

33767 OAKVILLE

OREGON FARM & HOME BROKERS



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

STEVHELM@KW.COM
541-979-0118

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



PROPERTY DETAILS



- 1,746 SqFt
 - 3 Bedrooms, 2 Bathrooms
- Recently Landscaped
- Beautiful Front Covered Porch
- Original Woodwork
- Updated Floors
- Wolf and Viking Appliances
- 178 Acres
- Outbuildings
 - 4000 SqFt Shop
 - 2400 SqFt Feeder Barn
 - 1200 SqFt Barn
 - 2592 SqFt Barn
 - 50 X 148 Pole Barn
- Farm
 - 131 Acres with WR
 - Drain Tile Plan is Ready to be Implemented
 - Majority Class II Soils



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

PARCEL MAP



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 Boundary

LIST PACK





Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0226478**

Tax Lot: **12S04W0301000**

Owner: Stellmacher Family Properties LLC

CoOwner:

Site: 33767 Oakville Rd SW

Albany OR 97321

Mail: 33767 Oakville Rd SW

Albany OR 97321

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:12S R:04W S:03 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,211,460.00**

Market Land: **\$934,580.00**

Market Impr: **\$276,880.00**

Assessment Year: **2021**

Assessed Total: **\$269,244.00**

Exemption:

Taxes: **\$3,860.07**

Levy Code: 00808

Levy Rate: 14.3367

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories: 2

Total SqFt: 1,746 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 178.68 Acres (7,783,301 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8JZ3 - Greater Albany

Census: 4024 - 030700

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/19/2021

Sale Amount: \$1,555,000.00

Document #: DN 2021-1700

Deed Type: Deed

Loan

Amount:

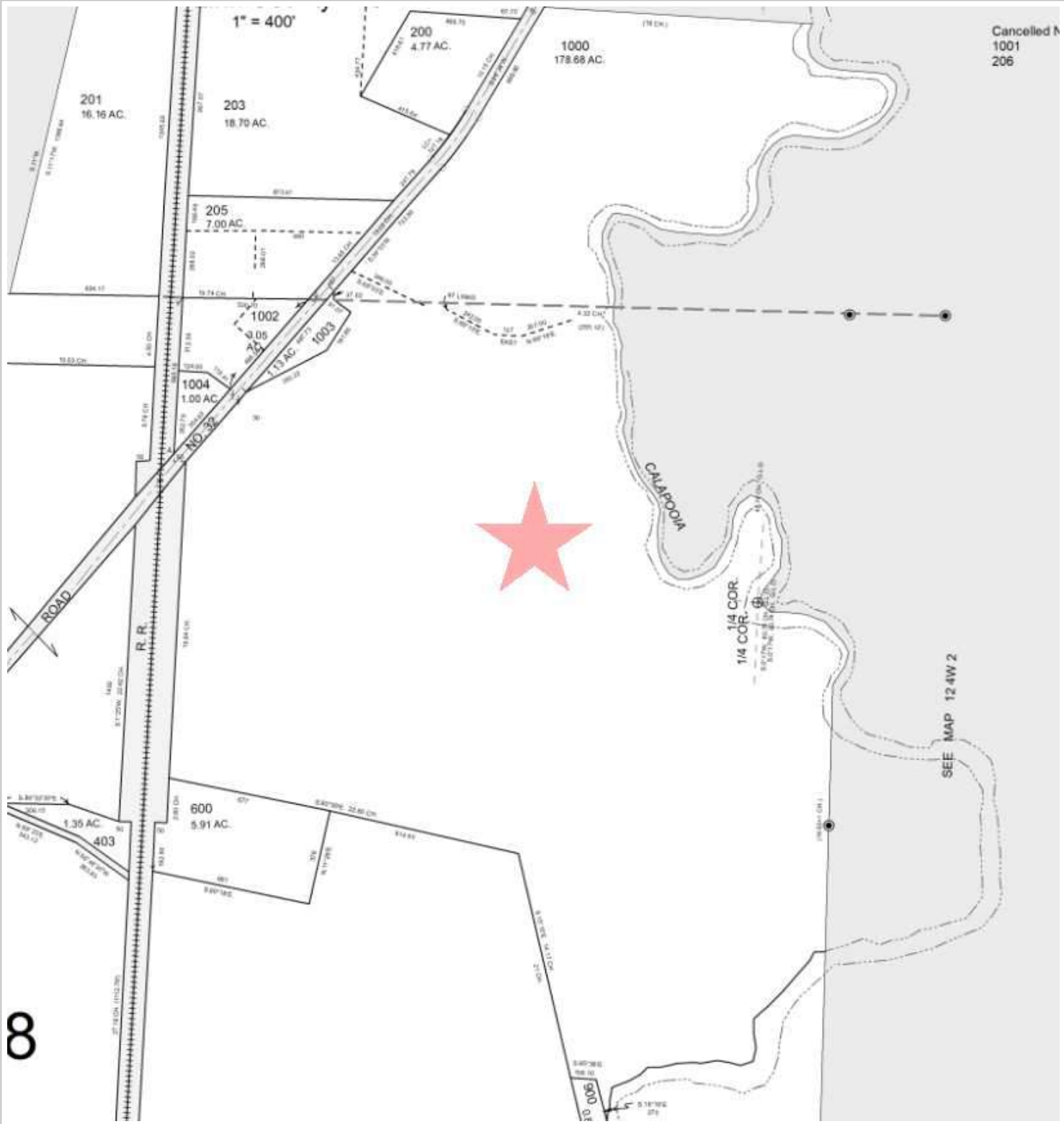
Lender:

Loan Type:

Interest Type:

Title Co:

Assessor Map



Fidelity National Title

Parcel ID: 0226478
Site Address: 33767 Oakville Rd SW

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.

