

# 0 RIGGS RD

SWEET HOME, OR



**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



PAIGE COCHRANE

OREGONFARMANDHOME@GMAIL.COM  
503-930-4760

Paige Cochrane is a licensed broker and the Director of Development for the Oregon Farm & Home Brokers.

Paige is an integral component of the success strategy for listing a property with the Oregon Farm and Home Brokers. Her natural drive for perfection and attention to detail has made her an invaluable part of the team. She is dedicated to being a part of every aspect of the process from the very beginning. She sees value in physically attending appointments and really enjoys building relationships with our clients and affiliates.

Her acute attention to details and ability to discern information quickly adds to the sterling reputation of the Oregon Farm & Home Brokers. She has a natural passion to collect information, groom it to perfection and present it in an alluring manner that is easy to comprehend.

Her growth mindset, eagerness to learn and unwavering dedication to excellence are invaluable in her role as Director of Development. Paige provides consistent precision in her accomplishments of event coordination, marketing strategies and tracking statistics. She oversees all major projects until fulfilled at the highest standard.





# Bare Land

---

Total Acres: 1.21

Features: Close to Foster Lake, Wooded, Zoned RR1



# Maps



---

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.





**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.

# County Information

List Packet (s) Provided Through County Records



---

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.



# Fidelity National Title

## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0674685**  
Tax Lot: **13S01E26D01316**  
Owner: Toda, Kazuko  
CoOwner: Kazuko, Toda  
Site:  
OR 97345  
Mail: 1-25-9 Kamirenjaku  
Mitaka-Shi 181  
Zoning: County-RR-1 - Rural Residential, 1 Acre Minimum  
Std Land Use: VMSC - Vacant Misc  
Legal:  
Twn/Rng/Sec: T:13S R:01E S:26 Q:SE QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$158,190.00**  
Market Land: **\$158,190.00**  
Market Impr:  
Assessment Year: **2022**  
Assessed Total: **\$29,200.00**  
Exemption:  
Taxes: **\$412.62**  
Levy Code: 05502  
Levy Rate: 14.1309

### SALE & LOAN INFORMATION

Sale Date:  
Sale Amount:  
Document #:  
Deed Type:  
Loan Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co:

### PROPERTY CHARACTERISTICS

Year Built:  
Eff Year Built:  
Bedrooms:  
Bathrooms:  
# of Stories:  
Total SqFt:  
Floor 1 SqFt:  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 1.21 Acres (52,708 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source:  
Fireplace:  
Bldg Condition:  
Neighborhood:  
Lot:  
Block:  
Plat/Subdiv:  
School Dist: 55 - Sweet Home  
Census: 1065 - 030402  
Recreation:





