



# FIRST AMERICAN TITLE Property Research Report

**SUBJECT PROPERTY**

33815 Bond Rd  
0753786 & 0922822  
11S01W3200610  
Linn

**OWNER**

Simple Life Farms Inc

**DATE PREPARED**

11/04/2022

**PREPARED BY**

cbunn@firstam.com



*First American Title*

Customer Service 503.219.8746  
cs.oregon@firstam.com

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**First American Title**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 11/4/2022

## OWNERSHIP INFORMATION

Owner: Simple Life Farms Inc

Parcel #: 0753786

CoOwner:

Ref Parcel #: 11S01W3200610

Site: 33815 Bond Rd Lebanon OR 97355

TRS: 11S / 01W / 32

Mail: 33815 Bond Rd Lebanon OR 97355

County: Linn

## PROPERTY DESCRIPTION

Map Grid:

Census Tract: 030100 Block: 4069

Neighborhood:

School Dist: 9Z2 Lebanon

Impr Type:

Subdiv/Plat:

Land Use: 501 - HBU FARM NO SPECIAL ASSMT IMPROV

Std Land Use: CMOB - Mobile Home Parks, Trailers

Zoning: County-F/F - Farm/Forest

Lat/Lon: 44.568162 / -122.826583

Watershed: Hamilton Creek-South Santiam River

Legal:

## ASSESSMENT AND TAXATION

Market Land: \$558,370.00

Market Impr: \$524,420.00

Market Total: \$1,082,790.00 (2021)

% Improved: 48.00%

Assessed Total: \$439,868.00 (2021)

Levy Code: 00940

Tax: \$6,436.47 (2021)

Millage Rate: 14.6327

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 3

Baths, Full:

Baths, Half:

Total Units:

# Stories: 1

# Fireplaces:

Cooling:

Heating: Floor Furnace

Building Style: 317 - Gp Building

Total SqFt: 2,960 SqFt

First Floor:

Second Floor:

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage:

Year Built:

Eff Year Built:

Lot Size Ac: 143.88 Acres

Lot Size SF: 6,267,413 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition  
Shingle

Roof Shape:

Ext Walls:

Const Type: Frame

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
STEVEN K RIEMER	11/08/2019	19752		Deed Of Trust	\$550,000.00	Conventional
SIMPLE LIFE FARMS INC	08/04/2016	0000013143		Deed		Conv/Unk
SIMPLE LIFE FARMS INC	08/04/2016	13143		Deed		Conv/Unk
RIEMER RANCH INC	02/26/2016	0000003204		Deed Of Trust	\$400,000.00	Conv/Unk
RIEMER RANCH INC	09/30/2015	15996		Deed		Conv/Unk
JERRY W CHILLA	09/27/2007	23168	\$550,000.00	Deed		Conv/Unk
NOVAC,LUCIAN & RUTH	01/31/2005	0016730410	\$340,000.00	Deed	\$238,000.00	Conv/Unk

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Date: 11/4/2022

## OWNERSHIP INFORMATION

Owner: Simple Life Farms Inc

Parcel #: 0922822

CoOwner:

Ref Parcel #:

Site: 33701 Bond Rd Lebanon OR 97355

TRS:

Mail: 33815 Bond Rd Lebanon OR 97355

County: Linn

## PROPERTY DESCRIPTION

Map Grid:

Census Tract: Block:

Neighborhood:

School Dist:

Impr Type:

Subdiv/Plat:

Land Use: 0

Std Land Use: RSFR - Single Family Residence

Zoning:

Lat/Lon: 0 / 0

Watershed:

Legal:

## ASSESSMENT AND TAXATION

Market Land: \$0.00

Market Impr: \$128,120.00

Market Total: \$128,120.00 (2021)

% Improved: 100.00%

Assessed Total: \$64,230.00 (2021)

Levy Code: 00940

Tax: \$939.87 (2021)

Millage Rate: 14.6327

Exemption:

Exemption Type:

## PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 2

Baths, Full:

Baths, Half:

Total Units:

# Stories: 1

# Fireplaces:

Cooling:

Heating: Forced Air

Building Style: 452 - Ms Double Wide

Total SqFt: 1,188 SqFt

First Floor: 1,188 SqFt

Second Floor:

Basement Fin:

Basement

Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage:

Year Built: 2007

Eff Year Built:

Lot Size Ac:

Lot Size SF:

Lot Width:

Lot Depth:

Roof Material: Composition  
Shingle

Roof Shape:

Ext Walls: COM -

Composition

Const Type: Frame

## SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
STEVEN K RIEMER	11/08/2019	19752		Deed Of Trust	\$550,000.00	Conventional
SIMPLE LIFE FARMS INC	08/04/2016	13143		Deed		Conv/Unk
RIEMER RANCH INC	02/26/2016	3204		Deed Of Trust	\$400,000.00	Conventional
RIEMER RANCH INC	09/30/2015	15996		Deed		Conv/Unk

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# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

November 4, 2022 2:58:33 pm

**Account #** 753786  
**Map #** 11S01W3200 00610  
**Code - Tax #** 00940-753786  
**Legal Descr** See Record  
**Mailing Name** SIMPLE LIFE FARMS INC  
**Agent**  
**In Care Of**  
**Mailing Address** 33815 BOND RD  
 LEBANON, OR 97355

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL  
**Deed Reference #** 2016-13143  
**Sales Date/Price** 08-04-2016 / \$0  
**Appraiser** TRACY, GEOFF

**Prop Class** 549 **MA** **SA** **NH** **Unit**  
**RMV Class** 501 05 00 000 49274-1

Situs Address(s)	Situs City
ID# 1 33701 BOND RD	LEBANON
ID# 1 33701 BOND RD	LEBANON
ID# 33815 BOND RD	LEBANON

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00940 Land	573,920			Land	0
Impr.	608,530			Impr.	0
<b>Code Area Total</b>	1,182,450	389,910	453,056		0
<b>Grand Total</b>	1,182,450	389,910	453,056		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00940	2	<input checked="" type="checkbox"/>			Farm Use Unzoned	104	A	62.68	3	408,080
00940	3	<input checked="" type="checkbox"/>			Farm Use Unzoned	104	A	21.20	5	33,510
00940	4	<input checked="" type="checkbox"/>			Farm Use Unzoned	104	A	50.00	6	40,040
00940					LANDSCAPE - AVERAGE	100				5,000
00940	15	<input checked="" type="checkbox"/>			Market	104	A	9.00	4	46,890
00940					RURAL OSD - AVG	100				30,000
00940	1	<input checked="" type="checkbox"/>			Rural Site	104	A	1.00	FARM	10,400
<b>Grand Total</b>								143.88		573,920

