

94985 AYRES LN

OREGON FARM & HOME BROKERS



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

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



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



HOME + LAND



- 1512 SqFt
 - Palm Harbor Home
 - 3 Bedrooms, 2 Bathrooms
 - New Linoleum
 - Stainless Steel Appliances
 - Soaking Tub in Master Bath
 - Walk Thru/Walk In Master Closer
 - Geothermal Heat Pump
- Gravel Road
- 34.50 Acres
 - 50 Ft of River Frontage
- Fully Covered in Waters Rights
 - Drip Line Irrigation
- 3 Wells
 - 1 House, 40 GPM
 - 2 Irrigation, 60 GPM
 - Both have Veritable Frequency Drive
- 2500 Gallon Mixing Tank
- Driveway & Powerline Easement
- 120 Tons Per Each Cutting, 2X a Year
- 28 Fruit Trees



OUTBUILDINGS



- 2 Greenhouses
 - 100 X 30 X 18
 - 2 Years Old
 - Propane Heaters
 - 150 MPH Wind Guaranteed
 - Sides Roll Up
 - 220 AMP Power
- Large Red Barn
 - 120 X 75
 - 24 Ft to Eaves
 - Gravel
 - Metal Roof & Siding
 - Double Insulated
 - Drive Thru Bay
 - 220 AMP Power
- Small Red Barn
 - 75 X 75
 - 14 Ft to Eaves
 - Concrete Floors
 - Double Insulated
 - 220 AMP Power



PARCEL MAP



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 Boundary

LIST PACK





LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1597812**

Tax Lot: **1504210000401**

Owner: Webb, James W Jr

CoOwner:

Site: 94985 Ayres Ln

Junction City OR 97448

Mail: 94985 Ayers Rd

Junction City OR 97448

Zoning: County-E30 - Exclusive Farm Use (30 Acre Minimum)

Std Land Use: CMOB - Mobile Home Parks, Trailers

Legal: Map Lot: 1504210000401, TRS: T15 R04 S21 Q00, Lot: TL 00401

Twn/Rng/Sec: T:15S R:04W S:21 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$475,183.00**

Market Land: **\$373,433.00**

Market Impr: **\$101,750.00**

Assessment Year: **2021**

Assessed Total: **\$119,708.00**

Exemption:

Taxes: **\$1,317.67**

Levy Code: 06930

Levy Rate: 11.0074

PROPERTY CHARACTERISTICS

Year Built: 1996

Eff Year Built: 1996

Bedrooms:

Bathrooms: 2

of Stories:

Total SqFt: 1,512 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 34.50 Acres (1,502,820 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Heat pump

Fireplace:

Bldg Condition:

Neighborhood: 694500

Lot: TL 00401

Block:

Plat/Subdiv:

School Dist: 69 - Junction City School District

Census: 2016 - 000404

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/15/1997

Sale Amount: \$118,750.00

Document #: 9700402900

Deed Type: Deed

Loan

Amount:

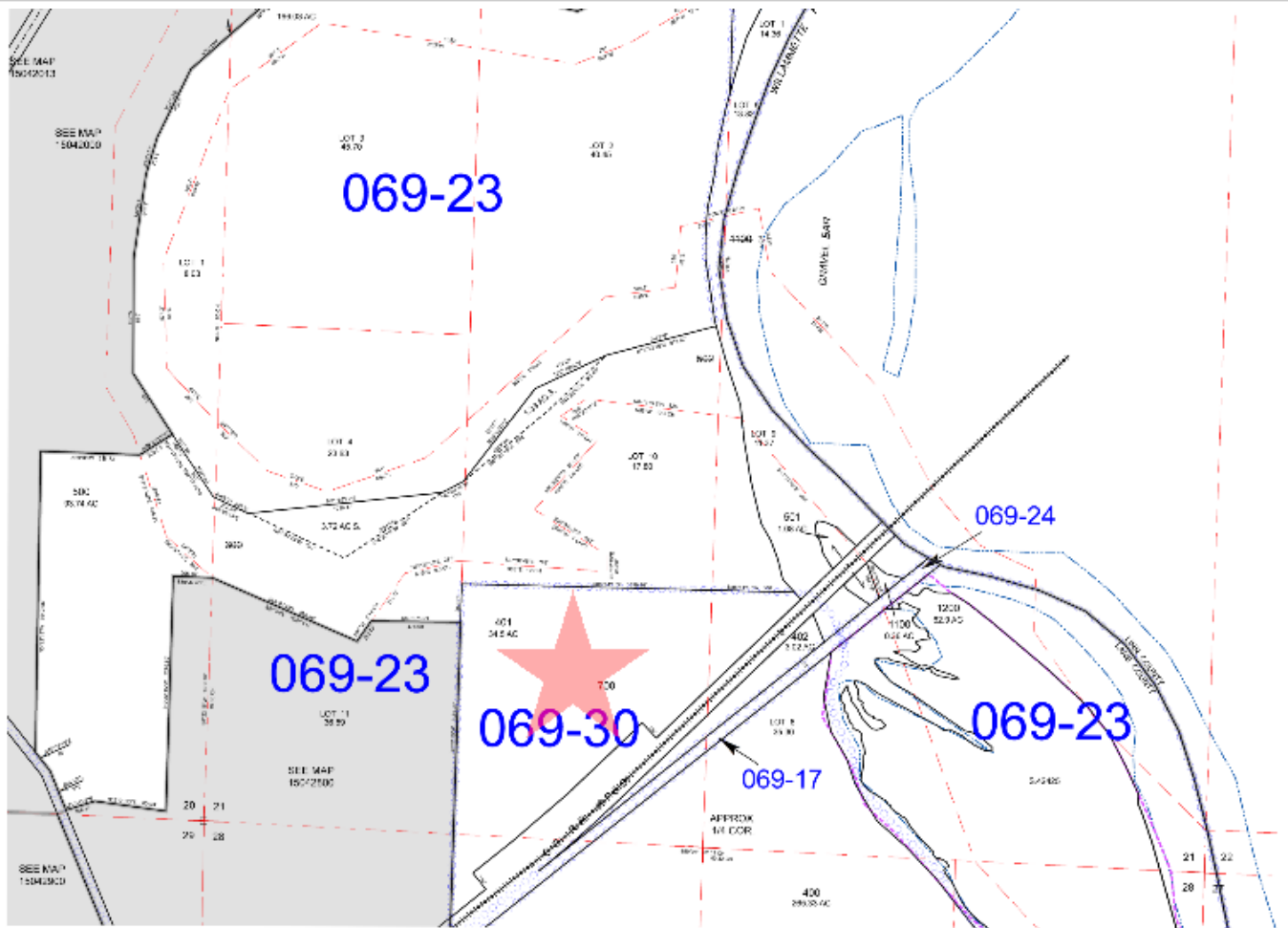
Lender:

Loan Type:

Interest Type:

Title Co:

Assessor Map



15



Parcel ID: 1597812

Site Address: 94985 Ayres Ln

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.

