

92370 POWERLINE RD

OREGON FARM & HOME BROKERS



KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

KELLER WILLIAMS
LAND

KELLER WILLIAMS
Luxury
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



JOE CALLIS

jcalls@kw.com

541-760-1514

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330



PARCEL MAP



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 Boundary

LIST PACKS





Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1306610**
Tax Lot: **1603180000402**
Owner: Callis, Kasey
CoOwner: Callis, Sonja
Site: 92370 Powerline Rd
Eugene OR 97408
Mail: 92370 Powerline Rd
Eugene OR 97408
Zoning: County-E40 - Exclusive Farm Use (40 Acre Minimum)
Std Land Use: AFAR - Farms And Crops
Legal: Map Lot: 1603180000402, TRS: T16 R03 S18 Q00, Lot: TL 00402
Twn/Rng/Sec: T:16S R:03W S:18 Q: QQ:

ASSESSMENT & TAX INFORMATION

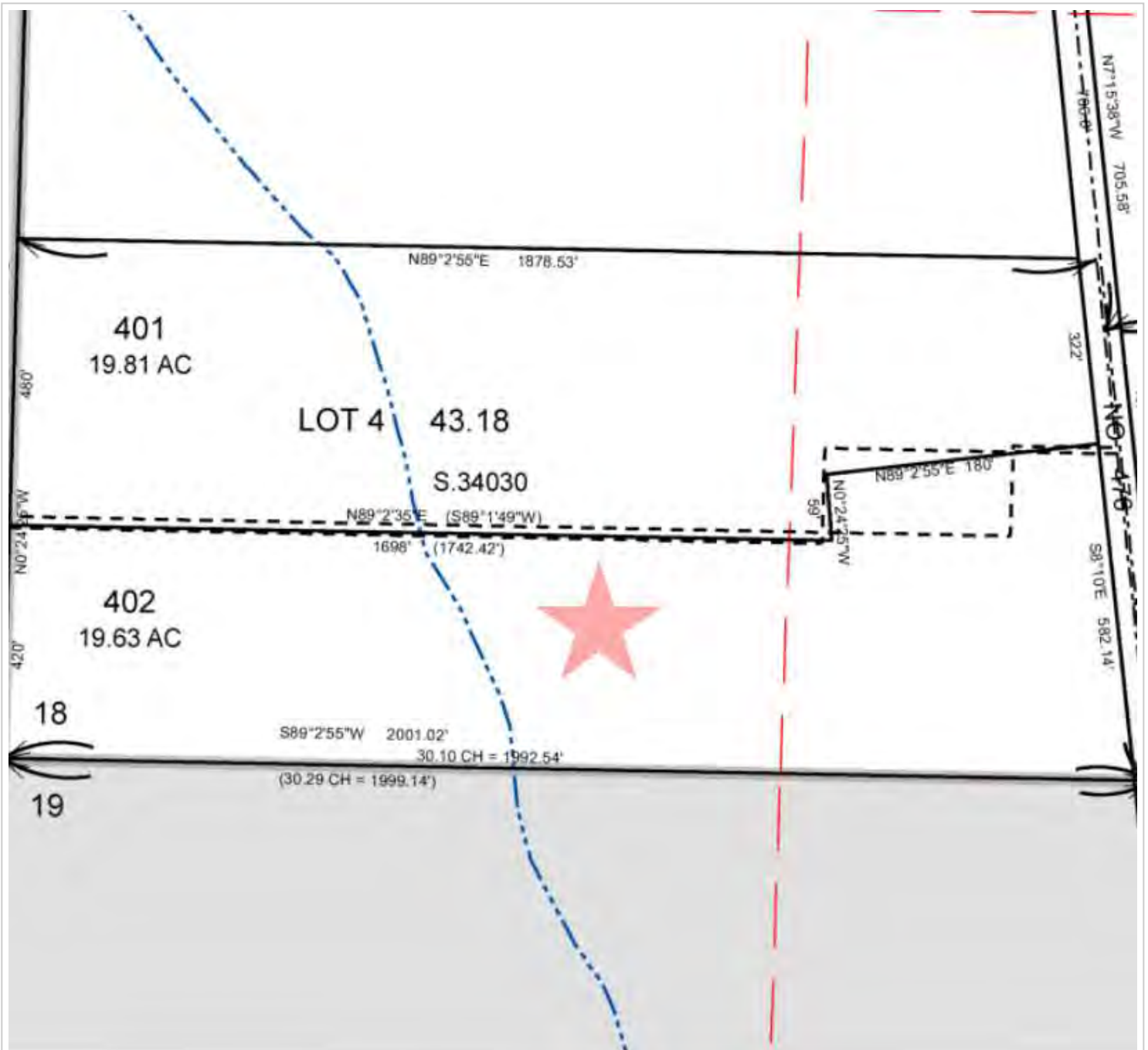
Market Total: **\$586,658.00**
Market Land: **\$439,882.00**
Market Impr: **\$146,776.00**
Assessment Year: **2021**
Assessed Total: **\$150,518.00**
Exemption:
Taxes: **\$1,636.66**
Levy Code: 05503
Levy Rate: 10.8735

SALE & LOAN INFORMATION

Sale Date: 11/11/2021
Sale Amount: \$730,200.00
Document #: 2021-074241
Deed Type: Deed
Loan
Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1914
Eff Year Built: 1940
Bedrooms: 4
Bathrooms: 1
of Stories: 1
Total SqFt: 1,648 SqFt
Floor 1 SqFt: 1,124 SqFt
Floor 2 SqFt:
Basement SqFt:
Lot size: 19.63 Acres (855,083 SqFt)
Garage SqFt: 520 SqFt
Garage Type: Detached
AC:
Pool:
Heat Source: Heat pump
Fireplace: 1
Bldg Condition:
Neighborhood: 444500
Lot: TL 00402
Block:
Plat/Subdiv:
School Dist: 7J - Harrisburg School District
Census: 1018 - 000300
Recreation:

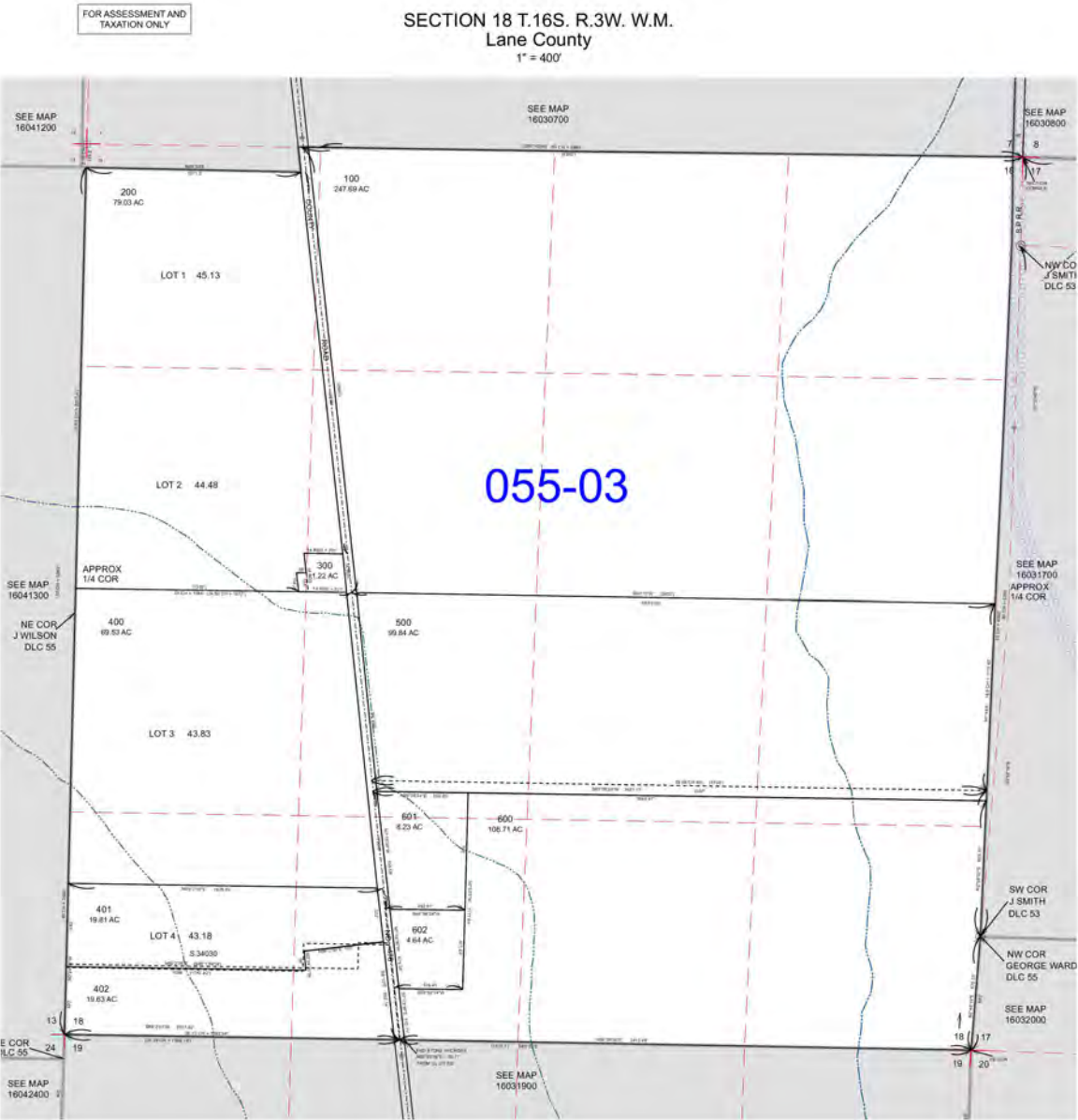


Fidelity National Title

Parcel ID: 1306610

Site Address: 92370 Powerline Rd

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: 1306610
Site Address: 92370 Powerline Rd