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
00940	106	0	318	GP SHED		108	300		1,270
00940	102	0	317	GP BUILDING		108	600		5,830
00940	104		110	Residential Other Improvements		108	0		16,450
00940	107	2008	329	METAL COMPONENT BUIL		108	2,400		62,630
00940	100	2007	452	MS Double wide		108	1,188	R - 922822	149,000
00940	200	2009	152	RES One story with basement		108	2,960		522,350
<b>Grand Total</b>							7,448		757,530

### Exemptions / Special Assessments / Potential Liability

#### NOTATIONS:

■ POT'L ADD'L TAX LIABILITY ADDED 2009 **Amount** 0.00 **Tax** 0.00

**Account #** 753786

**MS Account(s):** 00940-R-922822

\*\*\* The Real MS value is not included in the total of the real account

**Comments:**

\*\*\*\*\* CAP NOTE - Type R MX for 2011 \*\*\*\*\*

10MX: EXT W/OWNER, NEW RES EST 30% COMPLETE. SEE 11MX FOR COMPLETION/CLASSING.  
NEED TO CHECK STATUS OF MH922822 AND DETERMINE IF OSD'S NEED TO BE ADDED FOR  
NEW RES. 11/09 MW

11MX: EXT W/OWNER. NEW RES EST 40% COMP. SEE 12MX FOR COMP, CLASSING, ETC.

ONCE RES COMPLETE OWNER MAY SELL MH922822. CHECK STATUS. 3-11 SG

12MX: EXT W/OWNER. EST RES 55% COMP. SEE 2013 FOR COMP/CLASSING ETC. STILL LIVING IN MH. 12-11 SG

13MX: EXT. LEFT CARD TO PLEASE CALL. EMAILED PLANNING, LAST INSPECTION 11-21-11 FOR DRYWALL. WITH  
DRYWALL COMPLETE, EST HEAT INSTALLED. EST RES 70% COMP. SEE 2014. 11-12 SG

14MX: PROPERTY GATED. CHECKED W/ PLANNING; PERMIT EXTENSION THRU 6/1/14. CALLED FOR FINAL BUT STILL  
NEEDED MISC FINISH WORK. EST OVERALL 90% COMP. MH IS STILL HERE. ONCE RES IS FINAL THEY WILL  
DECOMMISSION OR MOVE MH. SEE 2015 OR CHECK FOR FINAL. 1-14 SG

15MX: SFR 100% ADDED 2 CONCRETE COVERS, ESTIMATE OF SIZE. TABLED IMPS, MH STILL REMAINS ON PROPERTY  
GT 10/14

2016 SALE REVIEW UPDATED SIZE OF CONCRETE COVERS, GT 11/15

2016 ENTERED TO TABLED GT

# LINN COUNTY ASSESSOR

## Manufactured Structure Assessment Report

### FOR ASSESSMENT YEAR 2022

11/4/2022 2:57:54 PM

**Account #** 922822  
**Code - Tax #** 00940  
**Mailing Address** SIMPLE LIFE FARMS INC  
 33815 BOND RD  
 LEBANON OR 97355

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** REAL  
**Home ID** 321490  
**X Number**

Situs Address		Situs City		Appraiser				
33701 BOND RD		LEBANON						
Value Summary								
Code Area		RMV	MAV	AV	Trend %		RMV Exception	CPR %
00940	IMPR.	\$149,000	\$66,150	\$66,150	108%	IMPR.		

Manufactured Structure Information			
<b>VIN #</b>		<b>Stat Class</b>	452
<b>Brand</b>	PALM HARBOR	<b>Quality</b>	100
<b>Model</b>		<b>Condition</b>	A
<b>Year Built</b>	2007	<b>MA / SA / NH</b>	05 / 00 / 000
<b>Sticker #</b>		<b>Bedrooms / Baths</b>	3 / 2

Real Property Information			
<b>Real Account ID</b>	753786	<b>MA / SA / NH</b>	05 / 00 / 000
<b>Map</b>	11S01W3200 00610	<b>Property Class</b>	549
<b>Unit</b>	49274	<b>RMV Class</b>	501
<b>Park Name</b>			
<b>Comments</b>	<p>***** CAP NOTE - Type R MX for 2011 *****</p> <p>10MX: EXT W/OWNER, NEW RES EST 30% COMPLETE. SEE 11MX FOR COMPLETION/CLASSING. NEED TO CHECK STATUS OF MH922822 AND DETERMINE IF OSD'S NEED TO BE ADDED FOR NEW RES. 11/09 MW</p> <p>11MX: EXT W/OWNER. NEW RES EST 40% COMP. SEE 12MX FOR COMP, CLASSING, ETC. ONCE RES COMPLETE OWNER MAY SELL MH922822. CHECK STATUS. 3-11 SG</p> <p>12MX: EXT W/OWNER. EST RES 55% COMP. SEE 2013 FOR COMP/CLASSING ETC. STILL LIVING IN MH. 12-11 SG</p> <p>13MX: EXT. LEFT CARD TO PLEASE CALL. EMAILED PLANNING, LAST INSPECTION 11-21-11 FOR DRYWALL. WITH DRYWALL COMPLETE, EST HEAT INSTALLED. EST RES 70% COMP. SEE 2014. 11-12 SG</p> <p>14MX: PROPERTY GATED. CHECKED W/ PLANNING; PERMIT EXTENSION THRU 6/1/14. CALLED FOR FINAL BUT STILL NEEDED MISC FINISH WORK. EST OVERALL 90% COMP. MH IS STILL HERE. ONCE RES IS FINAL THEY WILL DECOMMISSION OR MOVE MH. SEE 2015 OR CHECK FOR FINAL. 1-14 SG</p> <p>15MX: SFR 100% ADDED 2 CONCRETE COVERS, ESTIMATE OF SIZE. TABLED IMPS, MH STILL REMAINS ON PROPERTY GT 10/14</p> <p>2016 SALE REVIEW UPDATED SIZE OF CONCRETE COVERS, GT 11/15</p> <p>2016 ENTERED TO TABLED GT</p>		

Floors					
Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	5	1,188	S		106,126
DIMENSIONS: 27 X 44					

Inventory			
Size/Qty	RMV	Size/Qty	RMV
FOUNDATION - CONCRETE	1188	7442	
Total Inventory RMV			7442

**Exemptions / Special Assessments / Potential Liability**

**Type**

Comments:	27X44	PALM HARBOR	27X44	?	NONE
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# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

[Click here to make a credit card or e-check payment](#)

4-Nov-2022

SIMPLE LIFE FARMS INC  
33815 BOND RD  
LEBANON OR 97355

Tax Account #	753786	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00940
Situs Address	33701 BOND RD LEBANON OR 97355	Interest To	Nov 15, 2022

