

# PARCEL 1 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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# 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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.50 Acres

- Buildable Lot
  - Home can be built by Bergby Construction or builder of buyers choice.
- Power, Sewer and Water at the Street



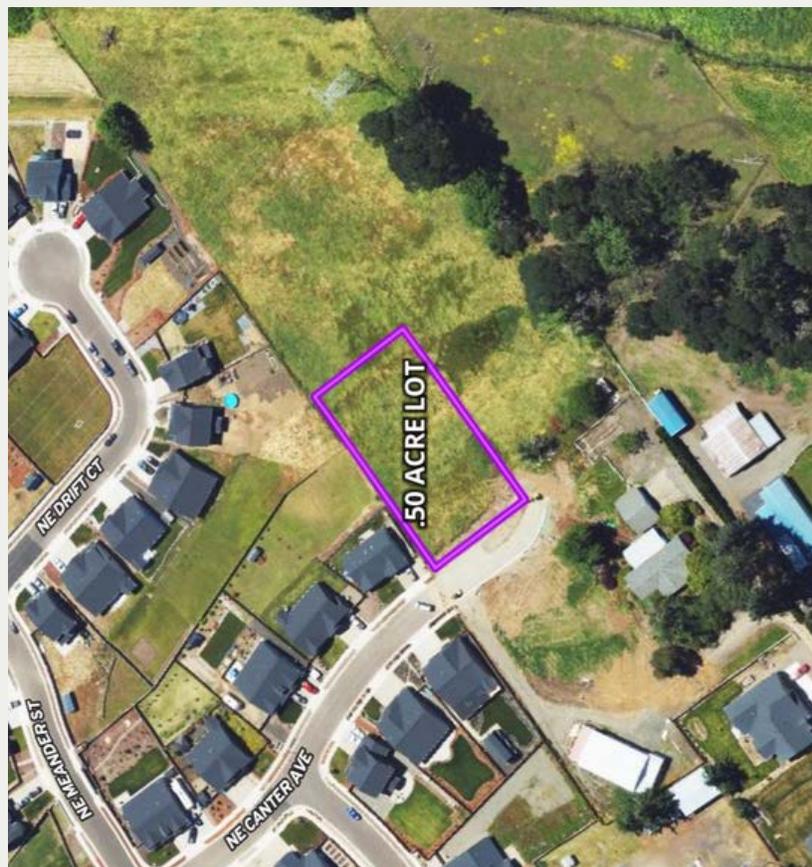
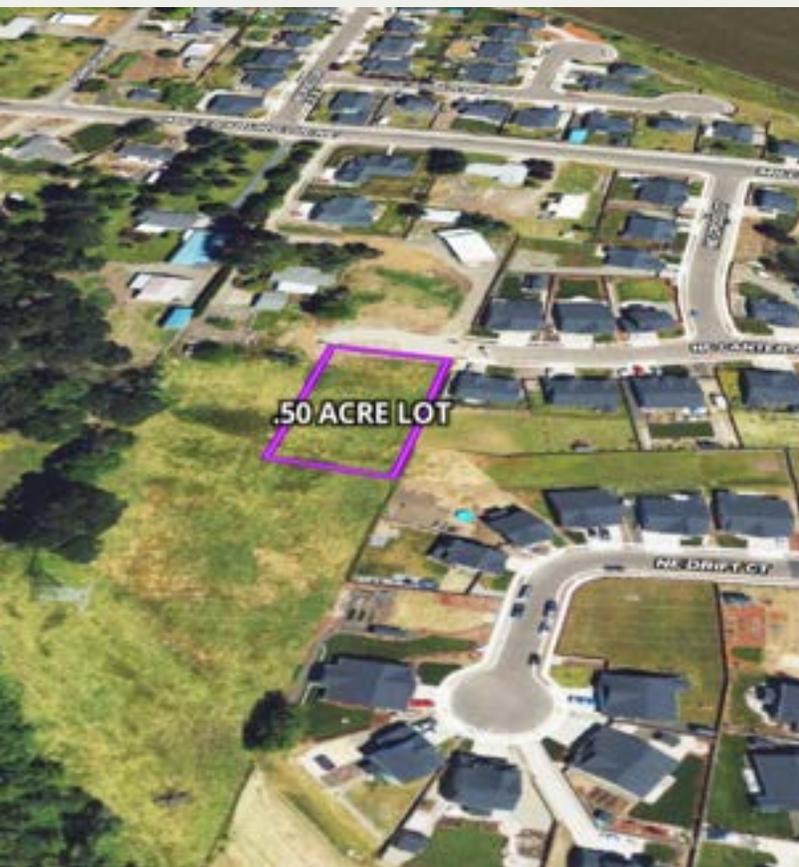
# Maps



KW MID-WILLAMETTE KELLERWILLIAMS Luxury  
KELLERWILLIAMS REALTY **LAND** KELLERWILLIAMS  
INTERNATIONAL

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KW MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
LAND

KELLERWILLIAMS  
Luxury  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL

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**LINN COUNTY ASSESSOR'S  
NAME LEDGER**

<b>Account ID</b>	<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>1/4</b>	<b>1/16</b>	<b>Taxlot</b>	<b>Special Interest</b>
947953	10S	03W	16	C	C	00604	

<b>Effective Date</b>	20-Dec-2022 02:47 PM	<b>Transaction ID</b>	4861337	<b>Entry Date</b>	16-Dec-2022	<b>Recorded Date</b>	15-Dec-2022	<b>Sale Date</b>	
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<b>Seq</b>	<b>Voucher ID</b>	<b>Tax Year</b>	<b>Document Source</b>	<b>Type</b>	<b>ID #1</b>	<b>ID #2</b>	<b>PID</b>	<b>Source ID</b>	<b>PT</b>	<b>Operation</b>	<b>To/From Map</b>
3	5284306	2023	CLERK SEG 601 TO 604 @ 0.50 ACRES	PP	2022	19660	1			SEGREGATION - TO	

<b>Name Changes</b>	<b>Status</b>	<b>Name</b>	<b>Name Type</b>	<b>Ownership Type</b>	<b>Ownership %</b>
	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			

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

5	5284308	2023	CLERK	PP	2022	19660	1		TLC	
TL 604 (#947953) NOW BECOMES PARCEL 1, PARTITION PLAT 2022-98, CITY OF MILLERSBURG, LINN COUNTY, OREGON, C.S. 27337, TARGET SHEET DN 2022-19660										

<b>Size Totals</b>	<b>Code</b>	<b>Acres</b>	<b>Sqft</b>	<b>Alternate Size</b>
	00807	0.50		

<b>Action</b>	<b>Subdivision</b>	<b>Direction</b>	<b>Part</b>	<b>Part Type</b>
Add:	PP 2022-098			PARCEL 1

# Plat Map



KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS  
KELLER WILLIAMS REALTY **LAND** *Luxury*  
INTERNATIONAL

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**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 3/8" IRON ROD WITH ALUMINUM CAP STAMPED "DELLE ENG"
  - FOUND 5/8" X 3/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DELLE ENG" PER COUNTY SURVEY 26933 FLUSH OR AS NOTED
  - FOUND 5/8" X 3/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DELLE ENG" PER COUNTY SURVEY 26639
  - SET 5/8" X 3/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LUXELL ENG"
  - ( ) DATA OF RECORD
  - ( ) MEASURED AND RECORDED 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.E. PUBLIC UTILITY EASEMENT
  - WI WITH
  - YPC YELLOW PLASTIC CAP