FOR ASSESSMENT AND
TAXATION ONLY

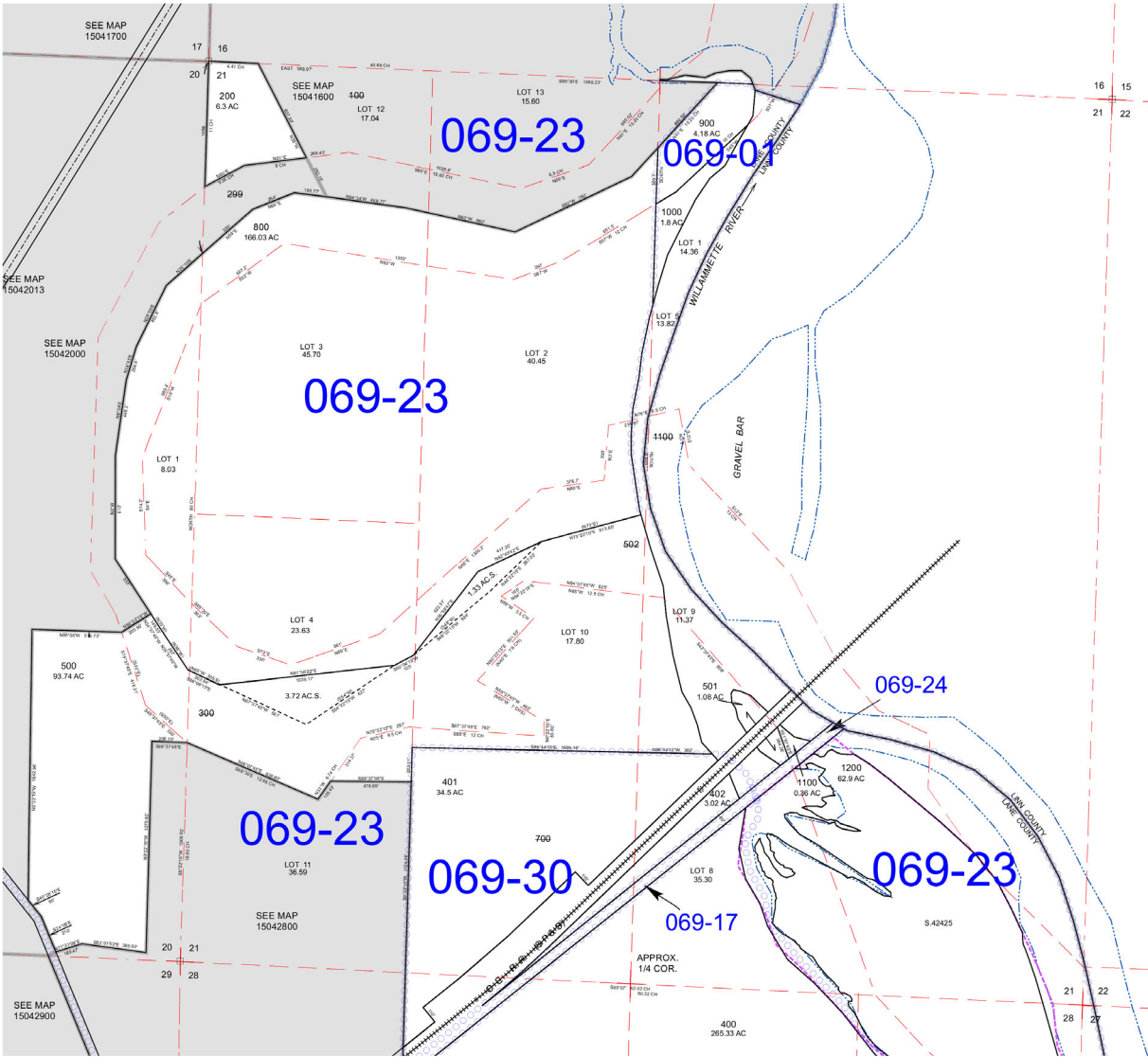
SECTION 21 T.15S. R.4W. W.M.
Lane County
1" = 400'

REVISIONS
10/20/2017 - LCAT140 - CONVERT MAP TO GIS
07/19/2018 - LCAT140 - CONV 200 TO 1504200-2100
06/15/2019 - LCAT155 - CODE CHANGE T.L.100
03/22/2021 - LCAT114 - NTL-42 OUT OF T.L.100