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$6,522.10	\$6,723.81	\$0.00	\$201.71	\$6,723.81	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,436.47	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,305.53	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,144.46	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,989.42	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,856.82	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,718.50	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,524.78	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,941.95	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,995.22	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,367.16	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,814.70	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,386.93	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.09	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,049.52	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,649.87	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,580.82	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,542.20	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,550.88	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,461.21	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,350.34	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,337.89	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,405.73	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,080.65	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,067.63	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,103.19	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$919.03	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$870.74	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$919.63	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,180.39	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,397.80	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,466.91	Nov 15, 1991
<b>Total</b>		\$6,522.10	\$6,723.81	\$0.00	\$201.71	\$90,687.27	



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33815 BOND RD  
LEBANON OR 97355

Tax Account #	753786	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00940
Situs Address	33701 BOND RD LEBANON OR 97355	Interest To	Nov 15, 2022

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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4-Nov-2022

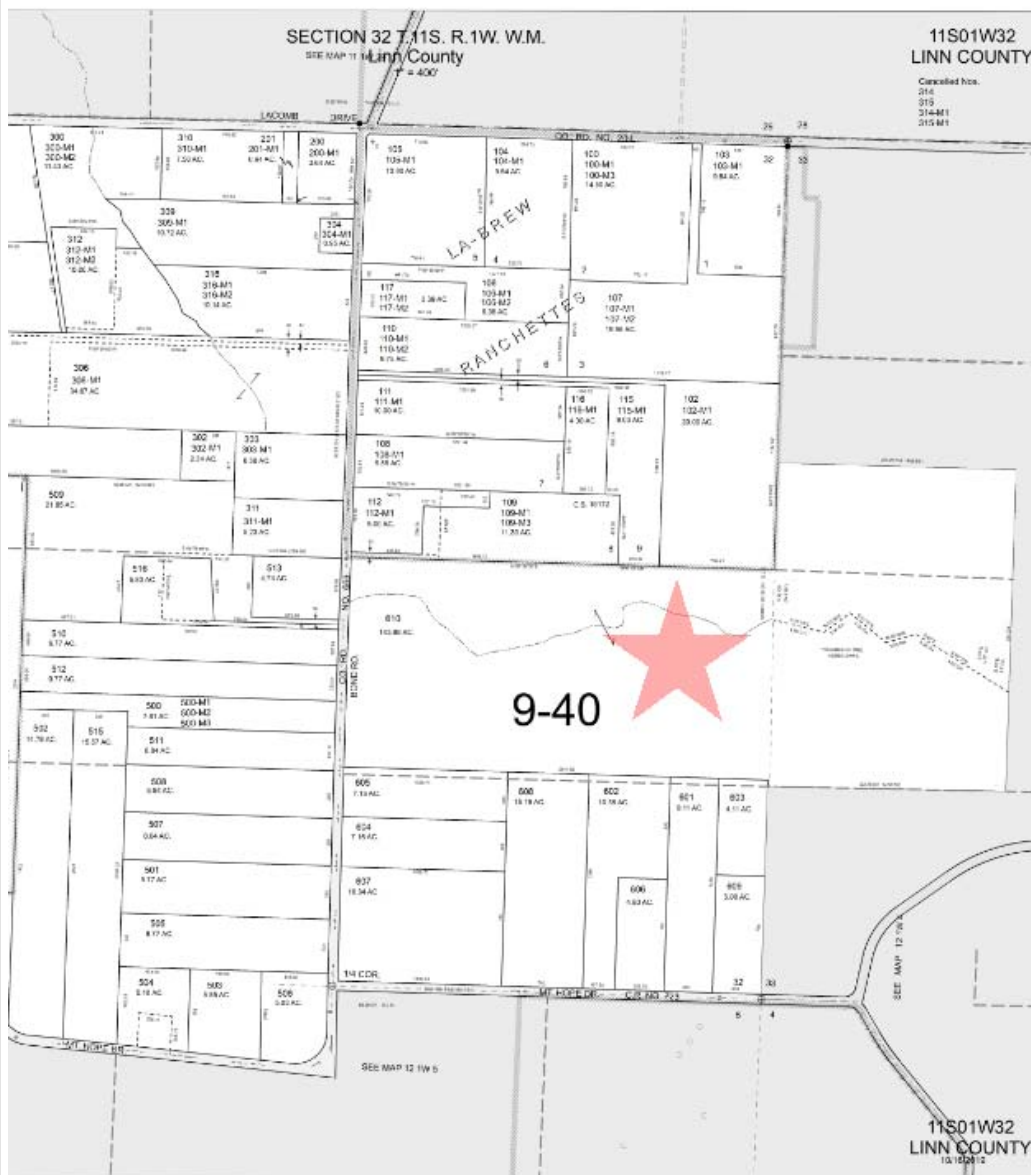
SIMPLE LIFE FARMS INC  
33815 BOND RD  
LEBANON OR 97355

Tax Account #	922822	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	00940
Situs Address	33701 BOND RD LEBANON OR 97355-9429	Interest To	Nov 15, 2022

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$952.30	\$981.75	\$0.00	\$29.45	\$981.75	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$939.87	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$920.75	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$897.30	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$874.72	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$855.38	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$835.19	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$806.96	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$780.50	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$751.65	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$729.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$719.52	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$668.08	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$652.26	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$632.83	Nov 15, 2008
<b>Total</b>		\$952.30	\$981.75	\$0.00	\$29.45	\$12,046.24	

