

Maps



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

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



**Oregon
Farm & Home**

★ B R O K E R S ★

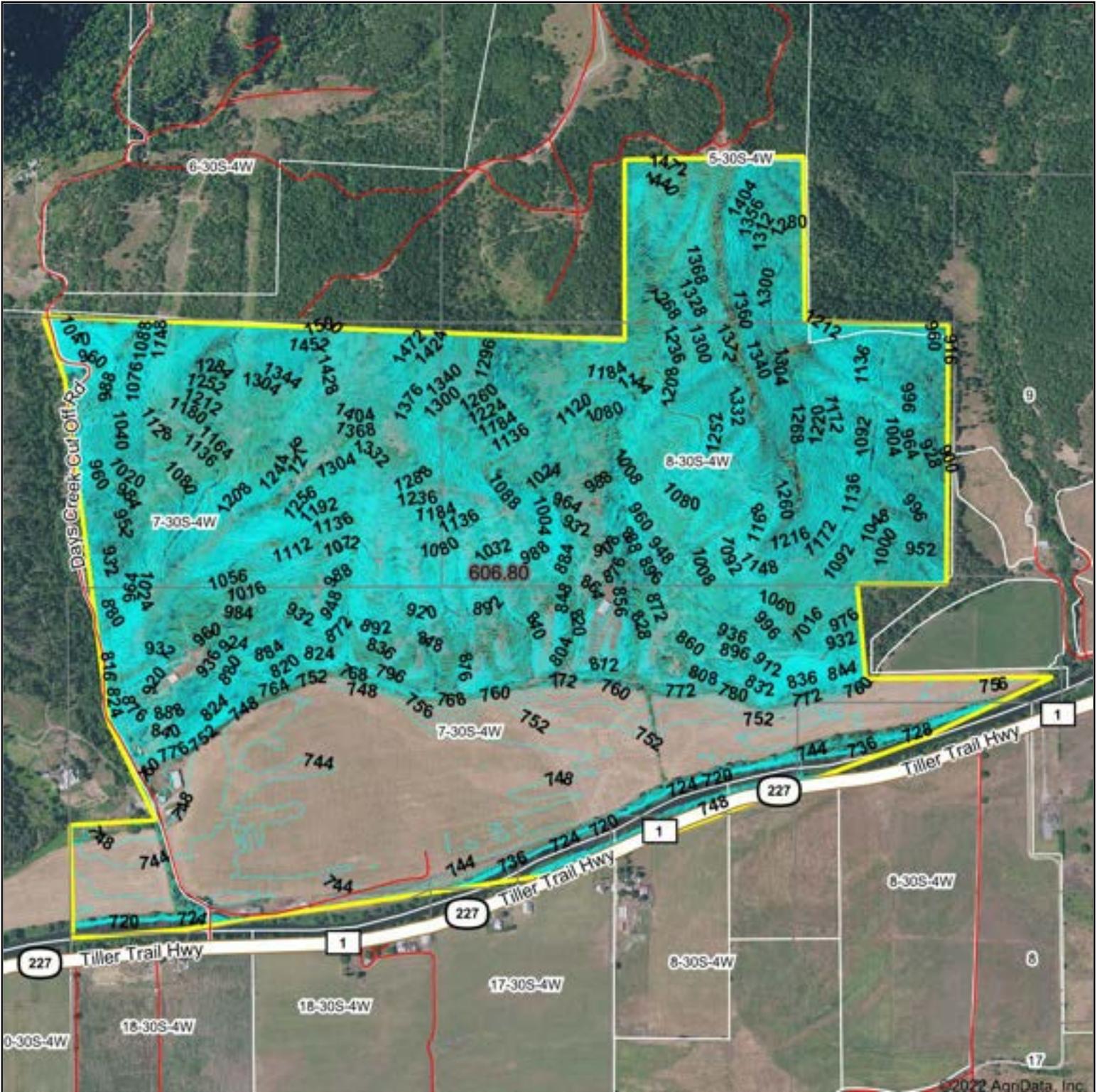
KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

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Luxury
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Topography Contours



Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 713.5

Max: 1,583.1

Range: 869.6

Average: 998.5

Standard Deviation: 224.41 ft

0ft 1154ft 2308ft



12/1/2022

7-30S-4W
Douglas County
Oregon

Map Center: 42° 58' 27.29, -123° 12' 37.33

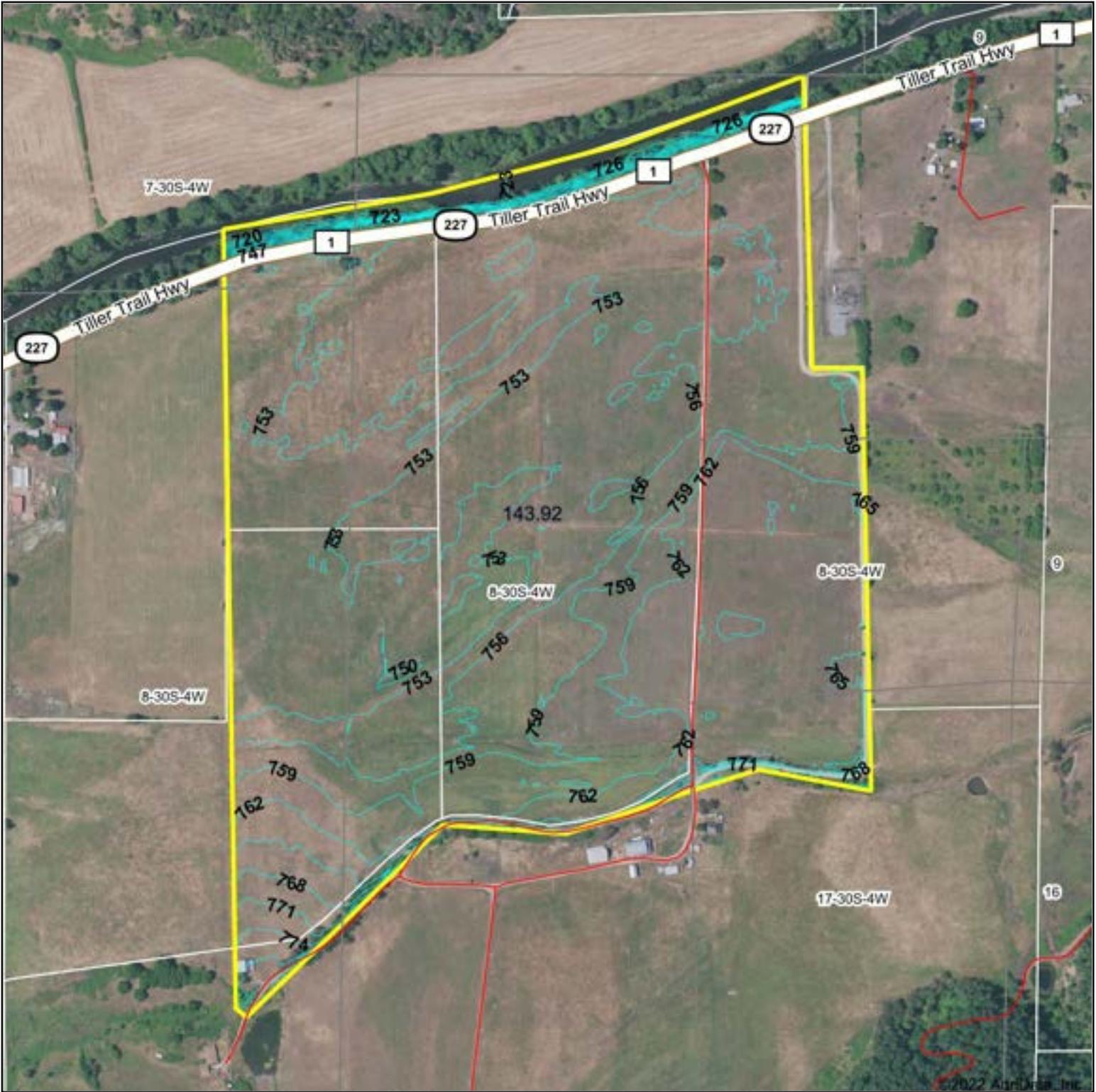
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 719.1

Max: 788.6

Range: 69.5

Average: 756.0

Standard Deviation: 7.97 ft

0ft 600ft 1201ft



12/1/2022

8-30S-4W
Douglas County
Oregon

Map Center: 42° 58' 6.51, -123° 11' 50.55

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Parcel Breakdown



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

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NORTH

Parcel R21626

Acres: 40.2

Parcel R21962

Acres: 159.42

Parcel R21770

Acres: 119.38

Parcel R21786

Acres: 53.12

Main Piece, 8960 Days Creek Rd

*SLIVER of Parcel is Across River

Parcel R21778

Acres: 11.09

*SLIVER of Parcel is Across River

Parcel R21834

Acres: 104.02

Parcel R21986

Acres: 10.5

Parcel R21978

Acres: 19.32

Parcel R21810

Acres: .8

Parcel R21802

Acres: 2.2

SOUTH

Parcel R22034

Acres: 2.0

Parcel R22050

Acres: 15.66

Parcel R145976

List Pack Acres: 65.58

Lot Line Acres: 10.59

Parcel R22058

List Pack Acres: 40 Lot Line Acres: 13.88

Parcel R23410

List Pack Acres: 114.78 Lot Line Acres: 3.62



**Oregon
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★ B R O K E R S ★

KWMID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

Survey



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

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County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE KELLERWILLIAMS LAND KELLERWILLIAMS LUXURY KELLERWILLIAMS INTERNATIONAL
KELLERWILLIAMS REALTY

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



Property Profile Report

Campbell Ranch LLC

8960 Days Creek Cutoff Rd -R21786
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.



Parcel Information		Assessment Information	
Parcel #:	R21786	Market Value Land:	\$534,000.00
Tax Lot:	30040700303	Market Value Impr:	\$402,733.00
Site Address:	8960 Days Creek Cutoff Rd	Market Value Total:	\$936,733.00
	Canyonville OR 97417	Assessed Value:	\$541,063.00
Owner:	Campbell Ranch LLC	Tax Information	
Owner2:		Levy Code Area:	01504
Owner Address:	125 Comfort Ct	Levy Rate:	7.7819
	Canyonville OR 97417 - 9759	Tax Year:	2022
Twn/Range/Section:	30S / 04W / 07	Annual Tax:	\$6,055.36
Parcel Size:	53.12 Acres (2,313,907 SqFt)	Exemption Description:	
Plat/Subdivision:		Legal	
Lot:		TRACT PT CL #39 (IN FIRE) SEE R21826 FOR BAL TL, ACRES 53.12, NON STANDARD FIRE CODE SPLIT	
Block:			
Map Page/Grid:			
Census Tract/Block:	210000 / 2112		

Land	
Cnty Land Use:	514I - FARM - IMPROVED - EFU NON-EFU - WATER INFLUENCE
Std Land Use:	AFAR - Farms And Crops
Zoning:	FG - Exclusive Farm Use-Grazing
Neighborhood:	BHR
Watershed:	Days Creek-South Umpqua River
View:	Water
Recreation:	
School District:	15 - Dayscreek School District
Primary School:	
Middle School:	
High School:	

Improvement					
Year Built:	0 (1955)	Condition:	A	Fin. SqFt:	2,368
Bedrooms:	3	Bathrooms:	2	Garage:	40 Attached
Foundation:	R-CC	Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:	R-T111	Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:	80	Roof Covering:	R-COMP-M
Pool:	No	Roof Type:	GABLE;HIP	Heat:	FA

Transfer Information			
Rec. Date:	06/20/1995	Sale Price:	\$150,000.00
Doc Num:	2001-29512	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:		Lender:	
Loan Type:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
 R21786 KRIEGER FAMILY FARMS LLC 8960 DAYS CREEK CUTOFF RD, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT PT CL #39 (IN FIRE) SEE R21826 FOR BAL TL, ACRES 53.12, NON STANDARD FIRE CODE SPLIT
 Alternate Account Number 13153.00
 Neighborhood BHR DAYS CREEK & TILLER (RIVER)
 Map Number 30-04W-07-00303
 Property Use 514I - FARM - IMPROVED - EFU NON-EFU - WATER INFLUENCE
 Levy Code Area 01504
 Zoning -

RELATED PROPERTIES

Linked Properties [R21826](#)
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print property information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 IMPROVEMENTS

[Expand/Collapse All](#)

[-] Improvement #1 Improvement Type Beds
 - F - FARM 0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
----	--------------	---------------	------------	------	---------

1	RMVD IMP SEG (NO VALUE)	4	-	702	Details
2	RMVD IMP SEG (NO VALUE)	4	-	1,452	Details
3	SILO/BINS (FLAT)	1	-	1	Details
4	METAL COMPONENT BUILDING	4	-	3,060	Details
5	LEAN TO (LIGHT)	1	-	780	Details
6	GP BLDG	1	-	840	Details
7	RMVD IMP SEG (NO VALUE)	4	-	1,536	Details
8	RMVD IMP SEG (NO VALUE)	4	-	1,456	Details
9	GP BLDG	4	-	4,800	Details
10	LEAN TO (LIGHT)	1	-	2,040	Details
11	LEAN TO (LIGHT)	1	-	720	Details
12	RMVD IMP SEG (NO VALUE)	1	-	828	Details
13	FEEDERS (FLAT)	1	-	1	Details
14	HAY COVER	5	-	5,376	Details
15	HAY COVER	5	-	3,360	Details

Improvement #2 Improvement Type Beds
 - **R - RESIDENTIAL** **3**

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	-	2,368	Details
2	ATT GAR UNFIN	3	-	400	Details
3	RMVD IMP SEG (NO VALUE)	1	-	224	Details
4	GP BLDG	4	-	2,626	Details
5	EP/MHADD/AVG	1	-	360	Details

6	LEAN TO (LIGHT)	1	-	354	Details
7	DECK AVG (WD)	1	-	80	Details

Improvement #3	Improvement Type	Beds
-	RI - REMOVED/NO VAL IMP	0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	RMVD IMP SEG (NO VALUE)	4	1888	352	Details
2	RMVD IMP SEG (NO VALUE)	4	1929	2,800	Details
3	RMVD IMP SEG (NO VALUE)	4	1888	2,760	Details

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	HBHF	1.00 Acres
L2	HBHA	1.00 Acres
L3	1K2	49.00 Acres
L4	1B2	1.22 Acres
L5	1H5	0.26 Acres
L6	1K2	0.64 Acres
TOTALS		2313907.20 Sq. ft / 53.12 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$402,733	\$534,000	\$936,733	\$54,267	\$541,063
2021	\$315,096	\$534,000	\$849,096	\$52,741	\$525,359
2020	\$258,322	\$534,000	\$792,322	\$51,257	\$483,611
2019	\$252,876	\$534,000	\$786,876	\$49,774	\$476,682
2018	\$236,354	\$529,968	\$766,322	\$48,347	\$454,701
2017	\$239,692	\$529,968	\$769,660	\$46,918	\$456,610

2016	\$241,946	\$529,968	\$771,914	\$45,623	\$457,569
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SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$6,055.36	\$4,210.50	\$1,844.86	\$6,055.36	\$0.00	-	\$0.00
2021	\$3,774.31	\$3,774.31	\$0	\$3,774.31	\$0.00	-	\$0.00
2020	\$3,110.72	\$3,408.59	\$0	\$3,110.72	\$0.00	-	\$0.00
2019	\$3,066.23	\$3,367.77	\$0	\$3,066.23	\$0.00	-	\$0.00

2018	\$2,919.22	\$3,221.91	\$2.53	\$2,919.22	\$0.00	-	\$0.00
2017	\$2,930.92	\$3,242.34	\$0	\$2,930.92	\$0.00	-	\$0.00
2016	\$2,942.93	\$3,255.49	\$0	\$2,942.93	\$0.00	-	\$0.00
2015	\$2,959.90	\$0.00	\$0	\$2,959.90	\$0.00	-	\$0.00
2014	\$3,106.32	\$0.00	\$0	\$3,106.32	\$0.00	-	\$0.00
2013	\$3,012.34	\$0.00	\$0	\$3,012.34	\$0.00	-	\$0.00
2012	\$2,924.57	\$0.00	\$0	\$2,924.57	\$0.00	-	\$0.00
2011	\$3,046.99	\$0.00	\$0	\$3,046.99	\$0.00	-	\$0.00
2010	\$2,151.37	\$0.00	\$0	\$2,151.37	\$0.00	-	\$0.00
2009	\$2,090.75	\$0.00	\$0	\$2,090.75	\$0.00	-	\$0.00
2008	\$2,030.78	\$0.00	\$0	\$2,030.78	\$0.00	-	\$0.00
2007	\$1,956.23	\$0.00	\$0	\$1,956.23	\$0.00	-	\$0.00
2006	\$1,898.90	\$0.00	\$0	\$1,898.90	\$0.00	-	\$0.00
2005	\$1,843.83	\$0.00	\$0	\$1,843.83	\$0.00	-	\$0.00
2004	\$1,910.60	\$0.00	\$0	\$1,910.60	\$0.00	-	\$0.00
2003	\$1,787.92	\$0.00	\$0	\$1,787.92	\$0.00	-	\$0.00
2002	\$1,777.55	\$0.00	\$0	\$1,777.55	\$0.00	-	\$0.00
2001	\$1,508.39	\$0.00	\$0	\$1,508.39	\$0.00	-	\$0.00
2000	\$1,427.15	\$0.00	\$0	\$1,427.15	\$0.00	-	\$0.00
1999	\$1,394.85	\$0.00	\$0	\$1,394.85	\$0.00	-	\$0.00
1998	\$1,454.13	\$0.00	\$0	\$1,454.13	\$0.00	-	\$0.00
1997	\$1,399.96	\$0.00	\$0	\$1,399.96	\$0.00	-	\$0.00
1996	\$1,389.05	\$0.00	\$0	\$1,389.05	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$14,082.65
2019	1952416	11-5-2020	\$3,434.18
2018	1850518	7-8-2019	\$3,144.76

2017	1758377	1-29-2018	\$2,943.94
2016	1683474	4-19-2017	\$3,060.65
2015	1592693	1-19-2016	\$2,986.21
2014	1456500	11-4-2014	\$3,013.13
2013	1383130	11-12-2013	\$2,921.97
2012	1324099	11-19-2012	\$2,836.83
2011	1197899	11-2-2011	\$2,955.58
2010	1114862	11-3-2010	\$2,086.83
2009	1025114	10-30-2009	\$2,028.03
2008	978085	11-17-2008	\$1,969.86
2007	861693	11-2-2007	\$1,897.54
2006	780483	10-31-2006	\$1,841.93
2005	748662	11-23-2005	\$1,788.52
2004	686925	5-17-2005	\$625.52
2004	681252	2-23-2005	\$500.00
2004	671951	11-29-2004	\$800.00
2003	565743	11-13-2003	\$1,734.28
2002	502700	11-26-2002	(\$1,724.22)
2002	502700	11-26-2002	\$1,724.22
2002	502706	11-26-2002	\$1,724.22
2001	390894	11-9-2001	\$1,463.14
2000	354586	2-14-2001	\$957.94
2000	347193	11-28-2000	\$475.72
1996	269239	6-30-2000	\$1,389.05
1999	209765	5-4-2000	\$955.11
1999	179671	11-20-1999	\$464.95
1998	108934	11-19-1998	\$1,410.51
1997	27743	12-10-1997	\$1,357.96

ORIONPROD PROPERTY RECORD CARD

Property ID: R21786

Map and Taxlot: 30-04W-07-00303

Tax Year: 2023

Run Date: 8/18/2023 9:12:37 AM

PROPERTY SITUS ADDRESS

8960 DAYS CREEK CUTOFF RD
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 5141 - FARM - IMPROVED - EFU NON
NBH Code: BHR
Prop Type Code: RES
Zoning:
Code Area: 01504
Related Accts: R21826

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	534,000	402,733	936,733	541,063	54,267
2021	534,000	315,096	849,096	525,359	52,741
2020	534,000	258,322	792,322	483,611	51,257
2019	534,000	252,876	786,876	476,682	49,774
2018	529,968	236,354	766,322	454,701	48,347
2017	529,968	239,692	769,660	456,610	46,918

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	174,032	Prior MAV:	486,796	CPR:	
Land LSU:	359,968	Prior AV:	486,796	EX. MAV:	
Improvement:	228,363	AV +3%:	501,400	LSU:	54,309
RMV Total:	762,363	Except RMV:		New M50 AV:	456,704

LEGAL DESCRIPTION

TRACT PT CL #39 (IN FIRE) SEE R21826 FOR
BAL TL, ACRES 53.12, NON STANDARD FIRE
CODE SPLIT

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

Acres: 53.12 Sqft:
Effective Acres: 53.12

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenLink- R21826-L; GenFlag- PATL; GenCom- 2019-07-24 FROM R21858;30-04W-07-00303;0.64 AC;CONSOLIDATION;HISTORIC
PROPERTY HAS EXPIRED & TAXES A; Land- 1997-01-15 ** 1996-97 HOMESITE PER ORS 308.378 - HS DISQUALIFIED BUT DID NOT BILL
** 1996-12-30 1 H.S TO 13152.02 92,PT TO TL300 93 DT 1900-01-01 #1 H

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
1010	2021	16737	1
7010	2021	-10179	3
9004	2021	-5849	4
8900	2019	26837	4

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
HBHF	HBHF	CD	1.000	65,000			0.000	65,000
HBHA	HBHA	CD	1.000	105,000			0.000	105,000
1K2	1K2	A	49.000	411,600	IRR-115,SIZE-75		0.000	355,005
1B2	1B2	A	1.220	6,344	SIZE-75		0.000	4,758
1H5	1H5	A	0.260	273	SIZE-75		0.000	205
1K2	1K2	A	0.640	5,376	SIZE-75		0.000	4,032
Total Acres:			53.120					

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
		1,048			952		53,629
		540			552		659
		111			83		21
Total LSU:							54,309

Total Market Land Value: 534,000

ORIONPROD PROPERTY RECORD CARD

Property ID: R21786

Map and Taxlot: 30-04W-07-00303

Tax Year: 2023

Run Date: 8/18/2023 9:12:37 AM

RESIDENTIAL & MISC. IMPROVEMENTS

No.	Res Type	Description	Tot Liv Area	Beds	Adjustment Code-%	Total Adj %	RCN	% Comp	Trends	RMV	MH Make	MH Model
1	F-F - FARM	MISC IMPS	0				121,637	100		121,637		
2	R-R - RESIDENT CLS3	1STY	2,368	3			106,726	100		106,726		
3	RI-RI - REMOVE	MISC IMPS	0				0	100		0		

RESIDENTIAL & MISC. IMPROVEMENT COMMENTS

RESIDENTIAL & MISC IMPROVEMENT SEGMENTS

ImpType	No.	Seg Type	Meth	Cls	YrBlt	EffYr	Area	Segment Details	Adjustment Code - %	RCN	%Good	NBH%	Seg Value
F	1.1	RI-RMVD IMP SI	F	4	1950	702				0	100		0
F	1.2	RI-RMVD IMP SI	F	4	1975	1,452				0	100		0
F	1.3	SILO-SILO/BINS	F	1		1				500	100		500
F	1.4	MC-METAL CON	F98	4	1990	3,060				54,037	68		36,745
F	1.5	LTL-LEAN TO (L	F98	1	1985	780				3,120	63		1,966
F	1.6	GPB-GP BLDG	F	1		840				4,950	100		4,950
F	1.7	RI-RMVD IMP SI	F	4	1960	1,536				0	100		0
F	1.8	RI-RMVD IMP SI	F	4	1960	1,456				0	100		0
F	1.9	GPB-GP BLDG	F98	4	1990	4,800				42,878	68		29,157
F	1.10	LTL-LEAN TO (L	F98	1	1990	2,040				8,160	68		5,549
F	1.11	LTL-LEAN TO (L	F98	1	1965	720				2,880	43		1,238
F	1.12	RI-RMVD IMP SI	F	1	1975	828				0	100		0
F	1.13	FEEDERS-FEED	F	1		1				300	100		300
F	1.14	HC-HAY COVER	F98	5	2000	5,376				31,955	78		24,925
F	1.15	HC-HAY COVER	F98	5	2000	3,360				20,906	78		16,307
R	2.1	MA-MAIN AREA	R93	3	1955	2,368	Foundation- R-CC; Exterior- R-T111; Interior Finish- R-SEALED,R-DRYWALL,R-PANEL; Roof- R-COMP-M,HIP,GABLE; Flooring- CARP,VINYL; Plumbing- BATH2; Heat- FA; Fireplace- M-WDST-A; Other Components- R-HDW,R-HF,R-DW			116,003	64		74,242
R	2.2	AGU-ATT GAR U	R93	3	2000	400	Roof- R-COMP-M,FLAT; Flooring- GRV			11,263	85		9,574
R	2.3	RI-RMVD IMP SI	F	1	1980	224				0	100		0
R	2.4	GPB-GP BLDG	F98	4	1980	2,626				24,905	58		14,445
R	2.5	EPA-EP/MHADD	R93	1	2000	360	Foundation- R-PILING; Exterior- R-T111; Interior Finish- FIN; Roof- R-COMP-M,SHED; Flooring- VINYL			9,000	78		7,020
R	2.6	LTL-LEAN TO (L	F98	1	1980	354				1,416	58		821
R	2.7	DKA-DECK AVG	R93	1	2000	80				800	78		624
RI	3.1	RI-RMVD IMP SI	F	4	1888	1940	352			0	100		0
RI	3.2	RI-RMVD IMP SI	F	4	1929	1965	2,800			0	100		0
RI	3.3	RI-RMVD IMP SI	F	4	1888	1940	2,760			0	100		0

ORIONPROD PROPERTY RECORD CARD

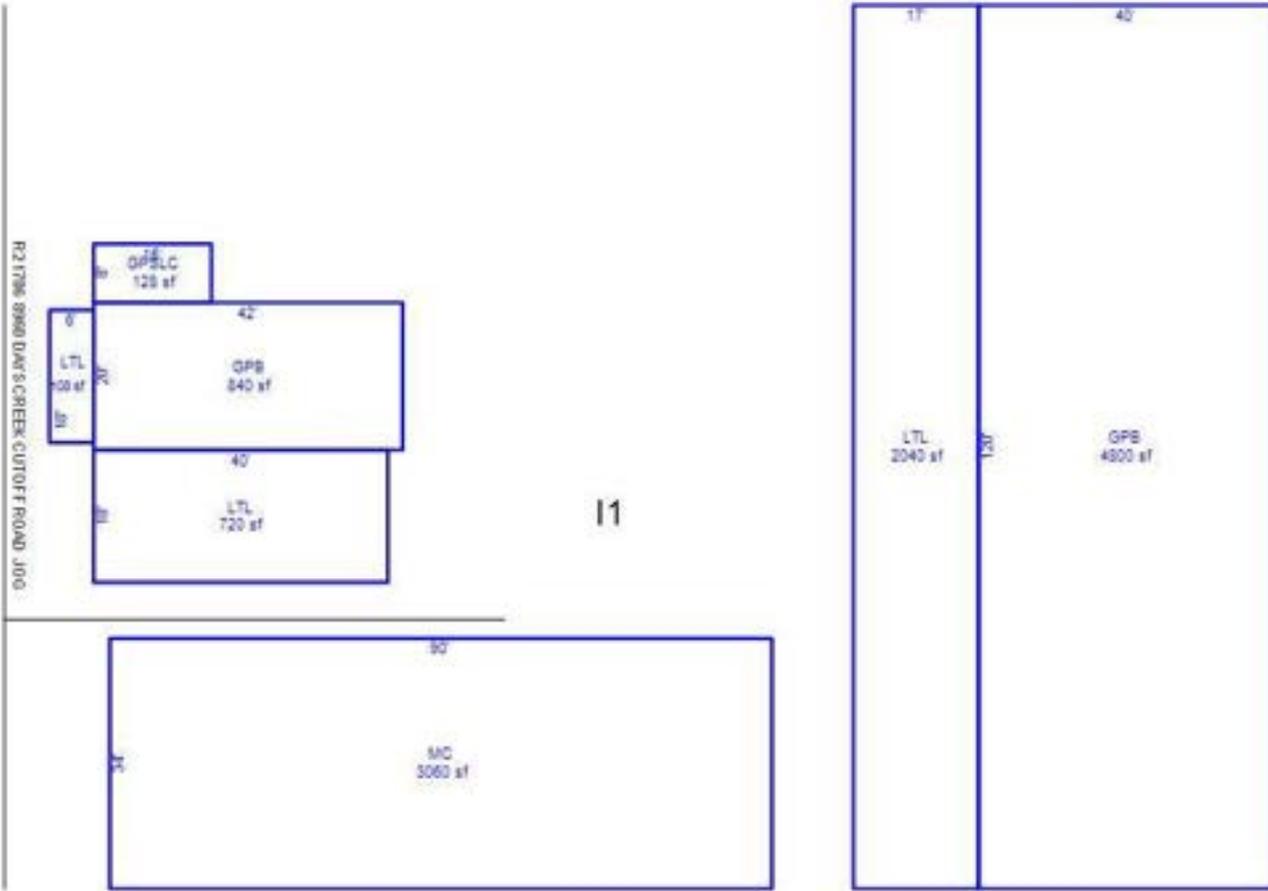
Property ID: R21786

Map and Taxlot: 30-04W-07-00303

Tax Year: 2023

Run Date: 8/18/2023 9:12:37 AM

Situs: 8960 DAYS CREEK CUTOFF RD



No Image Available

SKETCH COMMENTS:



Parcel Information		Assessment Information	
Parcel #:	R21826	Market Value Land:	\$272,275.00
Tax Lot:	30040700303	Market Value Impr:	\$0.00
Site Address:	0 Days Creek Cutoff Rd	Market Value Total:	\$272,275.00
	Canyonville OR 97417	Assessed Value:	\$38,636.00
Owner:	Campbell Ranch LLC	Tax Information	
Owner2:		Levy Code Area:	01500
Owner Address:	125 Comfort Ct	Levy Rate:	6.9938
	Canyonville OR 97417 - 9759	Tax Year:	2022
Twn/Range/Section:	30S / 04W / 07	Annual Tax:	\$353.49
Parcel Size:	92.44 Acres (4,026,686 SqFt)	Exemption Description:	
Plat/Subdivision:		Legal	
Lot:		TRACT PT CL #39 (IN DFPA) SEE R21786 FOR BAL TL, ACRES 92.44	
Block:			
Map Page/Grid:			
Census Tract/Block:	210000 / 2112		

