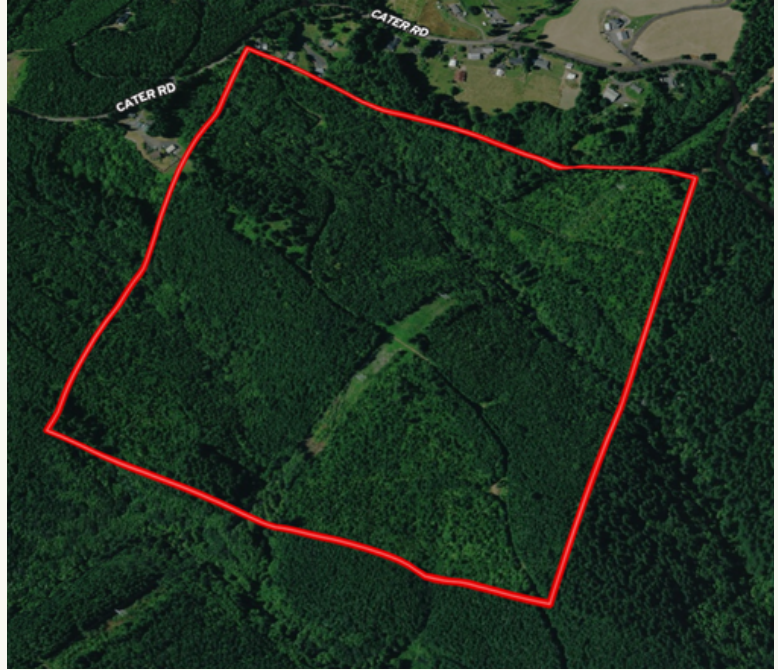


PARCEL 15356

OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

LAND
KELLER WILLIAMS

Luxury
KELLER WILLIAMS
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



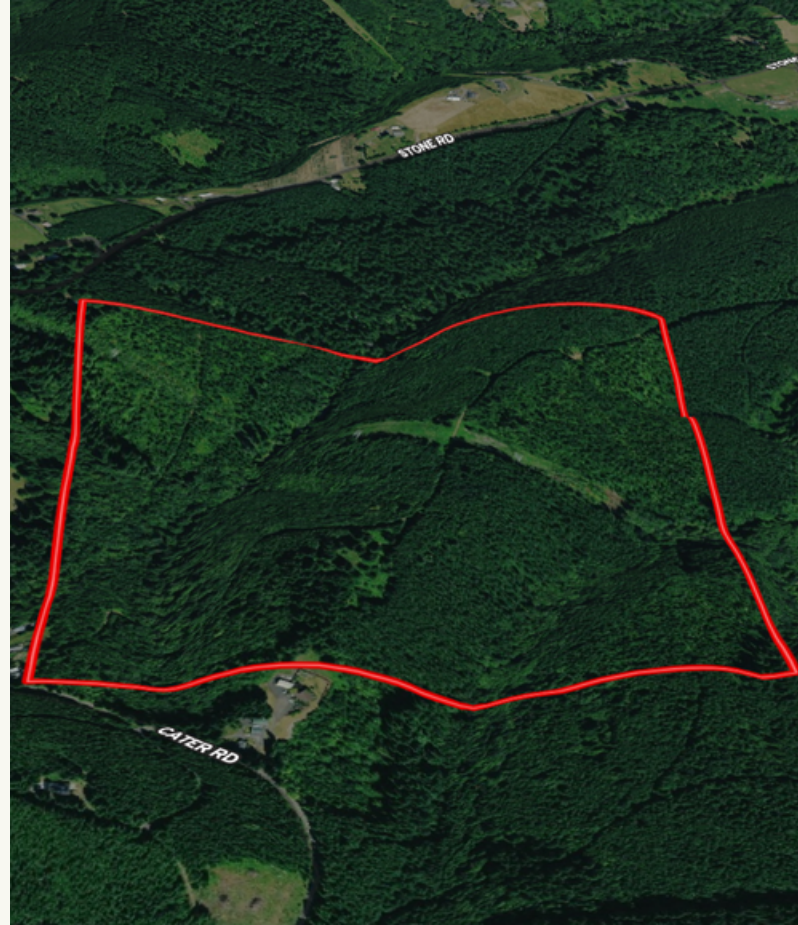
STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