# Assessor Map



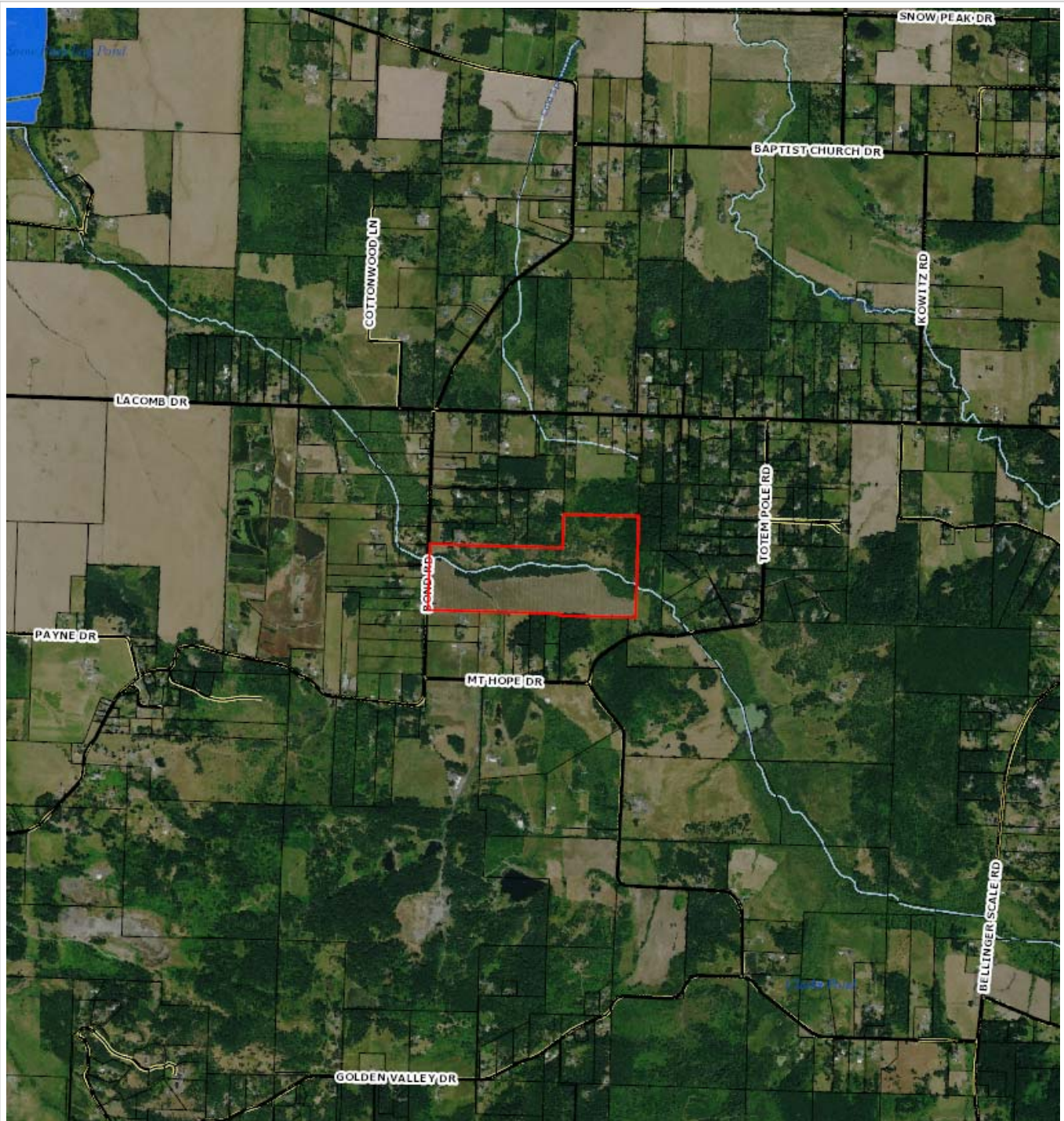
**First American Title**

**Parcel ID: 0753786 & 0922822**

**Site Address: 33815 Bond Rd**

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## Aerial Map



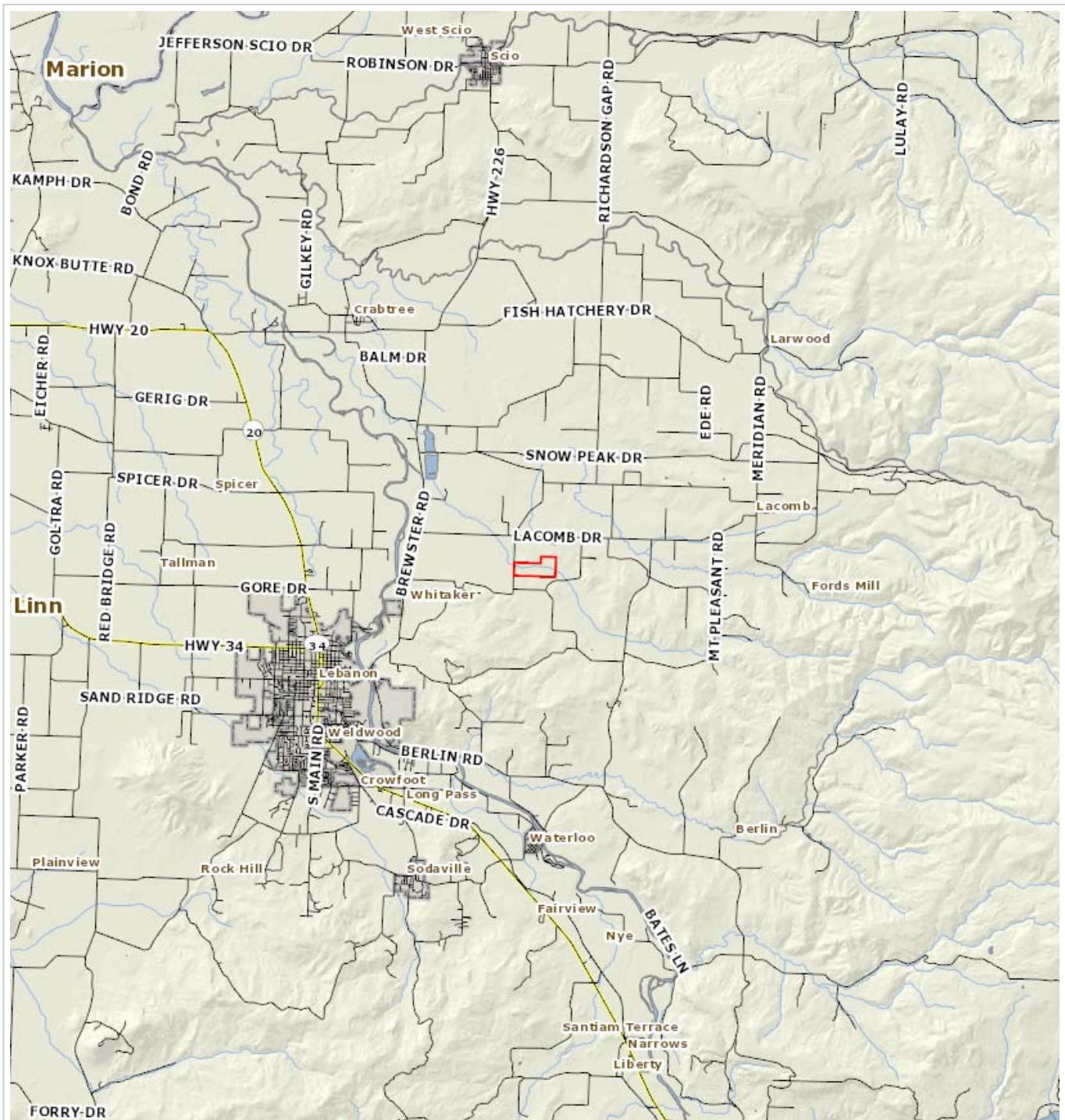
*First American Title*

Parcel ID: 0753786 & 0922822

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# Flood Map



**First American Title**

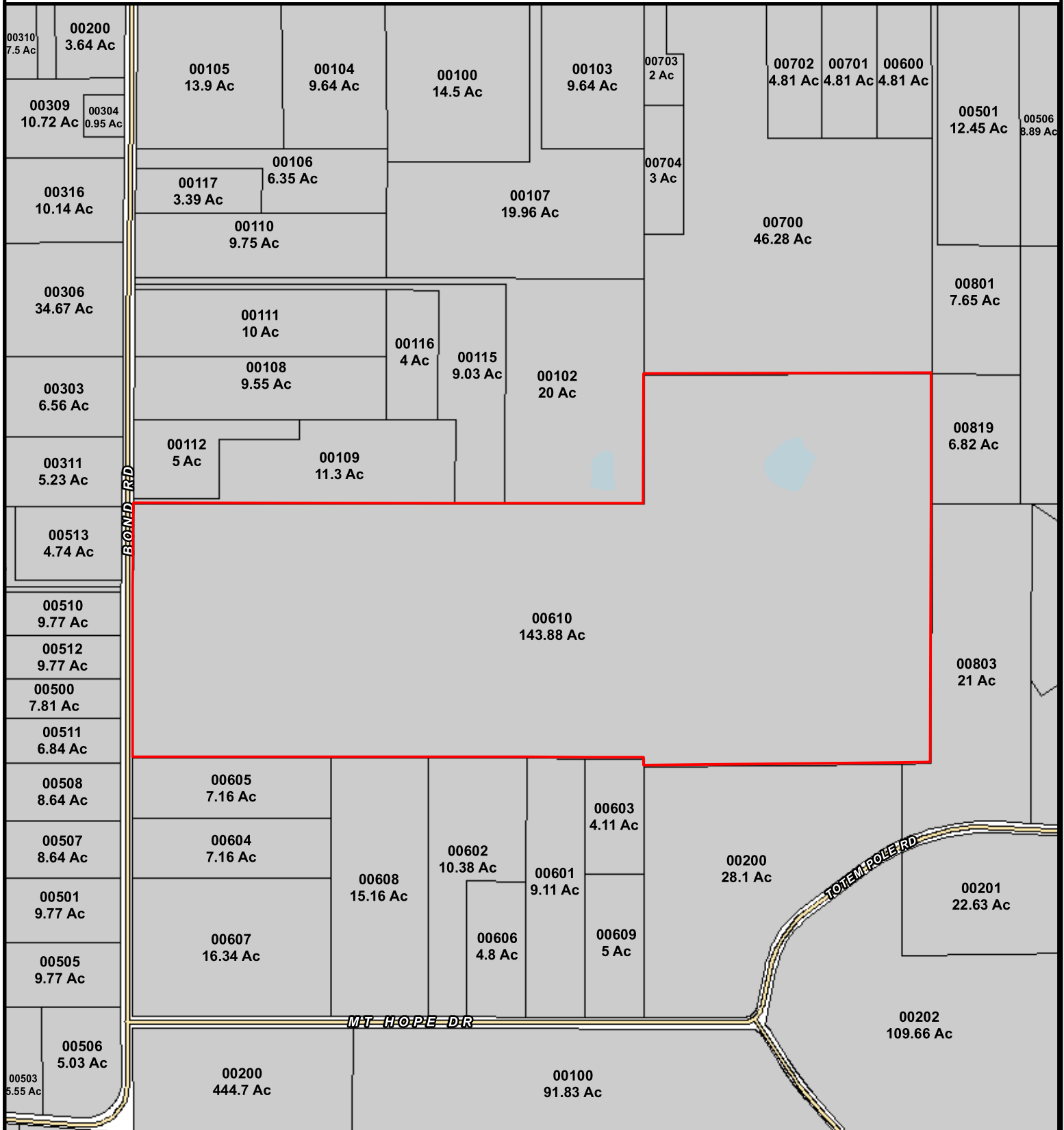
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First American Title