**Fidelity National Title**

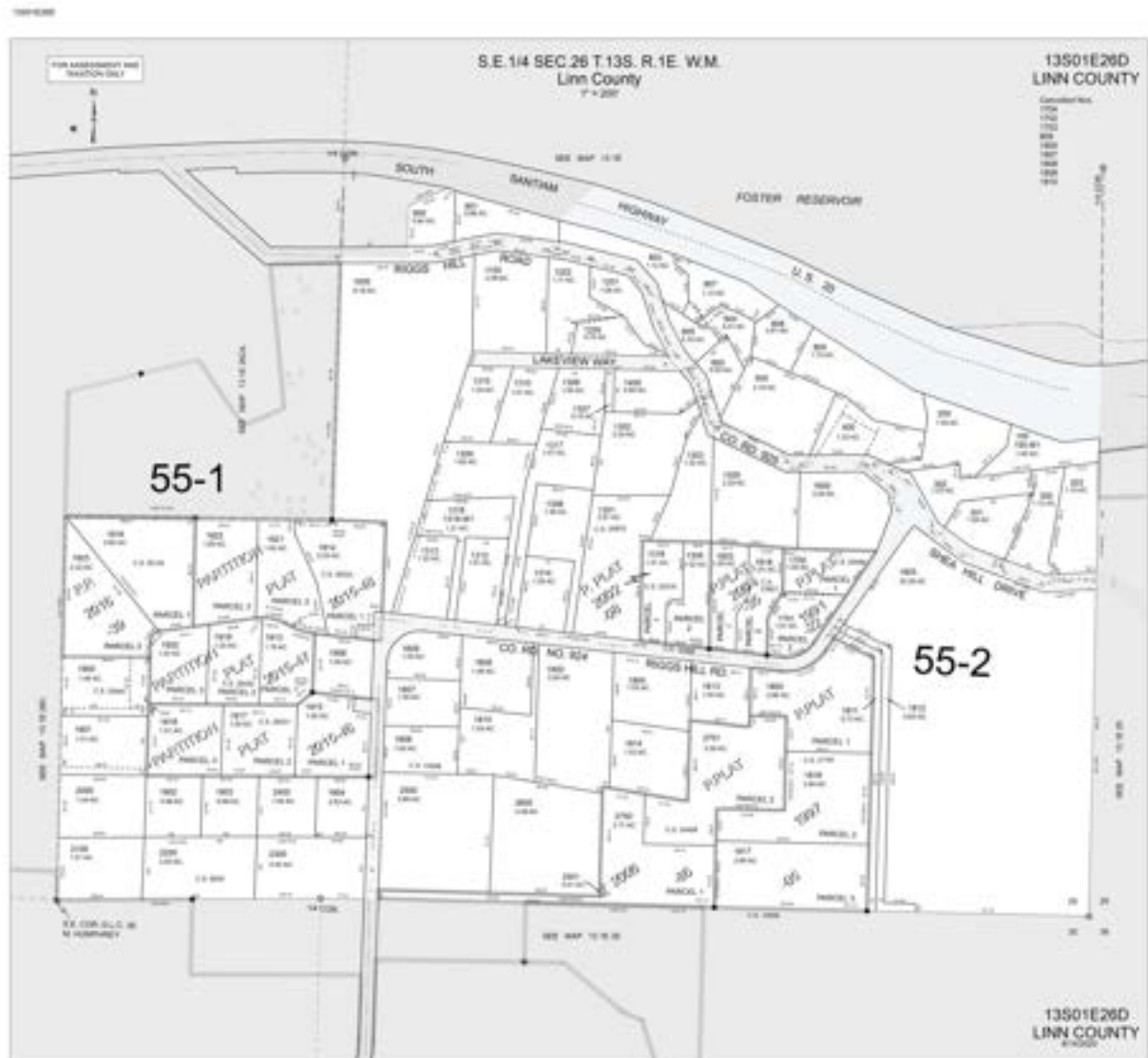
Parcel ID: 0674685

Site Address:

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.



Full Assessor Map



**Fidelity National Title**

Parcel ID: 0674685

Site Address:

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.

