

# 33125 TATE RD

## 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

STVEHELM@KW.COM  
541-979-0118

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





# PROPERTY DETAILS



- 1,704 SqFt
- 3 Bedrooms, 2 Bathrooms
  - Propane Hook Up in Living Room
  - Detitled
- New Siding
- New Roof
  - October 2021
- New Deck
- 210 Acres
  - 97 Acres Timber
- Pole Barn
  - 50 X 80 with 20 Ft Walls
  - Rock Floor
- Shop
  - 30 X 92
    - 30 X 68 is Concrete
  - 220 AMP
  - New Trim, Downspouts & Metal on Front





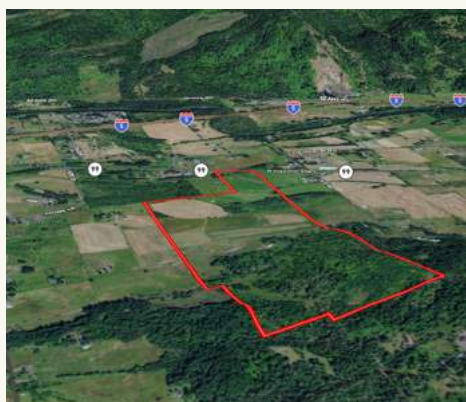
# PARCEL MAP



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**Oregon  
Farm & Home**  
★ BROKERS ★

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# GROUNDS



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

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# LIST PACK







# Fidelity National Title®

## LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0843316**  
Tax Lot: **1903270001300**  
Owner: Rolfe, Kathy D  
CoOwner: Rolfe, Michael T  
Site: 33125 Tate Rd  
Creswell OR 97426  
Mail: 33125 Tate Rd  
Creswell OR 97426  
Zoning: County-E30 - Exclusive Farm Use (30 Acre Minimum)  
Std Land Use: CMOB - Mobile Home Parks, Trailers  
Legal: Map Lot: 1903270001300, TRS: T19 R03 S27 Q00, Lot: TL 01300  
Twn/Rng/Sec: T:19S R:03W S:27 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$182,924.00**  
Market Land: **\$35,032.00**  
Market Impr: **\$147,892.00**  
Assessment Year: **2021**  
Assessed Total: **\$125,750.00**  
Exemption:  
Taxes: **\$1,499.62**  
Levy Code: 04003  
Levy Rate: 11.7066

### SALE & LOAN INFORMATION

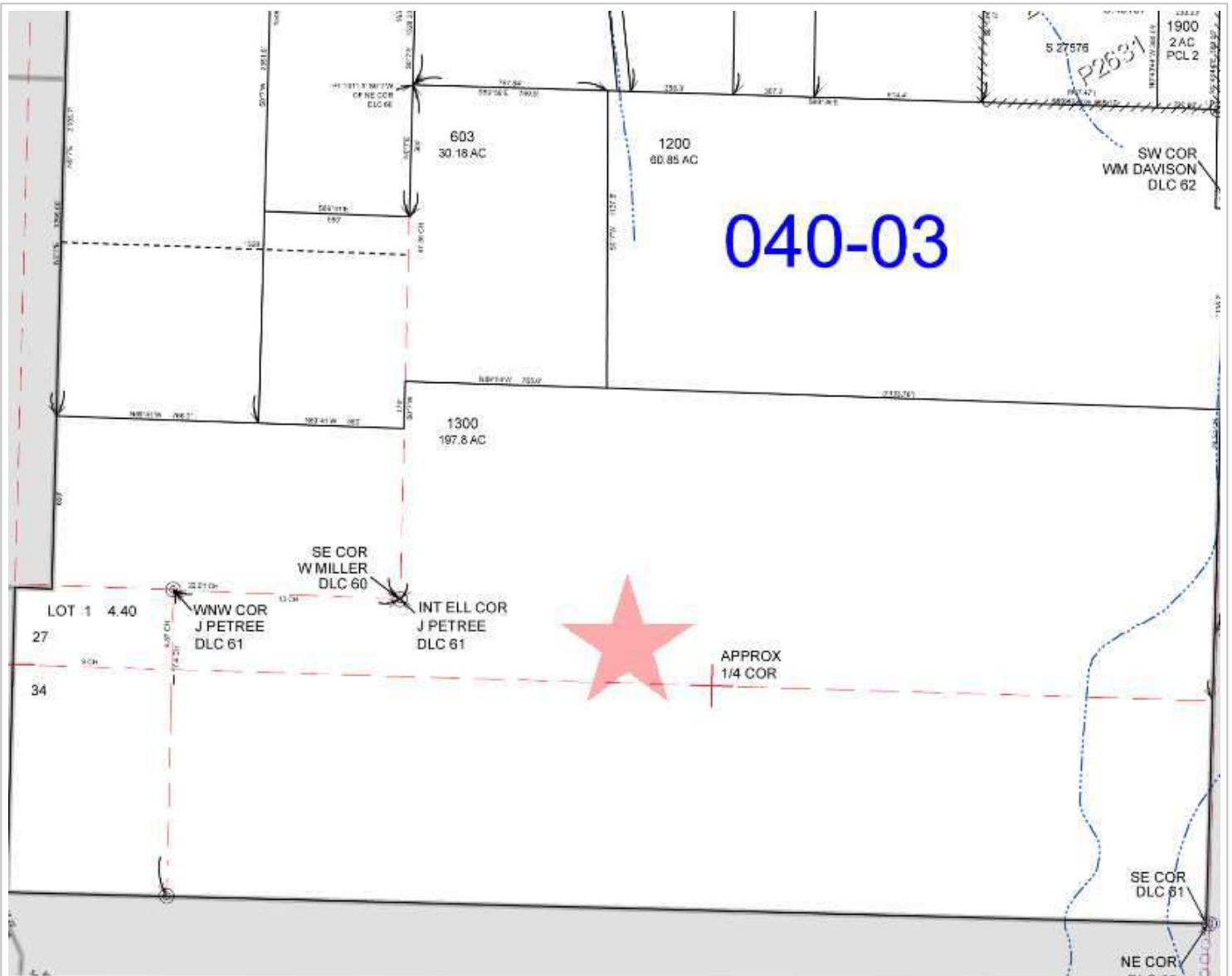
Sale Date: 06/28/2021  
Sale Amount:  
Document #: 42522  
Deed Type: Deed  
Loan  
Amount: \$360,000.00  
Lender: NORTHWEST FARM CREDIT SVCS FLCA  
Loan Type: Conventional  
Interest Type:  
Title Co: FIRST AMERICAN EQUITY LOAN SVC

### PROPERTY CHARACTERISTICS

Year Built: 1995  
Eff Year Built: 1995  
Bedrooms:  
Bathrooms: 2  
# of Stories:  
Total SqFt: 1,704 SqFt  
Floor 1 SqFt:  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 5.00 Acres (217,800 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source: Forced hot air  
Fireplace:  
Bldg Condition:  
Neighborhood: 404500  
Lot: TL 01300  
Block:  
Plat/Subdiv:  
School Dist: 40 - Creswell School District  
Census: 1005 - 001201  
Recreation:



Assessor Map



**Fidelity National Title**

Parcel ID: 0843316

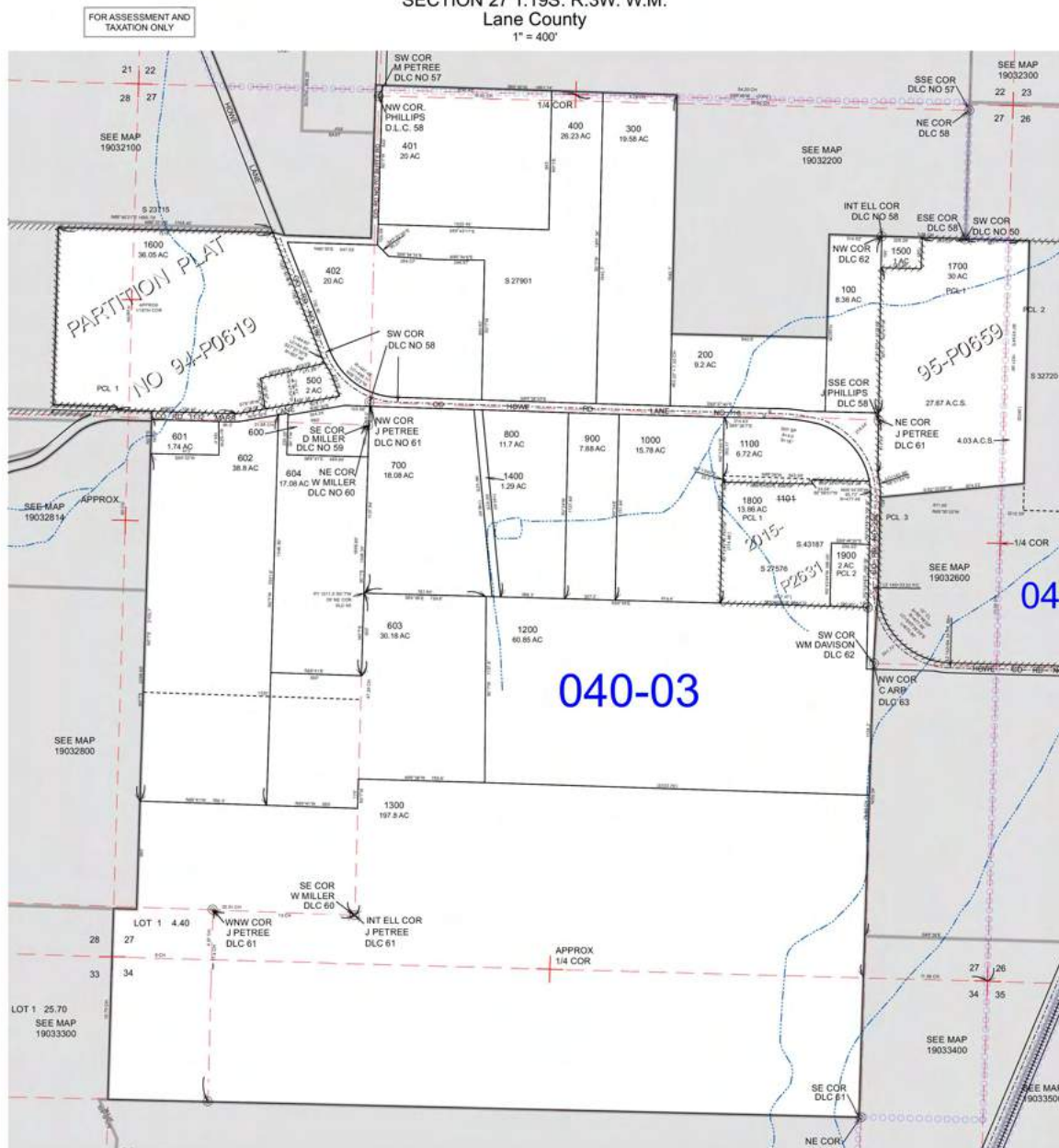
Site Address: 33125 Tate Rd

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.