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Aerial Map

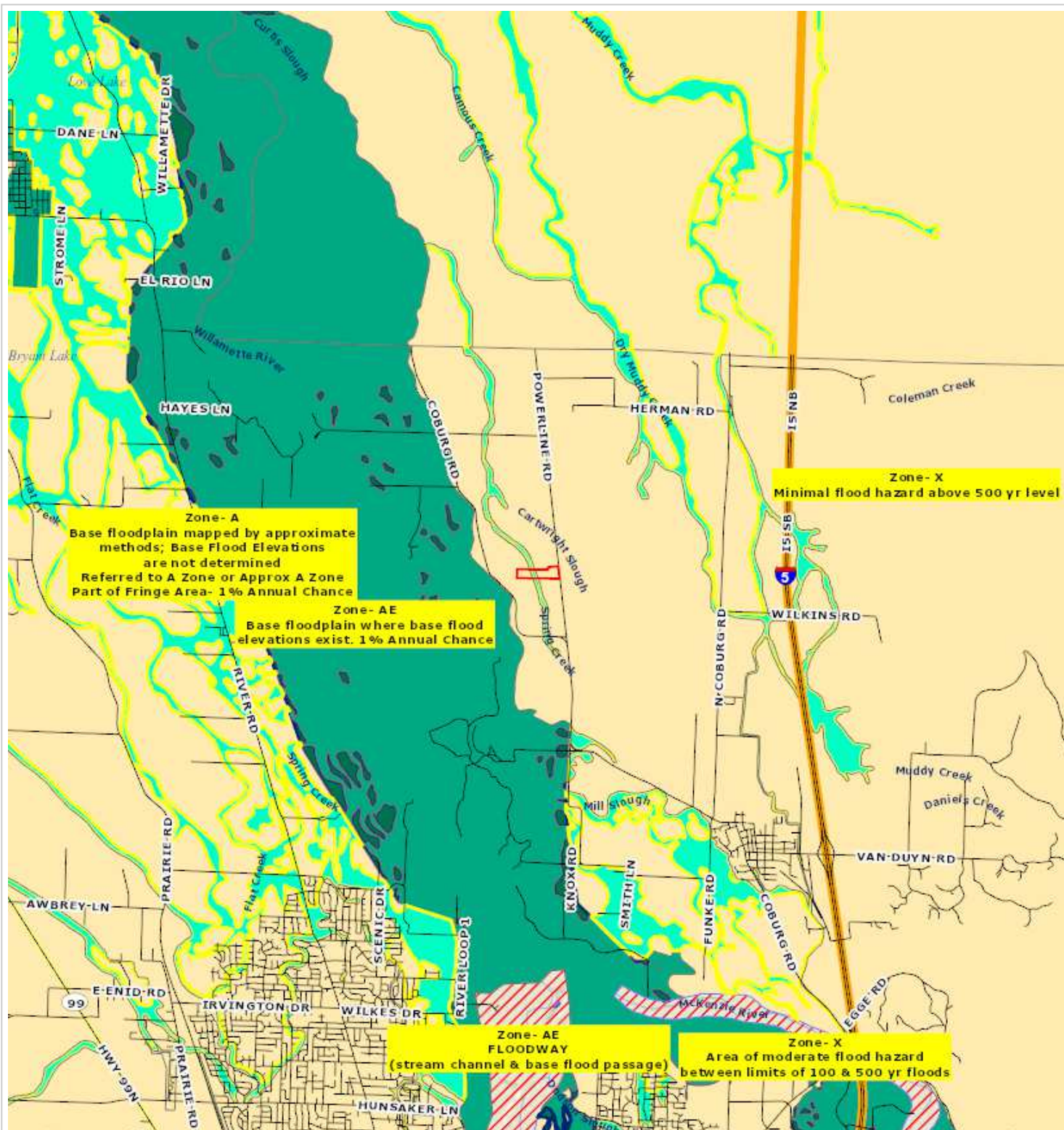


Fidelity National Title

Parcel ID: 1306610

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Flood Map



Fidelity National Title

Parcel ID: 1306610

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Detailed Property Report

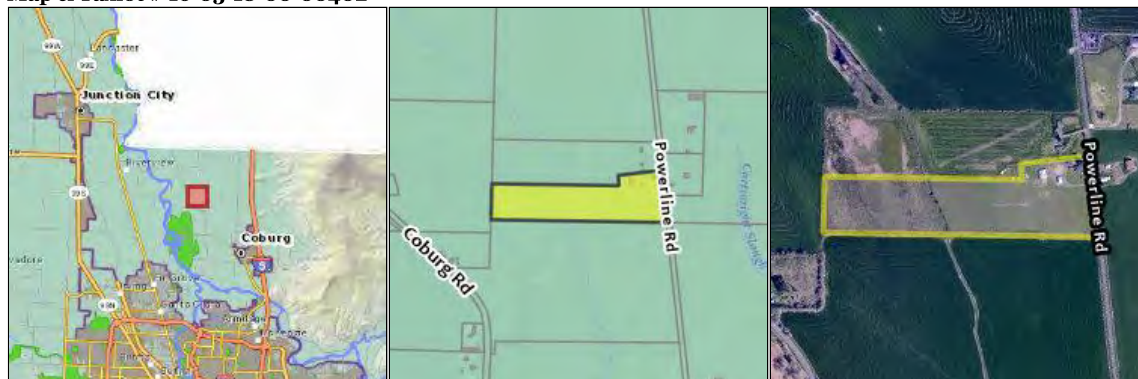
Site Address 92370 Powerline Rd Eugene, OR 97408-9405
Map & Taxlot# 16-03-18-00-00402
SIC N/A
Tax Account# 1306610

Property Owner 1
Callis Kasey & Sonja
92370 Powerline Rd
Eugene, OR 97408
Tax account acreage 19.63
Mapped taxlot acreage[†] 19.59

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

Map & Taxlot # 16-03-18-00-00402



Business Information

Improvements

Dwelling 1 / Building Type » Class 3 dwelling

Assessor Photo

Assessor Sketch

image not available



Inspection Date	data not available	Bedrooms	4	Roof Style	Gable
Building Class	3+	Full Bath(s)	1	Roof Cover	Comp shingle medium
Year Built	1914	Half Bath(s)	0	Masonry Fireplace(s)	Yes
Effective Year Built	1940	Depreciation	29%	Percent Complete as of Jan 1 st	100 %
				Heat	Heat pump

Floor Characteristics

	<u>Base Sq Ft</u>	<u>Finished Sq Ft</u>	<u>Exterior</u>
1st Floor	1124	1124	Wood siding
Attic	524	524	Wood siding
Total Sq Ft	1648	1648	

Other Square Footage

Detached Garage	520	Attached Garage	N/A
Basement Garage	N/A	Carport	N/A
Paved Patio	60	Paved Driveway	N/A

Site Address Information

92370 Powerline Rd
Eugene, OR 97408-9405

House #	92370	Suffix	N/A	Pre-directional	N/A
Street Name	Powerline	Street Type	N/A	Unit type / #	N/A
Mail City	Eugene	State	OR	Zip Code	97408
Zip + 4	9405				

Land Use 1111 Single Family Housing
USPS Carrier Route 0002

General Taxlot Characteristics

- Geographic Coordinates
- X 4238874 Y 923852 (State Plane X,Y)
- Latitude 44.1724 Longitude -123.1010

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A

- Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E40 Exclusive Farm Use (40 acre minimum)

- Land Use

General Land Use

Code	Description
data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

Annexation #	N/A
Approximate Taxlot Acreage	19.59
Approx Taxlot Sq Footage	853,340
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	Average
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider Coburg Rural Fire Protection District
Ambulance Provider Eugene Springfield Fire
Ambulance District WC
Ambulance Service Area West/Central
LTD Service Area? No
LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code Description

X Areas determined to be outside of 500-year flood.
A Areas of 100-year flood, no base flood elevations determined (additional hazard associated with storm waves).

FIRM Map Number 41039C0640F
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type	Description % of Taxlot	Ag Class	Hydric %
31	Coburg Silty Clay Loam	55%	2	4
5	Awbrig Silty Clay Loam	45%	4	97

Schools

	Code	Name
School District	7J	Harrisburg
Elementary School	659	Harrisburg
Middle School	2723	Harrisburg
High School	689	Harrisburg

Political Districts

Election Precinct	751	State Representative District 12	Emerald PUD Board Zone	4	
City Council Ward	N/A	State Representative	John Lively	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	6	Central Lincoln PUD Board Zone	N/A
County Commissioner District	5 (East Lane)	State Senator	Lee Beyer	Soil Water Cons. Dist/Zone	Linn / 1
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	data not available				

Census Information

The information provided below is only a small sampling of the information available from the US Census Bureau. The links at the end of each section below will take you to source tables at American Fact Finder, with additional details. Those links will take you to the most current estimates, but estimates for several previous years will also be available.

