

# 582 DRIFT CREEK RD OREGON FARM & HOME BROKERS



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

**KW** MID-WILLAMETTE  
KELLERWILLIAMS REALTY

**LAND**  
KELLERWILLIAMS

**Luxury**  
KELLERWILLIAMS  
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





# MAIN HOME



- 3628 SqFt
  - 5 Bedrooms, 2.5 Bathrooms
- New Windows & Doors
- New Stainless Steel Wall Oven, Range & Refrigerator
- New Metal Roof
- Free Standing Stove in Basement
  - Finished Basement
- Fireplace Inserts Upstairs
- Stackable Washer & Dryer Upstairs
- Washer & Dryer Downstairs
- Wired for Generators
  - Two Generators Included
- New Well Pump
- Large Cedar Front Deck with a 12' x 14' Pergola
- Back Patio with Hot Tub
- Infrared Sauna
- Fenced Back Yard
- Attached 2 Car Garage





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# AIR BNB'S & BUSINESS



- **Furnished Guesthouse**
  - 1700 SqFt (Entire Building)
  - Located in Shop Building by Main Home
  - \$95 a Night
  - [https://www.airbnb.com/rooms/10883510?source\\_impression\\_id=p3\\_1668210192\\_%2FerMgD7%2FpD7ch%2FoI](https://www.airbnb.com/rooms/10883510?source_impression_id=p3_1668210192_%2FerMgD7%2FpD7ch%2FoI)
- **Big Tiny**
  - 250 SqFt Tiny House on Wheels
  - Loft Bed and a Full Beds
  - Full Kitchen
  - 100% Solar Power
  - Air BnB: \$95+ a Night
    - [https://www.airbnb.com/rooms/39321863?source\\_impression\\_id=p3\\_1668210147\\_KnT3v6m7%2FKL%2Bclx1](https://www.airbnb.com/rooms/39321863?source_impression_id=p3_1668210147_KnT3v6m7%2FKL%2Bclx1)
- **Tiny House**
  - on Wheels Air BnB
  - \$75+ a Night
- **Three Rooms in Main Home**
  - \$200 a Night (Total)
  - [https://www.airbnb.com/rooms/600112312632500749?source\\_impression\\_id=p3\\_1668210263\\_RL24reCkNUP%2FNEHm](https://www.airbnb.com/rooms/600112312632500749?source_impression_id=p3_1668210263_RL24reCkNUP%2FNEHm)
  - [https://www.airbnb.com/rooms/615383455174324010?source\\_impression\\_id=p3\\_1668210285\\_FnsF9HpZfcQOH2d%2F](https://www.airbnb.com/rooms/615383455174324010?source_impression_id=p3_1668210285_FnsF9HpZfcQOH2d%2F)
- **Lavender Varieties**
  - 2 Acres
  - including Buena Vista English Lavender
- 200 Liter Portuguese Copper Distiller
- 60 Liter Copper Distiller
- Variety of Propane Burners
- Customized Distillation Structure for Oil Production
- Bill Hooks & Other Harvesting Tools
- Lavender Propagation Potential
  - \$10 - \$20,000 Worth of Lavender Nursery Stock Ready to be Sold or Included





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# OUTBUILDINGS + LAND



- Wood Shed
  - 256 SqFt
  - Full of Seasoned Oak
- Shop
  - 1700 SqFt
  - Guesthouse in Front Portion
- Glasshouse
  - 384 SqFt
  - Cement Floor
  - Water
- Green House
  - Water & Electricity
  - Caterpillar Tunnel
- Cedar Barn
  - 1920 SqFt
  - with Loft
  - Cement Floor
  - New Metal Roof
  - Wired for Generator
- Bee Shed
  - 224 SqFt
  - with Ives & Gear
- Outdoor Shower & Composting Toilet
  - 3 Covered Stalls

- 19 Acres
- Spring Fed Year Round Irrigation Pond
  - Stocked with Blue Gill & Wide Mouth Bass
- Fenced Vegetable Garden
  - 100' x 14' Hoop Tunnel
- Fenced Pasture/ Forest for Livestock
  - 8 Acres
- Mature Fruit Production
  - Apples, Pears, Peaches, Cherries, Grapes, Currants, Blueberries, Blackberries & Elderberries
- 21 KW Solar Panel System
  - In Ground & On Roof Top
  - 70 + Panels
  - 3 Brand New Tesla Battery Walls
- Incredible Views of the Willamette Valley, Coastal Range & Fox Lake!



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★ BROKERS ★





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# MAP





DRIFT CREEK RD SE

DRIFT CREEK RD SE

LEW

OAK GROVE

CAVENDISH

PASTURE



# LIST PACK







# Fidelity National Title®

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **539084**

Tax Lot: **071E320000400**

Owner: Rogg, Virginia Hamby

CoOwner:

Site: 582 Drift Creek Rd SE

Silverton OR 97381

Mail: 582 Drift Creek Rd SE

Silverton OR 97381

Zoning: FT - Farm Timber

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 8.02

Twn/Rng/Sec: T:07S R:01E S:32 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$158,250.00**

Market Land: **\$158,250.00**

Market Impr:

Assessment Year: **2021**

Assessed Total: **\$2,840.00**

Exemption:

Taxes: **\$32.80**

Levy Code: 04000

Levy Rate: 11.5521

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 8.02 Acres (349,351 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 4J - Silver Falls

Census: 4009 - 010501

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 07/27/2011

Sale Amount: \$500,000.00

Document #: 33040071

Deed Type: Deed

Loan

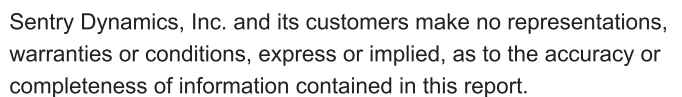
Amount:

Lender:

Loan Type:

Interest Type:

Title Co:





Aerial Map

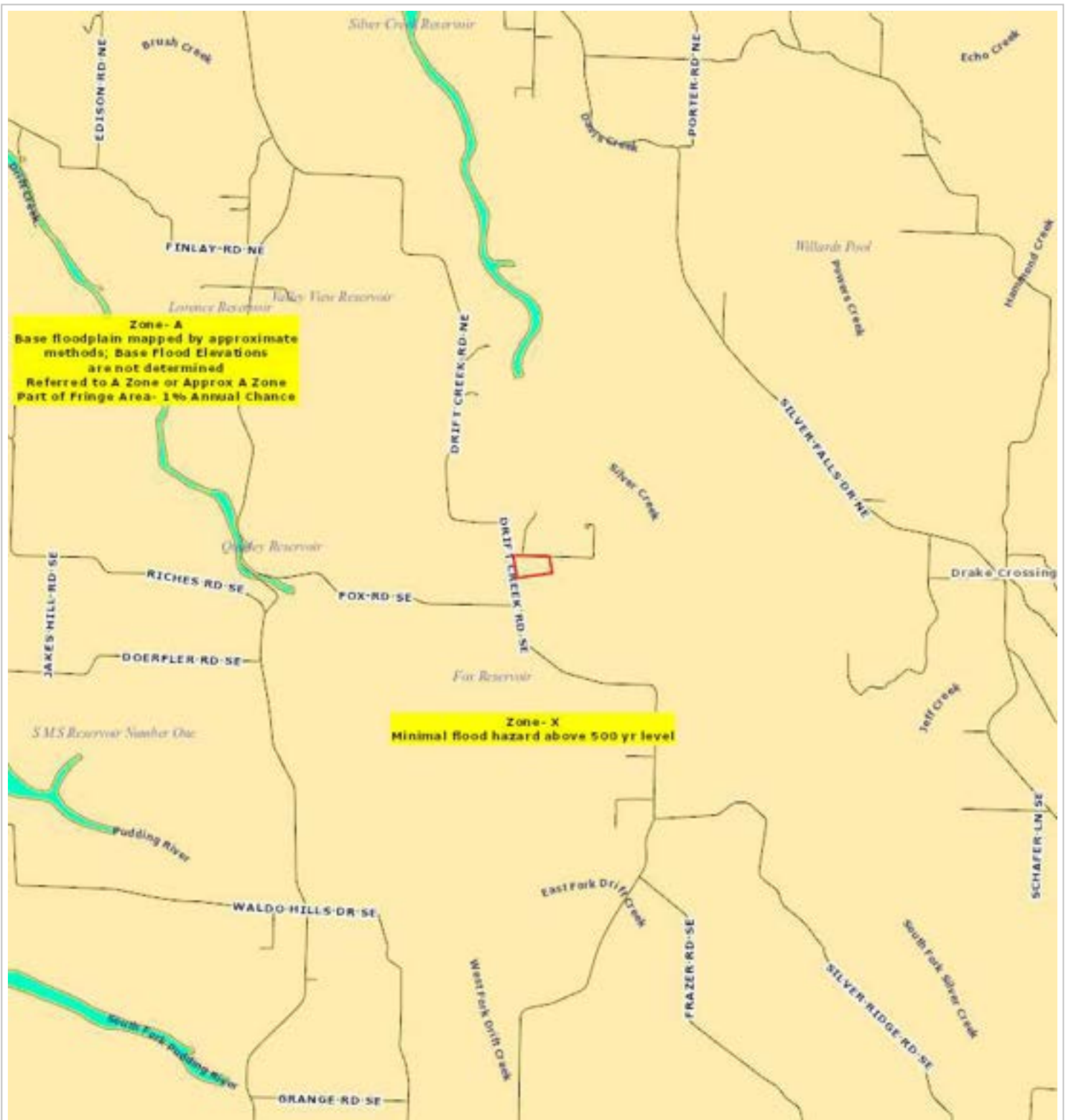


**Fidelity National Title**

**Parcel ID: 539084**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

## Flood Map



**Fidelity National Title**

Parcel ID: 539084

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## Property Identification

**Account ID:**

539084

**Tax Account ID:**

539084

**Tax Roll Type:**

Real Property

**Situs Address:**

582 DRIFT CREEK RD SE SILVERTON OR 97381

**Map Tax Lot:**

071E320000400

**Owner:**

ROGG, VIRGINIA HAMBY

582 DRIFT CREEK RD SE

SILVERTON, OR 97381

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:****Related Accounts:**

539085

## Owner History

Grantee	Grantor	Sales Info	Deed Info
ROGG,VIRGINIA HAMBY 582 DRIFT CREEK RD SE SILVERTON OR 97381			6/22/2016 38300363 B&S 539084, 539085
ROGG,HELMUTH 582 DRIFT CREEK RD SE SILVERTON OR 97381	STOFFEL,THOMAS R 582 DRIFT CREEK RD SE SILVERTON OR 97381	7/27/2011 \$500,000.00 33 2	7/27/2011 33040071 WD 539084, 539085
STOFFEL,THOMAS R 582 DRIFT CREEK RD SE SILVERTON OR 97381			7/26/2008 29900280 B&S 539084, 539085
STOFFEL,THOMAS R & RIEMERSMA,KATRINA JEN 582 DRIFT CREEK RD SE SILVERTON OR 97381			12/5/2006 27450409 B&S 539084, 539085
