(10) STATIC WATER LEVEL

| | Date | SWL(psi) | + | SWL(ft) |
|--------------------------------|--------------------------|----------|---|---------|
| Existing Well / Pre-Alteration | | | | |
| Completed Well | 4/29/2022 | | | 14 |
| Flowing Artesian? | <input type="checkbox"/> | | | |
| Dry Hole? | <input type="checkbox"/> | | | |

WATER BEARING ZONESDepth water was first found 41.00

| SWL Date | From | To | Est Flow | SWL(psi) | + | SWL(ft) |
|-----------|------|----|----------|----------|---|---------|
| 4/29/2022 | 41 | 55 | 30 | | | 14 |
| | | | | | | |
| | | | | | | |
| | | | | | | |

(11) WELL LOG

Ground Elevation _____

| Material | From | To |
|-------------------------------|------|----|
| Topsoil Sandy | 0 | 1 |
| Cobbles w/ Sand | 1 | 7 |
| Large Boulder | 7 | 15 |
| Cobbles w/ Gravels Large | 15 | 25 |
| Clay Yellow w/ Gravels | 25 | 31 |
| Sandstone/Claystone Green | 31 | 34 |
| Sandstone Blue/Green Medium | 34 | 44 |
| Sandstone Blue | 44 | 49 |
| Sandstone Dark Blue | 49 | 64 |
| Sandstone Gray | 64 | 68 |
| Sandstone Blue/Gray w/ Quartz | 68 | 71 |
| Sandstone Blue/Gray | 71 | 83 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Date Started 4/27/2022 Completed 4/29/2022**(unbonded) Water Well Constructor Certification**

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 1974 Date 4/29/2022Signed CJ NUGENT (E-filed)**(bonded) Water Well Constructor Certification**

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 664 Date 4/29/2022Signed CHARLES NUGENT (E-filed)Contact Info (optional) Nugent Drilling Co. Lebanon Oregon

ORIGINAL - WATER RESOURCES DEPARTMENT

THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

New exempt use wells must be submitted with a map and recording fee.

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

LINN 63866

4/29/2022

Map of Hole