12S04W03
LINN COUNTY
Cancelled Nos.
1001
208

SECTION 3 T.12S. R.4W. W.M.
Linn County
1" = 400'

FOR ASSESSMENT AND
TAXATION ONLY

SEE MAP 11-4W-34

201 16.18 AC.

203 18.70 AC.

205 7.25 AC.

1000 170.88 AC.

200 2.77 AC.

S.W. COR.
D.L.C. 87

N.W. COR.
WILLIAM D. REXFORD
D.L.C. 56

300 30.83 AC.

402 108.48 AC.

408 1.02 AC.

400 85.23 AC.

1.35 AC.

600 6.91 AC.

800 25.50 AC.

700 0.49 AC.

801 214.18 AC.

S.W. COR.
WILLIAM D. REXFORD
D.L.C. 56

SEE MAP 12-4W-4

SEE MAP 12-4W-10

SEE MAP 12-4W-2

SEE MAP 12-4W-11

8-8

12S04W03
LINN COUNTY
4/22/2019



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Aerial Map

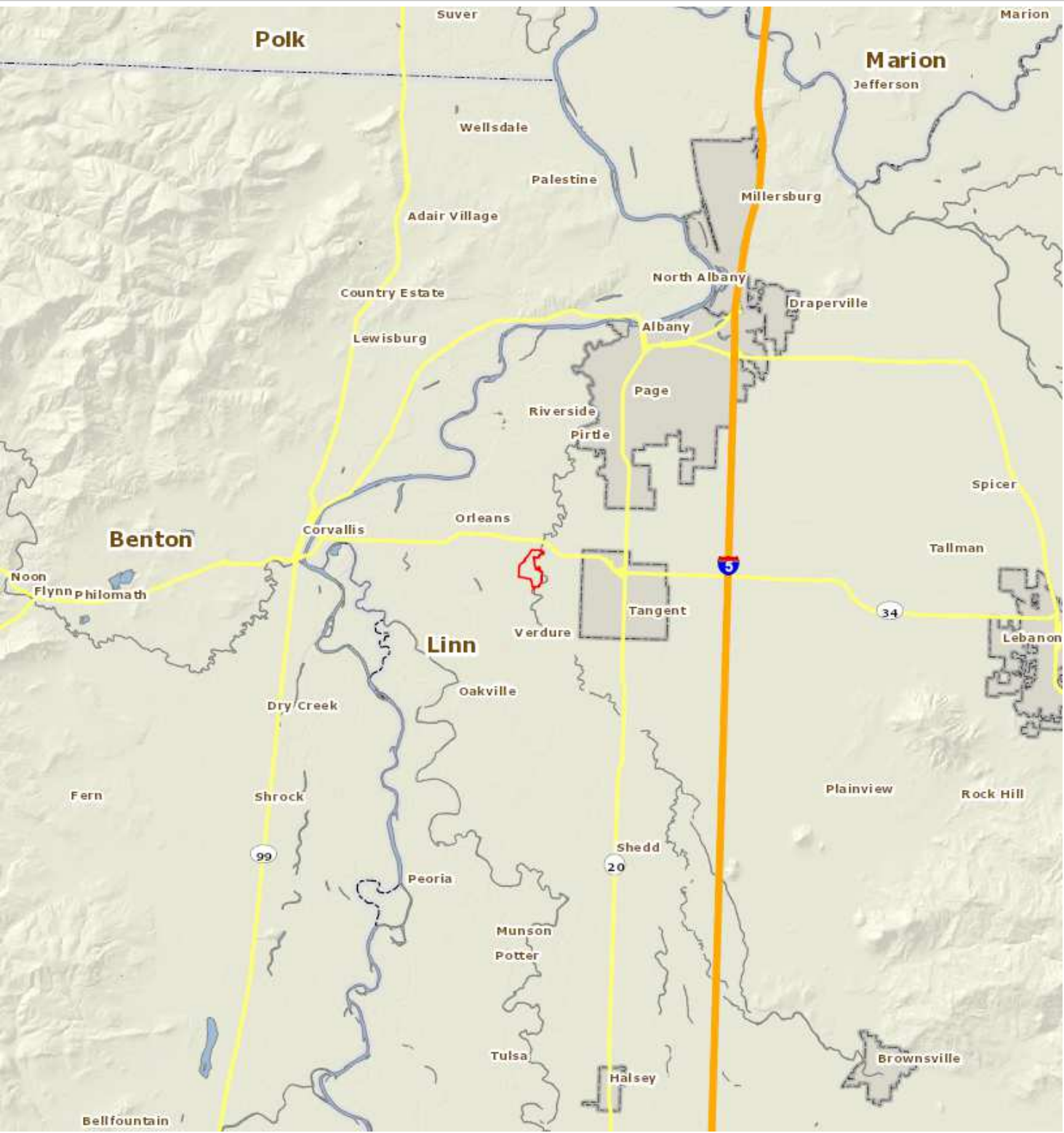


Fidelity National Title

Parcel ID: 0226478

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Flood Map



Fidelity National Title

Parcel ID: 0226478

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

May 2, 2022 12:42:00 pm

Account # 226478
Map # 12S04W0300 01000
Code - Tax # 00808-226478

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name STELLMACHER FAMILY PROPERTIES LLC