To view more Census detail about this tract, visit [Census Reporter](#).

Demographic Characteristics	Tract 0300		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	2,308	+/-186	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	4.2%	+/-1.5	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	81.1%	+/-2.7	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	18.5%	+/-2.3	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1

Median Age 48.0 +/-2.3 *See below *See below 39.4 +/-0.2 39.2 +/-0.2

For a complete breakdown of population by age, gender, race, ethnicity and more, visit [American Fact Finder](#).

Housing Characteristics	Tract 0300		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	902	+/-65	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	41	+/-41	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	75.9%	+/-5.9	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	24.1%	+/-5.9	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.0%	+/-4.6	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	3.6%	+/-5.5	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	308,000	+/-34,506	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,718	+/-136	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	812	+/-175	*See below	*See below	921	+/-11	988	+/-4

For a complete breakdown of housing by tenure, number of bedrooms, year built and more, visit [American Fact Finder](#).

Economic Characteristics	Tract 0300		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Poverty Rate	7.7%	+/-4.0	*See below	*See below	18.8%	+/-0.7	14.9%	+/-0.3

For a complete breakdown of incomes, poverty, employment, commute patterns and more, visit [American Fact Finder](#).

Social Characteristics	Tract 0300		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	24.8%	+/-4.8	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	93.6%	+/-3.0	*See below	*See below	91.5%	+/-0.5	90.2%	+/-0.2

For a complete breakdown of educational attainment, school enrollment, marital status, ancestry and more, visit [American Fact Finder](#).

* Outside city limits. Census data are not available.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '*****' entry in the margin of error column indicates that the estimate is controlled, and a margin of error is not provided.

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 1306610

View tax statement(s) for:

[2021](#)

[2020](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
05/05/2022	\$7.27	\$7.27	\$0.00	\$0.00	\$7.27
12/06/2021	\$1,636.66	\$1,629.39	\$0.00	\$7.27	\$1,636.66
11/16/2020	\$1,542.94	\$1,542.94	\$47.72	\$0.00	\$1,590.66
10/31/2019	\$1,500.51	\$1,500.51	\$46.41	\$0.00	\$1,546.92
10/31/2018	\$1,404.57	\$1,404.57	\$43.44	\$0.00	\$1,448.01
11/13/2017	\$1,310.93	\$1,310.93	\$40.54	\$0.00	\$1,351.47

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Callis Kasey & Sonja	92370 Powerline Rd	Eugene, OR 97408

Taxpayer

Party Name	Address	City/State/Zip
Callis Kasey & Sonja	92370 Powerline Rd	Eugene, OR 97408

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Account Status none
Remarks Potential Additional Tax
Special Assessment Program Zoned Farm

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage 19.63
Fire Acres N/A
Property Class 551 - Farm, efu, improved
Statistical Class 130 - Class 3 single family dwelling
Neighborhood 444500 - Rural Typical Sheldon
Category Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00402	Recording Number	N/A

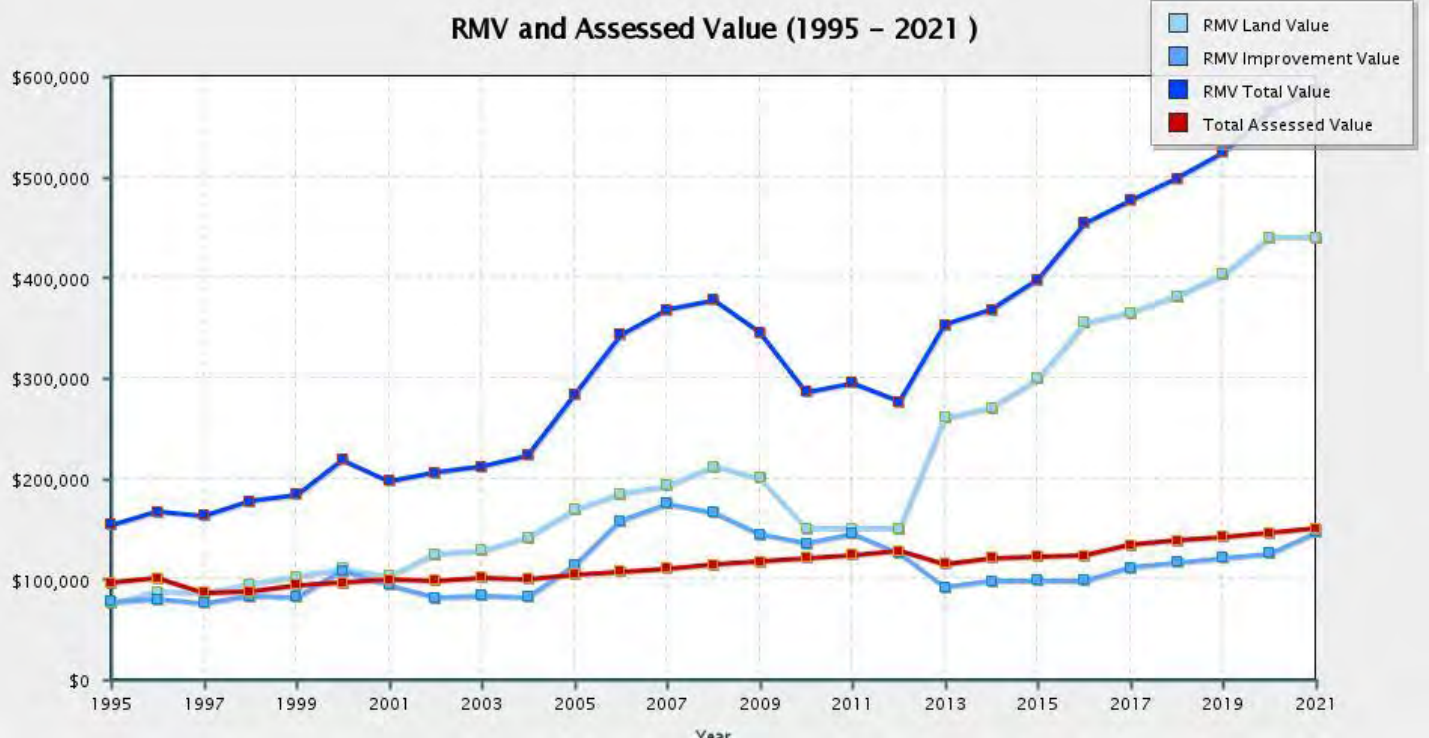
Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