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



LAND



- 160 Acres
- Majority of Reproduction Timber is from 2000 and 2003
- Pond Located on the Property
- Meadow Located on the Property
- Great Internal Road Access



**Oregon
Farm & Home**
★ BROKERS ★

MAP





 Boundary

LIST PACK





TICOR TITLE™

Property Profile Report

Today's Date:

11/14/2022

Owner Name:

Moon, Joon S

Property Address:

OR

Reference Number:

4N2W1100 1900

Account Number:

15356

Two Columbia County Locations to serve you:

2534 Skyes Rd.
St Helens, OR 97051
503.397.3537

51669 Columbia River Highway #110
Scappoose, OR 97056
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #:	15356
Alternate ID:	0208042110000190000
Account #:	4N2W1100 1900
Site Address:	
	OR
Owner:	Moon, Joon S
	2312 Santa Paula Dr
	Las Vegas NV 89104
Twn/Range/Section:	04N / 02W / 11
Parcel Size:	160.00 Acres (6,969,600 SqFt)
Lot/Block:	
Census Tract/Block:	970600 / 4000
Levy Code:	0208
Levy Rate:	13.1911
Market Land Value:	\$801,020.00
Market Impr Value:	\$0.00
Market Total Value:	\$801,020.00 (2021)
Assessed Land Value:	\$79,973.00
Assessed Impr Value:	\$0.00
Assessed Total Value:	\$79,973.00 (2021)

Tax Information

Tax Year	Annual Tax
2022	\$1,165.87
2021	\$1,008.16
2020	\$954.83

Legal**Land**

Land Use:	640 - VACANT H&B USE TRACT FOREST/WLO, DESIGNATED, ZONING NOT SIGNIFICANT	Zoning:	PF-80 - Primary Forest
Waterfront Name:		Watershed:	1709001203 - Multnomah Channel
School District:	310 - St. Helens School District	Primary School:	MCBRIDE ELEMENTARY SCHOOL
Middle School:	ST HELENS MIDDLE SCHOOL	High School:	PLYMOUTH HIGH SCHOOL