Deed Reference # 2021-1700

Agent

Sales Date/Price 01-19-2021 / \$1,555,000.00

In Care Of

Appraiser VANDERWOOD, LISA

Mailing Address 33767 OAKVILLE RD SW
 ALBANY, OR 97321

Prop Class 551 **MA** **SA** **NH** **Unit**
RMV Class 501 02 00 000 21499-1

Situs Address(s)	Situs City
ID# 33767 OAKVILLE RD SW	ALBANY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00808 Land	949,960			Land	100
Impr.	444,917			Impr.	95,870
Code Area Total	1,394,877	256,224	383,257	95,870	
Grand Total	1,394,877	256,224	383,257	95,870	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00808	8	<input checked="" type="checkbox"/>			Farm Site	100	A	1.00	FARM	10,000
00808	2	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	75.88	2I	616,150
00808	5	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	45.00	4	263,250
00808	3	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	56.80	7	25,560
00808					S.A. OSD	100				35,000
Grand Total								178.68		949,960

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
00808	107		110	Residential Other Improvements		100	0			2,470
00808	105	0	332	MILKING PARLOR		100	252			3,997
00808	104	0	327	LOFT BARN		100	2,592			11,170
00808	102	0	317	GP BUILDING		100	4,200			13,990
00808	100	1915	139	RES One story w/attic and basement		100	3,006			317,420
00808	106	2018	352	UTILITY BUILDING		100	7,400			95,870
Grand Total							17,450			444,917

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S):		
■ POT'L ADD'L TAX LIABILITY ADDED 2009	Amount	0.00 Tax 0.00
00808		
NOTATION(S):		
■ TAX NOTATION RETURNED MAIL		

Comments: 2017: Updated soils. MP 4/17
 2022: SALE REVIEW. LEFT CARD W/RENTER @ DOOR. MC UPDATED SOILS CLASSES. UPDATED RES FROM 2ND FLOOR RO ATTIC & UPADTED BSMT FROM UN-FIN TO LC FIN. ADDED DECK, TABLED MILKING PARLOR & ADDED LEAN-TO TO LOFT BARN. RMV CHANGES ONLY. REMOVED 2 BARNS NO LONGER HERE ALONG W/\$3056 OF ASSOCIATED MAV. ADDED UTILITY BLDG BUILT APPROX 2018 W/EXCEPTION. 3/22 LV

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](#)

2-May-2022

STELLMACHER FAMILY PROPERTIES LLC
33767 OAKVILLE RD SW
ALBANY OR 97321

Tax Account #	226478	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00808
Situs Address	33767 OAKVILLE RD SW ALBANY OR 97321-9479	Interest To	May 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$4,014.48	\$3,860.07	\$154.41	\$0.00	\$3,860.07	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,828.27	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,748.61	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,660.52	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,556.34	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,767.50	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,715.25	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,609.61	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,447.27	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,317.30	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,221.47	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,036.79	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,984.74	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,883.27	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,806.77	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,406.54	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,344.25	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,292.86	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,160.07	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,140.87	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,092.82	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,131.10	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,074.83	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,953.34	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,113.03	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,888.31	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,772.21	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,748.33	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,013.64	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,402.08	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,517.83	Nov 15, 1991
Total		\$4,014.48	\$3,860.07	\$154.41	\$0.00	\$85,495.89	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
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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](#)

2-May-2022

STELLMACHER FAMILY PROPERTIES LLC
33767 OAKVILLE RD SW
ALBANY OR 97321

Tax Account #	226478	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00808
Situs Address	33767 OAKVILLE RD SW ALBANY OR 97321-9479	Interest To	May 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
RETURNED MAIL	4-Mar-2021	SALES QUESTIONNAIRE					

RECORDING REQUESTED BY:



Fidelity National Title
Closely of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:

Justin Bordessa

GRANTEE'S NAME:

Stellmacher Family Properties LLC

AFTER RECORDING RETURN TO:

Order No.: 60222011457-TR
Stellmacher Family Properties LLC
33767 Oakville Road SW
Albany, OR 97321

SEND TAX STATEMENTS TO:

Stellmacher Family Properties LLC
33767 Oakville Road SW
Albany, OR 97321

APN: 226478

Map: 12S04W0300 01000

33767 Oakville Road SW, Albany, OR 97321

LINN COUNTY, OREGON

2021-01700

D-WD

Stn=10122 S. WILSON 01/22/2021 11:09:00 AM

\$15.00 \$11.00 \$10.00 \$60.00 \$20.00

\$135.00

\$19.00

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Justin Bordessa, Grantor, conveys and warrants to Stellmacher Family Properties LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

PARCEL I:

Beginning at a point which is West 1182 feet distant from the Northeast corner of the Donation Land Claim of William D. Rexford, known on the Plats and Surveys of the United States as Notification No. 1998 and Claim No. 56 in Township 12 South, Range 4 West of the Willamette Meridian; thence West on and along the North boundary line of said claim a distance of 554 feet; thence South 70° East a distance of 242 feet; thence East 137 feet; thence North 65° 42' East a distance of 207 feet to the Place of Beginning.

