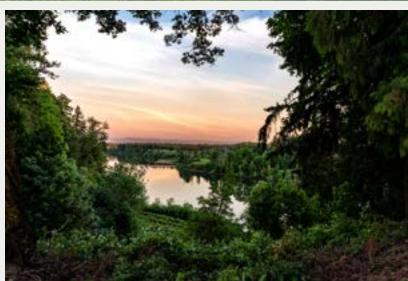
# 29500 SW BRUCK LANE

WILLSONVILLE, OR









# **AGENT INFORMATION**



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.



# **Property Details**

1, 608 SqFt

Two Story Farm Home

4 Bedrooms, 2 Bathrooms

- Primary Bedroom on Main Level
  - Entry to Covered Porch
- Original Hardwoods
- Pellet Stove
- South Facing Porch

Beautiful Landscaping with Raised Garden Beds

Fenced and Covered Poultry Coop

Studio Home

- 220 Power
- Kitchenette, Studio Style Bedroom, Bathroom,

## Barn

- 1,728 SqFt
- Gravel Floors, Recently Re-braced, New Doors, 220 Power, Exterior Stairs



# **Land Details**

# 81 Acres

- 35 +/- Hazelnuts
- 2 +/- Cider Apples
- 3 +/- Nursery Stock
  - Nursery Stock Not Included
- Water Rights
  - See Below
  - \*Water Rights Transfer to Being Upon Accepted
     Offer\*



# Maps





KWMID-WILLAMETTE LAND

KELLERWILLIAMS

KELLERWILLIAMS

INTERNATIONAL











KWMID-WILLAMETTE LAND

KELLERWILLIAMS

KELLERWILLIAMS

KELLERWILLIAMS

INTERNATIONAL

# **County Information**

List Packet (s) Provided Through County Records





#### **Property Information Report**

#### **Address Not Available**

#### **Ownership Information**

Owner Name: VERNON E BRUCK

PENNY L BRUCK

Mailing Address: PO BOX 2837 WILSONVILLE, OR 97070-2837

#### **Property Description**

County: Clackamas Map / Tax Lot: 31E18 /03500

Account Num: 00767628 Owner Occ.: No

Private Preserve, Open Space-Vacant Land

Census:

Census:

(Forest Land, Conservation) **Subdivision:** 

**Legal Description:** SECTION 18 TOWNSHIP 3S RANGE 1E TAX LOT 03500

#### **Property Characteristics**

VACANT LAND **Property Type: Building SF:** Heat: **House Style:** Living Area SF: Cooling: **Year Built: Square Feet:** Foundation: Bedrooms: 1st Floor SF: Exterior: **Bathrooms:** 2nd Floor SF: **Roof Style:** Lot Size: 950,479 3rd Floor SF: **Roof Cover:** Acres: 21.82 Attic SF: Fireplaces: **Bsmnt SF: Bsmnt Type: Garage Type:** 

Garage SF: Fin Bsmt SF:

#### **Assessment Information**

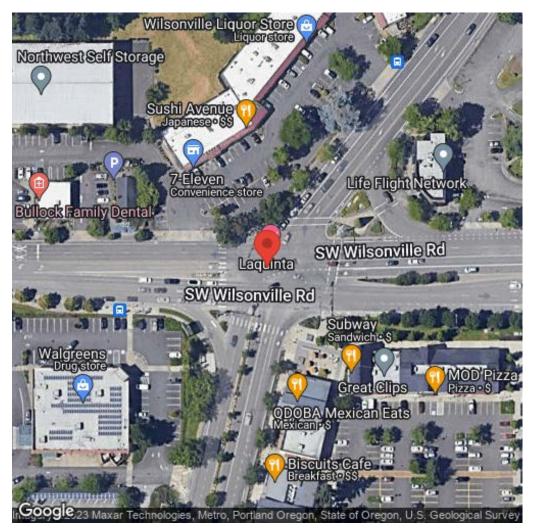
Real Market Value: **Land Value:** \$ 1,048,707 \$ 1,048,707 Imp. Value: \$0 **Total Assessed Value:** \$ 20,009 Levy Code: 003-005 M-5 Rate: 17.4310 \$ 332.43 Tax Year: 2022 Assessed Year: 2022 Taxes:

#### **Previous Sale Information**

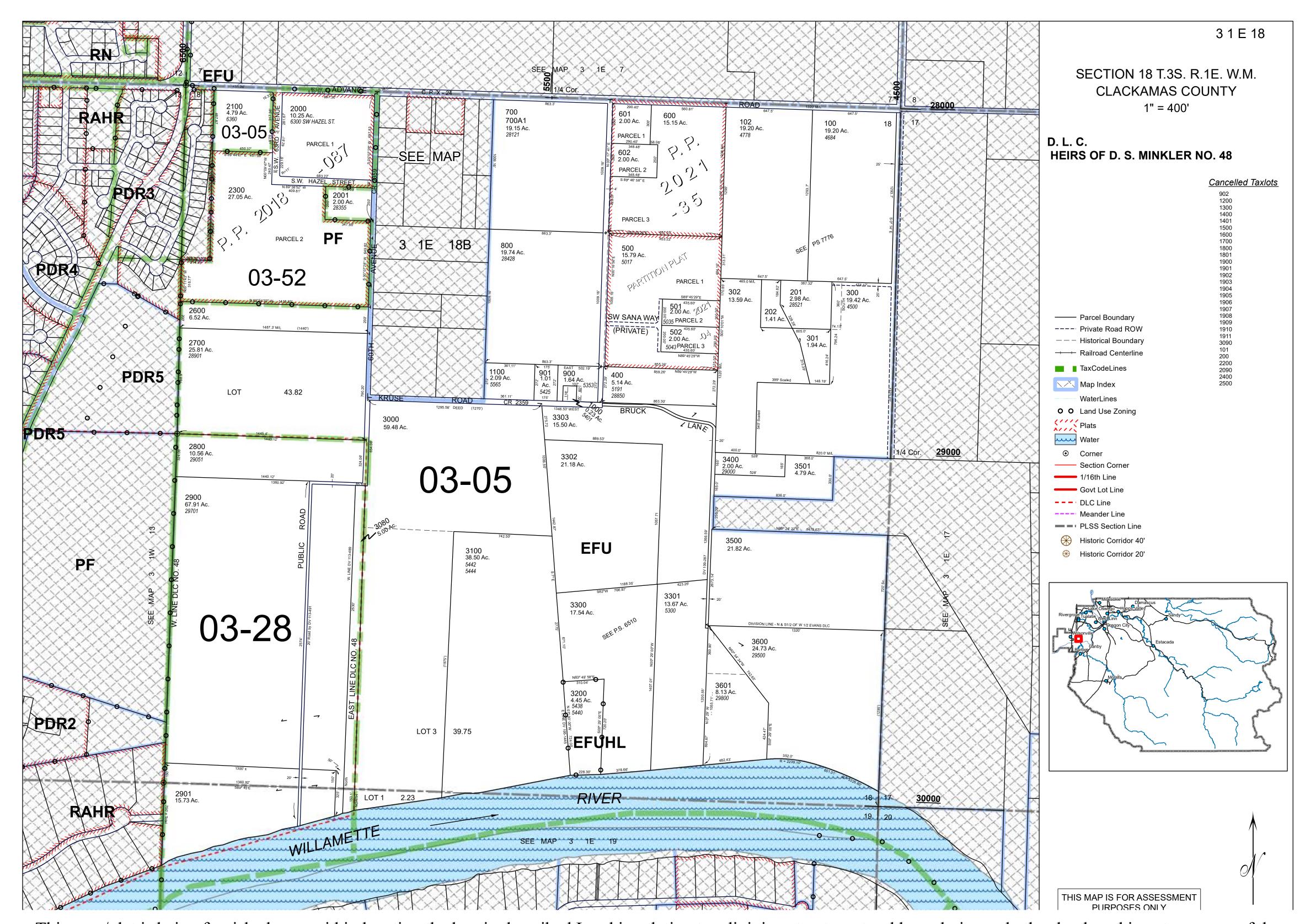
Sale Amount: Sale Date: Document Num:

#### **Transaction History**

#### No Transactions Found.



00767628, Wilsonville, OR



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## Property Account Summary



| Account Number            | 00767628 |                 | F               | Property Address         | NO SITUS , ADDRE | SS, OR                 |           |
|---------------------------|----------|-----------------|-----------------|--------------------------|------------------|------------------------|-----------|
| General Information       | 1        |                 |                 |                          |                  |                        |           |
| Alternate Property #      | •        | 31E18 03500     |                 |                          |                  |                        |           |
| Property Description      |          |                 | vnshin 3S Ra    | ange 1E TAX LOT 03500    |                  |                        |           |
| Last Sale Price           |          | \$0.00          | 7.10.11p 00 1.1 | gc 12 20 . 00000         |                  |                        |           |
| Last Sale Date 01/28/2008 |          |                 |                 |                          |                  |                        |           |
| Last Sale Excise Number   |          | 172362          |                 |                          |                  |                        |           |
| Property Category         |          | Land &/or Buil  | dings           |                          |                  |                        |           |
| Status                    |          | Active, Locally |                 | Jse Assessed             |                  |                        |           |
| Tax Code Area             |          | 003-005         |                 |                          |                  |                        |           |
| Remarks                   |          |                 |                 |                          |                  |                        |           |
| Tax Rate                  |          | <u>'</u>        |                 |                          |                  |                        |           |
| Description               |          | Rate            |                 |                          |                  |                        |           |
| Total Rate                |          | 16.614          |                 |                          |                  |                        |           |
| Property Characteri       | stics    |                 |                 |                          |                  |                        |           |
| Property Tax Deferral     | 31103    | Potential Ad    | ditional Ta     | ax Liability             |                  |                        |           |
| Neighborhood              |          | 15774: Wes      | t Linn/Wil      | sonville rural all other |                  |                        |           |
| Land Class Category       |          | 680: Forest     | & Farm La       | and Vacant               |                  |                        |           |
| Acreage 21.82             |          |                 |                 |                          |                  |                        |           |
| Change property ratio     |          | 6XX             |                 |                          |                  |                        |           |
| Parties                   |          |                 |                 |                          |                  |                        |           |
| Role                      |          | Percent         | Name            |                          | Address          |                        |           |
| Taxpayer                  |          | 100             | BRUCK V         | ERNON E & PENNY L        | PO BOX 283       | 7, WILSONVILLE, OR 970 | 70        |
| Owner                     |          | 100             | BRUCK V         | ERNON E & PENNY L        | PO BOX 283       | 7, WILSONVILLE, OR 970 | 70        |
| Property Values           |          | <u>'</u>        |                 |                          | <u>'</u>         |                        |           |
|                           |          |                 | Tax Yea         | r Tax Year               | Tax Year         | Tax Year               | Tax Year  |
| Value Type                |          |                 | 202             | 22 2021                  | 2020             | 2019                   | 2018      |
| AVR Total                 |          |                 | \$20,00         | 9 \$19,438               | \$18,873         | \$18,328               | \$17,805  |
| Exempt                    |          |                 |                 |                          |                  |                        |           |
| TVR Total                 |          |                 | \$20,00         | 9 \$19,438               | \$18,873         | \$18,328               | \$17,805  |
| Real Mkt Land             |          |                 | \$1,048,70      | \$890,048                | \$847,479        | \$824,261              | \$801,042 |
| Real Mkt Bldg             |          |                 |                 |                          |                  |                        |           |
| Real Mkt Total            |          |                 | \$1,048,70      | \$890,048                | \$847,479        | \$824,261              | \$801,042 |
| M5 Mkt Land               |          |                 |                 |                          |                  |                        |           |
| M5 Mkt Bldg               |          |                 |                 |                          |                  |                        |           |
| M5 SAV                    |          |                 | \$54,17         | \$54,022                 | \$54,567         | \$54,387               | \$51,901  |
| SAVL (MAV Use Portion     | າ)       |                 | \$20,00         | 9 \$19,438               | \$18,873         | \$18,328               | \$17,805  |
| MAV (Market Portion)      |          |                 |                 |                          |                  |                        |           |
| Mkt Exception             |          |                 |                 |                          |                  |                        |           |

| Parents          |               |        |           |         |           |                 |
|------------------|---------------|--------|-----------|---------|-----------|-----------------|
| Parcel No.       | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |
| No Parents Found |               |        |           |         |           |                 |

| Chil | drer |
|------|------|
|------|------|

AV Exception

| Parcel No.        | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found |               |        |           |         |                 |

#### **Active Exemptions**

No Exemptions Found

| Events            |                        |                         |   |
|-------------------|------------------------|-------------------------|---|
| Effective<br>Date | Entry Date-Time        | Туре                    | Remarks   |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Recording<br>Processed  | Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB  |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Taxpayer Changed        | Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB  |
| 11/30/2007        | 12/19/2007<br>11:58:00 | Recording<br>Processed  | Property Transfer Filing No.: 170391, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by ROMANSIE  |
| 01/12/2004        | 01/12/2004<br>10:09:00 | Seg/Merge<br>Completed  | Parent in Seg/Merge SM040186, Effective: 01/02/2003 by LAURIEB  |
| 01/12/2004        | 01/12/2004<br>10:08:00 | Seg/Merge Initiated     | SM040186 EFFECTIVE 2004-05: ACREAGE CHANGE, +0.17 AC ADJ BY 2003-144571; BEFORE 01/01/2004 by LAURIEB   |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Recording<br>Processed  | Property Transfer Filing No.: 90058, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB   |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Taxpayer Changed        | Property Transfer Filing No.: 90058 12/22/2003 by LAURIEB   |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Taxpayer Changed        | Property Transfer Filing No.: 44849 12/19/2001 by TINACOO   |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Recording<br>Processed  | Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO |
| 11/06/2000        | 12/06/2000<br>16:28:00 | Recording<br>Processed  | Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000        |
| 07/01/1999        | 07/01/1999<br>12:00:00 | Ownership at Conversion | Contract: 97-83690, 10/1/97, \$ 160000  |

### Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

| Receipts            |   |                             |                     |                  |        |  |  |  |  |  |
|---------------------|---|-----------------------------|---------------------|------------------|--------|--|--|--|--|--|
| Date                | Receipt No.   | Amount Applied to<br>Parcel | Total Amount<br>Due | Receipt<br>Total | Change |  |  |  |  |  |
| 11/17/2022 00:00:00 | 5327457 (ReceiptDetail.aspx? receiptnumber=5327457) | \$332.43                    | \$332.43            | \$322.46         | \$0.00 |  |  |  |  |  |
| 11/01/2021 00:00:00 | 5022444 (ReceiptDetail.aspx? receiptnumber=5022444) | \$314.36                    | \$314.36            | \$304.93         | \$0.00 |  |  |  |  |  |
| 11/09/2020 00:00:00 | 4846017 (ReceiptDetail.aspx? receiptnumber=4846017) | \$317.84                    | \$317.84            | \$308.30         | \$0.00 |  |  |  |  |  |
| 11/06/2019 00:00:00 | 4652411 (ReceiptDetail.aspx? receiptnumber=4652411) | \$301.01                    | \$301.01            | \$291.98         | \$0.00 |  |  |  |  |  |
| 11/06/2018 00:00:00 | 4459323 (ReceiptDetail.aspx? receiptnumber=4459323) | \$290.36                    | \$290.36            | \$281.65         | \$0.00 |  |  |  |  |  |

| Sales Histo | ales History |                   |                     |              |                  |              |                  |                         |                          |                  |  |  |
|-------------|--------------|-------------------|---------------------|--------------|------------------|--------------|------------------|-------------------------|--------------------------|------------------|--|--|
| Sale Date   | Entry Date   | Recording<br>Date | Recording<br>Number |              | Excise<br>Number | Deed<br>Type | Transfer<br>Type | Grantor(Seller)         | Grantee(Buyer)           | Other<br>Parcels |  |  |
| 01/15/2008  | 01/28/2008   | 01/16/2008        | 2008-003361         | \$0.00       | 172362           |              | М                | BRUCK EARL R<br>TRUSTEE | BRUCK VERNON E & PENNY L | No               |  |  |
| 11/28/2007  | 12/19/2007   | 11/30/2007        | 2007-100291         | \$350,000.00 | 170391           |              | х                | BRUCK EARL R<br>TRUSTEE | BRUCK EARL R<br>TRUSTEE  | No               |  |  |
| 11/06/2000  | 12/06/2000   | 11/06/2000        | 2000-072218         | \$160,000.00 | 22791            |              |                  |                         | HOLLAND DELMA E          | No               |  |  |

| Living Area Sq Ft Manf Struct Size Year Built Improvement Grade Stories Bedrooms | Full Baths | Half Baths |
|--|------------|------------|

## **Detailed Statement**

| Parcel Number         00767628         Property Address         NO SITUS , ADDRESS, OR |  |
|--|--|
|--|--|

**As Of Date:** 5/5/2023

| Tax Year    | Category               | TCA/District | Charged  | Minimum | <b>Balance Due</b> | <b>Due Date</b> |
|-------------|------------------------|--------------|----------|---------|--------------------|-----------------|
| 1993        | Property Tax Principal | 003-005      | \$215.78 | \$0.00  | \$0.00             | 11/15/1993      |
| 1994        | Property Tax Principal | 003-005      | \$207.10 | \$0.00  | \$0.00             | 11/15/1994      |
| 1995        | Property Tax Principal | 003-005      | \$126.35 | \$0.00  | \$0.00             | 11/15/1995      |
| 1996        | Property Tax Principal | 003-005      | \$166.16 | \$0.00  | \$0.00             | 11/15/1996      |
| 1997        | Property Tax Principal | 003-005      | \$132.87 | \$0.00  | \$0.00             | 11/15/1997      |
| 998         | Property Tax Principal | 003-005      | \$145.28 | \$0.00  | \$0.00             | 11/15/1998      |
| 1999        | Property Tax Principal | 003-005      | \$134.15 | \$0.00  | \$0.00             | 11/15/1999      |
| 2000        | Property Tax Principal | 003-005      | \$160.97 | \$0.00  | \$0.00             | 11/15/2000      |
| 2001        | Property Tax Principal | 003-005      | \$169.34 | \$0.00  | \$0.00             | 11/15/2001      |
| 2002        | Property Tax Principal | 003-005      | \$173.38 | \$0.00  | \$0.00             | 11/15/2002      |
| 1003        | Property Tax Principal | 003-005      | \$177.82 | \$0.00  | \$0.00             | 11/15/2003      |
| 004         | Property Tax Principal | 003-005      | \$183.36 | \$0.00  | \$0.00             | 11/15/2004      |
| 1005        | Property Tax Principal | 003-005      | \$189.59 | \$0.00  | \$0.00             | 11/15/2005      |
| 006         | Property Tax Principal | 003-005      | \$194.86 | \$0.00  | \$0.00             | 11/15/2006      |
| 1007        | Property Tax Principal | 003-005      | \$203.67 | \$0.00  | \$0.00             | 11/15/2007      |
| 2008        | Property Tax Principal | 003-005      | \$207.07 | \$0.00  | \$0.00             | 11/15/2008      |
| 1009        | Property Tax Principal | 003-005      | \$222.08 | \$0.00  | \$0.00             | 11/15/2009      |
| 010         | Property Tax Principal | 003-005      | \$230.32 | \$0.00  | \$0.00             | 11/15/2010      |
| 011         | Property Tax Principal | 003-005      | \$237.40 | \$0.00  | \$0.00             | 11/15/2011      |
| 012         | Property Tax Principal | 003-005      | \$243.94 | \$0.00  | \$0.00             | 11/15/2012      |
| 013         | Property Tax Principal | 003-005      | \$248.36 | \$0.00  | \$0.00             | 11/15/2013      |
| 014         | Property Tax Principal | 003-005      | \$254.24 | \$0.00  | \$0.00             | 11/15/2014      |
| 015         | Property Tax Principal | 003-005      | \$265.50 | \$0.00  | \$0.00             | 11/15/2015      |
| 016         | Property Tax Principal | 003-005      | \$273.12 | \$0.00  | \$0.00             | 11/15/2016      |
| 2017        | Property Tax Principal | 003-005      | \$279.71 | \$0.00  | \$0.00             | 11/15/2017      |
| 018         | Property Tax Principal | 003-005      | \$290.36 | \$0.00  | \$0.00             | 11/15/2018      |
| 019         | Property Tax Principal | 003-005      | \$301.01 | \$0.00  | \$0.00             | 11/15/2019      |
| 1020        | Property Tax Principal | 003-005      | \$317.84 | \$0.00  | \$0.00             | 11/15/2020      |
| 2021        | Property Tax Principal | 003-005      | \$314.36 | \$0.00  | \$0.00             | 11/15/2021      |
| 2022        | Property Tax Principal | 003-005      | \$332.43 | \$0.00  | \$0.00             | 11/15/2022      |
| OTAL Due as | of                     | ·            |          |         | \$0.00             |                 |

AFTER RECORDING RETURN TO: Reif, Reif & Thalhofer, Attorneys P. O. Box 729 Canby, OR 97013-0729

UNTIL OTHERWISE REQUESTED, SEND TAX STATEMENTS TO: Vernon Bruck P O Box 2837 Wilsonville OR 97070 Clackamas County Official Records Sherry Hall, County Clerk

s 2008-003361

01/16/2008 09:18:33 AM

01179583200800033610030035

\$41.00

D-D Cnt=1 Stn=9 DIANNAW \$15.00 \$16.00 \$10.00

# BARGAIN AND SALE DEED (Deed of Gift)

#### RECITALS:

- 1. VERNON BRUCK and PENNY BRUCK are husband and wife.
- 2. EARL R. BRUCK and LOUISE I. BRUCK are husband and wife.
- 3. **VERNON BRUCK** and **PENNY BRUCK** own an undivided one-third (1/3) interest in the real property described in the attached Exhibit A.
- 4. **EARL R. BRUCK** is Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, and is also the Trustee of the **LOUISE I. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, as to an undivided two-thirds (2/3) interest.
- 5. It is the intent of this deed for **EARL R. BRUCK**, Individually and as the Trustee of the Trust described in Recital 4 above and **LOUISE I. BRUCK**, Individually, to transfer as a gift the real property described in Exhibit A to **VERNON BRUCK** and **PENNY BRUCK**.

#### NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that **EARL R. BRUCK**, Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST dated July 3, 1991, as amended and restated May 15, 1992, **EARL R. BRUCK**, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST, dated July 3, 1991, as amended and restated May 15, 1992, and **EARL R. BRUCK** and **LOUISE I. BRUCK**, husband and wife, as individuals, hereinafter collectively called GRANTOR, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **VERNON BRUCK** and **PENNY BRUCK**, husband and wife, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to wit:

#### SEE EXHIBIT A.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a Deed of Gift for which the fair market value is \$700,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 2008. East R-Brue Earl R. Bruck, Trustee of the Earl R. Bruck Earl R. Bruck, Trustee of the Louise I. Revocable Living Trust - Grantor Bruck Revocable Living Trust - Grantor Lark. Bruck Earl R. Bruck, Individually Louise I. Bruck, Individually STATE OF OREGON SS. County of Clackamas Before me personally appeared the above named EARL R. BRUCK, Individually, and as Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST and as Trustee of the LOUISE I. BRUCK REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed. OFFICIAL SEAL DIANE R WEIRICH NOTARY PUBLIC-OREGON Notary Public for Oregon My Commission Expires: Library 2 2010 COMMISSION NO. 402153 MY COMMISSION EXPIRES FEBRUARY 2, 2010 STATE OF OREGON County of Clackamas Before me personally appeared the above named LOUISE I. BRUCK, Individually, and acknowledged the foregoing instrument to be her voluntary act and deed. OFFICIAL SEAL DIANE R WEIRICH Notary Public for Oregon
My Commission Expires: Lilmany 2, 2010 NOTARY PUBLIC-OREGON COMMISSION NO. 402153 MY COMMISSION EXPIRES FEBRUARY 2, 2010

#### Exhibit "A"

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

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 00° 30' 00" WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH 00° 29' 00" EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH 89° 24' 22" EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH 34º 25' 56" EAST, 1426.58 FEET-TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH 00° 58' 35" EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05° 11' 22" (THE CHORD OF WHICH BEARS NORTH 49º 16' 44" WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10° 40' 32" (THE CHORD OF WHICH BEARS NORTH 57º 12' 41" WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13° 53' 18" (THE CHORD OF WHICH BEARS NORTH 69° 29' 36" WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21° 33' 45" (THE CHORD OF WHICH BEARS NORTH 87º 13' 08" WEST, 349.94 FEET); THENCE NORTH 00º 29' 00" WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH 40° 34' 34" WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH 00° 29' 00" WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Tax Parcel Number: 00767646



#### **Property Information Report**

#### **Address Not Available**

#### **Ownership Information**

**Owner Name:** Please see attached vesting deed for current ownership.

Mailing Address: PO BOX 2837 WILSONVILLE, OR 97070-2837

#### **Property Description**

**County:** Clackamas **Map / Tax Lot:** 31E17 /00800

Account Num: 00767174 Owner Occ.: No

Private Preserve, Open Space-Vacant Land

Census:

Census:

(Forest Land, Conservation)

**Subdivision:** 

**Legal Description:** SECTION 17 TOWNSHIP 3S RANGE 1E TAX LOT 00800

#### **Property Characteristics**

**Property Type:** VACANT LAND **Building SF: Heat: House Style:** Living Area SF: Cooling: **Year Built: Square Feet:** Foundation: **Bedrooms:** 1st Floor SF: **Exterior: Bathrooms:** 2nd Floor SF: **Roof Style:** Lot Size: 249,599 3rd Floor SF: **Roof Cover:** Acres: 5.73 Attic SF: Fireplaces: **Garage Type: Bsmnt SF: Bsmnt Type:** 

Garage SF: Fin Bsmt SF:

#### **Assessment Information**

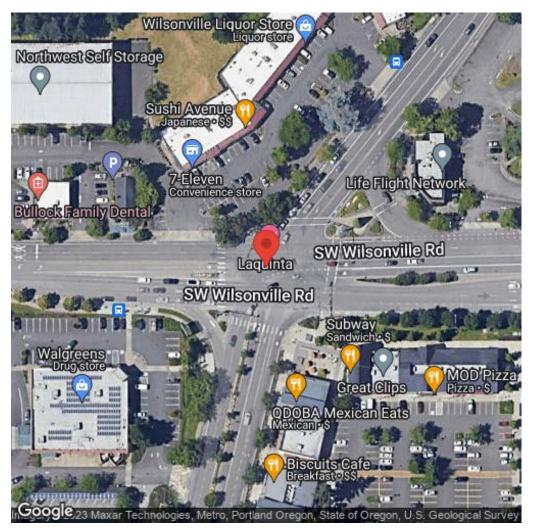
**Real Market Value: Land Value:** \$ 0 \$ 606,739 \$ 606,739 Imp. Value: **Total Assessed Value:** \$ 3,071 Levy Code: 003-005 M-5 Rate: 17.4310 Taxes: \$ 51.02 Tax Year: 2022 Assessed Year: 2022

#### **Previous Sale Information**

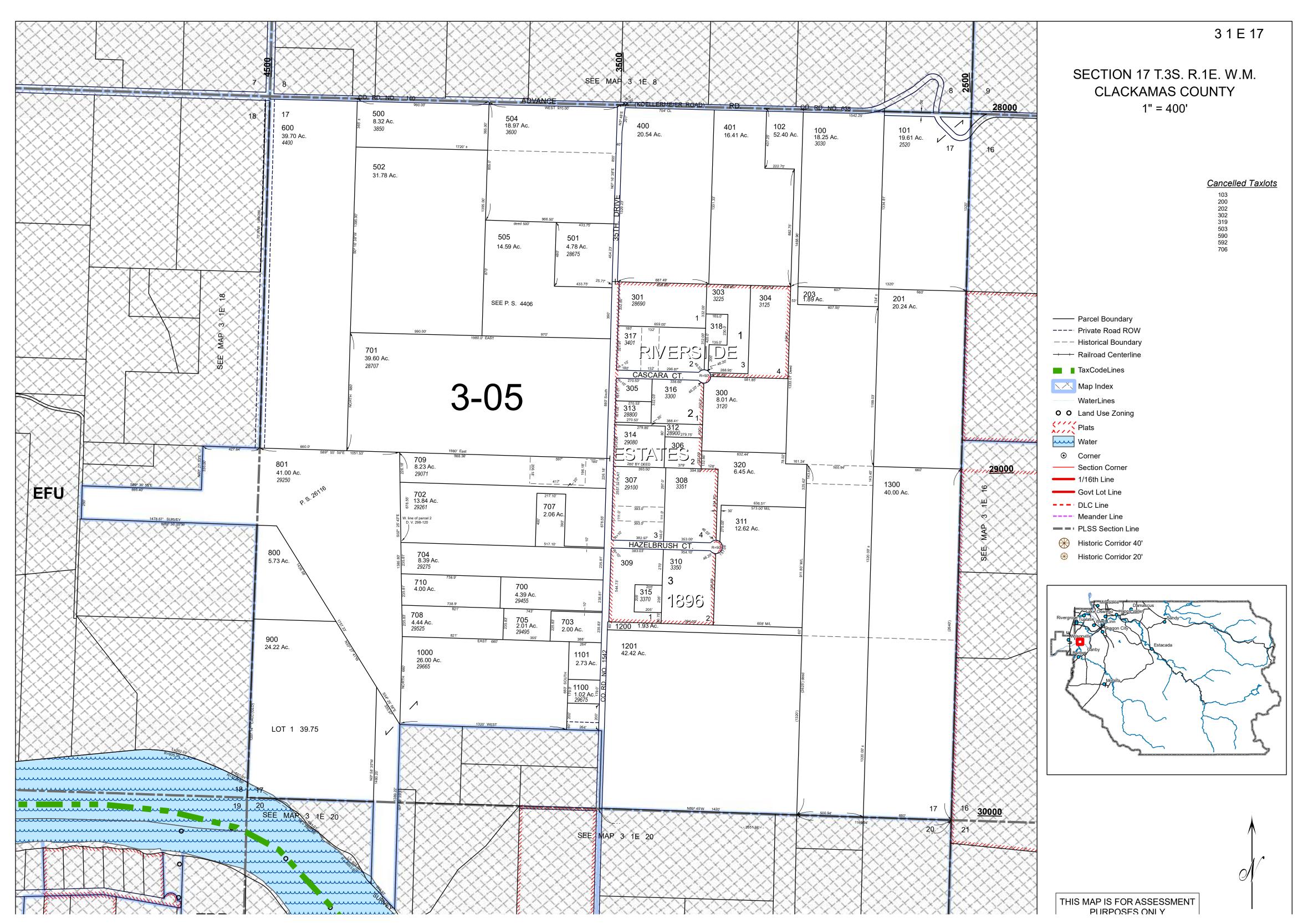
Sale Amount: Sale Date: Document Num:

#### **Transaction History**

#### No Transactions Found.



00767174, Wilsonville, OR



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## Property Account Summary



| Account Number          | 00767174 |                 |                        | Property Address           | NO SITUS , ADD   | RESS, OR              |                  |
|-------------------------|----------|-----------------|------------------------|----------------------------|------------------|-----------------------|------------------|
| General Information     | <u> </u> |                 |                        |                            |                  |                       |                  |
| Alternate Property #    |          | 31E17 00800     |                        |                            |                  |                       |                  |
| Property Description    |          | Section 17 Tov  | vnship 3S              | Range 1E TAX LOT 00800     |                  |                       |                  |
| Last Sale Price         |          | \$0.00          |                        |                            |                  |                       |                  |
| Last Sale Date          |          | 01/28/2008      |                        |                            |                  |                       |                  |
| Last Sale Excise Number |          | 172362          |                        |                            |                  |                       |                  |
| Property Category       |          | Land &/or Buil  | ldings                 |                            |                  |                       |                  |
| Status                  |          | Active, Locally |                        | Use Assessed               |                  |                       |                  |
| Tax Code Area           |          | 003-005         |                        |                            |                  |                       |                  |
| Remarks                 |          |                 |                        |                            |                  |                       |                  |
|                         |          |                 |                        |                            |                  |                       |                  |
| Tax Rate  Description   |          | Rate            |                        |                            |                  |                       |                  |
| Total Rate              |          | 16.614          |                        |                            |                  |                       |                  |
| Total Nate              |          | 10.014          |                        |                            |                  |                       |                  |
| Property Characteris    | stics    |                 |                        |                            |                  |                       |                  |
| Property Tax Deferral   |          | Potential Ad    | lditional <sup>*</sup> | Tax Liability              |                  |                       |                  |
| Neighborhood            |          | 15774: Wes      | st Linn/W              | ilsonville rural all other |                  |                       |                  |
| Land Class Category     |          | 680: Forest     | & Farm                 | Land Vacant                |                  |                       |                  |
| Acreage                 |          | 5.73            |                        |                            |                  |                       |                  |
| Change property ratio   |          | 6XX             |                        |                            |                  |                       |                  |
| Parties                 |          |                 |                        |                            |                  |                       |                  |
| Role                    |          | Percent         | Name                   |                            | Address          |                       |                  |
| Taxpayer                |          | 100             | BRUCK                  | VERNON E & PENNY L         | PO BOX 28        | 37, WILSONVILLE, OR 9 | 7070             |
| Owner                   |          | 100             | BRUCK                  | VERNON E & PENNY L         | PO BOX 28        | 37, WILSONVILLE, OR 9 | 7070             |
|                         |          |                 |                        |                            | l l              |                       |                  |
| Property Values         |          |                 |                        |                            |                  |                       |                  |
| Value Type              |          | Т               | ax Year<br>2022        | Tax Year<br>2021           | Tax Year<br>2020 | Tax Year<br>2019      | Tax Year<br>2018 |
| AVR Total               |          |                 | \$3,071                | \$2,977                    | \$2,890          | \$2,807               | \$2,728          |
| Exempt                  |          |                 |                        |                            |                  |                       |                  |
| TVR Total               |          |                 | \$3,071                | \$2,977                    | \$2,890          | \$2,807               | \$2,728          |
| Real Mkt Land           |          | \$              | 606,739                | \$514,945                  | \$490,317        | \$476,884             | \$463,450        |
| Real Mkt Bldg           |          |                 |                        |                            |                  |                       |                  |
| Real Mkt Total          |          | \$              | 606,739                | \$514,945                  | \$490,317        | \$476,884             | \$463,450        |
| M5 Mkt Land             |          |                 |                        |                            |                  |                       |                  |
| M5 Mkt Bldg             |          |                 |                        |                            |                  |                       |                  |
| M5 SAV                  |          |                 | \$5,970                | \$5,813                    | \$5,814          | \$5,434               | \$5,203          |
| SAVL (MAV Use Portion   | 1)       |                 | \$3,071                | \$2,977                    | \$2,890          | \$2,807               | \$2,728          |
| MAV (Market Portion)    |          |                 |                        |                            |                  |                       |                  |
| Mkt Exception           |          |                 |                        |                            |                  |                       |                  |
| AV Exception            |          |                 |                        |                            |                  |                       |                  |

| Parents        |               |        |           |         |           |                        |
|----------------|---------------|--------|-----------|---------|-----------|------------------------|
| Parcel No.     | Seg/Merge No. | Status | From Date | To Date | Continued | <b>Document Number</b> |
| No Parents Fou | nd            |        |           |         |           |                        |

| Ch | ild | rer |
|----|-----|-----|
|    |     |     |

| Parcel No.        | Seg/Merge No. | Status | From Date | To Date | Document Number |  |
|-------------------|---------------|--------|-----------|---------|-----------------|--|
| No Children Found |               |        |           |         |                 |  |

#### **Active Exemptions**

No Exemptions Found

| Events            | Events                 |                         |   |  |  |  |  |  |  |  |
|-------------------|------------------------|-------------------------|---|--|--|--|--|--|--|--|
| Effective<br>Date | Entry Date-Time        | Туре                    | Remarks   |  |  |  |  |  |  |  |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Taxpayer Changed        | Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB  |  |  |  |  |  |  |  |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Recording Processed     | Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB  |  |  |  |  |  |  |  |
| 11/30/2007        | 12/19/2007<br>11:58:00 | Recording Processed     | Property Transfer Filing No.: 170391, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by ROMANSIE  |  |  |  |  |  |  |  |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Taxpayer Changed        | Property Transfer Filing No.: 90058 12/22/2003 by LAURIEB   |  |  |  |  |  |  |  |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Recording Processed     | Property Transfer Filing No.: 90058, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB   |  |  |  |  |  |  |  |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Recording Processed     | Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO |  |  |  |  |  |  |  |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Taxpayer Changed        | Property Transfer Filing No.: 44849 12/19/2001 by TINACOO   |  |  |  |  |  |  |  |
| 11/06/2000        | 12/06/2000<br>16:28:00 | Recording Processed     | Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000        |  |  |  |  |  |  |  |
| 07/01/1999        | 07/01/1999<br>12:00:00 | Ownership at Conversion | Contract: 97-83690, 10/1/97, \$ 160000  |  |  |  |  |  |  |  |

#### Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

 $Total\ Due\ only\ includes\ the\ current\ 2022\ taxes.\ Please\ select\ View\ Detailed\ Statement\ for\ a\ full\ payoff.$ 

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

| Receipts  |   |                             |                     |                  |        |
|---|---|-----------------------------|---------------------|------------------|--------|
| Date  | Receipt No.   | Amount Applied to<br>Parcel | Total Amount<br>Due | Receipt<br>Total | Change |
| 11/17/2022 00:00:00   | 5327458 (ReceiptDetail.aspx? receiptnumber=5327458) | \$51.02                     | \$51.02             | \$49.49          | \$0.00 |
| 11/01/2021 00:00:00   | 5022447 (ReceiptDetail.aspx? receiptnumber=5022447) | \$48.15                     | \$48.15             | \$46.71          | \$0.00 |
| 11/09/2020 00:00:00   | 4846019 (ReceiptDetail.aspx? receiptnumber=4846019) | \$48.67                     | \$48.67             | \$47.21          | \$0.00 |
| 11/06/2019 00:00:00 4652410 (ReceiptDetail.aspx? receiptnumber=4652410) |   | \$46.10                     | \$46.10             | \$44.72          | \$0.00 |
| 11/06/2018 00:00:00   | 4459320 (ReceiptDetail.aspx? receiptnumber=4459320) | \$44.48                     | \$44.48             | \$43.15          | \$0.00 |

| Sales History |            |                   |                     |              |                  |              |                  |                         |                          |                  |  |
|---------------|------------|-------------------|---------------------|--------------|------------------|--------------|------------------|-------------------------|--------------------------|------------------|--|
| Sale Date     | Entry Date | Recording<br>Date | Recording<br>Number |              | Excise<br>Number | Deed<br>Type | Transfer<br>Type | Grantor(Seller)         | Grantee(Buyer)           | Other<br>Parcels |  |
| 01/15/2008    | 01/28/2008 | 01/16/2008        | 2008-003361         | \$0.00       | 172362           |              | x                | BRUCK EARL R<br>TRUSTEE | BRUCK VERNON E & PENNY L | No               |  |
| 11/28/2007    | 12/19/2007 | 11/30/2007        | 2007-100291         | \$350,000.00 | 170391           |              | х                | BRUCK EARL R<br>TRUSTEE | BRUCK EARL R<br>TRUSTEE  | No               |  |
| 11/06/2000    | 12/06/2000 | 11/06/2000        | 2000-072218         | \$160,000.00 | 22791            |              |                  |                         | HOLLAND DELMA E          | No               |  |

| Property Details  |                         |            |                   |         |          |            |            |  |
|-------------------|-------------------------|------------|-------------------|---------|----------|------------|------------|--|
| Living Area Sq Ft | <b>Manf Struct Size</b> | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |  |
|                   |                         |            |                   |         |          |            |            |  |
|                   |                         |            |                   |         |          |            |            |  |

## **Detailed Statement**

| Parcel Number | 00767174 | Property Address | NO SITUS , ADDRESS, OR |
|---------------|----------|------------------|------------------------|

**As Of Date:** 5/5/2023

| Tax Year    | Category               | TCA/District | Charged  | Minimum | <b>Balance Due</b> | <b>Due Date</b> |
|-------------|------------------------|--------------|----------|---------|--------------------|-----------------|
| 1993        | Property Tax Principal | 003-005      | \$215.13 | \$0.00  | \$0.00             | 11/15/1993      |
| 1994        | Property Tax Principal | 003-005      | \$205.43 | \$0.00  | \$0.00             | 11/15/1994      |
| 1995        | Property Tax Principal | 003-005      | \$32.77  | \$0.00  | \$0.00             | 11/15/1995      |
| 1996        | Property Tax Principal | 003-005      | \$27.61  | \$0.00  | \$0.00             | 11/15/1996      |
| 1997        | Property Tax Principal | 003-005      | \$21.65  | \$0.00  | \$0.00             | 11/15/1997      |
| 1998        | Property Tax Principal | 003-005      | \$25.08  | \$0.00  | \$0.00             | 11/15/1998      |
| 1999        | Property Tax Principal | 003-005      | \$23.44  | \$0.00  | \$0.00             | 11/15/1999      |
| 2000        | Property Tax Principal | 003-005      | \$24.54  | \$0.00  | \$0.00             | 11/15/2000      |
| 2001        | Property Tax Principal | 003-005      | \$25.51  | \$0.00  | \$0.00             | 11/15/2001      |
| 2002        | Property Tax Principal | 003-005      | \$25.33  | \$0.00  | \$0.00             | 11/15/2002      |
| 2003        | Property Tax Principal | 003-005      | \$26.68  | \$0.00  | \$0.00             | 11/15/2003      |
| 2004        | Property Tax Principal | 003-005      | \$27.91  | \$0.00  | \$0.00             | 11/15/2004      |
| 1005        | Property Tax Principal | 003-005      | \$28.86  | \$0.00  | \$0.00             | 11/15/2005      |
| 1006        | Property Tax Principal | 003-005      | \$29.66  | \$0.00  | \$0.00             | 11/15/2006      |
| 2007        | Property Tax Principal | 003-005      | \$30.97  | \$0.00  | \$0.00             | 11/15/2007      |
| 2008        | Property Tax Principal | 003-005      | \$31.56  | \$0.00  | \$0.00             | 11/15/2008      |
| 1009        | Property Tax Principal | 003-005      | \$33.90  | \$0.00  | \$0.00             | 11/15/2009      |
| 2010        | Property Tax Principal | 003-005      | \$35.13  | \$0.00  | \$0.00             | 11/15/2010      |
| 2011        | Property Tax Principal | 003-005      | \$36.28  | \$0.00  | \$0.00             | 11/15/2011      |
| 2012        | Property Tax Principal | 003-005      | \$37.25  | \$0.00  | \$0.00             | 11/15/2012      |
| 2013        | Property Tax Principal | 003-005      | \$38.00  | \$0.00  | \$0.00             | 11/15/2013      |
| .014        | Property Tax Principal | 003-005      | \$38.92  | \$0.00  | \$0.00             | 11/15/2014      |
| 015         | Property Tax Principal | 003-005      | \$40.59  | \$0.00  | \$0.00             | 11/15/2015      |
| .016        | Property Tax Principal | 003-005      | \$41.83  | \$0.00  | \$0.00             | 11/15/2016      |
| .017        | Property Tax Principal | 003-005      | \$42.81  | \$0.00  | \$0.00             | 11/15/2017      |
| .018        | Property Tax Principal | 003-005      | \$44.48  | \$0.00  | \$0.00             | 11/15/2018      |
| :019        | Property Tax Principal | 003-005      | \$46.10  | \$0.00  | \$0.00             | 11/15/2019      |
| 1020        | Property Tax Principal | 003-005      | \$48.67  | \$0.00  | \$0.00             | 11/15/2020      |
| 2021        | Property Tax Principal | 003-005      | \$48.15  | \$0.00  | \$0.00             | 11/15/2021      |
| 2022        | Property Tax Principal | 003-005      | \$51.02  | \$0.00  | \$0.00             | 11/15/2022      |
| OTAL Due as | of                     | '            |          |         | \$0.00             |                 |

Until a change is requested, all tax statements shall be sent to:

No Change

Clackamas County Official Records Sherry Hall, County Clerk

2003-164552

00618821200301645520030039

\$36.00

D-D Cnt=1 Stn=6 MIKE \$15.00 \$11.00 \$10.00

12/22/2003 11:50:06 AM

#### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that EARL R. BRUCK, hereinafter referred to as "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto EARL R. BRUCK, Trustee of the EARL R. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, and EARL R. BRUCK, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, as tenants in common, hereinafter referred to as "Grantee," and unto Grantee's heirs, successors, and assigns, all of the Grantor's right, title, and interest in and to that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration for this transfer is love and affection.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

After recording, return to:

Vernon L. Burda, P.C. Attorney at Law P. O. Box 427 Wilsonville, OR 97070

PAGE 1 - BARGAIN AND SALE DEED

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30 930.

| in witness when                            | REOF, the Grantor has executed this instrument this 10 day of 03. |
|--|---|
|  | Earl R. Bruck   |
|  | Earl R. Bruck   |
| STATE OF OREGON                            | )<br>) ss.  |
| County of Clackamas                        | )   |
| This instrument was 2003, by EARL R. BRUCK | acknowledged before me on the 10 day of Ottober,                  |
|  |   |

#### Exhibit A

💤 - - - - - 🕿

A tract of land located in the Northeast one-quarter of the Southeast one-quarter and Lot 1 of Section 18, and in the Northwest one-quarter of the Southwest one-quarter and Lot 4 of Section 17, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Commencing at the North one-quarter section corner of Section 18, T. 3 S., R. 1 E., W.M.; thence S. 00°30'00" W., 2310 feet to an iron pipe in the center of Homer Kruse Road; thence East, 1346.53 feet to a 5/8-inch iron rod at the Northeast corner of Deed Fee No. 99-064550; thence along the east line of said Deed Fee, S. 00°29'00" E., 897.78 feet to the true point -ofbeginning; thence N. 89°24'22" E., 1478.67 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence S. 34°25'56" E., 1426.58 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering"; thence S. 00°58'35" E., 1480.25 feet to the Willamette River; thence along said river the following courses: 602.55 feet along the arc of a 6652.64 foot radius non tangent curve to the left, through a central angle of 05°11'22" (the chord of which bears N. 49°16'44" W., 602.34 feet); 601.01 feet along the arc of a 3225.60 foot radius curve to the left, through a central angle of 10°40'32" (the chord of which bears N. 57°12'41" W., 600.14 feet); 542.75 feet along the arc of a 2239.10 foot radius curve to the left, through a central angle of 13°53'18" (the chord of which bears N. 69°29'36" W., 541.42 feet); 352.01 feet along the arc of a 935.36 foot radius curve to the left, through a central angle of 21°33'45" (the chord of which bears N. 87°13'08" W., 349.94 feet); thence N. 00°29'00" W., 424.47 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence N. 40°34'34" W., 742.65 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering" on the east line of deed fee No. 99-064550; thence along said east line, N. 00°29'00" W., 728.24 feet to the true point of beginning, containing 3,677,463 square feet (84.42 acres), more or less.

TOGETHER with an easement for road purposes over that tract of land described in Book 109, pages 286 and 287, Clackamas County Deed Records.

#### **Property Information Report**

### 29500 SW BRUCK LN WILSONVILLE, OR 97070-9709

#### **Ownership Information**

Owner Name: VERNON BRUCK

PENNY BRUCK

Mailing Address: PO BOX 2837 WILSONVILLE, OR 97070-2837

#### **Property Description**

**County:** Clackamas **Map / Tax Lot:** 31E18 /03600

Account Num:00767646Owner Occ.:NoLand Use:Rural/Agricultural ResidenceCensus:0227.02

**Subdivision:** 

**Legal Description:** SECTION 18 TOWNSHIP 3S RANGE 1E TAX LOT 03600

#### **Property Characteristics**

Property Type: RURAL RESIDENCE Building SF: 1,608 Heat: FORCED AIR UNIT

House Style: 1 STORY Living Area SF: 1,608 Cooling:

Year Built:1912Square Feet:1,608Foundation:ConcreteBedrooms:41st Floor SF:1,608Exterior:OTHER

Bathrooms: 1.00 2nd Floor SF: Roof Style:

Lot Size: 1,077,239 3rd Floor SF: Roof Cover: COMPOSITION SHINGLE

Acres: 24.73 Attic SF: Fireplaces:
Garage Type: Bsmnt SF: Bsmnt Type:

Garage SF: Fin Bsmt SF:

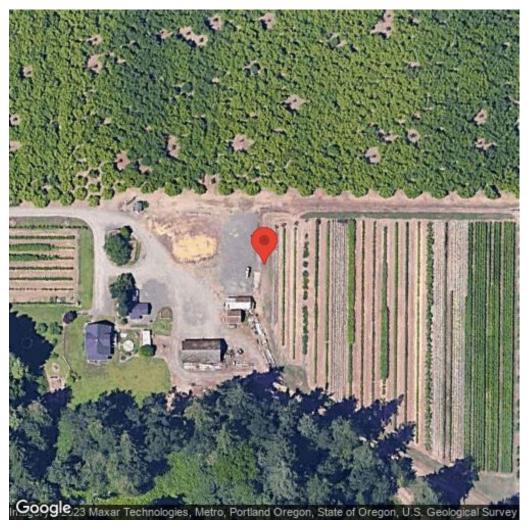
#### **Assessment Information**

Real Market Value: **Land Value:** \$ 1,845,676 \$ 1,591,766 Imp. Value: \$ 253,910 Total Assessed Value: \$ 216,307 Levy Code: 003-005 M-5 Rate: 17.4310 Taxes: \$ 3,593.72 Tax Year: 2022 Assessed Year: 2022

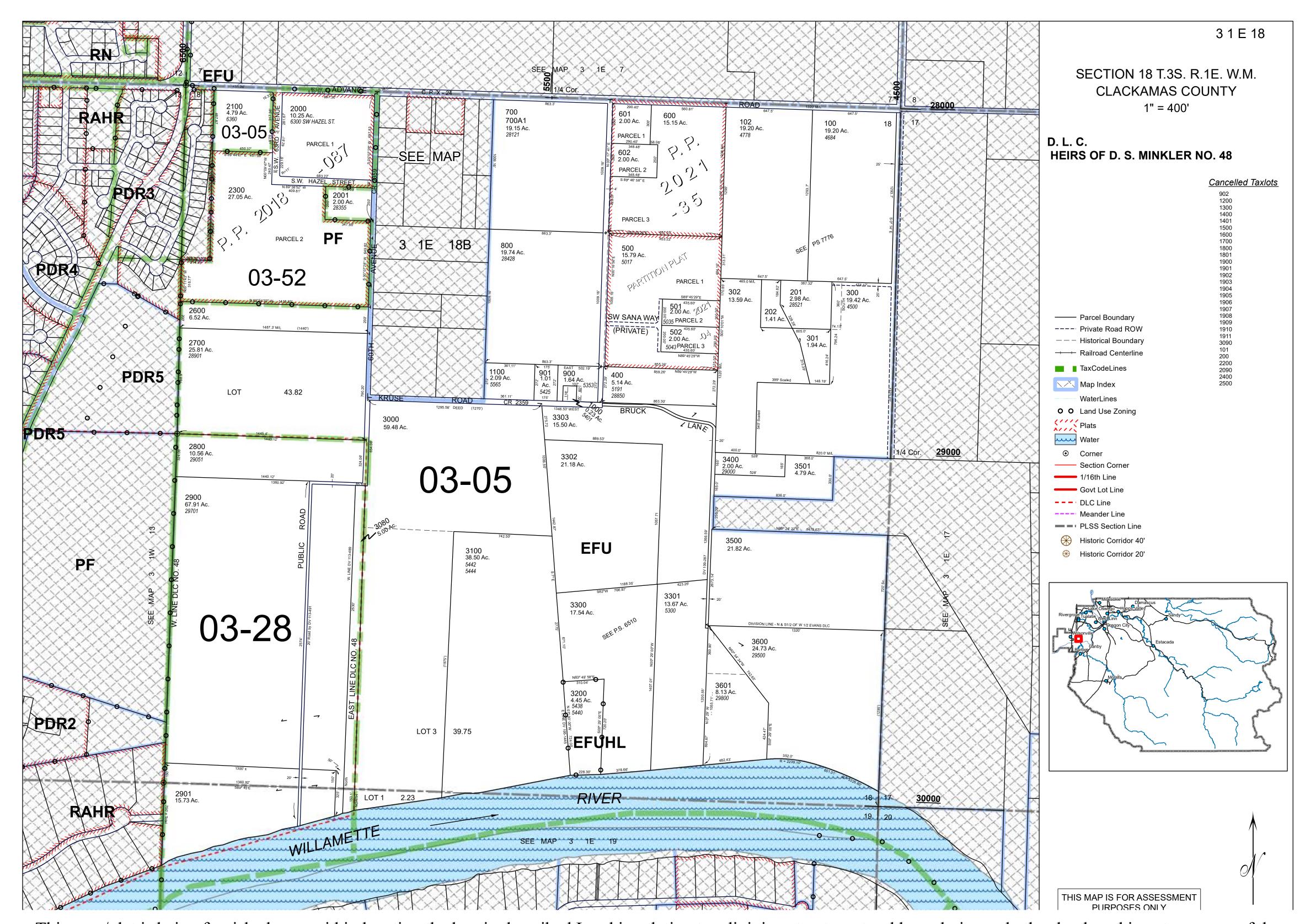
#### **Previous Sale Information**

**Sale Amount:** \$ 350,000 **Sale Date:** 11/28/2007 **Document Num:** 2007-100291

#### **Transaction History Document** Reception **Sale Date Sale Amount Sale Amount** Type Num Book/Page 1/15/2008 \$0 Bs 2008-003361 11/28/2007 \$ 350,000 Wd 2007-100291 \$ 573,000



29500 Sw Bruck Ln, Wilsonville, OR



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## Property Account Summary

No Parents Found



| Account Number   | 00767646 |                    |   | Property Addres   | s 29  | 500 SW BRUCK LN  | , WILSONVILLE, OR 9  | 7070   |
|--|----------|--------------------|---|---|---|--|--|--|
|  |          |                    |   |   |   |  |  |  |
| General Information  | on       |                    |   |   |   |  |  |  |
| Alternate Property #   |          | 31E18 03600        | 1E18 03600  |   |   |  |  |  |
| Property Description   |          |                    | vnship 3S I   | Range 1E TAX LOT 0360   | 00  |  |  |  |
| Last Sale Price  |          | \$0.00             |   |   |   |  |  |  |
| Last Sale Date   |          | 01/28/2008         |   |   |   |  |  |  |
| Last Sale Excise Number  |          |                    |   |   |   |  |  |  |
| Property Category  |          | Land &/or Buil     |   |   |   |  |  |  |
| Status   |          | Active, Locally    | Assessed,   | Use Assessed  |   |  |  |  |
| Tax Code Area  |          | 003-005            |   |   |   |  |  |  |
| Remarks  |          |                    |   |   |   |  |  |  |
| Tax Rate   |          |                    |   |   |   |  |  |  |
| Description  |          | Rate               |   |   |   |  |  |  |
| Total Rate   |          | 16.614             |   |   |   |  |  |  |
| Property Characte  | ristics  |                    |   |   |   |  |  |  |
| Property Tax Deferra   |          | Potential Ad       | lditional <sup>·</sup>  | Tax Liability   |   |  |  |  |
| Neighborhood   |          | 15764: Will        | amette F  | liver South all othe  | er  |  |  |  |
| Land Class Category  |          | 681: Forest        | & Farm  | Land Improved   |   |  |  |  |
| Building Class Categ   | ory      | 14: Single f       | amily res   | s, class 4  |   |  |  |  |
| Year Built   |          | 1912               |   |   |   |  |  |  |
| Acreage  |          | 24.73              |   |   |   |  |  |  |
| Change property rat  | 0        | 6XX                |   |   |   |  |  |  |
| Parties  |          |                    |   |   |   |  |  |  |
| Role   |          | Percent            | Name  |   |   | Address  |  |  |
| Taxpayer   |          |                    | -   | VERNON E & PENN   | IY L  |  | WILSONVILLE, OR 970  | 70   |
| Owner  |          | 100                | BRUCK   | VERNON E & PENN   | IY L  | ,  | WILSONVILLE, OR 970  |  |
|  |          |                    |   |   |   |  | · · · · · · · · · · · · · · · · · · ·  |  |
| Property Values  |          |                    |   |   |   |  |  |  |
| Value Type   |          | Т Т                |   |   |   |  |  |  |
|  |          |                    | ax Year<br>2022   | Tax Yo  | ear<br>021                                    | Tax Year<br>2020   | Tax Year<br>2019   | Tax Year<br>2018   |
| AVR Total  |          | \$                 |   | 20  | 021   |  |  | Tax Year   |
| AVR Total  Exempt  |          | \$                 | 2022  | 20  | 021   | 2020   | 2019   | Tax Year<br>2018   |
|  |          |                    | 2022  | \$210,  | <b>021</b><br>129                             | 2020   | 2019   | Tax Year<br>2018   |
| Exempt   |          | 4                  | <b>2022</b><br>\$216,307  | \$210,<br>\$210,  | 129<br>129                                    | <b>2020</b><br>\$204,134   | <b>2019</b><br>\$198,313   | <b>Tax Year 2018</b> \$192,662   |
| Exempt TVR Total   |          | \$1                | <b>2022</b><br>\$216,307<br>\$216,307   | \$210,<br>\$210,<br>\$210,<br>\$1,328,  | 129<br>129<br>130                             | \$204,134<br>\$204,134   | \$198,313<br>\$198,313   | Tax Year<br>2018<br>\$192,662<br>\$192,662   |
| Exempt TVR Total Real Mkt Land   |          | \$1,<br>\$1,       | 2022<br>\$216,307<br>\$216,307<br>,591,766  | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,  | 129<br>129<br>130<br>810                      | \$204,134<br>\$204,134<br>\$1,183,876  | \$198,313<br>\$198,313<br>\$1,159,005  | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005  |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg   |          | \$1,<br>\$1,       | 2022<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910   | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,                                      | 129<br>130<br>810<br>940                      | \$204,134<br>\$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850  | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180   | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210   |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg Real Mkt Total  |          | \$1,<br>\$1,       | 2022<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910   | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,<br>\$50,                             | 129<br>129<br>130<br>810<br>940               | \$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850<br>\$1,373,726  | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180<br>\$1,345,185  | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210<br>\$1,344,215  |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg Real Mkt Total M5 Mkt Land  |          | \$1,<br>\$1,       | 2022<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910<br>,845,676<br>\$60,438                               | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,<br>\$50,<br>\$211,                   | 129<br>130<br>810<br>940<br>428               | \$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850<br>\$1,373,726<br>\$44,951                                      | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180<br>\$1,345,185<br>\$44,007                                      | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210<br>\$1,344,215<br>\$44,007                                      |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg Real Mkt Total M5 Mkt Land M5 Mkt Bldg  | on)      | \$1,<br>\$1,       | 2022<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910<br>,845,676<br>\$60,438                               | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,<br>\$50,<br>\$211,<br>\$56,          | 129<br>129<br>130<br>810<br>940<br>428<br>810 | \$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850<br>\$1,373,726<br>\$44,951<br>\$189,850                         | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180<br>\$1,345,185<br>\$44,007<br>\$186,180                         | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210<br>\$1,344,215<br>\$44,007<br>\$185,210                         |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg Real Mkt Total M5 Mkt Land M5 Mkt Bldg M5 SAV   |          | \$ \$1,<br>\$ \$1, | \$216,307<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910<br>,845,676<br>\$60,438<br>\$253,910<br>\$56,753 | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,<br>\$50,<br>\$211,<br>\$56,<br>\$27, | 129<br>130<br>810<br>940<br>428<br>810<br>615 | \$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850<br>\$1,373,726<br>\$44,951<br>\$189,850<br>\$59,421             | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180<br>\$1,345,185<br>\$44,007<br>\$186,180<br>\$59,292             | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210<br>\$1,344,215<br>\$44,007<br>\$185,210<br>\$56,755             |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg Real Mkt Total M5 Mkt Land M5 Mkt Bldg M5 SAV SAVL (MAV Use Portion                     |          | \$ \$1,<br>\$ \$1, | \$216,307<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910<br>,845,676<br>\$60,438<br>\$253,910<br>\$56,753 | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,<br>\$50,<br>\$211,<br>\$56,<br>\$27, | 129<br>130<br>810<br>940<br>428<br>810<br>615 | \$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850<br>\$1,373,726<br>\$44,951<br>\$189,850<br>\$59,421<br>\$26,647 | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180<br>\$1,345,185<br>\$44,007<br>\$186,180<br>\$59,292<br>\$25,995 | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210<br>\$1,344,215<br>\$44,007<br>\$185,210<br>\$56,755<br>\$25,363 |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg Real Mkt Total M5 Mkt Land M5 Mkt Bldg M5 SAV SAVL (MAV Use Portion                     |          | \$ \$1,<br>\$ \$1, | \$216,307<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910<br>,845,676<br>\$60,438<br>\$253,910<br>\$56,753 | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,<br>\$50,<br>\$211,<br>\$56,<br>\$27, | 129<br>130<br>810<br>940<br>428<br>810<br>615 | \$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850<br>\$1,373,726<br>\$44,951<br>\$189,850<br>\$59,421<br>\$26,647 | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180<br>\$1,345,185<br>\$44,007<br>\$186,180<br>\$59,292<br>\$25,995 | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210<br>\$1,344,215<br>\$44,007<br>\$185,210<br>\$56,755<br>\$25,363 |
| Exempt TVR Total Real Mkt Land Real Mkt Bldg Real Mkt Total M5 Mkt Land M5 Mkt Bldg M5 SAV SAVL (MAV Use Portion MAV (Market Portion |          | \$ \$1,<br>\$ \$1, | \$216,307<br>\$216,307<br>\$216,307<br>,591,766<br>\$253,910<br>,845,676<br>\$60,438<br>\$253,910<br>\$56,753 | \$210,<br>\$210,<br>\$210,<br>\$1,328,<br>\$211,<br>\$1,539,<br>\$50,<br>\$211,<br>\$56,<br>\$27, | 129<br>130<br>810<br>940<br>428<br>810<br>615 | \$204,134<br>\$204,134<br>\$1,183,876<br>\$189,850<br>\$1,373,726<br>\$44,951<br>\$189,850<br>\$59,421<br>\$26,647 | \$198,313<br>\$198,313<br>\$1,159,005<br>\$186,180<br>\$1,345,185<br>\$44,007<br>\$186,180<br>\$59,292<br>\$25,995 | Tax Year<br>2018<br>\$192,662<br>\$192,662<br>\$1,159,005<br>\$185,210<br>\$1,344,215<br>\$44,007<br>\$185,210<br>\$56,755<br>\$25,363 |

| Children |                   |               |        |           |         |                 |  |  |  |
|----------|-------------------|---------------|--------|-----------|---------|-----------------|--|--|--|
|          | Parcel No.        | Seg/Merge No. | Status | From Date | To Date | Document Number |  |  |  |
|          | No Children Found |               |        |           |         |                 |  |  |  |

#### **Active Exemptions**

No Exemptions Found

| Events            |                        |                         |  |
|-------------------|------------------------|-------------------------|--|
| Effective<br>Date | Entry Date-<br>Time    | Туре                    | Remarks  |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Taxpayer Changed        | Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB   |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Recording<br>Processed  | Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB           |
| 11/30/2007        | 12/19/2007<br>11:58:00 | Recording<br>Processed  | Property Transfer Filing No.: 170391, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by ROMANSIE           |
| 01/12/2004        | 01/12/2004<br>10:20:00 | Seg/Merge<br>Initiated  | SM040187 EFFECTIVE 2004-05: ACREAGE CHANGE, -1.26 AC TO 31E18 03601 BY 2003-141556; BEFORE 01/01/2004 by LAURIEB |
| 01/12/2004        | 01/12/2004<br>10:20:00 | Seg/Merge<br>Completed  | Parent in Seg/Merge SM040187, Effective: 01/02/2003 by LAURIEB   |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Taxpayer Changed        | Property Transfer Filing No.: 90058 12/22/2003 by LAURIEB  |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Recording<br>Processed  | Property Transfer Filing No.: 90058, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB            |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Recording<br>Processed  | Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO          |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Taxpayer Changed        | Property Transfer Filing No.: 44849 12/19/2001 by TINACOO  |
| 11/06/2000        | 12/06/2000<br>16:28:00 | Recording<br>Processed  | Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000                 |
| 07/01/1999        | 07/01/1999<br>12:00:00 | Ownership at Conversion | Contract: 97-83690, 10/1/97, \$ 160000   |

#### Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

| eceipts             |   |                             |                     |                  |        |
|---------------------|---|-----------------------------|---------------------|------------------|--------|
| Date                | Receipt No.   | Amount Applied to<br>Parcel | Total Amount<br>Due | Receipt<br>Total | Change |
| 11/17/2022 00:00:00 | 5327455 (ReceiptDetail.aspx? receiptnumber=5327455) | \$3,593.72                  | \$3,593.72          | \$3,485.91       | \$0.00 |
| 11/01/2021 00:00:00 | 5022445 (ReceiptDetail.aspx? receiptnumber=5022445) | \$3,398.29                  | \$3,398.29          | \$3,296.34       | \$0.00 |
| 11/09/2020 00:00:00 | 4846015 (ReceiptDetail.aspx? receiptnumber=4846015) | \$3,420.91                  | \$3,420.91          | \$3,318.28       | \$0.00 |
| 11/06/2019 00:00:00 | 4652412 (ReceiptDetail.aspx? receiptnumber=4652412) | \$3,257.03                  | \$3,257.03          | \$3,159.32       | \$0.00 |
| 11/06/2018 00:00:00 | 4459319 (ReceiptDetail.aspx? receiptnumber=4459319) | \$3,141.91                  | \$3,141.91          | \$3,047.65       | \$0.00 |

| Sales History |            |                   |                     |              |                  |              |                  |                         |                          |                  |
|---------------|------------|-------------------|---------------------|--------------|------------------|--------------|------------------|-------------------------|--------------------------|------------------|
| Sale Date     | Entry Date | Recording<br>Date | Recording<br>Number |              | Excise<br>Number | Deed<br>Type | Transfer<br>Type | Grantor(Seller)         | Grantee(Buyer)           | Other<br>Parcels |
| 01/15/2008    | 01/28/2008 | 01/16/2008        | 2008-003361         | \$0.00       | 172362           |              | x                | BRUCK EARL R<br>TRUSTEE | BRUCK VERNON E & PENNY L | No               |
| 11/28/2007    | 12/19/2007 | 11/30/2007        | 2007-100291         | \$350,000.00 | 170391           |              | М                | BRUCK EARL R<br>TRUSTEE | BRUCK EARL R<br>TRUSTEE  | No               |
| 11/06/2000    | 12/06/2000 | 11/06/2000        | 2000-072218         | \$160,000.00 | 22791            |              |                  |                         | HOLLAND DELMA            | No               |

#### **Property Details**

| Living Area Sq F | t Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|------------------|--------------------|------------|-------------------|---------|----------|------------|------------|
| 1608             | 0 X 0              | 1912       | 45                | 1.0     | 4        | 1          | 0          |
|                  |                    |            |                   |         |          |            |            |

## **Detailed Statement**

| Parcel Number | 00767646 | Property Address | 29500 SW BRUCK LN , WILSONVILLE, |
|---------------|----------|------------------|----------------------------------|
|               |          |                  | OR 97070                         |

**As Of Date:** 5/5/2023

| Tax Year                  | Category               | TCA/District | Charged    | Minimum | Balance Due | Due Date   |
|---------------------------|------------------------|--------------|------------|---------|-------------|------------|
| 1993                      | Property Tax Principal | 003-005      | \$1,008.92 | \$0.00  | \$0.00      | 11/15/1993 |
| 1994                      | Property Tax Principal | 003-005      | \$1,512.90 | \$0.00  | \$0.00      | 11/15/1994 |
| 1995                      | Property Tax Principal | 003-005      | \$1,288.39 | \$0.00  | \$0.00      | 11/15/1995 |
| 1996                      | Property Tax Principal | 003-005      | \$1,285.52 | \$0.00  | \$0.00      | 11/15/1996 |
| 1997                      | Property Tax Principal | 003-005      | \$1,355.71 | \$0.00  | \$0.00      | 11/15/1997 |
| 1998                      | Property Tax Principal | 003-005      | \$1,544.83 | \$0.00  | \$0.00      | 11/15/1998 |
| 1999                      | Property Tax Principal | 003-005      | \$1,427.41 | \$0.00  | \$0.00      | 11/15/1999 |
| 2000                      | Property Tax Principal | 003-005      | \$1,602.47 | \$0.00  | \$0.00      | 11/15/2000 |
| 2001                      | Property Tax Principal | 003-005      | \$1,666.93 | \$0.00  | \$0.00      | 11/15/2001 |
| 2002                      | Property Tax Principal | 003-005      | \$1,744.52 | \$0.00  | \$0.00      | 11/15/2002 |
| 2003                      | Property Tax Principal | 003-005      | \$1,789.16 | \$0.00  | \$0.00      | 11/15/2003 |
| 2004                      | Property Tax Principal | 003-005      | \$1,877.38 | \$0.00  | \$0.00      | 11/15/2004 |
| 2005                      | Property Tax Principal | 003-005      | \$2,059.56 | \$0.00  | \$0.00      | 11/15/2005 |
| 2006                      | Property Tax Principal | 003-005      | \$2,115.78 | \$0.00  | \$0.00      | 11/15/2006 |
| 2007                      | Property Tax Principal | 003-005      | \$2,211.80 | \$0.00  | \$0.00      | 11/15/2007 |
| 2008                      | Property Tax Principal | 003-005      | \$2,246.74 | \$0.00  | \$0.00      | 11/15/2008 |
| 2009                      | Property Tax Principal | 003-005      | \$2,409.64 | \$0.00  | \$0.00      | 11/15/2009 |
| 2010                      | Property Tax Principal | 003-005      | \$2,481.43 | \$0.00  | \$0.00      | 11/15/2010 |
| 2011                      | Property Tax Principal | 003-005      | \$2,470.56 | \$0.00  | \$0.00      | 11/15/2011 |
| 2012                      | Property Tax Principal | 003-005      | \$2,497.68 | \$0.00  | \$0.00      | 11/15/2012 |
| 2013                      | Property Tax Principal | 003-005      | \$2,473.28 | \$0.00  | \$0.00      | 11/15/2013 |
| 2014                      | Property Tax Principal | 003-005      | \$2,675.22 | \$0.00  | \$0.00      | 11/15/2014 |
| 2015                      | Property Tax Principal | 003-005      | \$2,786.41 | \$0.00  | \$0.00      | 11/15/2015 |
| 2016                      | Property Tax Principal | 003-005      | \$2,874.34 | \$0.00  | \$0.00      | 11/15/2016 |
| 2017                      | Property Tax Principal | 003-005      | \$2,974.37 | \$0.00  | \$0.00      | 11/15/2017 |
| 2018                      | Property Tax Principal | 003-005      | \$3,141.91 | \$0.00  | \$0.00      | 11/15/2018 |
| 2019                      | Property Tax Principal | 003-005      | \$3,257.03 | \$0.00  | \$0.00      | 11/15/2019 |
| 2020                      | Property Tax Principal | 003-005      | \$3,420.91 | \$0.00  | \$0.00      | 11/15/2020 |
| 2021                      | Property Tax Principal | 003-005      | \$3,398.29 | \$0.00  | \$0.00      | 11/15/2021 |
| 2022                      | Property Tax Principal | 003-005      | \$3,593.72 | \$0.00  | \$0.00      | 11/15/2022 |
| OTAL Due as<br>05/05/2023 | of                     |              |            |         | \$0.00      |            |

AFTER RECORDING RETURN TO: Reif, Reif & Thalhofer, Attorneys P. O. Box 729 Canby, OR 97013-0729

UNTIL OTHERWISE REQUESTED, SEND TAX STATEMENTS TO: Vernon Bruck P O Box 2837 Wilsonville OR 97070 Clackamas County Official Records Sherry Hall, County Clerk

s 2008-003361

01/16/2008 09:18:33 AM

01179583200800033610030035

\$41.00

D-D Cnt=1 Stn=9 DIANNAW \$15.00 \$16.00 \$10.00

# BARGAIN AND SALE DEED (Deed of Gift)

#### RECITALS:

- 1. VERNON BRUCK and PENNY BRUCK are husband and wife.
- 2. EARL R. BRUCK and LOUISE I. BRUCK are husband and wife.
- 3. **VERNON BRUCK** and **PENNY BRUCK** own an undivided one-third (1/3) interest in the real property described in the attached Exhibit A.
- 4. **EARL R. BRUCK** is Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, and is also the Trustee of the **LOUISE I. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, as to an undivided two-thirds (2/3) interest.
- 5. It is the intent of this deed for **EARL R. BRUCK**, Individually and as the Trustee of the Trust described in Recital 4 above and **LOUISE I. BRUCK**, Individually, to transfer as a gift the real property described in Exhibit A to **VERNON BRUCK** and **PENNY BRUCK**.

#### NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, that **EARL R. BRUCK**, Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST dated July 3, 1991, as amended and restated May 15, 1992, **EARL R. BRUCK**, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST, dated July 3, 1991, as amended and restated May 15, 1992, and **EARL R. BRUCK** and **LOUISE I. BRUCK**, husband and wife, as individuals, hereinafter collectively called GRANTOR, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **VERNON BRUCK** and **PENNY BRUCK**, husband and wife, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to wit:

#### SEE EXHIBIT A.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a Deed of Gift for which the fair market value is \$700,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 2008. East R-Brue Earl R. Bruck, Trustee of the Earl R. Bruck Earl R. Bruck, Trustee of the Louise I. Revocable Living Trust - Grantor Bruck Revocable Living Trust - Grantor Lark. Bruck Earl R. Bruck, Individually Louise I. Bruck, Individually STATE OF OREGON SS. County of Clackamas Before me personally appeared the above named EARL R. BRUCK, Individually, and as Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST and as Trustee of the LOUISE I. BRUCK REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed. OFFICIAL SEAL DIANE R WEIRICH NOTARY PUBLIC-OREGON Notary Public for Oregon My Commission Expires: Library 2 2010 COMMISSION NO. 402153 MY COMMISSION EXPIRES FEBRUARY 2, 2010 STATE OF OREGON County of Clackamas Before me personally appeared the above named LOUISE I. BRUCK, Individually, and acknowledged the foregoing instrument to be her voluntary act and deed. OFFICIAL SEAL DIANE R WEIRICH Notary Public for Oregon
My Commission Expires: Lilmany 2, 2010 NOTARY PUBLIC-OREGON COMMISSION NO. 402153 MY COMMISSION EXPIRES FEBRUARY 2, 2010

#### Exhibit "A"

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

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 00° 30' 00" WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH 00° 29' 00" EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH 89° 24' 22" EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH 34º 25' 56" EAST, 1426.58 FEET-TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH 00° 58' 35" EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05° 11' 22" (THE CHORD OF WHICH BEARS NORTH 49º 16' 44" WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10° 40' 32" (THE CHORD OF WHICH BEARS NORTH 57º 12' 41" WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13° 53' 18" (THE CHORD OF WHICH BEARS NORTH 69° 29' 36" WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21° 33' 45" (THE CHORD OF WHICH BEARS NORTH 87º 13' 08" WEST, 349.94 FEET); THENCE NORTH 00º 29' 00" WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH 40° 34' 34" WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH 00° 29' 00" WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Tax Parcel Number: 00767646



#### **Property Information Report**

#### **Address Not Available**

#### **Ownership Information**

**Owner Name:** Please see attached vesting deed for current ownership.

Mailing Address: PO BOX 2837 WILSONVILLE, OR 97070-2837

#### **Property Description**

**Subdivision:** 

**County:** Clackamas **Map / Tax Lot:** 31E17 /00900

Account Num: 00767183 Owner Occ.: No

Private Preserve, Open Space-Vacant Land

Census:

Census:

(Forest Land, Conservation)

**Legal Description:** SECTION 17 TOWNSHIP 3S RANGE 1E TAX LOT 00900

#### **Property Characteristics**

**Property Type:** VACANT LAND **Building SF: Heat: House Style:** Living Area SF: Cooling: Year Built: **Square Feet:** Foundation: **Bedrooms:** 1st Floor SF: **Exterior: Bathrooms:** 2nd Floor SF: **Roof Style:** Lot Size: 1,055,023 3rd Floor SF: **Roof Cover:** Acres: 24.22 Attic SF: Fireplaces: Garage Type: **Bsmnt SF: Bsmnt Type:** 

Garage SF: Fin Bsmt SF:

#### **Assessment Information**

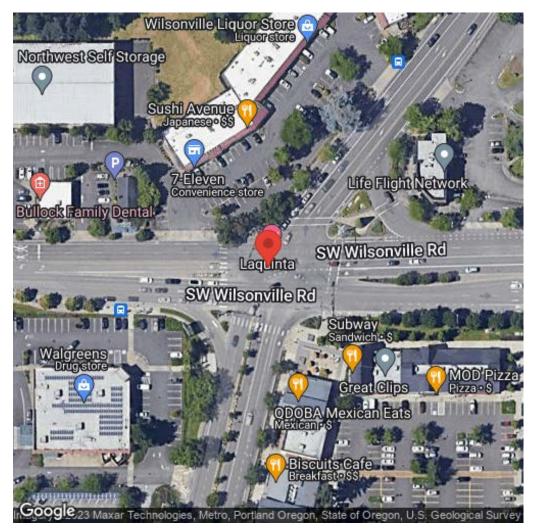
**Real Market Value: Land Value:** \$ 0 \$ 1,068,547 \$ 1,068,547 Imp. Value: **Total Assessed Value:** \$ 20,271 Levy Code: 003-005 M-5 Rate: 17.4310 Taxes: \$ 336.79 Tax Year: 2022 Assessed Year: 2022

#### **Previous Sale Information**

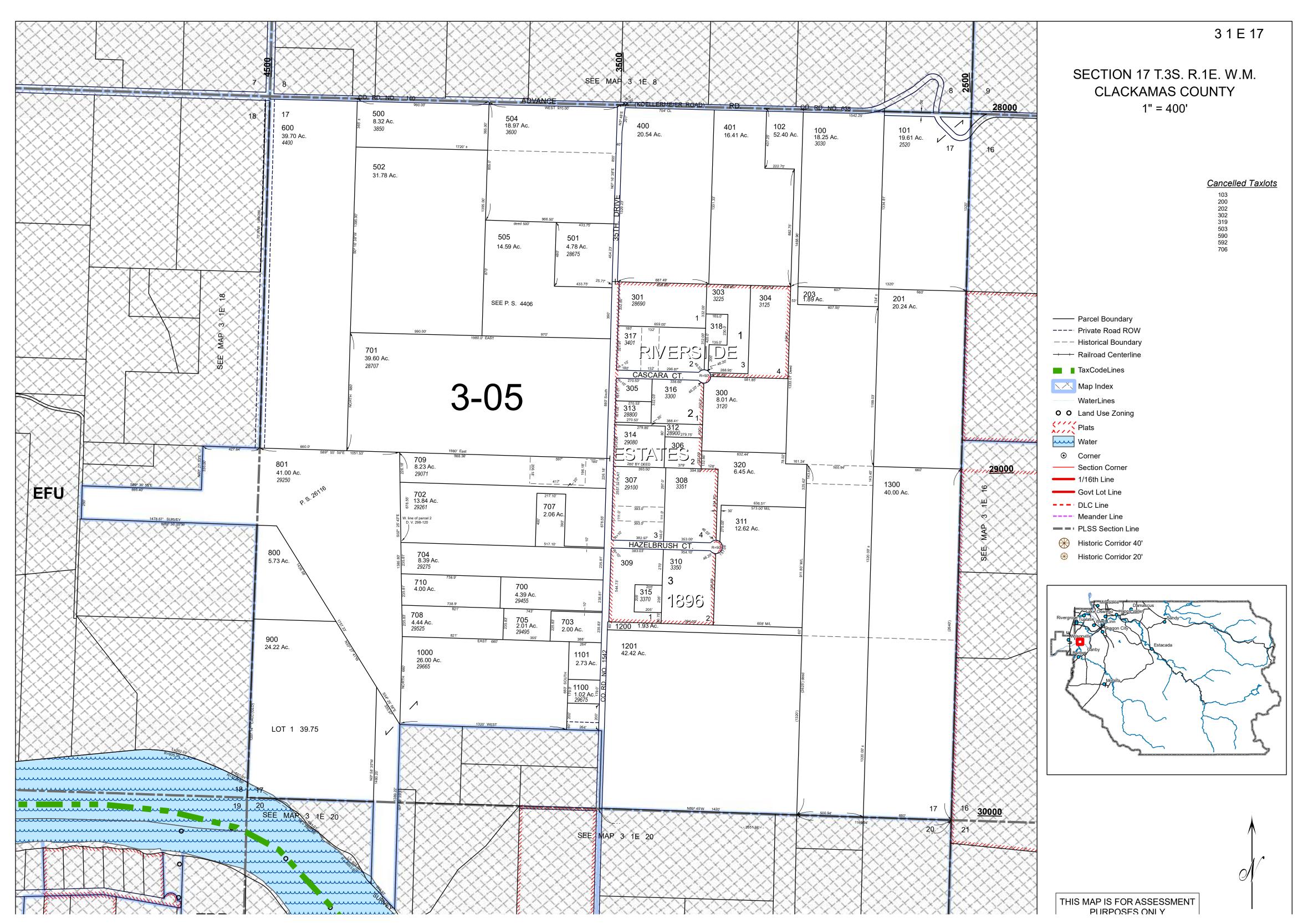
Sale Amount: Sale Date: Document Num:

#### Transaction History

#### No Transactions Found.



00767183, Wilsonville, OR



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## Property Account Summary



| Account Number                           | 00767183 |             | Prop                                    | erty Address     | NO SITUS , ADDRE | SS, OR               |           |  |  |
|--|----------|-------------|---|------------------|------------------|----------------------|-----------|--|--|
| General Information                      |          |             |   |                  |                  |                      |           |  |  |
| Alternate Property #                     |          | 31E17 00900 |   |                  |                  |                      |           |  |  |
| Property Description                     |          |             | unchin 2C Danga                         | 15 TAV LOT 00000 |                  |                      |           |  |  |
| Last Sale Price                          |          |             | wiisiiip 33 Kaiige                      | 1E TAX LOT 00900 |                  |                      |           |  |  |
|  |          |             |   |                  |                  |                      |           |  |  |
| Last Sale Date  Last Sale Excise Number  |          | 01/28/2008  |   |                  |                  |                      |           |  |  |
| Property Category                        |          |             | and &/or Buildings                      |                  |                  |                      |           |  |  |
| Status                                   |          |             | Assessed, Use A                         | ssessed          |                  |                      |           |  |  |
| Tax Code Area                            |          | 003-005     | ·                                       |                  |                  |                      |           |  |  |
| Remarks                                  | 003-003  |             |   |                  |                  |                      |           |  |  |
|  |          |             |   |                  |                  |                      |           |  |  |
| Tax Rate                                 |          |             |   |                  |                  |                      |           |  |  |
| Description                              |          | Rate        |   |                  |                  |                      |           |  |  |
| Total Rate                               |          | 16.614      |   |                  |                  |                      |           |  |  |
| <b>Property Characterist</b>             | ics      |             |   |                  |                  |                      |           |  |  |
| Property Tax Deferral Potential Addition |          |             | lditional Tax Li                        | ability          |                  |                      |           |  |  |
| Neighborhood 15764                       |          |             | 15764: Willamette River South all other |                  |                  |                      |           |  |  |
| Land Class Category 680: Fores           |          |             | & Farm Land                             | Vacant           |                  |                      |           |  |  |
| Acreage                                  | 24.22    |             |   |                  |                  |                      |           |  |  |
| Change property ratio                    |          | 6XX         |   |                  |                  |                      |           |  |  |
| Parties                                  |          |             |   |                  |                  |                      |           |  |  |
| Role                                     |          | Percent     | Name                                    |                  | Address          |                      |           |  |  |
| Taxpayer                                 |          | 100         | BRUCK VERN                              | ON E & PENNY L   | PO BOX 2837      | 7, WILSONVILLE, OR 9 | 7070      |  |  |
| Owner                                    |          | 100         | BRUCK VERN                              | ON E & PENNY L   | PO BOX 2837      | 7, WILSONVILLE, OR 9 | 7070      |  |  |
| Dranauty Values                          |          |             |   |                  | ·                |                      |           |  |  |
| Property Values                          |          |             | Tax Year                                | Tax Year         | Tax Year         | Tax Year             | Tax Year  |  |  |
| Value Type                               |          |             | 2022                                    | 2021             | 2020             | 2019                 | 2018      |  |  |
| AVR Total                                |          |             | \$20,271                                | \$19,678         | \$19,107         | \$18,557             | \$18,028  |  |  |
| Exempt                                   |          |             |   |                  |                  |                      |           |  |  |
| TVR Total                                |          |             | \$20,271                                | \$19,678         | \$19,107         | \$18,557             | \$18,028  |  |  |
| Real Mkt Land                            |          |             | \$1,068,547                             | \$891,569        | \$794,733        | \$778,036            | \$778,036 |  |  |
| Real Mkt Bldg                            |          |             |   |                  |                  |                      |           |  |  |
| Real Mkt Total                           |          |             | \$1,068,547                             | \$891,569        | \$794,733        | \$778,036            | \$778,036 |  |  |
| M5 Mkt Land                              |          |             |   |                  |                  |                      |           |  |  |
| M5 Mkt Bldg                              |          |             |   |                  |                  |                      |           |  |  |
| M5 SAV                                   |          |             | \$40,473                                | \$40,099         | \$41,821         | \$41,031             | \$39,183  |  |  |
| SAVL (MAV Use Portion)                   |          |             | \$20,271                                | \$19,678         | \$19,107         | \$18,557             | \$18,028  |  |  |
| MAV (Market Portion)                     |          |             |   |                  |                  |                      |           |  |  |
| Mkt Exception                            |          |             |   |                  |                  |                      |           |  |  |

| Parents         |               |        |           |         |           |                 |  |  |
|-----------------|---------------|--------|-----------|---------|-----------|-----------------|--|--|
| Parcel No.      | Seg/Merge No. | Status | From Date | To Date | Continued | Document Number |  |  |
| No Parents Four | nd            |        |           |         |           |                 |  |  |

| Chil | dren |
|------|------|
|------|------|

AV Exception

| Parcel No.        | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found |               |        |           |         |                 |

#### **Active Exemptions**

No Exemptions Found

| Events            | Events                 |                         |  |  |  |  |  |  |  |
|-------------------|------------------------|-------------------------|--|--|--|--|--|--|--|
| Effective<br>Date | Entry Date-<br>Time    | Туре                    | Remarks  |  |  |  |  |  |  |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Taxpayer Changed        | Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB   |  |  |  |  |  |  |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Recording<br>Processed  | Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB           |  |  |  |  |  |  |
| 11/30/2007        | 12/19/2007<br>11:58:00 | Recording<br>Processed  | Property Transfer Filing No.: 170391, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by ROMANSIE           |  |  |  |  |  |  |
| 01/12/2004        | 01/12/2004<br>10:09:00 | Seg/Merge<br>Completed  | Parent in Seg/Merge SM040186, Effective: 01/02/2003 by LAURIEB   |  |  |  |  |  |  |
| 01/12/2004        | 01/12/2004<br>10:07:00 | Seg/Merge<br>Initiated  | SM040186 EFFECTIVE 2004-05: ACREAGE CHANGE, -3.60 AC TO 31E17 01000 BY 2003-144571; BEFORE 01/01/2004 by LAURIEB |  |  |  |  |  |  |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Taxpayer Changed        | Property Transfer Filing No.: 90058 12/22/2003 by LAURIEB  |  |  |  |  |  |  |
| 12/22/2003        | 01/13/2004<br>08:50:00 | Recording<br>Processed  | Property Transfer Filing No.: 90058, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB            |  |  |  |  |  |  |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Recording<br>Processed  | Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO          |  |  |  |  |  |  |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Taxpayer Changed        | Property Transfer Filing No.: 44849 12/19/2001 by TINACOO  |  |  |  |  |  |  |
| 11/06/2000        | 12/06/2000<br>16:28:00 | Recording<br>Processed  | Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000                 |  |  |  |  |  |  |
| 07/01/1999        | 07/01/1999<br>12:00:00 | Ownership at Conversion | Contract: 97-83690, 10/1/97, \$ 160000   |  |  |  |  |  |  |

#### Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

 $Total\ Due\ only\ includes\ the\ current\ 2022\ taxes.\ Please\ select\ View\ Detailed\ Statement\ for\ a\ full\ payoff.$ 

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

| Receipts            |   |                             |                     |                  |        |
|---------------------|---|-----------------------------|---------------------|------------------|--------|
| Date                | Receipt No.   | Amount Applied to<br>Parcel | Total Amount<br>Due | Receipt<br>Total |        |
| 11/17/2022 00:00:00 | 5327456 (ReceiptDetail.aspx? receiptnumber=5327456) | \$336.79                    | \$336.79            | \$326.69         | \$0.00 |
| 11/01/2021 00:00:00 | 5022449 (ReceiptDetail.aspx? receiptnumber=5022449) | \$318.24                    | \$318.24            | \$308.69         | \$0.00 |
| 11/09/2020 00:00:00 | 4846016 (ReceiptDetail.aspx? receiptnumber=4846016) | \$321.78                    | \$321.78            | \$312.13         | \$0.00 |
| 11/06/2019 00:00:00 | 4652409 (ReceiptDetail.aspx? receiptnumber=4652409) | \$304.78                    | \$304.78            | \$295.64         | \$0.00 |
| 11/06/2018 00:00:00 | 4459326 (ReceiptDetail.aspx? receiptnumber=4459326) | \$294.00                    | \$294.00            | \$285.18         | \$0.00 |

| Sales History |            |                   |                     |              |                  |              |                  |                         |                          |                  |
|---------------|------------|-------------------|---------------------|--------------|------------------|--------------|------------------|-------------------------|--------------------------|------------------|
| Sale Date     | Entry Date | Recording<br>Date | Recording<br>Number |              | Excise<br>Number | Deed<br>Type | Transfer<br>Type | Grantor(Seller)         | Grantee(Buyer)           | Other<br>Parcels |
| 01/15/2008    | 01/28/2008 | 01/16/2008        | 2008-003361         | \$0.00       | 172362           |              | x                | BRUCK EARL R<br>TRUSTEE | BRUCK VERNON E & PENNY L | No               |
| 11/28/2007    | 12/19/2007 | 11/30/2007        | 2007-100291         | \$350,000.00 | 170391           |              | х                | BRUCK EARL R<br>TRUSTEE | BRUCK EARL R<br>TRUSTEE  | No               |
| 11/06/2000    | 12/06/2000 | 11/06/2000        | 2000-072218         | \$160,000.00 | 22791            |              |                  |                         | BRUCK EARL R             | No               |

| Living Area Sq Ft Manf Struct Size Year Built Improvement Grade Stories Bedrooms Full Baths Half Baths | Property Details  |                  |            |                   |         |          |            |            |
|--|-------------------|------------------|------------|-------------------|---------|----------|------------|------------|
|  | Living Area Sq Ft | Manf Struct Size | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |

### **Detailed Statement**

| Parcel Number | 00767183 | Property Address | NO SITUS , ADDRESS, OR |
|---------------|----------|------------------|------------------------|

**As Of Date:** 5/5/2023

| Tax Year                | Category               | TCA/District | Charged  | Minimum | Balance Due | Due Date   |
|-------------------------|------------------------|--------------|----------|---------|-------------|------------|
| 1993                    | Property Tax Principal | 003-005      | \$175.50 | \$0.00  | \$0.00      | 11/15/1993 |
| 1994                    | Property Tax Principal | 003-005      | \$178.89 | \$0.00  | \$0.00      | 11/15/1994 |
| 1995                    | Property Tax Principal | 003-005      | \$170.42 | \$0.00  | \$0.00      | 11/15/1995 |
| 1996                    | Property Tax Principal | 003-005      | \$186.99 | \$0.00  | \$0.00      | 11/15/1996 |
| 1997                    | Property Tax Principal | 003-005      | \$179.33 | \$0.00  | \$0.00      | 11/15/1997 |
| 1998                    | Property Tax Principal | 003-005      | \$181.45 | \$0.00  | \$0.00      | 11/15/1998 |
| 1999                    | Property Tax Principal | 003-005      | \$167.61 | \$0.00  | \$0.00      | 11/15/1999 |
| 2000                    | Property Tax Principal | 003-005      | \$190.42 | \$0.00  | \$0.00      | 11/15/2000 |
| 2001                    | Property Tax Principal | 003-005      | \$197.82 | \$0.00  | \$0.00      | 11/15/2001 |
| 2002                    | Property Tax Principal | 003-005      | \$199.62 | \$0.00  | \$0.00      | 11/15/2002 |
| 2003                    | Property Tax Principal | 003-005      | \$200.77 | \$0.00  | \$0.00      | 11/15/2003 |
| 2004                    | Property Tax Principal | 003-005      | \$185.33 | \$0.00  | \$0.00      | 11/15/2004 |
| 2005                    | Property Tax Principal | 003-005      | \$191.63 | \$0.00  | \$0.00      | 11/15/2005 |
| 2006                    | Property Tax Principal | 003-005      | \$196.90 | \$0.00  | \$0.00      | 11/15/2006 |
| 2007                    | Property Tax Principal | 003-005      | \$205.72 | \$0.00  | \$0.00      | 11/15/2007 |
| 2008                    | Property Tax Principal | 003-005      | \$209.22 | \$0.00  | \$0.00      | 11/15/2008 |
| 2009                    | Property Tax Principal | 003-005      | \$224.62 | \$0.00  | \$0.00      | 11/15/2009 |
| 2010                    | Property Tax Principal | 003-005      | \$232.94 | \$0.00  | \$0.00      | 11/15/2010 |
| 2011                    | Property Tax Principal | 003-005      | \$240.05 | \$0.00  | \$0.00      | 11/15/2011 |
| 2012                    | Property Tax Principal | 003-005      | \$246.65 | \$0.00  | \$0.00      | 11/15/2012 |
| 2013                    | Property Tax Principal | 003-005      | \$251.19 | \$0.00  | \$0.00      | 11/15/2013 |
| 2014                    | Property Tax Principal | 003-005      | \$257.25 | \$0.00  | \$0.00      | 11/15/2014 |
| 2015                    | Property Tax Principal | 003-005      | \$268.65 | \$0.00  | \$0.00      | 11/15/2015 |
| 2016                    | Property Tax Principal | 003-005      | \$276.44 | \$0.00  | \$0.00      | 11/15/2016 |
| 2017                    | Property Tax Principal | 003-005      | \$283.25 | \$0.00  | \$0.00      | 11/15/2017 |
| 2018                    | Property Tax Principal | 003-005      | \$294.00 | \$0.00  | \$0.00      | 11/15/2018 |
| 2019                    | Property Tax Principal | 003-005      | \$304.78 | \$0.00  | \$0.00      | 11/15/2019 |
| 2020                    | Property Tax Principal | 003-005      | \$321.78 | \$0.00  | \$0.00      | 11/15/2020 |
| 2021                    | Property Tax Principal | 003-005      | \$318.24 | \$0.00  | \$0.00      | 11/15/2021 |
| 2022                    | Property Tax Principal | 003-005      | \$336.79 | \$0.00  | \$0.00      | 11/15/2022 |
| TOTAL Due as 05/05/2023 | of                     |              |          |         | \$0.00      |            |

Until a change is requested, all tax statements shall be sent to:

No Change

Clackamas County Official Records Sherry Hall, County Clerk

2003-164552

00618821200301645520030039

\$36.00

D-D Cnt=1 Stn=6 MIKE \$15.00 \$11.00 \$10.00

12/22/2003 11:50:06 AM

#### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that EARL R. BRUCK, hereinafter referred to as "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto EARL R. BRUCK, Trustee of the EARL R. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, and EARL R. BRUCK, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, as tenants in common, hereinafter referred to as "Grantee," and unto Grantee's heirs, successors, and assigns, all of the Grantor's right, title, and interest in and to that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration for this transfer is love and affection.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

After recording, return to:

Vernon L. Burda, P.C. Attorney at Law P. O. Box 427 Wilsonville, OR 97070

PAGE 1 - BARGAIN AND SALE DEED

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

| IN WITNESS WHE                             | REOF, the Gra | antor has executed | this instrument this | day of |
|--|---------------|--------------------|----------------------|--------|
| October , 20                               | U3.           |                    |                      |        |
|  |               | Eg                 | NR.Bru               | ick_   |
|  |               | Earl R. I          | 3ruck                |        |
| STATE OF OREGON                            | )<br>) ss.    |                    |                      |        |
| County of Clackamas                        | )             |                    |                      |        |
| This instrument was 2003, by EARL R. BRUCK |               | d before me on the | 10 day of 0          | tober, |
|  |               |                    | <b></b>              |        |

#### Exhibit A

💤 - - - - - 🕿

A tract of land located in the Northeast one-quarter of the Southeast one-quarter and Lot 1 of Section 18, and in the Northwest one-quarter of the Southwest one-quarter and Lot 4 of Section 17, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Commencing at the North one-quarter section corner of Section 18, T. 3 S., R. 1 E., W.M.; thence S. 00°30'00" W., 2310 feet to an iron pipe in the center of Homer Kruse Road; thence East, 1346.53 feet to a 5/8-inch iron rod at the Northeast corner of Deed Fee No. 99-064550; thence along the east line of said Deed Fee, S. 00°29'00" E., 897.78 feet to the true point -ofbeginning; thence N. 89°24'22" E., 1478.67 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence S. 34°25'56" E., 1426.58 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering"; thence S. 00°58'35" E., 1480.25 feet to the Willamette River; thence along said river the following courses: 602.55 feet along the arc of a 6652.64 foot radius non tangent curve to the left, through a central angle of 05°11'22" (the chord of which bears N. 49°16'44" W., 602.34 feet); 601.01 feet along the arc of a 3225.60 foot radius curve to the left, through a central angle of 10°40'32" (the chord of which bears N. 57°12'41" W., 600.14 feet); 542.75 feet along the arc of a 2239.10 foot radius curve to the left, through a central angle of 13°53'18" (the chord of which bears N. 69°29'36" W., 541.42 feet); 352.01 feet along the arc of a 935.36 foot radius curve to the left, through a central angle of 21°33'45" (the chord of which bears N. 87°13'08" W., 349.94 feet); thence N. 00°29'00" W., 424.47 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence N. 40°34'34" W., 742.65 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering" on the east line of deed fee No. 99-064550; thence along said east line, N. 00°29'00" W., 728.24 feet to the true point of beginning, containing 3,677,463 square feet (84.42 acres), more or less.

TOGETHER with an easement for road purposes over that tract of land described in Book 109, pages 286 and 287, Clackamas County Deed Records.



#### **Property Information Report**

#### **Address Not Available**

#### **Ownership Information**

**Owner Name:** Please see attached vesting deed for current ownership.

Mailing Address: PO BOX 2837 WILSONVILLE, OR 97070-2837

#### **Property Description**

**County:** Clackamas **Map / Tax Lot:** 31E20 /00800

Account Num: 00768707 Owner Occ.: No

Private Preserve, Open Space-Vacant Land

Census:

Census:

(Forest Land, Conservation)

**Subdivision:** 

**Legal Description:** SECTION 20 TOWNSHIP 3S RANGE 1E TAX LOT 00800

#### **Property Characteristics**

**Property Type:** VACANT LAND **Building SF: Heat: House Style:** Living Area SF: Cooling: **Year Built: Square Feet:** Foundation: **Bedrooms:** 1st Floor SF: **Exterior: Bathrooms:** 2nd Floor SF: **Roof Style:** Lot Size: 180,774 3rd Floor SF: **Roof Cover:** Acres: 4.15 Attic SF: Fireplaces: **Garage Type: Bsmnt SF: Bsmnt Type:** 

Garage SF: Fin Bsmt SF:

#### **Assessment Information**

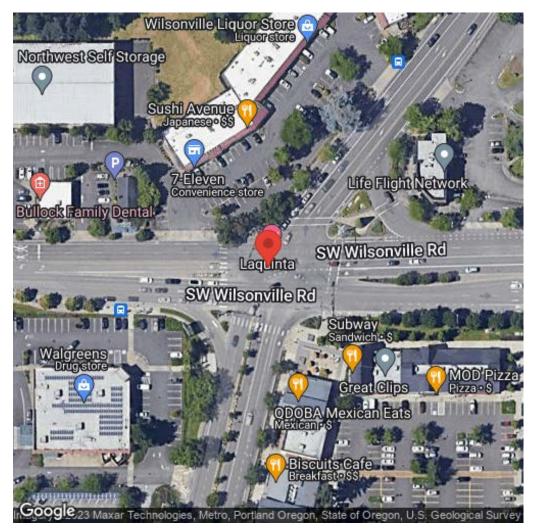
**Real Market Value: Land Value:** \$ 0 \$ 522,743 \$ 522,743 Imp. Value: Total Assessed Value: \$ 1,098 Levy Code: 003-005 M-5 Rate: 17.4310 Taxes: \$ 18.24 Tax Year: 2022 Assessed Year: 2022

#### **Previous Sale Information**

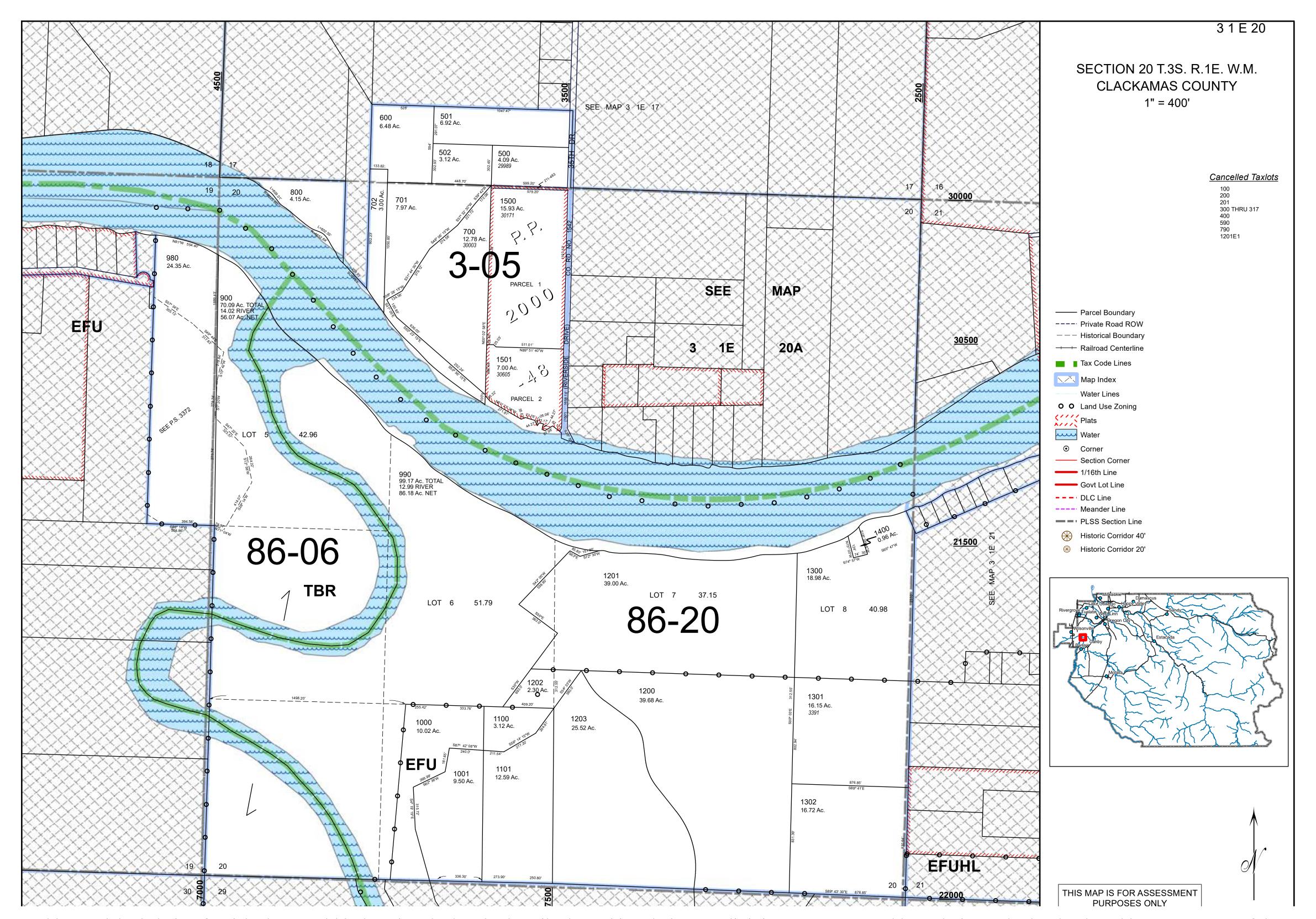
Sale Amount: Sale Date: Document Num:

#### **Transaction History**

#### No Transactions Found.



00768707, Wilsonville, OR



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## Property Account Summary



| Account Number 0         | 0768707        | Prop            | perty Address    | NO SITUS , ADDRESS, | OR                                 |                  |  |  |
|--------------------------|----------------|-----------------|------------------|---------------------|------------------------------------|------------------|--|--|
| General Information      |                |                 |                  |                     |                                    |                  |  |  |
| Alternate Property #     | 31E20 00800    |                 |                  |                     |                                    |                  |  |  |
| Property Description     |                | inchin 25 Dango | 1E TAX LOT 00800 |                     |                                    |                  |  |  |
| Last Sale Price          | \$0.00         | manip 33 Kange  | 1E 1AX EO1 00000 |                     |                                    |                  |  |  |
| Last Sale Price          | 01/28/2008     |                 |                  |                     |                                    |                  |  |  |
| Last Sale Excise Number  | 172362         |                 |                  |                     |                                    |                  |  |  |
| Property Category        | Land &/or Buil | dings           |                  |                     |                                    |                  |  |  |
| Status                   |                | Assessed, Use A | hossess          |                     |                                    |                  |  |  |
| Tax Code Area            | 003-005        | A3303304, 030 A | 3303300          |                     |                                    |                  |  |  |
| Remarks                  | 003 003        |                 |                  |                     |                                    |                  |  |  |
| Kemarks                  |                |                 |                  |                     |                                    |                  |  |  |
| Tax Rate                 |                |                 |                  |                     |                                    |                  |  |  |
| Description              | Rate           |                 |                  |                     |                                    |                  |  |  |
| Total Rate               | 16.614         |                 |                  |                     |                                    |                  |  |  |
| Property Characteristics |                |                 |                  |                     |                                    |                  |  |  |
| Property Tax Deferral    | Potential Ad   | ditional Tax L  | iability         |                     |                                    |                  |  |  |
| Neighborhood             |                |                 | South all other  |                     |                                    |                  |  |  |
| Land Class Category      | 680: Forest    | & Farm Land     | Vacant           |                     |                                    |                  |  |  |
| Acreage                  | 4.15           |                 |                  |                     |                                    |                  |  |  |
| Change property ratio    | 6XX            |                 |                  |                     |                                    |                  |  |  |
| 3 1 1 ,                  |                |                 |                  |                     |                                    |                  |  |  |
| Parties                  |                |                 |                  |                     |                                    |                  |  |  |
| Role                     | Percent        | Name            |                  | Address             | Address                            |                  |  |  |
| Taxpayer                 | 100            | BRUCK VERN      | ION E & PENNY L  | PO BOX 2837, W      | PO BOX 2837, WILSONVILLE, OR 97070 |                  |  |  |
| Owner                    | 100            | BRUCK VERN      | ION E & PENNY L  | PO BOX 2837, W      | PO BOX 2837, WILSONVILLE, OR 97070 |                  |  |  |
| Property Values          |                |                 |                  |                     |                                    |                  |  |  |
| Value Type               | Т              | ax Year<br>2022 | Tax Year<br>2021 | Tax Year<br>2020    | Tax Year<br>2019                   | Tax Year<br>2018 |  |  |
| AVR Total                |                | \$1,098         | \$1,065          | \$1,034             | \$1,005                            | \$978            |  |  |
| Exempt                   |                |                 |                  |                     |                                    |                  |  |  |
| TVR Total                |                | \$1,098         | \$1,065          | \$1,034             | \$1,005                            | \$978            |  |  |
| Real Mkt Land            | \$             | 522,743         | \$436,163        | \$388,790           | \$380,622                          | \$380,622        |  |  |
| Real Mkt Bldg            |                |                 |                  |                     |                                    |                  |  |  |
| Real Mkt Total           | \$             | 522,743         | \$436,163        | \$388,790           | \$380,622                          | \$380,622        |  |  |
| M5 Mkt Land              |                |                 |                  |                     |                                    |                  |  |  |
| M5 Mkt Bldg              |                |                 |                  |                     |                                    |                  |  |  |
| M5 SAV                   |                | \$2,116         | \$2,062          | \$2,072             | \$1,941                            | \$1,858          |  |  |
| SAVL (MAV Use Portion)   |                | \$1,098         | \$1,065          | \$1,034             | \$1,005                            | \$978            |  |  |
| MAV (Market Portion)     |                |                 |                  |                     |                                    |                  |  |  |
| Mkt Exception            |                |                 |                  |                     |                                    |                  |  |  |
| AV Exception             |                |                 |                  |                     |                                    |                  |  |  |

| Parents         |               |        |           |         |           |                        |
|-----------------|---------------|--------|-----------|---------|-----------|------------------------|
| Parcel No.      | Seg/Merge No. | Status | From Date | To Date | Continued | <b>Document Number</b> |
| No Parents Four | nd            |        |           |         |           |                        |

| Ch | ild | lrer |
|----|-----|------|
|    |     |      |

| Parcel No.        | Seg/Merge No. | Status | From Date | To Date | Document Number |
|-------------------|---------------|--------|-----------|---------|-----------------|
| No Children Found |               |        |           |         |                 |

#### **Active Exemptions**

No Exemptions Found

| Events            |                        |                         |   |
|-------------------|------------------------|-------------------------|---|
| Effective<br>Date | Entry Date-<br>Time    | Туре                    | Remarks   |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Taxpayer<br>Changed     | Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB  |
| 01/16/2008        | 01/28/2008<br>13:22:00 | Recording<br>Processed  | Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB                                  |
| 11/30/2007        | 01/25/2008<br>16:30:00 | Taxpayer<br>Changed     | Property Transfer Filing No.: 172340 11/30/2007 by LAURIEB  |
| 11/30/2007        | 01/25/2008<br>16:30:00 | Recording<br>Processed  | Property Transfer Filing No.: 172340, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by LAURIEB                                   |
| 01/12/2004        | 01/12/2004<br>10:09:00 | Seg/Merge<br>Completed  | Parent in Seg/Merge SM040186, Effective: 01/02/2003 by LAURIEB  |
| 01/12/2004        | 01/12/2004<br>10:08:00 | Seg/Merge<br>Initiated  | SM040186 EFFECTIVE 2004-05: ACREAGE CHANGE, -2.40 AC TO 31E17 01000 BY 2003-144571 & +0.55 AC ADJ BY CALC; BEFORE 01/01/2004 by LAURIEB |
| 12/22/2003        | 01/24/2008<br>09:07:00 | Taxpayer<br>Changed     | Property Transfer Filing No.: 172192 12/22/2003 by LAURIEB  |
| 12/22/2003        | 01/24/2008<br>09:07:00 | Recording<br>Processed  | Property Transfer Filing No.: 172192, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB                                  |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Recording<br>Processed  | Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO                                 |
| 12/19/2001        | 01/22/2002<br>13:17:00 | Taxpayer<br>Changed     | Property Transfer Filing No.: 44849 12/19/2001 by TINACOO   |
| 11/06/2000        | 12/06/2000<br>16:28:00 | Recording<br>Processed  | Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000  |
| 07/01/1999        | 07/01/1999<br>12:00:00 | Ownership at Conversion | Contract: 97-83690, 10/1/97, \$ 160000  |

#### Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

 $Total\ Due\ only\ includes\ the\ current\ 2022\ taxes.\ Please\ select\ View\ Detailed\ Statement\ for\ a\ full\ payoff.$ 

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2022

auments rayable/raid for rax rear(Enter 4 digit rear, their enter ricre).

| Receipts            |   |                             |                     |                  |        |  |  |
|---------------------|---|-----------------------------|---------------------|------------------|--------|--|--|
| Date                | Receipt No.   | Amount Applied to<br>Parcel | Total Amount<br>Due | Receipt<br>Total | Change |  |  |
| 11/17/2022 00:00:00 | 5327459 (ReceiptDetail.aspx? receiptnumber=5327459) | \$18.24                     | \$18.24             | \$17.69          | \$0.00 |  |  |
| 11/01/2021 00:00:00 | 5022448 (ReceiptDetail.aspx? receiptnumber=5022448) | \$17.22                     | \$17.22             | \$16.70          | \$0.00 |  |  |
| 11/09/2020 00:00:00 | 4846018 (ReceiptDetail.aspx? receiptnumber=4846018) | \$17.41                     | \$17.41             | \$16.89          | \$0.00 |  |  |
| 11/06/2019 00:00:00 | 4652414 (ReceiptDetail.aspx? receiptnumber=4652414) | \$16.50                     | \$16.50             | \$16.00          | \$0.00 |  |  |
| 11/06/2018 00:00:00 | 4459322 (ReceiptDetail.aspx? receiptnumber=4459322) | \$15.95                     | \$15.95             | \$15.47          | \$0.00 |  |  |

| Sales History |            |                   |                     |              |                  |              |                  |                         |                          |                  |
|---------------|------------|-------------------|---------------------|--------------|------------------|--------------|------------------|-------------------------|--------------------------|------------------|
| Sale Date     | Entry Date | Recording<br>Date | Recording<br>Number |              | Excise<br>Number | Deed<br>Type | Transfer<br>Type | Grantor(Seller)         | Grantee(Buyer)           | Other<br>Parcels |
| 01/15/2008    | 01/28/2008 | 01/16/2008        | 2008-003361         | \$0.00       | 172362           |              | X                | BRUCK EARL R<br>TRUSTEE | BRUCK VERNON E & PENNY L | No               |
| 11/28/2007    | 01/25/2008 | 11/30/2007        | 2007-100291         | \$350,000.00 | 172340           |              | S                | HOLLAND<br>DELMA E      | BRUCK EARL R<br>TRUSTEE  | No               |
| 10/10/2003    | 01/24/2008 | 12/22/2003        | 2003-164552         | \$0.00       | 172192           |              | S                | BRUCK EARL R            | HOLLAND DELMA E          | No               |
| 11/06/2000    | 12/06/2000 | 11/06/2000        | 2000-072218         | \$160,000.00 | 22791            |              |                  |                         | HOLLAND DELMA E          | No               |

| Property Details  |                         |            |                   |         |          |            |            |
|-------------------|-------------------------|------------|-------------------|---------|----------|------------|------------|
| Living Area Sq Ft | <b>Manf Struct Size</b> | Year Built | Improvement Grade | Stories | Bedrooms | Full Baths | Half Baths |
|                   |                         |            |                   |         |          |            |            |
|                   |                         |            |                   |         |          |            |            |

### **Detailed Statement**

| Parcel Number | 00768707 | Property Address | NO SITUS , ADDRESS, OR |
|---------------|----------|------------------|------------------------|

**As Of Date:** 5/5/2023

| Tax Year    | Category               | TCA/District | Charged | Minimum | <b>Balance Due</b> | <b>Due Date</b> |
|-------------|------------------------|--------------|---------|---------|--------------------|-----------------|
| 1993        | Property Tax Principal | 003-005      | \$19.25 | \$0.00  | \$0.00             | 11/15/1993      |
| 1994        | Property Tax Principal | 003-005      | \$21.98 | \$0.00  | \$0.00             | 11/15/1994      |
| 1995        | Property Tax Principal | 003-005      | \$23.67 | \$0.00  | \$0.00             | 11/15/1995      |
| 1996        | Property Tax Principal | 003-005      | \$24.15 | \$0.00  | \$0.00             | 11/15/1996      |
| 1997        | Property Tax Principal | 003-005      | \$18.90 | \$0.00  | \$0.00             | 11/15/1997      |
| 998         | Property Tax Principal | 003-005      | \$20.62 | \$0.00  | \$0.00             | 11/15/1998      |
| 1999        | Property Tax Principal | 003-005      | \$18.95 | \$0.00  | \$0.00             | 11/15/1999      |
| 2000        | Property Tax Principal | 003-005      | \$21.01 | \$0.00  | \$0.00             | 11/15/2000      |
| 2001        | Property Tax Principal | 003-005      | \$21.49 | \$0.00  | \$0.00             | 11/15/2001      |
| 2002        | Property Tax Principal | 003-005      | \$21.54 | \$0.00  | \$0.00             | 11/15/2002      |
| 1003        | Property Tax Principal | 003-005      | \$21.78 | \$0.00  | \$0.00             | 11/15/2003      |
| 004         | Property Tax Principal | 003-005      | \$10.13 | \$0.00  | \$0.00             | 11/15/2004      |
| 1005        | Property Tax Principal | 003-005      | \$10.41 | \$0.00  | \$0.00             | 11/15/2005      |
| 006         | Property Tax Principal | 003-005      | \$10.67 | \$0.00  | \$0.00             | 11/15/2006      |
| 1007        | Property Tax Principal | 003-005      | \$11.12 | \$0.00  | \$0.00             | 11/15/2007      |
| 2008        | Property Tax Principal | 003-005      | \$11.32 | \$0.00  | \$0.00             | 11/15/2008      |
| 1009        | Property Tax Principal | 003-005      | \$12.17 | \$0.00  | \$0.00             | 11/15/2009      |
| 010         | Property Tax Principal | 003-005      | \$12.60 | \$0.00  | \$0.00             | 11/15/2010      |
| 011         | Property Tax Principal | 003-005      | \$13.02 | \$0.00  | \$0.00             | 11/15/2011      |
| 012         | Property Tax Principal | 003-005      | \$13.38 | \$0.00  | \$0.00             | 11/15/2012      |
| 013         | Property Tax Principal | 003-005      | \$13.64 | \$0.00  | \$0.00             | 11/15/2013      |
| 014         | Property Tax Principal | 003-005      | \$13.96 | \$0.00  | \$0.00             | 11/15/2014      |
| 015         | Property Tax Principal | 003-005      | \$14.58 | \$0.00  | \$0.00             | 11/15/2015      |
| 016         | Property Tax Principal | 003-005      | \$14.99 | \$0.00  | \$0.00             | 11/15/2016      |
| 2017        | Property Tax Principal | 003-005      | \$15.35 | \$0.00  | \$0.00             | 11/15/2017      |
| .018        | Property Tax Principal | 003-005      | \$15.95 | \$0.00  | \$0.00             | 11/15/2018      |
| 019         | Property Tax Principal | 003-005      | \$16.50 | \$0.00  | \$0.00             | 11/15/2019      |
| 1020        | Property Tax Principal | 003-005      | \$17.41 | \$0.00  | \$0.00             | 11/15/2020      |
| 2021        | Property Tax Principal | 003-005      | \$17.22 | \$0.00  | \$0.00             | 11/15/2021      |
| 2022        | Property Tax Principal | 003-005      | \$18.24 | \$0.00  | \$0.00             | 11/15/2022      |
| OTAL Due as | of                     |              |         |         | \$0.00             |                 |

Until a change is requested, all tax statements shall be sent to:

No Change

Clackamas County Official Records Sherry Hall, County Clerk

2003-164552

00618821200301645520030039

\$36.00

D-D Cnt=1 Stn=6 MIKE \$15.00 \$11.00 \$10.00

12/22/2003 11:50:06 AM

#### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that EARL R. BRUCK, hereinafter referred to as "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto EARL R. BRUCK, Trustee of the EARL R. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, and EARL R. BRUCK, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, as tenants in common, hereinafter referred to as "Grantee," and unto Grantee's heirs, successors, and assigns, all of the Grantor's right, title, and interest in and to that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration for this transfer is love and affection.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

After recording, return to:

Vernon L. Burda, P.C. Attorney at Law P. O. Box 427 Wilsonville, OR 97070

PAGE 1 - BARGAIN AND SALE DEED

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30 930.

| in witness when                            | REOF, the Grantor has executed this instrument this 10 day of 03. |
|--|---|
|  | Earl R. Bruck   |
|  | Earl R. Bruck   |
| STATE OF OREGON                            | )<br>) ss.  |
| County of Clackamas                        | )   |
| This instrument was 2003, by EARL R. BRUCK | acknowledged before me on the 10 day of Ottober,                  |
|  |   |

#### Exhibit A

💤 - - - - - 🕿

A tract of land located in the Northeast one-quarter of the Southeast one-quarter and Lot 1 of Section 18, and in the Northwest one-quarter of the Southwest one-quarter and Lot 4 of Section 17, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Commencing at the North one-quarter section corner of Section 18, T. 3 S., R. 1 E., W.M.; thence S. 00°30'00" W., 2310 feet to an iron pipe in the center of Homer Kruse Road; thence East, 1346.53 feet to a 5/8-inch iron rod at the Northeast corner of Deed Fee No. 99-064550; thence along the east line of said Deed Fee, S. 00°29'00" E., 897.78 feet to the true point -ofbeginning; thence N. 89°24'22" E., 1478.67 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence S. 34°25'56" E., 1426.58 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering"; thence S. 00°58'35" E., 1480.25 feet to the Willamette River; thence along said river the following courses: 602.55 feet along the arc of a 6652.64 foot radius non tangent curve to the left, through a central angle of 05°11'22" (the chord of which bears N. 49°16'44" W., 602.34 feet); 601.01 feet along the arc of a 3225.60 foot radius curve to the left, through a central angle of 10°40'32" (the chord of which bears N. 57°12'41" W., 600.14 feet); 542.75 feet along the arc of a 2239.10 foot radius curve to the left, through a central angle of 13°53'18" (the chord of which bears N. 69°29'36" W., 541.42 feet); 352.01 feet along the arc of a 935.36 foot radius curve to the left, through a central angle of 21°33'45" (the chord of which bears N. 87°13'08" W., 349.94 feet); thence N. 00°29'00" W., 424.47 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence N. 40°34'34" W., 742.65 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering" on the east line of deed fee No. 99-064550; thence along said east line, N. 00°29'00" W., 728.24 feet to the true point of beginning, containing 3,677,463 square feet (84.42 acres), more or less.

TOGETHER with an easement for road purposes over that tract of land described in Book 109, pages 286 and 287, Clackamas County Deed Records.

#### STATE OF OREGON

#### COUNTY OF CLACKAMAS

#### PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

VERNON BRUCK PO BOX 2837 WILSONVILLE, OR 97070

|                | The state of the s | to describe an amendment for additional points of |
|----------------|--|---|
| appropriatio   | n and a change in po   | oint of appropriation proposed under Permit       |
| Amendment      | Application T-12491  | and approved by Special Order Vol. 107, Page 627, |
| entered        | FEB 0.6 2018   | and to describe an extension of time for complete |
| application of | of water approved De   | ecember 19, 2014. This permit supersedes Permit   |
| G-16661.       |  |   |

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: WELLS 2, 3, 4, 5, AND 6 IN NEWLAND CREEK BASIN

PURPOSE OR USE: NURSERY USE ON 69.7 ACRES

MAXIMUM RATE: 0.87 CUBIC FOOT PER SECOND

PERIOD OF USE: YEAR-ROUND

DATE OF PRIORITY: JUNE 3, 2009

#### WELL LOCATIONS:

| Twp | Rng | Mer | Sec | Q-Q   | Measured Distances   |
|-----|-----|-----|-----|-------|--|
| 3 S | 1 E | WM  | 17  | NWSW  | WELL 2 – 280 FEET SOUTH AND 120 FEET EAST<br>FROM THE W¼ CORNER OF SECTION 17  |
| 3 S | 1 E | WM  | 18  | NE SE | WELL 3 – 590 FEET SOUTH AND 1290 FEET<br>WEST FROM THE E¼ CORNER OF SECTION 18 |
| 3 S | 1 E | WM  | 18  | SE SE | WELL 4 – 1640 FEET SOUTH AND 515 FEET<br>WEST FROM THE E½ CORNER OF SECTION 18 |
| 3 S | 1 E | WM  | 17  | NW SW | WELL 5 – 45 FEET SOUTH AND 920 FEET EAST<br>FROM THE W1/4 CORNER OF SECTION 17 |
| 3 S | 1 E | WM  | 18  | SE SE | WELL 6 – 1640 FEET SOUTH AND 210 FEET<br>WEST FROM THE E½ CORNER OF SECTION 18 |

The amount of water used for nursery use under this right, together with the amount secured under any other right existing for the same lands, is limited to a maximum of 5.0 acre feet per acre and a diversion of 0.15 cubic foot per second per acre. For irrigation of containerized nursery plants, the amount of water diverted is limited to one fortieth of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

#### Authorized Place of Use:

| Twp | Rng | Mer | Sec | Q-Q   | Acres |
|-----|-----|-----|-----|-------|-------|
| 3 S | 1.E | WM  | 17  | NW SW | 22.8  |
| 3 S | 1 E | WM  | 17  | SW SW | 10.3  |
| 3 S | 1.E | WM  | 18  | NE SE | 20.1  |
| 3 S | 1 E | WM  | 18  | SE SE | 16.5  |
|     | 777 |     |     | Total | 69.7  |

#### Permit Amendment T-12491 Conditions:

The quantity of water diverted at the new points of appropriation, Wells 4, 5, and 6, shall not exceed the quantity of water lawfully available at the original point of appropriation, Well 1.

The combined quantity of water diverted at the new additional points of appropriation, Wells 4, 5, and 6, together with that diverted at the old points of appropriation, Wells 2 and 3, shall not exceed the quantity of water lawfully available at the original points of appropriation, Wells 2 and 3.

Water shall be acquired from the same aquifer as the original points of appropriation.

#### Extension of Time Conditions:

#### Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2018 and 2023.

a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250; b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

#### Existing Permit Conditions:

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order.
- B. The permittee shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- C. The permittee shall allow the watermaster access to the meter; provided however, where any meter is located within a private structure, the watermaster shall request access upon reasonable notice.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

The well shall produce ground water only from the alluvial ground water reservoir.

To monitor the effect of water use from the well(s) authorized under this permit, the Department requires the water user to obtain from a qualified individual (see below), and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

Measurements must be made according to the following schedule:

#### Before Use of Water Takes Place

#### Initial and Annual Measurements

The Department requires the permittee to report an initial water level measurement in the month specified above once well construction is complete and annually thereafter until use of water begins; and

#### After Use of Water has Begun

#### Seven Consecutive Annual Measurements

Following the first year of water use, the user shall report seven consecutive annual static water level measurements. The first of these seven annual measurements will establish the

reference level against which future annual measurements will be compared. Based on an analysis of the data collected, the Director may require the user to obtain and report annual static water level measurements beyond the seven year minimum reporting period. additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- A. Identify each well with its associated measurement; and
- Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method used to obtain each well measurement; and
- Certify the accuracy of all measurements and calculations submitted to the Department.

The water use shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water level measurement reveal an average water level decline of three or more feet per year for five consecutive years; or
- Annual water level measurements reveal a water level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water level measurements reveal a water level decline of 25 or more feet; or
- Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The period of non-use or restricted use shall continue until the water level rises above the decline level which triggered the action or until the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

Prior to using water from any well listed in this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level or pump test data.

#### STANDARD CONDITIONS

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The well(s) shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

If the riparian area is disturbed in the process of developing a point of appropriation, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet state or federal water quality standards due to reduced flows.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The original permit was issued March 11, 2010. Completion of construction and application of the water to the use was to be made on or before March 11, 2015. By Extension of Time dated December 19, 2014, the deadline for complete application of water was extended to October 1, 2024.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued FEB 0 6 2018

Dwight French, Water Right Services Administrator, for

Thomas M. Byler, Director

Oregon Water Resources Department

# Soil Report





KELLERWILLIAMS
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KELLERWILLIAMS

Oregon, AC +/-







## | Boundary 84.1 ac

| SOIL CODE | SOIL DESCRIPTION                            | ACRES  | %     | СРІ | NCCPI | CAP  |
|-----------|---|--------|-------|-----|-------|------|
| 92F       | Xerochrepts and Haploxerolls, very steep    | 33.52  | 39.85 | 0   | 18    | 6e   |
| 1A        | Aloha silt loam, 0 to 3 percent slopes      | 22.01  | 26.17 | 0   | 90    | 2w   |
| 91B       | Woodburn silt loam, 3 to 8 percent slopes   | 15.03  | 17.87 | 0   | 88    | 2e   |
| 91A       | Woodburn silt loam, 0 to 3 percent slopes   | 9.08   | 10.79 | 0   | 88    | 2w   |
| 67        | Newberg fine sandy loam                     | 2.58   | 3.07  | 0   | 69    | 2w   |
| 91C       | Woodburn silt loam, 8 to 15 percent slopes  | 1.01   | 1.2   | 0   | 83    | 2e   |
| 86A       | Willamette silt loam, 0 to 3 percent slopes | 0.45   | 0.53  | 0   | 96    | 1    |
| W         | Water                                       | 0.42   | 0.5   | 0   | -     | 8    |
| TOTALS    |   | 84.1(* | 100%  | -   | 59.57 | 3.62 |

<sup>(\*)</sup> 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.



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

# **Water Rights**

Documents Provided Through OWRD





KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS
KELLERWILLIAMS

#### STATE OF OREGON

#### COUNTY OF CLACKAMAS

#### PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

VERNON BRUCK PO BOX 2837 WILSONVILLE, OR 97070

|                |                       | to describe an amendment for additional points of |
|----------------|-----------------------|---|
| appropriation  | on and a change in po | oint of appropriation proposed under Permit       |
| Amendment      | Application T-12491   | and approved by Special Order Vol. 107, Page 627, |
| entered        | FEB 0 6 2018          | and to describe an extension of time for complete |
| application of | of water approved De  | ecember 19, 2014. This permit supersedes Permit   |
| G-16661.       |                       |   |

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: WELLS 2, 3, 4, 5, AND 6 IN NEWLAND CREEK BASIN

PURPOSE OR USE: NURSERY USE ON 69.7 ACRES

MAXIMUM RATE: 0.87 CUBIC FOOT PER SECOND

PERIOD OF USE: YEAR-ROUND

DATE OF PRIORITY: JUNE 3, 2009

#### WELL LOCATIONS:

| Twp | Rng | Mer | Sec | Q-Q   | Measured Distances   |
|-----|-----|-----|-----|-------|--|
| 3 S | 1 E | WM  | 17  | NWSW  | WELL 2 – 280 FEET SOUTH AND 120 FEET EAST<br>FROM THE W¼ CORNER OF SECTION 17  |
| 3 S | 1 E | WM  | 18  | NE SE | WELL 3 – 590 FEET SOUTH AND 1290 FEET<br>WEST FROM THE E¼ CORNER OF SECTION 18 |
| 3 S | 1 E | WM  | 18  | SE SE | WELL 4 – 1640 FEET SOUTH AND 515 FEET<br>WEST FROM THE E½ CORNER OF SECTION 18 |
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The amount of water used for nursery use under this right, together with the amount secured under any other right existing for the same lands, is limited to a maximum of 5.0 acre feet per acre and a diversion of 0.15 cubic foot per second per acre. For irrigation of containerized nursery plants, the amount of water diverted is limited to one fortieth of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

#### Authorized Place of Use:

| Twp | Rng | Mer | Sec | Q-Q   | Acres |
|-----|-----|-----|-----|-------|-------|
| 3 S | 1.E | WM  | 17  | NW SW | 22.8  |
| 3 S | 1 E | WM  | 17  | SW SW | 10.3  |
| 3 S | 1.E | WM  | 18  | NE SE | 20.1  |
| 3 S | 1 E | WM  | 18  | SE SE | 16.5  |
|     | 777 |     |     | Total | 69.7  |

#### Permit Amendment T-12491 Conditions:

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Water shall be acquired from the same aquifer as the original points of appropriation.

#### Extension of Time Conditions:

#### Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2018 and 2023.

a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250; b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

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#### Before Use of Water Takes Place

#### Initial and Annual Measurements

The Department requires the permittee to report an initial water level measurement in the month specified above once well construction is complete and annually thereafter until use of water begins; and

#### After Use of Water has Begun

#### Seven Consecutive Annual Measurements

Following the first year of water use, the user shall report seven consecutive annual static water level measurements. The first of these seven annual measurements will establish the

reference level against which future annual measurements will be compared. Based on an analysis of the data collected, the Director may require the user to obtain and report annual static water level measurements beyond the seven year minimum reporting period. additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

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- Certify the accuracy of all measurements and calculations submitted to the Department.

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- A. Annual water level measurement reveal an average water level decline of three or more feet per year for five consecutive years; or
- Annual water level measurements reveal a water level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water level measurements reveal a water level decline of 25 or more feet; or
- Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The period of non-use or restricted use shall continue until the water level rises above the decline level which triggered the action or until the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

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#### STANDARD CONDITIONS

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

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Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The original permit was issued March 11, 2010. Completion of construction and application of the water to the use was to be made on or before March 11, 2015. By Extension of Time dated December 19, 2014, the deadline for complete application of water was extended to October 1, 2024.

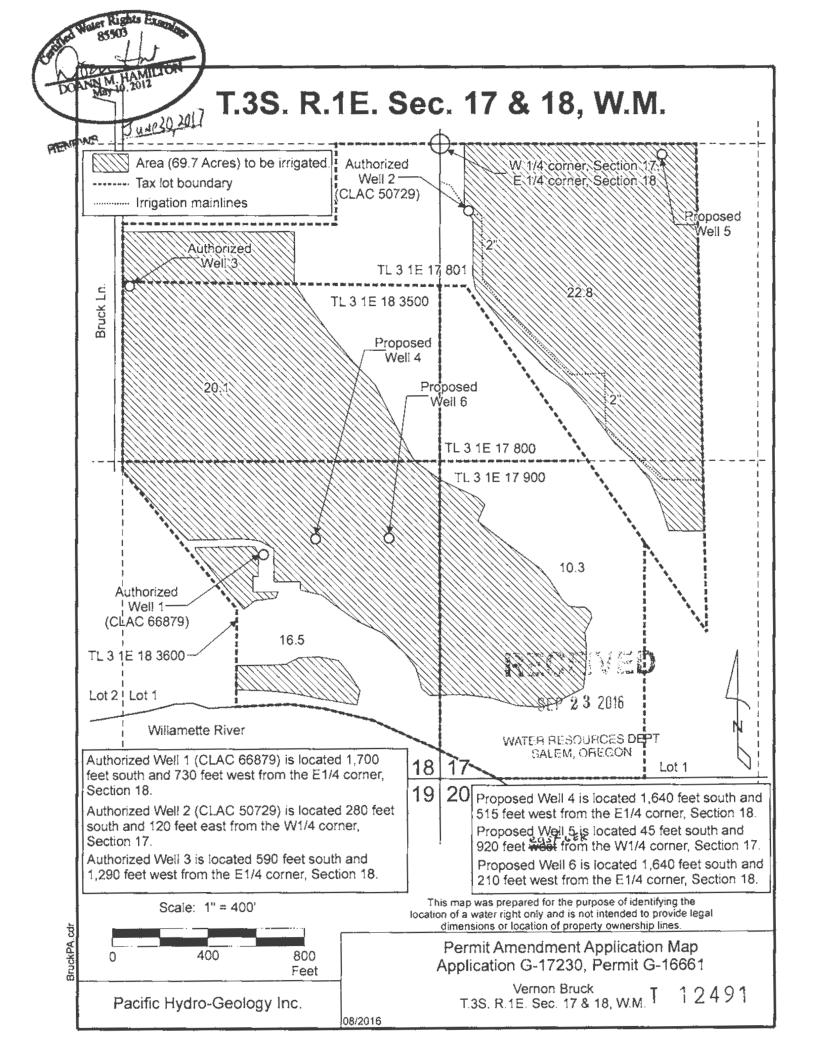
Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued FEB 0 6 2018

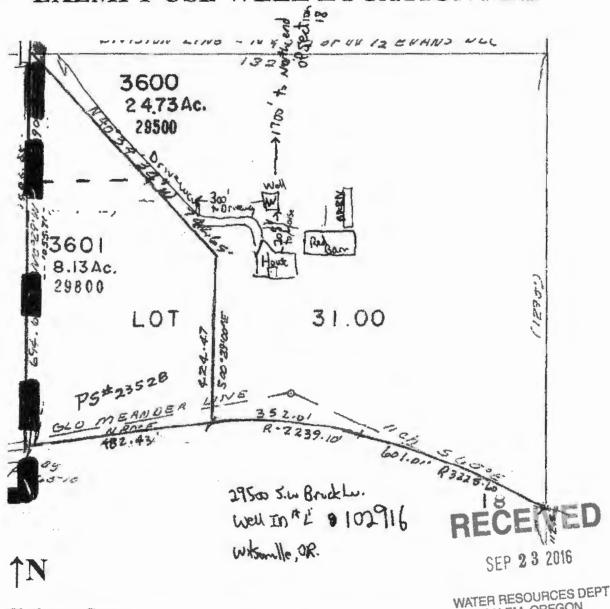
Dwight French, Water Right Services Administrator, for

Thomas M. Byler, Director

Oregon Water Resources Department



# **EXEMPT USE WELL LOCATION MAP**



Clackamas County

SALEM, OREGON Assessor Map Reference Number: 3S 1E 18 SENW; Tax Lot 3600. Street Address of Well, if Available: 29500 Bruck Lane, Wilsonville, OR. Well Log #: CLAC 66879. Well Label (ID Tag) #: L 102916. (Please Locate Well and Indicate distance From Property or Survey Corner, See Attached Sample Well Location Map.) You may also locate your well using our exempt use well mapping tool on our website at www.wrd.state.or.us/OWRD/exempt use 788 info.shtml or by contacting the Exempt Use Well Program Coordinator at 503 986-0861.

MAP NOT TO SCALE

## RECEIVED

JUN 2 2 2010

# **Property Record Cards**

Record Cards Provided by County Department of Assessment and Taxation



BRUCK VERNON E & PENNY L

29500 SW BRUCK LN

11/28/2007

Tax ID 31E18 03600

Printed 05/30/2023 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 00767646

Parent Parcel Number

Property Address 29500 SW BRUCK LN

Neighborhood 15764 WILLAMETTE RIVER SOUTH 400-641

Property Class 681 681 Forest & Farm Improved TAXING DISTRICT INFORMATION

Jurisdiction 003 Area 001 BRUCK VERNON E & PENNY L PO BOX 2837 WILSONVILLE, OR 97070

Section 18 Township 3S Range 1E TAX LOT 03600

**AGRICULTURAL** 

Date 01/15/2008 BRUCK

TRANSFER OF OWNERSHIP

BRUCK EARL R TRUSTEE
Doc #: 172362
BRUCK EARL R TRUSTEE
Doc #: 170391

11/06/2000
Doc #: 22791
10/01/1997
Doc #: 97-83690
02/01/1995

Doc #: 95-17528

VALUATION RECORD

01/01/2019 01/01/2019 01/01/2020 01/01/2020 01/01/2021 01/01/2022 Assessment Year Worksheet Reason for Change Reval Reval Reval Reval Reval Reval VALUATION 1159005 1159005 1183876 1183876 1328130 1591766 1591766 Market В 186180 186180 189850 189850 211810 253910 253910 1345185 1373726 1539940 1845676 1845676 1345185 1373726

Site Description

Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

| Land Type                   | Rating<br>Soil ID<br>-or-<br>Actual<br>Frontage | Measured Acreage -or- Effective Frontage | Table<br>Effective<br>Depth | Prod. Factor -or- Depth Factor -or- Square Feet | Base<br>Rate | Adjusted<br>Rate | Extended<br>Value |          | Influen<br>Factor |        |      | Value   |
|-----------------------------|---|--|-----------------------------|---|--------------|------------------|-------------------|----------|-------------------|--------|------|---------|
| 1 16 MFHS                   |   | 1.0000                                   | 0                           | 1.00  | 25250.0      | 25250.00         |                   | 25250 1  | -12% 4            | -15% L | 220% | 60438   |
| 2 51 OSD MIXED USE PROPERTY |   |  |                             |   | 14286.0      | 14286.00         |                   | 14286 L  | 220%              |        |      | 45715   |
| 3 17 FHSI (SAV)             |   |  |                             |   | 4000.0       | 4000.00          |                   | 4000     |                   |        |      | 4000    |
| 4 Farm/Forest Land          |   | 16.0000                                  | 0                           | 1.00  | 19564.0      | 19564.00         |                   | 313024 L | 220%              |        |      | 1001677 |
| 5 FARM USE                  | 1VD   | 16.0000                                  | )                           | 1.00  | 2865.0       | 2865.00          |                   | 45840    |                   |        |      | 45840   |
| 6 Farm/Forest Land          |   | 2.9500                                   | )                           | 1.00  | 19564.0      | 19564.00         |                   | 57714 L  | 220%              |        |      | 184685  |
| 7 FARM USE                  | 6PD   | 2.9500                                   | 0                           | 1.00  | 984.0        | 984.00           |                   | 2903     |                   |        |      | 2903    |
| 8 Farm/Forest Land          |   | 4.7800                                   | 0                           | 1.00  | 19564.0      | 19564.00         |                   | 93516 L  | 220%              |        |      | 299251  |
| 9 FOREST USE                | OFC   | 4.7800                                   | )                           | 1.00  | 839.0        | 839.00           |                   | 4010     |                   |        |      | 4010    |

LL04: LOT LINE ADJUSTMENT 2004 NOR: Note of Record: R01 TOTAL ACRES 24.73 YEAR CLASSED 1969 ZONED EFU 1980 NO ACCESS TO

Supplemental Cards

TRUE TAX VALUE

1591766

681

\$0

\$0

\$350000

\$160000

\$160000

#### PHYSICAL CHARACTERISTICS

11 Houses built 1900 to 1920 Occupancy: Single family

Story Height: Finished Area: Finished Attic: Basement: None

ROOFING

Material: Asphalt shingles Gable Type:

Framing: Std for class Pitch: Not available

FLOORING

Sub and joists 1.0, A Softwood-standard 1.0

EXTERIOR COVER

1.0 Wood shake INTERIOR FINISH

Plaster

1.0

ACCOMMODATIONS

Finished Rooms Bedrooms Fireplaces: 1

### **HEATING AND AIR CONDITIONING**Primary Heat: Forced hot air

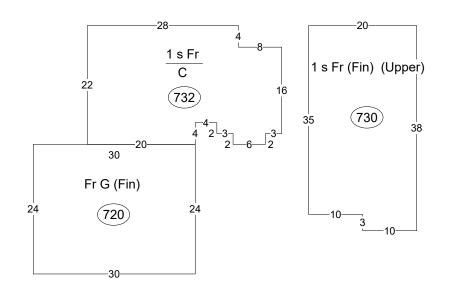
Lower Full Part /Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths TOTAL

#### REMODELING AND MODERNIZATION Amount Date

IMPROVEMENT DATA 01 02



Data Collector/Date

|     |                 |      |       |          | Finished     |              |
|-----|-----------------|------|-------|----------|--------------|--------------|
|     | Construction    | Base | Area  | a Floor  | Area Sq Ft   | Value        |
| 1   | Wood frame w/sh |      | 1118  | 3 1.0    | 1118         | 86870        |
|     |                 |      |       |          |              |              |
|     |                 |      |       |          |              |              |
|     |                 |      |       |          |              |              |
|     |                 |      | 101   | ) Attic  | 490          | 15880        |
|     |                 |      | 491   | ALLIC    | 490          | 13000        |
|     |                 |      | 1118  | 3 Crawl  |              | 0            |
|     |                 |      |       |          |              |              |
| _   |                 |      |       |          |              |              |
|     |                 | TOTA | L BAS | SE       |              | 102750       |
|     |                 | Pow  | Time  | Adjustr  | nen+         | 1.00%        |
|     |                 | I(OW | Type  | SUB-TO   |              | 102750       |
|     |                 |      |       | 002 10.  |              | 102700       |
|     |                 |      | 0     | Interio  | or Finish    | 12350        |
|     |                 |      |       | Ext Lv   |              | 0            |
|     |                 |      | 0     |          | nt Finish    | 0            |
|     |                 |      |       | Firepla  |              | 2880<br>5520 |
|     |                 |      |       | Heating  | g<br>ndition | 5520         |
|     |                 |      |       |          | Siding/Roof  | 0            |
|     |                 |      |       |          | ng Fixt: 3   | 1600         |
|     |                 |      |       |          | -9           |              |
|     |                 |      |       | Other H  | Features     | 150          |
|     |                 |      |       | SUB-TO   | TAL ONE UNIT | 125250       |
| Ext | erior Features  |      |       |          | TAL 0 UNITS  | 125250       |
| Des | cription Value  |      | Gara  | ges      |              |              |
|     |                 |      |       | Integra  |              | 0            |
|     |                 |      |       | Att Gar  |              | 0            |
|     |                 |      |       | Att Car  |              | 0            |
|     |                 |      |       | Bsmt Ga  |              | 0            |
|     |                 |      | Ext I | Features | 3            | 0            |
|     |                 |      |       | SUB-TO   | rΔT.         | 125250       |
|     |                 | Oua1 | itv ( | Class/G  |              | 4            |
|     |                 |      | - 2   |          |              |              |
|     |                 | GRAD | E AD  | JUSTED V | /ALUE        | 182870       |
|     |                 |      |       |          |              |              |

(LCM: 100.00)

253910

| SPECIAL FEAT           | URES             |           |                            |                              | Y OF IMP |   | -                                |                        |    |                         |                   |                   |
|------------------------|------------------|-----------|----------------------------|------------------------------|----------|---|----------------------------------|------------------------|----|-------------------------|-------------------|-------------------|
| Description \          | Value II         | D Use     | Stry Const<br>Hgt Type Gra | Year Eff<br>le Const Year Co |          |   |                                  | Computed Pi<br>Value D |    |                         |                   | Lue               |
| D :MISCFEAT<br>WDSTOVE | 150 D<br>2880 01 | 1 UTLSHED | 1.00 4<br>0.00 4<br>0.00 4 | 1914 1914                    | AV 12.81 | N | 0.00 160<br>18.71 32<br>0.00 172 | 20 5990                | 60 | 0 242<br>0 137<br>V 137 | 100<br>100<br>100 | 2167<br>32<br>338 |
|                        |                  |           |                            |                              |          |   |                                  |                        |    |                         |                   |                   |

Neighborhood

Neigh 15764 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

Appraiser/Date

96 05/01/1994