15042100

LCATJCG - 2021-03-22 11:45

CANCELLED
100
1100
300
502
600
700
299



15042100



Parcel ID: 1597812

Site Address: 94985 Ayres Ln

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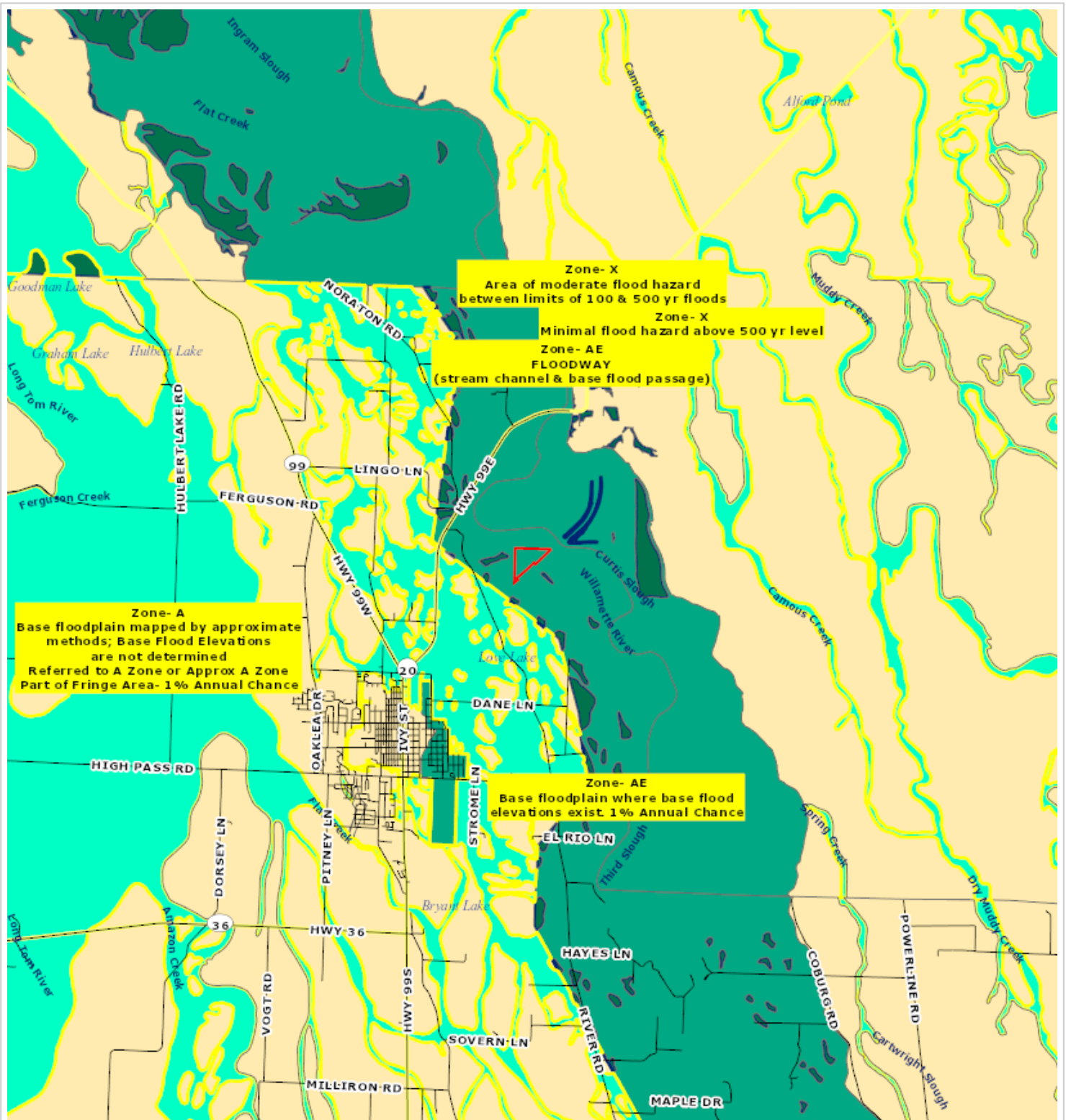
Aerial Map



Parcel ID: 1597812

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Flood Map



Parcel ID: 1597812

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Summary Property Report

Site Address	94985 Ayres Ln Junction City, OR 97448-9668	image not available
Map & Taxlot#	15-04-21-00-00401	
SIC	N/A	
Tax Account#	1597812	
Property Owner 1	Taxpayer	
Webb James W Jr	Webb James W Jr	
94985 Ayers Rd	94985 Ayers Rd	
Junction City, OR 97448	Junction City, OR 97448	
Neighborhood Code	694500 / Junction City Typical Rural	


Boundary / Land Use Data

Mapped Taxlot Acreage	35.59 / 1,550,300	School	Code	Name
/ Sq Ft		School District	69	Junction City
Incorporated City Limits	none	Elementary School	595	Laurel
Urban Growth	none	Middle School	596	Oaklea
Boundary		High School	597	Junction City
Census Tract/Block	0404/2			
Subdivision Name	N/A	Zoning Parent/Overlay	E30	
Lot/Tract/Unit	TL 00401	Land Use	1150 Mobile Home - Not In Mobile Home Park	
Phase	N/A	Property Class	559 Farm, efu, manufactured structure	
Recording Number	N/A	Statistical Class	190 MS on real property	

Property Values & Taxes

Real Market Value (RMV)				Total Assessed Value
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	
2021	\$373,433	\$101,750	\$475,183	\$119,708
2020	\$336,813	\$80,978	\$417,791	\$115,575
2021 Taxable Value		2021 Tax	2021 Tax Code Area	
\$119,708		\$1,317.67	06930	

Two Most Recent Sales/Ownership Transfers

Date	Price	Grantor (first listed)	Grantee (first listed)	Instrument #	Image
01/15/97	\$118,750	Brice Farms	data not available	1997-4029	

Dwelling #1 of 1 / Building Type » Manufactured structure

Model Year:	1997	Make	Palm Harbor
Serial #:	data not available	Plate #	EM32178
Length	56	Width	27
Model	data not available	LOIS #	L129357

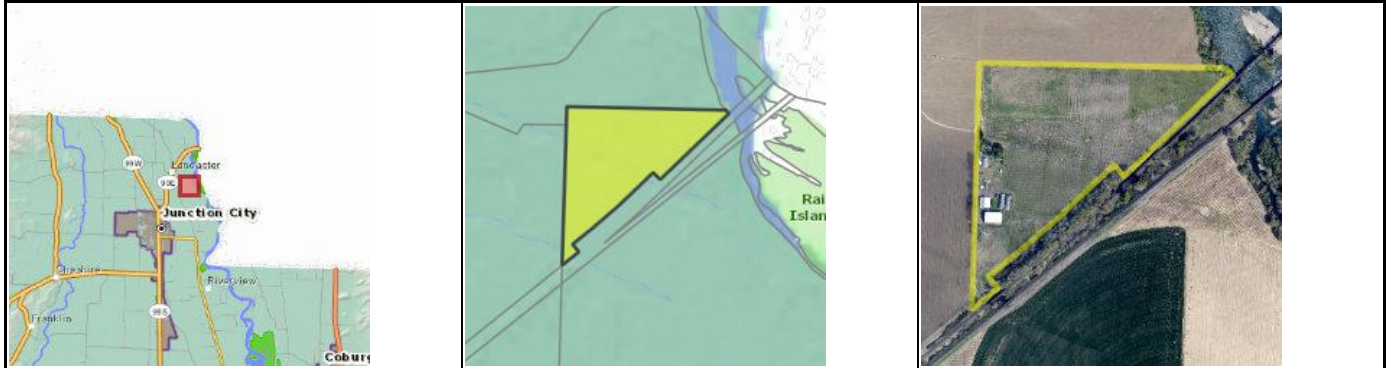
This report extracts commonly used information from the Detailed Property Report (DPR).