ALSO:

That part of the following described real property lying West of the center line of the Calapooia River:

Beginning in the center of a County Road on the South boundary line of and East 45.09 chains distant from the Southwest corner of the Donation Land Claim of Thomas I. Anderson, Notification No. 1923, Claim No. 67 in Township 12 South, Range 4 West of the Willamette Meridian; thence North 39° 23' East along the center of said County Road 13.65 chains; thence North 28° 45' East along the center of said County Road 13.85 chains; thence North 28° 45' East along the center of said County Road 10.15 chains to a point which South 11° West 17.36 chains distant from the North boundary line of said Donation Land Claim; thence East 30.74 chains to the Eastern boundary line of said Donation Land Claim; thence South 11° West 19.49 chains along the Eastern boundary line of said Donation Land Claim to the Southeast corner thereof; thence West along the Southern boundary line of said Donation Land Claim 40.16 chains to the Place of Beginning.

EXCEPTING THEREFROM that portion thereof conveyed by Hiram H. Eastman and Henrietta Eastman to Heike Ohling by deed recorded at Page 634, Volume 132, Deed Records, as follows:

Beginning in the center of the County Road on the South boundary line of, and East 45.09 chains distant from the Southwest corner of the Donation Land Claim of Thomas I. Anderson, Notification No. 1923, Claim No. 67, in Township 12 South, Range 4 West of the Willamette Meridian, Linn County Oregon; thence North 39° 23' East along the center of the County Road, a distance of 167 feet; thence South 67° 46' East a distance of 346 feet to the South Boundary line of said Claim No. 67; thence West on and along the South boundary line of said Claim No. 67 a distance of 428 feet to the Place of Beginning.

PARCEL II:

Beginning North 89° 42' East 34.915 chains from the Northwest corner of the William D. Rexford Donation Land Claim No. 56 in Township 12 South, Range 4 West of the Willamette Meridian, Linn County, Oregon, said beginning point being the intersection of the Westerly line of the Oregon Electric Railway Co. right of way and the North line of said Claim No. 56; thence North 89° 42' East to the Easterly line of said right of way and the True Point of Beginning of the herein described tract of land; thence South 01° 25' West along the Easterly line of said right of way 11.31 chains; thence South 88° 35' East 50 feet; thence South 01° 25' West along said East line of said right of way 22.62 chains; thence North 88° 35' West 50 feet, thence South 01° 25' West along the said East line of right of way a distance of 192.5 feet to the point

Fidelity National Title # 60222011457

STATUTORY WARRANTY DEED

(continued)

which is East 35.15 chains distant and North 01° 25' East 2,947.78 feet distant from the Southwest corner of said Claim No. 56; thence South 80° 18' East a distance of 661.0 feet; thence North 11° 26' East a distance of 376.0 feet; thence South 80° East a distance of 814.60 feet; thence South 15° 15' East 21.00 chains to the right bank of the Calapooia River; thence down the right bank of said river to the East boundary line of said Claim No. 56 thence North along the East line of said Claim 20.17 chains to a point on the right bank of said River, thence down the right bank of said river to the North line of said Claim No. 56; thence West along the North line of said Claim 4.32 chains to a point which is West 1182.1 feet from the Northeast corner of said Claim No. 56; thence South 65° 42' West 207 feet; thence West 137 feet; thence North 70° West 242 feet to the North line Of said Claim No. 56; thence West 67 links; thence North 67° 46' West 346 feet to the center of a County Road; thence South 39° 23' West along the center of said road 167 feet to a point on the North line of and East 45.79 chains distance from the Northwest corner of said Claim No. 56; thence West to the True Point of Beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING PARCELS:

Beginning on the East line of the Oregon Electric Railroad right of way 2319.9 feet East and 2947.78 feet North 01° 25' East of the Southwest corner of the William D. Rexford Donation Land Claim No. 56; thence North 01° 25' East 192.5 feet; thence South 88° 35' East 50 feet; thence North 01° 25' East 183.59 feet, thence South 80° 00' East 677.0 feet; thence South 11° 26' West 376 feet; thence North 80° 18' West 661.0 feet to the Point of Beginning.

ALSO EXCEPTING:

Beginning at a point 4166.86 feet East and 2161.38 feet North of the Southwest corner of said William D. Rexford Claim No. 56 in Township 12 South, Range 4 West of the Willamette Meridian; thence South 85° 38' East 108.1 feet thence South 16° 19' East 270 feet to the right bank of the Calapooia River; thence South 21° 04' West along said Bank 180.4 feet; thence North 15° 15' West 451.6 feet to the Point of Beginning.

ALSO EXCEPTING all that portion in the Northwest corner of the foregoing described property which lies North and West of the County Road.

ALSO EXCEPTING THEREFROM:

Beginning at a point in the center of the County Road which point is on the North line of the William D. Rexford Donation Land Claim No. 56, Township 12 South, Range 4 West of the Willamette Base and Meridian, Linn County, Oregon, and 45.79 chains East of the Northwest corner of said claim; thence North 39°03' East along the center of said road, 80.60 feet; thence South 50° 57' East, perpendicular to the center of said road, 30 feet to a 5/8 inch iron rod; thence South 01° 55' 20" West, 37.02 feet to a 5/8 inch iron rod; thence South 55° 07' 02" East, 91.07 feet to a 5/8 inch iron rod; thence South 30° 42' 20" West, 191.85 feet to a 5/8 inch iron rod; thence South 60° 53' 30" West; 383.22 feet to a 5/8 inch iron rod on the Southeasterly right of way line of said road; thence North 50° 46' West, 30 feet to the center of said road; thence North 39° 14' East, 487.73 feet to the Point of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIVE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,555,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Calapooia River.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Calapooia River.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Calapooia River.