STOFFEL,THOMAS R 582 DRIFT CREEK RD SE SILVERTON OR 97381	CLAYTON,ROBERTA J-TRUSTEE 605 WELLER LN ASHLAND OR 97520	8/8/2001 \$400,000.00 27 2	8/8/2001 18240328 WD 539084, 539085
CLAYTON,ROBERTA J ESTATE 582 DRIFT CREEK RD SE SILVERTON OR 97381			3/23/2000 18340079 DC 539084

Grantee	Grantor	Sales Info	Deed Info
CLAYTON,ROBERTA J-TRUSTEE 605 WELLER LN SILVERTON OR 97381	CLAYTON,ROBERTA J-TRUSTEE 605 WELLER LN ASHLAND OR 97520	2/14/2000  00 2	2/14/2000 16710229 B&S 539084, 539085
MISSING OWNERSHIP INFORMATION			7/1/1998 13530799 TR 539084, 539085
MISSING OWNERSHIP INFORMATION			7/1/1998 10900032 RD 539084, 539085
CLAYTON,ROBERTA J 582 DRIFT CREEK RD SE SILVERTON OR 97381	BRITTON,DONALD R & JANICE C	5/13/1992 \$212,500.00 27 2	5/13/1992 09710195 RD 539084, 539085
BRITTON,DONALD R & JANICE C 582 DRIFT CREEK RD SE SILVERTON OR 97381	BROWN,C ALLEN & THERESA	7/5/1990 \$175,000.00 27 2	7/5/1990 07820231 WD 539084, 539085

#### Property Details

##### Property Class:

550

##### Levy Code Area:

04000

##### Zoning:

FT (Contact Local Jurisdiction)

##### Notes:

##### Exemption (Begin/End):

##### Deferral (Begin/End):

##### Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
1	005 Resource WOOD FARM WOODLOT	7.52	327571
2	005 Resource POND POND	0.5	21780

##### Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
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No Improvement Details

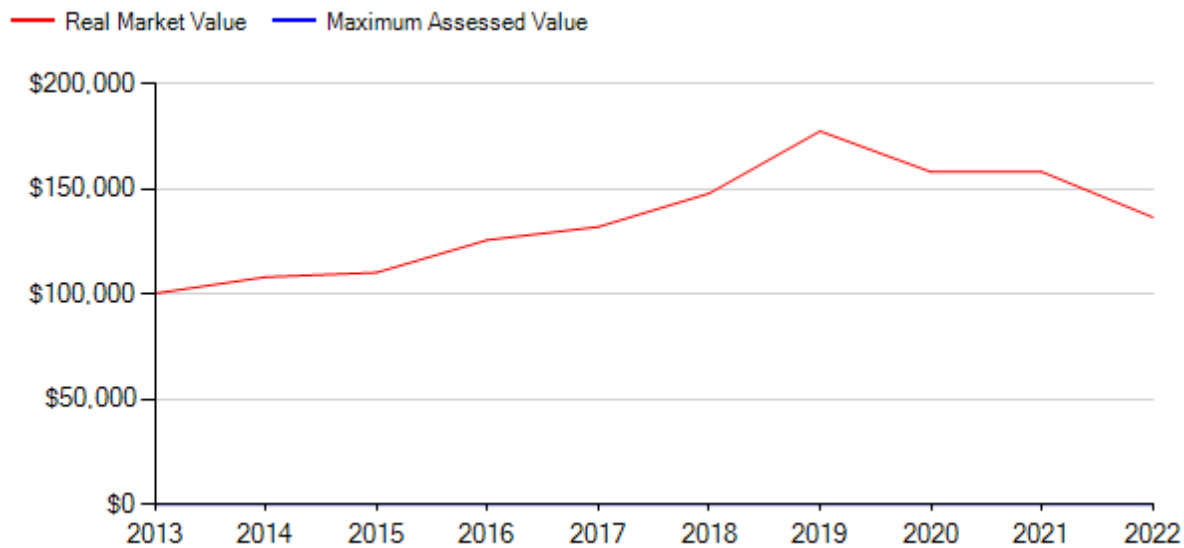
#### Value Information (per most recent certified tax roll)

**RMV Land Market:** \$136,660



**RMV Land Spec.** \$136,660  
**Assess.:**  
**RMV Structures:** \$0  
**RMV Total:** \$136,660  
**AV:** \$2,930  
**SAV:** \$4,948  
**Exception RMV:** \$0  
**Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$4,948  
**MAV:** \$0  
**MSAV:** \$2,930