11S01W32 00610  
33815 Bond Rd  
Lebanon, OR 97355



Taxlot



Subject



Taxlot

11/4/2022

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First American Title

11S01W32 00610  
33815 Bond Rd  
Lebanon, OR 97355



Aerial



Subject



Taxlot

11/4/2022

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33815 Bond Rd  
Lebanon, OR 97355



Aerial



Subject



Taxlot

11/4/2022

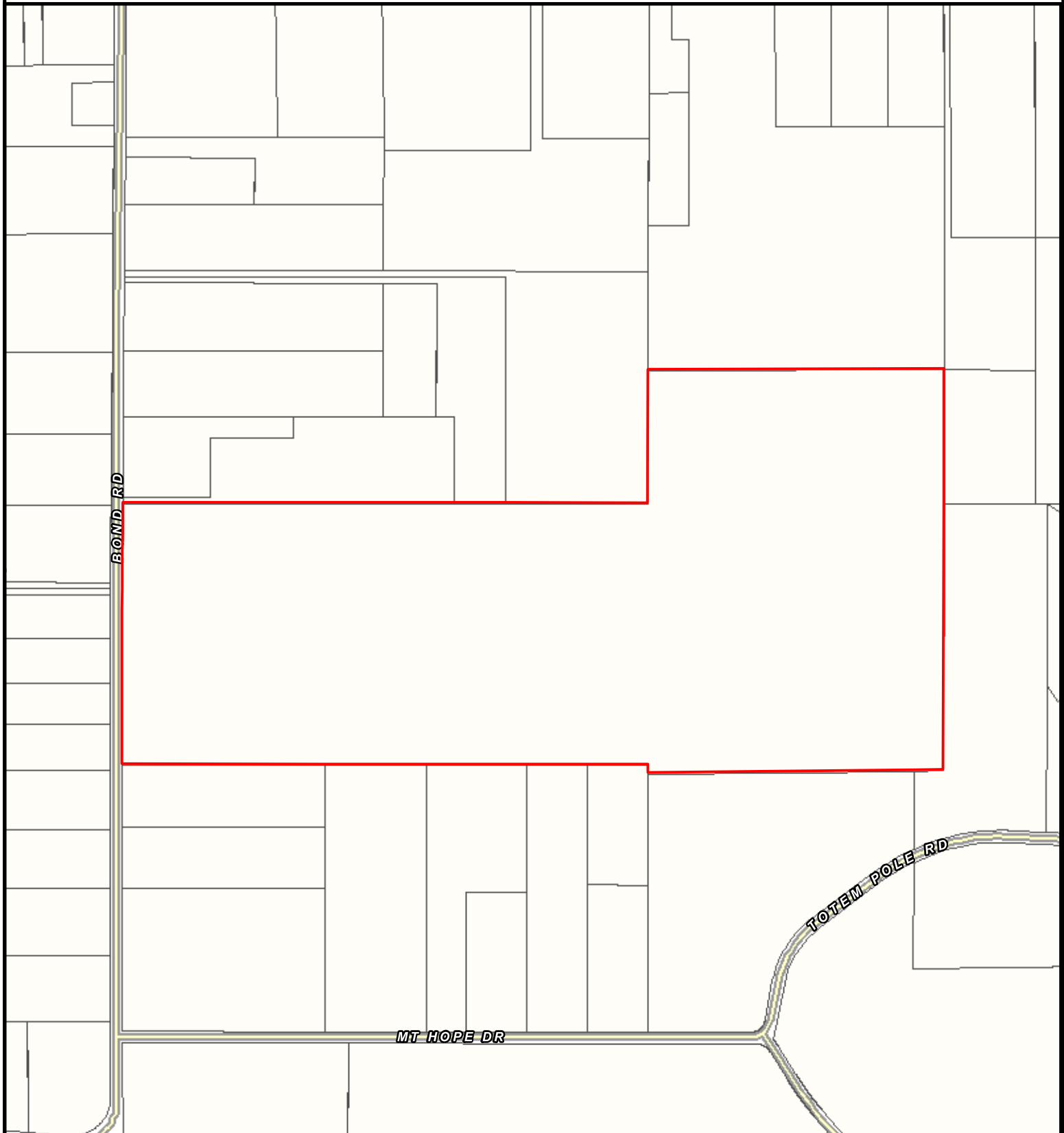
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## Community



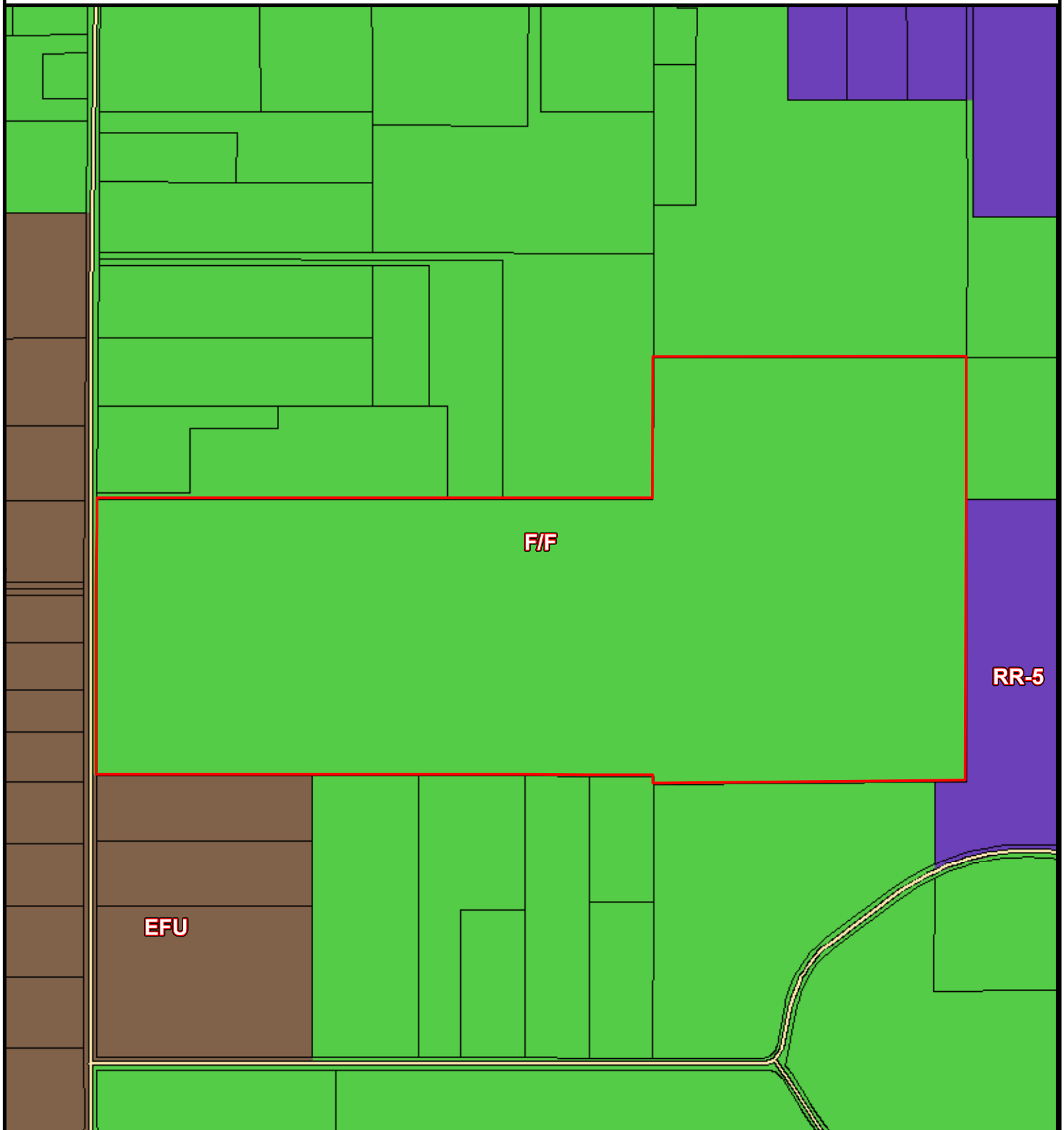
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## Zoning