Land	
Cnty Land Use:	514I - FARM - IMPROVED - EFU NON-EFU - WATER INFLUENCE
Std Land Use:	AFAR - Farms And Crops
Zoning:	FG - Exclusive Farm Use-Grazing
Neighborhood:	BHR
Watershed:	Days Creek-South Umpqua River
View:	Water
Recreation:	
School District:	15 - Dayscreek School District
Primary School:	
Middle School:	
High School:	

Improvement		
Year Built:	Condition:	Fin. SqFt:
Bedrooms:	Bathrooms:	Garage:
Foundation:	Attic Fin SqFt:	Attic Unfin SqFt:
Exterior Walls:	Basement Fin SqFt:	Basement Unfin SqFt:
Carport SqFt:	Deck SqFt:	Roof Covering:
Pool: No	Roof Type:	Heat:

Transfer Information			
Rec. Date:	06/20/1995	Sale Price:	\$150,000.00
Doc Num:	2001-29512	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:		Lender:	
Loan Type:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
 R21826 KRIEGER FAMILY FARMS LLC 0 DAYS CREEK CUTOFF RD, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT PT CL #39 (IN DFPA) SEE R21786 FOR BAL TL, ACRES 92.44
 Alternate Account Number 13153.06
 Neighborhood BHR DAYS CREEK & TILLER (RIVER)
 Map Number 30-04W-07-00303
 Property Use 514I - FARM - IMPROVED - EFU NON-EFU - WATER INFLUENCE
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties [R21786](#)
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print property information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1B2	1.50 Acres

L2	1B3	5.00 Acres
L3	1K2	18.50 Acres
L4	1K2	8.50 Acres
L5	1K2	1.50 Acres
L6	1H5	41.44 Acres
L7	1H5	16.00 Acres
TOTALS		4026686.40 Sq. ft / 92.44 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022		\$0	\$272,275	\$272,275	\$38,636
2021		\$0	\$272,275	\$272,275	\$37,602
2020		\$0	\$272,275	\$272,275	\$36,556
2019		\$0	\$272,275	\$272,275	\$35,518
2018		\$0	\$272,275	\$272,275	\$34,514
2017		\$0	\$272,275	\$272,275	\$33,504
2016		\$0	\$272,275	\$272,275	\$32,584

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	

12/1/1994	UNKNOWN	-	1994-26695	\$0
1/1/1993	UNKNOWN	-	1993-4451	\$0
12/1/1992	UNKNOWN	-	1992-23146	\$0

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$353.49	\$262.31	\$91.18	\$353.49	\$0.00	-	\$0.00
2021	\$369.22	\$261.10	\$108.12	\$369.22	\$0.00	-	\$0.00
2020	\$343.95	\$255.66	\$88.29	\$343.95	\$0.00	-	\$0.00
2019	\$344.45	\$248.40	\$96.05	\$344.45	\$0.00	-	\$0.00
2018	\$345.61	\$241.38	\$104.23	\$345.61	\$0.00	-	\$0.00
2017	\$314.09	\$234.32	\$86.19	\$314.09	\$0.00	-	\$0.00
2016	\$302.52	\$227.90	\$74.62	\$302.52	\$0.00	-	\$0.00
2015	\$318.77	\$0.00	\$0	\$318.77	\$0.00	-	\$0.00
2014	\$312.47	\$0.00	\$0	\$312.47	\$0.00	-	\$0.00
2013	\$298.72	\$0.00	\$0	\$298.72	\$0.00	-	\$0.00
2012	\$288.09	\$0.00	\$0	\$288.09	\$0.00	-	\$0.00
2011	\$281.27	\$0.00	\$0	\$281.27	\$0.00	-	\$0.00
2010	\$275.22	\$0.00	\$0	\$275.22	\$0.00	-	\$0.00
2009	\$269.04	\$0.00	\$0	\$269.04	\$0.00	-	\$0.00
2008	\$286.90	\$0.00	\$0	\$286.90	\$0.00	-	\$0.00
2007	\$241.49	\$0.00	\$0	\$241.49	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

2006	\$234.47	\$0.00	\$0	\$234.47	\$0.00	-	\$0.00
2005	\$231.66	\$0.00	\$0	\$231.66	\$0.00	-	\$0.00
2004	\$236.48	\$0.00	\$0	\$236.48	\$0.00	-	\$0.00
2003	\$232.56	\$0.00	\$0	\$232.56	\$0.00	-	\$0.00
2002	\$219.47	\$0.00	\$0	\$219.47	\$0.00	-	\$0.00
2001	\$218.36	\$0.00	\$0	\$218.36	\$0.00	-	\$0.00
2000	\$159.46	\$0.00	\$0	\$159.46	\$0.00	-	\$0.00
1999	\$165.56	\$0.00	\$0	\$165.56	\$0.00	-	\$0.00
1998	\$167.10	\$0.00	\$0	\$167.10	\$0.00	-	\$0.00
1997	\$164.31	\$0.00	\$0	\$164.31	\$0.00	-	\$0.00
1996	\$163.02	\$0.00	\$0	\$163.02	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$1,196.68
2019	1952412	11-5-2020	\$385.79
2018	1850518	7-8-2019	\$381.53
2017	1758377	1-29-2018	\$658.34
2015	1592688	1-19-2016	\$321.60
2014	1456500	11-4-2014	\$303.10
2013	1383130	11-12-2013	\$289.76
2012	1324095	11-19-2012	\$279.45
2011	1197901	11-2-2011	\$272.83
2010	1114862	11-3-2010	\$266.96
2009	1025143	10-30-2009	\$260.97
2008	978078	11-17-2008	\$278.29
2007	861683	11-2-2007	\$234.25
2006	780484	10-31-2006	\$227.44
2005	748665	11-23-2005	\$224.71

2004	669179	11-23-2004	\$237.53
2003	565733	11-13-2003	\$225.58
2002	502700	11-26-2002	(\$212.89)
2002	502700	11-26-2002	\$212.89
2002	502706	11-26-2002	\$212.89
2001	390897	11-9-2001	\$211.81
2000	354585	2-14-2001	\$5.49
2000	347193	11-28-2000	\$154.68
1996	269231	6-30-2000	\$163.02
1999	209765	5-4-2000	\$113.37
1999	179671	11-20-1999	\$55.19
1998	108934	11-19-1998	\$162.09
1997	27743	12-10-1997	\$159.38

ORIONPROD PROPERTY RECORD CARD

Property ID: R21826

Map and Taxlot: 30-04W-07-00303

Tax Year: 2023

Run Date: 8/18/2023 9:16:46 AM

PROPERTY SITUS ADDRESS

0 DAYS CREEK CUTOFF RD
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 5141 - FARM - IMPROVED - EFU NON
NBH Code: BHR
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts: R21786

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	272,275	0	272,275	38,636	38,636
2021	272,275	0	272,275	37,602	37,602
2020	272,275	0	272,275	36,556	36,556
2019	272,275	0	272,275	35,518	35,518
2018	272,275	0	272,275	34,514	34,514
2017	272,275	0	272,275	33,504	33,504

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	Prior MAV:	CPR:
Land LSU: 272,275	Prior AV:	EX. MAV:
Improvement:	AV +3%:	LSU: 38,683
RMV Total: 272,275	Except RMV:	New M50 AV: 38,683

LEGAL DESCRIPTION

TRACT PT CL #39 (IN DFPA) SEE R21786 FOR
BAL TL, ACRES 92.44

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

Acres: 92.44 Sqft:
Effective Acres: 92.44

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
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PARCEL COMMENTS

GenLink- R21786-L; GenFlag- PATL; GenCom- 2019-07-24 ;;;CONSOLIDATION;SISTER ACCOUNTS R21858 & R21786 COMBINED 2017-04-20 ;;;APPRAISER REQUEST

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-19978	4
CVMAN	1999	19978	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
1B2	1B2	A	1.500	7,800	SIZE-75			5,850
1B3	1B3	A	5.000	21,500	SIZE-75			16,125
1K2	1K2	A	18.500	155,400	IRR-115,SIZE-75			134,033
1K2	1K2	A	8.500	71,400	IRR-115,SIZE-75			61,583
1K2	1K2	A	1.500	12,600	SIZE-75			9,450
1H5	1H5	A	41.440	43,512	SIZE-75			32,634
1H5	1H5	A	16.000	16,800	SIZE-75			12,600
Total Acres:			92.440	Total Market Land Value: 272,275				

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
2		540			552		810
2		421			426		2,105
2	1,048				952		20,247
2	1,048				952		9,303
2	1,048				952		1,427
3		111			83		3,457
3		111			83		1,334
Total LSU:			38,683				

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

Also that part of said Lot 14 lying Southerly of the South Umpqua River.

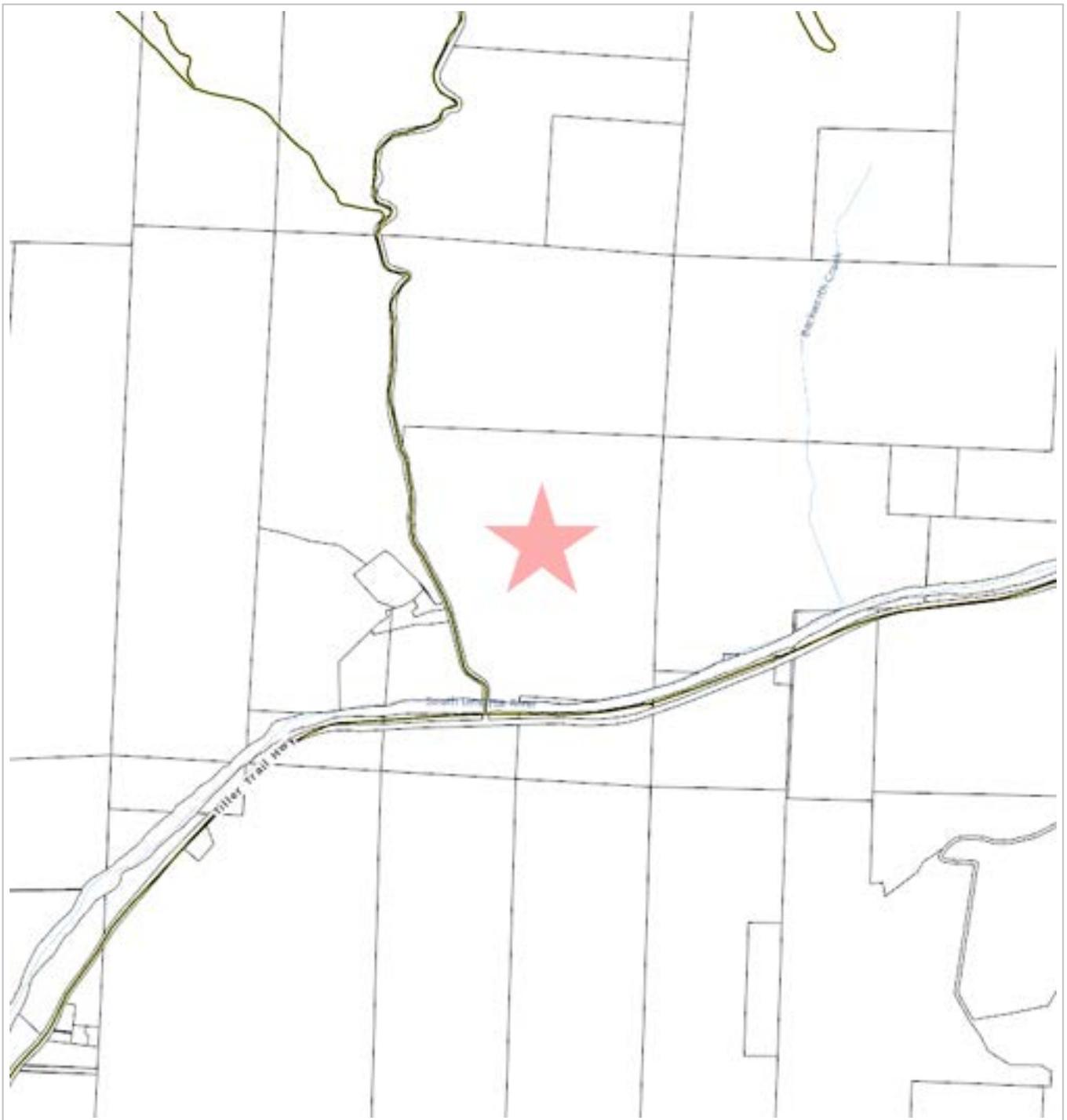
Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.

Assessor Map



Parcel ID: R21786

Site Address: 8960 Days Creek Cutoff Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R21786

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Property Profile Report

Campbell Ranch LLC

R21626 -0 Days Creek Cutoff Rd
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Parcel Information

Parcel #:	R21626
Tax Lot:	30040500700
Site Address:	0 Days Creek Cutoff Rd Canyonville OR 97417
Owner:	Campbell Ranch LLC
Owner2:	
Owner Address:	125 Comfort Ct Canyonville OR 97417
Twn/Range/Section:	30S / 04W / 05
Parcel Size:	40.20 Acres (1,751,112 SqFt)
Plat/Subdivision:	
Lot:	14
Block:	
Map Page/Grid:	
Census Tract/Block:	210000 / 2080

Assessment Information

Market Value Land:	\$17,516.00
Market Value Impr:	\$0.00
Market Value Total:	\$17,516.00
Assessed Value:	\$3,297.00

Tax Information

Levy Code Area:	01500
Levy Rate:	6.9938
Tax Year:	2022
Annual Tax:	\$122.83
Exemption Description:	

Legal

TRACT LOT 14, ACRES 40.20

Land

Cnty Land Use:	543 - FARM - VACANT - NON EFU -DFL	Std Land Use:	AMSC - Agricultural Misc
Zoning:	FF - Farm Forest	Neighborhood:	B
Watershed:	Days Creek-South Umpqua River	View:	
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Rec. Date:	10/20/2022	Sale Price:	\$2,000,000.00	Doc Num:	16361	Doc Type:	Deed
Owner:	Krieger Family Farms LLC			Grantor:	CAMPBELL RANCH LLC		
Orig. Loan Amt:				Title Co:	FIRST AMERICAN		
Finance Type:		Loan Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
 R21626 KRIEGER FAMILY FARMS LLC 0 DAYS CREEK CUTOFF RD, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT LOT 14, ACRES 40.20
 Alternate Account Number 13142.00
 Neighborhood B AA4
 Map Number 30-04W-05-00700
 Property Use 543 - FARM - VACANT - NON EFU -DFL
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print
 property
 information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1H7	30.20 Acres
L2	DFM	10.00 Acres

TOTALS 1751112.00 Sq. ft / 40.20 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$0	\$17,516	\$17,516	\$3,297	\$3,297
2021	\$0	\$17,516	\$17,516	\$3,207	\$3,207
2020	\$0	\$17,426	\$17,426	\$3,117	\$3,117
2019	\$0	\$16,986	\$16,986	\$3,037	\$3,037
2018	\$0	\$16,986	\$16,986	\$2,947	\$2,947
2017	\$0	\$16,986	\$16,986	\$2,836	\$2,836
2016	\$0	\$16,986	\$16,986	\$2,816	\$2,816

SALES HISTORY

GO TO DEED RECORDS

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$122.83	\$23.07	\$99.76	\$122.83	\$0.00	-	\$0.00
2021	\$109.31	\$22.43	\$86.88	\$109.31	\$0.00	-	\$0.00
2020	\$103.17	\$21.81	\$81.36	\$103.17	\$0.00	-	\$0.00
2019	\$97.35	\$21.24	\$76.11	\$97.35	\$0.00	-	\$0.00
2018	\$95.70	\$20.61	\$75.09	\$95.70	\$0.00	-	\$0.00
2017	\$87.52	\$19.83	\$67.83	\$87.52	\$0.00	-	\$0.00
2016	\$98.01	\$19.69	\$78.32	\$98.01	\$0.00	-	\$0.00
2015	\$73.78	\$0.00	\$0	\$73.78	\$0.00	-	\$0.00
2014	\$73.43	\$0.00	\$0	\$73.43	\$0.00	-	\$0.00
2013	\$74.12	\$0.00	\$0	\$74.12	\$0.00	-	\$0.00
2012	\$71.28	\$0.00	\$0	\$71.28	\$0.00	-	\$0.00
2011	\$66.24	\$0.00	\$0	\$66.24	\$0.00	-	\$0.00
2010	\$64.11	\$0.00	\$0	\$64.11	\$0.00	-	\$0.00
2009	\$65.97	\$0.00	\$0	\$65.97	\$0.00	-	\$0.00
2008	\$68.21	\$0.00	\$0	\$68.21	\$0.00	-	\$0.00
2007	\$61.18	\$0.00	\$0	\$61.18	\$0.00	-	\$0.00
2006	\$59.87	\$0.00	\$0	\$59.87	\$0.00	-	\$0.00
2005	\$57.93	\$0.00	\$0	\$57.93	\$0.00	-	\$0.00
2004	\$58.34	\$0.00	\$0	\$58.34	\$0.00	-	\$0.00
2003	\$50.05	\$0.00	\$0	\$50.05	\$0.00	-	\$0.00
2002	\$46.92	\$0.00	\$0	\$46.92	\$0.00	-	\$0.00
2001	\$43.78	\$0.00	\$0	\$43.78	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

2000	\$42.87	\$0.00	\$0	\$42.87	\$0.00	-	\$0.00
1999	\$42.50	\$0.00	\$0	\$42.50	\$0.00	-	\$0.00
1998	\$35.10	\$0.00	\$0	\$35.10	\$0.00	-	\$0.00
1997	\$30.12	\$0.00	\$0	\$30.12	\$0.00	-	\$0.00
1996	\$40.15	\$0.00	\$0	\$40.15	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$373.61
2019	1952419	11-5-2020	\$109.03
2018	1850518	7-8-2019	\$106.08
2017	1758377	1-29-2018	\$199.00
2015	1592703	1-19-2016	\$74.44
2014	1456500	11-4-2014	\$71.23
2013	1383130	11-12-2013	\$71.90
2012	1324105	11-19-2012	\$69.14
2011	1197898	11-2-2011	\$64.25
2010	1114862	11-3-2010	\$62.19
2009	1025116	10-30-2009	\$63.99
2008	978076	11-17-2008	\$66.16
2007	861685	11-2-2007	\$59.34
2006	780487	10-31-2006	\$58.07
2005	748660	11-23-2005	\$56.19
2004	668891	11-22-2004	\$56.59
2003	565735	11-13-2003	\$48.55
2002	502700	11-26-2002	(\$45.51)
2002	502700	11-26-2002	\$45.51
2002	502706	11-26-2002	\$45.51
2001	390899	11-9-2001	\$42.47

2000	354587	2-14-2001	\$1.48
2000	347193	11-28-2000	\$41.58
1996	269213	6-30-2000	\$40.15
1999	193171	12-1-1999	\$41.22
1998	108934	11-19-1998	\$34.05
1997	27743	12-10-1997	\$29.22

ORIONPROD PROPERTY RECORD CARD

Property ID: R21626

Map and Taxlot: 30-04W-05-00700

Tax Year: 2023

Run Date: 8/18/2023 9:05:09 AM

PROPERTY SITUS ADDRESS

0 DAYS CREEK CUTOFF RD
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 543 - FARM - VACANT - NON EFU -DI
NBH Code: B
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	17,516	0	17,516	3,297	3,297
2021	17,516	0	17,516	3,207	3,207
2020	17,426	0	17,426	3,117	3,117
2019	16,986	0	16,986	3,037	3,037
2018	16,986	0	16,986	2,947	2,947
2017	16,986	0	16,986	2,836	2,836

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	Prior MAV:	CPR:
Land LSU:	17,516	Prior AV:
Improvement:	AV +3%:	LSU:
RMV Total:	17,516	Except RMV:
		New M50 AV:
		3,303
		3,303

LEGAL DESCRIPTION

TRACT LOT 14, ACRES 40.20

SALES INFORMATION

Acres: 40.20 Sqft:
Effective Acres: 40.20

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenFlag- PATL; GenCom- 1997-01-16 LOT 14 93-4451 95-17715 96-709 92-23146 94-26693,95; Land- 1996-12-31 DFL BY APP 1988 1900-01-01 DFL BY APP 1988 BY J FIELDS

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-839	4
CVMAN	1999	808	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %
1H7	1H7	A	30.200	18,875	SIZE-75
DFM	DFM	A	10.000	3,360	
Total Acres:			40.200		

NBHD %	Total Adj %	Final Value
		14,156
		3,360
Total Market Land Value:		17,516

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
3		64			39		1,182
D		299			212		2,121
Total LSU:							3,303

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

Also that part of said Lot 14 lying Southerly of the South Umpqua River.

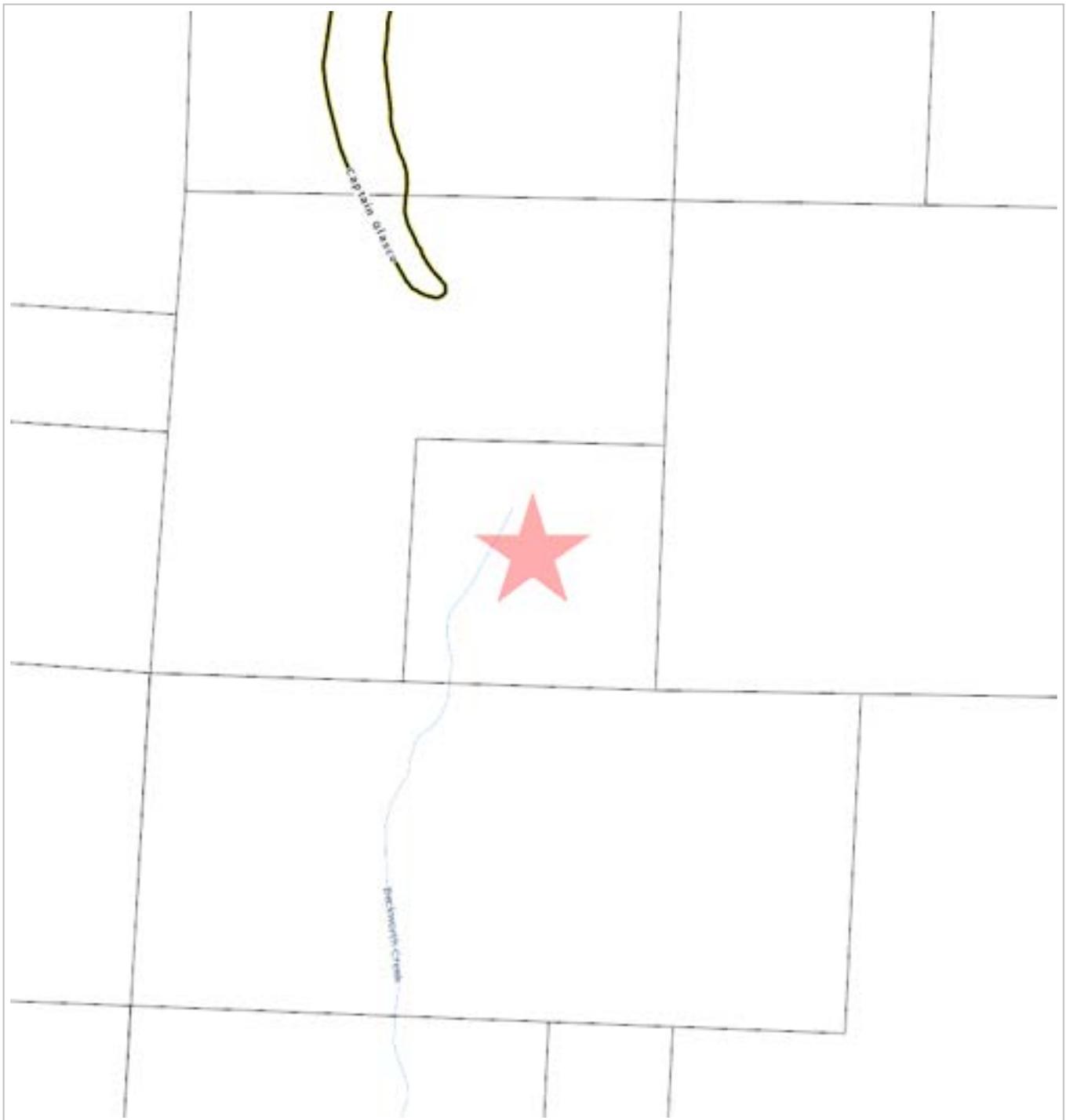
Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.

Assessor Map



Parcel ID: R21626

Site Address: 0 Days Creek Cutoff Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R21626

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Property Profile Report

Campbell Ranch LLC

R21770 -0 Days Creek Cutoff Rd
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.



Parcel Information

Parcel #:	R21770
Tax Lot:	30040700102
Site Address:	0 Days Creek Cutoff Rd Canyonville OR 97417
Owner:	Campbell Ranch LLC
Owner2:	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759
Twn/Range/Section:	30S / 04W / 07
Parcel Size:	119.38 Acres (5,200,193 SqFt)
Plat/Subdivision:	
Lot:	1
Block:	
Map Page/Grid:	
Census Tract/Block:	210000 / 2080

Assessment Information

Market Value Land:	\$48,386.00
Market Value Impr:	\$0.00
Market Value Total:	\$48,386.00
Assessed Value:	\$20,421.00

Tax Information

Levy Code Area:	01500
Levy Rate:	6.9938
Tax Year:	2022
Annual Tax:	\$370.33
Exemption Description:	

Legal

TRACT GOV'T LOTS 1-2-7-8 & PT LOTS 3 & 6, ACRES 119.38

Land

Cnty Land Use:	543 - FARM - VACANT - NON EFU -DFL	Std Land Use:	AMSC - Agricultural Misc
Zoning:	FF - Farm Forest	Neighborhood:	BF
Watershed:	Days Creek-South Umpqua River	View:	
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Loan Date:	01/26/2018	Loan Amt:	\$86,092.00	Doc Num:	2222	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Private Party Lender	Lender:	MCDUGAL		
Rec. Date:	06/20/1995	Sale Price:	\$150,000.00	Doc Num:	2001-29512	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:					
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:		Lender:			

Property Owner Property Address
R21770 KRIEGER FAMILY FARMS LLC 0 DAYS CREEK CUTOFF RD, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
Property Type Residential
Legal Description TRACT GOV'T LOTS 1-2-7-8 & PT LOTS 3 & 6, ACRES 119.38
Alternate Account Number 13152.03
Neighborhood BF DAYS CREEK & TILLER
Map Number 30-04W-07-00102
Property Use 543 - FARM - VACANT - NON EFU -DFL
Levy Code Area 01500
Zoning -

RELATED PROPERTIES

Linked Properties -
Property Group ID -
Grouped Properties -
Split / Merge Date -
Split / Merge Accounts -
Split / Merge Message -

Print
property
information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	DFM	81.07 Acres
L2	DGM	14.00 Acres

L3	1H5	24.31 Acres
----	-----	-------------

TOTALS 5200192.80 Sq. ft / 119.38 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022		\$0	\$48,386	\$48,386	\$20,421
2021		\$0	\$48,386	\$48,386	\$19,859
2020		\$0	\$47,600	\$47,600	\$19,296
2019		\$0	\$43,767	\$43,767	\$18,813
2018		\$0	\$43,767	\$43,767	\$18,251
2017		\$0	\$43,767	\$43,767	\$17,768
2016		\$0	\$43,767	\$43,767	\$17,292

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$370.33	\$142.83	\$227.50	\$370.33	\$0.00	-	\$0.00
2021	\$352.81	\$138.89	\$213.92	\$352.81	\$0.00	-	\$0.00
2020	\$324.12	\$134.95	\$189.17	\$324.12	\$0.00	-	\$0.00
2019	\$315.77	\$131.57	\$184.20	\$315.77	\$0.00	-	\$0.00
2018	\$311.07	\$127.65	\$183.42	\$311.07	\$0.00	-	\$0.00
2017	\$281.92	\$124.28	\$160.97	\$281.92	\$0.00	-	\$0.00
2016	\$294.54	\$120.95	\$173.59	\$294.54	\$0.00	-	\$0.00
2015	\$260.38	\$0.00	\$0	\$260.38	\$0.00	-	\$0.00
2014	\$257.00	\$0.00	\$0	\$257.00	\$0.00	-	\$0.00
2013	\$250.16	\$0.00	\$0	\$250.16	\$0.00	-	\$0.00
2012	\$238.53	\$0.00	\$0	\$238.53	\$0.00	-	\$0.00
2011	\$225.77	\$0.00	\$0	\$225.77	\$0.00	-	\$0.00
2010	\$219.03	\$0.00	\$0	\$219.03	\$0.00	-	\$0.00
2009	\$220.03	\$0.00	\$0	\$220.03	\$0.00	-	\$0.00
2008	\$225.32	\$0.00	\$0	\$225.32	\$0.00	-	\$0.00
2007	\$205.12	\$0.00	\$0	\$205.12	\$0.00	-	\$0.00
2006	\$199.44	\$0.00	\$0	\$199.44	\$0.00	-	\$0.00
2005	\$195.58	\$0.00	\$0	\$195.58	\$0.00	-	\$0.00
2004	\$197.71	\$0.00	\$0	\$197.71	\$0.00	-	\$0.00
2003	\$123.27	\$0.00	\$0	\$123.27	\$0.00	-	\$0.00
2002	\$114.93	\$0.00	\$0	\$114.93	\$0.00	-	\$0.00
2001	\$106.78	\$0.00	\$0	\$106.78	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

2000	\$102.83	\$0.00	\$0	\$102.83	\$0.00	-	\$0.00
1999	\$101.49	\$0.00	\$0	\$101.49	\$0.00	-	\$0.00
1998	\$86.17	\$0.00	\$0	\$86.17	\$0.00	-	\$0.00
1997	\$76.76	\$0.00	\$0	\$76.76	\$0.00	-	\$0.00
1996	\$13.41	\$0.00	\$0	\$13.41	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$1,169.24
2019	1952418	11-5-2020	\$353.66
2018	1850518	7-8-2019	\$344.11
2017	1758377	1-29-2018	\$616.99
2015	1592696	1-19-2016	\$262.70
2014	1456500	11-4-2014	\$249.29
2013	1383130	11-12-2013	\$242.66
2012	1324103	11-19-2012	\$231.37
2011	1197905	11-2-2011	\$219.00
2010	1114862	11-3-2010	\$212.46
2009	1025145	10-30-2009	\$213.43
2008	978077	11-17-2008	\$218.56
2007	861688	11-2-2007	\$198.97
2006	780486	10-31-2006	\$193.46
2005	748654	11-23-2005	\$189.71
2004	668892	11-22-2004	\$191.78
2003	565734	11-13-2003	\$119.57
2002	502700	11-26-2002	(\$111.48)
2002	502700	11-26-2002	\$111.48
2002	502706	11-26-2002	\$111.48
2001	390898	11-9-2001	\$103.58

2000	354579	2-14-2001	\$3.53
2000	347193	11-28-2000	\$99.75
1996	269243	6-30-2000	\$13.41
1999	193167	12-1-1999	\$98.45
1998	108934	11-19-1998	\$83.58
1997	27743	12-10-1997	\$74.46

ORIONPROD PROPERTY RECORD CARD

Property ID: R21770

Map and Taxlot: 30-04W-07-00102

Tax Year: 2023

Run Date: 8/18/2023 9:07:24 AM

PROPERTY SITUS ADDRESS

0 DAYS CREEK CUTOFF RD
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 543 - FARM - VACANT - NON EFU -DI
NBH Code: BF
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	48,386	0	48,386	20,421	20,421
2021	48,386	0	48,386	19,859	19,859
2020	47,600	0	47,600	19,296	19,296
2019	43,767	0	43,767	18,813	18,813
2018	43,767	0	43,767	18,251	18,251
2017	43,767	0	43,767	17,768	17,768

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:		Prior MAV:	CPR:
Land LSU:	48,386	Prior AV:	EX. MAV:
Improvement:		AV +3%:	LSU:
RMV Total:	48,386	Except RMV:	New M50 AV:
			20,454
			20,454

LEGAL DESCRIPTION

TRACT GOV'T LOTS 1-2-7-8 & PT LOTS 3 & 6,
ACRES 119.38

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

Acres: 119.38 Sqft:
Effective Acres: 119.38

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenFlag- PATL; GenCom- 1997-01-16 GOV'T LTS 1-2-7-8 & PT LTS 3 & 6 92-23146 93-4451 94-26693,95 95-17715 96-709; Land- 1996-12-31
DFL ON PRT BY APP 1988 1996-12-30 SEG FM 13152.00 3-93 DT 1900-01-01 DFL ON PRT BY APP 1988, SEG FM 13152.00 3-93 DT

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-1729	4
CVMAN	1999	1811	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
DFM	DFM	A	81.070	27,240				27,240
DGM	DGM	A	14.000	2,002				2,002
1H5	1H5	A	24.310	25,526	SIZE-75			19,144
			Total Acres:	119.380				48,386

Total Market Land Value: 48,386

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
D		299			212		17,201
D		127			88		1,225
3		111			83		2,028
			Total LSU:				20,454

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

Also that part of said Lot 14 lying Southerly of the South Umpqua River.