	Real Market Value (RMV)			Total Assessed Value	Tax
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>		
2021	\$439,882	\$146,776	\$586,658	\$150,518	\$1,636.66
2020	\$439,882	\$125,579	\$565,461	\$146,234	\$1,590.66
2019	\$403,487	\$121,213	\$524,700	\$142,110	\$1,546.92
2018	\$381,198	\$116,861	\$498,059	\$138,057	\$1,448.01
2017	\$365,099	\$111,731	\$476,830	\$134,157	\$1,351.47
2016	\$355,359	\$98,827	\$454,186	\$123,492	\$1,236.19
2015	\$299,319	\$98,591	\$397,910	\$122,646	\$1,233.66
2014	\$270,124	\$97,878	\$368,002	\$121,375	\$1,246.36
2013	\$260,583	\$92,127	\$352,710	\$115,035	\$1,190.47
2012	\$150,488	\$125,798	\$276,286	\$128,074	\$1,316.42
2011	\$150,488	\$144,820	\$295,308	\$124,470	\$1,274.29
2010	\$150,486	\$135,590	\$286,076	\$120,929	\$1,246.90
2009	\$200,695	\$144,350	\$345,045	\$117,522	\$1,206.48
2008	\$211,683	\$166,160	\$377,843	\$114,213	\$1,197.47
2007	\$192,995	\$174,990	\$367,985	\$110,993	\$1,160.35
2006	\$184,607	\$158,190	\$342,797	\$107,905	\$1,132.20
2005	\$169,176	\$113,890	\$283,066	\$104,861	\$1,112.91
2004	\$141,726	\$81,770	\$223,496	\$100,322	\$1,070.73
2003	\$128,767	\$83,440	\$212,207	\$101,700	\$1,103.33
2002	\$124,532	\$81,010	\$205,542	\$98,866	\$1,108.69
2001	\$103,098	\$94,200	\$197,298	\$99,507	\$1,163.84
2000	\$110,664	\$108,280	\$218,944	\$96,669	\$1,151.34
1999	\$102,150	\$82,030	\$184,180	\$93,855	\$ 861.54
1998	\$94,590	\$82,860	\$177,450	\$87,104	\$ 860.34
1997	\$86,780	\$76,020	\$162,800	\$86,643	\$ 840.05
1996	\$87,040	\$80,020	\$167,060	\$100,690	\$ 873.24
1995	\$76,350	\$77,690	\$154,040	\$96,340	\$ 846.84

RMV and Assessed Value (1995 - 2021)



Current Year Assessed Value \$150,518
Less Exemption Amount * N/A
Taxable Value **\$150,518**
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 05503
Taxing Districts for TCA 05503
Coburg Rural Fire Protection District
Emerald Peoples Utility District
Harrisburg School District 7
Lane Community College
Lane County
Linn-Benton-Lincoln ESD

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
11/11/2021	\$730,200	2021-74241		R	No	Woodland Brent R & Martha Jane	Callis Kasey & Sonja
10/22/2014	\$300,000	2014-42029		R	No	Cowan Douglas & Rebecca L	Woodland Brent R & Martha Jane
07/25/2001	\$0	2001-46876		6	No	Cowan Douglas & Rebecca L	Cowan Douglas & Rebecca L
02/24/1997	\$208,000	1997-13005		R	data not available	Loiler, Jean E	data not available

Data source: Lane County Assessment and Taxation

Log Off



Lane County Clerk
Lane County Deeds & Records

2021-074241

11/30/2021 02:26:53 PM

RPR-DEED Cnt=1 Stn=8 CASHIER 12 3pages
\$15.00 \$11.00 \$10.00 \$61.00

\$97.00

TITLE NO. 0330932
ESCROW NO. VP21-2179 ALI
TAX ACCT. NO. 1306610
MAP/TAX LOT NO. 16-03-18-00-00402

GRANTOR

BRENT R. WOODLAND and MARTHA JANE WOODLAND

GRANTEE

KASEY CALLIS and SONJA CALLIS
92370 POWERLINE ROAD
EUGENE, OR 97408

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

BRENT R. WOODLAND and MARTHA JANE WOODLAND, as tenants by the entirety, Grantor,
conveys and warrants to
KASEY CALLIS and SONJA CALLIS, as tenants by the entirety, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

A portion of that tract conveyed to George L. and Emily K. Zellner per Reel 1182R, Reception No. 8206839, Lane County Official Records, lying in the Southwest 1/4 of Section 18, Township 16 South, Range 3 West, Willamette Meridian, in Lane County, Oregon, more particularly described as follows: Beginning at a 1/2 inch iron rod at the Southwest corner of said Section 18, being also the Southwest corner of said Zellner tract; thence along the section line North 0° 24' 36" West 404.00 feet (of record 398 feet) to a 5/8 inch iron rod; thence leaving said line North 89° 02' 55" East 1431.88 feet to a 5/8 inch iron rod; thence North 5° 53' 48" West 115.66 feet to a 5/8 inch iron rod; thence North 81° 33' 11" East 475.40 feet to a 5/8 inch iron rod on the Westerly right of way line of County Road No. 476 (Power Line Road); thence along said right of way line South 8° 09' 40" East 585.78 feet to a 1/2 inch iron rod on the South line of said Zellner tract, being also the South line of said Section 18; thence along the section line South 89° 02' 47" West 1970.58 feet to the point of beginning, in Lane County, Oregon.

The true consideration for this conveyance is **\$730,200.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and

Conservation Fund) 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.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 14th day of November, 2021.

Brent Woodland

BRENT R. WOODLAND

Martha Jane Woodland

MARTHA JANE WOODLAND

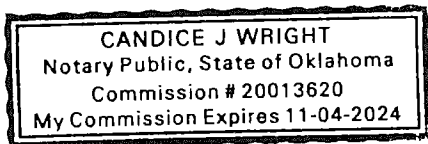
State of ~~Oregon~~ ^{OK} Oklahoma
County of ~~Lane~~ ^{OK} Oklahoma

This instrument was acknowledged before me on November 14th, 2021 by BRENT R. WOODLAND and ~~MARTHA JANE WOODLAND~~.

Candice Wright

(Notary Public for ~~Oregon~~ ^{OK} Oklahoma)

My commission expires 11-04-2024



STATE OF OREGON

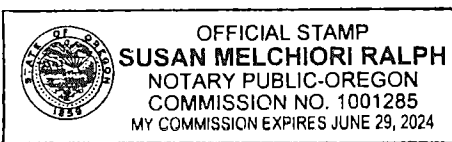
COUNTY OF LANE

This instrument was acknowledged before me on Nov. 15, 2021 by
MARTHA JANE WOODLAND

Susan Melchiori Ralph

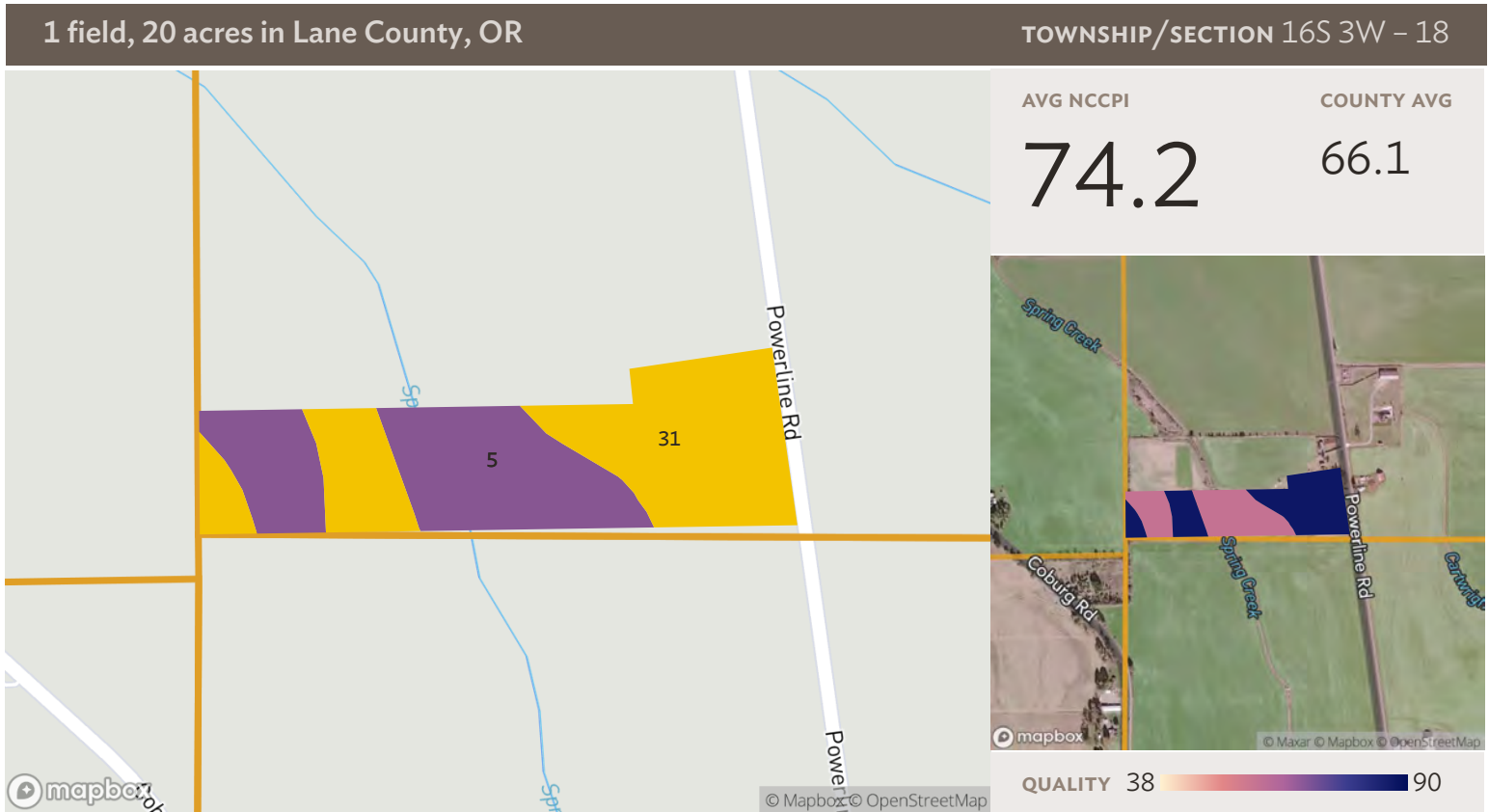
Notary Public for OR

My commission expires 6-29-24



SOILS





All fields

Source: NRCS Soil Survey

20 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 31	Coburg silty clay loam	10.84	55.4%	2	87.1
■ 5	Awbrig silty clay loam	8.74	44.6%	4	58.3
19.57					74.2

Seller is providing buyer with a copy of the attached inspection report. The attached inspection report was provided to the seller at the time they purchased the property. Buyer should not rely on this, or any other prior inspection report because the report may not be accurate and the buyer may have no recourse against an inspector they did not themselves acquire. Seller makes no representation whatsoever regarding the accuracy or completeness of the inspection or the report and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their own professional inspection report.



WELL



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.