SECTION 27 T.19S. R.3W. W.M.  
Lane County  
1" = 400'

19032700



LCATCAB - 2015-01-26 09:45

CANCELLED  
1101

REVISIONS:  
08/01/2015 - LCAT 191 - CORRECT MAP TO GDS  
08/01/2015 - LCAT 195 - LLA 1700 & 19032005 - COR & GDS  
01/25/2015 - LCAT 115 - GARC 7L 191 1910 2015 P0501



**Fidelity National Title**

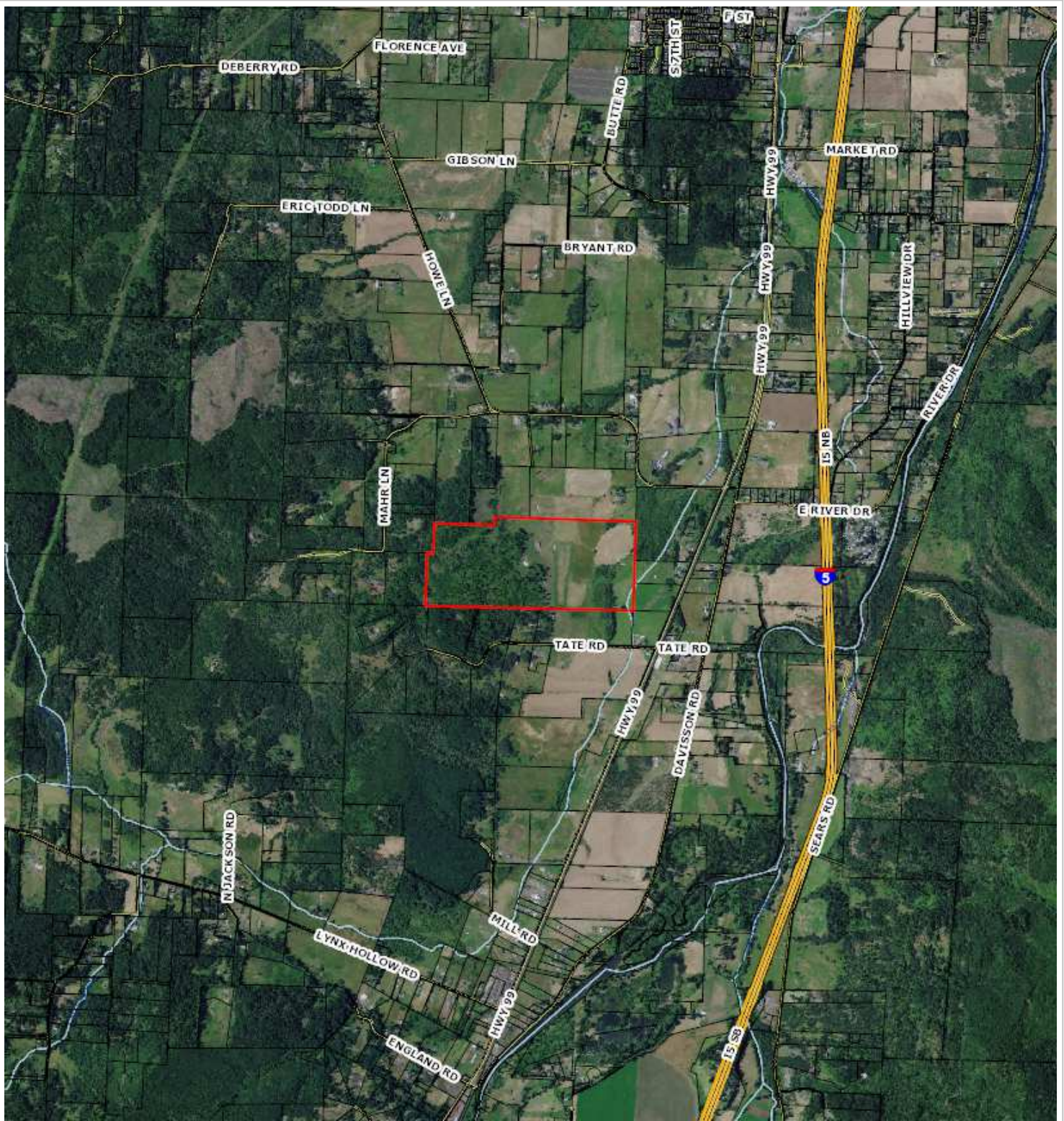
Parcel ID: 0843316

Site Address: 33125 Tate Rd

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Aerial Map



**Fidelity National Title**

Parcel ID: 0843316

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Flood Map



**Fidelity National Title**

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## Detailed Property Report

**Site Address** 33125 Tate Rd Creswell, OR 97426-9695  
**Map & Taxlot#** 19-03-27-00-01300  
**SIC** N/A  
**Tax Account#** 0843316

**Property Owner 1**  
Rolfe Kathy D & Michael T  
33125 Tate Rd  
Creswell, OR 97426  
Tax account acreage 5.00  
Mapped taxlot acreage<sup>†</sup> 197.85

<sup>†</sup> Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Code Split - Other land tax account(s) associated with this taxlot 1768660

### Maps

#### Map & Taxlot # 19-03-27-00-01300



### Business Information

#### Improvements

##### Dwelling 1 / Building Type » Manufactured structure

Assessor Photo Assessor Sketch



Inspection Date 07/27/1995 Effective Year Built 1995  
Year Built 1995 LOIS Number L278158  
Make Silver Bell Length 0  
Model data not available Width 0  
Plate # 2012-066193 Quality 6+  
Serial # 17708753A

##### Square Footage

Garage data not available Carport data not available  
Paved Patio data not available Driveway data not available

### Site Address Information

33125 Tate Rd  
Creswell, OR 97426-9695

House #	33125	Suffix	N/A	Pre-directional	N/A
Street Name	Tate	Street Type	Rd	Unit type / #	N/A
Mail City	Creswell	State	OR	Zip Code	97426
Zip + 4	9695				

Land Use 1150 Mobile Home - Not In Mobile Home Park  
USPS Carrier Route R001

### General Taxlot Characteristics

#### ■ Geographic Coordinates

X 4252006 Y 817244 (State Plane X,Y)  
Latitude 43.8812 Longitude -123.0387

#### Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A



- Zoning

#### Zoning Jurisdiction Lane County

Lane County

**Parent Zone** E30 Exclusive Farm Use (30 acre minimum)

- Land Use

#### General Land Use

Code	Description
data not available	data not available

#### Detailed Land Use

Code	Description
data not available	data not available

Approximate Taxlot Acreage	197.85
Approx Taxlot Sq Footage	8,618,346
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	None
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

### Service Providers

Fire Protection Provider South Lane County Fire & Rescue  
 Ambulance Provider South Lane County Fire & Rescue  
 Ambulance District SO  
 Ambulance Service Area Southern  
 LTD Service Area? No  
 LTD Ride Source? No

### Environmental Data

#### FEMA Flood Hazard Zone

Code	Description
X	Areas determined to be outside of 500-year flood.

FIRM Map Number	41039C1645F
Community Number	039C
Post-FIRM Date	data not available
Panel Printed?	Yes

#### Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
41E	Dixonville Silty Clay Loam, 12 to 30 Percent Slopes	32%	4	0
85	Natroy Silty Clay Loam	22%	4	100
43E	Dixonville-Philomath-Hazelair Complex, 12 to 35 Percent Slopes	13%	4	0
33	Conser Silty Clay Loam	7%	3	95
41F	Dixonville Silty Clay Loam, 30 to 50 Percent Slopes	7%	6	0
105A	Pengra Silt Loam, 1 to 4 Percent Slopes	7%	3	94
41C	Dixonville Silty Clay Loam, 3 to 12 Percent Slopes	5%	3	0
43C	Dixonville-Philomath-Hazelair Complex, 3 to 12 Percent Slopes	4%	6	4
89C	Nekia Silty Clay Loam, 2 to 12 Percent Slopes	3%	3	0
31	Coburg Silty Clay Loam	1%	2	4
52D	Hazelair Silty Clay Loam, 7 to 20 Percent Slopes	0%	4	3
100	Oxley Gravelly Silt Loam	0%	3	4
113E	Ritner Cobbly Silty Clay Loam, 12 to 30 Percent Slopes	0%	6	0

### Schools

	Code	Name
School District	40	Creswell
Elementary School	570	Creslane
Middle School	571	Creswell
High School	572	Creswell

### Political Districts

Election Precinct	725	State Representative District 8	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative Paul Holvey	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District 4	Central Lincoln PUD Board Zone	N/A
County Commissioner District 5 (East Lane)		State Senator Floyd Prozanski	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A			
LCC Board Zone	4			
Lane ESD Board Zone	5			

### Census Information

The information provided below is only a small sampling of the information available from the US Census Bureau. The links at the end of each section below will take you to source tables at American Fact Finder, with additional details. Those links will take you to the most current estimates, but estimates for several previous years will also be available.



