

# PARCEL 2 CANTER AVE

MILLERSBURG, 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.

# SCAN QR CODE FOR BERGBY CUSTOM BUILDS



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Farm & Home**  
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# AGENT INFORMATION

Steve is a fifth generation farmer who was born and raised on a farm in the Willamette Valley. Steve farmed for 32 years growing crops that includes blueberries, mint, row crops, and grass seed. He also has a wide array of knowledge about soils, water rights, property management, ranching and forestry. Steve has served on the South Santiam River Water Board for fifteen years. Steve enjoys working on improving his forested property and spending time at his farm in Eastern Oregon. He looks forward to serving the hard working people of the Willamette Valley and surrounding areas with their real estate needs. He uses his attention to detail and foresight to proactively address every aspect of his client's real estate transactions. With a reputation of hard work, honesty, and protecting his client's interests, Steve is interested in doing everything possible to ensure you are successful.



**STEVE  
HELMS**

STEEHELMS@KW.COM  
541-979-0118



**PAUL  
TERJESON**

PTERJY@KW.COM  
503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.



# Land

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3.67 Acres

- Buildable Lot
  - Home can be built by Bergby Construction or builder of buyers choice.
- Power, Sewer and Water at the Street
- Old Farming Irrigation Well on Property
- Creek Frontage



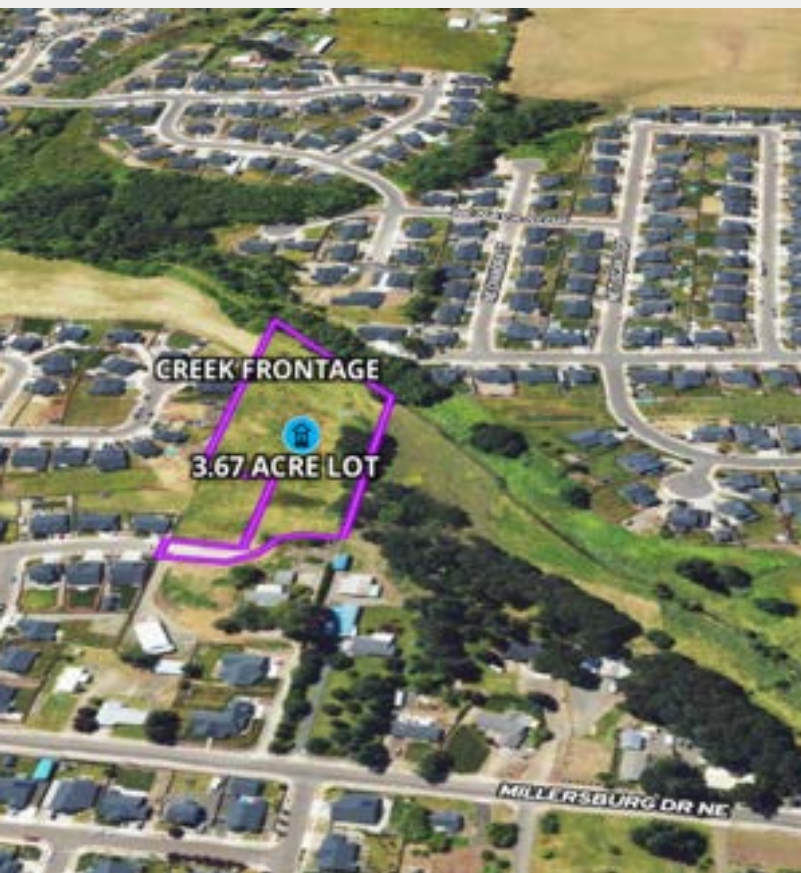
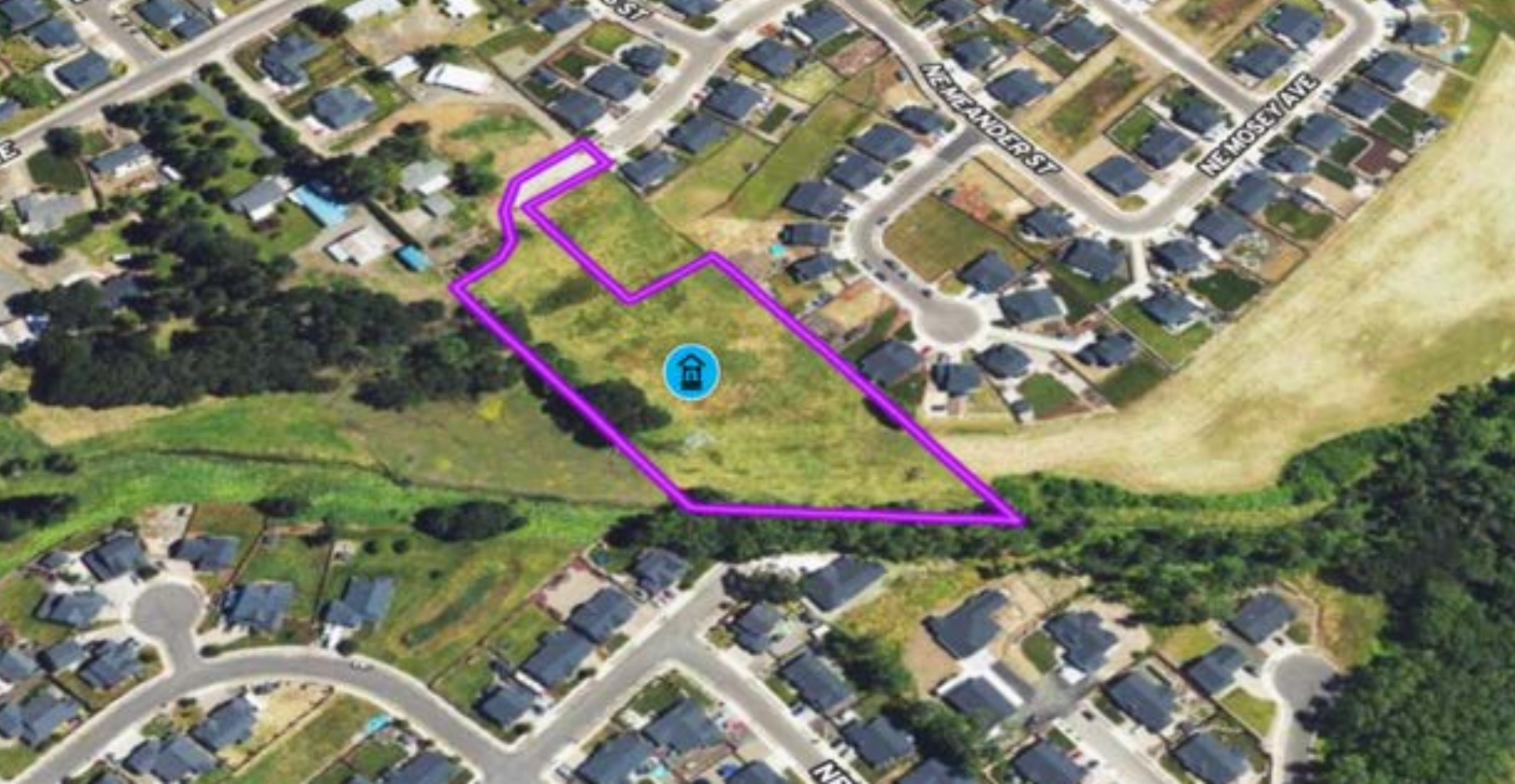
# Maps



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**Oregon  
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE  
KELLER WILLIAMS REALTY

KELLER WILLIAMS  
**LAND**

KELLER WILLIAMS  
*Luxury*  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records



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# Fidelity National Title

## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0946698**

Tax Lot: **10S03W16CC00601**

Owner: Helms, Steven C Trust

CoOwner: Helms, Elizabeth D Trust

Site:

Millersburg OR 97321

Mail: 3729 Elizabeth Way SE

Jefferson OR 97352

Zoning: Lebanon-RL - Residential Low Density

Std Land Use: AMSC - Agricultural Misc

Legal: PP 2020-071 - LOT PARCEL 2

TwN/Rng/Sec: T:10S R:03W S:16 Q:SW QQ:SW

### ASSESSMENT & TAX INFORMATION

Market Total: **\$307,400.00**

Market Land: **\$307,400.00**

Market Impr:

Assessment Year: **2022**

Assessed Total: **\$3,494.00**

Exemption:

Taxes: **\$55.51**

Levy Code: 00807

Levy Rate: 15.8855

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 4.35 Acres (189,486 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot: PARCEL 2

Block:

Plat/Subdiv: Pp 2020-071

School Dist: 8JZ5 - Greater Albany

Census: 4057 - 020100

Recreation:

### SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan Amount:

Lender:

Loan Type:

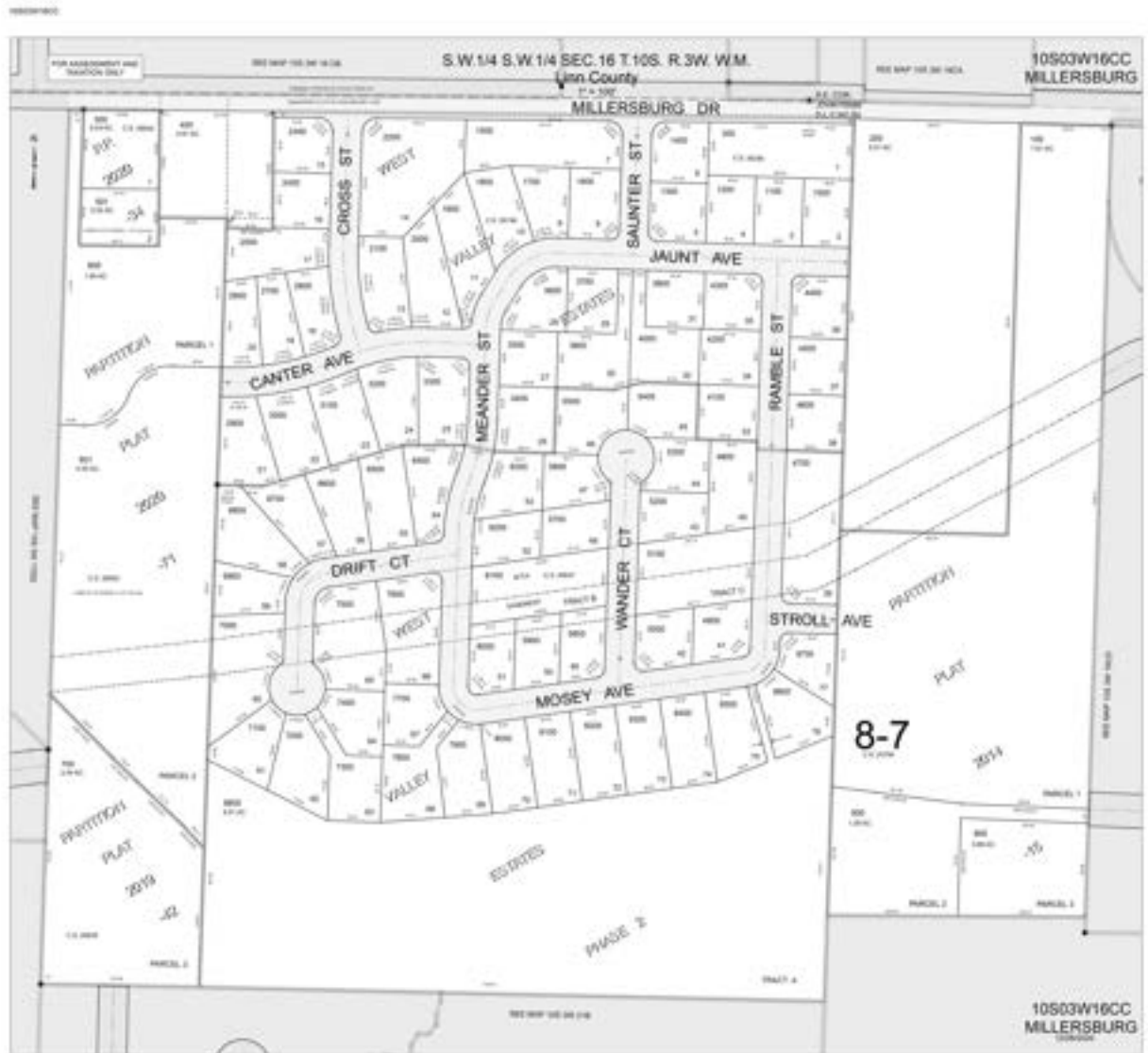
Interest Type:

Title Co:





Full Assessor Map



**Fidelity National Title**

Parcel ID: 0946698

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



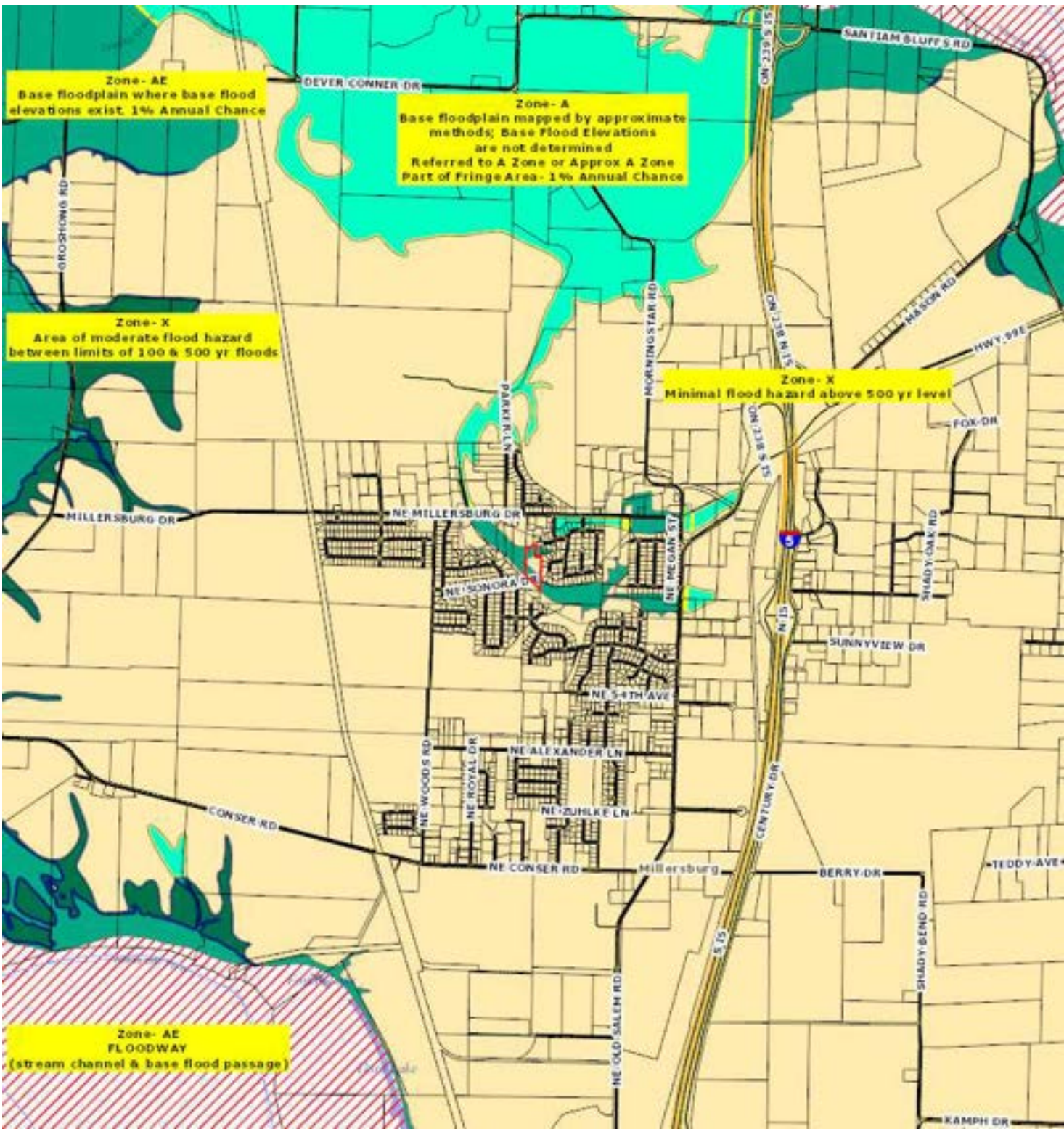
**Fidelity National Title**

**Parcel ID: 0946698**

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: 0946698

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**Linn County**  
**2022 Real Property Assessment Report**  
Account 946698

**Map** 10S03W16-CC-00601  
**Code - Tax ID** 00807 - 946698

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PP 2022-098  
Lot - PARCEL 2

**Mailing** HELMS JOINT REVOCABLE LIVING TRUST  
HELMS STEVEN C & ELIZABETH D TR  
3729 ELIZABETH WAY SE  
JEFFERSON OR 97352

**Deed Reference #** 2022-19660  
**Sales Date/Price** 12-15-2022 / \$0  
**Appraiser**

**Property Class** 540 **MA** **SA** **NH**  
**RMV Class** 100 02 04 004

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00807	Land	307,400		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		307,400	0	3,494	0
<b>Grand Total</b>		307,400	0	3,494	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00807	1	<input checked="" type="checkbox"/>			Farm Use Unzoned	106	2.50 AC	2	176,670
	2	<input checked="" type="checkbox"/>			Farm Use Unzoned	106	1.85 AC	4	130,730
<b>Code Area Total</b>							4.35 AC		307,400

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b>									
■ POT'L ADD'L TAX LIABILITY ADDED 2021									

**Appraisal Maint** 2023-SEGREGATION - FROM, 2023-SIZE CHANGE

**Comments** 021: NO LONGER VALUING ACCTS 357448, 945731, AND 946698 AS A UNIT. 1/21 LV  
21MX: SEG; 4.35 ACRES FROM TL 600 (ACCT 357448) TO CREATE TL 601 (ACCT 946698). ALL ACRES  
MOVED SA/NO MAV. SEPTIC DECOMMISSIONED, CITY SERVICES AVAILABLE TO THIS PROPERTY. 1/21 LV

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

29-Jun-2023

HELMS JOINT REVOCABLE LIVING TRUST  
HELMS STEVEN C & ELIZABETH D TR  
3729 ELIZABETH WAY SE  
JEFFERSON OR 97352

Tax Account #	946698	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00807
Situs Address		Interest To	Jun 29, 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	\$55.51	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.78	Nov 15, 2021
	<b>Total</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$107.29	



C.S. **27337**  
 PARTITION PLAT NO. **2022-98**

FOR STEVE AND ELIZABETH HELMS  
 A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2020-71  
 IN THE SARAH FARLOW DLC NO. 59,  
 LOCATED IN THE SW 1/4 SEC. 16, T. 10 S., R. 3 W., W.M.,  
 CITY OF MILLERSBURG, LINN COUNTY, OREGON  
 NOTICE OF DECISION FILE NO. PA 22-01  
 JUNE 30, 2022

#### LEGEND:

- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "UDELL ENG"
- FOUND 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG" PER COUNTY SURVEY 76933 FISH OR AS NOTED
- FOUND 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG" PER COUNTY SURVEY 26639
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"
- ( ) DATA OF RECORD
- { } MEASURED AND RECORD DATA PER COUNTY SURVEY 76933
- < > RECORD AND CALCULATED DATA PER COUNTY SURVEY 26933
- [ ] CALCULATED DATA
- C.S. COUNTY SURVEY
- DLC DONATION LAND CLAIM
- IR IRON ROD
- P.P. PARTITION PLAT
- P.U.F. PUBLIC UTILITY EASEMENT
- W/ WITH
- YPC YELLOW PLASTIC CAP

REFERENCE SURVEYS: C.S. 26639, C.S. 76933, C.S. 26746, AND C.S. 27266

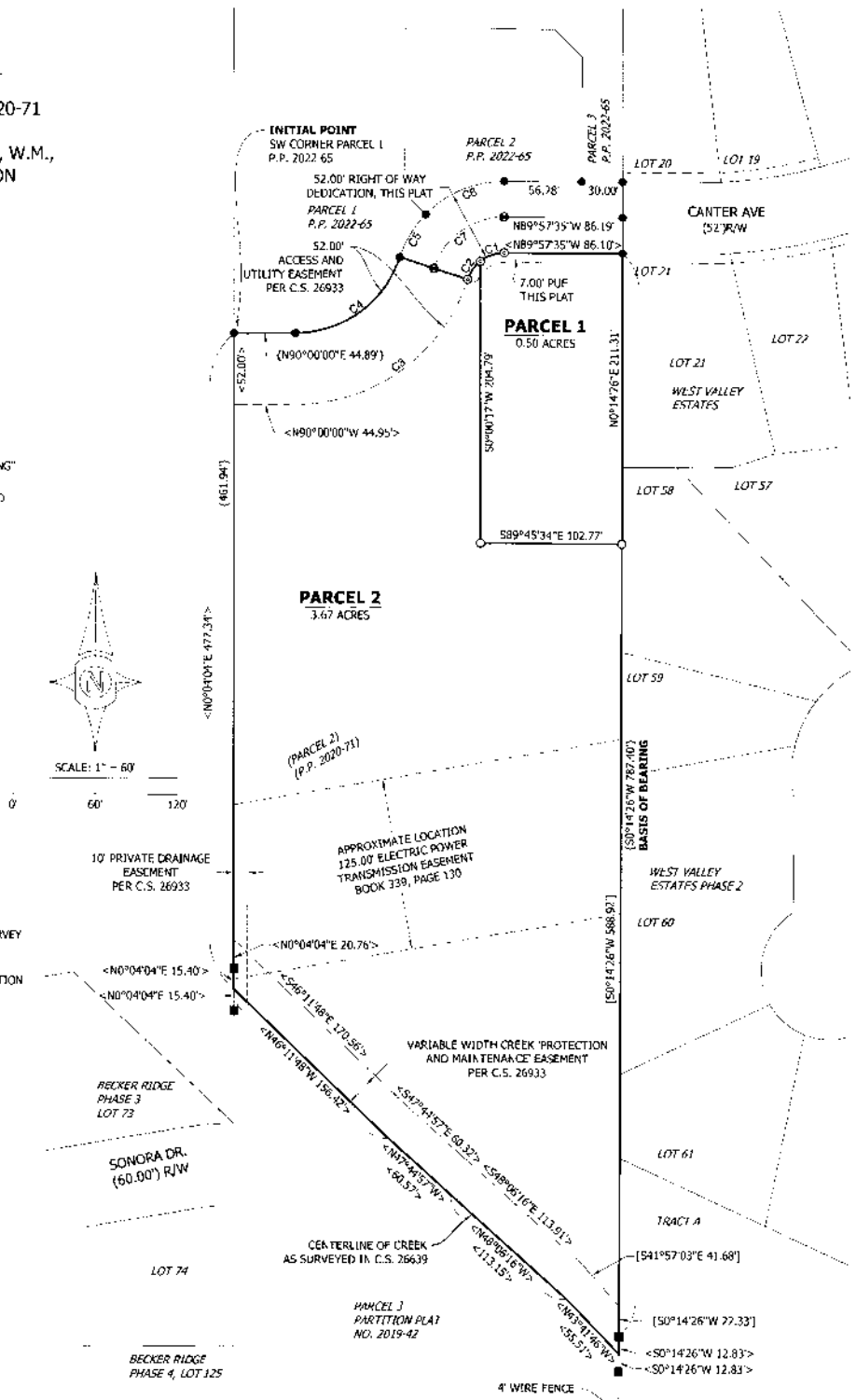
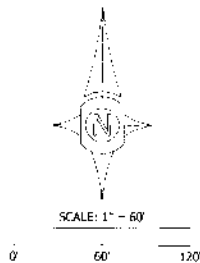
#### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 2 OF PARTITION PLAT NO. 2020-71 INTO TWO PARCELS AS SHOWN HEREON.

THE EXTERIOR BOUNDARY WAS HELD PER PREVIOUSLY FILED LINN COUNTY SURVEY NO. 2020-71.

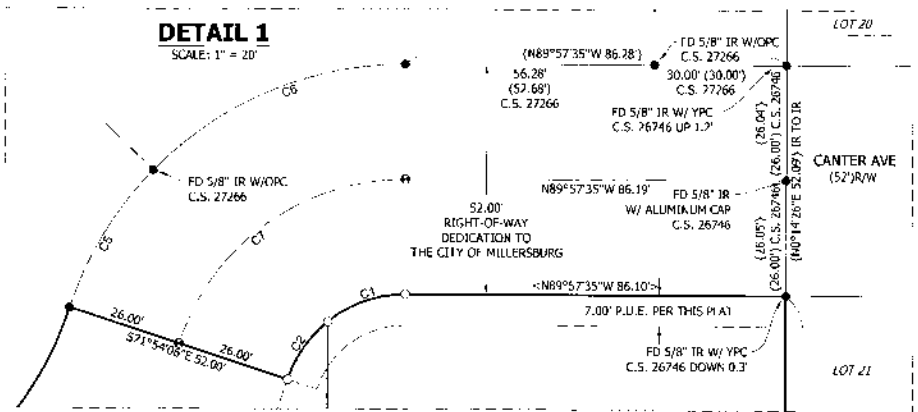
THE BASIS OF BEARING IS ALONG THE EASTERLY LINE PER LINN COUNTY PARTITION PLAT NO. 26933

SEGMENT TABLE				
#	BEARING/DELTA	LENGTH	RADIUS	CHORD
C1	38°46'11"	18.95'	28.00'	S70°40'31"W 18.59'
C2	33°06'05"	16.18'	28.00'	S34°44'73"W 15.95'
C3	<71°54'06">	<165.65>	<132.00>	N54°02'57"E 154.99'
C4	(71°54'06")	(100.39)	(80.00')	(N54°02'57"E 93.93')
C5	76°15'21"	36.66'	80.00'	N31°15'13"E 36.34'
C6	45°40'13"	63.76'	80.00'	N67°13'00"E 62.09'
C7	71°54'43"	67.78'	54.00'	S54°05'52"W 63.41'



#### DETAIL 1

SCALE: 1" = 20'



I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Kyle W. Latimer*  
 KYLE W. LATIMER

REG. 12850  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 JUNE 17, 2012  
 KYLE W. LATIMER  
 #90442  
 EXPIRES 12-31-2027  
 SHEET 1 OF 2

**Udell**  
**ENGINEERING &  
 LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON  
 97355  
 PH. (541) 451-5125  
 FAX (541) 451-1366  
 20 115 HELMS HOME SITE REPLAT KWD

C.S. 27337  
PARTITION PLAT NO. 2022-98  
FOR STEVE AND ELIZABETH HELMS  
A REPLAT OF PARCEL 2, PARTITION PLAT 2020-71  
IN THE SARAH FARLOW DLC NO. 59,  
LOCATED IN THE SW 1/4 SEC. 16, T. 10 S., R. 3 W., W.M.,  
CITY OF MILLERSBURG, LINN COUNTY, OREGON  
NOTICE OF DECISION FILE NO. PA 22-01  
JUNE 30, 2022

**SURVEYOR'S CERTIFICATE:**

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 2, PARTITION PLAT NO. 2020-71, CITY OF MILLERSBURG, LINN COUNTY, OREGON.

THE ABOVE DESCRIBED AREA CONTAINS 4.35 ACRES MORE OR LESS.

**EASEMENTS OF RECORD:**

AN STATUS OF RECORD TITLE REPORT NO. 552721AM PREPARED BY AMERITITLE COMPANY OF OREGON REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. AN ELECTRIC POWER TRANSMISSION EASEMENT GRANTED TO UNITED STATES OF AMERICA, RECORDING DATE: MAY 2, 1969 IN BOOK 339, PAGE 130. AFFECTS PARCEL 2.
2. A POWER SERVICE POLE EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, RECORDING DATE: APRIL 10, 1947 IN VOLUME 191 PAGE 519. SPECIFIC LOCATION NOT DISCLOSED.
3. UTILITY EASEMENT GRANTED TO THE HELMS JOINT REVOCABLE LIVING TRUST, RECORDED SEPTEMBER 8, 2020 AS DN 2020-18382.
4. EASEMENTS AS SHOWN ON PARTITION PLAT NO. 2020-71.
5. ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF MILLERSBURG, RECORDED FEBRUARY 22, 2021 AS DN 2021-04441.

**OWNER'S DECLARATION:**

KNOW ALL PERSONS THAT THE HELMS JOINT REVOCABLE LIVING TRUST IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN. I HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

Elizabeth D. Helms  
ELIZABETH D. HELMS, TRUSTEE

9-29-22  
DATE

Steven C. Helms  
STEVEN C. HELMS, TRUSTEE

9/29/22  
DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
SS )  
COUNTY OF LINN )

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF September, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN C. HELMS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert  
NOTARY SIGNATURE

Amanda Albert  
NOTARY PUBLIC - OREGON  
(PRINT NAME)

COMMISSION NO. 1004109

MY COMMISSION EXPIRES: September 20, 2024

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
SS )  
COUNTY OF LINN )

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF September, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ELIZABETH D. HELMS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert  
NOTARY SIGNATURE

Amanda Albert  
NOTARY PUBLIC - OREGON  
(PRINT NAME)

COMMISSION NO. 1004109

MY COMMISSION EXPIRES: September 20, 2024

**APPROVALS:**

CITY OF MILLERSBURG NOTICE OF DECISION FILE NO. PA 22-01, WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PARTITION AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Kim Volante  
CITY MANAGER, CITY OF MILLERSBURG

12/2/22  
DATE

Thom J. Long  
LINN COUNTY SURVEYOR

12/15/22  
DATE

Chris Agnew  
CHAIRPERSON  
LINN COUNTY COMMISSIONER

12/14/22  
DATE

Wanda L. Jones  
LINN COUNTY COMMISSIONER

12/13/22  
DATE

Shirley L. Jones  
LINN COUNTY COMMISSIONER

12/13/22  
DATE

**RECORDER'S STATEMENT:**

STATE OF OREGON )  
SS )  
COUNTY OF LINN )

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS

PLAT NO. 2022-98, ON THIS 15<sup>th</sup> DAY OF December, 2022, AT 9:25 O'CLOCK AM, TARGET SHEET RECORDED IN DEED

RECORDS DOCUMENT NO. 2022-19660

STEVE DRUCKENMILLER BY: James A. Smith  
LINN COUNTY CLERK

**ASSESSOR'S STATEMENT:**

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF

THE 15<sup>th</sup> DAY OF December, 2022.

Christina Brown Deery  
LINN COUNTY TAX COLLECTOR/ASSESSOR

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer  
KYLE W. LATIMER



SHEET 2 OF 2



**Udeil**  
ENGINEERING &  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON  
97355  
PH. (541) 451-5125  
FAX (541) 451-1366

20115 HELMS HOME SITE REPLAT KWD

# LINN COUNTY ASSESSOR'S NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
946698	10S	03W	16	C	C	00601	

Effective Date	28-Dec-2020 03:58 PM	Transaction ID	4699887	Entry Date	18-Dec-2020	Recorded Date	17-Dec-2020	Sale Date	
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Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
2	5080498	2021	CLERK	PP	2020	26333	1			SEGREGATION - TO	

SEG 600 TO 601 @ 4.35 ACRES

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	A	HELMS JOINT REVOCABLE LIVING TRUST	OWNER	OWNER	
	A	HELMS, STEVEN C TRUSTEE	OWNER	OWNER AS TRUSTEE	
	A	HELMS, ELIZABETH D TRUSTEE	OWNER	OWNER AS TRUSTEE	
		OWNER			
		HELMS JOINT REVOCABLE LIVING TRUST			
		TRUSTEE			
		HELMS, STEVEN C TRUSTEE			
		HELMS, ELIZABETH D TRUSTEE			

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	00807	4.35 Acres	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	00807	4.35				

4	5080508	2021	CLERK	PP	2020	26333	1	TLC
TL 601 (#946698) BECOMES PARCEL 2, PARTITION PLAT 2020-71 CITY OF MILLERSBURG, LINN COUNTY, OREGON C.S. 26933, TARGET SHEET DN 2020-26333								

Size Totals	Code	Acres	Sqft	Alternate Size
	00807	4.35		

Action	Subdivision	Direction	Part	Part Type
	Add: PP 2020-071		PARCEL 2	



# **LINN COUNTY ASSESSOR'S NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
946698	10S	03W	16	C	C	00601	

Effective Date	29-Aug-2022 01:57 PM	Transaction ID	4785741	Entry Date	29-Aug-2022	Recorded Date	29-Aug-2022	Sale Date	
PER OWNER REQUEST									

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
8	5199734	2022	ASSESSOR'S FILE	MAC	2022	493	1			MAILING ADDRESS CHANGE	

Size Totals	Code	Acres	Sqft	Alternate Size
	00807	4.35		

Effective Date	20-Dec-2022 02:47 PM	Transaction ID	4861337	Entry Date	16-Dec-2022	Recorded Date	15-Dec-2022	Sale Date	
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Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	5284302	2023	CLERK	PP	2022	19660	1			SIZE CHANGE	
	0.18 ACRES GONE TO ROAD - 601(#946698)(RECOMPUTE)										

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	00807	-0.18 Acres	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	00807	4.17				

2	5284303	2023	CLERK	PP	2022	19660	1			SEGREGATION - FROM	10S03W16-CC-00604
	SEG 601 TO 604 @ 0.50 ACRES										

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	00807	-0.50 Acres	0			
Size Totals	Code	Acres	Sqft	Alternate Size		
	00807	3.67				

# **LINN COUNTY ASSESSOR'S NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
946698	10S	03W	16	C	C	00601	

4    5284307    2023    CLERK    PP    2022    19660    1    TLC  
 TL 601 (#946698) NOW BECOMES PARCEL 2, PARTITION PLAT 2022-98, CITY OF MILLERSBURG, LINN COUNTY, OREGON, C.S. 27337,  
 TARGET SHEET DN 2022-19660

Size Totals	Code	Acres	Sqft	Alternate Size
	00807	3.67		

Action Subdivision	Direction	Part	Part Type
Delete: PP 2020-071			PARCEL 2
Add: PP 2022-098			PARCEL 2

# Plat Map



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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.

C.S. **27337**  
 PARTITION PLAT NO. **2022-98**  
 FOR STEVE AND ELIZABETH HELMS  
 A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2020-71  
 IN THE SARAH FARLOW DLC NO. 59,  
 LOCATED IN THE SW 1/4 SEC. 16, T. 10 S., R. 3 W., W.M.,  
 CITY OF MILLERSBURG, LINN COUNTY, OREGON  
 NOTICE OF DECISION FILE NO. 9A 22-01  
 JUNE 30, 2022

**LEGEND:**

- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "Udell ENG"
- FOUND 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "Udell ENG" PER COUNTY SURVEY 26933 FLUSH OR AS NOTED
- FOUND 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "Udell ENG" PER COUNTY SURVEY 26639
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "Udell ENG"
- ( ) DATA OF RECORD
- ( ) MEASURED AND RECORD DATA PER COUNTY SURVEY 26933
- < > RECORDED AND CALCULATED DATA PER COUNTY SURVEY 26933
- [ ] CALCULATED DATA
- [ ] COUNTY SURVEY
- C.S. DONATION LAND CLAIM
- IR. IRON ROD
- P.P. PARTITION PLAT
- P.U. PUBLIC UTILITY EASEMENT
- W/ WITH
- YPC YELLOW PLASTIC CAP

REFERENCE SURVEYS: C.S. 26639, C.S. 26933, C.S. 26746, AND C.S. 27266

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 2 OF PARTITION PLAT NO. 2020-71 INTO TWO PARCELS AS SHOWN HEREON.

THE EXTERIOR BOUNDARY WAS HELD PER PREVIOUSLY FILED LINN COUNTY SURVEY NO. 2020-71.

THE BASES OF BEARING IS ALONG THE EASTERLY LINE PER LINN COUNTY PARTITION PLAT NO. 26933

#	BEARING/DELTA	LENGTH	RADIUS	CHORD
C1	38°46'11"	18.95'	28.00'	S70°40'31"W 18.59'
C2	33°06'05"	16.18'	28.00'	S34°44'23"W 15.95'
C3	<71°54'06">	<165.63">	<132.00">	N63°40'02.57"E 154.99'
C4	[71°54'06"]	[100.39']	[80.00']	N54°02'57"E 93.93'
C5	26°15'21"	36.66'	80.00'	N31°15'13"E 36.34'
C6	45°40'13"	63.76'	80.00'	N67°13'00"E 62.09'
C7	71°54'43"	67.78'	54.00'	S54°03'32"W 63.41'

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer

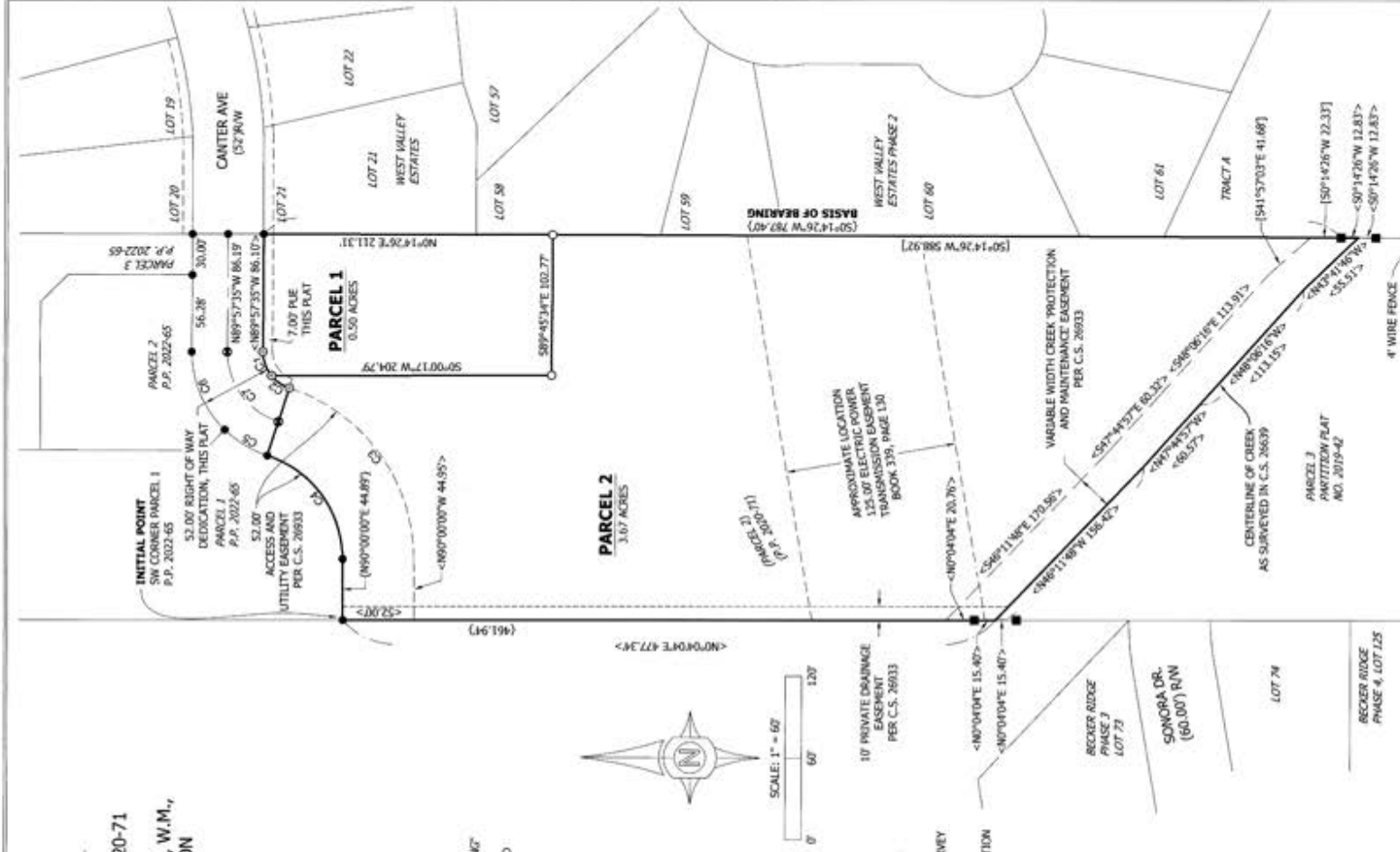
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

**Udell**  
 ENGINEERING &  
 LAND SURVEYING, LLC  
 63 EAST ASH ST.  
 LEBANON, OREGON  
 97355  
 PH. (541) 451-5125  
 FAX (541) 451-1366

KYLE W. LATIMER  
 #80442  
 EXPIRES 12-31-2022

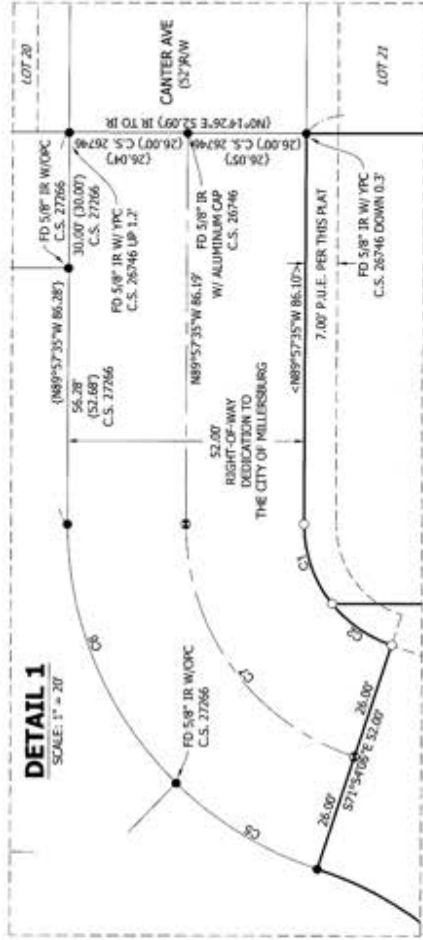
SHEET 1 OF 2

20-115 HELMS HOME SITE REPLAT KWD



**DETAIL 1**

SCALE: 1" = 20'





C.S. 27337  
PARTITION PLAT NO. 2022-98  
FOR STEVE AND ELIZABETH HELMS  
A REPLAT OF PARCEL 2, PARTITION PLAT 2020-71  
IN THE SARAH FARLOW DLC NO. 59,  
LOCATED IN THE SW 1/4 SEC. 16, T. 10 S., R. 3 W., W.M.,  
CITY OF MILLERSBURG, LINN COUNTY, OREGON  
NOTICE OF DECISION FILE NO. PA 22-01  
JUNE 30, 2022

**SURVEYOR'S CERTIFICATE:**

1. KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE DIRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:  
PARCEL 2, PARTITION PLAT NO. 2020-71, CITY OF MILLERSBURG, LINN COUNTY, OREGON.

THE ABOVE DESCRIBED AREA CONTAINS 4.35 ACRES MORE OR LESS.

**EASEMENTS OF RECORD:**

AN STATUS OF RECORD TITLE REPORT NO. 502721AM PREPARED BY ANERUTITLE COMPANY OF OREGON REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. AN ELECTRIC POWER TRANSMISSION EASEMENT GRANTED TO UNITED STATES OF AMERICA, RECORDING DATE MAY 2, 1969 IN BOOK 339, PAGE 139, AFFECTS PARCEL 2

2. A POWER SERVICE POLE EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, RECORDING DATE APRIL 16, 1947 IN VOLUME 591 PAGE 519, SPECIFIC LOCATION NOT DISCLOSED.

3. UTILITY EASEMENT GRANTED TO THE HELMS JOINT REVOCABLE LIVING TRUST, RECORDED SEPTEMBER 8, 2020 AS DN 2020-16382.

4. EASEMENTS AS SHOWN ON PARTITION PLAT NO. 2020-71.

5. ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF MILLERSBURG, RECORDED FEBRUARY 22, 2021 AS DN 2021-04441.

**OWNER'S DECLARATION:**

KNOW ALL PERSONS THAT THE HELMS JOINT REVOCABLE LIVING TRUST IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO TWO PARCELS AS SHOWN. I HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

Elizabeth D. Helms  
ELIZABETH D. HELMS, TRUSTEE  
9-29-22  
DATE

Steven C. Helms  
STEVEN C. HELMS, TRUSTEE  
9/29/22  
DATE

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF LINN )  
( SS )

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF September, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN C. HELMS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert  
NOTARY SIGNATURE

Amanda Albert  
NOTARY PUBLIC - OREGON  
(PRINT NAME)

COMMISSION NO. 1004109  
MY COMMISSION EXPIRES: September 20, 2024

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF LINN )  
( SS )

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF September, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ELIZABETH D. HELMS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert  
NOTARY SIGNATURE

Amanda Albert  
NOTARY PUBLIC - OREGON  
(PRINT NAME)

COMMISSION NO. 1004109  
MY COMMISSION EXPIRES: September 24, 2024

**APPROVALS:**

CITY OF MILLERSBURG NOTICE OF DECISION FILE NO. PA 22-01, THE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PARTITION AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

12/12/22  
DATE  
CITY MANAGER, CITY OF MILLERSBURG

12/15/22  
DATE  
LINN COUNTY SURVEYOR

12/16/22  
DATE  
CHIEF OFFICER  
LINN COUNTY COMMISSIONER

12/18/22  
DATE  
LINN COUNTY COMMISSIONER

12/13/22  
DATE  
LINN COUNTY COMMISSIONER

**RECORDER'S STATEMENT:**

STATE OF OREGON )  
COUNTY OF LINN )  
( SS )

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS PLAT NO. 2022-98, ON THIS 15<sup>TH</sup> DAY OF December,

2022, AT 9:25 O'CLOCK A.M., TARGET SHEET RECORDED IN DEED

RECORDS DOCUMENT NO. 2022-19460

STEVE DRUCKENMILLER (P)  
LINN COUNTY CLERK

**ASSESSOR'S STATEMENT:**

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF THE 15<sup>TH</sup> DAY OF December, 2022.

Christy Ann Dean  
LINN COUNTY TAX COLLECTOR/ASSESSOR



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Kyle W. Latimer  
JUNE 12, 2013  
KYLE W. LATIMER  
#80442  
EXPIRES 12-31-2022

ENGINEERING &  
LAND SURVEYING, LLC  
63 EAST ASH ST.,  
LEBANON, OREGON 97355  
PH. (541) 451-5125  
FAX (541) 451-1366

I HEREBY CERTIFY THIS TO BE A TRUE  
AND EXACT COPY OF THE ORIGINAL PLAT.  
KYLE W. LATIMER