STATUTORY WARRANTY DEED

(continued)

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company, a corporation
Purpose: as mentioned in said easement
Recording Date: May 29, 1973
Recording No: Volume 63, Page 666

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: PacifiCorp, an Oregon corporation
Purpose: as mentioned in said easement
Recording Date: November 2, 2017
Recording No: 2017-20001

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/19/21
[Signature]
Justin Bordessa

State of OR County of LINN

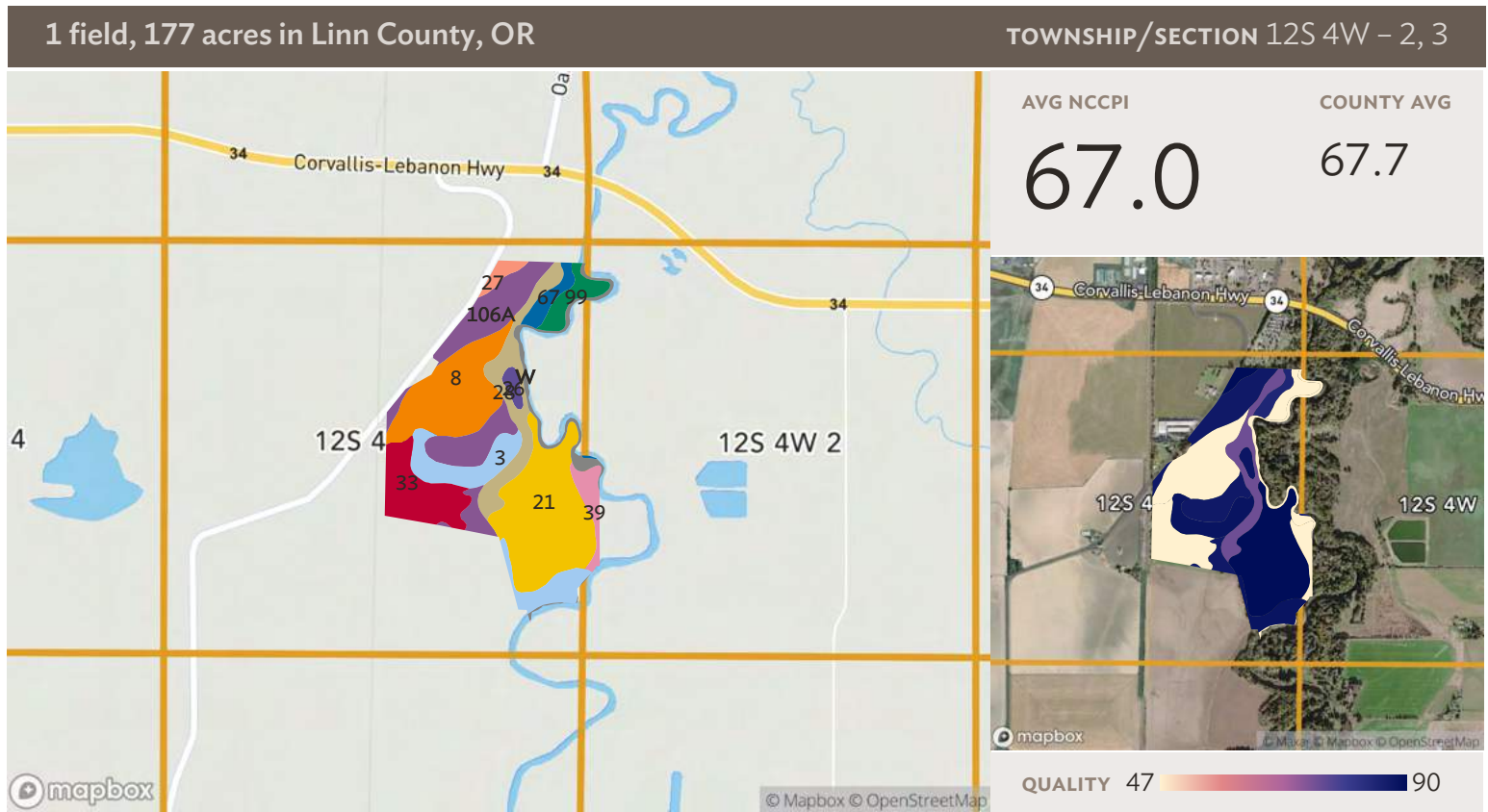
This instrument was acknowledged before me on 19 Jan, 2021 by Justin Bordessa.

[Signature]
Notary Public, State of Oregon
My Commission Expires: 2023



SOILS





All fields

Source: NRCS Soil Survey

177 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
21	Chehalis silty clay loam	41.51	23.4%	2	89.9
106A	Woodburn silt loam, 0 to 3 percent slopes	29.19	16.5%	2	87.1
8	Bashaw silty clay	28.57	16.1%	4	28.1
3	Amity silt loam	19.17	10.8%	2	88.3
33	Dayton silt loam	16.81	9.5%	4	28.8
28	Conser silty clay loam	16.17	9.1%	3	74.4
W	Water	6.41	3.6%		N/A
99	Wapato silty clay loam	5.85	3.3%	3	42.4
39	Fluents-Fluvaquents complex, nearly level	5.07	2.9%	6	N/A

1 field, 177 acres in Linn County, OR			TOWNSHIP/SECTION 12S 4W – 2, 3			
■ 67	McBee silty clay loam	4.16	2.3%	2	84.4	
■ 27	Concord silt loam	2.38	1.3%	3	90.4	
■ 26	Coburg silty clay loam	2.05	1.2%	2	87.8	
		170.92	96.4%		67.0	