Detailed Property Report

Site Address 94985 Ayres Ln Junction City, OR 97448-9668
Map & Taxlot# 15-04-21-00-00401
SIC N/A
Tax Account# 1597812

Property Owner 1
 Webb James W Jr
 94985 Ayers Rd
 Junction City, OR 97448
 Tax account acreage 34.50
 Mapped taxlot acreage[†] 35.59

[†] 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.

Map & Taxlot # 15-04-21-00-00401**Business Information**

RLID does not contain any business data for this address

Improvements**Dwelling 1 / Building Type » Manufactured structure**

Assessor Photo Assessor Sketch

image not available



Inspection Date	data not available	Effective Year Built	1996
Year Built	1996	LOIS Number	L129357
Make	Palm Harbor	Length	56
Model	data not available	Width	27
Plate #	EM32178	Quality	6
Serial #	data not available		

Square Footage

Garage data not available Carport data not available
 Paved Patio data not available Driveway data not available

Building Part:

Floor Number	Sq Ft
Occupancy Description	Fireproof Steel Sq Ft
Use Description	Reinforced Concrete Sq Ft
Year Built	Fire Resistant Sq Ft
Effective Year Built	Wood Joist Sq Ft
Grade	Pole Frame Sq Ft
Wall Height Ft	Pre-engineered Steel Sq Ft

Site Address Information

94985 Ayres Ln
 Junction City, OR 97448-9668

House #	94985	Suffix	N/A	Pre-directional	N/A
Street Name	Ayres	Street Type	Ln	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	9668				

Land Use 1150 Mobile Home - Not In Mobile Home Park
USPS Carrier Route R005

General Taxlot Characteristics

Geographic Coordinates

X 4218043 **Y** 951245 (State Plane X,Y)
Latitude 44.2457 **Longitude** -123.1837

Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E30 Exclusive Farm Use (30 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

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	35.59
Approx Taxlot Sq Footage	1,550,300
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	None
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

Service Providers

Fire Protection Provider	Junction City Rural Fire Protection District
Ambulance Provider	Lane Fire Authority
Ambulance District	NC
Ambulance Service Area	Northwest/Central
LTD Service Area?	Yes
LTD Ride Source?	Yes

Environmental Data

FEMA Flood Hazard Zone

Code Description

AE Areas of 100-year flood, base flood elevations determined.

FIRM Map Number 41039Co610F

Community Number 039C

Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
96	Newberg Loam	50%	2	0
95	Newberg Fine Sandy Loam	33%	2	0
22	Camas Gravelly Sandy Loam, Occasionally Flooded	17%	4	7

Schools

	Code	Name
School District	69	Junction City
Elementary School	595	Laurel
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	715	State Representative District 12	Emerald PUD Board Zone	4
City Council Ward	N/A	State Representative	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	Soil Water Cons. Dist/Zone	Upper Willamette / 2
County Commissioner	Jay Bozievich		Creswell Water Control District	No
EWEB Commissioner	N/A			
LCC Board Zone	1			
Lane ESD Board Zone	4			

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 0404		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	3,833	+/-318	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	8.3%	+/-2.7	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	71.8%	+/-5.3	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	19.4%	+/-2.6	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	37.2	+/-2.6	*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 0404		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	1,433	+/-97	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	27	+/-43	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	54.4%	+/-7.4	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	45.6%	+/-7.4	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.0%	+/-4.1	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	0.0%	+/-4.8	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	283,700	+/-45,979	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,461	+/-170	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	1,047	+/-215	*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 0404		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	10.6%	+/-5.8	*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 0404		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	21.9%	+/-5.1	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	87.6%	+/-5.5	*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

None. RLID displays liens issued by Cottage Grove, Florence, the City of Springfield and Springfield Utility Board. Additional liens can be found in Deeds and Records.

Building Permits

Please check the [State of Oregon ePermitting System](#).

Land Use Applications

RLID does not contain any landuse application data for this jurisdiction

Petitions

RLID does not contain any petition data for this jurisdiction

Tax Statements & Tax Receipts

Account#: 1597812

View tax statement(s) for: [2021 2020](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/08/2021	\$1,278.14	\$1,278.14	\$39.53	\$0.00	\$1,317.67
11/13/2020	\$1,228.50	\$1,228.50	\$37.99	\$0.00	\$1,266.49
11/13/2019	\$1,126.93	\$1,126.93	\$34.85	\$0.00	\$1,161.78
07/25/2019	\$2,531.59	\$2,180.79	\$0.00	\$350.80	\$2,531.59
06/26/2017	\$3,128.11	\$2,572.91	\$0.00	\$555.20	\$3,128.11

Data source: Lane County Assessment and Taxation

Owner/Taxpayer**Owners****Owner**

Webb James W Jr

Address

94985 Ayers Rd

City/State/Zip

Junction City, OR 97448

Taxpayer**Party Name**

Webb James W Jr

Address

94985 Ayers Rd

City/State/Zip

Junction City, OR 97448

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 34.50

Fire Acres

N/A

Property Class 559 - Farm, efu, manufactured structure

Statistical Class

190 - MS on real property

Neighborhood

694500 - Junction City Typical Rural

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 00401

Recording Number

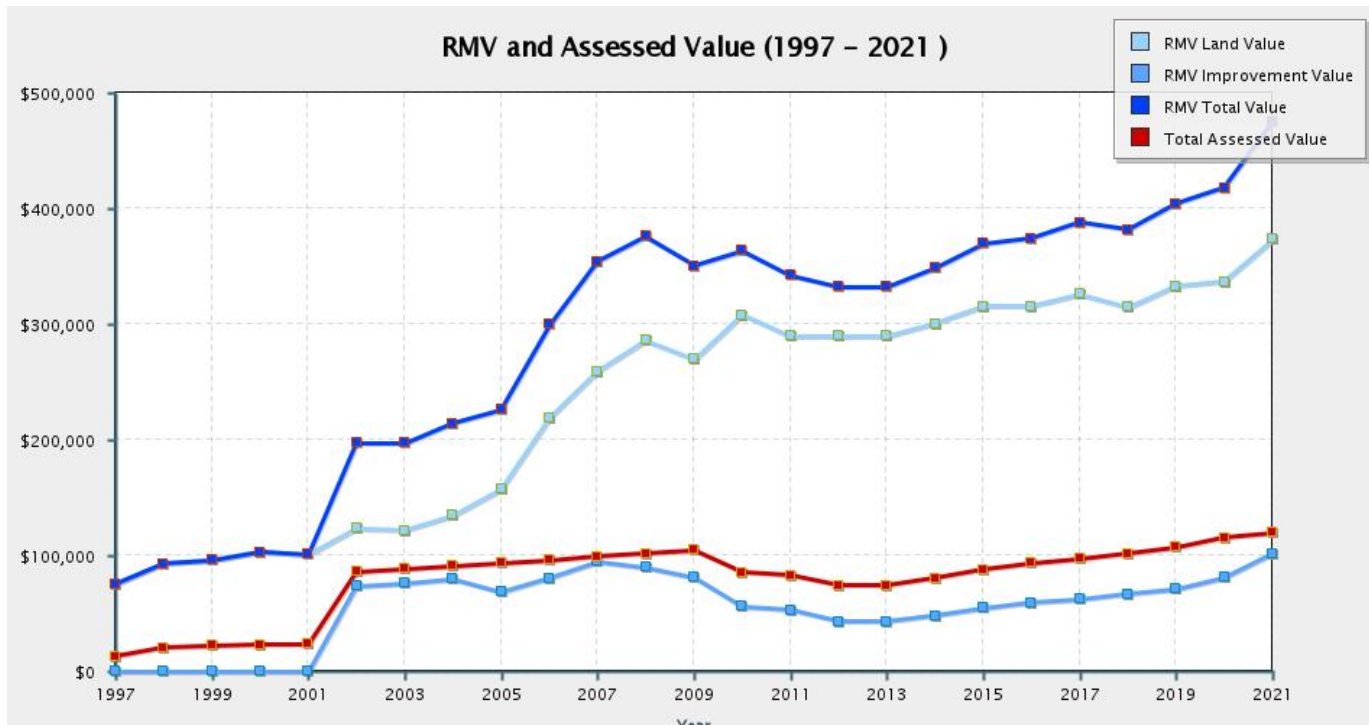
N/A

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
Year	Land	Improvement	Total		
2021	\$373,433	\$101,750	\$475,183	\$119,708	\$1,317.67
2020	\$336,813	\$80,978	\$417,791	\$115,575	\$1,266.49
2019	\$333,097	\$70,659	\$403,756	\$107,048	\$1,161.78
2018	\$314,752	\$66,502	\$381,254	\$101,682	\$1,104.08
2017	\$326,114	\$61,916	\$388,030	\$96,969	\$1,042.89
2016	\$315,103	\$59,048	\$374,151	\$93,144	\$1,003.90
2015	\$315,103	\$54,510	\$369,613	\$87,773	\$816.00
2014	\$300,524	\$47,736	\$348,260	\$80,182	\$786.83
2013	\$289,528	\$42,743	\$332,271	\$74,289	\$734.40
2012	\$289,528	\$42,779	\$332,307	\$74,111	\$696.93
2011	\$289,528	\$52,928	\$342,456	\$82,971	\$728.00
2010	\$307,772	\$55,870	\$363,642	\$85,107	\$744.68
2009	\$269,565	\$80,970	\$350,535	\$104,604	\$918.99
2008	\$286,061	\$89,660	\$375,721	\$101,669	\$894.74
2007	\$259,297	\$94,610	\$353,907	\$98,812	\$884.69
2006	\$219,188	\$80,280	\$299,468	\$96,088	\$858.37
2005	\$157,496	\$68,550	\$226,046	\$93,384	\$842.42
2004	\$134,625	\$79,630	\$214,255	\$90,805	\$757.28
2003	\$121,539	\$75,840	\$197,379	\$88,245	\$879.79
2002	\$123,287	\$73,630	\$196,917	\$85,805	\$845.32
2001	\$101,241	\$0	\$101,241	\$23,346	\$230.19
2000	\$103,099	\$0	\$103,099	\$22,730	\$223.72
1999	\$95,670	\$0	\$95,670	\$22,080	\$217.78
1998	\$92,880	\$0	\$92,880	\$20,088	\$200.18
1997	\$75,170	\$0	\$75,170	\$12,725	\$128.97



Current Year Assessed Value \$119,708
 Less Exemption Amount * N/A
Taxable Value \$119,708
 * Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06930
 Taxing Districts for TCA 06930
 Emerald Peoples Utility District
 Junction City Rural Fire Protection Dist
 Junction City School District 69
 Lane Community College
 Lane County
 Lane Education Service District
 River Road Water Control Subdistrict 1
 Upper Willamette Soil & Water

****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

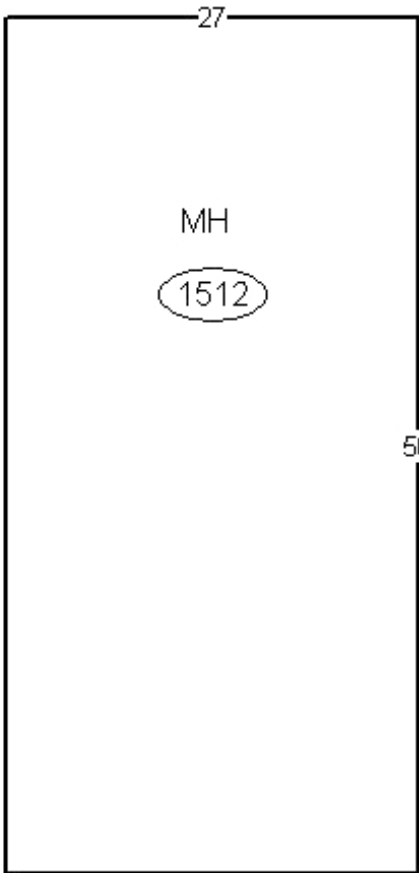
Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
01/15/1997	\$118,750	1997-4029		R	data not available	Brice Farms	data not available

Data source: Lane County Assessment and Taxation



1597812





9704029

CT TITLE NO. 208084 (2)
 ESCROW NO. EU96-7061
 TAX ACCT. NO. 1029196
 TAX ACCT. NO. 4141

WARRANTY DEED -- STATUTORY FORM

SEE ATTACHED EXHIBIT "A" FOR GRANTORS,

conveys and warrants to

JAMES W. WEBB, JR, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT B WHICH IS MADE A PART HEREOF BY THIS REFERENCE

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Except the following encumbrances:

CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

8459JAN.16'97H06REC 15.00
 8459JAN.16'97H06PFUND 10.00
 8459JAN.16'97H06A&T FUND 20.00

The true consideration for this conveyance is \$118,750.00.

Dated this 15TH day of JANUARY, 19 97.

8760JAN.17'97H01N S FEE 20.00

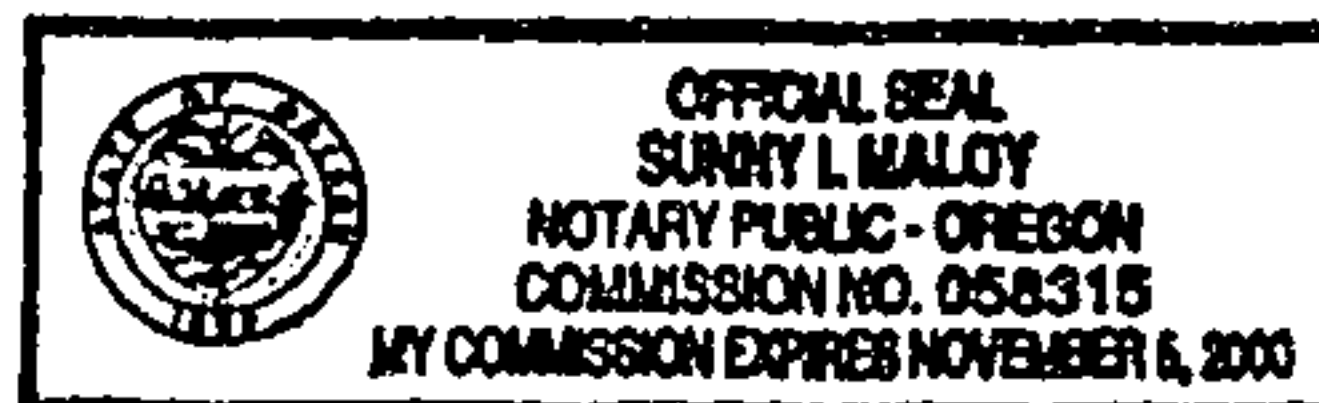
John T. Brice, Jr TRUSTEE
 JOHN T. BRICE, JR

Bessie Jane Brice TRUSTEE
 BESSIE JANE BRICE
 BRICE FARMS
 BY: John T. Brice, III BY: John T. Brice AS PARTNERS
 JOHN T. BRICE, III, PARTNER

BY: Charles W. Brice PARTNER
 CHARLES W. BRICE
 STATE OF OREGON, County of LANE) ss.

This instrument was acknowledged before me on JANUARY 15, 19 97, by JOHN T. BRICE, JR, as TRUSTEE, by BESSIE JANE BRICE, as TRUSTEE, by JOHN T. BRICE, III, JOHN T. BRICE AND CHARLES W. BRICE, as PARTNERS, of BRICE FARMS, on behalf of the grantor.

Sunny L. Maloy
 Notary Public for Oregon
 My commission expires: 11/5/00



BRICE FARMS
 94661 LAVA LAKE ROAD
 JUNCTION CITY, OR 97448
 GRANTOR'S NAME AND ADDRESS

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

JAMES W. WEBB, JR
 94985 AYERS ROAD
 JUNCTION CITY, OR 97448
 GRANTEE'S NAME AND ADDRESS

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

9704029

VESTING

EXHIBIT A

JOHN T. BRICE, JR., AND BESSIE J. BRICE,
Trustees under Trust Agreement dated September 12, 1988,
as to an undivided 16.16% interest;
BESSIE JANE BRICE AND JOHN T. BRICE, JR.,
Co-Trustees for the Benefit of Elizabeth Jane Romano
under Trust Agreement dated May 8, 1991,
as to an undivided 6.92% interest;
BESSIE JANE BRICE AND JOHN T. BRICE, JR.,
Co-Trustees for the benefit of Mary Ellen Brice
under Trust Agreement dated May 8, 1991,
as to an undivided 6.92% interest;
BRICE FARMS,
a partnership composed of
JOHN T. BRICE, JOHN T. BRICE, III, AND CHARLES W. BRICE,
as to an undivided 70% interest

9704029

EXHIBIT "B"

PROPERTY DESCRIPTION

Those portions of Lot 8 and of the Southeast one-quarter of the Southwest one-quarter of Section 21, and that portion of the Northeast one-quarter of the Northwest one-quarter of Section 28, all in Township 15 South, Range 4 West of the Willamette Meridian, Lane County, Oregon, lying Northwesternly of the Northwesternly line of the Oregon Electric Railway Company;
EXCEPT any portion of Lot 8 lying within Linn County.

State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'97 JAN 16 PM 1:39

Reel **2256R**Lane County OFFICIAL Records
Lane County Clerk

By:



County Clerk

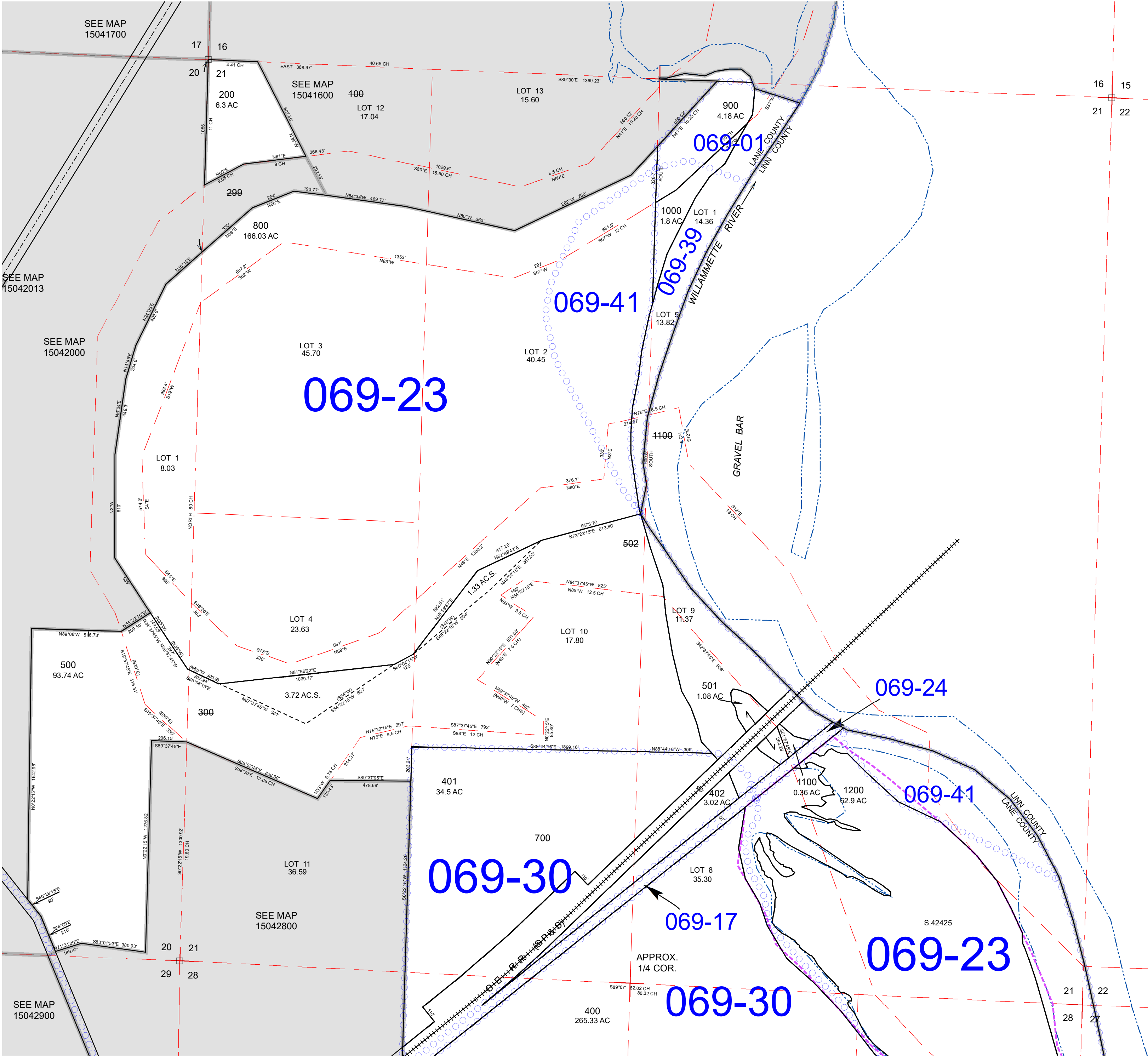
SECTION 21 T.15S. R.4W. W.M.
Lane County
1" = 400'

REVISIONS
10/22/2007 - LCAT 140 - CONVERT MAP TO GIS
01/15/2010 - LCAT 142 - CANG 299 TO 15042000-2100
04/12/2013 - LCAT 155 - CODE CHANGE TL 800
03/22/2021 - LCAT 174 - NTL 402 OUT OF TL 400
08/23/2021 - LCAT 174 - TAX CODE CHANGE