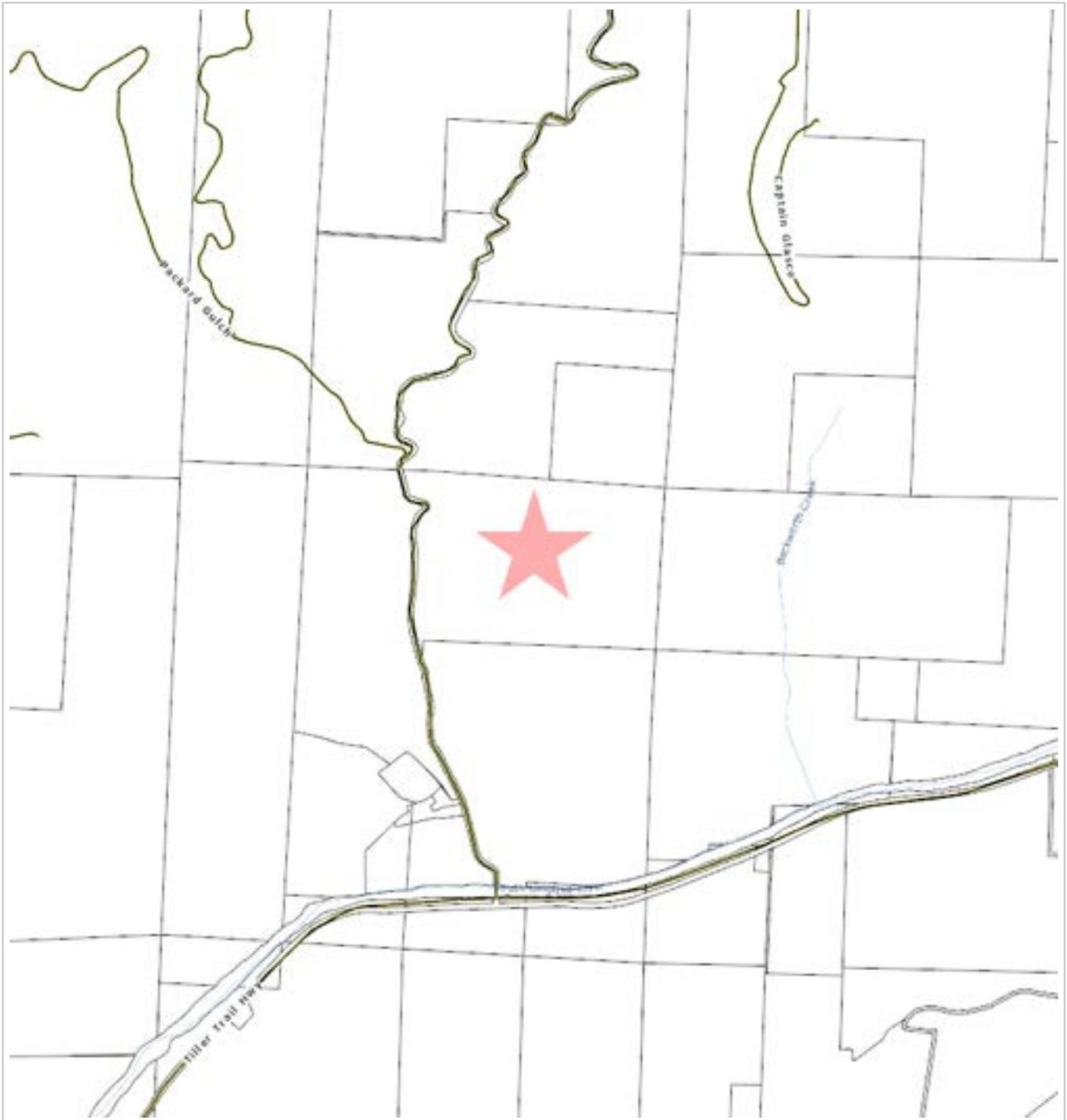
Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.

Assessor Map



Parcel ID: R21770

Site Address: 0 Days Creek Cutoff Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Aerial Map



Parcel ID: R21770

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Property Profile Report

Campbell Ranch LLC

R21978 -0 Michaels Ranch Ln
Canyonville OR 97417

August 23, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.



Parcel Information		Assessment Information	
Parcel #:	R21978	Market Value Land:	\$89,205.00
Tax Lot:	30040800800	Market Value Impr:	\$0.00
Site Address:	0 Michaels Ranch Ln Canyonville OR 97417	Market Value Total:	\$89,205.00
Owner:	Campbell Ranch LLC	Assessed Value:	\$15,629.00
Owner2:		Tax Information	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759	Levy Code Area:	01500
Twn/Range/Section:	30S / 04W / 08	Levy Rate:	6.9938
Parcel Size:	19.32 Acres (841,579 SqFt)	Tax Year:	2022
Plat/Subdivision:		Annual Tax:	\$102.83
Lot:		Exemption Description:	
Block:		Legal	
Map Page/Grid:		TRACT CL #44 N OF RIVER (OUT FIRE) SEE R21970 FOR BAL TL, ACRES 19.32	
Census Tract/Block:	210000 / 2112		

Land	
Cnty Land Use:	512 - FARM - VACANT - EFU - WATER INFLUENCE
Std Land Use:	VMSC - Vacant Misc
Zoning:	FG - Exclusive Farm Use-Grazing
Neighborhood:	BHR
Watershed:	Days Creek-South Umpqua River
View:	Water
Recreation:	
School District:	15 - Dayscreek School District
Primary School:	
Middle School:	
High School:	

Improvement		
Year Built:	Condition:	Fin. SqFt:
Bedrooms:	Bathrooms:	Garage:
Foundation:	Attic Fin SqFt:	Attic Unfin SqFt:
Exterior Walls:	Basement Fin SqFt:	Basement Unfin SqFt:
Carport SqFt:	Deck SqFt:	Roof Covering:
Pool: No	Roof Type:	Heat:

Transfer Information			
Rec. Date:	06/20/1995	Sale Price:	\$150,000.00
Doc Num:	2001-29512	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:		Lender:	
Loan Type:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
 R21978 KRIEGER FAMILY FARMS LLC 0 MICHAELS RANCH LN, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT CL #44 N OF RIVER (OUT FIRE) SEE R21970 FOR BAL TL, ACRES 19.32
 Alternate Account Number 13159.01
 Neighborhood BHR DAYS CREEK & TILLER (RIVER)
 Map Number 30-04W-08-00800
 Property Use 512 - FARM - VACANT - EFU - WATER INFLUENCE
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties [R21970](#)
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print property information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1H5	2.80 Acres

L2	1K3	10.70 Acres
L3	1K3	5.82 Acres
TOTALS		841579.20 Sq. ft / 19.32 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022		\$0	\$89,205	\$89,205	\$15,629
2021		\$0	\$89,205	\$89,205	\$15,226
2020		\$0	\$89,205	\$89,205	\$14,796
2019		\$0	\$64,065	\$64,065	\$8,564
2018		\$0	\$64,065	\$64,065	\$8,321
2017		\$0	\$64,065	\$64,065	\$8,077
2016		\$0	\$64,065	\$64,065	\$7,853

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date:

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$102.83	\$102.83	\$0	\$102.83	\$0.00	-	\$0.00
2021	\$102.35	\$102.35	\$0	\$102.35	\$0.00	-	\$0.00
2020	\$101.85	\$101.85	\$0	\$101.85	\$0.00	-	\$0.00
2019	\$59.90	\$59.90	\$0	\$59.90	\$0.00	-	\$0.00
2018	\$58.21	\$58.21	\$0	\$58.21	\$0.00	-	\$0.00
2017	\$54.92	\$56.49	\$0	\$54.92	\$0.00	-	\$0.00
2016	\$54.92	\$54.92	\$0	\$54.92	\$0.00	-	\$0.00
2015	\$53.33	\$0.00	\$0	\$53.33	\$0.00	-	\$0.00
2014	\$51.81	\$0.00	\$0	\$51.81	\$0.00	-	\$0.00
2013	\$69.17	\$0.00	\$0	\$69.17	\$0.00	-	\$0.00
2012	\$67.78	\$0.00	\$0	\$67.78	\$0.00	-	\$0.00
2011	\$66.34	\$0.00	\$0	\$66.34	\$0.00	-	\$0.00
2010	\$65.01	\$0.00	\$0	\$65.01	\$0.00	-	\$0.00
2009	\$63.67	\$0.00	\$0	\$63.67	\$0.00	-	\$0.00
2008	\$64.22	\$0.00	\$0	\$64.22	\$0.00	-	\$0.00
2007	\$59.93	\$0.00	\$0	\$59.93	\$0.00	-	\$0.00
2006	\$58.66	\$0.00	\$0	\$58.66	\$0.00	-	\$0.00
2005	\$57.45	\$0.00	\$0	\$57.45	\$0.00	-	\$0.00
2004	\$59.00	\$0.00	\$0	\$59.00	\$0.00	-	\$0.00
2003	\$57.55	\$0.00	\$0	\$57.55	\$0.00	-	\$0.00
2002	\$54.97	\$0.00	\$0	\$54.97	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due \$0.00

Past Years Due \$0.00

Total Due \$0.00

2001	\$55.48	\$0.00	\$0	\$55.48	\$0.00	-	\$0.00
2000	\$48.02	\$0.00	\$0	\$48.02	\$0.00	-	\$0.00
1999	\$53.10	\$0.00	\$0	\$53.10	\$0.00	-	\$0.00
1998	\$53.48	\$0.00	\$0	\$53.48	\$0.00	-	\$0.00
1997	\$52.67	\$0.00	\$0	\$52.67	\$0.00	-	\$0.00
1996	\$51.28	\$0.00	\$0	\$51.28	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$344.75
2019	1952408	11-5-2020	\$67.09
2018	1850518	7-8-2019	\$62.10
2017	1758377	1-29-2018	\$117.41
2015	1592708	1-19-2016	\$53.80
2014	1456500	11-4-2014	\$50.26
2013	1383130	11-12-2013	\$67.09
2012	1324098	11-19-2012	\$65.75
2011	1197895	11-2-2011	\$64.35
2010	1114862	11-3-2010	\$63.06
2009	1025117	10-30-2009	\$61.76
2008	978073	11-17-2008	\$62.29
2007	861687	11-2-2007	\$58.13
2006	780488	10-31-2006	\$56.90
2005	748663	11-23-2005	\$55.73
2004	668890	11-22-2004	\$57.23
2003	565736	11-13-2003	\$55.82
2002	502700	11-26-2002	(\$53.32)
2002	502700	11-26-2002	\$53.32
2002	502706	11-26-2002	\$53.32

2001	390902	11-9-2001	\$53.82
2000	354588	2-14-2001	\$1.66
2000	347193	11-28-2000	\$46.58
1996	269269	6-30-2000	\$51.28
1999	193173	12-1-1999	\$51.51
1998	108934	11-19-1998	\$51.88
1997	27743	12-10-1997	\$51.09

ORIONPROD PROPERTY RECORD CARD

Property ID: R21978

Map and Taxlot: 30-04W-08-00800

Tax Year: 2023

Run Date: 8/23/2023 4:49:41 PM

PROPERTY SITUS ADDRESS

0 MICHAELS RANCH LN
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 512 - FARM - VACANT - EFU - WATEI
NBH Code: BHR
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts: R21970

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	89,205	0	89,205	15,629	15,629
2021	89,205	0	89,205	15,226	15,226
2020	89,205	0	89,205	14,796	14,796
2019	64,065	0	64,065	8,564	8,564
2018	64,065	0	64,065	8,321	8,321
2017	64,065	0	64,065	8,077	8,077

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:		Prior MAV:	CPR:
Land LSU:	89,205	Prior AV:	EX. MAV:
Improvement:		AV +3%:	LSU:
RMV Total:	89,205	Except RMV:	New M50 AV:
			15,639
			15,639

LEGAL DESCRIPTION

TRACT CL #44 N OF RIVER (OUT FIRE) SEE
R21970 FOR BAL TL, ACRES 19.32

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

Acres: 19.32 Sqft:
Effective Acres: 19.32

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenLink- R21970-L; GenFlag- PATL; GenCom- 2020-05-18 FROM R21970;30-04W-08-00800;1.42 AC;ACREAGE ADJUSTMENT BETWEEN
CODES;THIS ACCOUNT HAS 2.0; Land- 1900-01-01 W/OTHERS

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
9004	2020	0	4
5000	2000	-4794	4
CVMAY	1999	4801	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
1H5	1H5	A	2.800	2,940	SIZE-75			2,205
1K3	1K3	A	10.700	68,480	SIZE-75,IRR-115			59,064
1K3	1K3	A	5.820	37,248	SIZE-75			27,936
Total Acres:			19.320	Total Market Land Value: 89,205				

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
2		111			83		233
2		1,048			952		11,710
2		635			643		3,696
Total LSU:			15,639				

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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EXHIBIT A

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Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

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Also that part of said Lot 14 lying Southerly of the South Umpqua River.

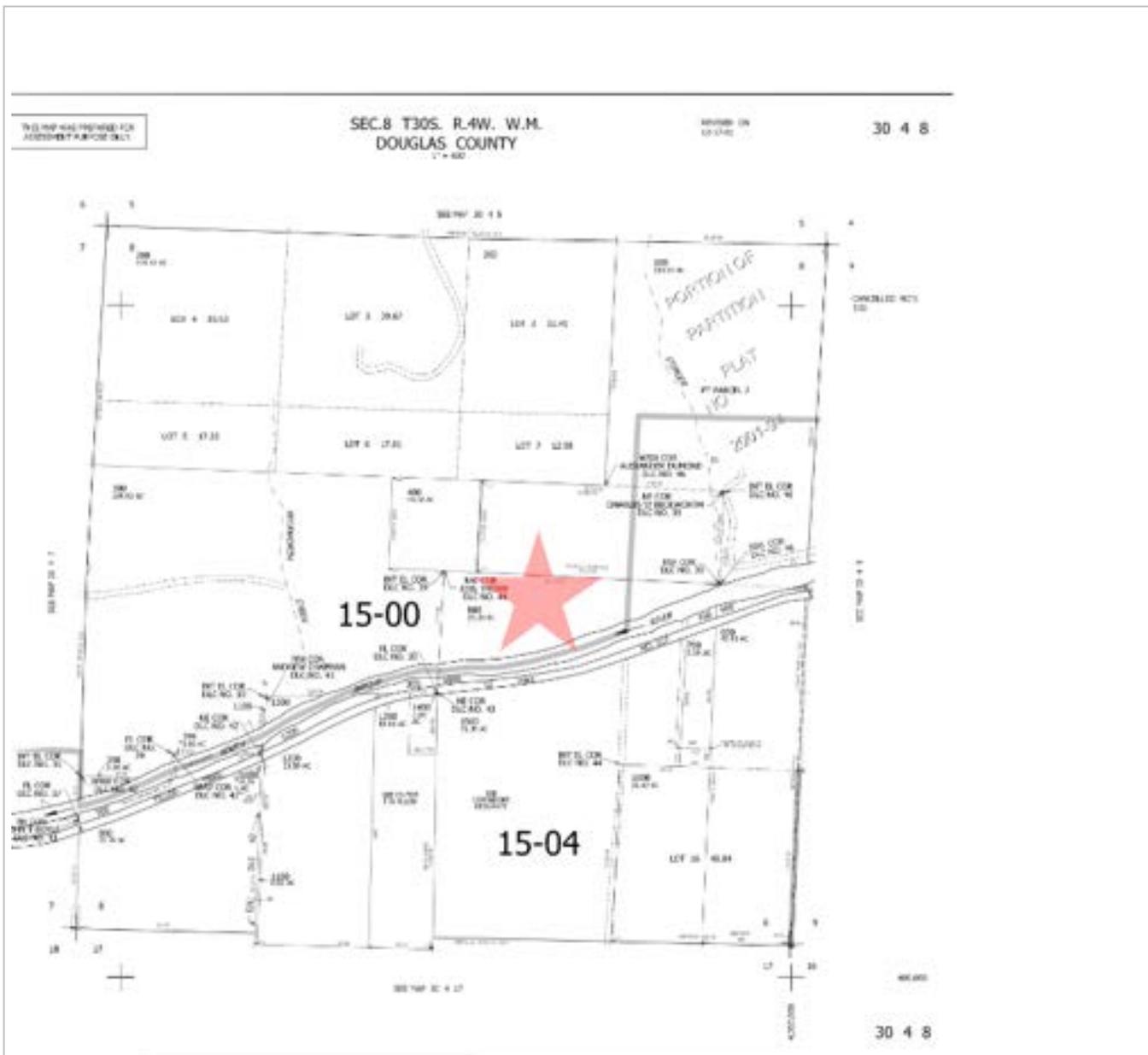
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Assessor Map



Parcel ID: R21978
Site Address: 0 Michaels Ranch Ln
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Aerial Map



Parcel ID: R21978

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Property Profile Report

Campbell Ranch LLC

R21986 -0 Michaels Ranch Ln
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Douglas County Parcel Information



Parcel Information	
Parcel #:	R21986
Tax Lot:	30040800400
Site Address:	0 Michaels Ranch Ln Canyonville OR 97417
Owner:	Campbell Ranch LLC
Owner2:	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759
Twn/Range/Section:	30S / 04W / 08
Parcel Size:	10.50 Acres (457,380 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	210000 / 2080

Assessment Information	
Market Value Land:	\$13,814.00
Market Value Impr:	\$0.00
Market Value Total:	\$13,814.00
Assessed Value:	\$7,508.00

Tax Information	
Levy Code Area:	01500
Levy Rate:	6.9938
Tax Year:	2022
Annual Tax:	\$71.26
Exemption Description:	

Legal
TRACT E PT CL #39 (M&B V100 PG 51 LESS PT SD), ACRES 10.50

Land			
Cnty Land Use:	504 - FARM - VACANT - EFU & NON EFU ZONE	Std Land Use:	VMSC - Vacant Misc
Zoning:	FF - Farm Forest	Neighborhood:	B
Watershed:	Days Creek-South Umpqua River	View:	
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement					
Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information							
Rec. Date:	01/23/2014	Sale Price:		Doc Num:	1830	Doc Type:	Deed
Owner:	Campbell Ranch LLC		Grantor:	CAMPBELL DORA M LIVING TRUST			
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:		Lender:			

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Property Owner Property Address
 R21986 KRIEGER FAMILY FARMS LLC 0 MICHAELS RANCH LN, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT E PT CL #39 (M&B V100 PG 51 LESS PT SD), ACRES 10.50
 Alternate Account Number 13160.00
 Neighborhood B AA4
 Map Number 30-04W-08-00400
 Property Use 504 - FARM - VACANT - EFU & NON EFU ZONE
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print property information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1H5	7.64 Acres

L2

1B5

2.86 Acres

TOTALS

457380.00 Sq. ft / 10.50 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE	
2022		\$0	\$13,814	\$13,814	\$700	\$7,508
2021		\$0	\$13,814	\$13,814	\$680	\$7,290
2020		\$0	\$13,814	\$13,814	\$663	\$7,081
2019		\$0	\$13,814	\$13,814	\$646	\$6,878
2018		\$0	\$13,814	\$13,814	\$629	\$6,680
2017		\$0	\$13,814	\$13,814	\$612	\$6,487
2016		\$0	\$13,814	\$13,814	\$595	\$6,299

SALES HISTORY[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/9/2014	CAMPBELL, KARL W TRS & WENTLAND, TRUDY M TRS & DORA MAE CAMPBELL LIV TRUST	CAMPBELL RANCH LLC	2014-1830	-	TRUSTEE TRUSTEE'S DEED
11/5/2012	CAMPBELL, DORA MAE ESTATE	CAMPBELL, KARL W TRS & WENTLAND, TRUDY M TRS & DORA MAE CAMPBELL LIV TRUST	2012-17843	\$0	PERS REP PERSONAL REPRESENTATIVE'S DEED

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARYEffective Date: [Details](#)**TOTAL TAXES DUE****Current Year Due** \$0.00**Past Years Due** \$0.00

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$71.26	\$52.51	\$18.75	\$71.26	\$0.00	-	\$0.00
2021	\$69.74	\$50.99	\$18.75	\$69.74	\$0.00	-	\$0.00
2020	\$68.27	\$49.52	\$18.75	\$68.27	\$0.00	-	\$0.00
2019	\$66.85	\$48.10	\$18.75	\$66.85	\$0.00	-	\$0.00
2018	\$65.47	\$46.72	\$18.75	\$65.47	\$0.00	-	\$0.00
2017	\$64.00	\$45.38	\$18.75	\$64.00	\$0.00	-	\$0.00
2016	\$62.82	\$44.07	\$18.75	\$62.82	\$0.00	-	\$0.00
2015	\$61.52	\$0.00	\$0	\$61.52	\$0.00	-	\$0.00
2014	\$60.30	\$0.00	\$0	\$60.30	\$0.00	-	\$0.00
2013	\$59.12	\$0.00	\$0	\$59.12	\$0.00	-	\$0.00
2012	\$57.94	\$0.00	\$0	\$57.94	\$0.00	-	\$0.00
2011	\$56.81	\$0.00	\$0	\$56.81	\$0.00	-	\$0.00
2010	\$55.72	\$0.00	\$0	\$55.72	\$0.00	-	\$0.00
2009	\$54.67	\$0.00	\$0	\$54.67	\$0.00	-	\$0.00
2008	\$55.51	\$0.00	\$0	\$55.51	\$0.00	-	\$0.00
2007	\$51.54	\$0.00	\$0	\$51.54	\$0.00	-	\$0.00
2006	\$50.54	\$0.00	\$0	\$50.54	\$0.00	-	\$0.00
2005	\$49.56	\$0.00	\$0	\$49.56	\$0.00	-	\$0.00
2004	\$50.93	\$0.00	\$0	\$50.93	\$0.00	-	\$0.00
2003	\$50.18	\$0.00	\$0	\$50.18	\$0.00	-	\$0.00
2002	\$48.02	\$0.00	\$0	\$48.02	\$0.00	-	\$0.00
2001	\$45.57	\$0.00	\$0	\$45.57	\$0.00	-	\$0.00
2000	\$41.89	\$0.00	\$0	\$41.89	\$0.00	-	\$0.00
1999	\$45.06	\$0.00	\$0	\$45.06	\$0.00	-	\$0.00
1998	\$44.34	\$0.00	\$0	\$44.34	\$0.00	-	\$0.00
1997	\$43.95	\$0.00	\$0	\$43.95	\$0.00	-	\$0.00
1996	\$45.42	\$0.00	\$0	\$45.42	\$0.00	-	\$0.00

Total Due

\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$234.61
2019	1952409	11-5-2020	\$74.87
2018	1850518	7-8-2019	\$72.50
2017	1758377	1-29-2018	\$135.49
2015	1592709	1-19-2016	\$62.07
2014	1456500	11-4-2014	\$58.49
2013	1383130	11-12-2013	\$57.35
2012	1324101	11-19-2012	\$56.20
2011	1245010	11-18-2011	\$55.11
2010	1114862	11-3-2010	\$54.05
2009	1025141	10-30-2009	\$53.03
2008	978084	11-17-2008	\$53.84
2007	862995	11-2-2007	\$49.99
2006	780493	10-31-2006	\$49.02
2005	698545	10-31-2005	\$48.07
2004	656374	11-17-2004	\$49.40
2003	565741	11-13-2003	\$48.67
2002	476378	11-14-2002	\$46.58
2001	390895	11-9-2001	\$44.20
2000	354580	2-14-2001	\$42.45
1996	269272	6-30-2000	\$45.42
1999	193181	12-1-1999	\$43.71
1998	108934	11-19-1998	\$43.01
1997	27743	12-10-1997	\$42.63

ORIONPROD PROPERTY RECORD CARD

Property ID: R21986

Map and Taxlot: 30-04W-08-00400

Tax Year: 2023

Run Date: 8/18/2023 9:44:40 AM

PROPERTY SITUS ADDRESS

0 MICHAELS RANCH LN
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 504 - FARM - VACANT - EFU & NON E
NBH Code: B
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	13,814	0	13,814	7,508	700
2021	13,814	0	13,814	7,290	680
2020	13,814	0	13,814	7,081	663
2019	13,814	0	13,814	6,878	646
2018	13,814	0	13,814	6,680	629
2017	13,814	0	13,814	6,487	612

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	8,022	Prior MAV:	6,808	CPR:	
Land LSU:	5,792	Prior AV:	6,808	EX. MAV:	
Improvement:		AV +3%:	7,012	LSU:	701
RMV Total:	13,814	Except RMV:		New M50 AV:	7,713

LEGAL DESCRIPTION

TRACT E PT CL #39 (M&B V100 PG 51 LESS PT SD), ACRES 10.50

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/09/2014	50			Sale	TRUSTEE TRUSTEE	2014-1830
11/05/2012	50			Non-Sale	PERS REP PERSON	2012-17843

Acres: 10.50 Sqft:
Effective Acres: 10.50

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenFlag- PATL; GenCom- 1997-01-16 E PT CL #39 (M&B VOL 100 PG 51D LESS PT SD 73-18090 THRU 73-18093REF 69-6332 83-3629 94-2; Land- 1900-01-01 W/ OTHERS

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1B5	1B5	A	2.860	7,722	SIZE-75		0.000	5,792
Total Acres:			10.500			Total Market Land Value:		13,814

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
2		262			245		701
Total LSU:							701

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

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Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



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PO Box 103
Universal, IN 47884

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Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

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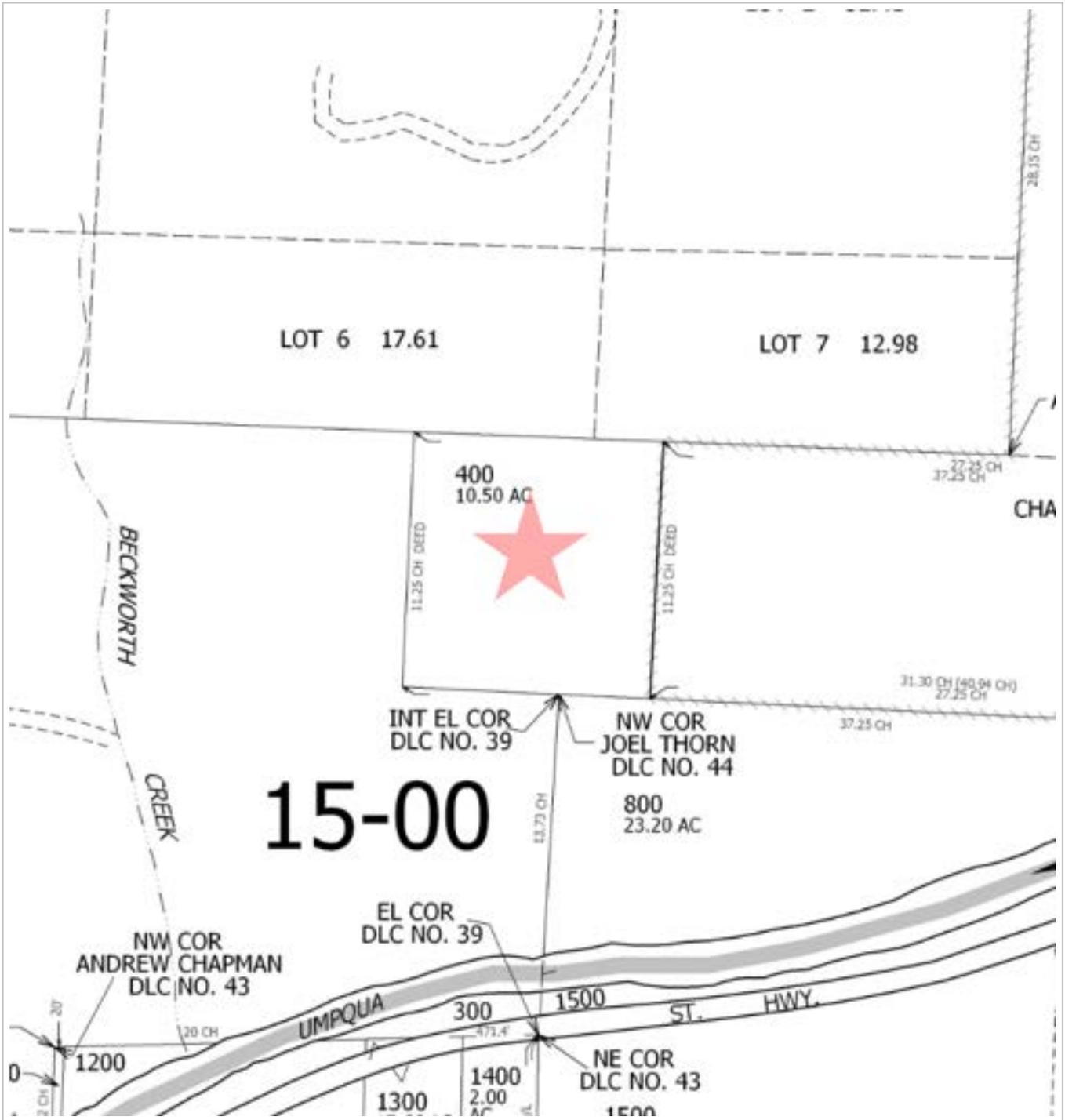
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Parcel ID: R21986

Site Address: 0 Michaels Ranch Ln

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Aerial Map



Parcel ID: R21986

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Property Profile Report

T Or S Ranch LLC

R22058 -0 Tiller Trail Hwy
Days Creek OR 97429

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.