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 LINN

PERMIT TO STORE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

STELLMACHER FAMILY PROPERTIES LLC
30416 STELLMACHER DR SW
ALBANY OR 97321

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: R-89108

SOURCE OF WATER: RUNOFF, SEEPAGE AND CALAPOOIA RIVER, TRIBUTARY TO WILLAMETTE RIVER

STORAGE FACILITY: STELLMACHER RESERVOIR

THE RESERVOIR IS ENTIRELY BELOW GROUND SURFACE; THERE IS NO DAM

MAXIMUM VOLUME: 60.0 ACRE-FEET

PURPOSE OR USE OF THE STORED WATER: MULTIPLE PURPOSE

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: NOVEMBER 1 THROUGH JUNE 30

DATE OF PRIORITY: MAY 17, 2021

POINTS OF DIVERSION:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
12 S	4 W	WM	3	NE NE	1590 FEET NORTH AND 810 FEET WEST FROM E1/4 CORNER, SECTION 3
12 S	4 W	WM	3	NE SE	15 FEET SOUTH AND 680 FEET WEST FROM E1/4 CORNER, SECTION 3

RESERVOIR LOCATION;

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
12 S	4 W	WM	3	NE SE	570 FEET SOUTH AND 1250 FEET WEST FROM E1/4 CORNER, SECTION 3

THE AREA TO BE SUBMERGED BY THE RESERVOIR:

Twp	Rng	Mer	Sec	Q-Q
12 S	4 W	WM	3	NE SE

PERMIT SPECIFIC CONDITIONS

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

2. Water Use Measurement, Recording, and Reporting:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of diversion. The permittee shall maintain the device in good working order.
- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the permittee to keep and maintain a record of the volume of water diverted, and may require the permittee to report water-use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water-use information, the periods of water use and the place and nature of use of water under the permit.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

3. Agricultural Water Quality Management Area Rules:

The permittee shall comply with basin-specific Agricultural Water Quality Management Area Rules in OAR 603-095. The permittee must protect riparian areas on the property, allowing site capable vegetation along streams to establish and grow, while providing the following functions: shade (on perennial and some intermittent streams), bank stability, and infiltration or filtration of overland runoff.

4. Fish Screen/By-Pass:

The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.

5. Riparian Area Restoration:

If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

6. Water Quality:

All water use under this permit shall comply with state and federal water quality laws. The permittee shall not violate any state and federal water quality standards, shall not cause pollution of any waters of the state, and shall not place or cause to be placed any wastes in a location where such wastes are likely to escape or be carried into the waters of the state by any means. The use may be restricted if the quality of source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards.

7. In-Water Work:

Any in-water work related to construction, development, or maintenance of the proposed use shall be conducted during the preferred work period of June 15 through September 15, unless an alternate time period is approved by Oregon Department of Fish and Wildlife.

8. Off-Channel Stored Water Releases:

The permittee shall not release polluted water from this off-channel reservoir into waters of the state except when the release is directed by the State engineer to prevent dam failure.

9. Fish Stocking:

Per ORS 498.222 and OAR 635-007-0600, all persons transporting fish in Oregon shall have a fish transport permit issued by the Oregon Department of Fish and Wildlife (ODFW). The permittee shall not stock fish in the reservoir without a fish transport permit approved by ODFW. As part of the permitting process, the permittee shall also screen the inlet and outlet of the reservoir to insure fish cannot escape into public waters and/or to keep wild fish from entering the reservoir.

10. The permittee shall build a berm to a height of 234.5 feet above sea level to effectively exclude fish from the reservoir during and after a flood event.
11. The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe (with a minimum diameter of 8" for any in-channel reservoir). This requirement may be waived if the Department determines other means have been provided to evacuate water when necessary.
12. The permittee shall pass all live flow outside the storage season described above.
13. The Director may require the user to measure inflow and outflow, above and below the reservoir respectively, to ensure that live flow is not impeded outside the storage season. Measurement devices and their implementation must be acceptable to the Director, and the Director may require that data be recorded on a specified periodic basis and reported to the Department annually or more frequently.
14. This permit allows an annual appropriation (not to exceed the specified volume). This permit does not provide for the appropriation of water for out-of-reservoir uses, the maintenance of the water level or maintaining a suitable freshwater condition. If any water is to be used for out-of-reservoir purposes, a secondary water right is required. If any additional live flow is to be appropriated to

maintain either the water level or a suitable freshwater condition, an additional water right is required.

STANDARD CONDITIONS

1. This permit 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.
2. 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.
3. 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.

DEVELOPMENT AND COMPLETION TIMELINE REQUIREMENTS

1. Construction of the water system shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the begin construction deadline is missed.
2. The permitted volume of water shall be stored within five years of the date of permit issuance. If additional time is needed, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
3. Within one year after storage of water, the permittee shall submit a claim of beneficial use to the Oregon Water Resources Department.
4. The claim of beneficial use shall be prepared by a Certified Water Right Examiner in conformance with the requirements of OAR 690-014 if an associated secondary permit exists for the use of stored water under this permit, or if the reservoir capacity is equal to or greater than 9.2 acre-feet.
5. If no secondary permit exists and the reservoir capacity is less than 9.2 acre-feet of water, the claim of beneficial use need not be prepared by a Certified Water Right Examiner. The information submitted to the Oregon Water Resources Department shall include:
 - a. the dimensions of the reservoir;
 - b. the maximum capacity of the reservoir in acre-feet; and
 - c. a map identifying the location of the reservoir prepared in compliance with Water Resource Department standards.