Subject



Taxlot

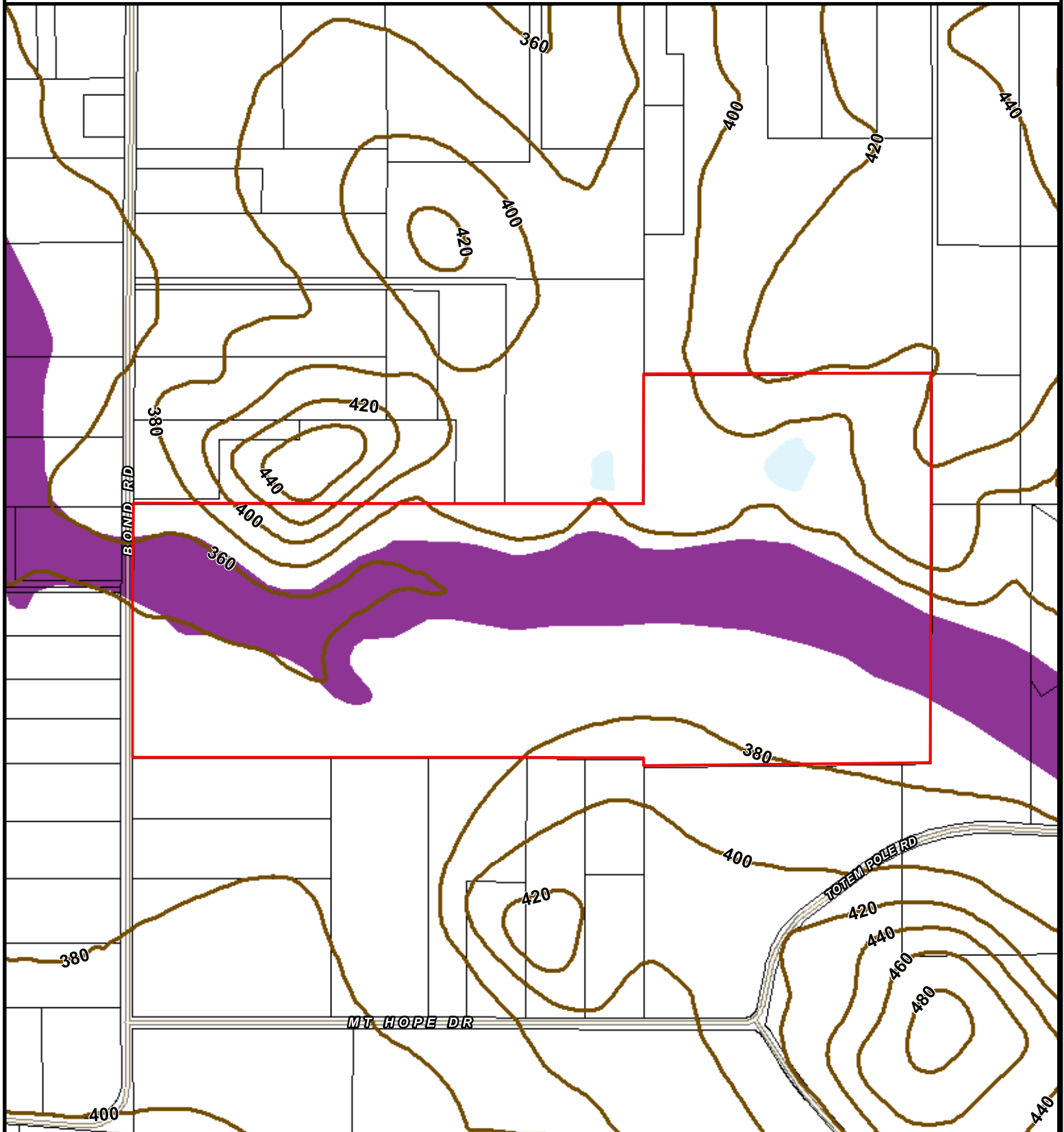
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Lebanon, OR 97355



### Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard

11/4/2022

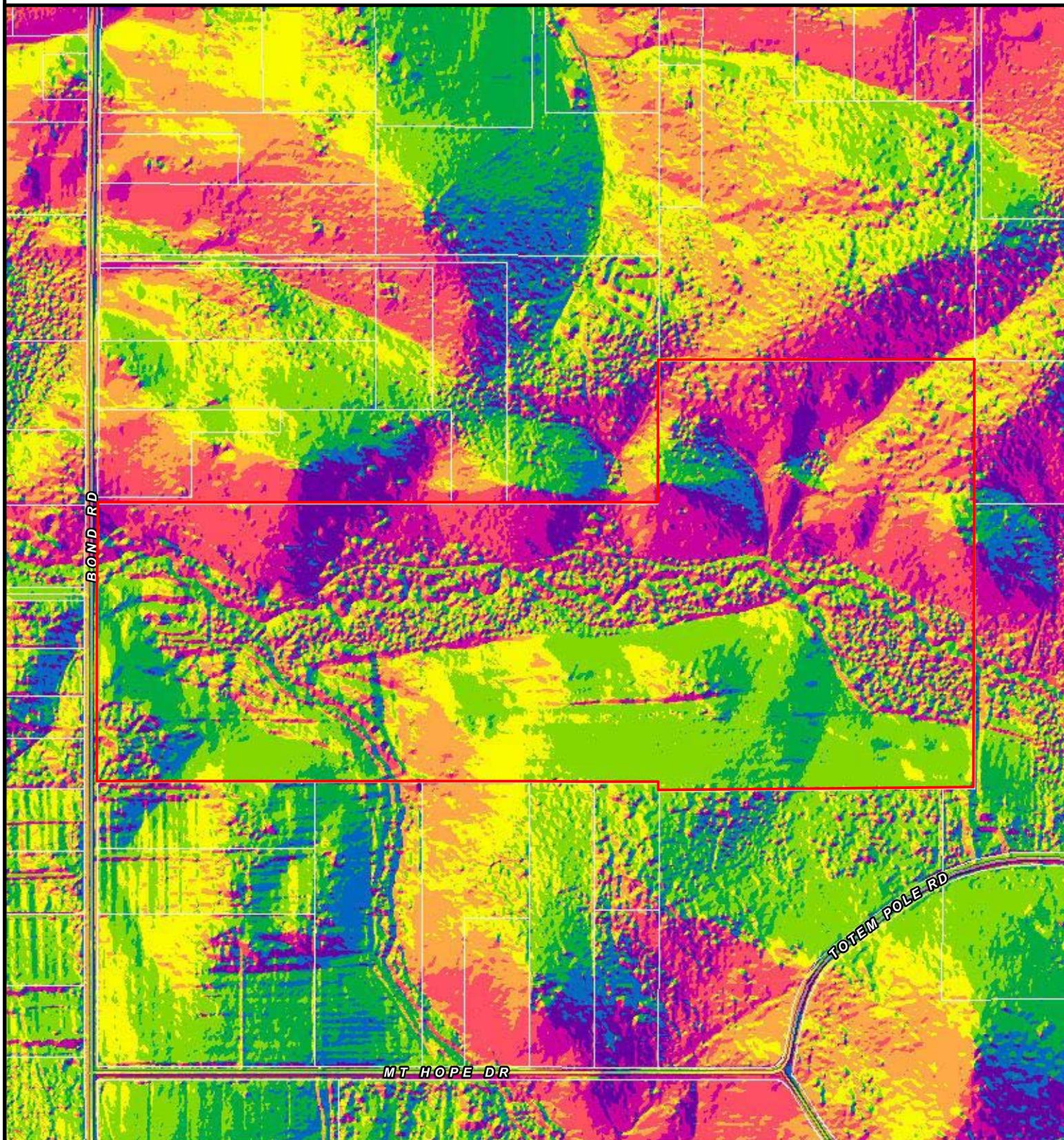
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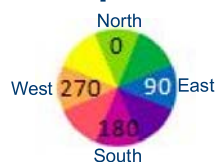