To view more Census detail about this tract, visit [Census Reporter](#).

Demographic Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	3,656	+/-519	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	4.1%	+/-2.7	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	81.0%	+/-4.7	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	17.9%	+/-3.4	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	45.6	+/-9.2	*See below	*See below	39.4	+/-0.2	39.2	+/-0.2
For a complete breakdown of population by age, gender, race, ethnicity and more, visit <a href="#">American Fact Finder</a> .								

Housing Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	1,509	+/-144	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	169	+/-96	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	80.8%	+/-6.0	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	19.2%	+/-6.0	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.2%	+/-0.6	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	20.3%	+/-14.7	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	233,400	+/-39,030	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,439	+/-280	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	814	+/-84	*See below	*See below	921	+/-11	988	+/-4
For a complete breakdown of housing by tenure, number of bedrooms, year built and more, visit <a href="#">American Fact Finder</a> .								

Economic Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Poverty Rate	11.8%	+/-6.2	*See below	*See below	18.8%	+/-0.7	14.9%	+/-0.3
For a complete breakdown of incomes, poverty, employment, commute patterns and more, visit <a href="#">American Fact Finder</a> .								

Social Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	19.7%	+/-4.7	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	83.9%	+/-6.4	*See below	*See below	91.5%	+/-0.5	90.2%	+/-0.2
For a complete breakdown of educational attainment, school enrollment, marital status, ancestry and more, visit <a href="#">American Fact Finder</a> .								

\* Outside city limits. Census data are not available.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:  
An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled, and a margin of error is not provided.

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 0843316

View tax statement(s) for:

[2021](#)  
[2020](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
10/28/2021	\$1,454.63	\$1,454.63	\$44.99	\$0.00	\$1,499.62
05/24/2021	\$497.74	\$491.19	\$0.00	\$6.55	\$497.74
02/08/2021	\$491.19	\$491.19	\$0.00	\$0.00	\$491.19
11/16/2020	\$491.20	\$491.20	\$0.00	\$0.00	\$491.20
03/04/2020	\$49.76	\$49.76	\$0.00	\$0.00	\$49.76
12/09/2019	\$1,401.47	\$1,395.05	\$0.00	\$6.42	\$1,401.47
11/13/2018	\$1,366.52	\$1,366.52	\$42.26	\$0.00	\$1,408.79
11/15/2017	\$2,771.93	\$2,614.57	\$40.31	\$157.36	\$2,812.24

Data source: Lane County Assessment and Taxation

Owner/Taxpayer



**Owners****Owner**

Rolfe Kathy D &amp; Michael T

**Address**

33125 Tate Rd

**City/State/Zip**

Creswell, OR 97426

**Taxpayer****Party Name**

Rolfe Kathy D &amp; Michael T

**Address**

33125 Tate Rd

**City/State/Zip**

Creswell, OR 97426

Data source: Lane County Assessment and Taxation

**Account Status****Status** Active Account Current Tax YearCode Split - Other land tax account(s) associated with this taxlot [1768660](#)

Account Status none

Remarks Potential Additional Tax

Special Assessment Program Zoned Farm

Data source: Lane County Assessment and Taxation

**General Tax Account Information**

Tax Account Acreage 5.00

Fire Acres N/A

Property Class 559 - Farm, efu, manufactured structure

Statistical Class 190 - MS on real property

Neighborhood 404500 - Rural Tyicial Mixed Creswell

Category Land and Improvements

Data source: Lane County Assessment and Taxation

**Township-Range-Section / Subdivision Data**

Subdivision Type N/A

Phase N/A

Subdivision Name

N/A

Lot/Tract/Unit #

TL 01300

Subdivision Number N/A

Recording Number N/A

Data source: Lane County Assessment and Taxation

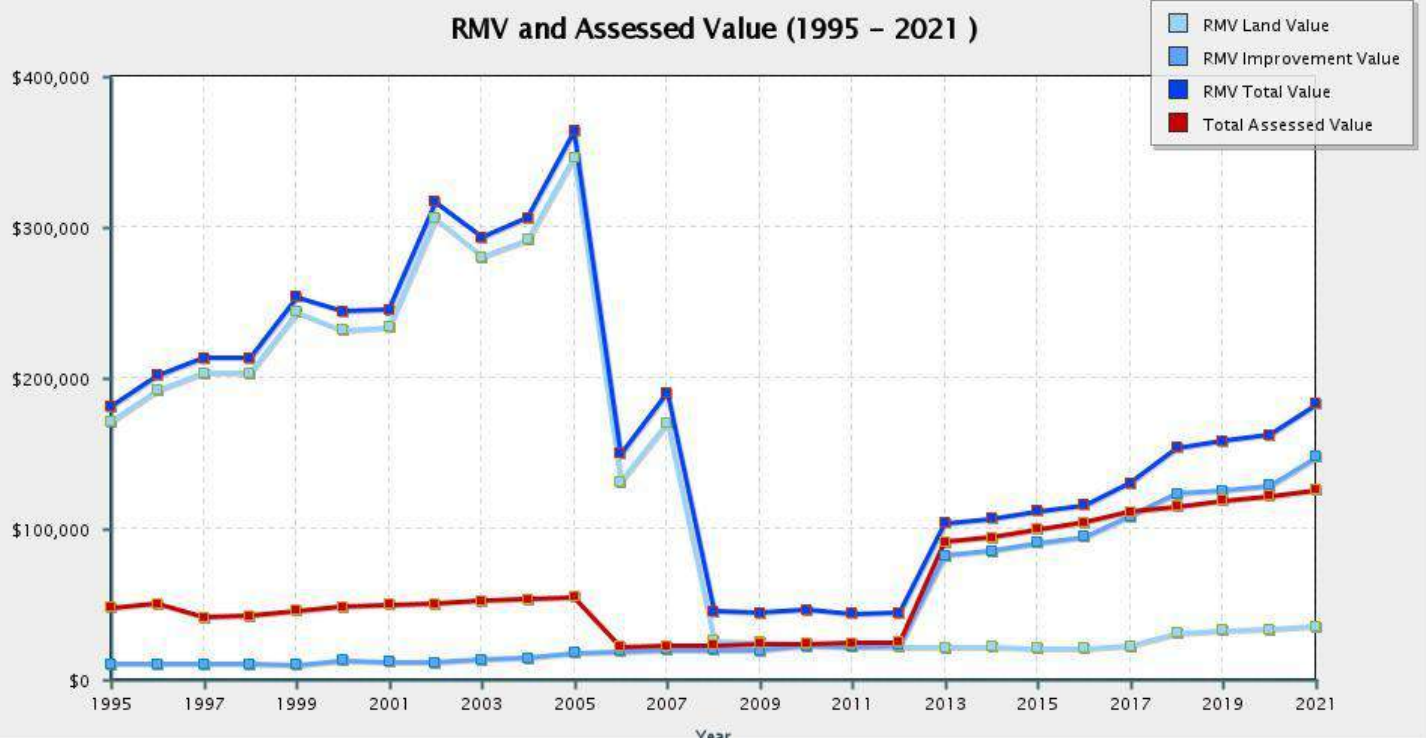
**Property Values & Taxes**

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Real Market Value (RMV)				Total Assessed Value	Tax
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>		
2021	\$35,032	\$147,892	\$182,924	\$125,750	\$1,499.62
2020	\$33,504	\$128,719	\$162,223	\$121,985	\$1,473.58
2019	\$32,959	\$125,398	\$158,357	\$118,511	\$1,444.81
2018	\$30,800	\$123,115	\$153,915	\$114,847	\$1,408.79
2017	\$22,211	\$108,013	\$130,224	\$111,373	\$1,343.51
2016	\$20,900	\$94,998	\$115,898	\$104,027	\$1,311.37
2015	\$20,900	\$90,734	\$111,634	\$99,675	\$1,244.61
2014	\$21,701	\$85,074	\$106,775	\$94,089	\$1,205.96
2013	\$21,411	\$82,460	\$103,871	\$91,327	\$1,167.36
2012	\$21,701	\$22,680	\$44,381	\$24,511	\$ 302.09
2011	\$22,372	\$21,592	\$43,964	\$24,105	\$ 300.81
2010	\$23,919	\$22,140	\$46,059	\$23,905	\$ 296.17
2009	\$25,000	\$19,320	\$44,320	\$23,513	\$ 293.23
2008	\$25,777	\$19,550	\$45,327	\$22,943	\$ 310.60
2007	\$170,217	\$19,800	\$190,017	\$22,387	\$ 299.28
2006	\$131,139	\$18,680	\$149,819	\$21,865	\$ 293.40
2005	\$346,124	\$17,730	\$363,854	\$54,895	\$ 631.69
2004	\$291,930	\$14,250	\$306,180	\$53,422	\$ 642.15
2003	\$280,100	\$13,260	\$293,360	\$52,058	\$ 643.64
2002	\$305,751	\$11,240	\$316,991	\$50,248	\$ 601.12
2001	\$233,670	\$11,710	\$245,380	\$49,648	\$ 599.68
2000	\$231,637	\$12,730	\$244,367	\$48,254	\$ 600.65
1999	\$243,840	\$9,790	\$253,630	\$45,650	\$ 420.85
1998	\$203,210	\$10,200	\$213,410	\$42,271	\$ 381.72
1997	\$203,210	\$10,200	\$213,410	\$41,040	\$ 385.82
1996	\$191,710	\$10,200	\$201,910	\$50,480	\$ 393.14
1995	\$171,170	\$10,200	\$181,370	\$47,950	\$ 373.12