Improvement

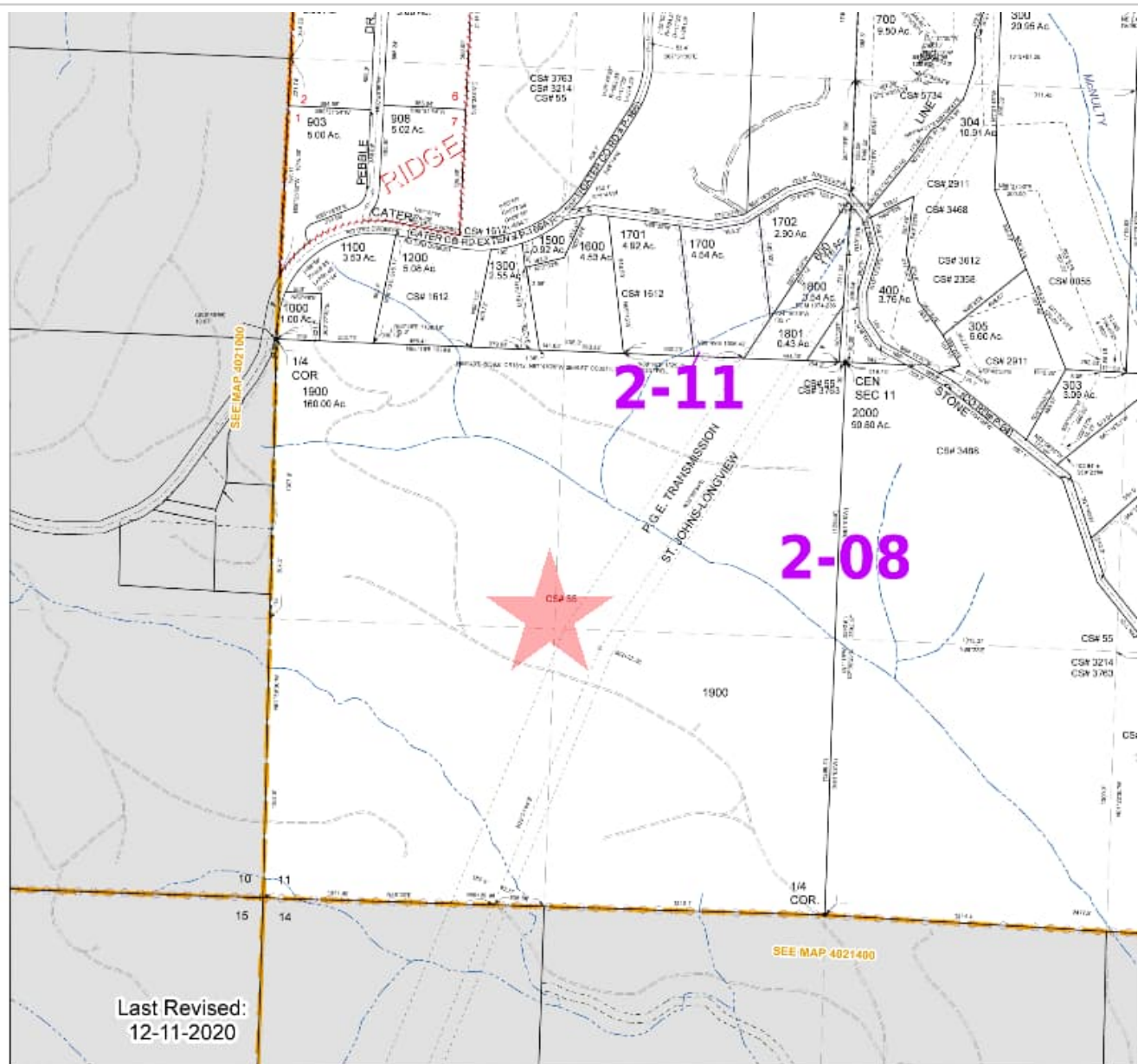
Year Built:		Fireplaces:		Bldg Use:	400 - H & B Use Rural Tract Vacant
Bedrooms:		Total Baths:		Full/Half Baths:	
Finished Area:		Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:		Bldg Name:		Bldg Type:	

Transfer Information

Rec. Date:	08/15/2008	Sale Price:	\$361,250.00	Doc Num:	8122	Doc Type:	Deed
Owner:	Joon S Moon	Grantor:	MID-VALLEY RESOURCES INC	Title Co:	TICOR TITLE	Lender:	
Orig. Loan Amt:		Loan Type:					

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.

Assessor Map

**TICOR TITLE COMPANY**

Parcel ID: 15356

Site Address:

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Full Assessor Map

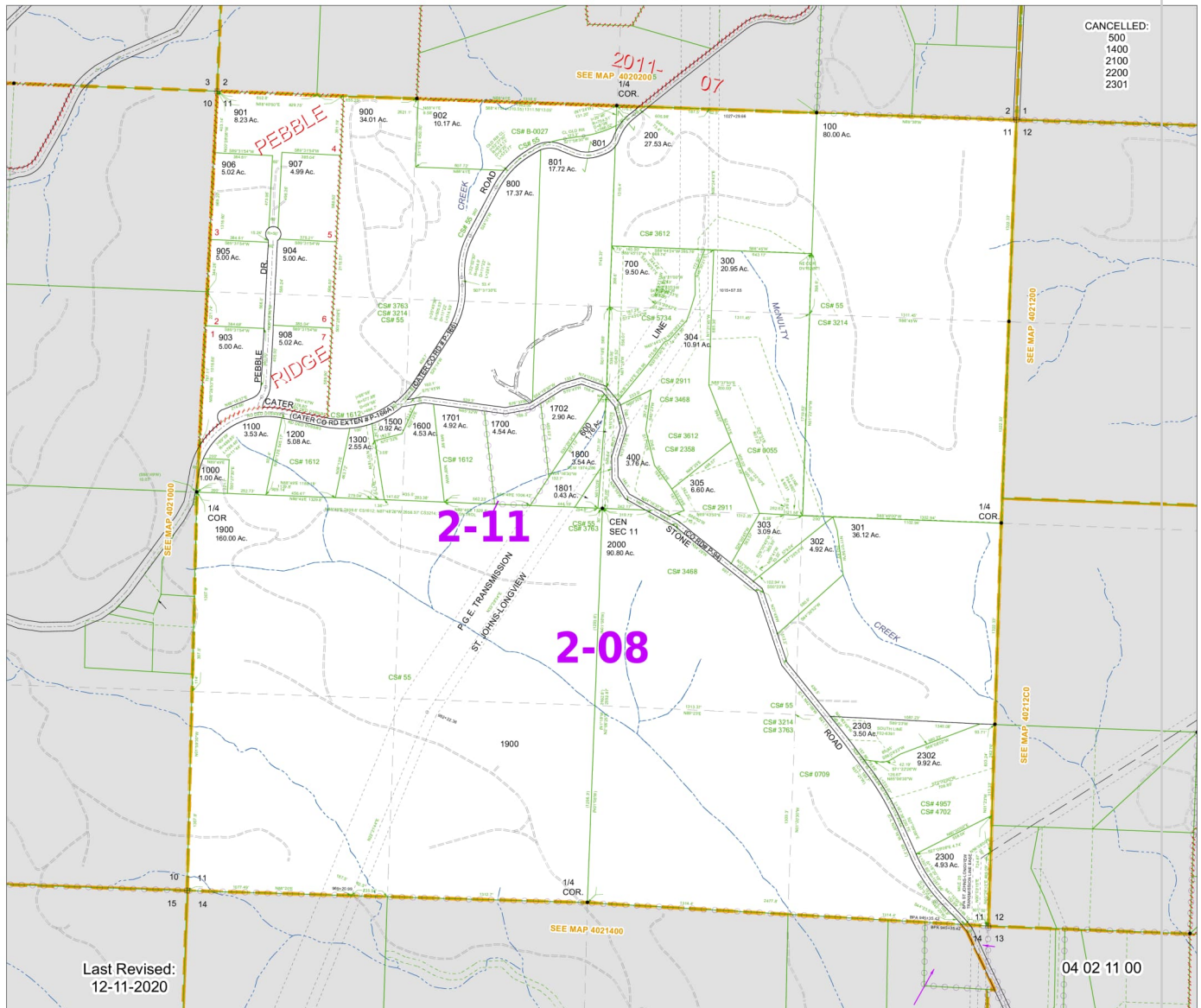
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

SECTION 11 T.4N. R.2W. W.M.
COLUMBIA COUNTY
1" = 400'

04 02 11 00

CANCELLED:
500
1400
2100
2200
2301



TICOR TITLE COMPANY

Parcel ID: 15356

Site Address:

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

November 14, 2022 1:28:34 pm

Account # 15356
Map # 4N2W11-00-01900
Code - Tax # 0208-15356

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name MOON JOON S

Deed Reference # 2008-8122

Agent

Sales Date/Price 08-14-2008 / \$361,250.00

In Care Of

Appraiser MIKE SIMPSON

Mailing Address 9115 IMAGE LN SE
 VANCOUVER, WA 98664

Prop Class 640 **MA** **SA** **NH** **Unit**
RMV Class 400 06 61 000 31743-1

Situs Address(s)				Situs City	
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0208 Land	801,020			Land	0
Impr.	0			Impr.	0
Code Area Total	801,020	0	79,973	0	
Grand Total	801,020	0	79,973	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
0208	1	<input type="checkbox"/>		CO:PF-80	Designated Forest Land	91	A	71.10	FB	006*	375,910
0208	2	<input type="checkbox"/>		CO:PF-80	Designated Forest Land	91	A	71.91	FC	006*	380,200
0208	3	<input type="checkbox"/>		CO:PF-80	Designated Forest Land	91	A	16.99	FX	006*	44,910
Grand Total								160.00			801,020