Parcel Information		Assessment Information	
Parcel #:	R22058	Market Value Land:	\$132,563.00
Tax Lot:	30041700300	Market Value Impr:	\$119,740.00
Site Address:	0 Tiller Trail Hwy	Market Value Total:	\$252,303.00
	Days Creek OR 97429	Assessed Value:	\$93,652.00
Owner:	T Or S Ranch LLC	Tax Information	
Owner2:	Paul, Clarkson Easterbrook	Levy Code Area:	01504
Owner Address:	6459 Oakhill Rd	Levy Rate:	7.7819
	Roseburg OR 97471 - 7815	Tax Year:	2022
Twn/Range/Section:	30S / 04W / 17	Annual Tax:	\$728.80
Parcel Size:	40.00 Acres (1,742,400 SqFt)	Exemption Description:	
Plat/Subdivision:		Legal	
Lot:		TRACT PT M&B V117 P463 LESS PT SD & M&B V157 P67 (IN FIRE) SEE R22074 FOR BAL TL, ACRES 40.00	
Block:			
Map Page/Grid:			
Census Tract/Block:	210000 / 2110		

Land			
Cnty Land Use:	504I - FARM - IMPROVED - EFU & NON-EFU	Std Land Use:	AFAR - Farms And Crops
Zoning:	F3 - Exclusive Farm Use-Cropland	Neighborhood:	BF
Watershed:	Days Creek-South Umpqua River	View:	
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement			
Year Built:		Condition:	
Bedrooms:		Bathrooms:	
Foundation:		Attic Fin SqFt:	
Exterior Walls:		Basement Fin SqFt:	
Carport SqFt:	576	Deck SqFt:	
Pool:	No	Roof Type:	
		Fin. SqFt:	
		Garage:	
		Attic Unfin SqFt:	
		Basement Unfin SqFt:	
		Roof Covering:	
		Heat:	

Transfer Information			
Rec. Date:	11/17/2017	Sale Price:	\$1,500,000.00
Owner:	T Or S Ranch LLC	Doc Num:	2017-18830
Orig. Loan Amt:		Doc Type:	Deed
Finance Type:		Grantor:	
		Title Co:	
		Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
R22058 KRIEGER FAMILY FARMS LLC 0 TILLER TRAIL HWY, DAYS CREEK, OR 97429

2023 GENERAL INFORMATION

Property Status A ACTIVE
Property Type Residential
Legal Description Tract M&B Inst 2022-18865 in Sec 17,
Acres 30.04
Alternate Account Number 13163.00
Neighborhood BF DAYS CREEK & TILLER
Map Number 30-04W-17-00300
Property Use 502 - FARM - VACANT - EFU ZONE
Levy Code Area 01504
Zoning -

RELATED PROPERTIES

Linked Properties [R22074](#), [R23402](#)
Property Group ID -
Grouped Properties -
Split / Merge Date -
Split / Merge Accounts -
Split / Merge Message -

Print
property
information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1B3	26.24 Acres
L2	1B2	3.80 Acres

TOTALS

1308542.40 Sq. ft / 30.04 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$119,740	\$132,563	\$252,303	\$17,592	\$93,652
2021	\$93,705	\$132,563	\$226,268	\$17,347	\$91,192
2020	\$70,314	\$132,563	\$202,877	\$16,853	\$87,167
2019	\$51,919	\$132,563	\$184,482	\$16,385	\$68,304
2018	\$52,845	\$132,563	\$185,408	\$15,928	\$68,773
2017	\$53,683	\$132,563	\$186,246	\$15,434	\$69,117
2016	\$54,612	\$132,563	\$187,175	\$15,031	\$68,832

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
11/22/2022	T OR S RANCH LLC	Krieger Family Farms LLC	2022-18865	\$1,031,000	WD WARRANTY DEED
11/17/2017	EASTERBROOK, PAUL CLARKSON	T OR S RANCH LLC	2017-18830	\$1,500,000	WD WARRANTY DEED
10/19/2004	THANE CANYON RANCH INC	EASTERBROOK, PAUL CLARKSON	2004-25561	-	WD WARRANTY DEED
10/1/1988	UNKNOWN	MCCLAIN, DAVID W & TAMARA	1989-2063	\$405,000	
	MUTHUKAN, WANPHEN	EASTERBROOK, PAUL CLARKSON	2017-9573	-	CV DIVORCE COURT CASES DIVORCES
4/1/1987	UNKNOWN	-	1987-6455	\$0	
1/1/1994	UNKNOWN	-	1994-6260	\$0	

- Potential Addn Tax Liability

TOTAL TAXES DUE

Current Year Due \$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$728.80	\$728.80	\$0	\$728.80	\$0.00	-	\$0.00
2021	\$709.65	\$709.65	\$0	\$709.65	\$0.00	-	\$0.00
2020	\$610.72	\$610.72	\$0	\$610.72	\$0.00	-	\$0.00
2019	\$481.77	\$481.77	\$0	\$481.77	\$0.00	-	\$0.00
2018	\$487.32	\$487.32	\$0	\$487.32	\$0.00	-	\$0.00
2017	\$491.39	\$492.19	\$0	\$491.39	\$0.00	-	\$0.00
2016	\$496.27	\$496.27	\$0	\$496.27	\$0.00	-	\$0.00
2015	\$496.53	\$0.00	\$0	\$496.53	\$0.00	-	\$0.00
2014	\$504.96	\$0.00	\$0	\$504.96	\$0.00	-	\$0.00
2013	\$482.55	\$0.00	\$0	\$482.55	\$0.00	-	\$0.00
2012	\$470.87	\$0.00	\$0	\$470.87	\$0.00	-	\$0.00
2011	\$462.60	\$0.00	\$0	\$462.60	\$0.00	-	\$0.00
2010	\$447.54	\$0.00	\$0	\$447.54	\$0.00	-	\$0.00
2009	\$436.41	\$0.00	\$0	\$436.41	\$0.00	-	\$0.00
2008	\$423.61	\$0.00	\$0	\$423.61	\$0.00	-	\$0.00
2007	\$407.87	\$0.00	\$0	\$407.87	\$0.00	-	\$0.00
2006	\$395.43	\$0.00	\$0	\$395.43	\$0.00	-	\$0.00
2005	\$377.16	\$0.00	\$0	\$377.16	\$0.00	-	\$0.00
2004	\$378.47	\$0.00	\$0	\$378.47	\$0.00	-	\$0.00
2003	\$364.09	\$0.00	\$0	\$364.09	\$0.00	-	\$0.00
2002	\$365.11	\$0.00	\$0	\$365.11	\$0.00	-	\$0.00
2001	\$353.27	\$0.00	\$0	\$353.27	\$0.00	-	\$0.00
2000	\$341.25	\$0.00	\$0	\$341.25	\$0.00	-	\$0.00

Past Years Due \$0.00

Total Due \$0.00

1999	\$333.74	\$0.00	\$0	\$333.74	\$0.00	-	\$0.00
1998	\$340.65	\$0.00	\$0	\$340.65	\$0.00	-	\$0.00
1997	\$327.89	\$0.00	\$0	\$327.89	\$0.00	-	\$0.00
1996	\$319.98	\$0.00	\$0	\$319.98	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-17264-2022	11-9-2022	\$706.93
2021	2065497	11-15-2021	\$688.36
2020	1962868	11-12-2020	\$592.40
2019	1867890	11-8-2019	\$467.32
2018	1813831	11-16-2018	\$472.70
2017	1754620	11-29-2017	\$493.58
2016	1673011	11-30-2016	\$498.48
2015	1592937	1-25-2016	\$503.15
2015	1569684	11-30-2015	(\$481.63)
2015	1569684	11-16-2015	\$481.63
2014	1486511	11-17-2014	\$489.81
2013	1382918	11-12-2013	\$468.07
2012	1294861	11-9-2012	\$456.74
2011	1252071	12-2-2011	\$464.65
2010	1108857	11-30-2010	(\$434.11)
2010	1133912	11-10-2010	\$434.11
2010	1108857	10-28-2010	\$434.11
2009	1023888	10-29-2009	\$423.32
2008	938410	10-31-2008	\$410.90
2007	855880	10-25-2007	\$395.63
2006	779367	10-30-2006	\$383.57
2005	733237	11-16-2005	\$807.76

2003	577428	11-18-2003	\$353.17
2002	505037	12-10-2002	\$366.73
2001	402479	11-15-2001	\$342.67
2000	316874	11-13-2000	\$331.01
1996	269294	6-30-2000	\$319.98
1999	153352	11-2-1999	\$323.73
1998	90293	11-3-1998	\$330.43
1997	76177	5-11-1998	\$3.38
1997	48426	1-5-1998	\$318.02

ORIONPROD PROPERTY RECORD CARD

Property ID: R22058

Map and Taxlot: 30-04W-17-00300

Tax Year: 2023

Run Date: 8/18/2023 9:51:32 AM

PROPERTY SITUS ADDRESS

0 TILLER TRAIL HWY
DAYS CREEK, OR 97429
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 502 - FARM - VACANT - EFU ZONE
NBH Code: BF
Prop Type Code: RES
Zoning:
Code Area: 01504
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	132,563	119,740	252,303	93,652	17,592
2021	132,563	93,705	226,268	91,192	17,347
2020	132,563	70,314	202,877	87,167	16,853
2019	132,563	51,919	184,482	68,304	16,385
2018	132,563	52,845	185,408	68,773	15,928
2017	132,563	53,683	186,246	69,117	15,434

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	0	Prior MAV:	76,060	CPR:	
Land LSU:	132,592	Prior AV:	76,060	EX. MAV:	0
Improvement:	0	AV +3%:	78,342	LSU:	13,099
RMV Total:	132,592	Except RMV:	0	New M50 AV:	13,099

LEGAL DESCRIPTION

Tract M&B Inst 2022-18865 in Sec 17, Acres 30.04

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
11/22/2022	51			Sale	WD WARRANTY DEE	2022-18865
11/17/2017	54			Sale	WD WARRANTY DEE	2017-18830
10/19/2004	50			Sale	WD WARRANTY DEE	2004-25561
01/01/1994				Non-Sale		1994-6260
10/01/1988				Non-Sale		1989-2063

Acres: 30.04 Sqft:
Effective Acres: 30.04

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenLink- R23402-L, R22074-L; GenFlag- PATL; GenCom- 1997-01-16 PT M&B V117 P463 LESS PT SD & M&B V157 P67 (INSIDE FIRE)SEE 13163-02 FOR BAL TL 94-6256 9; Prop-M50- 2022-18865 BLA; +3.2 ac from & -13.90 ac plus imps to R23402; -1.81 ac to R151376; -7.33 ac to & +8.91 ac from R23426; +.97 ac from R22050. All LSU.; Prop-Note- ONE 136.25 AC L/R: R22066 & R22058.

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
1010	2020	19319	1
7000	2011	7901	1
5000	2000	-9209	4
CVMAV	1999	41772	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %
1B3	1B3	A	26.240	112,832	SIZE-100
1B2	1B2	A	3.800	19,760	SIZE-100
Total Acres:			30.040		

NBHD %	Total Adj %	Final Value
	0.000	112,832
	0.000	19,760
Total Market Land Value:		132,592

LAND SPECIAL USE

Code	SAV Unt Pr	MSAV Unt Pr	LSU
2	421	426	11,047
2	540	552	2,052
Total LSU:			13,099

ORIONPROD PROPERTY RECORD CARD

Property ID: R22058

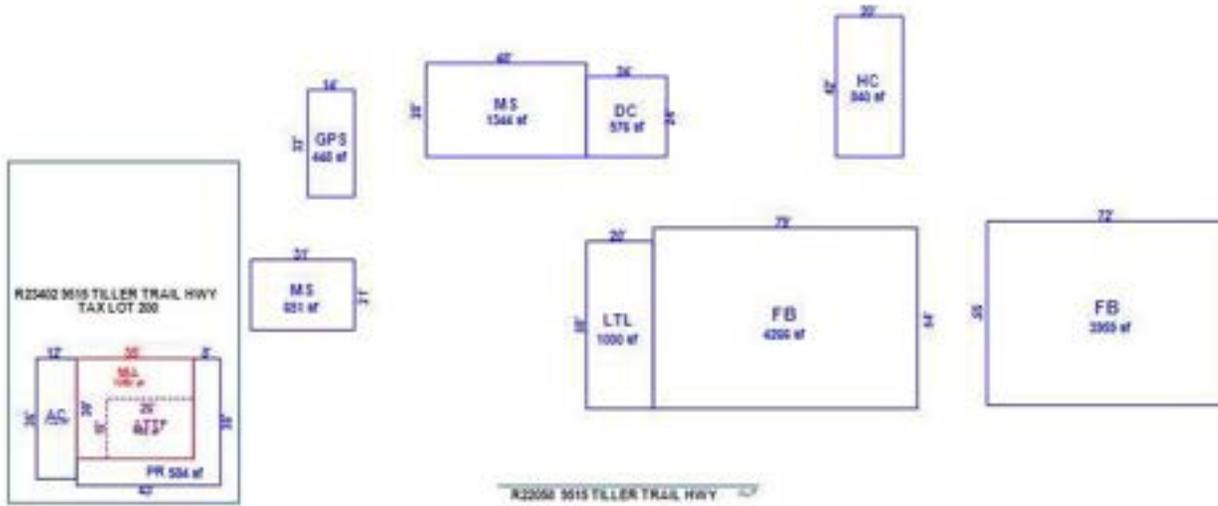
Map and Taxlot: 30-04W-17-00300

Tax Year: 2023

Run Date: 8/18/2023 9:51:32 AM

Situs: 0 TILLER TRAIL HWY

No Image Available



SKETCH COMMENTS:

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-018865

12/30/2022 09:46:01 AM

DEED-WD Cnt=1 Str=17 RRHARRIS
\$20.00 \$11.00 \$10.00 \$60.00

\$101.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Title: _____
Escrow: 4006500 Doc: WD

Parties: Tor S Ranch, LLC - Krieger Family Farms, LLC



After recording return to:
Krieger Family Farms, LLC
P.O. Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms, LLC
P.O. Box 103
Universal, IN 47884

File No.: 7391-4006500 (sj)
Date: October 12, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tor S Ranch, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms, LLC, an Indiana limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,031,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

A tract of land being PARCEL 4 and a portion of PARCEL 1 and PARCEL 6 of that Warranty Deed Reserving Life Estate recorded as Instrument Number 2017-18830, Deed Records of Douglas County, located in the Southwest and Southeast Quarters of Section 8 and the Northwest and Northeast Quarters Section 17, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon being more particularly described as follows:

All of said PARCEL 4.

TOGETHER WITH that portion of said PARCEL 1 lying Westerly and Northerly of the Westerly and Northerly sideline of a 35.00-foot wide strip more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way boundary of Tiller Trail Highway (Oregon State Highway Number 227) from which the intersection of said Southerly Right-of-Way boundary and the East boundary of said PARCEL 1 bears North 69°30'24" East, 37.15 feet; Thence leaving said Southerly Right-of-Way boundary, being 35.00 feet West of and parallel with said East boundary the following courses: South 00°54'01" East, 953.87 feet; Thence South 89°09'18" East, 249.53 feet; Thence South 00°16'11.11" West, 1283.77 feet; Thence South 01°45'34" West, 212.71 feet to a point; Thence leaving the parallel course with said East boundary, South 35°19'54" West, 14.81 feet; Thence South 69°54'05" West, 28.18 feet; Thence North 89°01'39" West, 43.70 feet; Thence North 83°14'38" West, 190.68 feet; Thence North 80°41'06" West, 104.37 feet; Thence South 89°54'15" West, 89.90 feet; Thence South 78°19'54" West, 91.28 feet; Thence South 61°13'47" West, 60.87 feet; Thence South 57°37'07" West, 86.56 feet; Thence South 60°05'15" West, 155.76 feet; Thence South 67°07'23" West, 56.20 feet; Thence South 74°39'46" West, 165.32 feet; Thence South 76°41'36" West, 58.67 feet; Thence South 82°10'54" West, 56.70 feet; Thence South 88°14'19" West, 55.54 feet; Thence North 83°44'41" West 54.40 feet; Thence North 76°56'36" West, 103.36 feet; Thence North 83°07'41" West, 58.87 feet; Thence South 88°11'57" West, 105.93 feet; Thence South 80°13'34" West, 58.29 feet; Thence South 75°56'06" West, 36.24 feet; Thence South 63°07'01" West, 33.78 feet; Thence South 51°07'22" West, 64.54 feet; South 39°39'46" West, 79.36 feet to a point hereinafter referred to as Point "A" from which the Southeast corner of Instrument Number 2006-15328, Deed Records of Douglas County, bears North 57°55'10" West, 837.66 feet;

TOGETHER WITH that portion of said PARCEL 1 and said PARCEL 6 lying Easterly and Northerly of the following described line:

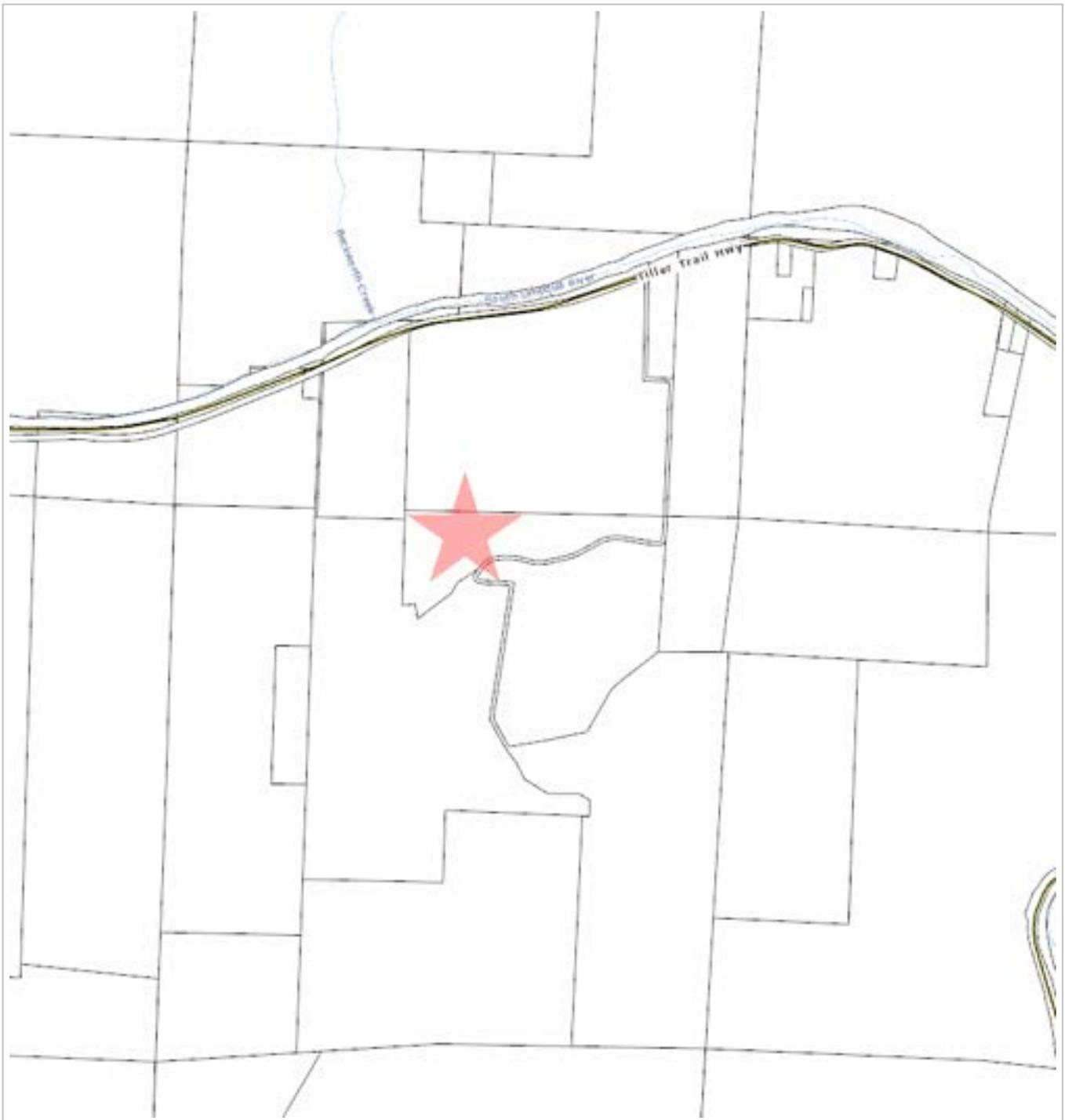
Beginning at the Southeast corner of said Instrument Number 2006-15328; Thence on a southerly prolongation of the East boundary of said Instrument Number 2006-15328, South 00°23'13" East, 817.56 feet; Thence North 81°59'47" East, 126.62 feet; Thence South 10°03'12" West, 139.95 feet; Thence North 50°56'50" East, 400.16 feet; Thence North 27°35'19" East, 123.23 feet; Thence North 57°25'56" East, 76.28 feet; Thence North 53°31'16" East, 152.10 feet to the aforementioned Point "A" and there terminating.

This legal description is created pursuant to Douglas County Planning Department File No. M22-059.

A.P.N.: R22034

Together with and subject to that Roadway Easement and Maintenance Agreement recorded December 110, 2022 as Recorder's No. 2022- 018448, and the Waterline Easement Agreement recorded December 110, 2022 as Recorder's No. 2022- 018449, records of Douglas County, Oregon.

Assessor Map



Parcel ID: R22058

Site Address: 0 Tiller Trail Hwy

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R22058

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Property Profile Report

T Or S Ranch LLC

R22066 -0 Tiller Trail Hwy
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

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Parcel Information		Assessment Information	
Parcel #:	R22066	Market Value Land:	\$317,439.00
Tax Lot:	30040801500	Market Value Impr:	\$0.00
Site Address:	0 Tiller Trail Hwy Canyonville OR 97417	Market Value Total:	\$317,439.00
Owner:	T Or S Ranch LLC	Assessed Value:	\$44,606.00
Owner2:	Paul, Clarkson Easterbrook	Tax Information	
Owner Address:	6459 Oakhill Rd Roseburg OR 97471	Levy Code Area:	01504
Twn/Range/Section:	30S / 04W / 08	Levy Rate:	7.7819
Parcel Size:	71.09 Acres (3,096,680 SqFt)	Tax Year:	2022
Plat/Subdivision:		Annual Tax:	\$317.14
Lot:		Exemption Description:	
Block:		Legal	
Map Page/Grid:		TRACT PT M&B V117 P463 LESS PT SD & M&B V157 P67, ACRES 71.09	
Census Tract/Block:	210000 / 2158		

Land	
Cnty Land Use:	512 - FARM - VACANT - EFU - WATER INFLUENCE
Std Land Use:	VMSC - Vacant Misc
Zoning:	F3 - Exclusive Farm Use-Cropland
Neighborhood:	B
Watershed:	Days Creek-South Umpqua River
View:	Water
Recreation:	
School District:	15 - Dayscreek School District
Primary School:	
Middle School:	
High School:	

Improvement		
Year Built:	Condition:	Fin. SqFt:
Bedrooms:	Bathrooms:	Garage:
Foundation:	Attic Fin SqFt:	Attic Unfin SqFt:
Exterior Walls:	Basement Fin SqFt:	Basement Unfin SqFt:
Carport SqFt:	Deck SqFt:	Roof Covering:
Pool: No	Roof Type:	Heat:

Transfer Information			
Rec. Date:	12/16/2022	Sale Price:	\$875,000.00
Doc Num:	18454	Doc Type:	Deed
Owner:	Ireland Investments LLC	Grantor:	TOR S RANCH LLC
Orig. Loan Amt:		Title Co:	FIRST AMERICAN TITLE
Finance Type:		Lender:	
Loan Type:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
R22066 KRIEGER FAMILY FARMS LLC 0 TILLER TRAIL HWY, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
Property Type Residential
Legal Description M&B Inst 2022-18865, Acres 106.21
Alternate Account Number 13163.01
Neighborhood BF DAYS CREEK & TILLER
Map Number 30-04W-08-01500
Property Use 512 - FARM - VACANT - EFU - WATER INFLUENCE
Levy Code Area 01504
Zoning -

RELATED PROPERTIES

Linked Properties [R23402](#)
Property Group ID -
Grouped Properties -
Split / Merge Date 2/1/2023
Split / Merge Accounts [R22034](#), [R22050](#), [R22098](#)
Split / Merge Message MERGE (CHILD)

Print
property
information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1K3	24.96 Acres
L2	1B2	16.55 Acres

L3	1B2	1.97 Acres
L4	UBFA	1.00 Acres
L5	1K3	6.71 Acres
L6	1B3	55.02 Acres
TOTALS		4626507.60 Sq. ft / 106.21 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$0	\$317,439	\$317,439	\$44,606	\$44,606
2021	\$0	\$317,439	\$317,439	\$44,026	\$44,026
2020	\$0	\$317,439	\$317,439	\$42,796	\$42,796
2019	\$0	\$317,439	\$317,439	\$41,565	\$41,565
2018	\$0	\$317,439	\$317,439	\$40,406	\$40,406
2017	\$0	\$317,439	\$317,439	\$39,188	\$39,188
2016	\$0	\$317,439	\$317,439	\$38,147	\$38,147

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
11/22/2022	T OR S RANCH LLC	Krieger Family Farms LLC	2022-18865	\$1,031,000	WD WARRANTY DEED
11/17/2017	EASTERBROOK, PAUL CLARKSON	T OR S RANCH LLC	2017-18830	\$1,500,000	WD WARRANTY DEED
10/19/2004	THANE CANYON RANCH INC	EASTERBROOK, PAUL CLARKSON	2004-25561	-	WD WARRANTY DEED
10/1/1988	UNKNOWN	MCCLAIN, DAVID W & TAMARA	1989-2063	\$405,000	
	MUTHUKAN, WANPHEN	EASTERBROOK, PAUL CLARKSON	2017-9573	-	CV DIVORCE COURT CASES DIVORCES
4/1/1987	UNKNOWN	-	1987-6455	\$0	
1/1/1994	UNKNOWN	-	1994-6260	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date:

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$317.14	\$317.14	\$0	\$317.14	\$0.00	-	\$0.00
2021	\$316.00	\$316.00	\$0	\$316.00	\$0.00	-	\$0.00
2020	\$313.60	\$313.60	\$0	\$313.60	\$0.00	-	\$0.00
2019	\$311.18	\$311.18	\$0	\$311.18	\$0.00	-	\$0.00
2018	\$316.99	\$308.90	\$8.09	\$316.99	\$0.00	-	\$0.00
2017	\$296.85	\$304.94	\$0	\$296.85	\$0.00	-	\$0.00
2016	\$296.85	\$296.85	\$0	\$296.85	\$0.00	-	\$0.00
2015	\$288.22	\$0.00	\$0	\$288.22	\$0.00	-	\$0.00
2014	\$279.95	\$0.00	\$0	\$279.95	\$0.00	-	\$0.00
2013	\$272.29	\$0.00	\$0	\$272.29	\$0.00	-	\$0.00
2012	\$263.21	\$0.00	\$0	\$263.21	\$0.00	-	\$0.00
2011	\$256.95	\$0.00	\$0	\$256.95	\$0.00	-	\$0.00
2010	\$249.85	\$0.00	\$0	\$249.85	\$0.00	-	\$0.00
2009	\$242.86	\$0.00	\$0	\$242.86	\$0.00	-	\$0.00
2008	\$235.82	\$0.00	\$0	\$235.82	\$0.00	-	\$0.00
2007	\$226.93	\$0.00	\$0	\$226.93	\$0.00	-	\$0.00
2006	\$215.45	\$0.00	\$0	\$215.45	\$0.00	-	\$0.00
2005	\$207.52	\$0.00	\$0	\$207.52	\$0.00	-	\$0.00
2004	\$216.02	\$0.00	\$0	\$216.02	\$0.00	-	\$0.00
2003	\$214.18	\$0.00	\$0	\$214.18	\$0.00	-	\$0.00
2002	\$200.89	\$0.00	\$0	\$200.89	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due \$0.00