### RMV and Assessed Value (1995 - 2021)



Current Year Assessed Value \$125,750  
Less Exemption Amount \* N/A  
Taxable Value **\$125,750**  
\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

### Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 04003  
Taxing Districts for TCA 04003  
Creswell School District 40  
Lane Community College  
Lane County  
Lane Education Service District  
Lane Library District  
South Lane County Fire & Rescue  
Upper Willamette Soil & Water

**\*\*NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

### Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
06/23/2021	\$0	2021-42522		<b>K</b>	No	Rolfe Michael T	Rolfe Kathy D & Michael T
10/21/2015	\$0	2016-3326		<b>6</b>	No	Rolfe Dina Leigh	Rolfe Michael T
01/11/2000	\$88,600	2000-1647		<b>6</b>	No	Quinn Family Farm/Rolfe Michael T	Rolfe Michael T
12/28/1993	\$0	1993-86731		<b>6</b>	data not available	Quinn, Miles S & Frances E H&W	data not available

Data source: Lane County Assessment and Taxation

Log Off





# Fidelity National Title®

## LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1768660**  
Tax Lot: **1903270001300**  
Owner: Rolfe, Kathy D  
CoOwner: Rolfe, Michael T  
Site: 33125 Tate Rd  
Creswell OR 97426  
Mail: 33125 Tate Rd  
Creswell OR 97426  
Zoning: County-E30 - Exclusive Farm Use (30 Acre Minimum)  
Std Land Use: CMOB - Mobile Home Parks, Trailers  
Legal: Map Lot: 1903270001300, TRS: T19 R03 S27 Q00, Lot: TL 01300  
Twn/Rng/Sec: T:19S R:03W S:27 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$660,147.00**  
Market Land: **\$660,147.00**  
Market Impr:  
Assessment Year: **2021**  
Assessed Total: **\$53,856.00**  
Exemption:  
Taxes: **\$884.66**  
Levy Code: 04001  
Levy Rate: 10.2031

### SALE & LOAN INFORMATION

Sale Date: 06/23/2021  
Sale Amount:  
Document #: 2021-042522  
Deed Type: Deed  
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: 192.80 Acres (8,398,368 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source:  
Fireplace:  
Bldg Condition:  
Neighborhood: 404500  
Lot: TL 01300  
Block:  
Plat/Subdiv:  
School Dist: 40 - Creswell School District  
Census: 1005 - 001201  
Recreation:



## Detailed Property Report

**Site Address** N/A  
**Map & Taxlot#** 19-03-27-00-01300  
**SIC** N/A  
**Tax Account#** 1768660

**Property Owner 1**  
Rolfe Kathy D & Michael T  
33125 Tate Rd  
Creswell, OR 97426  
Tax account acreage 192.80  
Mapped taxlot acreage<sup>†</sup> 197.85

<sup>†</sup> Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Code Split - Other land tax account(s) associated with this taxlot 0843316

### Maps

#### Map & Taxlot # 19-03-27-00-01300



### Business Information

#### Improvements

#### Site Address Information

#### General Taxlot Characteristics

##### ■ Geographic Coordinates

X 4252186 Y 817192 (State Plane X,Y)  
**Latitude** 43.8811 **Longitude** -123.0380

##### ■ Zoning

#### **Zoning Jurisdiction** Lane County

Lane County

**Parent Zone** E30 Exclusive Farm Use (30 acre minimum)

##### ■ Land Use

#### **General Land Use**

Code	Description
data not available	data not available

#### **Detailed Land Use**

Code	Description
data not available	data not available

#### **Taxlot Characteristics**

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	197.85
Approx Taxlot Sq Footage	8,618,346
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	data not available
Well	data not available
Landscaping Quality	data not available
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

### Service Providers

Fire Protection Provider South Lane County Fire & Rescue  
Ambulance Provider South Lane County Fire & Rescue  
Ambulance District SO  
Ambulance Service Area Southern  
LTD Service Area? No  
LTD Ride Source? No

### Environmental Data

#### **FEMA Flood Hazard Zone**

##### **Code Description**

X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C1645F  
Community Number 039C  
Post-FIRM Date data not available



Panel Printed? Yes

#### Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
41E	Dixonville Silty Clay Loam, 12 to 30 Percent Slopes	32%	4	0
85	Natroy Silty Clay Loam	22%	4	100
43E	Dixonville-Philomath-Hazelair Complex, 12 to 35 Percent Slopes	13%	4	0
33	Conser Silty Clay Loam	7%	3	95
41F	Dixonville Silty Clay Loam, 30 to 50 Percent Slopes	7%	6	0
105A	Pengra Silt Loam, 1 to 4 Percent Slopes	7%	3	94
41C	Dixonville Silty Clay Loam, 3 to 12 Percent Slopes	5%	3	0
43C	Dixonville-Philomath-Hazelair Complex, 3 to 12 Percent Slopes	4%	6	4
89C	Nekia Silty Clay Loam, 2 to 12 Percent Slopes	3%	3	0
31	Coburg Silty Clay Loam	1%	2	4
52D	Hazelair Silty Clay Loam, 7 to 20 Percent Slopes	0%	4	3
100	Oxley Gravelly Silt Loam	0%	3	4
113E	Ritner Cobbly Silty Clay Loam, 12 to 30 Percent Slopes	0%	6	0

#### Schools

	Code	Name
School District	40	Creswell
Elementary School	570	Creslane
Middle School	571	Creswell
High School	572	Creswell

#### Political Districts

Election Precinct	725	State Representative District 8	Emerald PUD Board Zone	N/A
City Council Ward	N/A	State Representative Paul Holvey	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District 4	Central Lincoln PUD Board Zone	N/A
County Commissioner District 5 (East Lane)		State Senator Floyd Prozanski	Soil Water Cons. Dist/Zone	Upper Willamette / 3
County Commissioner	Heather Buch		Creswell Water Control District	data not available
EWEB Commissioner	N/A			
LCC Board Zone	4			
Lane ESD Board Zone	data not available			

#### Census Information

The information provided below is only a small sampling of the information available from the US Census Bureau. The links at the end of each section below will take you to source tables at American Fact Finder, with additional details. Those links will take you to the most current estimates, but estimates for several previous years will also be available.

To view more Census detail about this tract, visit [Census Reporter](#).

Demographic Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	3,656	+/-519	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	4.1%	+/-2.7	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	81.0%	+/-4.7	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	17.9%	+/-3.4	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	45.6	+/-9.2	*See below	*See below	39.4	+/-0.2	39.2	+/-0.2

For a complete breakdown of population by age, gender, race, ethnicity and more, visit [American Fact Finder](#).

Housing Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	1,509	+/-144	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	169	+/-96	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	80.8%	+/-6.0	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	19.2%	+/-6.0	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.2%	+/-0.6	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	20.3%	+/-14.7	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	233,400	+/-39,030	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,439	+/-280	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	814	+/-84	*See below	*See below	921	+/-11	988	+/-4

For a complete breakdown of housing by tenure, number of bedrooms, year built and more, visit [American Fact Finder](#).

Economic Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Poverty Rate	11.8%	+/-6.2	*See below	*See below	18.8%	+/-0.7	14.9%	+/-0.3



For a complete breakdown of incomes, poverty, employment, commute patterns and more, visit [American Fact Finder](#).

Social Characteristics	Tract 1201		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	19.7%	+/-4.7	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	83.9%	+/-6.4	*See below	*See below	91.5%	+/-0.5	90.2%	+/-0.2

For a complete breakdown of educational attainment, school enrollment, marital status, ancestry and more, visit [American Fact Finder](#).

\* Outside city limits. Census data are not available.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled, and a margin of error is not provided.

## Liens

## Building Permits

## Land Use Applications

## Petitions

## Tax Statements & Tax Receipts

**Account#:** 1768660

View tax statement(s) for:

[2021](#)  
[2020](#)

### Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
10/28/2021	\$858.11	\$858.11	\$26.55	\$0.00	\$884.66
05/24/2021	\$277.49	\$273.84	\$0.00	\$3.65	\$277.49
02/08/2021	\$273.85	\$273.85	\$0.00	\$0.00	\$273.85
11/16/2020	\$273.85	\$273.85	\$0.00	\$0.00	\$273.85
03/04/2020	\$27.94	\$27.94	\$0.00	\$0.00	\$27.94
12/09/2019	\$786.60	\$783.00	\$0.00	\$3.60	\$786.60
11/13/2018	\$758.81	\$758.81	\$23.48	\$0.00	\$782.29
11/15/2017	\$1,686.44	\$1,590.17	\$24.38	\$96.27	\$1,710.82

Data source: Lane County Assessment and Taxation

## Owner/Taxpayer

### Owners

Owner	Address	City/State/Zip
Rolfe Kathy D & Michael T	33125 Tate Rd	Creswell, OR 97426

### Taxpayer

Party Name	Address	City/State/Zip
Rolfe Kathy D & Michael T	33125 Tate Rd	Creswell, OR 97426

Data source: Lane County Assessment and Taxation

## Account Status

**Status** Active Account Current Tax Year

Code Split - Other land tax account(s) associated with this taxlot [0843316](#)

Account Status none  
Remarks Potential Additional Tax  
Special Assessment Program Zoned Farm

Data source: Lane County Assessment and Taxation

## General Tax Account Information

Tax Account Acreage 192.80  
Fire Acres 197.8  
Property Class 559 - Farm, efu, manufactured structure  
Statistical Class N/A  
Neighborhood 404500 - Rural Typical Mixed Creswell  
Category Land and Improvements



**Township-Range-Section / Subdivision Data**

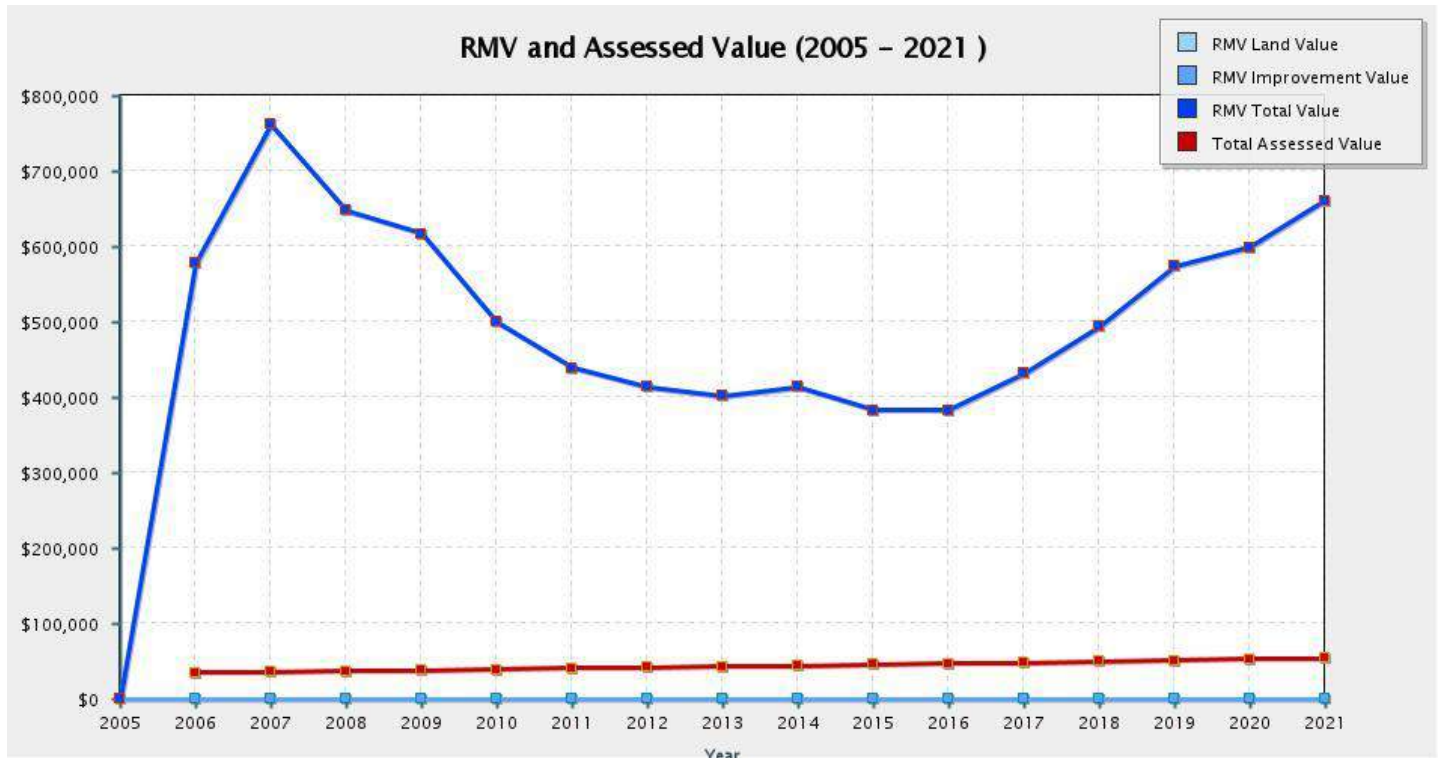
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 01300	Recording Number	N/A

Data source: Lane County Assessment and Taxation

**Property Values & Taxes**

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Year	Real Market Value (RMV)			Total Assessed Value	Tax
	Land	Improvement	Total		
2021	\$660,147	\$0	\$660,147	\$53,856	\$ 884.66
2020	\$598,451	\$0	\$598,451	\$52,287	\$ 821.54
2019	\$573,773	\$0	\$573,773	\$50,763	\$ 810.94
2018	\$493,568	\$0	\$493,568	\$49,286	\$ 782.29
2017	\$431,872	\$0	\$431,872	\$47,850	\$ 812.37
2016	\$382,515	\$0	\$382,515	\$46,455	\$ 802.18
2015	\$382,515	\$0	\$382,515	\$45,103	\$ 783.71
2014	\$413,363	\$0	\$413,363	\$43,788	\$ 788.39
2013	\$401,024	\$0	\$401,024	\$42,512	\$ 759.55
2012	\$413,363	\$0	\$413,363	\$41,274	\$ 701.73
2011	\$438,042	\$0	\$438,042	\$40,071	\$ 682.65
2010	\$499,737	\$0	\$499,737	\$38,905	\$ 636.40
2009	\$616,960	\$0	\$616,960	\$37,771	\$ 655.36
2008	\$647,808	\$0	\$647,808	\$36,671	\$ 691.28
2007	\$761,968	\$0	\$761,968	\$35,604	\$ 613.09
2006	\$577,078	\$0	\$577,078	\$34,566	\$ 554.93
2005	\$0	\$0	\$0	\$0	\$ 0.00



Current Year Assessed Value \$53,856  
Less Exemption Amount \* N/A  
Taxable Value **\$53,856**

\* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

**Tax Code Area & Taxing Districts**

Tax Code Area (Levy Code) for current tax year 04001





Taxing Districts for TCA 04001

Creswell School District 40  
Lane Community College  
Lane County  
Lane Education Service District  
Lane Library District  
Upper Willamette Soil & Water

**\*\*NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

### Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
06/23/2021	\$0	2021-42522		<b>K</b>	No	Rolfe Michael T	Rolfe Kathy D & Michael T
10/21/2015	\$0	2016-3326		<b>6</b>	No	Rolfe Dina Leigh	Rolfe Michael T

Data source: Lane County Assessment and Taxation

Log Off

Generated by Fidelity National Title Insurance Company of Oregon on Apr 22, 2022 at 4:09pm using Regional Land Information Database, <https://www.rlid.org/>





After recording return to:  
Kathy D. Rolfe and Michael T. Rolfe  
33125 Tate Road  
Creswell, OR 97426

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kathy D. Rolfe and Michael T. Rolfe  
33125 Tate Road  
Creswell, OR 97426

File No.: 7191-3751576 (JB)  
Date: June 22, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

Lane County Clerk  
Lane County Deeds & Records

**2021-042522**

06/28/2021 01:14:15 PM

RPR-DEED Cnt=1 Stn=8 CASHIER 12 2pages  
\$10.00 \$11.00 \$10.00 \$61.00

**\$92.00**

### STATUTORY BARGAIN AND SALE DEED

**Michael T. Rolfe** , Grantor, conveys to **Kathy D. Rolfe and Michael T. Rolfe, wife and husband** ,  
Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Lane, State of Oregon, described as follows:

**All that part of the following described property lying South of a line described as follows:  
Beginning at a point 34.48 chains South of the Northeast corner of the John and Mary Petree  
Donation Land Claim No. 61 running thence West 36.38 chains at a point 11.60 chains West  
of the West Line of said claim and 34.48 chains South of the North line of said claim, all  
being in Township 19 South, Range 3 West, Willamette Meridian, in Lane County, Oregon;  
the South half of the Donation Land Claim of John Petree, Claim No. 61, Notification No.  
6573, in Township 19 South, Range 3 West of the Willamette Meridian, in Lane County,  
Oregon; the South half of a square 40 acres tract in the Southeast corner of the William  
Miller Donation Land Claim No. 60 and Lot 1 in Section 27 and Lot 1 in Section 34, all in  
Township 19 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.**

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

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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



APN: 0843316

Bargain and Sale Deed  
- continued

File No.: 7191-3751576 (JB)  
Date: 06/22/2021

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.

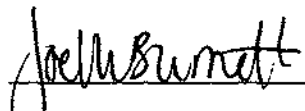
Dated this 23 day of June, 2021.

  
Michael T. Rolfe

STATE OF Oregon )  
County of Lane ) ss.

This instrument was acknowledged before me on this 23 day of June, 2021 by .



  
Notary Public for Oregon  
My commission expires: 5/29/22



# TIMBER CRUISE



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



33125 Tate Rd, Creswell Oregon Timber Report

Prepared for Paul Terjeson and Steve Helms, May 14, 2020

Subject Property: Timber portion of 33125 Tate Rd, Creswell Oregon Approximately 97 acres.

Timber Report Method

A visual evaluation was made by Frank Ball with Michael Rolfe, the current property owner providing assistance in showing areas stocked with merchantable timber and reforestation of subject property.

Acreage of subject area was determined by Google GPS mapping.

Timber report summary is detailed on Exhibit "A".

Aerial photo is attached on page 3.

Log market values stated in Exhibit "A" are based upon interviews with local mills in the general area within 70 miles haul distances from subject property.

General observations concerning subject property:

The entire western side of the property is devoted to growing timber and limited cattle grazing. Currently approximately 60% of the area has been replanted with Doug Fir. It appears that the majority of the reforestation has been successful and the young trees are competing to overtop the brush. The topography is gently sloping toward the east with several benches. There are numerous perched aquifers that create wet seeps and exhibit wet saturated soils. These wet areas could be developed into ponds that could be used to store water for livestock. White Fir appears in these wet areas and generally grows well. The Doug Fir is generally limited to the well drained areas.

Disclaimer

This timber report information is based upon a visual sample of the entire forested area of the subject area using aerial photos and cruiser experience. The findings are not guaranteed or warranted. Information is based on a sample of the forested areas of the subject area. Variation in the actual results are subject to factors not controlled by cruiser, such as natural disasters, logging practices, changes in government regulations and economic change

Frank Ball  
Forester  
P.O. Box 9  
Jefferson, OR 97352  
541 979 3660  
Email [fvbmpb@gmail.com](mailto:fvbmpb@gmail.com)



# Exhibit "A"

## Michael Rolfe Timber Summary

May 14, 2020

	MBF	Price per MBF	Gross Revenue	Logging Cost	Haul	Total net \$
Net Volume						
Doug Fir	55	\$550.00	\$30,250.00	\$12,100.00	\$3,666.67	\$14,483.33
White Fir	45	\$450.00	\$20,250.00	\$7,492.50	\$3,150.00	\$9,607.50
Incense Cedar	25	\$550.00	\$13,750.00	\$5,500.00	\$1,800.00	\$6,450.00
Totals	125		\$64,250.00	\$25,092.50	\$8,616.67	\$30,540.83



33125 Tate Rd, Creswell Or





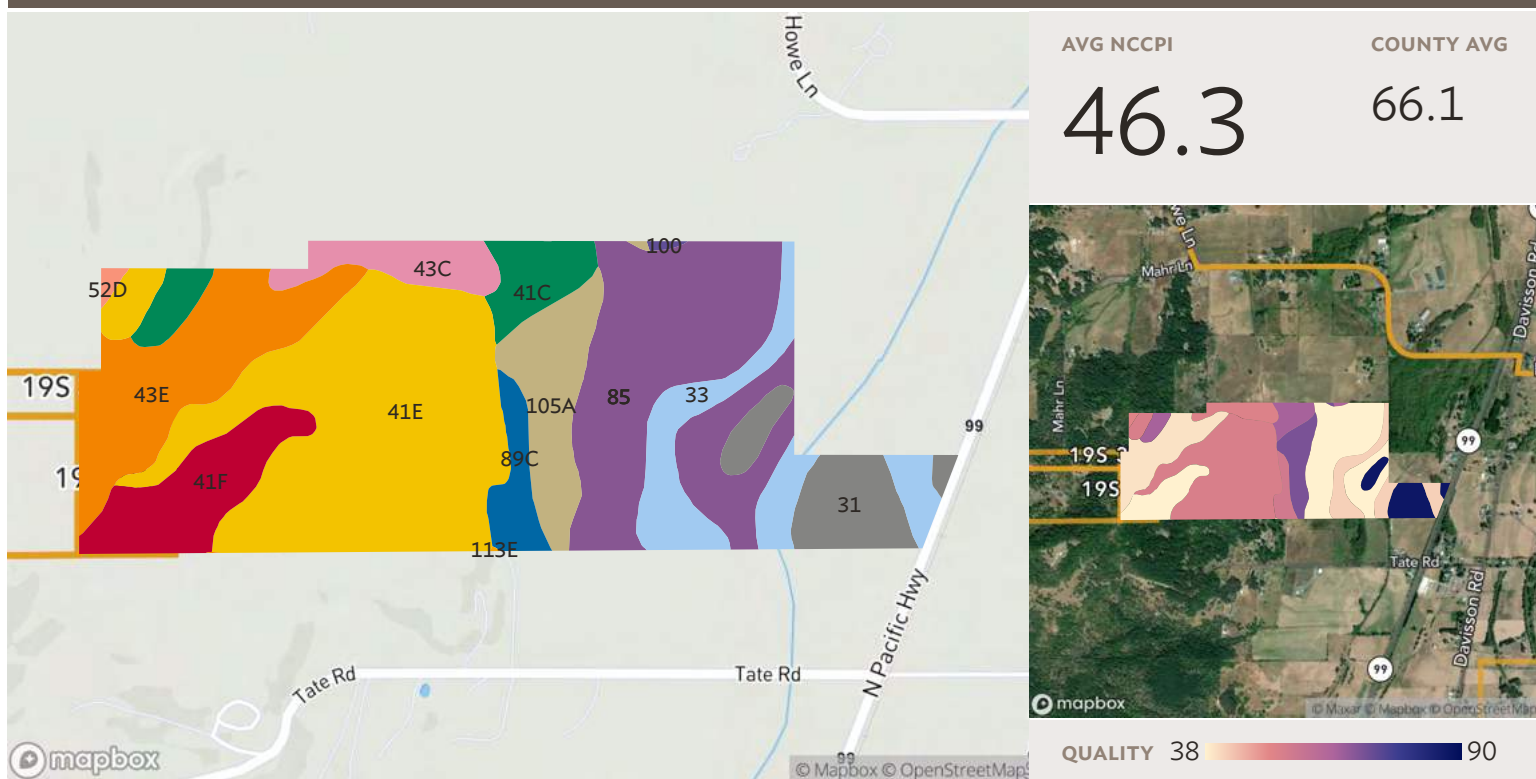
# SOIL REPORTS





2 fields, 210 acres in Lane County, OR

TOWNSHIP/SECTION 19S 3W – 27, 28, 33, 34, 35



## All fields

Source: NRCS Soil Survey

210 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
41E	Dixonville silty clay loam, 12 to 30 percent slopes	62.57	29.7%	4	53.3
85	Natroy silty clay loam	43.39	20.6%	4	26.7
43E	Dixonville-Philomath-Hazelair complex, 12 to 35 percent slopes	24.81	11.8%	4	39.8
33	Conser silty clay loam	16.78	8.0%	3	42.0
41F	Dixonville silty clay loam, 30 to 50 percent slopes	14.09	6.7%	6	14.8
105A	Pengra silt loam, 1 to 4 percent slopes	13.43	6.4%	3	69.8
31	Coburg silty clay loam	12.16	5.8%	2	87.1
41C	Dixonville silty clay loam, 3 to 12 percent slopes	9.58	4.6%	3	64.6
43C	Dixonville-Philomath-Hazelair complex, 3 to 12 percent slopes	7.52	3.6%	6	52.3

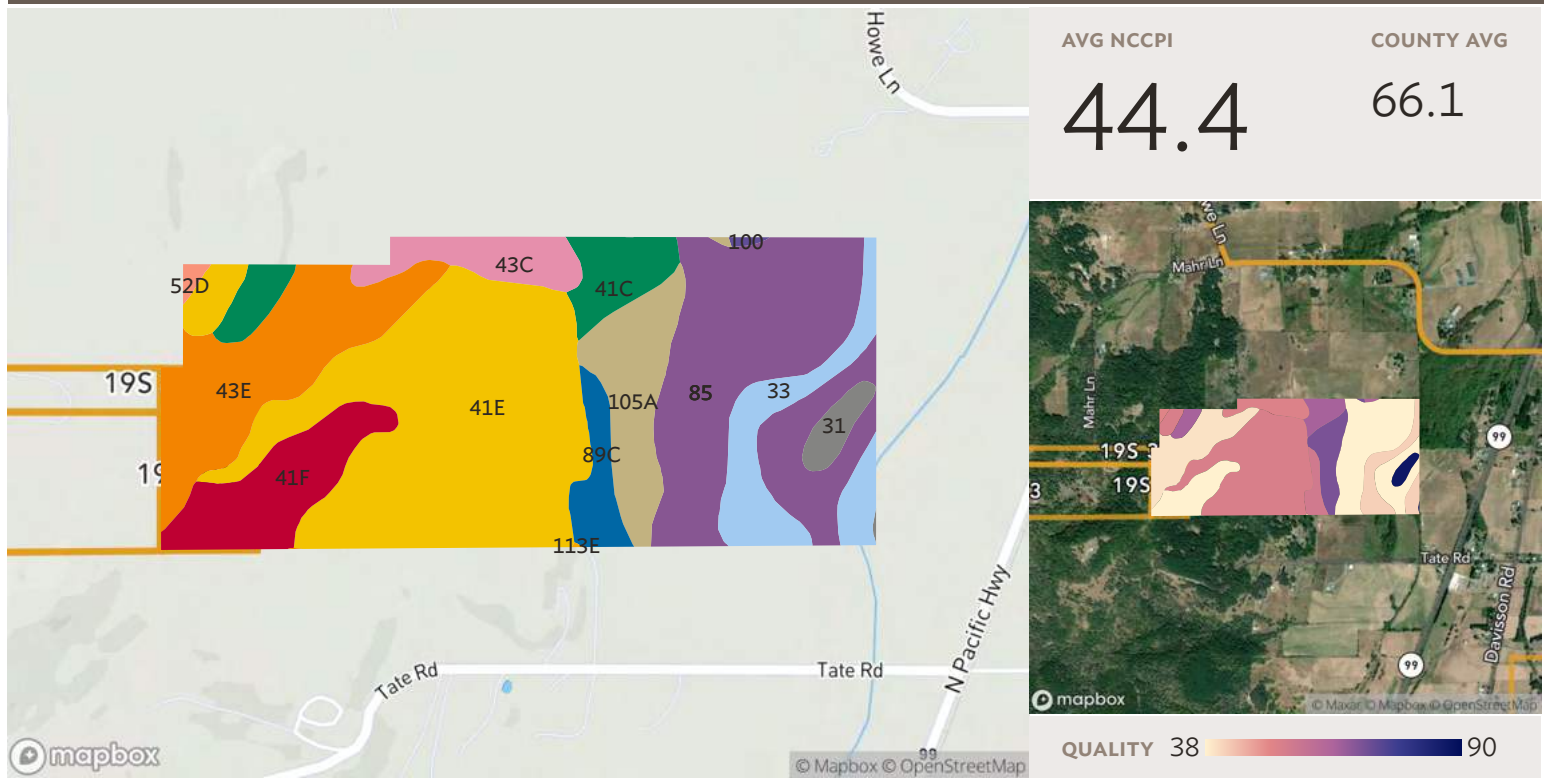


2 fields, 210 acres in Lane County, OR			TOWNSHIP/SECTION 19S 3W – 27, 28, 33, 34, 35			
■ 89C	Nekia silty clay loam, 2 to 12 percent slopes	5.25	2.5%	3	55.4	
■ 52D	Hazelair silty clay loam, 7 to 20 percent slopes	0.54	0.3%	4	51.5	
■ 100	Oxley gravelly silt loam	0.25	0.1%	3	63.5	
■ 113E	Ritner cobbly silty clay loam, 12 to 30 percent slopes	0.03	0.0%	6	46.8	
		<b>210.40</b>				<b>46.3</b>



2 fields, 210 acres in Lane County, OR

TOWNSHIP/SECTION 19S 3W – 27, 28, 33, 34, 35



## Field 1

Source: NRCS Soil Survey

198 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
41E	Dixonville silty clay loam, 12 to 30 percent slopes	62.57	31.6%	4	53.3
85	Natroy silty clay loam	43.39	21.9%	4	26.7
43E	Dixonville-Philomath-Hazelair complex, 12 to 35 percent slopes	24.81	12.5%	4	39.8
41F	Dixonville silty clay loam, 30 to 50 percent slopes	14.09	7.1%	6	14.8
33	Conser silty clay loam	13.46	6.8%	3	42.0
105A	Pengra silt loam, 1 to 4 percent slopes	13.43	6.8%	3	69.8
41C	Dixonville silty clay loam, 3 to 12 percent slopes	9.58	4.8%	3	64.6
43C	Dixonville-Philomath-Hazelair complex, 3 to 12 percent slopes	7.52	3.8%	6	52.3
89C	Nekia silty clay loam, 2 to 12 percent slopes	5.25	2.7%	3	55.4

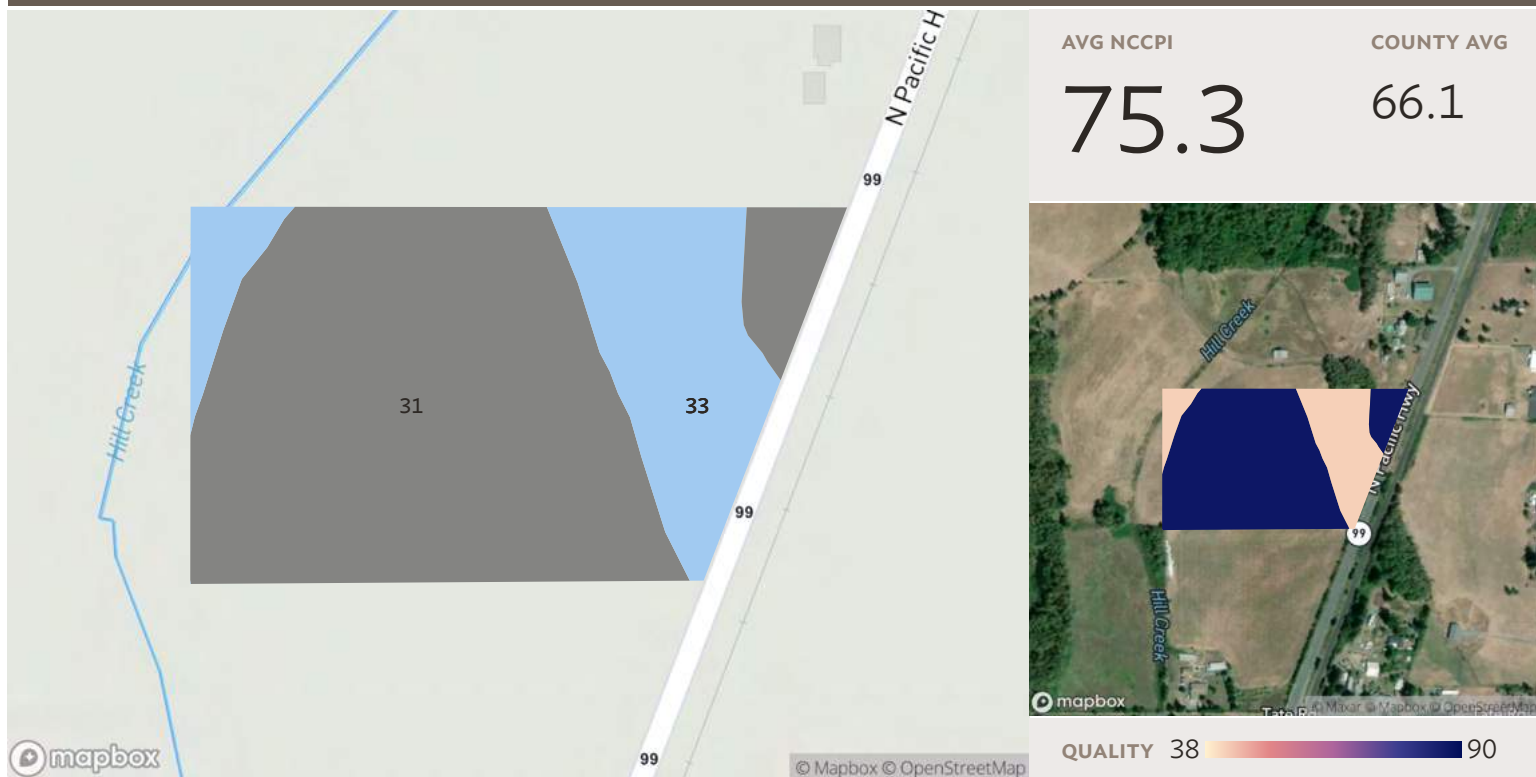


2 fields, 210 acres in Lane County, OR			TOWNSHIP/SECTION 19S 3W – 27, 28, 33, 34, 35			
■	31	Coburg silty clay loam	2.78	1.4%	2	87.1
■	52D	Hazelair silty clay loam, 7 to 20 percent slopes	0.54	0.3%	4	51.5
■	100	Oxley gravelly silt loam	0.25	0.1%	3	63.5
■	113E	Ritner cobbly silty clay loam, 12 to 30 percent slopes	0.03	0.0%	6	46.8
			<b>197.70</b>			<b>44.4</b>



2 fields, 210 acres in Lane County, OR

TOWNSHIP/SECTION 19S 3W – 27, 28, 33, 34, 35



## Field 2

Source: NRCS Soil Survey

13 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
31	Coburg silty clay loam	9.38	73.9%	2	87.1
33	Conser silty clay loam	3.32	26.1%	3	42.0
12.70					75.3



# EASEMENT





Return to:  
Mike Rolfe  
P.O. Box 91  
Creswell, OR 97426

## REAL ESTATE EASEMENT

THIS EASEMENT is granted this 1st day of April, 2015, by Michael and Alana Karam (husband and wife), herein called ("Grantor"), to Michael Rolfe, herein called ("Grantee")

Grantor owns the real property described on exhibit A-1, attached, and owns and controls the road on this real property that is shown on exhibit A-2, attached, herein called the "Road".

Grantee wishes to use the "Road" for access to its real property described on exhibit B, attached

The easement is for use of the "Road", which is described as follows:

A strip of land thirty feet (30.00') wide, being a portion of that property described in Personal representative's Deed recorded as Document Number 2013-032261, Lane County, Oregon Official Records, in Township 19 south, Range 3 West of the Willamette Meridian in the George W. Harper D.L.C. No. 65. Said strip to begin at the center of the existing driveway at a point on the Northerly right-of-way of Tate Road, County road number 562, said point being approximately 730 feet West of the Northwest corner of D.L.C. No. 64 in said township and Range; thence Northerly along the existing driveway to South line of that property described in Bargain and sale Deed recorded as Document Number 2000-001647, Lane County, Oregon Official Records.

- I. Grantor, for and in consideration of the faithful observance and strict compliance with the terms and conditions herein and other consideration, hereby grants to Grantee a perpetual non-exclusive easement over the road.
- II. The parties agree that the rights herein above granted are subject to the following terms and conditions:

1. **Purpose and Restrictions of use.** The rights herein granted are for purposes of residential ingress and egress to a single family farm/ home only which presently lies on the Grantee's property. If the Grantee should desire to build a new home to replace the present home, this easement will remain binding as long as the the two homes are not occupied simultaneously. This easement is intended to allow only residents from one single family household use of the Road, therefore the Grantee understands that it shall be his/her duty to secure a new access or easement, (either from the Grantor or other adjacent property), to the Grantee's property should the Grantee desire to have multifamily residence or additional homes on the property. This easement shall not transfer nor apply to any new homesites to be built on grantees additional lots if sold or subdivided from the Grantee's property as it is described in Exhibit B.