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total									0

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
NOTATION(S):											
■ FIRE PATROL ADDED 2006											
■ FOREST POT'L ADD'L TAX LIABILITY ADDED 2007											
0208											
FIRE PATROL:											
■ FIRE PATROL											
						Amount	191.00	Acres	160	Year	2021

Comments: 2013 - Re-Appraisal. ms

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

14-Nov-2022

MOON JOON S
9115 IMAGE LN SE
VANCOUVER WA 98664

Tax Account #	15356	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0208
Situs Address		Interest To	Nov 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,165.87	Nov 15, 2022	\$34.98
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,008.16	Nov 15, 2021	\$30.24
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$954.83	Nov 15, 2020	\$28.64
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$965.08	Nov 15, 2019	\$28.95
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$959.51	Nov 15, 2018	\$28.79
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$938.50	Nov 15, 2017	\$28.16
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$931.58	Nov 15, 2016	\$27.95
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$905.40	Nov 15, 2015	\$27.16
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$867.49	Nov 15, 2014	\$26.02
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$811.30	Nov 15, 2013	\$24.34
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$768.57	Nov 15, 2012	\$0.00
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$745.44	Nov 15, 2011	\$22.36
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$731.31	Nov 15, 2010	\$21.94
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$710.92	Nov 15, 2009	\$21.33
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$684.15	Nov 15, 2008	\$20.52
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$651.39	Nov 15, 2007	\$19.54
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$631.64	Nov 15, 2006	\$18.95
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$639.54	Nov 15, 2005	\$19.19
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$616.88	Nov 15, 2004	\$18.51
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$601.39	Nov 15, 2003	\$18.04
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$735.54	Nov 15, 2002	\$22.07
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$731.73	Nov 15, 2001	\$21.95
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$17,756.22		



00090522200800081220020023

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

AFTER RECORDING, RETURN TO:

Joon S. Moon
500 E. Broadway, Suite 510
Vancouver, WA 98660

STATUTORY BARGAIN AND SALE DEED

MID-VALLEY RESOURCES, INC., an Oregon corporation ("**Grantor**"), conveys to **JOON S. MOON**, ("**Grantee**"), the following described real property located in Columbia County, Oregon :

The Southwest quarter of Section 11, Township 4 North, Range 2 West
of the Willamette Meridian, Columbia County, Oregon


TOGETHER WITH a reciprocal road easement as created by
instrument recorded August 22, 1995 as Fee Number 95-07149, records
of Columbia County, Oregon

The true and actual consideration for this conveyance is \$361,250.

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.

DATED this 14th day of August, 2008

GRANTOR: MID-VALLEY RESOURCES, INC., an Oregon corporation

By: 
Robert L. Bluhm, Vice President - Finance, CFO

Until a change is requested, all tax statements shall be sent to the following address:
Joon S. Moon, 500 E. Broadway Suite 510, Vancouver, WA 98660

07-62668-8
TCOR TITLE

STATE OF OREGON)
 Washington) ss.
County of Multnomah)

This instrument was acknowledged before me on August 14, 2008, by Robert L. Bluhm, as Vice President – Finance and CFO of Mid-Valley Resources, Inc., an Oregon corporation.