Past Years Due \$0.00

Total Due \$0.00

2001	\$200.02	\$0.00	\$0	\$200.02	\$0.00	-	\$0.00
2000	\$179.70	\$0.00	\$0	\$179.70	\$0.00	-	\$0.00
1999	\$186.94	\$0.00	\$0	\$186.94	\$0.00	-	\$0.00
1998	\$190.34	\$0.00	\$0	\$190.34	\$0.00	-	\$0.00
1997	\$185.89	\$0.00	\$0	\$185.89	\$0.00	-	\$0.00
1996	\$181.12	\$0.00	\$0	\$181.12	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-17263-2022	11-9-2022	\$307.62
2021	2065498	11-15-2021	\$306.52
2020	1962867	11-12-2020	\$304.19
2019	1867891	11-8-2019	\$301.84
2018	1813832	11-16-2018	\$307.48
2017	1754617	11-29-2017	\$298.17
2016	1673011	11-30-2016	\$298.17
2015	1592937	1-25-2016	\$292.06
2015	1569684	11-30-2015	(\$279.57)
2015	1569684	11-16-2015	\$279.57
2014	1486511	11-17-2014	\$271.55
2013	1382918	11-12-2013	\$264.12
2012	1294861	11-9-2012	\$255.31
2011	1252071	12-2-2011	\$258.10
2010	1108857	11-30-2010	(\$242.35)
2010	1133912	11-10-2010	\$242.35
2010	1108857	10-28-2010	\$242.35
2009	1023888	10-29-2009	\$235.57
2008	938410	10-31-2008	\$228.75
2007	855880	10-25-2007	\$220.12

2006	779367	10-30-2006	\$208.99
2005	733237	11-16-2005	\$453.26
2003	577441	11-18-2003	\$207.75
2002	505037	12-10-2002	\$201.78
2001	402474	11-15-2001	\$194.02
2000	316879	11-13-2000	\$174.31
1996	269296	6-30-2000	\$181.12
1999	153352	11-2-1999	\$181.33
1998	90293	11-3-1998	\$184.63
1997	48426	1-5-1998	\$180.31

ORIONPROD PROPERTY RECORD CARD

Property ID: R22066

Map and Taxlot: 30-04W-08-01500

Tax Year: 2023

Run Date: 8/18/2023 9:56:00 AM

PROPERTY SITUS ADDRESS

0 TILLER TRAIL HWY
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 512 - FARM - VACANT - EFU - WATEI
NBH Code: BF
Prop Type Code: RES
Zoning:
Code Area: 01504
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	317,439	0	317,439	44,606	44,606
2021	317,439	0	317,439	44,026	44,026
2020	317,439	0	317,439	42,796	42,796
2019	317,439	0	317,439	41,565	41,565
2018	317,439	0	317,439	40,406	40,406
2017	317,439	0	317,439	39,188	39,188

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	0	Prior MAV:	0	CPR:	
Land LSU:	617,449	Prior AV:	0	EX. MAV:	0
Improvement:	0	AV +3%:	0	LSU:	66,814
RMV Total:	617,449	Except RMV:	0	New M50 AV:	66,814

LEGAL DESCRIPTION

M&B Inst 2022-18865, Acres 106.21

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
11/22/2022	51			Sale	WD WARRANTY DEE	2022-18865
11/17/2017	54			Sale	WD WARRANTY DEE	2017-18830
10/19/2004	50			Sale	WD WARRANTY DEE	2004-25561
01/01/1994				Non-Sale		1994-6260
10/01/1988				Non-Sale		1989-2063

Acres: 106.21 Sqft:
Effective Acres: 106.21

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenLink- R23402-L; GenFlag- PATL; GenCom- 1997-01-16 PT M&B V117 P463 LESS PT SD & M&B V157 P67 87-5381 94-6256 93-21806; Prop-M50- 2022-18865 BLA; +2.00 ac from R22034; +14.69 ac from R22050; -.74 ac to & +19.17 ac from R22098. All LSU.; Prop-Note- ONE 136.25 AC L/R: R22066 & R22058

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-23337	4
CVMVA	1999	23342	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value	
UBFA	UBFA	CD	1.000	45,000			0.000	45,000	
1K3	1K3	A	6.710	42,944	SIZE-100		0.000	42,944	
1K3	1K3	A	24.960	159,744	IRR-115,SIZE-100		0.000	183,706	
1B2	1B2	A	16.550	86,060	IRR-115,SIZE-100		0.000	98,969	
1B2	1B2	A	1.970	10,244	SIZE-100		0.000	10,244	
1B3	1B3	A	55.020	236,586	SIZE-100		0.000	236,586	
Total Acres:			106.210	Total Market Land Value:					617,449

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU	
2	635			643			730	
2	635			643			4,261	
2	1,048			952			27,318	
2	540			552			10,278	
2	540			552			1,064	
2	421			426			23,163	
Total LSU:			Total LSU:					66,814

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-018865

12/30/2022 09:46:01 AM

DEED-WD Cnt=1 Str=17 RRHARRIS
\$20.00 \$11.00 \$10.00 \$60.00

\$101.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Title: _____
Escrow: 4006500 Doc: WD

Parties: Tor S Ranch, LLC - Krieger Family Farms, LLC



After recording return to:
Krieger Family Farms, LLC
P.O. Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms, LLC
P.O. Box 103
Universal, IN 47884

File No.: 7391-4006500 (sj)
Date: October 12, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tor S Ranch, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms, LLC, an Indiana limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,031,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

A tract of land being PARCEL 4 and a portion of PARCEL 1 and PARCEL 6 of that Warranty Deed Reserving Life Estate recorded as Instrument Number 2017-18830, Deed Records of Douglas County, located in the Southwest and Southeast Quarters of Section 8 and the Northwest and Northeast Quarters Section 17, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon being more particularly described as follows:

All of said PARCEL 4.

TOGETHER WITH that portion of said PARCEL 1 lying Westerly and Northerly of the Westerly and Northerly sideline of a 35.00-foot wide strip more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way boundary of Tiller Trail Highway (Oregon State Highway Number 227) from which the intersection of said Southerly Right-of-Way boundary and the East boundary of said PARCEL 1 bears North 69°30'24" East, 37.15 feet; Thence leaving said Southerly Right-of-Way boundary, being 35.00 feet West of and parallel with said East boundary the following courses: South 00°54'01" East, 953.87 feet; Thence South 89°09'18" East, 249.53 feet; Thence South 00°16'11.11" West, 1283.77 feet; Thence South 01°45'34" West, 212.71 feet to a point; Thence leaving the parallel course with said East boundary, South 35°19'54" West, 14.81 feet; Thence South 69°54'05" West, 28.18 feet; Thence North 89°01'39" West, 43.70 feet; Thence North 83°14'38" West, 190.68 feet; Thence North 80°41'06" West, 104.37 feet; Thence South 89°54'15" West, 89.90 feet; Thence South 78°19'54" West, 91.28 feet; Thence South 61°13'47" West, 60.87 feet; Thence South 57°37'07" West, 86.56 feet; Thence South 60°05'15" West, 155.76 feet; Thence South 67°07'23" West, 56.20 feet; Thence South 74°39'46" West, 165.32 feet; Thence South 76°41'36" West, 58.67 feet; Thence South 82°10'54" West, 56.70 feet; Thence South 88°14'19" West, 55.54 feet; Thence North 83°44'41" West 54.40 feet; Thence North 76°56'36" West, 103.36 feet; Thence North 83°07'41" West, 58.87 feet; Thence South 88°11'57" West, 105.93 feet; Thence South 80°13'34" West, 58.29 feet; Thence South 75°56'06" West, 36.24 feet; Thence South 63°07'01" West, 33.78 feet; Thence South 51°07'22" West, 64.54 feet; South 39°39'46" West, 79.36 feet to a point hereinafter referred to as Point "A" from which the Southeast corner of Instrument Number 2006-15328, Deed Records of Douglas County, bears North 57°55'10" West, 837.66 feet;

TOGETHER WITH that portion of said PARCEL 1 and said PARCEL 6 lying Easterly and Northerly of the following described line:

Beginning at the Southeast corner of said Instrument Number 2006-15328; Thence on a southerly prolongation of the East boundary of said Instrument Number 2006-15328, South 00°23'13" East, 817.56 feet; Thence North 81°59'47" East, 126.62 feet; Thence South 10°03'12" West, 139.95 feet; Thence North 50°56'50" East, 400.16 feet; Thence North 27°35'19" East, 123.23 feet; Thence North 57°25'56" East, 76.28 feet; Thence North 53°31'16" East, 152.10 feet to the aforementioned Point "A" and there terminating.

This legal description is created pursuant to Douglas County Planning Department File No. M22-059.

A.P.N.: R22034

Together with and subject to that Roadway Easement and Maintenance Agreement recorded December 110, 2022 as Recorder's No. 2022-018448, and the Waterline Easement Agreement recorded December 110, 2022 as Recorder's No. 2022-018449, records of Douglas County, Oregon.

Assessor Map

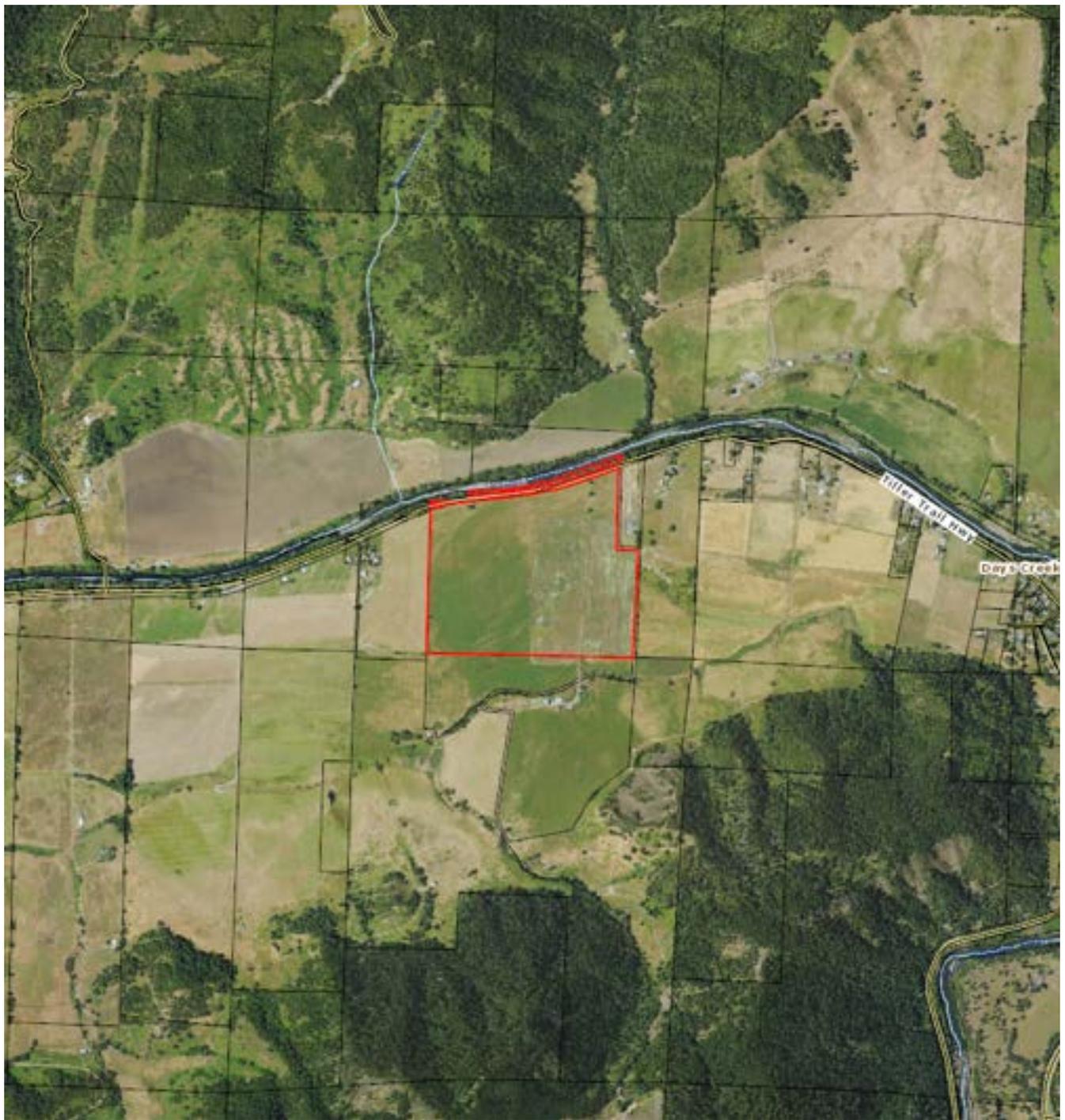


Parcel ID: R22066

Site Address: 0 Tiller Trail Hwy

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R22066

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Property Profile Report

T Or S Ranch LLC

R145976 -0 Tiller Trail Hwy
Canyonville OR 97417

September 25, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Parcel Information

Parcel #:	R145976
Tax Lot:	30041700400
Site Address:	0 Tiller Trail Hwy Canyonville OR 97417
Owner:	T Or S Ranch LLC
Owner2:	Paul, Clarkson Easterbrook
Owner Address:	6459 Oakhill Rd Roseburg OR 97471 - 7815
TwN/Range/Section:	30S / 04W / 17
Parcel Size:	65.58 Acres (2,856,665 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	210000 / 2158

Assessment Information

Market Value Land:	\$109,018.00
Market Value Impr:	\$26,724.00
Market Value Total:	\$135,742.00
Assessed Value:	\$25,141.00

Tax Information

Levy Code Area:	01500
Levy Rate:	6.9938
Tax Year:	2022
Annual Tax:	\$175.83
Exemption Description:	

Legal

TRACT PT M&B V99 PG 322 LESS LF ESTATE (IN DFPA) SEE R145975 FOR BAL TL, ACRES 65.58, IMPS OUTSIDE FIRE DIST

Land

Cnty Land Use:	504I - FARM - IMPROVED - EFU & NON-EFU	Std Land Use:	AFAR - Farms And Crops
Zoning:	F3 - Exclusive Farm Use-Cropland	Neighborhood:	BF
Watershed:	Days Creek-South Umpqua River	View:	
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool: No		Roof Type:		Heat:	

Transfer Information

Rec. Date:	11/17/2017	Sale Price:	\$1,500,000.00	Doc Num:	2017-18830	Doc Type:	Deed
Owner:	T Or S Ranch LLC	Grantor:		Title Co:		Lender:	
Orig. Loan Amt:		Loan Type:					

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property R145976 Owner TOR S RANCH LLC Property Address 0 TILLER TRAIL HWY, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status D Deleted Property
 Property Type Residential
 Legal Description TRACT PT M&B V99 PG 322 LESS LF ESTATE (IN DFPA) SEE R145975 FOR BAL TL, ACRES 0, IMPS OUTSIDE FIRE DIST
 Alternate Account Number 13248.03
 Neighborhood BF DAYS CREEK & TILLER
 Map Number 30-04W-17-00400
 Property Use 980 - X-DELETED ACCOUNT
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties [R23402](#)
 Property Group ID -
 Grouped Properties -
 Split / Merge Date 11/29/2022
 Split / Merge Accounts [R23450](#)
 Split / Merge Message MERGE (PARENT)

Print property information

2023 OWNER INFORMATION

Owner Name TOR S RANCH LLC
 Mailing Address 6459 OAKHILL RD ROSEBURG, OR 97471

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 IMPROVEMENTS

[Expand/Collapse All](#)

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	FEEDER BARN	5	-	2,948	Details

[-] Improvement #1 Improvement Type F - FARM Beds 0

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1B5	25.68 Acres
L2	1H5	29.40 Acres
L3	1B3	10.50 Acres
TOTALS		2856664.80 Sq. ft / 65.58 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$26,724	\$109,018	\$135,742	\$13,151	\$25,141
2021	\$20,966	\$109,018	\$129,984	\$12,839	\$24,480
2020	\$15,789	\$109,018	\$124,807	\$12,500	\$23,802
2019	\$16,047	\$109,018	\$125,065	\$12,171	\$23,144
2018	\$16,306	\$109,018	\$125,324	\$11,844	\$22,498

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
11/17/2017	EASTERBROOK, PAUL CLARKSON	T OR S RANCH LLC	2017-18830	\$1,500,000	WD WARRANTY DEED
10/20/2021	EASTERBROOK, PAUL CLARKSON	T OR S RANCH LLC	21PB10052	\$0	CV PROBATE COURT CASE PROBATES

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
---------	--------------	------------	--------------	-----------	----------	-----------	------------

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00

2022	\$175.83	\$175.83	\$0	\$175.83	\$0.00	-	\$0.00
2021	\$171.20	\$171.20	\$0	\$171.20	\$0.00	-	\$0.00
2020	\$166.47	\$166.47	\$0	\$166.47	\$0.00	-	\$0.00
2019	\$161.87	\$161.87	\$0	\$161.87	\$0.00	-	\$0.00
2018	\$157.35	\$157.35	\$0	\$157.35	\$0.00	-	\$0.00

Total Due	\$0.00
------------------	---------------

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-17270-2022	11-9-2022	\$170.56
2021	2065502	11-15-2021	\$166.06
2020	1962859	11-12-2020	\$161.48
2019	1867897	11-8-2019	\$157.01
2018	1813828	11-16-2018	\$152.63

ORIONPROD PROPERTY RECORD CARD

Property ID: R145976

Map and Taxlot: 30-04W-17-00400

Tax Year: 2023 INACTIVE

Run Date: 9/25/2023 3:26:11 PM

PROPERTY SITUS ADDRESS

0 TILLER TRAIL HWY
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 980 - X-DELETED ACCOUNT
NBH Code: BF
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts: M127029, R145975, R23426, R23450

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	109,018	26,724	135,742	25,141	
2021	109,018	20,966	129,984	24,480	
2020	109,018	15,789	124,807	23,802	
2019	109,018	16,047	125,065	23,144	
2018	109,018	16,306	125,324	22,498	

OWNER NAME AND MAILING ADDRESS

TOR S RANCH LLC
6459 OAKHILL RD
ROSEBURG, OR 97471

Owner Comment:

ASSESSMENT INFORMATION

Land Non-LSU:		Prior MAV:	11,990	CPR:	
Land LSU:	109,018	Prior AV:	11,990	EX. MAV:	
Improvement:	15,000	AV +3%:	12,350	LSU:	13,168
RMV Total:	124,018	Except RMV:		New M50 AV:	25,517

LEGAL DESCRIPTION

TRACT PT M&B V99 PG 322 LESS LF ESTATE
(IN DFPA) SEE R145975 FOR BAL TL, ACRES
0, IMPS OUTSIDE FIRE DIST

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/20/2021	50		0	Non-Sale	CV PROBATE COUR	21PB10052
11/17/2017	54	1500000		Sale	WD WARRANTY DEE	2017-18830

Acres: 0 Sqft:

Effective Acres:

PARCEL COMMENTS

GenFlag- PATL

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value	Code	SAV Unt Pr	MSAV Unt Pr	LSU
1B5			25.680					52,002	2	262	245	6,295
1H5			29.400					23,153	2	111	83	2,452
1B3			10.500					33,863	2	421	426	4,421
Total Acres:								109,018	Total LSU:			13,168

LAND SPECIAL USE

ORIONPROD PROPERTY RECORD CARD

Property ID: R145976

Map and Taxlot: 30-04W-17-00400

Tax Year: 2023 INACTIVE

Run Date: 9/25/2023 3:26:11 PM

RESIDENTIAL & MISC. IMPROVEMENTS

No.	Res Type	Description	Tot Liv Area	Beds	Adjustment Code-%	Total Adj %	RCN	% Comp	Trends	RMV	MH Make	MH Model
1	F-F - FARM						15,000	100		15,000		

RESIDENTIAL & MISC IMPROVEMENT SEGMENTS

ImpType	No.	Seg Type	Meth	Cls	YrBlt	EffYr	Area	Segment Details	Adjustment Code - %	RCN	%Good	NBH%	Seg Value
F	1.1	FB-FEEDER BAI	F98	5	1980	2,948				25,863	58		15,000

Douglas County Official Records
Patricia K. Hitt, County Clerk

2017-018830

11/27/2017 02:46:00 PM

DEED-WD Cnt=1 Stn=0 RRHARRIS
\$35.00 \$11.00 \$20.00 \$10.00

\$76.00

AmeriTitle 2042810M

DOUGLAS COUNTY CLERK



CERTIFICATE PAGE

**DO NOT REMOVE THIS PAGE FROM ORIGINAL
DOCUMENT**

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

Document Name: Warranty Deed

Parties: Grantor: Paul Clarkson Easterbrook
Grantee: Tor S Ranch, LLC

Until Further Notice, Send
Tax Statements To:
Tor S Ranch, LLC
6459 Oakhill Road
Roseburg, OR 97471

Grantor:
Paul Clarkson Easterbrook

Grantee:
Tor S Ranch, LLC

After Recording, Return To:
Tor S Ranch, LLC
6459 Oakhill Road
Roseburg, OR 97471

WARRANTY DEED RESERVING LIFE ESTATE

Paul Clarkson Easterbrook, Grantor, conveys and warrants to Tor S Ranch, LLC, Grantee, the real property described in attached Exhibit A, free of encumbrances except as specifically set forth in Exhibit A and the reservation of life estate described below.

RESERVING to the Grantor a life estate in in the manufactured home located at 9519 Tiller Trail Highway (Douglas County Tax Assessor ID No. M127029) and the real property located under and around the manufactured home as identified on attached Exhibit B, and further RESERVING to the Grantor an access easement over the existing road from the Tiller Trail Highway to the life estate property. Throughout the term of this life estate, Grantor shall pay the taxes, casualty insurance and utilities on the manufactured home (not the real property), shall maintain the manufactured home and the real property identified in Exhibit B in an attractive state and in good condition and repair and free of any liens or encumbrances created by Grantor and shall sign any subordination agreement requested by Grantee to allow Grantee to use the real property as first position collateral for a loan. This life estate shall expire upon 1) the death of Grantor, 2) Grantor's failure to reside at the property for any six-month period, 3) Grantor's mental or physical incapacity or inability to care for himself, or 4) Grantor's failure to abide by the terms of this life estate after receiving from Grantee a thirty-day written notice of Grantor's default. Upon the termination of the life estate, Julie K. Easterbrook and Jerry L. McGinnis shall have access to the life estate property for a period of six months for estate administration purposes.

Two years after the date of this deed, Grantee may, at Grantee's option, purchase and acquire all of Grantor's rights under the life estate by paying to Grantor the following cash sum:

\$200,000.00 if Grantee makes this purchase in the 2020 calendar year;
\$150,000.00 if Grantee makes this purchase in the 2021 calendar year;
\$100,000.00 if Grantee makes this purchase in the 2022 calendar year;

\$50,000.00 if Grantee makes this purchase in the 2023 calendar year or any year thereafter;

Upon Grantee's request, Grantor shall sign any necessary documents required to effectuate Grantee's purchase of Grantor's life estate as described above.

The true consideration for this conveyance is \$1,500,000.00.

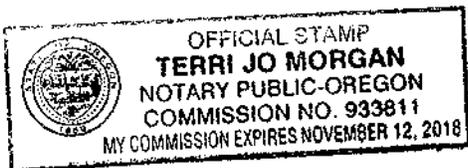
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 17, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 17 Nov 17, 2017.

Paul Clarkson Easterbrook
Paul Clarkson Easterbrook

STATE OF OREGON)
)ss.
County of Douglas)

This instrument was acknowledged before me this 17th day of November 2017, by Paul Clarkson Easterbrook.



Terri Jo Morgan
Notary Public for Oregon
My Commission Expires: 11-12-2018

EXHIBIT "A"

204287AM

PARCEL 1

That portion of the Joel Thorn and wife Donation Land Claim No. 44, lying in Sections 8 and 17, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, described as follows: Beginning at the intersection of the West boundary of said Claim No. 44 in said Section 8 with the middle boundary of the channel of the South Umpqua River and running thence South to the Southwest corner of said Claim; thence East 20 chains; thence North 63° chains; thence East 10 chains; thence North 20 chains to the North boundary of said Claim; thence West to the middle of the channel of the South Umpqua River; thence following the middle of said channel in a Southwesterly direction to the point of beginning.

ALSO the West half of the Southeast quarter of the Southeast quarter, being part of Government Lot 16 of Section 8; the West half of the Northeast quarter of the Northeast quarter, being part of Government Lot 1, and the Southeast quarter of the Northeast quarter, being Government Lot 8 and the East half of the Southeast quarter, being Government Lots 9 and 16 of Section 17, all in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

EXCEPT the following in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon: Beginning at a $\frac{3}{4}$ inch iron pipe on a fence line being which is North 24° 10' West 1604.75 feet from the common corner of Sections 8, 9, 16 and 17, said Township and Range; thence South 150 feet to a 2 inch by 24 inch iron pipe; thence West 214 feet to a 1 inch by 36 inch iron pipe; thence North 150 feet to the South line of parcel conveyed to the California Oregon Power Company in Volume 152, Page 77, Deed Records, Douglas County, Oregon; thence continuing North 970.6 feet to the centerline of the South Umpqua River; thence North 61° 44' East along said centerline to the Northeast corner of said California Oregon Power Company Parcel; thence South 150 feet, more or less, to a tack in a 24 inch Fir from which tack the witness corner to the quarter corner of Sections 8 and 9 bears North 75° 04' East 781.27 feet; thence continuing South 935.7 feet to the point of beginning.

ALSO EXCEPTING all that part lying within the right of way of Oregon State Highway No. 227.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

30-04W-08-01500 & 01600
30-04W-17-00200 & 00300

PARCEL 2

Government Lots 1, 2, 7 and 8, Section 20, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

EXCEPT that portion of Lots 7 and 8, Section 20, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying South of a line extending from the Southeast corner of said Lot 8 to a point on the West line of said Lot 7, 675 feet North of the Southwest corner thereof.

“FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED”

30-04W-20-00100

PARCEL 3

Beginning at the corner of Sections 8, 9, 17 and 16, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, said point being the Northeast corner of Lot 1, Section 17; thence South $89^{\circ} 59'$ West 660 feet along the North line of said Lot 1 to the West line of the East half of Lot 1; thence South 1320 feet along said West line to an iron pipe on the South line of Lot 1; thence East on the South line of Lot 1, 595.3 feet to an iron pipe; thence North $3^{\circ} 30'$ East 1322.6 feet to an iron pipe on the Section line between Sections 9 and 16, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West along said Section line 16 feet to the point of beginning.

“FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED”

30-04W-17-00100

PARCEL 4

Beginning at the Northeast corner of Donation Land Claim No. 43, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence South 1848 feet along the East boundary line of Donation Land Claim No. 43; thence West 471.4 feet parallel to the North boundary of said Donation Land Claim No. 43; thence North 1848 feet, parallel to the East boundary of said Donation Land Claim No. 43 to a point on the North boundary thereof; thence East 471.4 feet along the North boundary of said Donation Land Claim No. 43 to the place of beginning, all being situated in Donation Land Claim No. 43 in Sections 8 and 17, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

EXCEPT all that part lying within the right of way of Oregon State Highway No. 227.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

30-04W-08-01300 & 01400

PARCEL 5

That portion of Government Lots 3, 4 and 5, Section 20, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying Easterly of the following described line: Beginning at a point which bears South 89° 18' 26" East 1472.89 feet from the Northwest corner of said Section 20; thence South 29° 18' 12" West 620.16 feet; thence South 17° 05' 22" West 788.85 feet; thence South 35° 52' 10" East 320.89 feet and South 16° 34' 45" West 944.17 feet and there terminating.

ALSO all of Lot 6, Section 20, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

30-04W-20-00200

PARCEL 6

All of the Addison B. Chapman Donation Land Claim No. 43 in Sections 8 and 17, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

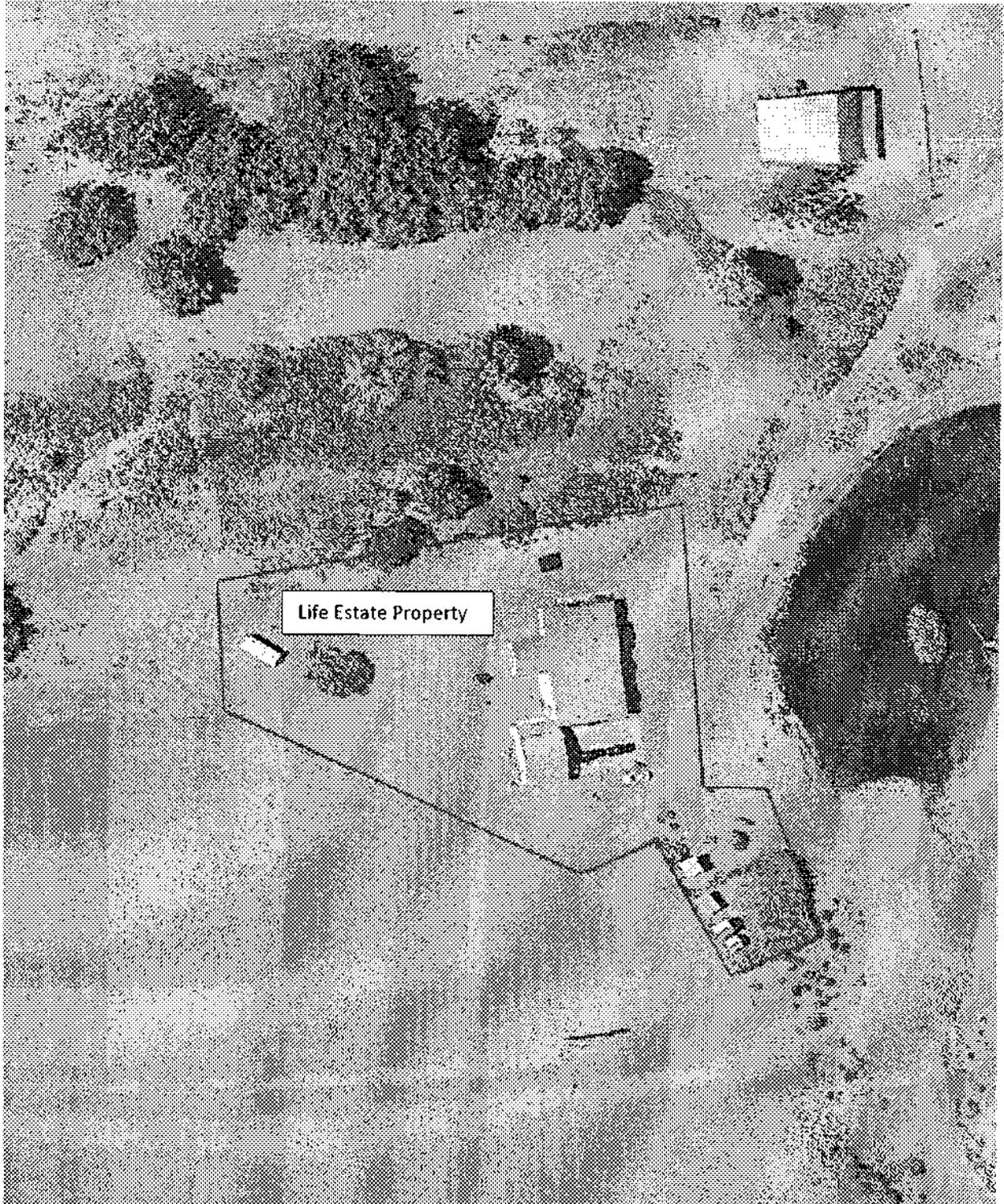
EXCEPTING THEREFROM the following: Beginning at the Northeast corner of Donation Land Claim No. 43 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; and thence running South along the East line of said Claim a distance of 28 chains; thence West 20 chains to the West boundary line; thence North 28 chains to the Northwest corner; thence East 20 chains to the place of beginning, all being situated in Sections 8 and 17, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Together With a 20.0 foot right of way as reserved in Deed Recorded in Volume 60, Page 7, Deed Records, Douglas County, Oregon.

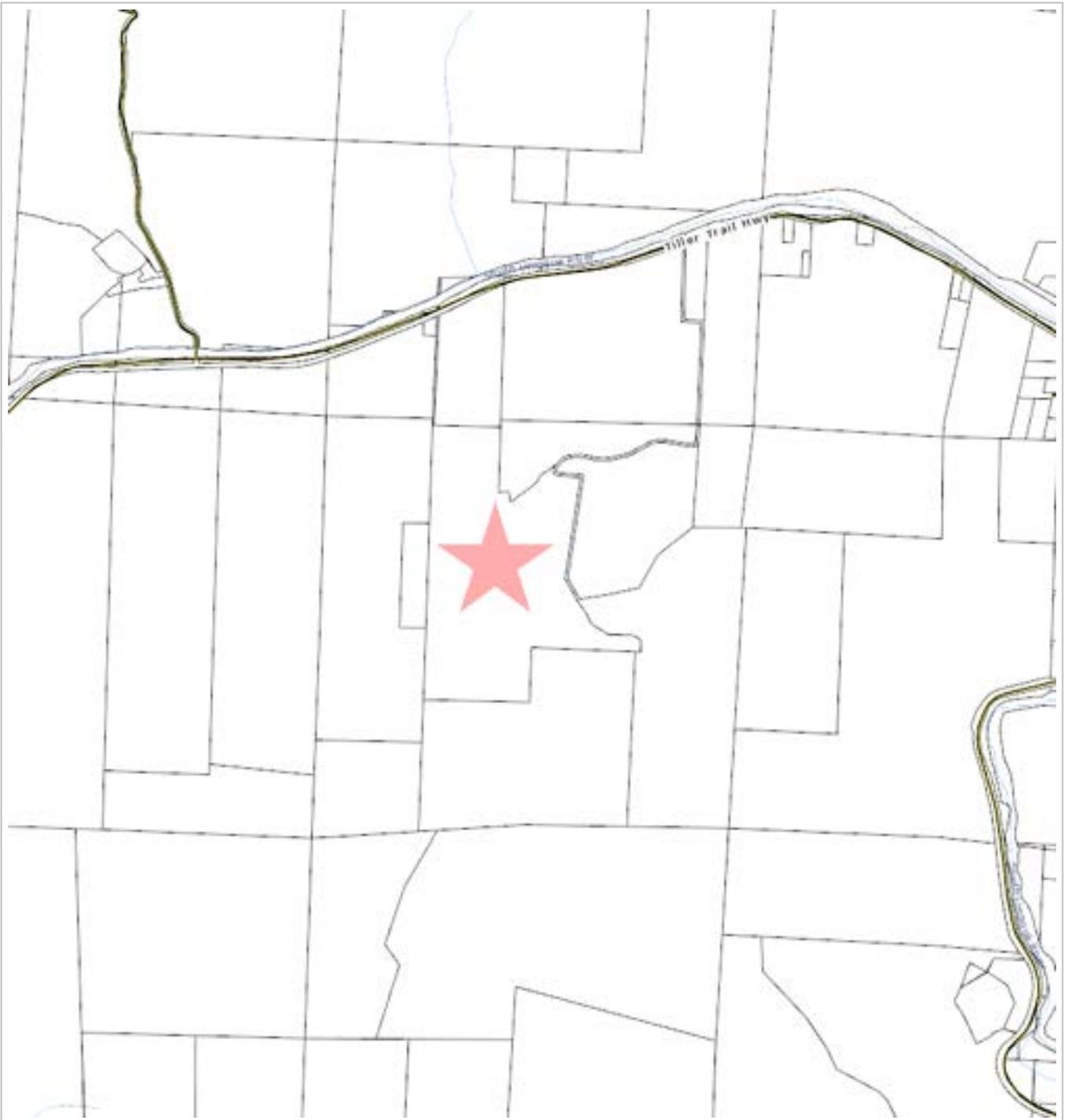
"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

30-04W-17-00400

EXHIBIT B
Life Estate Property Real Property



Assessor Map



Parcel ID: R145976

Site Address: 0 Tiller Trail Hwy

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Aerial Map



Parcel ID: R145976

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Property Profile Report

Campbell Ranch LLC

R21778 -0 Days Creek Cutoff Rd
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Parcel Information

Parcel #:	R21778
Tax Lot:	30040700103
Site Address:	0 Days Creek Cutoff Rd Canyonville OR 97417
Owner:	Campbell Ranch LLC
Owner2:	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759
Twn/Range/Section:	30S / 04W / 07
Parcel Size:	11.09 Acres (483,080 SqFt)
Plat/Subdivision:	
Lot:	11
Block:	
Map Page/Grid:	
Census Tract/Block:	210000 / 2148

Assessment Information

Market Value Land:	\$60,716.00
Market Value Impr:	\$0.00
Market Value Total:	\$60,716.00
Assessed Value:	\$9,055.00

Tax Information

Levy Code Area:	01500
Levy Rate:	6.9938
Tax Year:	2022
Annual Tax:	\$79.55
Exemption Description:	

Legal

TRACT PT GOV'T LOTS 11 & 14, ACRES 11.09

Land

Cnty Land Use:	513 - FARM - VACANT - NON EFU - WATER INFLUENCE	Std Land Use:	VMSC - Vacant Misc
Zoning:	FF - Farm Forest	Neighborhood:	BHR
Watershed:	Days Creek-South Umpqua River	View:	Water
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Loan Date:	01/26/2018	Loan Amt:	\$86,092.00	Doc Num:	2222	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Private Party Lender	Lender:	MCDUGAL		
Rec. Date:	01/01/1996	Sale Price:		Doc Num:	1996-2980	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	OWNER RECORD				
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:		Lender:			

Property Owner Property Address
 R21778 KRIEGER FAMILY FARMS LLC 0 DAYS CREEK CUTOFF RD, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT PT GOV'T LOTS 11 & 14, ACRES 11.09
 Alternate Account Number 13152.04
 Neighborhood BHR DAYS CREEK & TILLER (RIVER)
 Map Number 30-04W-07-00103
 Property Use 513 - FARM - VACANT - NON EFU - WATER INFLUENCE
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print property information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1H5	3.04 Acres

L2

1K2

8.05 Acres

TOTALS

483080.40 Sq. ft / 11.09 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$0	\$60,716	\$60,716	\$9,055	\$9,055
2021	\$0	\$60,716	\$60,716	\$8,799	\$8,799
2020	\$0	\$60,716	\$60,716	\$8,553	\$8,553
2019	\$0	\$60,716	\$60,716	\$8,306	\$8,306
2018	\$0	\$60,716	\$60,716	\$8,069	\$8,069
2017	\$0	\$60,716	\$60,716	\$7,830	\$7,830
2016	\$0	\$60,716	\$60,716	\$7,615	\$7,615

SALES HISTORY[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
12/1/1995	UNKNOWN	-	1996-709	\$0	
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE**Current Year Due** \$0.00

TAX SUMMARY

Effective Date:

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$79.55	\$60.80	\$18.75	\$79.55	\$0.00	-	\$0.00
2021	\$79.26	\$60.51	\$18.75	\$79.26	\$0.00	-	\$0.00
2020	\$78.56	\$59.81	\$18.75	\$78.56	\$0.00	-	\$0.00
2019	\$76.84	\$58.09	\$18.75	\$76.84	\$0.00	-	\$0.00
2018	\$75.18	\$56.43	\$18.75	\$75.18	\$0.00	-	\$0.00
2017	\$72.01	\$54.76	\$18.75	\$72.01	\$0.00	-	\$0.00
2016	\$72.01	\$53.26	\$18.75	\$72.01	\$0.00	-	\$0.00
2015	\$70.43	\$0.00	\$0	\$70.43	\$0.00	-	\$0.00
2014	\$68.98	\$0.00	\$0	\$68.98	\$0.00	-	\$0.00
2013	\$67.60	\$0.00	\$0	\$67.60	\$0.00	-	\$0.00
2012	\$66.22	\$0.00	\$0	\$66.22	\$0.00	-	\$0.00
2011	\$64.83	\$0.00	\$0	\$64.83	\$0.00	-	\$0.00
2010	\$63.50	\$0.00	\$0	\$63.50	\$0.00	-	\$0.00
2009	\$62.21	\$0.00	\$0	\$62.21	\$0.00	-	\$0.00
2008	\$62.81	\$0.00	\$0	\$62.81	\$0.00	-	\$0.00
2007	\$58.58	\$0.00	\$0	\$58.58	\$0.00	-	\$0.00
2006	\$39.37	\$0.00	\$0	\$39.37	\$0.00	-	\$0.00
2005	\$38.21	\$0.00	\$0	\$38.21	\$0.00	-	\$0.00
2004	\$39.32	\$0.00	\$0	\$39.32	\$0.00	-	\$0.00
2003	\$37.96	\$0.00	\$0	\$37.96	\$0.00	-	\$0.00
2002	\$35.61	\$0.00	\$0	\$35.61	\$0.00	-	\$0.00
2001	\$36.28	\$0.00	\$0	\$36.28	\$0.00	-	\$0.00
2000	\$31.95	\$0.00	\$0	\$31.95	\$0.00	-	\$0.00
1999	\$30.01	\$0.00	\$0	\$30.01	\$0.00	-	\$0.00
1998	\$29.36	\$0.00	\$0	\$29.36	\$0.00	-	\$0.00
1997	\$28.69	\$0.00	\$0	\$28.69	\$0.00	-	\$0.00

Past Years Due \$0.00

Total Due **\$0.00**

1996	\$32.08	\$0.00	\$0	\$32.08	\$0.00	-	\$0.00
------	---------	--------	-----	---------	--------	---	--------

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$266.48
2021	2078492	11-15-2021	(\$87.99)
2021	2078492	11-15-2021	\$87.99
2021	2078492	11-15-2021	(\$76.88)
2021	2078492	11-15-2021	\$76.88
2021	2078492	11-15-2021	(\$341.50)
2021	2078492	11-15-2021	\$341.50
2019	1952417	11-5-2020	\$86.06
2018	1850518	7-8-2019	\$83.24
2017	1758377	1-29-2018	\$153.94
2015	1592694	1-19-2016	\$71.05
2014	1517349	4-21-2015	\$22.99
2014	1513209	2-18-2015	\$46.91
2013	1383130	11-12-2013	\$65.57
2012	1324097	11-19-2012	\$64.23
2011	1197904	11-2-2011	\$62.89
2010	1114862	11-3-2010	\$61.59
2009	1025146	10-30-2009	\$60.34
2008	978083	11-17-2008	\$60.93
2007	861686	11-2-2007	\$56.82
2006	780485	10-31-2006	\$38.19
2005	748658	11-23-2005	\$37.06
2004	668893	11-22-2004	\$38.14
2003	565732	11-13-2003	\$36.82
2002	502700	11-26-2002	(\$34.54)

2002	502700	11-26-2002	\$34.54
2002	502706	11-26-2002	\$34.54
2001	390896	11-9-2001	\$35.19
2000	354578	2-14-2001	\$1.10
2000	347193	11-28-2000	\$30.99
1996	269237	6-30-2000	\$32.08
1999	193170	12-1-1999	\$29.11
1998	108934	11-19-1998	\$28.48
1997	27743	12-10-1997	\$27.83

ORIONPROD PROPERTY RECORD CARD

Property ID: R21778

Map and Taxlot: 30-04W-07-00103

Tax Year: 2023

Run Date: 8/18/2023 9:10:02 AM

PROPERTY SITUS ADDRESS

0 DAYS CREEK CUTOFF RD
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 513 - FARM - VACANT - NON EFU - V
NBH Code: BHR
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	60,716	0	60,716	9,055	9,055
2021	60,716	0	60,716	8,799	8,799
2020	60,716	0	60,716	8,553	8,553
2019	60,716	0	60,716	8,306	8,306
2018	60,716	0	60,716	8,069	8,069
2017	60,716	0	60,716	7,830	7,830

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	Prior MAV:	CPR:
Land LSU:	60,716	Prior AV:
Improvement:	AV +3%:	LSU:
RMV Total:	60,716	Except RMV:
		New M50 AV:
		9,063
		9,063

LEGAL DESCRIPTION

TRACT PT GOV'T LOTS 11 & 14, ACRES 11.09

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/01/1995				Non-Sale		1995-17715
12/01/1994				Non-Sale		1994-26695

Acres: 11.09 Sqft:
Effective Acres: 11.09

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenFlag- PATL; GenCom- 1997-01-16 PT GOV'T LTS 11 & 14 92-23146 93-4451 94-26693,95 95-17715 96-709; Land- 1900-01-01 SEG FM
13152.00 3-93 DT SEG FM 13152.00 3-93 DT

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-4638	4
CVMAN	1999	3973	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %
1H5	1H5	A	3.040	3,192	SIZE-75
1K2	1K2	A	8.050	67,620	IRR-115,SIZE-75
Total Acres:			11.090		

NBHD %	Total Adj %	Final Value
		2,394
		58,322
Total Market Land Value:		60,716

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
3		111		83		253	
3		1,048		952		8,810	
Total LSU:							9,063

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

Also that part of said Lot 14 lying Southerly of the South Umpqua River.

Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.

Assessor Map



Parcel ID: R21778

Site Address: 0 Days Creek Cutoff Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Aerial Map



Parcel ID: R21778

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Property Profile Report

Campbell Ranch LLC

R21802 -0 Tiller Trail Hwy
Canyonville OR 97417

August 23, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Parcel Information

Parcel #:	R21802
Tax Lot:	30040800398
Site Address:	0 Tiller Trail Hwy Canyonville OR 97417
Owner:	Campbell Ranch LLC
Owner2:	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759
TwN/Range/Section:	30S / 04W / 08
Parcel Size:	2.20 Acres (95,832 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	210000 / 2112

Assessment Information

Market Value Land:	\$3,368.00
Market Value Impr:	\$0.00
Market Value Total:	\$3,368.00
Assessed Value:	\$398.00

Tax Information

Levy Code Area:	01500
Levy Rate:	6.9938
Tax Year:	2022
Annual Tax:	\$2.60
Exemption Description:	

Legal

TRACT PT DLC 42 N OF RIVER, ACRES 2.20

Land

Cnty Land Use:	512 - FARM - VACANT - EFU - WATER INFLUENCE	Std Land Use:	VMSC - Vacant Misc
Zoning:	FG - Exclusive Farm Use-Grazing	Neighborhood:	B
Watershed:	Days Creek-South Umpqua River	View:	Water
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Rec. Date:	03/06/2015	Sale Price:		Doc Num:	2015-4222	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	WENTLAND, DARYL; TRUDY MAE; &				
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:					
		Lender:					

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
R21802 KRIEGER FAMILY FARMS LLC 0 TILLER TRAIL HWY, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
Property Type Residential
Legal Description TRACT PT DLC 42 N OF RIVER, ACRES 2.20
Alternate Account Number 13153.03
Neighborhood B AA4
Map Number 30-04W-08-00398
Property Use 512 - FARM - VACANT - EFU - WATER INFLUENCE
Levy Code Area 01500
Zoning -

RELATED PROPERTIES

Linked Properties -
Property Group ID -
Grouped Properties -
Split / Merge Date -
Split / Merge Accounts -
Split / Merge Message -

Print
property
information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	LAND IN RIVER	0.58 Acres
L2	1B5	1.62 Acres

TOTALS

95832.00 Sq. ft / 2.20 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022		\$0	\$3,368	\$3,368	\$398
2021		\$0	\$3,368	\$3,368	\$387
2020		\$0	\$3,368	\$3,368	\$377
2019		\$0	\$3,368	\$3,368	\$368
2018		\$0	\$3,368	\$3,368	\$358
2017		\$0	\$3,368	\$3,368	\$348
2016		\$0	\$3,368	\$3,368	\$339

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
3/6/2015	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL RANCH LLC	2015-4222	\$0	BARGAIN BARGAIN AND SALE DEED
1/9/2014	CAMPBELL, KARL W TRS & WENTLAND, TRUDY M TRS & DORA MAE CAMPBELL LIV TRUST	CAMPBELL RANCH LLC	2014-1830	-	TRUSTEE TRUSTEE'S DEED
11/5/2012	CAMPBELL, DORA MAE & WENTLAND, DARYL; JEFFREY;	CAMPBELL, KARL W TRS & WENTLAND, TRUDY M TRS & DORA MAE CAMPBELL LIV TRUST	2012-17843	\$0	PERS REP PERSONAL REPRESENTATIVE'S DEED
11/1/1994	UNKNOWN	CAMPBELL, DORA MAE	1994-24517	\$1,500	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE

Current Year Due \$0.00

TAX SUMMARY

Effective Date:

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$2.60	\$2.60	\$0	\$2.60	\$0.00	-	\$0.00
2021	\$2.59	\$2.59	\$0	\$2.59	\$0.00	-	\$0.00
2020	\$2.58	\$2.58	\$0	\$2.58	\$0.00	-	\$0.00
2019	\$2.57	\$2.57	\$0	\$2.57	\$0.00	-	\$0.00
2018	\$2.50	\$2.50	\$0	\$2.50	\$0.00	-	\$0.00
2017	\$2.37	\$2.43	\$0	\$2.37	\$0.00	-	\$0.00
2016	\$2.37	\$2.37	\$0	\$2.37	\$0.00	-	\$0.00
2015	\$2.30	\$0.00	\$0	\$2.30	\$0.00	-	\$0.00
2014	\$2.25	\$0.00	\$0	\$2.25	\$0.00	-	\$0.00
2013	\$2.19	\$0.00	\$0	\$2.19	\$0.00	-	\$0.00
2012	\$2.13	\$0.00	\$0	\$2.13	\$0.00	-	\$0.00
2011	\$2.07	\$0.00	\$0	\$2.07	\$0.00	-	\$0.00
2010	\$2.01	\$0.00	\$0	\$2.01	\$0.00	-	\$0.00
2009	\$1.96	\$0.00	\$0	\$1.96	\$0.00	-	\$0.00
2008	\$1.90	\$0.00	\$0	\$1.90	\$0.00	-	\$0.00
2007	\$1.83	\$0.00	\$0	\$1.83	\$0.00	-	\$0.00
2006	\$1.78	\$0.00	\$0	\$1.78	\$0.00	-	\$0.00
2005	\$1.71	\$0.00	\$0	\$1.71	\$0.00	-	\$0.00
2004	\$1.81	\$0.00	\$0	\$1.81	\$0.00	-	\$0.00
2003	\$1.76	\$0.00	\$0	\$1.76	\$0.00	-	\$0.00
2002	\$1.64	\$0.00	\$0	\$1.64	\$0.00	-	\$0.00
2001	\$1.60	\$0.00	\$0	\$1.60	\$0.00	-	\$0.00
2000	\$1.44	\$0.00	\$0	\$1.44	\$0.00	-	\$0.00
1999	\$1.55	\$0.00	\$0	\$1.55	\$0.00	-	\$0.00
1998	\$1.52	\$0.00	\$0	\$1.52	\$0.00	-	\$0.00
1997	\$1.53	\$0.00	\$0	\$1.53	\$0.00	-	\$0.00

Past Years Due \$0.00

Total Due **\$0.00**

1996	\$1.45	\$0.00	\$0	\$1.45	\$0.00	-	\$0.00
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TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$5.43
2020	1952414	11-5-2020	\$5.37
2018	1850518	7-8-2019	\$2.68
2017	1758377	1-29-2018	\$5.06
2015	1592691	1-19-2016	\$2.33
2014	1456500	11-4-2014	\$2.18
2013	1383130	11-12-2013	\$2.12
2012	1324110	11-19-2012	\$2.07
2011	1245005	11-18-2011	\$2.01
2010	1114862	11-3-2010	\$1.95
2009	1025140	10-30-2009	\$1.90
2008	978080	11-17-2008	\$1.84
2007	861682	11-2-2007	\$1.78
2006	780495	10-31-2006	\$1.73
2005	748664	11-23-2005	\$1.66
2004	668895	11-22-2004	\$1.76
2003	565742	11-13-2003	\$1.71
2002	502700	11-26-2002	(\$1.59)
2002	502700	11-26-2002	\$1.59
2002	502706	11-26-2002	\$1.59
2001	390905	11-9-2001	\$1.55
2000	354581	2-14-2001	\$1.46
1996	269235	6-30-2000	\$1.45
1999	193178	12-1-1999	\$1.50
1998	108934	11-19-1998	\$1.47

1997

27743

12-10-1997

\$1.48

ORIONPROD PROPERTY RECORD CARD

Property ID: R21802

Map and Taxlot: 30-04W-08-00398

Tax Year: 2023

Run Date: 8/23/2023 4:44:48 PM

PROPERTY SITUS ADDRESS

0 TILLER TRAIL HWY
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 512 - FARM - VACANT - EFU - WATEI
NBH Code: B
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	3,368	0	3,368	398	398
2021	3,368	0	3,368	387	387
2020	3,368	0	3,368	377	377
2019	3,368	0	3,368	368	368
2018	3,368	0	3,368	358	358
2017	3,368	0	3,368	348	348

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:		Prior MAV:	CPR:
Land LSU:	3,368	Prior AV:	EX. MAV:
Improvement:		AV +3%:	LSU:
RMV Total:	3,368	Except RMV:	New M50 AV:

LEGAL DESCRIPTION

TRACT PT DLC 42 N OF RIVER, ACRES 2.20

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
03/06/2015	51			Non-Sale	BARGAIN BARGAIN	2015-4222
01/09/2014	50			Sale	TRUSTEE TRUSTEE	2014-1830
11/05/2012	50			Non-Sale	PERS REP PERSON	2012-17843
11/01/1994				Non-Sale		1994-24517

Acres: 2.20 Sqft:
Effective Acres: 2.20

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenFlag- PATL; GenCom- 1997-01-16 PROB V27 #18 BOX 13 94-26693 93-3149 KEY TITLE REPORT #22-6776; Land- 1900-01-01 TO TAXABLE 1-95, AC CORR, .58AC OLR DT TO TAXABLE 1-95, AC CORR, .58AC OLR DT

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-211	4

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %
LAND IN RIVER	OLR	A	0.580	87	
1B5	1B5	A	1.620	4,374	SIZE-75
Total Acres:			2.200		

NBHD %	Total Adj %	Final Value
		87
		3,281
Total Market Land Value:		3,368

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
2		8			5		2
2		262			245		397
Total LSU:							399

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

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Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

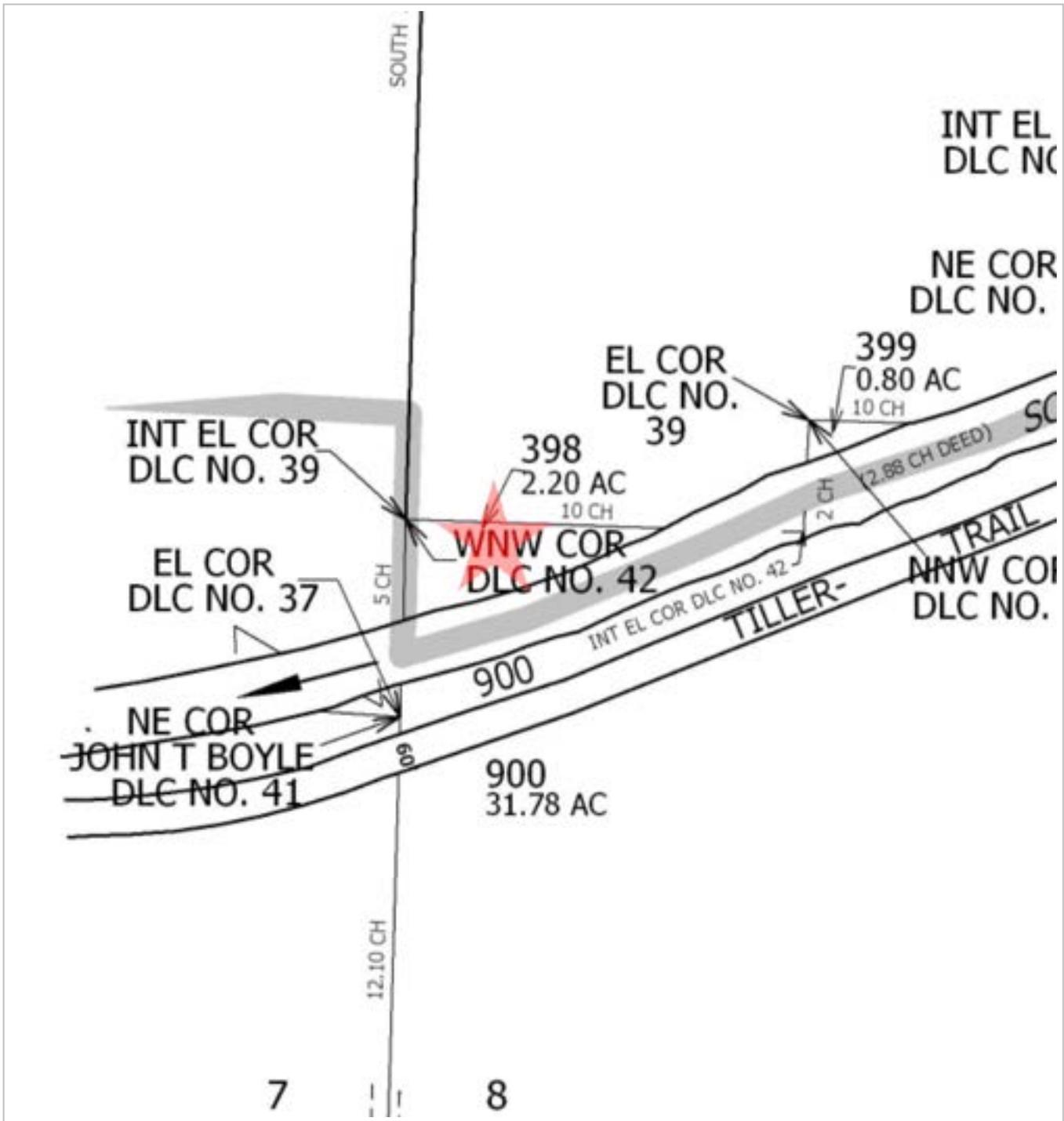
Also that part of said Lot 14 lying Southerly of the South Umpqua River.

Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.



Parcel ID: R21802

Site Address: 0 Tiller Trail Hwy

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R21802

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Property Profile Report

Campbell Ranch LLC

R21810 -0 Tiller Trail Hwy
Canyonville OR 97417

August 23, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.



Parcel Information		Assessment Information	
Parcel #:	R21810	Market Value Land:	\$503.00
Tax Lot:	30040800399	Market Value Impr:	\$0.00
Site Address:	0 Tiller Trail Hwy	Market Value Total:	\$503.00
	Canyonville OR 97417	Assessed Value:	\$50.00
Owner:	Campbell Ranch LLC	Tax Information	
Owner2:		Levy Code Area:	01500
Owner Address:	125 Comfort Ct	Levy Rate:	6.9938
	Canyonville OR 97417 - 9759	Tax Year:	2022
Twn/Range/Section:	30S / 04W / 08	Annual Tax:	\$0.35
Parcel Size:	0.80 Acres (34,848 SqFt)	Exemption Description:	
Plat/Subdivision:		Legal	
Lot:		TRACT PT DLC 42 N OF RIVER, ACRES 0.80	
Block:			
Map Page/Grid:			
Census Tract/Block:	210000 / 2111		

Land	
Cnty Land Use:	512 - FARM - VACANT - EFU - WATER INFLUENCE
Std Land Use:	VMSC - Vacant Misc
Zoning:	FG - Exclusive Farm Use-Grazing
Neighborhood:	B
Watershed:	Days Creek-South Umpqua River
View:	Water
Recreation:	
School District:	15 - Dayscreek School District
Primary School:	
Middle School:	
High School:	

Improvement		
Year Built:	Condition:	Fin. SqFt:
Bedrooms:	Bathrooms:	Garage:
Foundation:	Attic Fin SqFt:	Attic Unfin SqFt:
Exterior Walls:	Basement Fin SqFt:	Basement Unfin SqFt:
Carport SqFt:	Deck SqFt:	Roof Covering:
Pool: No	Roof Type:	Heat:

Transfer Information			
Rec. Date:	03/06/2015	Sale Price:	
Doc Num:	2015-4222	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:		Lender:	

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Property Owner Property Address
 R21810 KRIEGER FAMILY FARMS LLC 0 TILLER TRAIL HWY, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT PT DLC 42 N OF RIVER, ACRES 0.80
 Alternate Account Number 13153.04
 Neighborhood B AA4
 Map Number 30-04W-08-00399
 Property Use 512 - FARM - VACANT - EFU - WATER INFLUENCE
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties -
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print property information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	LAND IN RIVER	0.20 Acres
L2	1H5	0.60 Acres

TOTALS

34848.00 Sq. ft / 0.80 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022		\$0	\$503	\$503	\$50
2021		\$0	\$503	\$503	\$49
2020		\$0	\$503	\$503	\$48
2019		\$0	\$503	\$503	\$47
2018		\$0	\$503	\$503	\$46
2017		\$0	\$503	\$503	\$44
2016		\$0	\$503	\$503	\$43

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
3/6/2015	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL RANCH LLC	2015-4222	\$0	BARGAIN BARGAIN AND SALE DEED
1/9/2014	CAMPBELL, KARL W TRS & WENTLAND, TRUDY M TRS & DORA MAE CAMPBELL LIV TRUST	CAMPBELL RANCH LLC	2014-1830	-	TRUSTEE TRUSTEE'S DEED
11/5/2012	CAMPBELL, DORA MAE & WENTLAND, DARYL; JEFFREY;	CAMPBELL, KARL W TRS & WENTLAND, TRUDY M TRS & DORA MAE CAMPBELL LIV TRUST	2012-17843	\$0	PERS REP PERSONAL REPRESENTATIVE'S DEED
11/1/1994	UNKNOWN	CAMPBELL, DORA MAE	1994-24517	\$1,500	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE

Current Year Due \$0.00

TAX SUMMARY

Effective Date:

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$0.35	\$0.35	\$0	\$0.35	\$0.00	-	\$0.00
2021	\$0.34	\$0.34	\$0	\$0.34	\$0.00	-	\$0.00
2020	\$0.33	\$0.33	\$0	\$0.33	\$0.00	-	\$0.00
2019	\$0.32	\$0.32	\$0	\$0.32	\$0.00	-	\$0.00
2018	\$0.31	\$0.31	\$0	\$0.31	\$0.00	-	\$0.00
2017	\$0.30	\$0.30	\$0	\$0.30	\$0.00	-	\$0.00
2016	\$0.30	\$0.30	\$0	\$0.30	\$0.00	-	\$0.00
2015	\$0.29	\$0.00	\$0	\$0.29	\$0.00	-	\$0.00
2014	\$0.29	\$0.00	\$0	\$0.29	\$0.00	-	\$0.00
2013	\$0.27	\$0.00	\$0	\$0.27	\$0.00	-	\$0.00
2012	\$0.27	\$0.00	\$0	\$0.27	\$0.00	-	\$0.00
2011	\$0.26	\$0.00	\$0	\$0.26	\$0.00	-	\$0.00
2010	\$0.26	\$0.00	\$0	\$0.26	\$0.00	-	\$0.00
2009	\$0.26	\$0.00	\$0	\$0.26	\$0.00	-	\$0.00
2008	\$0.25	\$0.00	\$0	\$0.25	\$0.00	-	\$0.00
2007	\$0.24	\$0.00	\$0	\$0.24	\$0.00	-	\$0.00
2006	\$0.24	\$0.00	\$0	\$0.24	\$0.00	-	\$0.00
2005	\$0.22	\$0.00	\$0	\$0.22	\$0.00	-	\$0.00
2004	\$0.23	\$0.00	\$0	\$0.23	\$0.00	-	\$0.00
2003	\$0.23	\$0.00	\$0	\$0.23	\$0.00	-	\$0.00
2002	\$0.22	\$0.00	\$0	\$0.22	\$0.00	-	\$0.00
2001	\$0.21	\$0.00	\$0	\$0.21	\$0.00	-	\$0.00
2000	\$0.20	\$0.00	\$0	\$0.20	\$0.00	-	\$0.00
1999	\$0.20	\$0.00	\$0	\$0.20	\$0.00	-	\$0.00
1998	\$0.19	\$0.00	\$0	\$0.19	\$0.00	-	\$0.00
1997	\$0.20	\$0.00	\$0	\$0.20	\$0.00	-	\$0.00

Past Years Due \$0.00

Total Due **\$0.00**

1996	\$0.21	\$0.00	\$0	\$0.21	\$0.00	-	\$0.00
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TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$0.72
2020	1952413	11-5-2020	\$0.68
2018	1850518	7-8-2019	\$0.32
2017	1758377	1-29-2018	\$0.64
2015	1592689	1-19-2016	\$0.29
2014	1456500	11-4-2014	\$0.28
2013	1383130	11-12-2013	\$0.26
2012	1324100	11-19-2012	\$0.26
2011	1245006	11-18-2011	\$0.25
2010	1114862	11-3-2010	\$0.25
2009	1025139	10-30-2009	\$0.25
2008	978074	11-17-2008	\$0.24
2007	861681	11-2-2007	\$0.23
2006	780494	10-31-2006	\$0.23
2005	748661	11-23-2005	\$0.21
2004	668896	11-22-2004	\$0.22
2003	565738	11-13-2003	\$0.22
2002	502700	11-26-2002	(\$0.21)
2002	502700	11-26-2002	\$0.21
2002	502706	11-26-2002	\$0.21
2001	390906	11-9-2001	\$0.42
1996	269253	6-30-2000	\$0.21
1999	193176	12-1-1999	\$0.19
1998	108934	11-19-1998	\$0.18

1997

27743

12-10-1997

\$0.19

ORIONPROD PROPERTY RECORD CARD

Property ID: R21810

Map and Taxlot: 30-04W-08-00399

Tax Year: 2023

Run Date: 8/23/2023 4:47:48 PM

PROPERTY SITUS ADDRESS

0 TILLER TRAIL HWY
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 512 - FARM - VACANT - EFU - WATEI
NBH Code: B
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	503	0	503	50	50
2021	503	0	503	49	49
2020	503	0	503	48	48
2019	503	0	503	47	47
2018	503	0	503	46	46
2017	503	0	503	44	44

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	Prior MAV:	CPR:
Land LSU:	503	Prior AV:
Improvement:	AV +3%:	LSU:
RMV Total:	503	Except RMV:
		New M50 AV:

LEGAL DESCRIPTION

TRACT PT DLC 42 N OF RIVER, ACRES 0.80

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
03/06/2015	51			Non-Sale	BARGAIN BARGAIN	2015-4222
01/09/2014	50			Sale	TRUSTEE TRUSTEE	2014-1830
11/05/2012	50			Non-Sale	PERS REP PERSON	2012-17843
11/01/1994				Non-Sale		1994-24517

Acres: 0.80 Sqft:
Effective Acres: 0.80

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenFlag- PATL; GenCom- 1997-01-16 PT DLC 42 N OF RIVER PROB V27 #18 BOX 13 94-26693 TITLE REPORT 93-3145; Land- 1900-01-01 TO TAXABLE 1-95, AC CORR, .20 OLR DT TO TAXABLE 1-95, AC CORR, .20 OLR DT

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-28	4
CVMVA	1999	29	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
LAND IN RIVER	OLR	A	0.200	30				30
1H5	1H5	A	0.600	630	SIZE-75			473
			Total Acres:	0.800				Total Market Land Value: 503

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
2		8			5		1
2		111			83		50
			Total LSU:				51

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

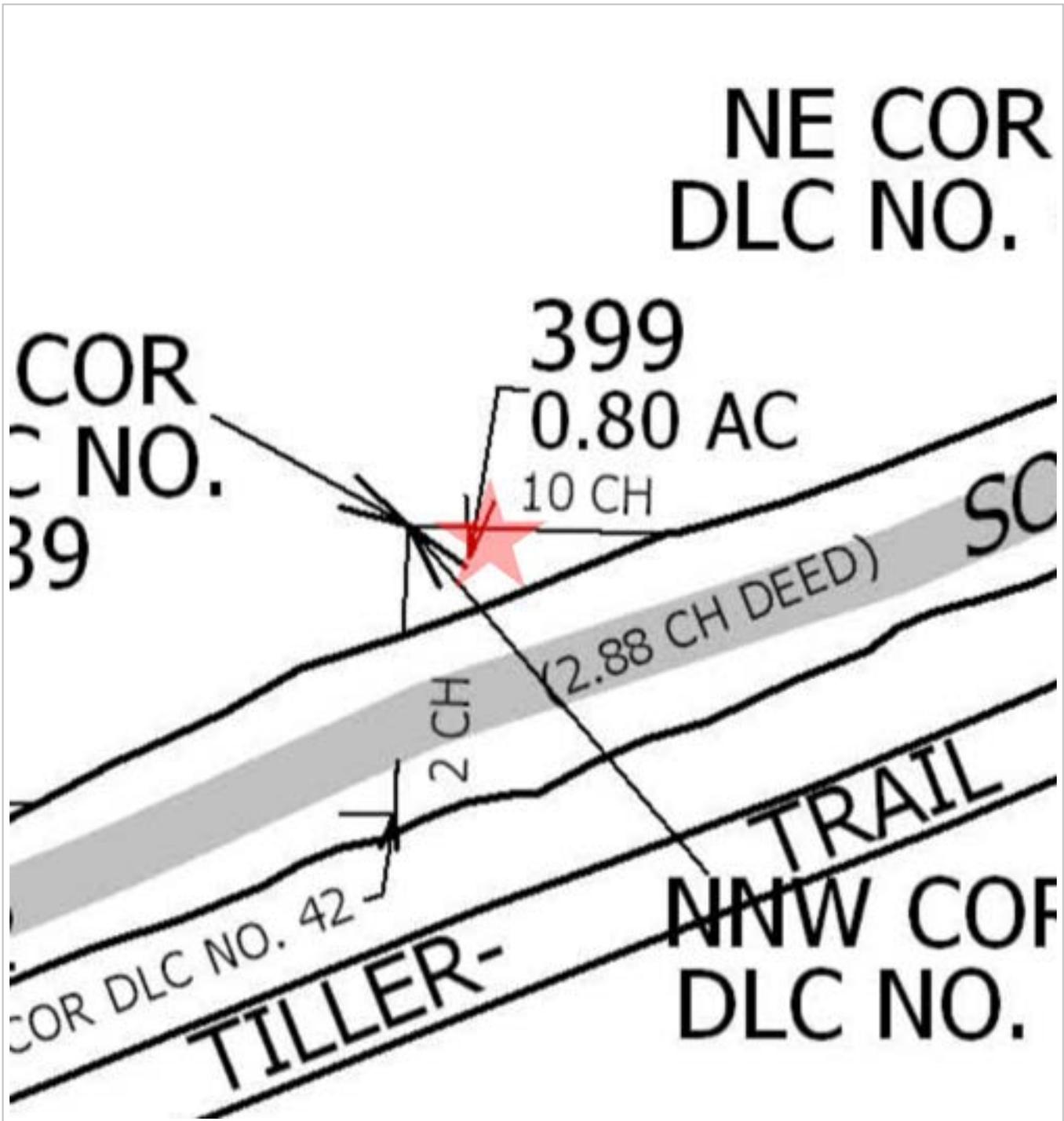
Also that part of said Lot 14 lying Southerly of the South Umpqua River.

Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.



Parcel ID: R21810

Site Address: 0 Tiller Trail Hwy

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Aerial Map



Parcel ID: R21810

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Western Title & Escrow



Property Profile Report

Campbell Ranch LLC

R21834 -0 Tiller Trail Hwy
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

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Parcel Information		Assessment Information	
Parcel #:	R21834	Market Value Land:	\$295,190.00
Tax Lot:	30040800300	Market Value Impr:	\$0.00
Site Address:	0 Tiller Trail Hwy Canyonville OR 97417	Market Value Total:	\$295,190.00
Owner:	Campbell Ranch LLC	Assessed Value:	\$47,799.00
Owner2:		Tax Information	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759	Levy Code Area:	01500
Twn/Range/Section:	30S / 04W / 08	Levy Rate:	6.9938
Parcel Size:	104.02 Acres (4,531,111 SqFt)	Tax Year:	2022
Plat/Subdivision:		Annual Tax:	\$360.05
Lot:		Exemption Description:	
Block:		Legal	
Map Page/Grid:		TRACT PT CL 39 LESS E 31.21 AC (IN DFPA) SEE R21794 FOR BAL TL, ACRES 104.02	
Census Tract/Block:	210000 / 2112		

Land	
Cnty Land Use:	544 - FARM - VACANT - EFU - NON EFU - DFL
Std Land Use:	VMSC - Vacant Misc
Zoning:	FG - Exclusive Farm Use-Grazing
Neighborhood:	BHR
Watershed:	Days Creek-South Umpqua River
View:	
Recreation:	
School District:	15 - Dayscreek School District
Primary School:	
Middle School:	
High School:	

Improvement		
Year Built:	Condition:	Fin. SqFt:
Bedrooms:	Bathrooms:	Garage:
Foundation:	Attic Fin SqFt:	Attic Unfin SqFt:
Exterior Walls:	Basement Fin SqFt:	Basement Unfin SqFt:
Carport SqFt:	Deck SqFt:	Roof Covering:
Pool: No	Roof Type:	Heat:

Transfer Information			
Rec. Date:	06/20/1995	Sale Price:	\$150,000.00
Doc Num:	2001-29512	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:		Lender:	
Loan Type:			

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Property Owner Property Address
 R21834 KRIEGER FAMILY FARMS LLC 0 TILLER TRAIL HWY, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Residential
 Legal Description TRACT PT CL 39 LESS E 31.21 AC (IN DFPA)
 SEE R21794 FOR BAL TL, ACRES 104.02
 Alternate Account Number 13153.07
 Neighborhood BHR DAYS CREEK & TILLER (RIVER)
 Map Number 30-04W-08-00300
 Property Use 544 - FARM - VACANT - EFU - NON EFU -
 DFL
 Levy Code Area 01500
 Zoning -

RELATED PROPERTIES

Linked Properties [R21794](#)
 Property Group ID -
 Grouped Properties -
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -

Print
 property
 information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
 Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	DFM	52.02 Acres

L2	LAND IN RIVER	1.40 Acres
L3	1B2	1.70 Acres
L4	1K3	48.90 Acres
TOTALS		4531111.20 Sq. ft / 104.02 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE	
2022		\$0	\$295,190	\$295,190	\$47,799	\$47,799
2021		\$0	\$295,190	\$295,190	\$46,860	\$46,860
2020		\$0	\$294,722	\$294,722	\$45,507	\$45,507
2019		\$0	\$305,722	\$305,722	\$49,363	\$49,363
2018		\$0	\$305,722	\$305,722	\$47,930	\$47,930
2017		\$0	\$305,722	\$305,722	\$46,540	\$46,540
2016		\$0	\$305,722	\$305,722	\$45,268	\$45,268

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date:

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$360.05	\$328.87	\$31.18	\$360.05	\$0.00	-	\$0.00
2021	\$359.86	\$316.58	\$43.28	\$359.86	\$0.00	-	\$0.00
2020	\$344.11	\$314.99	\$29.12	\$344.11	\$0.00	-	\$0.00
2019	\$379.89	\$345.23	\$34.66	\$379.89	\$0.00	-	\$0.00
2018	\$380.02	\$335.21	\$44.81	\$380.02	\$0.00	-	\$0.00
2017	\$344.22	\$325.49	\$27.62	\$344.22	\$0.00	-	\$0.00
2016	\$335.95	\$316.60	\$19.35	\$335.95	\$0.00	-	\$0.00
2015	\$343.14	\$0.00	\$0	\$343.14	\$0.00	-	\$0.00
2014	\$334.38	\$0.00	\$0	\$334.38	\$0.00	-	\$0.00
2013	\$320.16	\$0.00	\$0	\$320.16	\$0.00	-	\$0.00
2012	\$308.18	\$0.00	\$0	\$308.18	\$0.00	-	\$0.00
2011	\$299.24	\$0.00	\$0	\$299.24	\$0.00	-	\$0.00
2010	\$291.10	\$0.00	\$0	\$291.10	\$0.00	-	\$0.00
2009	\$282.86	\$0.00	\$0	\$282.86	\$0.00	-	\$0.00
2008	\$275.81	\$0.00	\$0	\$275.81	\$0.00	-	\$0.00
2007	\$262.71	\$0.00	\$0	\$262.71	\$0.00	-	\$0.00
2006	\$254.29	\$0.00	\$0	\$254.29	\$0.00	-	\$0.00
2005	\$249.09	\$0.00	\$0	\$249.09	\$0.00	-	\$0.00
2004	\$255.97	\$0.00	\$0	\$255.97	\$0.00	-	\$0.00
2003	\$205.54	\$0.00	\$0	\$205.54	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

2002	\$191.80	\$0.00	\$0	\$191.80	\$0.00	-	\$0.00
2001	\$192.67	\$0.00	\$0	\$192.67	\$0.00	-	\$0.00
2000	\$170.30	\$0.00	\$0	\$170.30	\$0.00	-	\$0.00
1999	\$179.50	\$0.00	\$0	\$179.50	\$0.00	-	\$0.00
1998	\$183.01	\$0.00	\$0	\$183.01	\$0.00	-	\$0.00
1997	\$179.36	\$0.00	\$0	\$179.36	\$0.00	-	\$0.00
1996	\$173.71	\$0.00	\$0	\$173.71	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$1,192.76
2019	1952411	11-5-2020	\$425.48
2018	1850518	7-8-2019	\$419.60
2017	1758377	1-29-2018	\$726.50
2015	1592704	1-19-2016	\$346.19
2014	1456500	11-4-2014	\$324.35
2013	1383130	11-12-2013	\$310.56
2012	1324096	11-19-2012	\$298.93
2011	1197902	11-2-2011	\$290.26
2010	1114862	11-3-2010	\$282.37
2009	1025142	10-30-2009	\$274.37
2008	978082	11-17-2008	\$267.54
2007	861684	11-2-2007	\$254.83
2006	780492	10-31-2006	\$246.66
2005	748656	11-23-2005	\$241.62
2004	686926	5-17-2005	\$16.96
2004	669179	11-23-2004	\$240.15
2003	565740	11-13-2003	\$199.37
2002	502700	11-26-2002	(\$186.05)

2002	502700	11-26-2002	\$186.05
2002	502706	11-26-2002	\$186.05
2001	390904	11-9-2001	\$186.89
2000	354584	2-14-2001	\$5.86
2000	347193	11-28-2000	\$165.19
1996	269252	6-30-2000	\$173.71
1999	209765	5-4-2000	\$122.90
1999	179671	11-20-1999	\$59.84
1998	108934	11-19-1998	\$177.52
1997	27743	12-10-1997	\$173.98

ORIONPROD PROPERTY RECORD CARD

Property ID: R21834

Map and Taxlot: 30-04W-08-00300

Tax Year: 2023

Run Date: 8/18/2023 9:38:29 AM

PROPERTY SITUS ADDRESS

0 TILLER TRAIL HWY
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 544 - FARM - VACANT - EFU - NON E
NBH Code: BHR
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts: R21794

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	295,190	0	295,190	47,799	47,799
2021	295,190	0	295,190	46,860	46,860
2020	294,722	0	294,722	45,507	45,507
2019	305,722	0	305,722	49,363	49,363
2018	305,722	0	305,722	47,930	47,930
2017	305,722	0	305,722	46,540	46,540

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:		Prior MAV:	CPR:
Land LSU:	295,190	Prior AV:	EX. MAV:
Improvement:		AV +3%:	LSU:
RMV Total:	295,190	Except RMV:	New M50 AV:
			47,809
			47,809

LEGAL DESCRIPTION

TRACT PT CL 39 LESS E 31.21 AC (IN DFPA)
SEE R21794 FOR BAL TL, ACRES 104.02

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

Acres: 104.02 Sqft:
Effective Acres: 104.02

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenLink- R21794-L; GenFlag- PATL; GenCom- 1997-01-16 PT CL 39 LESS E 31.21 AC (IN DFPA) SEE 13153.01 FOR BAL TL CCJ 160/173 92
-23146 93-4451 9; Land- 1900-01-01 W/ OTHERS

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-22316	4
CVMAN	1999	22340	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
DFM	DFM	A	52.020	17,479				17,479
LAND IN RIVER	OLR	A	1.400	210	SIZE-75			158
1B2	1B2	A	1.700	8,840	SIZE-75,IRR-115			7,625
1K3	1K3	A	48.900	312,960	SIZE-75,IRR-115			269,928
			Total Acres:	104.020				Total Market Land Value:
								295,190

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
D		299			212		11,037
2		8			5		7
2		540			552		1,056
2		635			643		35,709
			Total LSU:				47,809

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

Also that part of said Lot 14 lying Southerly of the South Umpqua River.

Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.

Assessor Map



Parcel ID: R21834

Site Address: 0 Tiller Trail Hwy

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R21834

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Property Profile Report

Campbell Ranch LLC

R21962 -0 Michaels Ranch Ln
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Parcel Information

Parcel #:	R21962
Tax Lot:	30040800200
Site Address:	0 Michaels Ranch Ln Canyonville OR 97417
Owner:	Campbell Ranch LLC
Owner2:	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759
Twn/Range/Section:	30S / 04W / 08
Parcel Size:	159.42 Acres (6,944,335 SqFt)
Plat/Subdivision:	
Lot:	2
Block:	
Map Page/Grid:	
Census Tract/Block:	210000 / 2080

Assessment Information

Market Value Land:	\$115,159.00
Market Value Impr:	\$0.00
Market Value Total:	\$115,159.00
Assessed Value:	\$16,198.00

Tax Information

Levy Code Area:	01500
Levy Rate:	6.9938
Tax Year:	2022
Annual Tax:	\$426.72
Exemption Description:	

Legal

TRACT LOTS 2 THRU 7 INCL, ACRES 159.42

Land

Cnty Land Use:	543 - FARM - VACANT - NON EFU -DFL	Std Land Use:	AMSC - Agricultural Misc
Zoning:	FF - Farm Forest	Neighborhood:	B
Watershed:	Days Creek-South Umpqua River	View:	
Recreation:		School District:	15 - Dayscreek School District
Primary School:		Middle School:	
High School:			

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Loan Date:	01/26/2018	Loan Amt:	\$86,092.00	Doc Num:	2222	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Private Party Lender	Lender:	MCDUGAL		
Rec. Date:	06/20/1995	Sale Price:	\$150,000.00	Doc Num:	2001-29512	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:					
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:		Lender:			

Property Owner Property Address
R21962 KRIEGER FAMILY FARMS LLC 0 MICHAELS RANCH LN, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
Property Type Residential
Legal Description TRACT LOTS 2 THRU 7 INCL, ACRES
159.42
Alternate Account Number 13158.00
Neighborhood B AA4
Map Number 30-04W-08-00200
Property Use 543 - FARM - VACANT - NON EFU -DFL
Levy Code Area 01500
Zoning -

RELATED PROPERTIES

Linked Properties -
Property Group ID -
Grouped Properties -
Split / Merge Date -
Split / Merge Accounts -
Split / Merge Message -

Print
property
information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1H5	136.42 Acres
L2	DFM	23.00 Acres

TOTALS

6944335.20 Sq. ft / 159.42 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$0	\$115,159	\$115,159	\$16,198	\$16,198
2021	\$0	\$115,159	\$115,159	\$15,788	\$15,788
2020	\$0	\$114,952	\$114,952	\$15,377	\$15,377
2019	\$0	\$113,940	\$113,940	\$14,989	\$14,989
2018	\$0	\$113,940	\$113,940	\$14,578	\$14,578
2017	\$0	\$113,940	\$113,940	\$14,190	\$14,190
2016	\$0	\$113,940	\$113,940	\$13,813	\$13,813

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$426.72	\$113.28	\$313.44	\$426.72	\$0.00	-	\$0.00
2021	\$402.27	\$110.42	\$291.85	\$402.27	\$0.00	-	\$0.00
2020	\$367.50	\$107.54	\$259.96	\$367.50	\$0.00	-	\$0.00
2019	\$356.68	\$104.83	\$251.85	\$356.68	\$0.00	-	\$0.00
2018	\$352.44	\$101.95	\$250.49	\$352.44	\$0.00	-	\$0.00
2017	\$317.25	\$99.25	\$220.63	\$317.25	\$0.00	-	\$0.00
2016	\$336.71	\$96.62	\$240.09	\$336.71	\$0.00	-	\$0.00
2015	\$287.28	\$0.00	\$0	\$287.28	\$0.00	-	\$0.00
2014	\$284.59	\$0.00	\$0	\$284.59	\$0.00	-	\$0.00
2013	\$278.91	\$0.00	\$0	\$278.91	\$0.00	-	\$0.00
2012	\$266.03	\$0.00	\$0	\$266.03	\$0.00	-	\$0.00
2011	\$250.25	\$0.00	\$0	\$250.25	\$0.00	-	\$0.00
2010	\$242.97	\$0.00	\$0	\$242.97	\$0.00	-	\$0.00
2009	\$246.56	\$0.00	\$0	\$246.56	\$0.00	-	\$0.00
2008	\$254.73	\$0.00	\$0	\$254.73	\$0.00	-	\$0.00
2007	\$229.00	\$0.00	\$0	\$229.00	\$0.00	-	\$0.00
2006	\$222.60	\$0.00	\$0	\$222.60	\$0.00	-	\$0.00
2005	\$218.20	\$0.00	\$0	\$218.20	\$0.00	-	\$0.00
2004	\$218.33	\$0.00	\$0	\$218.33	\$0.00	-	\$0.00
2003	\$199.11	\$0.00	\$0	\$199.11	\$0.00	-	\$0.00
2002	\$188.09	\$0.00	\$0	\$188.09	\$0.00	-	\$0.00
2001	\$175.97	\$0.00	\$0	\$175.97	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

2000	\$167.30	\$0.00	\$0	\$167.30	\$0.00	-	\$0.00
1999	\$168.80	\$0.00	\$0	\$168.80	\$0.00	-	\$0.00
1998	\$146.80	\$0.00	\$0	\$146.80	\$0.00	-	\$0.00
1997	\$132.79	\$0.00	\$0	\$132.79	\$0.00	-	\$0.00
1996	\$164.13	\$0.00	\$0	\$164.13	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$1,334.86
2019	1952410	11-5-2020	\$399.48
2018	1850518	7-8-2019	\$389.93
2017	1758377	1-29-2018	\$700.28
2015	1592705	1-19-2016	\$289.83
2014	1456500	11-4-2014	\$276.05
2013	1383130	11-12-2013	\$270.54
2012	1324112	11-19-2012	\$258.05
2011	1197897	11-2-2011	\$242.74
2010	1114862	11-3-2010	\$235.68
2009	1025119	10-30-2009	\$239.16
2008	978075	11-17-2008	\$247.09
2007	861690	11-2-2007	\$222.13
2006	780490	10-31-2006	\$215.92
2005	748653	11-23-2005	\$211.65
2004	668897	11-22-2004	\$211.78
2003	565739	11-13-2003	\$193.14
2002	502700	11-26-2002	(\$182.45)
2002	502700	11-26-2002	\$182.45
2002	502706	11-26-2002	\$182.45
2001	390903	11-9-2001	\$170.69

2000	354582	2-14-2001	\$5.77
2000	347193	11-28-2000	\$162.28
1996	269277	6-30-2000	\$164.13
1999	209765	5-4-2000	\$115.58
1999	179671	11-20-1999	\$56.27
1998	108934	11-19-1998	\$142.40
1997	27743	12-10-1997	\$128.81

ORIONPROD PROPERTY RECORD CARD

Property ID: R21962

Map and Taxlot: 30-04W-08-00200

Tax Year: 2023

Run Date: 8/18/2023 9:30:35 AM

PROPERTY SITUS ADDRESS

0 MICHAELS RANCH LN
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 543 - FARM - VACANT - NON EFU -DI
NBH Code: B
Prop Type Code: RES
Zoning:
Code Area: 01500
Related Accts:

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	115,159	0	115,159	16,198	16,198
2021	115,159	0	115,159	15,788	15,788
2020	114,952	0	114,952	15,377	15,377
2019	113,940	0	113,940	14,989	14,989
2018	113,940	0	113,940	14,578	14,578
2017	113,940	0	113,940	14,190	14,190

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:		Prior MAV:	CPR:
Land LSU:	115,159	Prior AV:	EX. MAV:
Improvement:		AV +3%:	LSU:
RMV Total:	115,159	Except RMV:	New M50 AV:
			16,261
			16,261

LEGAL DESCRIPTION

TRACT LOTS 2 THRU 7 INCL, ACRES 159.42

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

Acres: 159.42 Sqft:
Effective Acres: 159.42

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenFlag- PATL; GenCom- 1997-01-16 LOTS 2 TO 7 INCL 94-26693,95 95-17715 96-709 92-23146 93-4451; Land- 1900-01-01 W/OTHERS, TOTAL= OVER 200 AC.

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
5000	2000	-6270	4
CVMAV	1999	6450	8

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %
1H5	1H5	A	136.420	143,241	SIZE-75
DFM	DFM	A	23.000	7,728	
Total Acres:			159.420		

NBHD %	Total Adj %	Final Value
		107,431
		7,728
Total Market Land Value:		115,159

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
3		111			83		11,381
D		299			212		4,880
Total LSU:							16,261

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

Also that part of said Lot 14 lying Southerly of the South Umpqua River.

Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.

Assessor Map



Parcel ID: R21962

Site Address: 0 Michaels Ranch Ln

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R21962

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Property Profile Report

Campbell Ranch LLC

R21970 -0 Michaels Ranch Ln
Canyonville OR 97417

August 18, 2023

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

Part of a
FORTUNE 500 Company

A partnership beyond expectations.