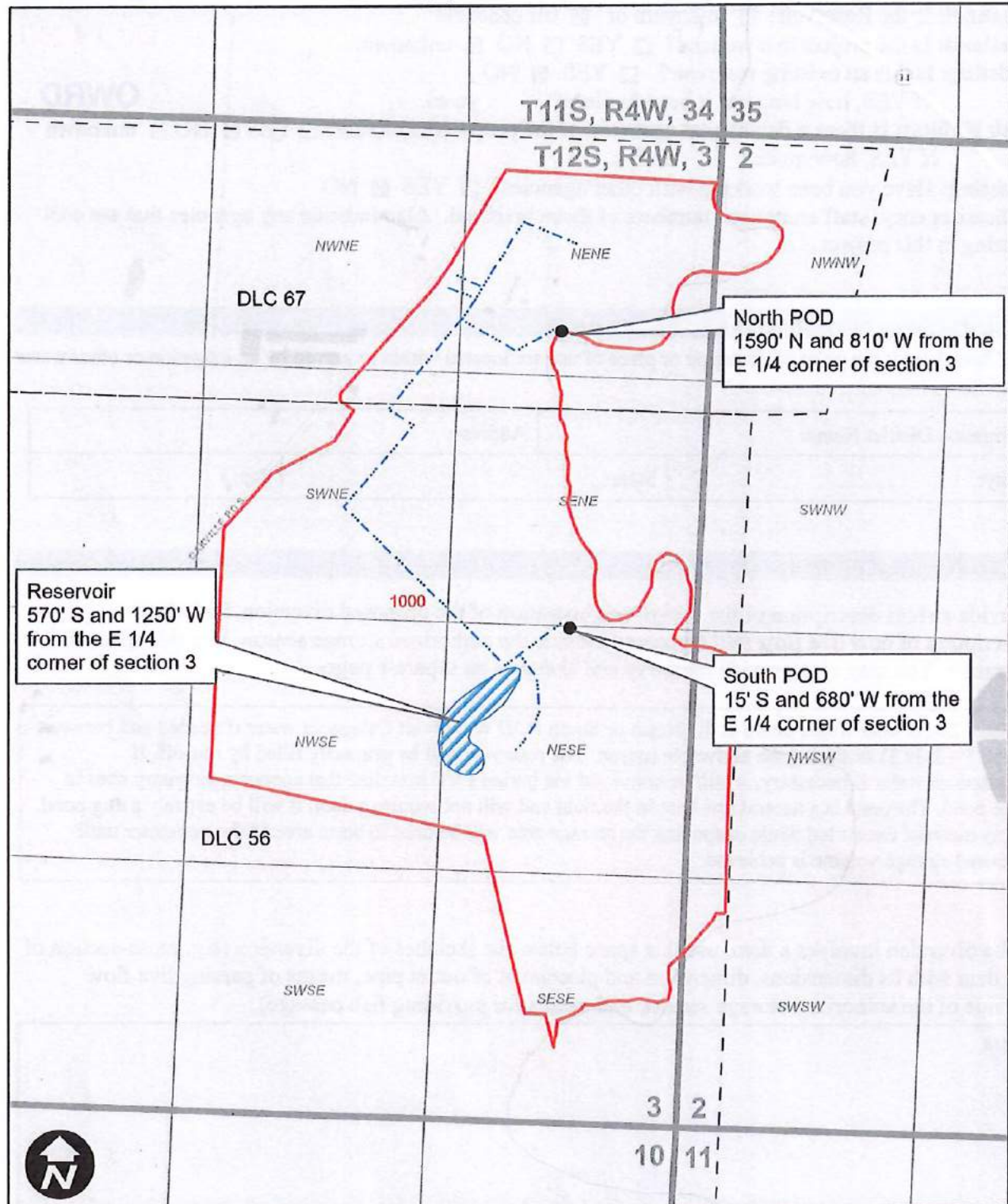
Issued DEC 21 2021







Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department



Alternate Reservoir Application - Stellmacher



Legend

-  Proposed Reservoir
-  Tax Lot 1000
-  Mainline
-  DLC

0 400 800 1,600 Feet

RECEIVED

MAY 14 2021

OWRD

 WILL MCGILL SURVEYING LLC

ELEVATION CERTIFICATE



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.

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name William and Catherine Alden	FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 33767 Oakville Road	Policy Number:
City Albany State OR ZIP Code 97321	Company NAIC Number:

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Linn County Assessor Map 12S04W03-00, Tax Lot 01000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. N44°33'38.1" Long. W123°09'16.6"

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 2

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 1260 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0
c) Total net area of flood openings in A8.b 0 sq in
d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

- a) Square footage of attached garage NA sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A9.b NA sq in
d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number LINN COUNTY, OREGON 410136	B2. County Name Linn County	B3. State OR			
B4. Map/Panel Number 41043C0517	B5. Suffix G	B6. FIRM Index Date 9/28/2010	B7. FIRM Panel Effective/Revised Date 9/29/2010	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 231.9 FT

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: OPUS/LPSB, STAY, MCSO Vertical Datum: NAVD 1988
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>227.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>235.7</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>NA</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>NA</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>228.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>231.4</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>231.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>231.2</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- ☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No
☒ Check here if attachments.