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.  
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



## Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$136,660	\$136,660/\$2,930	None	\$2,930
2021	\$0	\$158,250	\$158,250/\$2,840	None	\$2,840
2020	\$0	\$158,250	\$158,250/\$2,760	None	\$2,760
2019	\$0	\$0	\$177,590/\$2,890	None	\$2,890
2018	\$0	\$0	\$147,980/\$2,730	None	\$2,730
2017	\$0	\$0	\$132,110/\$2,730	None	\$2,730
2016	\$0	\$0	\$125,820/\$2,640	None	\$2,640
2015	\$0	\$0	\$110,340/\$2,560	None	\$2,560
2014	\$0	\$0	\$108,200/\$2,490	None	\$2,490
2013	\$0	\$0	\$100,370/\$2,460	None	\$2,460
2012	\$0	\$0	\$103,520/\$2,390	None	\$2,390

## Taxes: Levy, Owed

**Taxes Levied 2022-23:** \$33.78  
**Tax Rate:** 11.5312  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$32.77

Year	Total Tax Levied	Tax Paid
2022	\$33.78	\$0.00
2021	\$32.80	\$32.80
2020	\$32.03	\$32.03
2019	\$33.46	\$33.46
2018	\$31.70	\$31.70
2017	\$31.94	\$31.94
2016	\$31.02	\$31.02
2015	\$30.06	\$30.06

## Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3876320	-\$32.80	\$0.98	\$0.00	\$31.82	11/4/2021
2020	3859856	-\$32.03	\$0.96	\$0.00	\$31.07	11/17/2020
2019	60569	-\$33.46	\$1.00	\$0.00	\$32.46	11/18/2019
2018	298623	-\$31.70	\$0.95	\$0.00	\$30.75	10/24/2018
2017	370286	-\$31.94	\$0.96	\$0.00	\$30.98	11/14/2017
2016	497766	-\$31.02	\$0.93	\$0.00	\$30.09	11/21/2016
2015	736601	-\$30.06	\$0.90	\$0.00	\$29.16	11/2/2015





# Fidelity National Title®

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **539085**

Tax Lot: **071E320000400**

Owner: Rogg, Virginia Hamby

CoOwner:

Site: 582 Drift Creek Rd SE

Silverton OR 97381

Mail: 582 Drift Creek Rd SE

Silverton OR 97381

Zoning: FT - Farm Timber

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 11.08

Twn/Rng/Sec: T:07S R:01E S:32 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$774,320.00**

Market Land: **\$278,410.00**

Market Impr: **\$495,910.00**

Assessment Year: **2021**

Assessed Total: **\$261,020.00**

Exemption:

Taxes: **\$3,408.04**

Levy Code: 04500

Levy Rate: 12.8029

### PROPERTY CHARACTERISTICS

Year Built: 1954

Eff Year Built:

Bedrooms: 5

Bathrooms: 2.5

# of Stories: 1

Total SqFt: 3,738 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt: 1,869 SqFt

Lot size: 11.08 Acres (482,644 SqFt)

Garage SqFt: 484 SqFt

Garage Type: Attached Finished Garage

AC:

Pool:

Heat Source: Forced Air

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 4J - Silver Falls

Census: 4009 - 010501

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 07/28/2011

Sale Amount: \$500,000.00

Document #: 33040071

Deed Type: Deed

Loan  
Amount: \$400,000.00

Lender: WELLS FARGO BK NA

Loan Type: Conventional

Interest Type:

Title Co: FIRST AMERICAN TITLE

October 17, 2022

## Property Identification

**Account ID:**

539085

**Tax Account ID:**

539085

**Tax Roll Type:**

Real Property

**Situs Address:**

582 DRIFT CREEK RD SE SILVERTON OR 97381

**Map Tax Lot:**

071E320000400

**Owner:**

ROGG, VIRGINIA HAMBY  
582 DRIFT CREEK RD SE  
SILVERTON, OR 97381

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY ; FIRE  
PATROL SURCH \$47.50 (2023); FIRE PATROL \$18.75  
(2023)

**Subdivision:****Related Accounts:**

539084

## Owner History

Grantee	Grantor	Sales Info	Deed Info
ROGG,VIRGINIA HAMBY 582 DRIFT CREEK RD SE SILVERTON OR 97381			6/22/2016 38300363 B&S 539084, 539085
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STOFFEL,THOMAS R 582 DRIFT CREEK RD SE SILVERTON OR 97381	CLAYTON,ROBERTA J-TRUSTEE 605 WELLER LN ASHLAND OR 97520	8/8/2001 \$400,000.00 27 2	8/8/2001 18240328 WD 539084, 539085
CLAYTON,ROBERTA J ESTATE 582 DRIFT CREEK RD SE SILVERTON OR 97381			3/23/2000 18340079 DC 539085



Grantee	Grantor	Sales Info	Deed Info
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BRITTON,DONALD R & JANICE C 582 DRIFT CREEK RD SE SILVERTON OR 97381	BROWN,C ALLEN & THERESA	7/5/1990 \$175,000.00 27 2	7/5/1990 07820231 WD 539084, 539085

## Property Details

### Property Class:

551

### Levy Code Area:

04500

### Zoning:

(Contact Local Jurisdiction)