Lane County Clerk  
Lane County Deeds and Records

2015-034241



\$67.00

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\$25.00 \$10.00 \$11.00 \$21.00



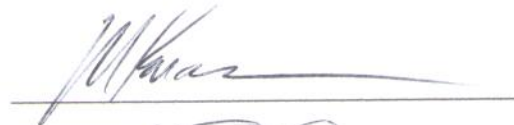
2. **traffic restrictions** There shall be no rights given to the Grantee for recreational use, either pedestrian, or by off-highway vehicles, (ATV's, Dirt bikes) on the Road. The towing of recreational trailers, (owned by the grantee) will be allowed on the road. The towing of utility or livestock trailers (not to exceed 30 feet in length) for personal use or farm needs (livestock, feed, or hay) will be allowed. Semi-trailer traffic shall be prohibited to, or from the Grantee's property for any reason, without obtaining specific permission to do so from the Grantor. Travel speed by the grantee on the Road shall not exceed 10 mph. The Grantee shall not park on or obstruct the Road. Exceptions to restrictions are made for parcel delivery, public utility service, contractors and deliveries required for maintenance and improvements to the Grantee's Property .
3. **Grantor's reserved Rights.** Grantor reserves rights at all times and for any purpose to go on, cross and re-cross the Road at any time or place and to use the road in any manner that will not unreasonably interfere with the rights granted the Grantee. This includes but is not limited to Grantor's rights to use the Road for horseback riding and or to move livestock as the Grantor wishes. The Grantor also reserves rights to harvest and or plant any timber or shrubs/landscaping alongside the Road. The Grantor reserves the right to place or construct speed bumps (not to exceed 2 in number) on the Road to discourage what the grantor feels is excessive speed during use by the grantee as long as the speed bumps do not restrict in anyway the Grantees ability to traverse the Road.
4. **Grantor's right to relocate easement.** The Grantor reserves the right to move the Road in respect to this easement to a new location on the Grantor's property (specifically move the Road east to a line on Grantor's property that begins at the Northwest corner of D.L.C. No. 64 in said township and range and then run in a northerly direction to the south line of that property described in bargain and sale Deed recorded as Document number 2000-001647, Lane County, Oregon Official Records. All other provisions of the easement shall remain and be rerecorded hereto. The Grantor shall provide 2 years notice of such relocation of the easement to the grantee before the change would be enacted and recorded. In consideration of relocating the easement the Grantor shall reimburse the Grantee expenses for the inconvenience and cost associated with improving the Grantee's property to accommodate the relocation, this sum shall not to exceed \$10,000.00 (ten thousand dollars).
5. **Third parties.** Grantor may grant third parties, upon such terms as it chooses, any or all of the rights reserved by it herein; provided, that use by such party shall be subject to terms and conditions of this easement and not interfere with the rights granted to Grantee.
6. **Commercial use.** The easement is intended for residential and current farming activity use by the Grantee. there shall be no increase in intensity of the farm use beyond present use without obtain permission from grantor.
7. **Maintenance.** The Grantee shall be responsible for maintenance of the Road and of the functioning electric gate located at the entrance of the road off of Tate Rd. Maintenance of the road and gate shall be defined as the work normally necessary to preserve and keep the road and gate as nearly as possible in its present condition or as hereafter improved. The above described maintenance shall be done at the Grantee's expense, whether the Grantee does the work themselves, contract it to be done, or defer it to be done or contracted out by the Grantor and the grantee shall reimburse the Grantor in that instance.
8. **Assumption of risk.** Grantor has made no representation as to the present or future condition of its real property or the Road or the traffic thereon and the Grantee assumes all risk of damage to property of and injury to grantee in connection with its use of the Road.



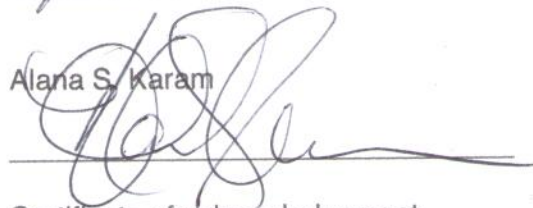
9. **Breach of obligations.** If either party fails to perform its obligations hereunder, the other party shall be entitled to require such performance by a suit for specific performance where appropriate through injunctive relief. Such remedy shall be in addition to another remedies afforded Oregon law. Should the Grantee fail to perform any obligation imposed by this Easement, then the Grantor may elect to immediately suspend Grantee's rights under this Easement by providing written notice to Grantee describing the nonperformance. Such suspension shall continue until the Grantee takes appropriate measures to remedy said nonperformance.
10. **Disputes.** Any claim, controversy or dispute arising out of this agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and the judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The costs of fees in a suit, other than attorney fees, shall be taxed by the arbitrator against the losing party. The arbitration shall be conducted in Lane County.
11. **Binding Effect.** The rights and obligations of this Easement shall inure to the benefit of and be binding upon respective heirs, devisees, successors and assigns of each of the parties hereto.
12. **Entire Agreement.** This Easement constitutes the entire agreement between the parties with respect to the subject matter hereof and all prior agreements, representations or understandings, written or oral, with respect to the subject to the subject matter hereof are superseded.

MICHAEL T. KARAM

MICHAEL ROLFE



Alana S. Karam



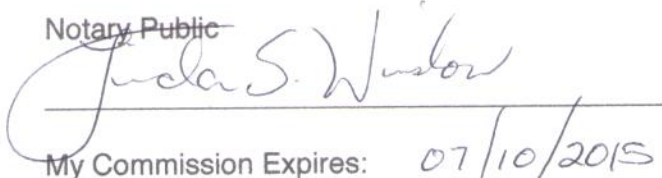
Certificate of acknowledgement

State of Oregon  
County of Lane

This instrument was acknowledged before me on 05/04/2015 (date), by

Michael Karam, Alana Karam, and Mike Rolfe.

Notary Public



My Commission Expires: 07/10/2015





**Exhibit "A" - 1**

Real property in the County of Lane, State of Oregon, described as follows:

**PARCEL I:**

BEGINNING AT THE NORTHEAST CORNER OF THE GEORGE W. HARPER DONATION LAND CLAIM NO. 65, IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF WILLAMETTE MERIDIAN, WHICH CORNER IS MARKED BY A HEWN OAK FENCE POST ABOUT TEN INCHES SQUARE; THENCE NORTH 89° 47' WEST 2066.6 FEET TO THE CENTER LINE OF THE TRANSMISSION LINE EASEMENT GRANTED TO UNITED STATES OF AMERICA BY DOCUMENT NO. 110892, RECORDED IN BOOK 232, PAGE 329, DEED RECORDS IN LANE COUNTY; THENCE ALONG SAID CENTER LINE SOUTH 3° 11' WEST 331 FEET; THENCE SOUTH 10° 15' WEST ALONG SAID CENTER LINE TO A POINT THAT IS 825 FEET SOUTH OF THE NORTH LINE OF SAID DONATION LAND CLAIM NO. 65, THENCE EAST ON A LINE PARALLEL TO THE SAID NORTH LINE OF DONATION LAND CLAIM NO. 65 TO THE SOUTHWEST CORNER OF THE CLAUS ARP DONATION LAND CLAIM NO. 63, THENCE NORTH 825 FEET TO THE POINT OF BEGINNING IN LANE COUNTY, OREGON.

EXCEPT: LAND CONVEYED TO LANE COUNTY FOR COUNTY ROAD NO. 562, BY INSTRUMENTS RECORDED JANUARY 10, 1984, RECEPTION NO. 8401051 AND RECORDED MAY 4, 1988, 8817438, LANE COUNTY OREGON RECORDS, IN LANE COUNTY, OREGON.

**PARCEL II:**

BEGINNING AT A POINT, SAID POINT BEING NORTH 0° 21' 30" EAST 40 FEET AND NORTH 89° 38' 30" WEST 1115.78 FEET FROM THE STONE MARKING THE INTERIOR ANGLE OF THE GEORGE W. HARPER DONATION LAND CLAIM NO. 65 (SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE A. CLEMENTS DONATION LAND CLAIM NO. 64) IN TOWNSHIP 19 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN; THENCE RUN NORTH 89° 38' 30" WEST 546.29 FEET, THENCE NORTH 12° 32' 40" EAST 783.04 FEET TO A POINT ON THE NORTH LINE OF THE GEORGE W. HARPER DONATION LAND CLAIM NO. 65; THENCE ALONG SAID NORTH LINE NORTH 89° 47' 35" EAST 476.87 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE EASEMENT FOR TRANSMISSION LINE (AS POLES ARE CONSTRUCTED ON THE GROUND) TO THE UNITED STATES IN INSTRUMENT NO. 110892, RECORDED IN BOOK 232, PAGE 329, LANE COUNTY OREGON DEED RECORDS; THENCE ALONG THE CENTER LINE OF SAID TRANSMISSION LINE (AS CONSTRUCTED ON THE GROUND) SOUTH 3° 05' 55" WEST 318.08 FEET AND SOUTH 10° 27' 55" WEST 459.51 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 34, TOWNSHIP 19 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, LANE COUNTY, OREGON.

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

Tax Parcel Number: 0844108, 1444536 and 0844157



Exhibit "A" - 2

EASEMENT

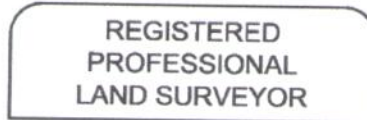
KARAM/ROLFE

A strip of land thirty feet (30.00) wide, being fifteen feet (15.00) on each side of the following described centerline and being a portion of that property describe in Personal Representative's Deed recorded as Document Number 2013-032261, Lane County, Oregon Official Records, in Township 19 South, Range 3 West of the Willamette Meridian in the Geo. W. Harper D.L.C. No. 65 begining at a point on the Northerly right-of-way of Tate Road, County Road Number 562, said point being North 0°21'30" East 40.00 feet and North 89°38'30" West 747.00 feet from the Northwest corner of D.L.C. No. 64 in said Township and Range; thence North 2°03'31" 521.11 feet; thence along a 400.00 foot radius curve to the left, the chord of which bears North 12°58'03" West 207.41 feet, a distance of 209.80'; thence North 27°59'37" East 56.25 feet to the South line of that property described in Bargain and Sale Deed recorded as Document Number 2000- 001647, Lane County, Oregon Official Records.

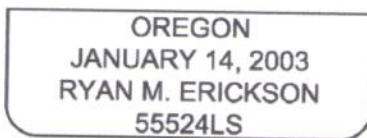
The sidelines of said strip to be lengthened or shortened to terminate upon the boundary of the property.

The Basis of Bearings used herein is County Survey Number 13374, between the Northwest corner of DLC No. 64 and the Southwest Corner of DLC No. 63.

Michael T. Karam




DIGITAL SIGNATURE



EXPIRES: 12/31/2015

Alana S. Karam



Michael T. Rolfe

Mike Rolfe

7/12/15



# WELL



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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