Delivering more than
just test results

ALG ORELAP ID #OR100012
361 West 5th Ave
Eugene, OR 97401
TEL: (541) 485-8404 FAX: (541) 484-5995
Website:

Analytical Report

Date Reported: 10/14/2021

WO#: 2110343
CLIENT: Flow Test Inc
Location: 92370 Powerline Rd; Eugene, OR 97408
Project:
Sample Source: Well

Received Date: 10/8/2021 12:18:00 PM
Sampler Name: Arron Cobb
Matrix: Drinking Water
Treatment: Untreated

Lab ID: 2110343-001 **Client Sample ID** Kitchen Sink **Collection Date:** 10/7/2021 12:30:00 PM

Analyses	Method	ORELAP		Date Analyzed	Analyst	PQL	MCL	Result	Units	Qual
		Status								
Iron	SM 3111 B	A		10/11/2021 9:00	AS	0.0250	0.300	0.207	mg/L	
Arsenic	SM 3113 B	A		10/11/2021 10:15	AS	0.00200	0.0100	ND	mg/L	
Hardness (As CaCO ₃)	SM 2340 C	A		10/13/2021 11:34	SS	5.00	250	81.6	mg/L	
Nitrate-N	EPA 300.0	A		10/08/2021 18:56	TG	0.100	10.0	3.61	mg/L	
Conductivity	SM 2510 B	A		10/11/2021 9:44	SS	1.00		246	µmhos/cm	
Total Dissolved Solids (estimated)	SM 2510 B			10/11/2021 9:44	SS	1.00	500	153	mg/L	
pH	EPA 150.1	A		10/08/2021 14:11	AEA	0	8.5	7.2	pH Units	H
Coliform, Total	SM 9223B	A		10/08/2021 13:44	JL	0	Absent	Present	P/A	
E. coli	SM 9223B	A		10/08/2021 13:44	JL	0	Absent	Absent	P/A	

Kimberly J. Reeve Morghan

Kimberly Reeve Morghan
Quality Manager

Definitions:	A	Accredited by ORELAP	Qualifiers:	H	Holding times for preparation or analysis exceeded
	LOD	Limit of Detection			
	MCL	Maximum Contaminant Level			
	ND	Not Detected at the Reporting Limit			
	PL	Permit Limit			
	PQL	Practical Quantitation Level or Reporting Limit			



Delivering more than
just test results

ALG ORELAP ID #OR100012

361 West 5th Ave

Eugene, OR 97401

TEL: (541) 485-8404 FAX: (541) 484-5995

Website:

Analytical Report

Date Reported: 10/29/2021

WO#: 2110B00
CLIENT: Alpine Pump
Location: 92370 Powerline Rd; Eugene, OR 97408
Project:
Sample Source: Well

Received Date: 10/28/2021 12:20:00 PM
Sampler Name: Shawn Turner
Matrix: Drinking Water
Treatment: Treated

Lab ID: 2110B00-001 **Client Sample ID** Hose Bibb **Collection Date:** 10/28/2021 11:30:00 A

ORELAP									
Analyses	Method	Status	Date Analyzed	Analyst	PQL	MCL	Result	Units	Qual
Coliform, Total	SM 9223B	A	10/28/2021 15:33	JL	0	Absent	Absent	P/A	
E. coli	SM 9223B	A	10/28/2021 15:33	JL	0	Absent	Absent	P/A	

Kimberly Reeve Morghan
Quality Manager

Definitions: A Accredited by ORELAP
LOD Limit of Detection
MCL Maximum Contaminant Level
ND Not Detected at the Reporting Limit
PL Permit Limit
PQL Practical Quantitation Level or Reporting Limit

Qualifiers:



Delivering more than
just test results

ALG ORELAP ID #OR100012

361 West 5th Ave

Eugene, OR 97401

TEL: (541) 485-8404 FAX: (541) 484-5995

Website:

Case Narrative

WO#: 2110B00

Date: 10/29/2021

CLIENT: Alpine Pump

Project:

This report presents the results of the analyses of the sample(s) received on the date above and assigned the listed Analytical Laboratory Group Analytical Report numbers. Test results relate only to the parameters tested and to the samples as received by the laboratory.

This report shall not be reproduced, except in full, without written consent of Analytical Laboratory Group, Inc.

All analyses were performed according to the Analytical Laboratory Group, Inc. Quality Assurance Program. All QA/QC requirements were met except as noted below.

Analytical comments are noted with qualifiers (see "Qual" column) or data flags on the reports and/or below.

Note: Report Revised on 11/1/2021 to correct the Street Number in the Location field.

SEPTIC





Bennett's DRAIN SAVERS
Septic & Drain Cleaning
2140 Primrose St.
EUGENE, OREGON 97402
(541) 688-6018 998-1383 726-7732

Sonja (Lisa Johnson): Reseller

CUSTOMER'S ORDER NO. 60345		PHONE 541-510-4601		DATE 10/6/2022		
NAME Horsepower Real Estate						
ADDRESS 92370 Powerline Rd Eugene, OR 97408						
SOLD BY Maury	CASH	C.O.D.	CHARGE	ON ACCT.	MOSE. LTD.	PAID OUT
QTY.	DESCRIPTION				PRICE	AMOUNT
	Existing Septic System Evaluation (no hourly dry dig.) Invoice & sketch (See D9A-554B Form for Report)				225.00	
TAX						
RECEIVED BY						TOTAL 225.00

All claims and returned goods MUST be accompanied by this bill.

Thank You



Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit: <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)/(Sellers): BRENT WOODLAND Telephone: _____
Site Address: 92370 POWERLINE ROAD City: EUGENE Zip Code: 97408
County: LANE Lot Size: ? Acres/Square Feet (circle units) _____
Legal Description: TOWNSHIP 16, RANGE 03, SECTION 18, TAX LOT 402
Age of wastewater treatment system ? (years) Is there a service contract for system components? NO
Date the septic tank was last pumped 2018 (?) (please attach receipt if available)
Number of people occupying dwelling 5-7 If unoccupied, for how long has it been vacant? _____
Was this section completed by the evaluator because owner or agent was unavailable? YES
The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): MARCUS M. CARTER

Certification:

- | | |
|--|--|
| <input type="checkbox"/> Installer | <input type="checkbox"/> Professional Engineer |
| <input type="checkbox"/> Maintenance Provider | <input type="checkbox"/> Environmental Health Specialist |
| <input checked="" type="checkbox"/> National Association of Wastewater Technicians | <input type="checkbox"/> Waste Water Specialist |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ | |

Certification Number: 12487 ITC

Business name BENNETT'S DRAIN SAVERS Email maccarter@aol.com


Business address 2140 PRIMRODSE STREET, EUGENE, OR 97402 Phone 541-688-6018

Date of Evaluation: 10/6/2021 (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

10/7/2021

Date (MM/DD/YYYY)


Signature of Qualified Septic System Evaluator

1. General System Information

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input checked="" type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input type="checkbox"/> Other _____ | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system ☐ Yes ☐ No ☒ Unknown

- Permit Number(s) _____
- Year original septic system installed: _____ (YYYY) ☒ No record of installation date
- Dates of subsequent repairs or alterations: - _____ (YYYY)
- All plumbing fixtures are connected to the septic system ☒ Yes ☐ No ☐ Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

2. Overall Septic System Status

- Discharge of sewage to the ground surface ☐ Yes ☒ No ☐ None observed
- Discharge of sewage to surface waters ☐ Yes ☒ No ☐ None observed
- Sewage backup into plumbing fixtures ☐ Yes ☒ No ☐ Unknown
- Additional Comments:

3. Septic tank

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation ☒ Yes ☐ No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

- The septic tank material is:

- ☒ Concrete
- ☐ Steel
- ☐ Plastic
- ☐ Fiberglass
- ☐ Other (explain) _____
- ☐ Unknown

- Is the septic tank accessible? ☒ Yes ☐ No
- Septic tank volume in gallons 1000
- Tank volume determined by: Check all that apply, add comments below as needed
☐ Permit Records ☒ Measured ☐ Stamped on Tank ☐ Other
- Septic tank risers are at ground level ☐ Yes ☒ No
- Tank appears to be free from defects, leaking and signs of deterioration ☒ Yes ☐ No
If you answered "No," please describe the condition of the septic tank below. For example,
evidence of gas corrosion, cracks, leaks, etc.

- Septic tank lid(s) is intact ☒ Yes ☐ No
- Septic tank baffles are intact: Inlet ☒ Yes ☐ No Outlet ☒ Yes ☐ No
- Baffle material - Inlet ☒ Plastic ☐ Concrete ☐ Metal Outlet ☒ Plastic ☐ Concrete ☐ Metal
Effluent filter is present ☐ Yes ☒ No
- Effluent filter is free of debris ☐ Yes ☐ No ☒ Not Applicable
- Liquid level in tank relative to invert of outlet ☒ At ☐ Above ☐ Below
If above or below invert outlet, please explain: _____
- **Scum** layer 6-18 (inches) **Sludge** layer <3 (inches)
- **Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐ Yes ☒ No
Indicate where sludge measured from: ☐ Inlet ☒ Middle ☐ Outlet
- Additional Comments:
6 INCHES AT CENTER INDICATES 18 INCHES AT INLET END OF SEPTIC TANK

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank ☐ Yes ☒ No
(If "No," skip the rest of section 4)
- At the time of this evaluation the power was on to test the pump(s): ☐ Yes ☐ No

- Dosing tank capacity _____ (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
☐ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other
- Dosing tank material _____
- Dosing tank appears to be watertight and in good condition ☐ Yes ☐ No
- Dosing tank lid is intact ☐ Yes ☐ No
- Electrical components are sealed and watertight ☐ Yes ☐ No
- Pump/ siphon is functional ☐ Yes ☐ No
- Type of Pump ☐ Demand dose ☐ Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- There is a high water alarm ☐ Yes ☐ No
- The high water alarm (audible and visual) is working ☐ Yes ☐ No ☐ Not Applicable
- Type of screen _____
- Screen is clean and free of debris ☐ Yes ☐ No - Screen cleaned for this evaluation ☐ Yes ☐ No
- Scum/ sludge present in Dosing tank ☐ Yes ☐ No
- Scum layer _____ (inches) Sludge layer _____ (inches)
- Additional Comments:

5. Soil absorption system

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system ☒ Yes ☐ No ☐ Unknown
- Was the soil absorption system part of the evaluation? ☒ Yes ☐ No ☐ See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

WATER FLOW AND ABOVE GROUND OBSERVATION ONLY.

- Absorption distribution ☒ Equal ☐ Serial ☐ Pressure ☐ Equal via pressure
- Absorption lines construction material:
☒ Gravel and pipe ☐ Chamber ☐ Tile ☐ Polystyrene foam and pipe ☐ Other _____
- Absorption distribution unit(s): ☐ dropbox ☐ hydrosplitter ☒ equal distribution box
- ☒ Intact ☐ Damaged ☐ N/A
- Absorption distribution unit(s) are free of debris or solids ☒ Yes ☐ No ☐ N/A

- Locate all drain lines in soil absorption system ☒ Yes ☐ No

Total length of drain lines 300 +/- (ft)

Lengths determined by ☒ Physically uncovering portions of system/probing ☐ Written records

☐ Fish tape ☐ Electronic locator ☐ camera

- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☒ Yes ☐ No

If you answered "No," please describe below:

- Absorption area appears to be **free** from surface water runoff and down spouts ☒ Yes ☐ No
- Evidence of ponding in absorption area or distribution unit(s) ☐ Yes ☒ No
- The soil absorption system replacement area assigned in the permit record appears to be intact:
☐ Yes ☒ No ☐ Replacement area not identified in permit record

If you answered "No," please explain below:

NO "AS-BUILT" DRAWING OR PERMIT AVAILABLE.

- Additional Comments:

6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014 must** maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐ Yes ☒ No

(If "No," skip the rest of section 6)

- Type of sand filter

☐ Intermittent
☐ Recirculating
☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐ Yes ☐ No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☐ Yes ☐ No

If you answered "No," please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts ☐ Yes ☐ No
- Evidence of ponding in/ on sand filter media surface ☐ Yes ☐ No
- Surface access to manifold and valves ☐ Yes ☐ No
- Monitoring ports are present ☐ Yes ☐ No
- Lateral lines flushed and equal distribution verified ☐ Yes ☐ No
- The sand filter has a pump ☐ Yes ☐ No

(If "No", skip the rest of section 6)

- Pump vault appears to be watertight and in good condition ☐ Yes ☐ No ☐ N/A
- Pump is functional ☐ Yes ☐ No
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- High water alarm in pump vault (audible and visual) is working ☐ Yes ☐ No
- Pump electrical components are sealed and watertight ☐ Yes ☐ No

- Additional Comments:

7. **Alternative Treatment Technology System**

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** ☐ Yes ☒ No
(If "No," skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
System ID number _____
Manufacturer name _____

- Previous two years of maintenance records are available ☐ Yes ☐ No

If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form ☐ Yes ☐ No

If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available

- Additional Comments:

NONE AVAILABLE

9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.

10/7/2021

Date



Signature of Qualified Septic System Evaluator

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**