15042100

LCATJCG - 2021-09-13 14:05

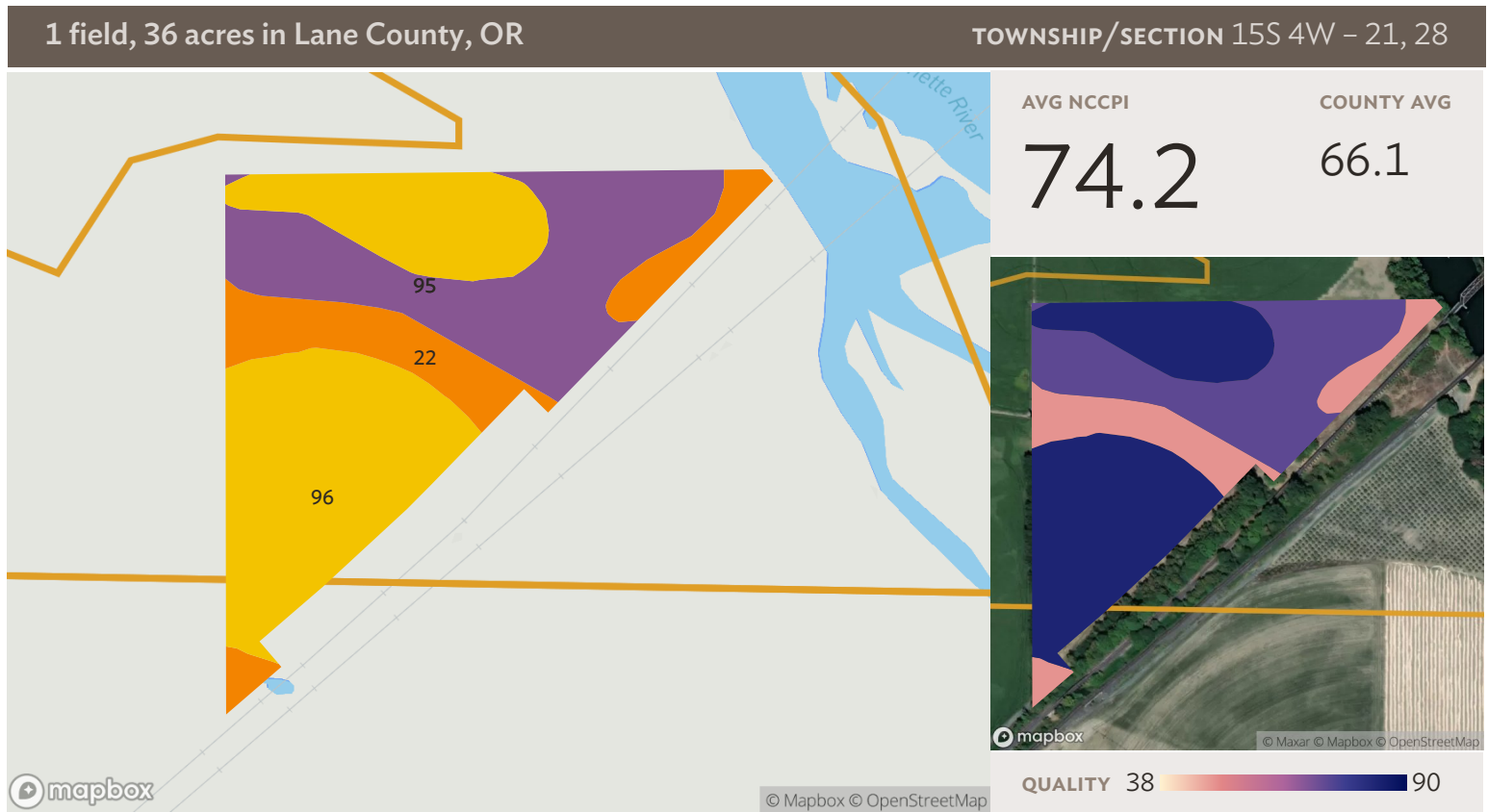
CANCELLED
100
1100
300
502
600
700
299



15042100

SOILS





All fields

Source: NRCS Soil Survey

36 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
96	Newberg loam	17.64	49.6%	2	83.6
95	Newberg fine sandy loam	11.75	33.1%	2	73.1
22	Camas gravelly sandy loam, occasionally flooded	6.17	17.3%	4	49.3
		35.56			74.2

WATER RIGHTS



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.

STATE OF OREGON

COUNTY OF

LANE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That

RODNEY B. and AILEEN R. KRAGNESS

of 92834 North Coburg Road, Eugene, State of Oregon 97404, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of well site 4

a tributary of Willamette River for the purpose of irrigation of 33.8 acres

under Permit No. G-5537 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from March 8, 1972 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.40 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the SE 1/4 SW 1/4, Section 21, T15S, R4W, WM; 760 feet North and 3,180 feet West from SE Corner, Section 21

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre-feet per acre for each acre irrigated during the irrigation season of each year;

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

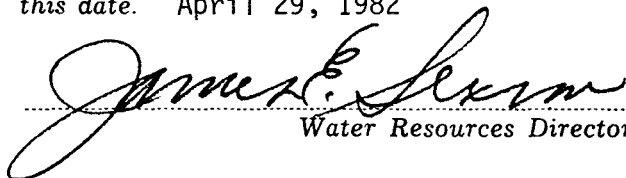
30.0 acres SE 1/4 SW 1/4
2.6 acres Lot 8 (SW 1/4 SE 1/4)
Section 21

1.2 acres NE 1/4 NW 1/4
Section 28
Township 15 South, Range 4 West, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the Water Resources Director, affixed

this date. April 29, 1982


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 45, page 50827

8819A

49049 36701
Application No. G-5751 Permit No. G-5537
IN NAME OF

Surveyed APR. 25. 1978., by J. S. DONALDSON

WELL LOG



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

STATE ENGINEER
Salem, Oregon

LANE
6187

Well Record

STATE WELL NO. 15/LW-21P
COUNTY Lane
APPLICATION NO. GR-4233

OWNER: O. K. Petersen

MAILING ADDRESS: 1608 Love Lake Road

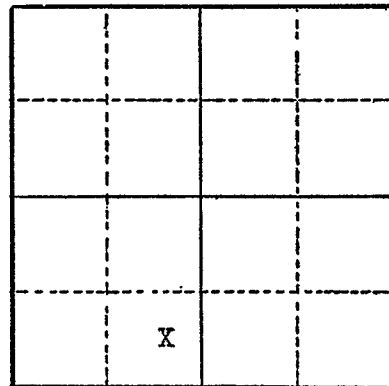
LOCATION OF WELL: Owner's No.

CITY AND STATE: Junction City, Oregon

SE 1/4 SW 1/4 Sec. 21 T. 15 S., R. 4 W., W.M.

Bearing and distance from section or subdivision

corner N. 32° W. 4125 ft. from NE Cor. Hugh Love DIC 58



Altitude at well

TYPE OF WELL: Driven Date Constructed 4/54

Depth drilled 22 ft. Depth cased

Section 21

CASING RECORD:

One 5 in. casing driven to 22 ft. depth

FINISH:

Lower 5 feet slotted with 1/4" x 4" slots spaced 2" apart

AQUIFERS:

WATER LEVEL:

10 feet below surface

PUMPING EQUIPMENT: Type Pacific pump centrifugal H.P. 40
Capacity 500 G.P.M.

WELL TESTS:

Drawdown 2 ft. after 500 hours G.P.M.

Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation Temp. °F. 19

SOURCE OF INFORMATION Well Registration Statement Cert. # GR-3772

DRILLER or DIGGER Walter Nelson

ADDITIONAL DATA:

Log X Water Level Measurements Chemical Analysis Aquifer Test

REMARKS:

Log:

THICKNESS DEPTH TO BOTTOM

Chehalis
Gravel

12 12
10 22