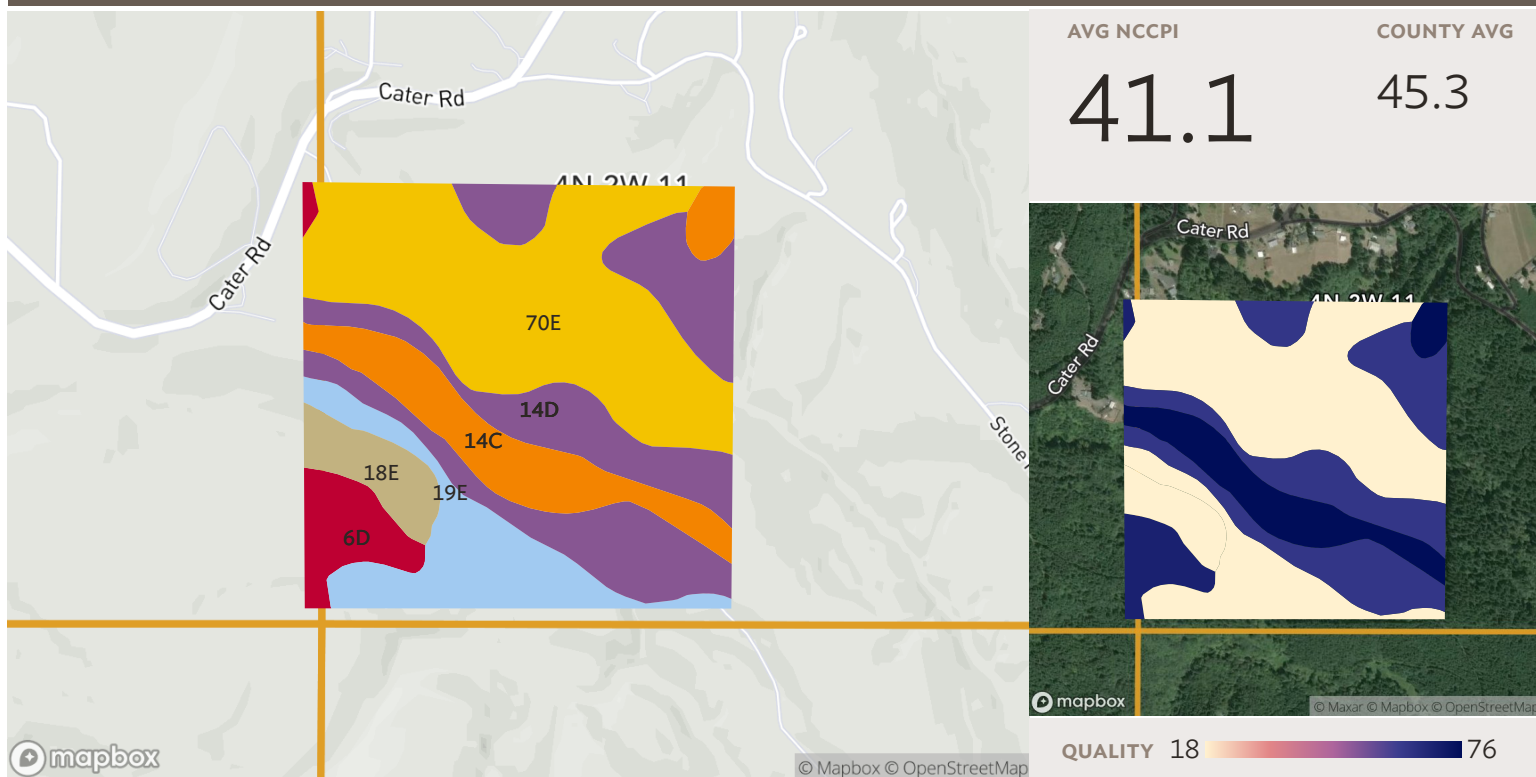
Victoria L. Shaylor
Notary Public for Oregon
My commission expires:

SOILS



1 field, 158 acres in Columbia County, OR

TOWNSHIP/SECTION 4N 2W 11



All fields

Source: NRCS Soil Survey

158 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
70E	Xerochrepts, steep	56.07	35.6%	6	17.3
14D	Cornelius silt loam, 15 to 30 percent slopes	44.77	28.4%	4	63.6
14C	Cornelius silt loam, 8 to 15 percent slopes	20.45	13.0%	3	79.9
19E	Dowde silt loam, 30 to 60 percent south slopes	20.12	12.8%	6	15.0
6D	Bacona silt loam, 3 to 30 percent slopes	8.73	5.5%	6	69.7
18E	Dowde silt loam, 30 to 60 percent north slopes	7.50	4.8%	6	15.0
		157.63			41.1