Aerial Map



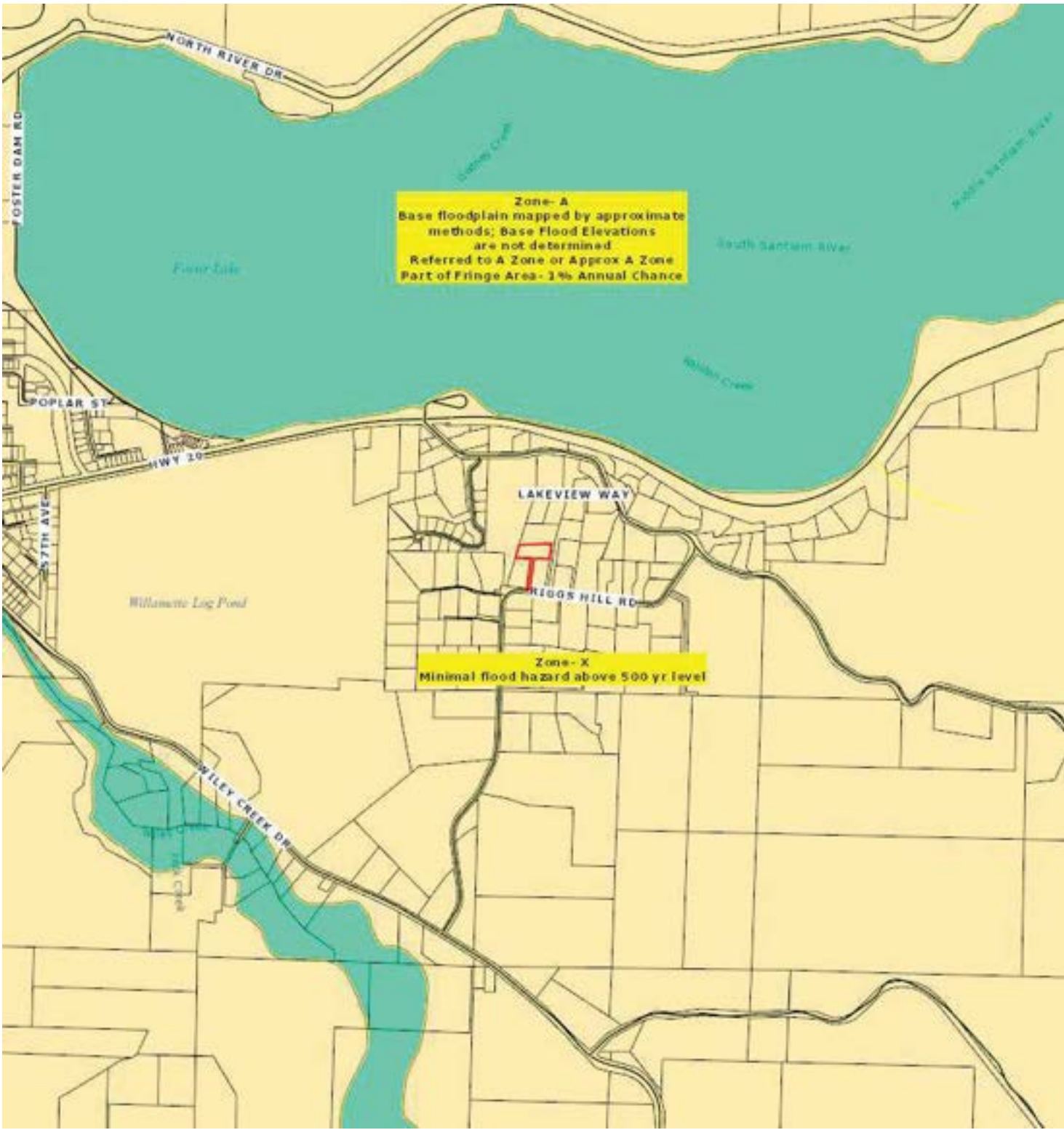
**Fidelity National Title**

Parcel ID: 0674685

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: 0674685

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.

# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

January 25, 2023 1:32:14 pm

<b>Account #</b>	674685	<b>Tax Status</b>	ASSESSABLE		
<b>Map #</b>	13S01E26D0 01316	<b>Acct Status</b>	ACTIVE		
<b>Code - Tax #</b>	05502-674685	<b>Subtype</b>	NORMAL		
<b>Legal Descr</b>	See Record				
<b>Mailing Name</b>	TODA KAZUKO	<b>Deed Reference #</b>	See Record		
<b>Agent</b>		<b>Sales Date/Price</b>	See Record		
<b>In Care Of</b>	C/O KAZUKO TODA	<b>Appraiser</b>	UNKNOWN		
<b>Mailing Address</b>	1-25-9 KAMIRENJAKU MITAKA-SHI, TOKYO 181 JAPAN				
<b>Prop Class</b>	400	<b>MA</b>	<b>SA</b>	<b>NH</b>	<b>Unit</b>
<b>RMV Class</b>	400	04	00	003	44767-1

Situs Address(s)			Situs City		
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
05502	Land	163,800		Land	0
	Impr.	0		Impr.	0
<b>Code Area Total</b>	163,800	30,070	30,070	0	
<b>Grand Total</b>	163,800	30,070	30,070	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
05502	1	<input checked="" type="checkbox"/>			Market	100	A	1.21	163,800
<b>Grand Total</b>								1.21	163,800

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

**Comments:** \*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*  
4/00: Changed nbrhd code from 0G20 to 0A20 on maps 26D and 35...SQ.



# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

25-Jan-2023

TODA KAZUKO  
C/O KAZUKO TODA  
1-25-9 KAMIRENJAKU  
MITAKA-SHI TOKYO 181 JAPAN

Tax Account #	674685	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	05502
Situs Address		Interest To	Feb 15, 2023

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$412.62	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$395.69	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$388.30	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$380.48	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.40	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.44	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$348.15	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$342.08	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.54	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$318.01	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.27	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$292.95	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$274.21	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$265.71	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$256.91	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$251.54	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$232.77	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.04	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.52	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.67	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$204.96	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.97	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.22	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$147.68	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$131.11	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.69	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$210.70	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$138.62	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.30	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.72	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.90	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.39	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$8,254.56	

# STATEMENT OF TAX ACCOUNT

**Linn County Courthouse, Room 214**

**300 4th Ave SW, PO Box 100**

**Albany, Oregon 97321-8600**

**(541) 967-3808**

25-Jan-2023

TODA KAZUKO  
C/O KAZUKO TODA  
1-25-9 KAMIRENJAKU  
MITAKA-SHI TOKYO 181 JAPAN

Tax Account #	674685	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	05502
Situs Address		Interest To	Feb 15, 2023

## Tax Summary

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



10 - 10 - 79

VOL 246 PAGE 760

## WARRANTY DEED

WILLIAM T. MERZENICH, JR. and MARTINA M. MERZENICH, husband and wife, grantors, convey and warrant an undivided twenty six percent (26%) interest unto KAZUKO TODA, an undivided twenty eight and one-half percent (28½%) interest unto TERU FUJISHITA, an undivided twenty eight and one-half percent (28½%) interest unto YUICHI AKIMOTO, and an undivided seventeen percent (17%) interest unto YOKO TOMIZAWA, herein called grantees, in the following described real property situated in Linn County, Oregon, free of encumbrance except as specifically set forth herein:

Beginning at an iron rod which is South 0°19' West 717.23 feet and East 469.86 feet and South 16°05' West 548.19 feet from the Northwest corner of the Southeast quarter of Section 26, Township 13 South, Range 1 East, Willamette Meridian, in Linn County, Oregon; running thence North 86°24' East 315.08 feet to an iron rod; thence South 6°49' West 147.00 feet; thence North 89°47' West 150.00 feet; thence South 5°04'30" West 323.82 feet to the centerline of County Road No. 924; thence North 85°05' West along the center of said county road 30.00 feet; thence North 5°04'36" East 321.35 feet; thence North 89°47' West 152.92 feet; thence North 16°05' East 130.00 feet to the point of beginning.

SUBJECT TO: The rights of the public in and to that portion of the above property lying within the limits of public roads and highways.

SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated October 4, 1946 and recorded January 8, 1947 in Deed Book 188, page 243, to Mountain States Power Company for poles and anchors.

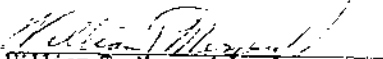
SUBJECT TO: Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 1, 1971 in MF Volume 18, page 857.

SUBJECT TO: An easement created by instrument, including the terms and provisions thereof dated August 5, 1971 and recorded August 5, 1971 in MF Volume 22, page 618, to Pacific Power & Light Company for electric transmission and distribution line.

RESERVING unto the grantors the gas, oil and mineral rights, with the right to go on the premises for the purposes of exploration and removal of gas, oil and minerals, provided, that the grantors shall be compensated for any damage to the premises caused by going on the premises for said purposes.

The true and actual consideration for this transfer is Seventeen Thousand Five Hundred Dollars (\$17,500.00).

Dated this 8th day of October, 1979.

  
William T. Merzenich, Jr.

  
Martina M. Merzenich

30-44280

TRANSMITTING TITLE INS CO.

ALBANY

10 - 10 - 79

Vol 246 68761

STATE OF OREGON )  
County of LINN ) ss.

October 8<sup>th</sup>, 1979. Personally appeared the above named  
WILLIAM T. MERZENICH, JR. and MARTINA M. MERZENICH, husband  
and wife, and acknowledged the foregoing instrument to be  
their voluntary act.