### Notes:

### Exemption (Begin/End):

### Deferral (Begin/End):

### Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
0	On Site Development - Sa osd - good		
1	005 Resource	1	43560
3	005 Resource 2HI TWO HILL IRR	1.04	45302
4	005 Resource 4HI FOUR HILL IRR	9.04	393782

### Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	FARM BLDG	351 General Purpose Building (GB)		6	1920	1990
2	RESIDENCE	108 Residential Other Improvements		0	0	
2.1		GARDEN GREENHOUSE			384	0

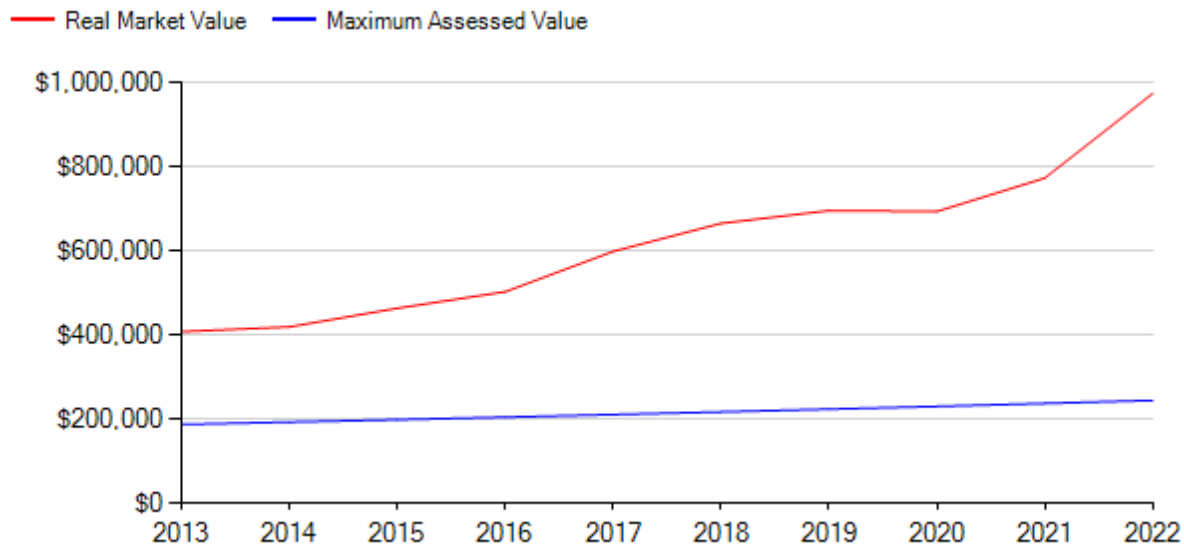
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
3	RESIDENCE	143 One Story with basement		4	3738	1954
3.1		PORCH ROOF - AVERAGE			256	2019
3.2		WOOD DECK			720	1980
3.3		WOOD DECK			240	1984
3.4		WOOD DECK			616	1984
4.1		ASPHALT DRIVEWAY			2000	1965
4	RESIDENCE	108 Residential Other Improvements		0	0	2004
5	FARM BLDG	341 Multi Purpose Shed (MP)		4	256	1990
6	FARM BLDG	354 Lean-to Light (LTL)		4	224	2014
8	FARM BLDG	354 Lean-to Light (LTL)		4	250	2004
9	FARM BLDG	351 General Purpose Building (GB)		5	1700	2004
11.1		SOLAR PANELS				2019
11.2		SOLAR PANELS				2019
11	FARM BLDG	905 Rural Solar Panel/Array		5	0	2019

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

**RMV Land Market:** \$268,040  
**RMV Land Spec.** \$268,040  
**Assess.:**  
**RMV Structures:** \$707,550  
**RMV Total:** \$975,590  
**AV:** \$268,734  
**SAV:** \$45,475  
**Exception RMV:** \$0  
**Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$753,025  
**MAV:** \$245,000  
**MSAV:** \$23,734

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.  
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").





### Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$707,550	\$268,040	\$268,040/\$23,734	None	\$268,734
2021	\$495,910	\$278,410	\$278,410/\$23,150	None	\$261,020
2020	\$416,200	\$278,410	\$278,410/\$22,590	None	\$253,540
2019	\$392,410	\$0	\$304,270/\$21,470	PNSOLR	\$245,700
2018	\$397,900	\$0	\$268,540/\$20,780	PNSOLR	\$238,480
2017	\$350,230	\$0	\$249,420/\$20,480	PNSOLR	\$231,840
2016	\$271,750	\$0	\$231,830/\$20,000	None	\$225,210
2015	\$249,870	\$0	\$214,590/\$19,540	None	\$218,780
2014	\$225,830	\$0	\$194,030/\$19,100	None	\$212,540
2013	\$223,090	\$0	\$185,550/\$18,270	None	\$206,080
2012	\$199,610	\$0	\$189,080/\$17,860	None	\$200,200

### Taxes: Levy, Owed

<b>Taxes Levied 2022-23:</b>	\$3,500.04
<b>Tax Rate:</b>	12.7777
<b>Tax Roll Type:</b>	R
<b>Current Tax Payoff Amount:</b>	\$3,395.04