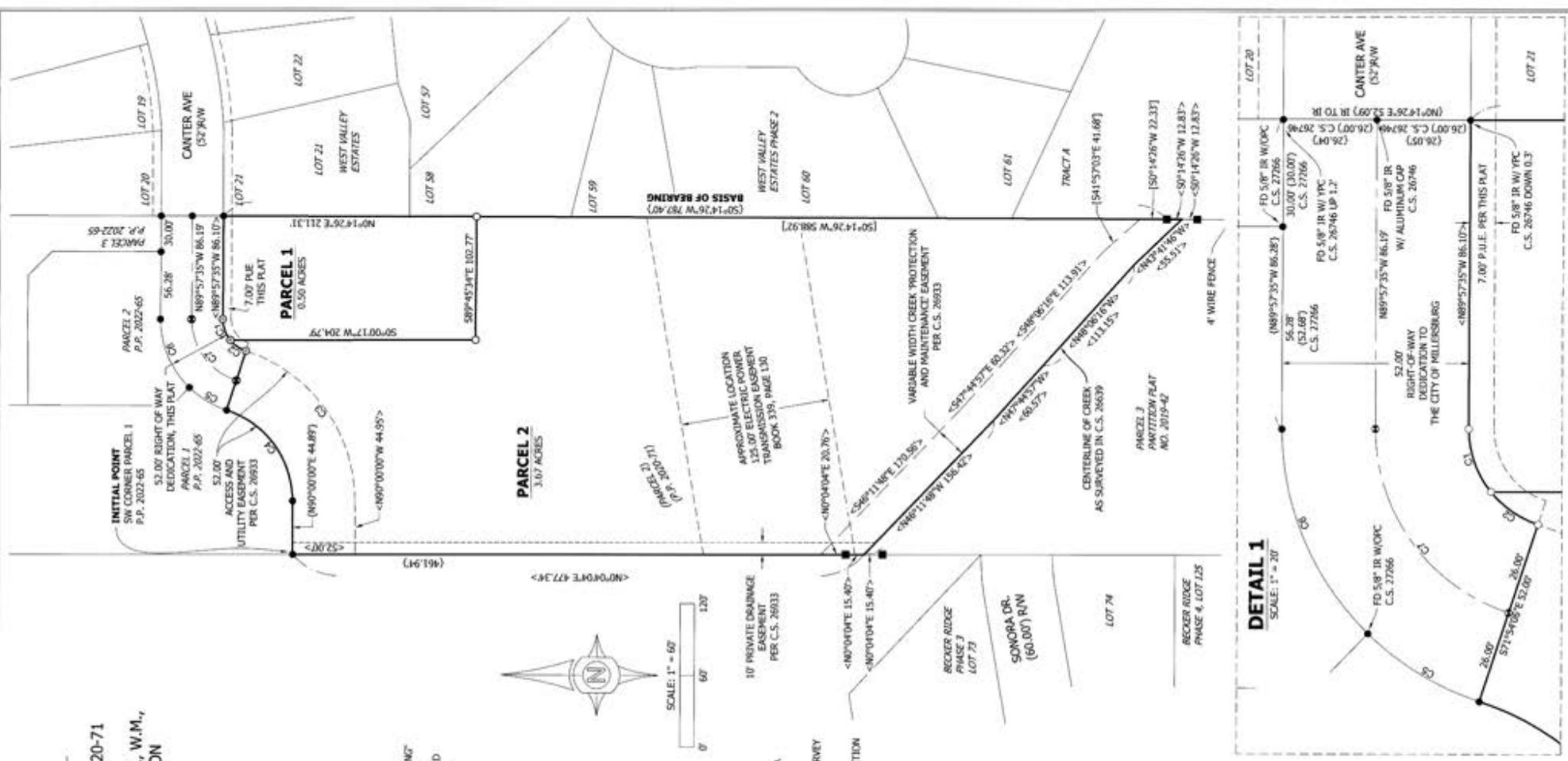
REFERENCE SURVEYS: C.S. 26639, C.S. 26933, C.S. 26746, AND C.S. 27266

**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 PLAT NO. 26933

THE BASIS 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	570°40'31"W 18.59
C2	33°06'05"	16.18	28.00	S34°44'23"W 15.95
C3	<71°54'08">	<165.65>	<132.00>	N64°02'57"E 154.99'
C4	(71°54'08")	(100.39)	(80.00)	(N54°02'57"E 93.93')
C5	28°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"	67.28	54.00	S54°10'52"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  
 Kyle W. Latimer  
 JUNE 11, 2013  
 KYLE W. LATIMER #80442  
 EXPIRES 12-31-2023

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

**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. LATTIMER, 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. 502721AM PREPARED BY ANBERTITLE COMPANY OF OREGON REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. AN ELECTRIC POWER TRANSMISSION EASEMENT GRANTED TO UNITED STATES OF AMERICA, RECORDING DATE MAY 7, 1969 IN BOOK 339, PAGE 136, 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 ASCERTAINED.
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 9-29-22  
 ELIZABETH D. HELMS, TRUSTEE DATE

Steven C. Helms 9/29/22  
 STEVEN C. HELMS, TRUSTEE 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 Albuert  
 NOTARY SIGNATURE

Amanda Albuert  
 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 19 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 Albuert  
 NOTARY SIGNATURE

Amanda Albuert  
 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, WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS PARTITION AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Jim Clarke 12/2/22  
 CITY MANAGER, CITY OF MILLERSBURG DATE

Steve Long 12/15/22  
 LINN COUNTY SURVEYOR DATE

Chris Spant 12/15/22  
 CHIEF DEPUTY CLERK DATE  
 LINN COUNTY COMMISSIONER

Wendy 12/13/22  
 LINN COUNTY COMMISSIONER DATE  
Christy 12/13/22  
 LINN COUNTY COMMISSIONER 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,

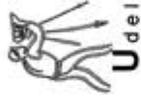
2022, AT 9:25 O'CLOCK AM, TARGET SHEET RECORDED IN DEED

RECORDS DOCUMENT NO. 2022-19460  
 STEVE DRUCKENMILLER BY: Sam Smith  
 LINN COUNTY CLERK Steve Clark

**ASSESSOR'S STATEMENT:**

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF THE 18<sup>th</sup> DAY OF December, 2022.

Christy Spant  
 LINN COUNTY TAX COLLECTOR/ASSESSOR



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

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
Kyle W. Lattimer  
 OREGON  
 JUNE 12, 2013  
 KYLE W. LATTIMER  
 #80442  
 EXPIRES 12-31-2022

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