BEFORE ME:

*Linda A. Luckford*  
Notary Public for Oregon  
My Commission Expires: 5-27-82

After recording return to  
ROGERSLIP REAL ESTATE  
P.O. Box 777  
Foster, Oregon 97345

Tax Statements to be mailed to  
Yasuko Toda et al  
c/o Atlantis Kingdom America  
P.O. Box 583  
Sweet Home, Oregon 97386

Page 2 - Warranty Deed

198909

STATE OF OREGON, ss.  
County of Linn

I hereby certify that  
the within was received  
and duly recorded by me  
in Linn County Records:

Vol. ME 246 Page 760

Oct 10 3 02 PM '79  
(Date)

DEL W RILEY CLERK

BY \_\_\_\_\_  
DEPUTY

ALBANY

VOL 246 PAGE 760

## WARRANTY DEED

WILLIAM T. MERZENICH, JR. and MARTINA M. MERZENICH, husband and wife, grantors, convey and warrant an undivided twenty six percent (26%) interest unto KAZUKO TODA, an undivided twenty eight and one-half percent (28½%) interest unto TERU FUJISHITA, an undivided twenty eight and one-half percent (28½%) interest unto YUICHI AKIMOTO, and an undivided seventeen percent (17%) interest unto YOKO TOMIZAWA, herein called grantees, in the following described real property situated in Linn County, Oregon, free of encumbrance except as specifically set forth herein:

Beginning at an iron rod which is South 0°19' West 717.23 feet and East 469.86 feet and South 16°05' West 548.19 feet from the Northwest corner of the Southeast quarter of Section 26, Township 13 South, Range 1 East, Willamette Meridian, in Linn County, Oregon; running thence North 86°24' East 315.08 feet to an iron rod; thence South 6°49' West 147.00 feet; thence North 89°47' West 150.00 feet; thence South 5°04'30" West 323.82 feet to the centerline of County Road No. 924; thence North 85°05' West along the center of said county road 30.00 feet; thence North 5°04'36" East 321.35 feet; thence North 89°47' West 152.92 feet; thence North 16°05' East 130.00 feet to the point of beginning.

SUBJECT TO: The rights of the public in and to that portion of the above property lying within the limits of public roads and highways.

SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, dated October 4, 1946 and recorded January 8, 1947 in Deed Book 188, page 243, to Mountain States Power Company for poles and anchors.

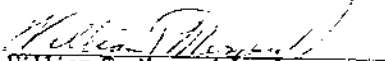
SUBJECT TO: Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 1, 1971 in MF Volume 18, page 857.

SUBJECT TO: An easement created by instrument, including the terms and provisions thereof dated August 5, 1971 and recorded August 5, 1971 in MF Volume 22, page 618, to Pacific Power & Light Company for electric transmission and distribution line.

RESERVING unto the grantors the gas, oil and mineral rights, with the right to go on the premises for the purposes of exploration and removal of gas, oil and minerals, provided, that the grantors shall be compensated for any damage to the premises caused by going on the premises for said purposes.

The true and actual consideration for this transfer is Seventeen Thousand Five Hundred Dollars (\$17,500.00).

Dated this 8th day of October, 1979.

  
William T. Merzenich, Jr.

  
Martina M. Merzenich

30-44280

TRANSCRIBED TITLE INS CO.

ALBANY



10 - 10 - 79

Vol 246 ~~ss~~ 761

STATE OF OREGON )  
County of LINN ) ss.

October 8<sup>th</sup>, 1979. Personally appeared the above named  
WILLIAM F. MERZENICH, JR. and MARTINA M. MERZENICH, husband  
and wife, and acknowledged the foregoing instrument to be  
their voluntary act.

BEFORE ME:

*Linda A. Luckford*  
Notary Public for Oregon  
My Commission Expires: 5-27-82

After recording return to  
ROGERSLIP REAL ESTATE  
P.O. Box 777  
Foster, Oregon 97345

Tax Statements to be mailed to  
Yasuko Toda et al  
c/o Atlantis Kingdom America  
P.O. Box 583  
Sweet Home, Oregon 97386

Page 2 - Warranty Deed

198909

STATE OF OREGON, ss.  
County of Linn

I hereby certify that  
the within was received  
and duly recorded by me  
in Linn County Records:

Vol. ME 246 Page 760

Oct 10 3 02 PM '79

DEL W RILEY CLERK

BY \_\_\_\_\_  
DEPUTY

ALBANY

# Soil Reports



---

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.

1 field, 1 acres in Linn County, OR

TOWNSHIP/SECTION 13S 1E - 26



AVG NCCPI

80.9

COUNTY AVG

35.7



QUALITY 15 91

## All fields

Source: NRCS Soil Survey

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
51C	Jory silty clay loam, 2 to 12 percent slopes	1.19	100.0%	2	80.9
		<b>1.19</b>			<b>80.9</b>