Year	Total Tax Levied	Tax Paid
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Year	Total Tax Levied	Tax Paid
2022	\$3,500.04	\$0.00
2021	\$3,408.04	\$3,408.04
2020	\$3,327.69	\$3,327.69
2019	\$3,221.64	\$3,221.64
2018	\$3,137.73	\$3,137.73
2017	\$3,074.46	\$3,074.46
2016	\$3,003.74	\$3,003.74
2015	\$2,920.38	\$2,920.38

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3876320	-\$3,408.04	\$102.24	\$0.00	\$3,305.80	11/4/2021
2020	3859856	-\$3,327.69	\$99.83	\$0.00	\$3,227.86	11/17/2020
2019	60568	-\$3,221.64	\$96.65	\$0.00	\$3,124.99	11/18/2019
2018	298622	-\$3,137.73	\$94.13	\$0.00	\$3,043.60	10/24/2018
2017	370285	-\$3,074.46	\$92.23	\$0.00	\$2,982.23	11/14/2017
2016	497765	-\$3,003.74	\$90.11	\$0.00	\$2,913.63	11/21/2016
2015	736600	-\$2,920.38	\$87.61	\$0.00	\$2,832.77	11/2/2015

REEL 3830 PAGE 363  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
06-22-2016 03:16 pm.  
Control Number 416863 \$ 51.00  
Instrument 2016 00029281

Requested by and Return to:  
Virginia and Helmut Rogg  
582 Drift Creek Road, SE  
Silverton, Oregon 97381

Send Tax Statements to:  
No Change

True and actual consideration: \$0.00

### BARGAIN AND SALE DEED

Helmut Rogg, Grantor, conveys unto Virginia Hamby Rogg, his wife, Grantee, an undivided one-half interest in the following-described real property in the State of Oregon, County of Marion, it being the Grantor's intention to create hereby an estate in the entirety:

A TRACT OF LAND IN THE DANIEL P. LEWIS DONATION LAND CLAIM NO. 38 IN TOWNSHIP 7 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MARION AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF MARKET ROAD NO. 46, WHICH POINT OF BEGINNING AS DETERMINED FROM THE NORTHEAST CORNER OF SAID DANIEL P. LEWIS CLAIM IS, 1,177.28 FEET SOUTHERLY ALONG THE EASTERLY LINE OF SAID CLAIM, 2,806.46 FEET NORTH 89° 39' WEST ALONG THE CENTER LINE OF COUNTY ROAD NO. 784 COMMONLY KNOWN AS "LEWIS CEMETERY GATEWAY", TO A MARION COUNTY MONUMENT MARKING THE INTERSECTION OF THE CENTER LINES OF COUNTY ROAD NO. 784 AND MARKET ROAD NO. 46 AND 18.31 FEET SOUTH 11° 10' EAST ALONG THE CENTER LINE OF SAID MARKET ROAD NO. 46; THENCE FROM SAID POINT OF BEGINNING SOUTH 89° 39' EAST, 1,266.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE AND WESTERLY EXTENSION THEREOF OF COUNTY ROAD NO. 784; THENCE SOUTH 11° 10' EAST, 594.89 FEET; THENCE SOUTH 89° 39' WEST, 1,241.03 FEET TO THE CENTER LINE OF MARKET ROAD NO. 46; THENCE NORTH 11° 10' WEST ALONG THE CENTER LINE OF MARKET ROAD NO. 46, A DISTANCE OF 809.73 FEET TO THE PLACE OF BEGINNING, ALL IN SECTIONS 29 AND 32 IN SAID TOWNSHIP AND RANGE.

NOTE: This legal description was created prior to January 1, 2008.

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. 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.

The true and actual consideration paid for this transfer, state in terms of dollars, is \$0.00. This is a transfer by and between husband and wife to create an estate in the entirety.

Signature Page Follows



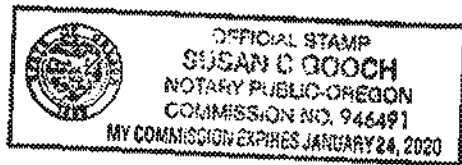
DATED this 23 day of May, 2016.

Helmuth Rogg

STATE OF OREGON     )  
                              )ss.  
County of Marion     )

The foregoing instrument was acknowledged before me this 23rd day of May, 2016 by Helmuth Rogg.

Susan C. Gooch  
Notary Public for Oregon  
My commission expires January 24, 2020



Bargain and Sale Deed - P2.