Certifier's Name TYLER B. PARSONS License Number OR PLS 1918

Title Owner Company Name Parsons Surveying

Address 1915 SE Stone St. City Corvallis State OR ZIP Code 97333

Signature Tyler B. Parsons Date 9/8/2015 Telephone 541-752-7515

REGISTERED PROFESSIONAL LAND SURVEYOR
<u>Tyler B. Parsons</u>
OREGON JULY 18, 1980 TYLER B. PARSONS 1918
RENEWS: 12/31/2016

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 33767 Oakville Road		Policy Number:
City Albany	State OR ZIP Code 97321	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Elevations were obtained by dual frequency GPS receiver and processed by OPUS. Building elevations by differential levelling. TBM is a 1/2" iron rod w/plastic cap North 5 ft & West 3 ft from the NE corner of the building, NAVD 1988 elev. 231.83 ft.

Lowest floor is a finished basement.

Lowest machinery serving building is in the basement: gas water heater, 228.8ft; gas furnace, 229.2ft.

No flood vents were observed

Signature

Date 9/8/2015

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement		
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____		

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
33767 Oakville Road

City Albany

State OR ZIP Code 97321

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW (WEST SIDE), 9/5/2015



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
33767 Oakville Road

City Albany

State OR

ZIP Code 97321

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

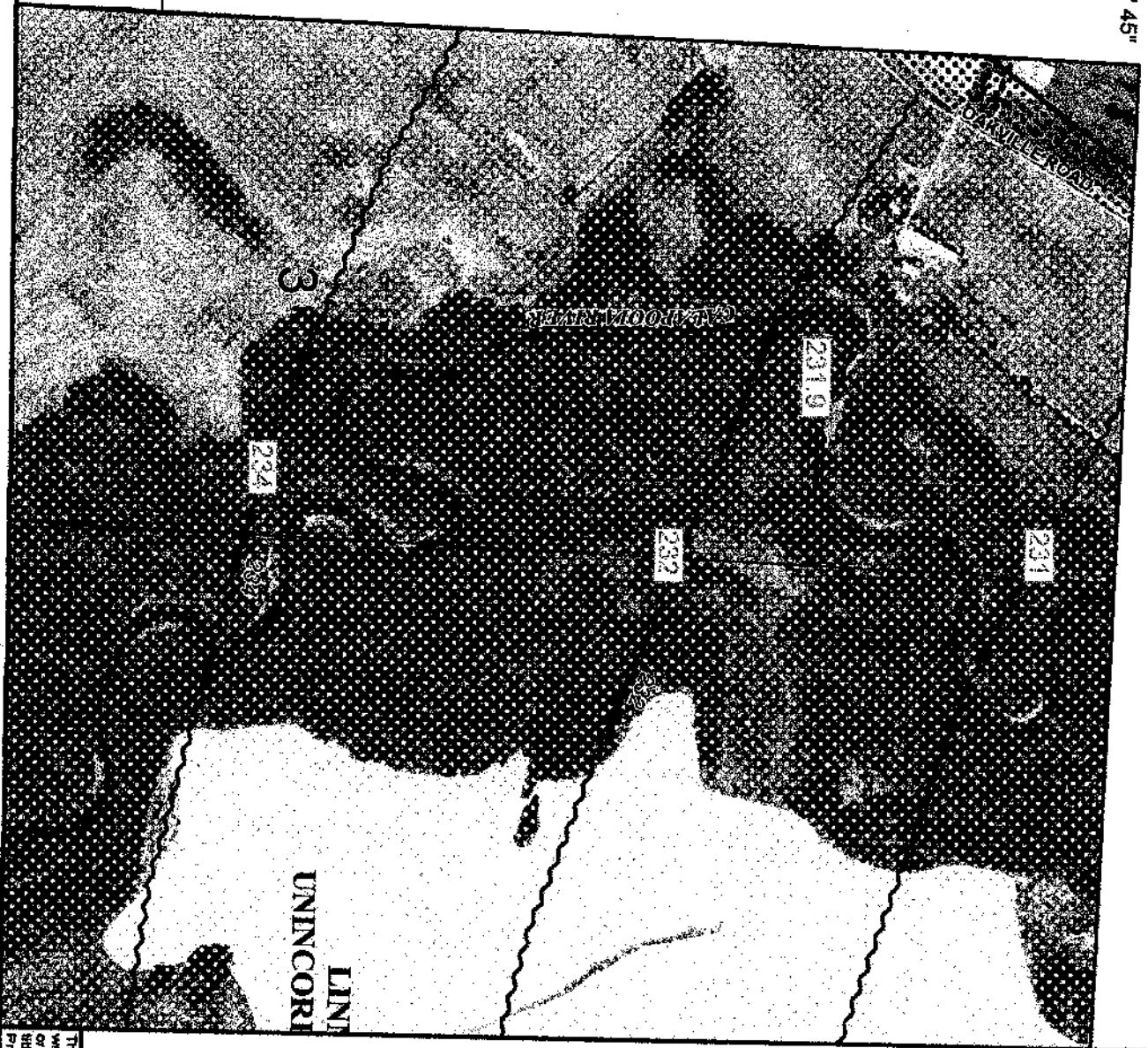
REAR VIEW (EAST SIDE), 9/5/2015



7510000 FT

23° 09' 22.5"

1° 33' 45"



UNL

MAP SCALE 1" = 500'

500 0 500 1000

FEET

METERS

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

PANEL 0617G

FLOOD INSURANCE RATE MAP

LINN COUNTY,

OREGON

AND INCORPORATED AREAS

PANEL 517 OF 1576

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LINN COUNTY	41056	0517	0
TANGENT CITY OF	41047	0517	0

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
41043C0517G

EFFECTIVE DATE
September 29, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-A-IT On-Line. The map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov