27640 RIGGS HILL RD

FOSTER, OR









AGENT INFORMATION



BILLY SCOTT BILLYSCOTT@KW.COM 541-619-1632

Billy Scott is a licensed real estate agent in the state of Oregon serving all of Oregon, specializing in small agricultural operations (40 acres or less), hobby farms, residential acreage properties, timberland, traditional residential properties and 1031 exchanges. As a native of Philomath, Billy is an excellent resource for people looking to relocate to the area. Growing up in Philomath, Billy graduated from Philomath High School and was an active member of 4H where he raised and sold hogs. He was also a part of the Forestry program at Philomath High School all four years where he really enjoyed the events but also learned to thin and fall trees. His wife, who is also a native Oregonian, grew up in Junction City and was an active member in the FFA where she showed cattle. Billy and his wife, Ashley, live in Kings Valley on their family farm with their two daughters where they raise and sell cattle and hogs.



Home

1408 SqFt

- One Story 1972 Ranch Style
- 3 Bedrooms, 2 Bathrooms
 - Furnace Replaced 2023
 - Updated Plumbing with PEX Pipes
 - Updated Paint (Interior and Exterior)
 - Excluding Bedrooms
 - New Heat Pump
 - New HVAC
 - New Toilets
- Set Up for Generator
- Certified Wood Burning Stove

Land & Outbuildings

1.51 Acres

Fully Fenced

Gated Entry

Views of Foster Lake

Apples Trees, Cherry Trees, Maple Trees, Fig Trees and Magnolia Trees

Blueberry Bushes

Raised Self Watering Garden Beds

Shop

- 2,240 SqFt
 - Concrete Floors
 - o 220 Amp Power
 - Wood Stove
 - Loft
 - 3 Bays
 - 14', 12' and 10'
 - Attached Woodshed
 - 14' X 30'
- Chicken Coop
 - Fenced

Maps





KELLERWILLIAMS
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County Information

List Packet (s) Provided Through County Records





LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0234738

Tax Lot: 13S01E26D01901

Owner: Slaughter, Kinnon R

CoOwner: Slaughter, Karen

Site: 27640 Riggs Hill Rd

Foster OR 97345

Mail: 27640 Riggs Hill Rd

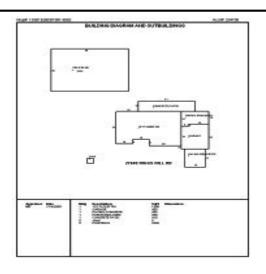
Foster OR 97345

Zoning: County-RR-1 - Rural Residential, 1 Acre Min

Std Land Use: RSFR - Single Family Residence

Legal:

Twn/Rng/Sec: T:13S R:01E S:26 Q:SE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: \$488,050.00

Market Land: \$208,980.00

Market Impr: \$279,070.00

Assessment Year: 2022

Assessed Total: \$220,290.00

Exemption:

Taxes: **\$3,112.89**Levy Code: 05502
Levy Rate: 14.1309

SALE & LOAN INFORMATION

Sale Date: 08/17/2011

Sale Amount:

Document #: 11486 Deed Type: Deed

Loan Amount: \$145,000.00

Lender: EAGLE HM MTG LLC

Loan Type: Conventional

Interest Type:

Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Year Built: 1970

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories: 1

Total SqFt: 1,408 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.51 Acres (65,776 SqFt)

Garage SqFt: 450 SqFt

Garage Type: Finished Garage

AC:

Pool:

Heat Source: Forced Air

Fireplace: 1

Bldg Condition: Fair

Neighborhood:

Lot:

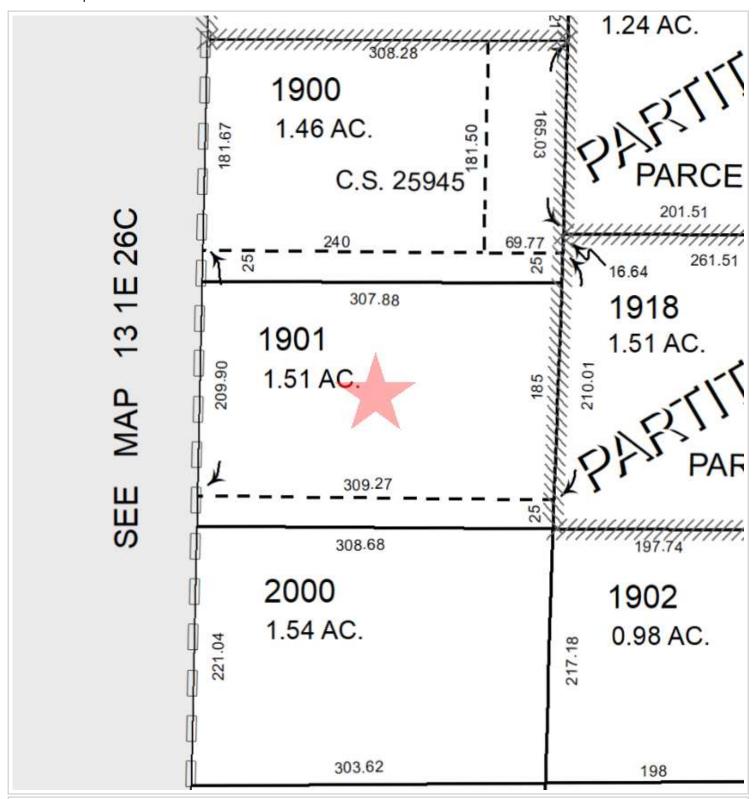
Block:

Plat/Subdiv:

School Dist: 55 - Sweet Home

Census: 1065 - 030402

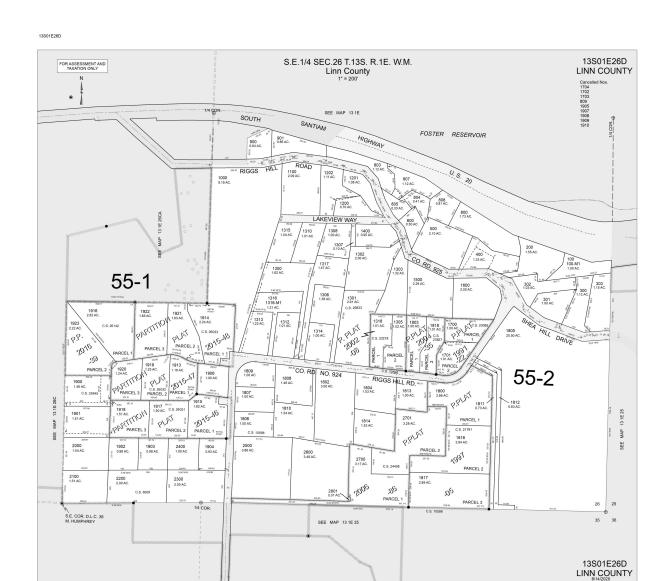
Recreation:





Parcel ID: 0234738

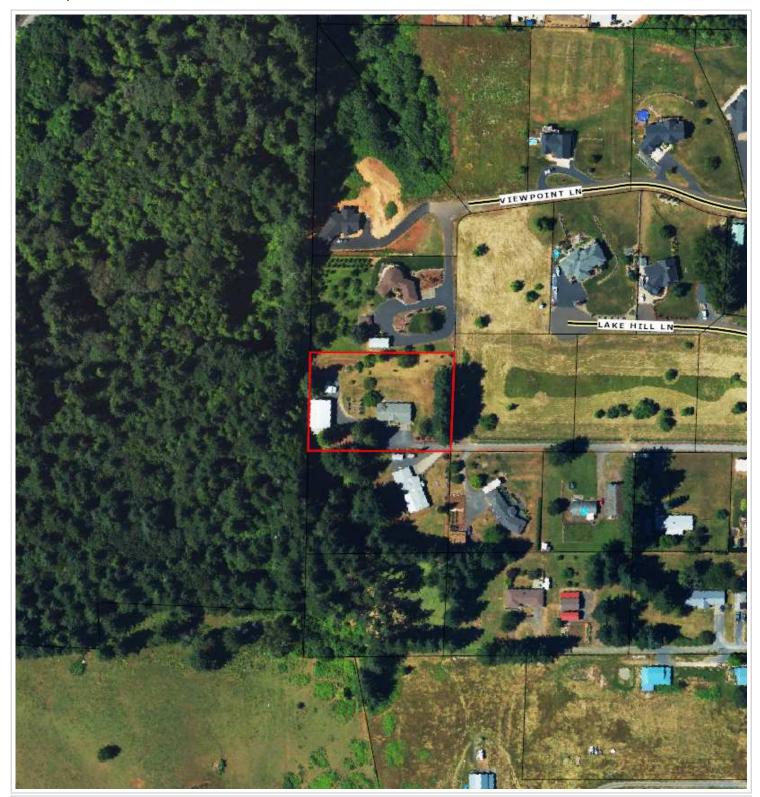
Site Address: 27640 Riggs Hill Rd





Parcel ID: 0234738

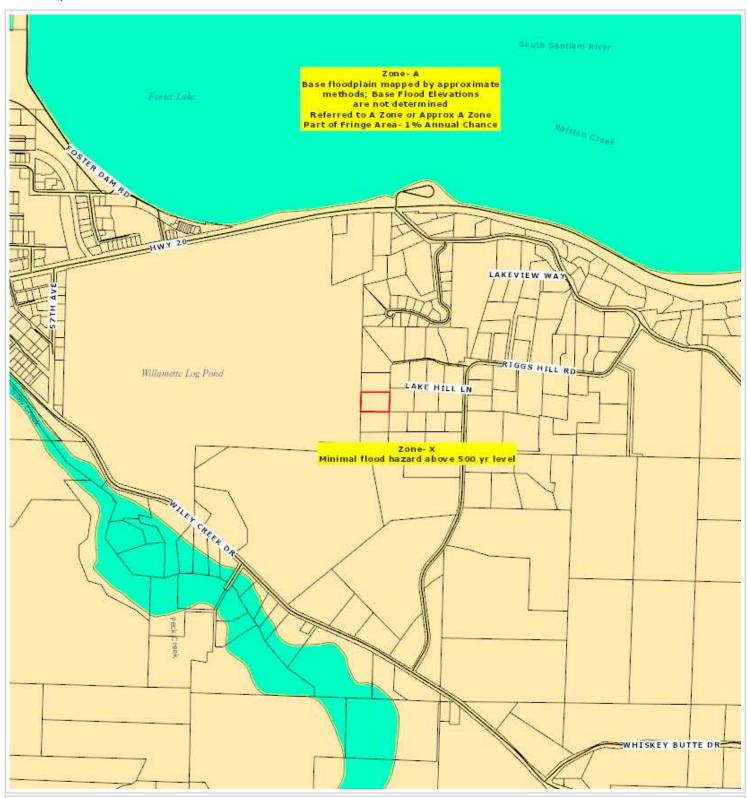
Site Address: 27640 Riggs Hill Rd





Parcel ID: 0234738

Flood Map





Parcel ID: 0234738

Linn County 2022 Real Property Assessment Report

Account 234738

Map 13S01E26-D0-01901

Tax Status Assessable
Account Status Active

Code - Tax ID 05502 - 234738

Subtype NORMAL

Legal Descr See Record

Mailing SLAUGHTER KINNON R & KAREN

Deed Reference # 2011-11486 **Sales Date/Price** 08-17-2011 / \$0

27640 RIGGS HILL RD FOSTER OR 97345

Appraiser UNKNOWN

 Property Class
 401
 MA
 SA
 NH

 RMV Class
 401
 04
 00
 003

S	Site	Situs Address	City
	1	27640 RIGGS HILL RD	FOSTER

			Value Summary			
Code Are	ea	RMV	MAV	AV	RMV Exception	CPR %
05502	Land	208,980		Land	0	
	I mpr	279,070		Impr	0	
Code	Area Total	488,050	220,290	220,290	0	
Gı	rand Total	488,050	220,290	220,290	0	

			Land Brea	akdown			
Code		Plan		Trend			
Area	ID#	RFPD Ex Zone	Value Source	%	Size	Land Class	Trended RMV
05502			LANDSCAPE - AVERAGE	100			5,000
	1	✓	Market	107	1.51 AC		173,980
			RURAL OSD - AVG	100			30,000
			Code A	Area Total	1.51 AC		208,980

				Improvemer	nt Breakdown			
Code		Year	Stat		Trend			
Area	ID#	Built	Class	Description	%	Total Sqft	Ex% MS Acct	Trended RMV
05502	100	1970	131	RES One story	103	1,408		232,490
	101	0	110	Residential Other Improvements	103	0		8,250
	102	2009	317	GP BUILDING	103	2,240		38,330
				Cod	e Area Total	3,648		279,070

Comments Plans for 40x56x16 pole bldg.......6/26/09 GB

.....27640 Riggs Hill Rd.....

10MX: Added new outbild at 70% complete; Review 11MX when in area....SQ 11/2009.

1MX: Left card, est completed, 10/28/2010 SQ 11MX.

6/14/2023 11:46 AM Page 1 of 1

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214 300 4th Ave SW, PO Box 100 Albany, Oregon 97321-8600 (541) 967-3808

14-Jun-2023

SLAUGHTER KINNON R & KAREN 27640 RIGGS HILL RD FOSTER OR 97345

Tax Account # 234738 Account Status A Roll Type Real

Situs Address 27640 RIGGS HILL RD FOSTER OR 97345

Lender Name Loan Number

Property ID 05502 Interest To Jun 14, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1 Cui	Турс	Duc	Duc	Due	Tranabic	Duc	Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,112.89	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,985.19	Nov 15, 202
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,928.95	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,869.78	Nov 15, 201
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,792.95	Nov 15, 201
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,717.23	Nov 15, 201
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,624.28	Nov 15, 201
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,578.10	Nov 15, 201
014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,390.93	Nov 15, 201
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,379.45	Nov 15, 201
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,323.09	Nov 15, 201
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,207.14	Nov 15, 201
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,065.51	Nov 15, 201
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,851.08	Nov 15, 200
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,789.82	Nov 15, 200
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,752.22	Nov 15, 200
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,621.53	Nov 15, 200
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,567.62	Nov 15, 200
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,563.97	Nov 15, 200
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,509.23	Nov 15, 200
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,427.74	Nov 15, 200
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,392.81	Nov 15, 200
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,088.06	Nov 15, 200
.999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,028.70	Nov 15, 199
.998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$913.17	Nov 15, 199
997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,134.33	Dec 15, 199
996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$999.25	Nov 15, 199
995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$965.75	Nov 15, 199
994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,080.13	Nov 15, 199
993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,076.96	Nov 15, 199
992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,207.77	Nov 15, 199
991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,170.01	Nov 15, 199
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$59,115.64	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214 300 4th Ave SW, PO Box 100 **Albany, Oregon 97321-8600** (541) 967-3808

14-Jun-2023

SLAUGHTER KINNON R & KAREN 27640 RIGGS HILL RD

FOSTER OR 97345 Tax Account # 234738

Account Status Α Roll Type Real Situs Address 27640 RIGGS HILL RD FOSTER OR 97345 Lender Name Loan Number

Interest To

Property ID 05502 Jun 14, 2023

Tax Summary

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

RECORDING COVER SHEET ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

A. AFTER RECORDING RETURN TO - required by ORS 205.180(4) & 205.238:

Kinnon R. Slaughter 27640 Riggs Hill Rd Foster, OR 97345 LINN COUNTY, OREGON

2011-11486

Cnt=1 Stn=1 COUNTER

08/17/2011 11:06:21 AM

\$20.00 \$15.00 \$9.00 \$10.00



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

Steve Druckenmiller - County Clerk



B. TITLE(S) OF THE TRANSACTION(S) - required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Warranty Deed

- C. <u>DIRECT PARTY / GRANTOR required by ORS 234(1)(b)</u>
 Kinnon R. Slaughter
- D. <u>INDIRECT PARTY / GRANTEE required by ORS 234(1)(b)</u>
 Kinnon R. Slaughter and Karen Slaughter, husband and wife
- **E.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

27640 Riggs Hill Rd Foster, OR 97345 F. TRUE AND ACTUAL CONSIDERATION

 required by ORS 93.030 for instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0.00

- G. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORELCOSURE required by ORS 312.125(4)(b)(B): 234738
- H. [Complete this section if applicable; otherwise leave blank.] If the instrument is being re-recorded under ORS 205.244, THIS INSTRUMENT IS RERECORDED AT THE REQUEST OF <u>Eagle Home Mortgage</u> TO CORRECT <u>The Legal Description</u> PREVIOUSLY RECORDED AS FEE NUMBER 2011-10172. Additional description of correction or other information, if applicable:

GRANTOR'S NAME: Kinnon R. Slaughter

GRANTEE'S NAME: Kinnon R. Slaughter

SEND TAX STATEMENTS TO: Kinnon R. Slaughter 27640 Riggs Hill Rd Foster, OR 97345

AFTER RECORDING RETURN TO: Kinnon R. Slaughter 27640 Riggs Hill Rd Foster, OR 97345

Escrow No: 471811013044-TTMIDWIL28

LINN COUNTY, OREGON D-BS

2011-10172

Cnt=1 Stn=7 R. GANTA DENT/22/2011 11:09:16 AM \$10.00 \$11.00 \$15.00 \$9.00 \$10.00 \$55.00



 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

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Kinnon R. Slaughter, Grantor, conveys to Kinnon R. Slaughter and Karen Slaughter husband and wife Grantee, the following described real property, situated in the County of Linn, State of Oregon,

The following described property situated in the County of Linn and State of Oregon to-wit:

Tracti: See Exhibit "A"

Beginning at an iron pipe which is North 86° 09' East 298.44 feet and North 0° 43' East 462.18 feet from the Southeast corner of M. Humphreys Donation Land Claim No. 38 in Section 26, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon: thence North 0° 43' East 210.00 feet to an iron pipe; thence South 56° 54' West 314.22 feet to an iron pipe on the East line of said Donation Land Claim No. 38; thence South 0° 38' East along the East line of said Donation Land Claim No. 38, 209.90 feet to an iron pipe; thence North 68° 54' East 309.27 feet to the point of beginning.

EXCEPTING THEREFROM a 25 foot of even width strip of land described as follows: That part of the Southeast quarter of the Southwest quarter of Section 26, Township 13 South, Range 1 East, Willamette Meridian, Linn County, Oregon, described as follows: Commencing at the Southeast corner of the Melton Humphreys Donation Land Claim No. 38, in said Section 26; thence North 68° 08' East 298.44 feet to a point; thence North 0° 49' East 220.00 feet to a point; thence North 0° 38'10" East 217.18 feet to a point; thence North 0° 37' 08" East 25.00 feet to a point; thence North 0° 36' 37" East 135.00 feet to the true point of beginning; thence South 68° 45' 24" West 309.42 feet to a point on the East line of Donation Land Claim No. 38; thence North 0° 11' 42" West 25.00 feet along the East line of said Donation Land Claim to a 5/6 inch x 30 inch rod w/ cap stamped RLS 2190; thence North 68° 45' 30" East 309.77 feet to a 5/8 inch rod; thence South 0° 96' 37" West 25.00 feet to the point of beginning.

TOGETHER WITH a 25 foot of even width roadway easement in common with others more particularly described as follows: Beginning at a point in the middle of County Road No. 924, said point being North 89° 52' East 177.91 feet and North 0° 43' East 432.00 feet from the Southwest corner of the Southeast quarter of said Section 26; thence South 88° 54' West 1113.44 feet, more or less, to the East line of said Donation Land Claim No. 38; thence North 0° 36' West 25.00 feet to an iron pipe; thence North 68° 54' East 1116.03 feet, more or less, to the center of County Road No. 924; thence South 0° 43' West along the center of said County Road, 25.00 feet to the point of beginning.

Tract II:

A 25 foot of even width strip of land described as follows: That part of the Southeast quarter of the Southwest quarter of Section 25, Township 13 South, Range 1 East, Willamette Meridian, Linn County, Oregon, described as follows:

Commencing at the Southeast corner of the Milton Humphreys Donation Land Claim No. 38 in said Section 26; thence North 35° 09' East 298.44 feet to a point; thence North 0° 43' East 220.00 feet to a point; thence North 0° 35' 10" East 217.18 feet to a 3/4 inch iron pipe and the true point of beginning; thence North 0° 37' 08" East 25.00 feet to a 5/8 inch rod with cap stamped RLS

471811013044-TTMIDWIL28
Deed (Bargain and Sale – Statutory Form)

2190; thence South 68° 45' 30" West 306.83 feet to a 5/8 inch rod with cap on the East of Donation Land Claim No, 38; thence South 0° 11' 42" East 25.00 feet along the East line of said Donation Land Claim to a 5/8 inch rod with cap stamped RLS 2190; thence North 68' 45' 30" East 306.47 feet to the true point of beginning.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$.-0- (See ORS 93.030).

Dated: July 18, 2011

Kinnon R. Slaughter

State of OREGON

COUNTY of Linn

This instrument was acknowledged before me on July 18, 2011

by Kinnon R. Slaughter

___, Notary Public - State of Oregon

My commission expires: May 15, 2014_



EXHIBIT "A"

The following described property situated in the County of Linn and State of Oregon, to-wit:

TRACT I:

Beginning at an Iron pipe which is North 88° 09' East 298.44 feet and North 0° 43' East 462.18 feet from the Southeast corner of M. Humphreys Donation Land Claim No. 38 in Section 26, Township 13 South, Range 1 East of the Williamette Meridian, Linn County, Oregon; thence North 0° 43' East 210.00 feet to an Iron pipe; thence South 88° 54' West 314.22 feet to an Iron pipe on the East line of said Donation Land Claim No. 38; thence South 0° 38' East along the East line of said Donation Land Claim No. 38, 209.90 feet to an Iron pipe; thence North 88° 54' East 309.27 feet to the point of beginning.

EXCEPTING THEREFROM a 25 foot of even width strip of land described as follows: That part of the Southeast quarter of the Southwest quarter of Section 26, Township 13 South, Range 1 East, Williamette Meridian, Linn County, Oregon, described as follows: Commencing at the Southeast corner of the Milton Humphreys Donation Land Claim No. 38, in said Section 26; thence North 88° 09' East 298.44 feet to a point; thence North 0° 43' East 220.00 feet to a point; thence North 0° 38' 10" East 217.18 feet to a point; thence North 0° 37' 08" East 25.00 feet to a point; thence North 0° 36' 37" East 185.00 feet to the True Point of Beginning; thence South 88° 45' 24" West 309.42 feet to a point on the East line of Donation Land Claim No. 38; thence North 0° 11' 42" West 25.00 feet along the East line of said Donation Land Claim to a 5/8" x 30" rod w/cap stamped RLS 2190; thence North 88° 45' 30" East 309.77 feet to a 5/8" rod; thence South 0° 36' 37" West 25.00 feet to the true point of beginning.

TOGETHER WITH a 25 foot of even width roadway easement in common with others more particularly described as follows: Beginning at a point in the middle of County Road No. 924, said point being North 89° 52' East 177.91 feet and North 0° 43' East 432.00 feet from the Southwest corner of the Southeast quarter of said Section 28; thence South 88° 54' West 1115.44 feet, more or less, to the East line of said Donation Land Claim No. 38; thence North 0° 38' West 25.00 feet to an iron pipe; thence North 88° 54' East 1116.03 feet, more or less, to the center of County Road No. 924; thence South 0° 43' West along the center of said County Road, 25.00 feet to the point of beginning.

TRACT II:

A 25 foot of even width strip of land described as follows: That part of the Southeast quarter of the Southwest quarter of Section 26, Township 13 South, Range 1 East, Willamette Meridian, Linn County, Oregon, described as follows:

Commencing at the Southeast corner of the Milton Humphreys Donation Land Claim No. 38 in said Section 26; thence North 88° 09' East 298.44 feet to a point; thence North 0° 43' East 220.00 feet to a point; thence North 0° 38' 10" East 217.18 feet to a 3/4 inch iron pipe and the true point of beginning; thence North 0° 37' 08" East 25.00 feet to a 5/8 inch rod with cap stamped RLS 2190; thence South 88° 45' 30" West 306.83 feet to a 5/8 inch rod with cap on the East line of Donation Land Claim No. 38; thence South 0° 11' 42" East 25.00 feet along the East line of said Donation Land Claim to a 5/8 inch rod with cap stamped RLS 2190; thence North 88° 45' 30" East 306.47 feet to the true point of beginning.

Soil Report





KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS

Oregon, AC +/-





| Boundary 6.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
2304C	Carlton silt loam, 2 to 12 percent slopes	2.07	31.13	0	86	2e
2301A	Amity silt loam, 0 to 3 percent slopes	1.88	28.27	0	97	2w
2012A	Waldo silty clay loam, 0 to 3 percent slopes	1.2	18.05	0	51	3w
2310F	Woodburn silt loam, 20 to 55 percent slopes	0.64	9.62	0	21	6e
2310C	Woodburn silt loam, 3 to 12 percent slopes	0.4	6.02	0	92	2e
2310A	Woodburn silt loam, 0 to 3 percent slopes	0.36	5.41	0	93	1
2310D	Woodburn silt loam, 12 to 20 percent slopes	0.1	1.5	0	83	3e
TOTALS		6.65(*	100%	-	77.23	2.53

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

Septic





KELLERWILLIAMS
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KELLERWILLIAMS
KELLERWILLIAMS

2012

LEBANON-	SWEET	HOME	SEPTIC	SERV	ICE
LEBANCIN.	-5 W LL I	LICIVIE	OPI TIC	SERV	1

P.O. ROX 40 Sweet Home, OR 97356 (541)367-2535 OFFICE (541)367-4569 FAX

			ļ 1
Q PERMIT #: 3:	3315		1
k size	1000 gallons Jack & Lisa Krank	Date 7-24-00	E 245E
perty owner:	Jack & Lisa Krank	Phone # 863-42	5-2465
ner Address:	P.O. Box 296 Mulberry	FL 33860	
iress inspected:	27640 Riggs Hill Rd. F	Foster, OR 9/345	- 1
uested By:	Sherrie	Phone #	
pies Sent to:	Mtn. View Realty	Fax# 367-	6839
	Mtn. View Realty First American Title I	Leb. Fax# 259-	44281
	Attn: Gaylene Escrow#	200044-LL	
k is in good condit	ion:	x_YES	_NO
lain:		× YES	NO
iles and Elbows are	in place:	TE3	
ain:		× YES	NO
infield is working			
AUT:			
			
		x Concrete	Steel
ic Tank Material:			-
			1.5.3
litional Comments:			
	a Complete	Partial 1000 C	allons
tped Tank:	x Complete \$ 188.00 Signature of Insp	ector 1100	in the same
ami Charged:	2 Tag. 00 Signature of Insp	ciwi /	,
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	Driveway		
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Well





KWMID-WILLAMETTE LAND

KELLERWILLIAMS

KELLERWILLIAMS

INTERNATIONAL

Jul 26 00 12:16p MOUNTAIN VIEW 541-07/25/2000 01:38 54136 /2 K&B PUMP SERVICE 07/25/2000 01:38 54136, /2

PAGE 0? ,

WELL FLOW TEST

KEB PUMP SERVICE, INC. 39531 HWY. 228 Sweet Home, OR 97386 (503)367-6972

re: _	07/24/20	00		• -			PHONE:		
MB:							_ACCOUNT	r no.	
DRESS:	27640 Ri	qqs I	ill Rd				_		
	Sweet Ho	me. C)R				-		
			WE	LL	INFORMATI	ON			
			_				om:	AMTO 1	7 13 17 PT . E1 #F
LL DEPT	H:?	ft.	C	ASI	NG:	TTELES	511 STOTOTE	ATIC.	LEVEL: 51 ft.
		PUME	7: 3/4 HP	-	JETS	UBM	zko Tone	_	
				THOC	T RESULTS	•			
				TDO	I RESUDIS	•			
ME +	WATER	*	METER	*	GALLONS	ŧ	GPM	*	COMMENTS
*****	LEVEL		READING	*		*	FLOW	*	
0:00	51	*	168410			*	•	*	
0.15	68	*	168450	*	130	*	8.67	*	
0.30	71	*	168669	*	129	*	8.60	*	
0.45	72	*	168797	*	128	*	8.53	*	
1.00	72	*	168925		128	*	8.53	*	
1:15	73	*	169053	*	128	*	8.53	*	
1:30	73	#	169181		128	*	8.53	*	
1.45	74	*	169308	*	127	*	8.47		
2:00 *	74	*	169435	*	127	*	8.47	*	
2.15	74	*	169562	*	127	*	8.47	*	
2:30 +	74		169689	*	127	+	8.47		
2.45	74	*	169816		127	*	8.47	*	
1.00	75	*	169942		126	*	8.40	*	
1.15	.75	*	170069	*	127	*	8.47	*	
1:30	75	*	170196	*	127	*	8.47		
1:45	75	*	170323	*	127	*	8.47		
2.00	75'	*	170450	*	127	*	8.47	*	- 12
DITIONA	L COMMEN	TS:_							
This t	est was	perf	ormed by	Ric	chard Kall	pach	of K&B	PUMP	SERVICE using a
	ar and a	m al	DACKONIA	DY	he				
A tota	1 of 204	0 ga	llons of	wat	er was Di	mpe	d durin	g the	four-hour test
riod at	an aver	age (of 8.5 GI	M.	VI. 1				
		4100							

Roof





KWMID-WILLAMETTE LAND

KELLERWILLIAMS

KELLERWILLIAMS

INTERNATIONAL

Alamo Roofing, LLC.

24586 Old Peak Road PO Box 175 Philomath, OR 97370 CCB# 176440

Estimate

Date	Estimate #
6/26/2023	5976

Name / Address	
Scott, Billy	
27640 Riggs Hill Road	
Foster, OR 97345	

			Project
Description	Qty	Rate	Total
Proposal for house only. Please note that this estimate assumes solid sheathed roof deck, adequate ventilation and 1 layer of existing roofing. Tear off existing roofing material to sheathing including disposal of debris. Install Malarkey Arctic Seal Ice and Water at eaves, rakes, valleys, and penetrations. Install Malarkey 1030 SecureStart Synthetic Underlayment. Install Malarkey Vista AR Polymer Modified Laminate Shingles. Includes installation of new edge metal at rakes and eaves. Includes installation of new valley metal. Includes installation of new attic vents and no caulk pipe flashings. 1Includes installation of new base flashing at 1 chimney location. Includes installation of new flapper vent at 1 location. Includes installation of new zipper boot at 1 electrical mast location. Includes installation of new 12" low profile hip and ridge shingles. Please note that this estimate does not include any consideration for repair work such as dry rot repair. This work can be completed if necessary for \$75 per man hour plus materials (a 30% handling fee will be charged to all material costs). Please note that a 3% surcharge will be added for all credit card payments. Due to the State of Oregon's new "corporate activity tax" a ½% of invoice total including any extra charges due to change orders and repairs will be collected.	1 1 1	0.00 0.00 16,494.75	0.00 0.00 0.00 16,494.75
Quotation expires in 45 days.		Total	\$16,494.75