**REEL: 3830**

**PAGE: 363**

**June 22, 2016, 03:16 pm.**

**CONTROL #: 416863**

State of Oregon  
County of Marion

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

**FEE: \$ 51.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**

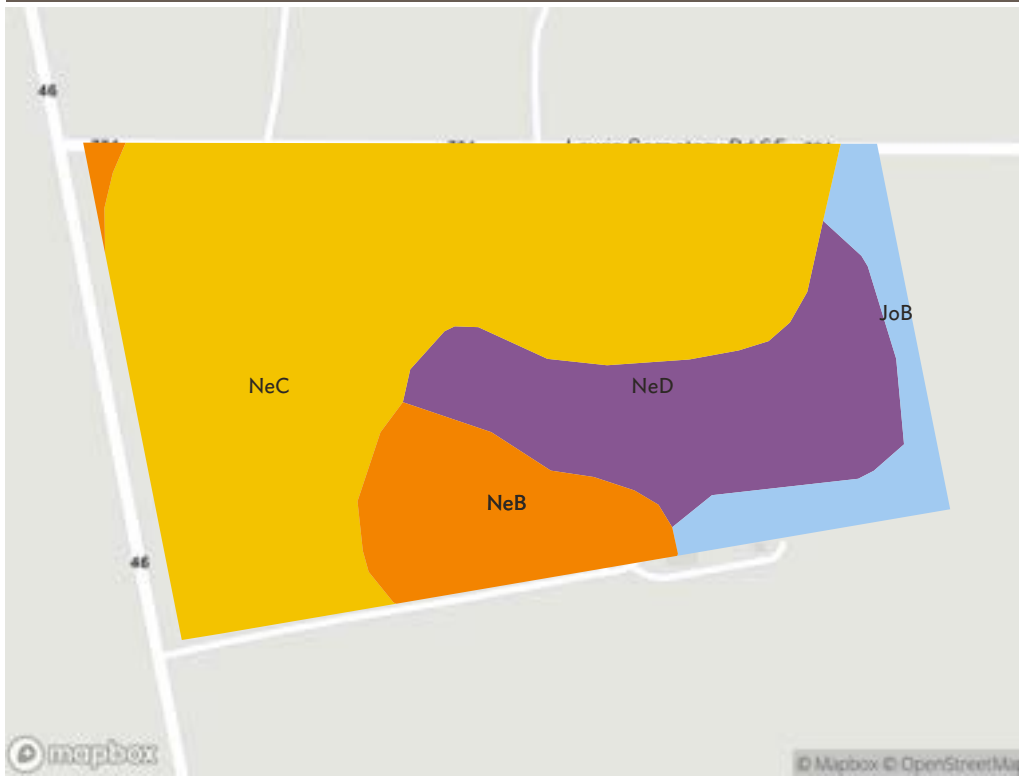
# SOILS





1 field, 19 acres in Marion County, OR

TOWNSHIP/SECTION 7S 1E – 29, 32

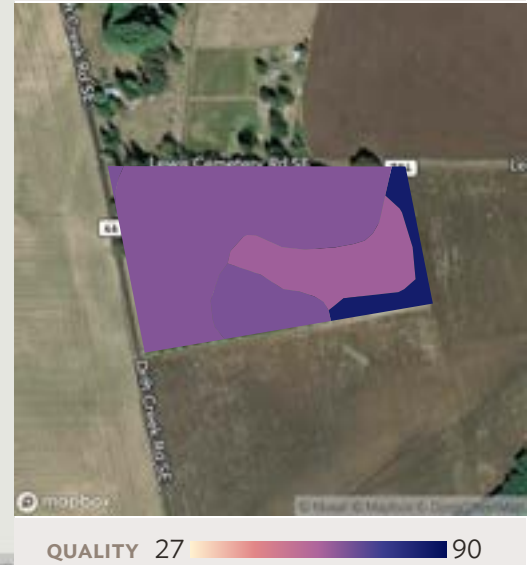


AVG NCCPI

65.2

COUNTY AVG

43.7



QUALITY 27

90

## All fields

Source: NRCS Soil Survey

19 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NeC	Nekia silty clay loam, 7 to 12 percent slopes	11.62	60.7%	3	64.3
■ NeD	Nekia silty clay loam, 12 to 20 percent slopes	3.77	19.7%	3	60.4
■ NeB	Nekia silty clay loam, 2 to 7 percent slopes	2.31	12.1%	3	65.6
■ JoB	Jory silty clay loam, 2 to 7 percent slopes	1.44	7.5%	2	84.6
<b>19.14</b>					<b>65.2</b>

# WATER RIGHTS



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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 MARION  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

ROBERTA J CLAYTON  
582 DRIFT CREEK RD SE  
SILVERTON OR 97381

confirms the right to use the waters of AN UNNAMED SPRING STREAM AND RESERVOIR, CONSTRUCTED UNDER PERMIT R-11420, tributaries of SILVER CREEK, for IRRIGATION of 4.7 ACRES AND RECREATION.

This right was perfected under Permit 51376. The date of priority is JULY 9, 1990. The use from direct flow is limited to the period from November 1 through March 31 of each year and is limited to an amount actually used beneficially, and shall not exceed 0.068 CUBIC FEET PER SECOND (CFS); BEING 0.058 CFS FOR IRRIGATION AND 0.01 CFS FOR RECREATION, or its equivalent in case of rotation, measured at the point of diversion from the sources.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Survey Coordinates
7 S	1 E	WM	29	SW SW		38	1425 FEET SOUTH & 2000 FEET WEST FROM NE CORNER, DLC 38

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage. The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

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

IRRIGATION							
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
7 S	1 E	WM	32	NW NW		38	4.7

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.



RECREATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	DLC
7 S	1 E	WM	29	SW SW		38
7 S	1 E	WM	32	NW NW		38

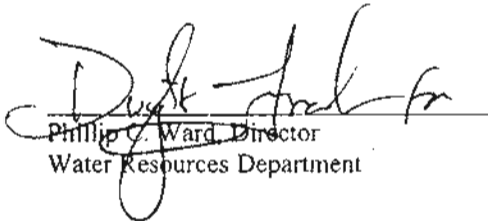
Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

Issued SEP 22 2008

  
 Phillip C. Ward, Director  
 Water Resources Department

## STATE OF OREGON

## COUNTY OF MARION

## CERTIFICATE OF WATER RIGHT

## THIS CERTIFICATE ISSUED TO

ROBERTA J CLAYTON  
582 DRIFT CREEK RD SE  
SILVERTON OR 97381

confirms the right to store water perfected under the terms of Permit R-11420. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION NUMBER: R-70467

SOURCE: AN UNNAMED SPRING STREAM, A TRIBUTARY OF SILVER CREEK

STORAGE FACILITY: A RESERVOIR

PURPOSE or USE: APPROPRIATED UNDER PERMIT 51376 FOR IRRIGATION AND RECREATION

MAXIMUM STORAGE VOLUME: 3.47 ACRE FEET

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: OCTOBER 1 THROUGH MARCH 31  
OF EACH YEAR (NO WATER SHALL BE APPROPRIATED FOR STORAGE DURING THE PERIOD FROM APRIL 1  
THROUGH SEPTEMBER 30 OF EACH YEAR)

DATE OF PRIORITY: JULY 9, 1990

DAM LOCATION:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC
7 S	1 E	WM	29	SW SW		38

The outlet gate shall be cycled at least once each year and shall be fully operational. The embankment and spillway shall be kept clear of brush, debris, and burrowing animals.

The area submerged by this reservoir is as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC
7 S	1 E	WM	29	SW SW		38
7 S	1 E	WM	32	NW NW		38

The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe, or the provisions of other means to evacuate water when determined necessary the Water Resources Director to satisfy prior downstream rights.

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.


This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The right to store and use the water for the above purpose is restricted to beneficial use at the place of use described.

The storage of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

Issued SEP 22 2008

  
Phillip C. Ward, Director  
Water Resources Department



T.7 S. R.1 E., W.M.



DRIFT CR. RD.

LEWIS DLC 38

NE COR  
DP LEWIS  
DLC 38

LEWIS  
CEMETERY

CO. RD. NO. 784

30 29  
31 32

1/4 COR

FINAL PROOF SURVEY  
FOR

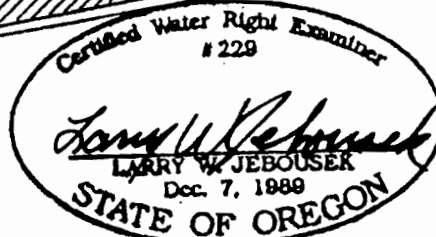
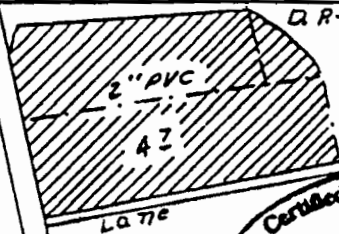
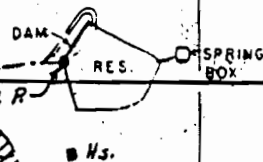
Application R-70467  
Application S-70468

Permit R-11420  
Permit 51376

ROBERTA J. CLAYTON

Surveyed on June 26, 1990 & August 16, 1995

THIS MAP WAS PREPARED FOR THE  
PURPOSE OF IDENTIFYING THE LOCA-  
TION OF A WATER RIGHT ONLY AND IS  
NOT INTENDED TO PROVIDE LEGAL  
DIMENSIONS OR LOCATION OF PROPER-  
TY OWNERSHIP LINES.



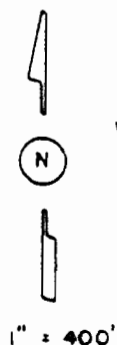
Diversion Point loc: 1,425' S & 2,000' W from NE Corner D.P. Lewis DLC 38

RECORDED

SEP 35

T.7 S. R.1 E., W.M.

WATER RESOURCES DEPT  
STATE OF OREGON



DRIFT CR. RD.

LEWIS DLC 38

CO. RD. NO. 784

NE COR  
D.P. LEWIS  
DLC 38

LEWIS  
CEMETERY

30 29  
31 32

1/4 COR

FINAL PROOF SURVEY

FOR

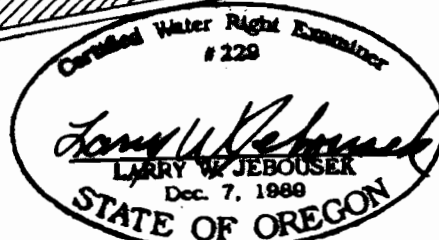
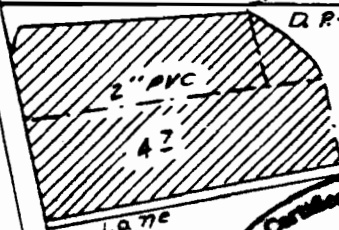
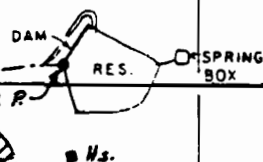
Application R-70467  
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Permit 51376

ROBERTA J. CLAYTON

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Diversion Point loc: 1,425' S & 2,000' W from NE Corner D.P. Lewis DLC 38