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### Aspect



11/4/2022

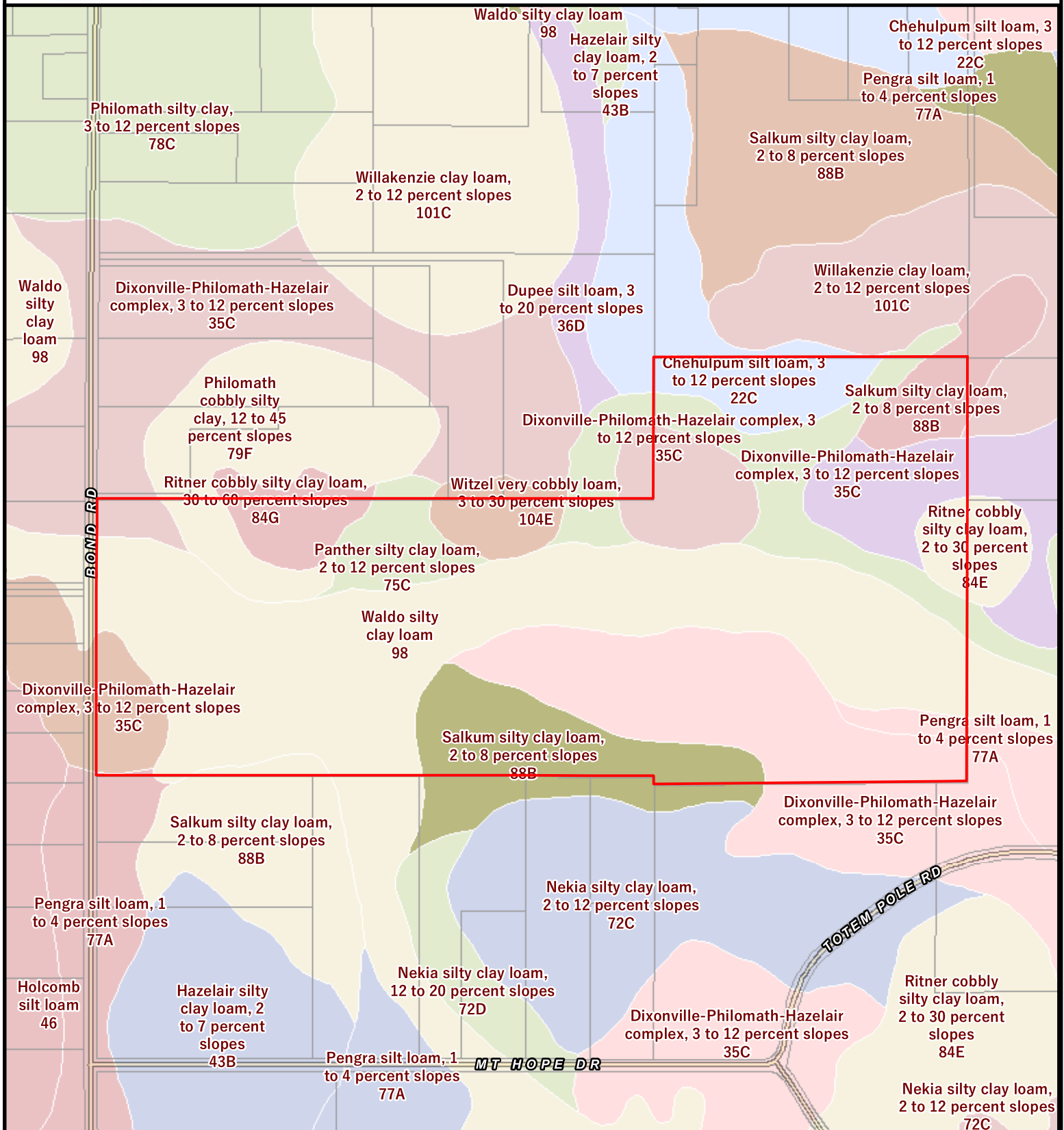
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## Soil



Subject



Taxlot

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LINN COUNTY, OREGON

2016-13143

D-WD

Cnt=1 Str=38 K. PETERSON

08/04/2016 11:23:52 AM

\$15.00 \$11.00 \$20.00 \$19.00 \$10.00

\$75.00



00276746201600131430030034

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk



After recording return to:

RONALD W. HILLBERG - ATTORNEY  
630 Crane Avenue, Suite C  
Turlock, California 95380

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

SIMPLE LIFE FARMS, INC.  
33815 Bond Road  
Lebanon, OR 97355

### STATUTORY WARRANTY DEED

**RIEMER RANCH, INC., a California Corporation**

Grantor(s), hereby convey and warrant to

**SIMPLE LIFE FARMS, INC.,**

Grantee(s), the following described real property in the County of Linn and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning on the Section line 1980 feet (120 rods) South of the Northwest corner of Section 33, Township 11 South, Range 1 West of the Willamette Meridian, Linn County, Oregon; thence East 1468.5 feet (89 rods); thence South 1980 feet (120 rods) to the North line of the South half of the Southwest quarter of said Section 33; thence West along said North line 1468.5 feet (89 rods) to the West line of said Section 33; thence North along said West line 50 feet, more or less, to a point 1350 feet (1380 feet by deed) North of the Southwest corner of Section 33; thence West parallel to the South line of Section 32, Township 11 South, Range 1 West 2640 feet to the West line of the Southeast quarter of said Section 32; thence North along said West line 1260 feet to the Northwest corner of the Southeast quarter of Section 32; thence East along the North line of said Southeast quarter Section 32, a distance of 2640 feet to the Northwest quarter of the Southwest quarter of Section 33; thence North along the West line of Section 33, a distance of 660 feet to the place of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

11S-01W-32 00610                      753786

11S-01W-32 00610                      922822

The true and actual consideration for this conveyance TRANSFER BY CORPORATION TO ITS WHOLLY OWNED SUBSIDIARY;

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2016-2017 Real Property Taxes, a lien not yet due and payable.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 6/24/16, 2016

RIEMER RANCH, INC.

Robert Riemer  
ROBERT RIEMER, President

Stacey Riemer  
STACEY RIEMER, Secretary

"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

THE STATE OF CALIFORNIA §

§

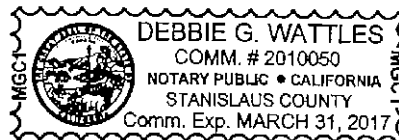
COUNTY OF STANISLAUS §

On July 8, 2016, before me, Debbie G. Wattles, a Notary Public, personally appeared ROBERT RIEMER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Debbie G. Wattles (Seal)



"A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

THE STATE OF CALIFORNIA §

§

COUNTY OF STANISLAUS §

On June 24, 2016, before me, Debbie G. Wattles, a Notary Public, personally appeared STACEY RIEMER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Debbie G. Wattles (Seal)