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

Douglas County Parcel Information



Parcel Information		Assessment Information	
Parcel #:	R21970	Market Value Land:	\$13,406.00
Tax Lot:	30040800800	Market Value Impr:	\$0.00
Site Address:	0 Michaels Ranch Ln Canyonville OR 97417	Market Value Total:	\$13,406.00
Owner:	Campbell Ranch LLC	Assessed Value:	\$1,751.00
Owner2:		Tax Information	
Owner Address:	125 Comfort Ct Canyonville OR 97417 - 9759	Levy Code Area:	01504
Twn/Range/Section:	30S / 04W / 08	Levy Rate:	7.7819
Parcel Size:	3.88 Acres (169,013 SqFt)	Tax Year:	2022
Plat/Subdivision:		Annual Tax:	\$12.22
Lot:		Exemption Description:	
Block:		Legal	
Map Page/Grid:		TRACT CL #44 N OF RIVER (IN FIRE) SEE R21978 FOR BAL TL, ACRES 3.88, NON STANDARD FIRE CODE SPLIT	
Census Tract/Block:	210000 / 2112		

Land	
Cnty Land Use:	512 - FARM - VACANT - EFU - WATER INFLUENCE
Std Land Use:	VMSC - Vacant Misc
Zoning:	FG - Exclusive Farm Use-Grazing
Neighborhood:	BHR
Watershed:	Days Creek-South Umpqua River
View:	Water
Recreation:	
School District:	15 - Dayscreek School District
Primary School:	
Middle School:	
High School:	

Improvement		
Year Built:	Condition:	Fin. SqFt:
Bedrooms:	Bathrooms:	Garage:
Foundation:	Attic Fin SqFt:	Attic Unfin SqFt:
Exterior Walls:	Basement Fin SqFt:	Basement Unfin SqFt:
Carport SqFt:	Deck SqFt:	Roof Covering:
Pool: No	Roof Type:	Heat:

Transfer Information			
Rec. Date:	06/20/1995	Sale Price:	\$150,000.00
Doc Num:	2001-29512	Doc Type:	Deed
Owner:	Campbell Ranch LLC	Grantor:	
Orig. Loan Amt:		Title Co:	
Finance Type:		Lender:	
Loan Type:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Owner Property Address
R21970 KRIEGER FAMILY FARMS LLC 0 MICHAELS RANCH LN, CANYONVILLE, OR 97417

2023 GENERAL INFORMATION

Property Status A ACTIVE
Property Type Residential
Legal Description TRACT CL #44 N OF RIVER (IN FIRE) SEE R21978 FOR BAL TL, ACRES 3.88, NON STANDARD FIRE CODE SPLIT
Alternate Account Number 13159.00
Neighborhood BHR DAYS CREEK & TILLER (RIVER)
Map Number 30-04W-08-00800
Property Use 512 - FARM - VACANT - EFU - WATER INFLUENCE
Levy Code Area 01504
Zoning -

RELATED PROPERTIES

Linked Properties [R21978](#)
Property Group ID -
Grouped Properties -
Split / Merge Date -
Split / Merge Accounts -
Split / Merge Message -

Print
property
information

2023 OWNER INFORMATION

Owner Name Krieger Family Farms LLC
Mailing Address PO Box 103 Universal, IN 47884

PROPERTY FLAGS

PROPERTY FLAG CODE	PROPERTY FLAG DESCRIPTION
PATL	PATL

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	1K3	1.60 Acres

L2	LAND IN RIVER	1.37 Acres
L3	1K3	0.91 Acres
TOTALS		169012.80 Sq. ft / 3.88 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022		\$0	\$13,406	\$13,406	\$1,751
2021		\$0	\$13,406	\$13,406	\$1,721
2020		\$0	\$13,406	\$13,406	\$1,672
2019		\$0	\$1,624	\$1,624	\$120
2018		\$0	\$1,624	\$1,624	\$117
2017		\$0	\$1,624	\$1,624	\$114
2016		\$0	\$1,624	\$1,624	\$112

SALES HISTORY

[GO TO DEED RECORDS](#)

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/14/2022	CAMPBELL RANCH LLC	Krieger Family Farms LLC	2022-16361	\$2,000,000	WD WARRANTY DEED
1/1/1996	UNKNOWN	-	1996-2980	\$0	
6/20/1995	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-29512	\$150,000	WD WARRANTY DEED
12/1/1995	UNKNOWN	-	1996-709	\$0	
	WENTLAND, DARYL; TRUDY MAE; & WENTLAND, CHERIS; JEFFREY	CAMPBELL, DORA MAE	2001-16124	-	WD WARRANTY DEED
6/1/1995	UNKNOWN	CAMPBELL, DORA MAE	1995-17715	\$150,000	
12/1/1994	UNKNOWN	-	1994-26695	\$0	
1/1/1993	UNKNOWN	-	1993-4451	\$0	
12/1/1992	UNKNOWN	-	1992-23146	\$0	

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date:

[Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$12.22	\$12.22	\$0	\$12.22	\$0.00	-	\$0.00
2021	\$12.15	\$12.15	\$0	\$12.15	\$0.00	-	\$0.00
2020	\$12.06	\$12.06	\$0	\$12.06	\$0.00	-	\$0.00
2019	\$0.92	\$0.92	\$0	\$0.92	\$0.00	-	\$0.00
2018	\$0.91	\$0.91	\$0	\$0.91	\$0.00	-	\$0.00
2017	\$0.87	\$0.89	\$0	\$0.87	\$0.00	-	\$0.00
2016	\$0.87	\$0.87	\$0	\$0.87	\$0.00	-	\$0.00
2015	\$0.86	\$0.00	\$0	\$0.86	\$0.00	-	\$0.00
2014	\$0.84	\$0.00	\$0	\$0.84	\$0.00	-	\$0.00
2013	\$0.83	\$0.00	\$0	\$0.83	\$0.00	-	\$0.00
2012	\$0.82	\$0.00	\$0	\$0.82	\$0.00	-	\$0.00
2011	\$0.79	\$0.00	\$0	\$0.79	\$0.00	-	\$0.00
2010	\$0.78	\$0.00	\$0	\$0.78	\$0.00	-	\$0.00
2009	\$0.76	\$0.00	\$0	\$0.76	\$0.00	-	\$0.00
2008	\$0.74	\$0.00	\$0	\$0.74	\$0.00	-	\$0.00
2007	\$0.71	\$0.00	\$0	\$0.71	\$0.00	-	\$0.00
2006	\$0.70	\$0.00	\$0	\$0.70	\$0.00	-	\$0.00
2005	\$0.68	\$0.00	\$0	\$0.68	\$0.00	-	\$0.00
2004	\$0.70	\$0.00	\$0	\$0.70	\$0.00	-	\$0.00
2003	\$0.69	\$0.00	\$0	\$0.69	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

2002	\$0.68	\$0.00	\$0	\$0.68	\$0.00	-	\$0.00
2001	\$0.66	\$0.00	\$0	\$0.66	\$0.00	-	\$0.00
2000	\$0.60	\$0.00	\$0	\$0.60	\$0.00	-	\$0.00
1999	\$0.63	\$0.00	\$0	\$0.63	\$0.00	-	\$0.00
1998	\$0.61	\$0.00	\$0	\$0.61	\$0.00	-	\$0.00
1997	\$0.63	\$0.00	\$0	\$0.63	\$0.00	-	\$0.00
1996	\$0.62	\$0.00	\$0	\$0.62	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-6502-2022	11-5-2022	\$25.47
2020	1952420	11-5-2020	\$12.74
2018	1850518	7-8-2019	\$0.97
2017	1758377	1-29-2018	\$1.86
2015	1592706	1-19-2016	\$0.87
2014	1456500	11-4-2014	\$0.81
2013	1383130	11-12-2013	\$0.81
2012	1324111	11-19-2012	\$0.80
2011	1197896	11-2-2011	\$0.77
2010	1114862	11-3-2010	\$0.76
2009	1025118	10-30-2009	\$0.74
2008	978072	11-17-2008	\$0.72
2007	861691	11-2-2007	\$0.69
2006	780489	10-31-2006	\$0.68
2005	748657	11-23-2005	\$0.66
2004	668889	11-22-2004	\$0.68
2003	565737	11-13-2003	\$0.67
2002	502700	11-26-2002	(\$0.66)
2002	502700	11-26-2002	\$0.66

2002	502700	11-26-2002	(\$0.04)
2002	502700	11-26-2002	\$0.04
2002	502706	11-26-2002	\$0.62
2001	390901	11-9-2001	\$0.64
2000	347193	11-28-2000	\$0.58
1996	269300	6-30-2000	\$0.62
1999	193174	12-1-1999	\$0.61
1998	108934	11-19-1998	\$0.59
1997	27743	12-10-1997	\$0.61

ORIONPROD PROPERTY RECORD CARD

Property ID: R21970

Map and Taxlot: 30-04W-08-00800

Tax Year: 2023

Run Date: 8/18/2023 9:47:07 AM

PROPERTY SITUS ADDRESS

0 MICHAELS RANCH LN
CANYONVILLE, OR 97417
Maintenance Area: 4

GENERAL PROPERTY INFORMATION

Prop Class: 512 - FARM - VACANT - EFU - WATEI
NBH Code: BHR
Prop Type Code: RES
Zoning:
Code Area: 01504
Related Accts: R21978

Owner Comment:

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	13,406	0	13,406	1,751	1,751
2021	13,406	0	13,406	1,721	1,721
2020	13,406	0	13,406	1,672	1,672
2019	1,624	0	1,624	120	120
2018	1,624	0	1,624	117	117
2017	1,624	0	1,624	114	114

OWNER NAME AND MAILING ADDRESS

PO Box 103
Universal, IN 47884

ASSESSMENT INFORMATION

Land Non-LSU:	Prior MAV:	CPR:
Land LSU: 13,406	Prior AV:	EX. MAV:
Improvement:	AV +3%:	LSU: 1,753
RMV Total: 13,406	Except RMV:	New M50 AV: 1,753

LEGAL DESCRIPTION

TRACT CL #44 N OF RIVER (IN FIRE) SEE
R21978 FOR BAL TL, ACRES 3.88, NON
STANDARD FIRE CODE SPLIT

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
10/14/2022	51			Sale	WD WARRANTY DEE	2022-16361
01/01/1996				Non-Sale		1996-2980
12/01/1995				Non-Sale		1996-709
06/20/1995	54			Sale	WD WARRANTY DEE	2001-29512
06/01/1995				Non-Sale		1995-17715

Acres: 3.88 Sqft:
Effective Acres: 3.88

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenLink- R21978-L; GenFlag- PATL; GenCom- 2020-05-18 PT TO R21978;30-04W-08-00800;1.42 AC;ACREAGE ADJUSTMENT BETWEEN
CODES;THIS ACCOUNT HAS 1.; Land- 1900-01-01 W/OTHERS,,1900-01-01 W/OTHERS

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
9004	2020	0	4
5000	2000	-77	4

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
1K3	1K3	A	1.600	10,240	SIZE-75,IRR-115			8,832
LAND IN RIVER	OLR	A	1.370	206				206
1K3	1K3	A	0.910	5,824	SIZE-75			4,368
Total Acres:			3.880			Total Market Land Value:		13,406

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
2	635			643			1,168
2	8			5			7
2	635			643			578
Total LSU:					Total LSU:		1,753

Douglas County Official Records
Daniel J. Loomis, County Clerk

2022-016361

10/20/2022 10:00:01 AM

DEED-WD Cnt=1 Str=43 KGSTUTZM
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
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IF DOCUMENT IS RE-RECORDED



Escrow:3996734sj Record: WD

Parties: Campbell Ranch-Krieger Family Farms



After recording return to:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

Until a change is requested all tax
statements shall be sent to the
following address:
Krieger Family Farms LLC
PO Box 103
Universal, IN 47884

File No.: 7391-3996734 (sj)
Date: September 22, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campbell Ranch, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Krieger Family Farms LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$2,000,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A

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

Lot 14 in Section 5, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 1, 2, 7 and 8, and that portion of Lots 3 and 6 lying Easterly of the Days Creek cut off Road No. 42, all in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, Lots 2, 3, 4, 5, 6 and 7, all in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the Joel Thorn Donation Land Claim No. 44 lying Northerly of the South Umpqua River, in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, all that portion of the C.W. Beckwith Donation Land Claim No. 39 lying Easterly of the days creek cut off Road No. 42, excepting therefrom the following:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence West, along the North line of said claim 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of Lots 11 and 14 and the C. W. Beckwith Donation Land Claim No. 39 in Section 7, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, being described as follows:

Beginning at a 5/8 inch iron rod on the Westerly right of way line of days creek cut off Road No. 42, from which the Northwest corner of said Claim No. 39 bears North 15° 58' 06" West 1908.81 feet; thence South 82° 08' 28" West 226.99 feet to a 5/8 inch iron rod; thence North 86° 21' 45" West 90.95 feet to a 5/8 inch iron rod; thence South 79° 00' 38" West 124.25 feet to a 5/8 inch iron rod; thence South 77° 01' 45" West 332.17 feet to a 5/8 inch iron rod; thence North 13° 28' 40" West 49.75 feet to a 5/8 inch iron rod; thence South 46° 17' 40" West 450 feet; thence South to the North bank of the South Umpqua River; thence Easterly along said North bank 1600 feet, more or less, to a point on said right of way line; thence Northerly along said right of way line to the point of beginning.

Also that part of said Lot 14 lying Southerly of the South Umpqua River.

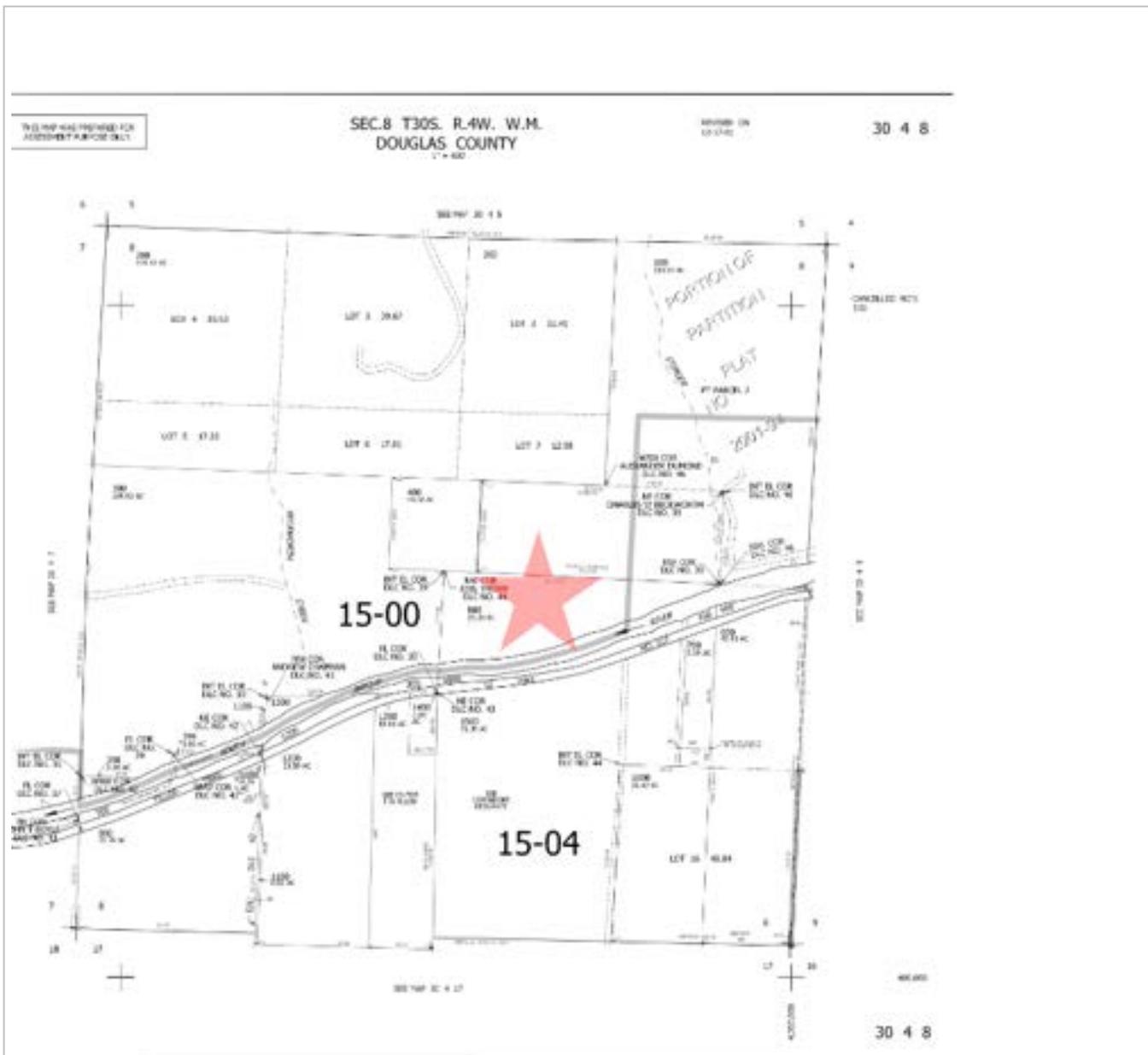
Excepting from the above that portion, if any, of the Isaac Boyle Donation Land Claim No. 40 in said Township and Range lying Northerly of the South Umpqua River.

Also, the West 10 chains of the following described lands:

Beginning at the Northeast corner of the C.W. Beckwith's Donation Land Claim No. 39 in Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; thence running West 37.25 chains; thence South 11.25 chains; thence East 37.25 chains; thence North 11.25 chains to the place of beginning, situated in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Also, that portion of the Charles Kimmel Donation Land Claim No. 42 in Section 8, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon, lying North of the South Umpqua River.

Assessor Map



 **Parcel ID: R21970**
Site Address: 0 Michaels Ranch Ln
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: R21970

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Soil Report



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

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

 All Polygons 1585.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
89F	Greengulch-Cedargrove complex, 30 to 60 percent south slopes	661.2	41.7	0	18	6e
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	413.8 5	26.1	0	83	1
184A	Packard gravelly loam, flooded, 0 to 3 percent slopes	89.0	5.61	0	69	4s
81A	Foehlin gravelly loam, 0 to 3 percent slopes, warm, MLRA 5	74.07	4.67	0	72	4c
87E	Greengulch-Cedargrove complex, 3 to 30 percent slopes	68.72	4.33	0	71	4e
169E	Nonpareil-Oakland complex, 12 to 30 percent slopes	66.03	4.16	0	40	6e
44A	Conser silty clay loam, 0 to 3 percent slopes	56.48	3.56	0	36	3w
192E	Pollard gravelly loam, 3 to 30 percent slopes	41.63	2.63	0	65	3e
78A	Evans loam, 0 to 3 percent slopes	37.66	2.38	0	85	3w
15A	Bashaw clay, 0 to 1 percent slopes	27.5	1.73	0	31	4w
81C	Foehlin gravelly loam, 3 to 12 percent slopes	21.95	1.38	0	74	4e
19G	Beekman-Vermisa complex, 60 to 90 percent south slopes	12.54	0.79	0	7	7e
W	Water	7.25	0.46	0	-	-
164A	Newberg fine sandy loam, 0 to 3 percent slopes	3.64	0.23	0	72	3w
235C	Sutherlin silt loam, 3 to 12 percent slopes	3.23	0.2	0	77	3e
185D	Panther silty clay loam, 4 to 20 percent slopes	0.48	0.03	0	63	6w
188D	Pengra silt loam, 2 to 20 percent slopes	0.14	0.01	0	75	3w
TOTALS		1585.37(*)	100%	-	48.13	4.07

(*) 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.

 Timber/Grazing Ground 423.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
89F	Greengulch-Cedargrove complex, 30 to 60 percent south slopes	328.1 9	77.47	0	18	6e
87E	Greengulch-Cedargrove complex, 3 to 30 percent slopes	34.19	8.07	0	71	4e
169E	Nonpareil-Oakland complex, 12 to 30 percent slopes	32.88	7.76	0	40	6e
192E	Pollard gravelly loam, 3 to 30 percent slopes	20.6	4.86	0	65	3e
19G	Beekman-Vermisa complex, 60 to 90 percent south slopes	6.08	1.44	0	7	7e
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	1.65	0.39	0	83	1
TOTALS		423.59(*)	100%	-	26.37	5.69

(*) 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.

 Pivot 67.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	60.54	89.77	0	83	1
78A	Evans loam, 0 to 3 percent slopes	6.9	10.23	0	85	3w
TOTALS		67.44(*)	100%	-	83.2	1.2

(*) 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.

Class I Soil 129.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	119.45	92.1	0	83	1
78A	Evans loam, 0 to 3 percent slopes	10.08	7.77	0	85	3w
89F	Greengulch-Cedargrove complex, 30 to 60 percent south slopes	0.11	0.08	0	18	6e
169E	Nonpareil-Oakland complex, 12 to 30 percent slopes	0.06	0.05	0	40	6e
TOTALS		129.7(*)	100%	-	83.08	1.16

(*) 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.

Pivot 99.34 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	25.04	25.2	0	83	1
184A	Packard gravelly loam, flooded, 0 to 3 percent slopes	24.97	25.13	0	69	4s
81A	Foehlin gravelly loam, 0 to 3 percent slopes, warm, MLRA 5	21.16	21.3	0	72	4c
44A	Conser silty clay loam, 0 to 3 percent slopes	18.46	18.58	0	36	3w
15A	Bashaw clay, 0 to 1 percent slopes	7.62	7.67	0	31	4w
235C	Sutherlin silt loam, 3 to 12 percent slopes	1.07	1.08	0	77	3e
81C	Foehlin gravelly loam, 3 to 12 percent slopes	1.02	1.03	0	74	4e
TOTALS		99.34(*)	100%	-	64.25	3.05

(*) 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.

Class I Soil 128.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	31.61	24.51	0	83	1
184A	Packard gravelly loam, flooded, 0 to 3 percent slopes	31.26	24.24	0	69	4s
81A	Foehlin gravelly loam, 0 to 3 percent slopes, warm, MLRA 5	25.93	20.11	0	72	4c
44A	Conser silty clay loam, 0 to 3 percent slopes	18.96	14.7	0	36	3w
81C	Foehlin gravelly loam, 3 to 12 percent slopes	9.63	7.47	0	74	4e

15A	Bashaw clay, 0 to 1 percent slopes	9.53	7.39	0	31	4w
164A	Newberg fine sandy loam, 0 to 3 percent slopes	1.62	1.26	0	72	3w
235C	Sutherlin silt loam, 3 to 12 percent slopes	0.38	0.29	0	77	3e
188D	Pengra silt loam, 2 to 20 percent slopes	0.03	0.02	0	75	3w
TOTALS		128.95(*)	100%	-	65.8	3.1

(*) 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.

| Boundary 137.83 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	33	23.94	0	83	1
184A	Packard gravelly loam, flooded, 0 to 3 percent slopes	32.77	23.77	0	69	4s
81A	Foehlin gravelly loam, 0 to 3 percent slopes, warm, MLRA 5	26.98	19.57	0	72	4c
44A	Conser silty clay loam, 0 to 3 percent slopes	19.06	13.83	0	36	3w
81C	Foehlin gravelly loam, 3 to 12 percent slopes	11.3	8.2	0	74	4e
15A	Bashaw clay, 0 to 1 percent slopes	10.35	7.51	0	31	4w
164A	Newberg fine sandy loam, 0 to 3 percent slopes	2	1.45	0	72	3w
235C	Sutherlin silt loam, 3 to 12 percent slopes	1.78	1.29	0	77	3e
185D	Panther silty clay loam, 4 to 20 percent slopes	0.48	0.35	0	63	6w
188D	Pengra silt loam, 2 to 20 percent slopes	0.11	0.08	0	75	3w
TOTALS		137.83(*)	100%	-	66.05	3.12

(*) 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.

| Boundary 19.81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	10.75	54.24	0	83	1
78A	Evans loam, 0 to 3 percent slopes	6.5	32.8	0	85	3w
W	Water	2.56	12.92	0	-	-
TOTALS		19.81(*)	100%	-	72.89	1.75

(*) 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.

| Boundary 574.68 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
89F	Greengulch-Cedargrove complex, 30 to 60 percent south slopes	332.9	57.93	0	18	6e
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	131.18	22.83	0	83	1

87E	Greengulch-Cedargrove complex, 3 to 30 percent slopes	34.53	6.01	0	71	4e
169E	Nonpareil-Oakland complex, 12 to 30 percent slopes	33.09	5.76	0	40	6e
192E	Pollard gravelly loam, 3 to 30 percent slopes	21.03	3.66	0	65	3e
78A	Evans loam, 0 to 3 percent slopes	13.59	2.36	0	85	3w
19G	Beekman-Vermisa complex, 60 to 90 percent south slopes	6.46	1.12	0	7	7e
W	Water	1.9	0.33	0	-	-
TOTALS		574.68(*)	100%	-	40.41	4.56

(*) 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.

| Boundary 1.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
W	Water	1.23	63.08	0	-	-
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	0.55	28.21	0	83	1
78A	Evans loam, 0 to 3 percent slopes	0.18	9.23	0	85	3w
TOTALS		1.96(*)	100%	-	31.26	1.49

(*) 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.

| Boundary 0.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
W	Water	0.54	56.84	0	-	-
78A	Evans loam, 0 to 3 percent slopes	0.41	43.16	0	85	3w
TOTALS		0.95(*)	100%	-	36.68	3.0

(*) 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.

| Boundary 0.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	0.07	77.78	0	83	1
164A	Newberg fine sandy loam, 0 to 3 percent slopes	0.02	22.22	0	72	3w
TOTALS		0.09(*)	100%	-	80.56	1.44

(*) 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.

| Boundary 0.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
W	Water	0.88	100	0	-	-

TOTALS		0.88(*))	100%	-	-	-
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(*) 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.

|  Boundary 0.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
W	Water	0.14	100	0	-	-
37A	Chapman-Chehalis complex, 0 to 3 percent slopes	0.01	7.14	0	83	1
TOTALS		0.15(*))	100%	-	5.93	1.0

(*) 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.



Water Rights

Documents Provided Through OWRD



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

STATE OF OREGON
COUNTY OF DOUGLAS
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

WILLIS E. OR DORA MAE CAMPBELL
8865 DAYS CREEK CUTOFF ROAD
CANYONVILLE, OREGON 97417

confirms the right to use the waters of THE SOUTH UMPQUA RIVER AND AN UNNAMED STREAM, tributaries of THE UMPQUA RIVER, for IRRIGATION OF 94.9 ACRES AND DOMESTIC USE.

This right was perfected under the following two Permits: PERMIT 7798 AND PERMIT 21377.

PERMIT 7798: The date of priority is FEBRUARY 21, 1927. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.50 CUBIC FOOT PER SECOND, BEING 0.49 CFS FROM THE SOUTH UMPQUA RIVER FOR IRRIGATION; AND 0.01 CFS FROM AN UNNAMED STREAM FOR DOMESTIC USE, IF AVAILABLE AT THE ORIGINAL POINTS OF DIVERSION, or its equivalent in case of rotation, measured at the point of diversion from the source.

The amount of water used for irrigation under this right is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second per acre or its equivalent in case of rotation.

PERMIT 21377: The date of priority is May 12, 1952. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.70 CUBIC FOOT PER SECOND FROM THE SOUTH UMPQUA RIVER, IF AVAILABLE AT THE ORIGINAL POINT OF DIVERSION, or its equivalent in case of rotation, measured at the point of diversion from the source.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The points of diversion are located as follows:

POD #1 - SW 1/4 SE 1/4, AS PROJECTED WITHIN DLC 39, SECTION 7, T 30 S, R 4 W, W.M.; 800 FEET NORTH AND 1660 FEET WEST FROM THE SW CORNER OF SECTION 8.

POD #2 - SW 1/4 SW 1/4, AS PROJECTED WITHIN DLC 42, SECTION 8, T 30 S, R 4 W, W.M.; 1100 FEET NORTH AND 160 FEET EAST FROM THE SW CORNER OF SECTION 8.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

FEBRUARY 21, 1927

MAY 12, 1952

LOT 14 (SE 1/4 SW 1/4)

7.2 ACRES

SECTION 7

SEE NEXT PAGE

FEBRUARY 21, 1927MAY 12, 1952

NE 1/4 SE 1/4	13.0 ACRES	13.6 ACRES
NW 1/4 SE 1/4	1.3 ACRES & DOMESTIC	14.4 ACRES
SW 1/4 SE 1/4	3.4 ACRES	10.4 ACRES
SE 1/4 SE 1/4	5.0 ACRES	6.6 ACRES

ALL AS PROJECTED WITHIN DLC 39
SECTION 7

NW 1/4 SW 1/4	16.3 ACRES	1.0 ACRE
SW 1/4 SW 1/4		2.7 ACRES

BOTH AS PROJECTED WITHIN DLC 39
SECTION 8

TOWNSHIP 30 SOUTH, RANGE 4 WEST, W.M.

When required by the Department, the water user shall install and maintain a headgate, an in-line flow meter, weir, or other suitable device for measuring and recording the quantity of water diverted. The type and plans of the headgate and measuring device must be approved by the Department prior to beginning construction and shall be installed under the general supervision of the Department.

This certificate is issued to confirm a change in PLACE OF USE AND POINT OF DIVERSION approved by order of the Water Resources Director entered MARCH 13, 1991, and supersedes Certificates 10534 AND 24132, State Record of Water Right Certificates.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

WITNESS the signature of the Water Resources Director, affixed JULY 31, 1996.

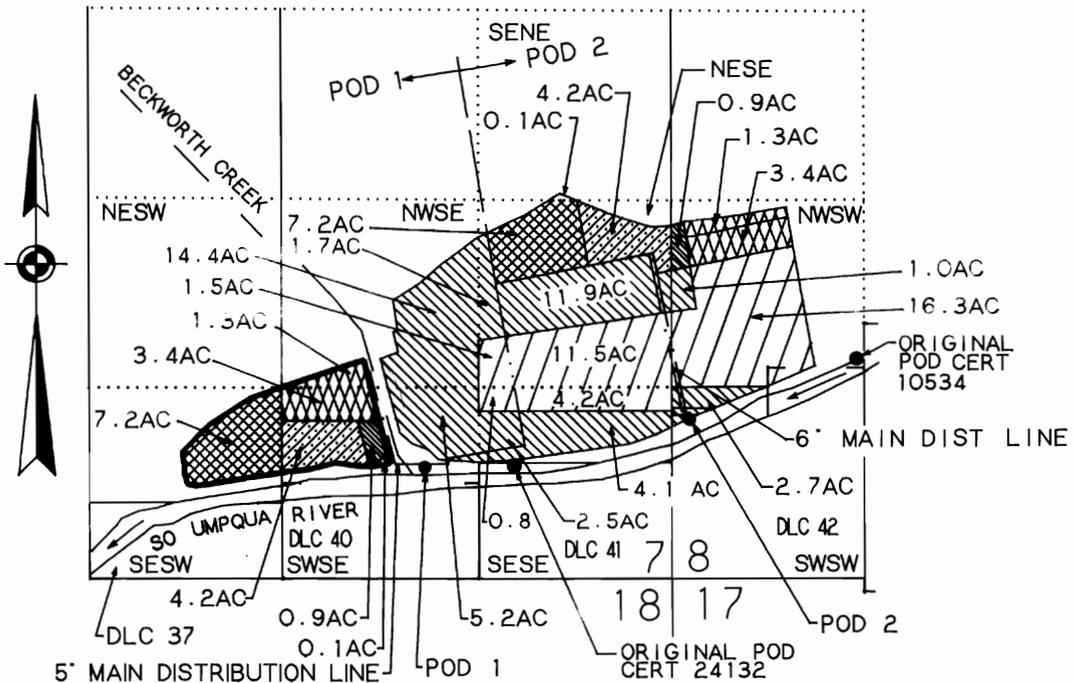
S Steven P. Applegate

Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 72460.

T30S, R4W, WM

SCALE 1" = 1320'



POD 1 800 FT N AND 1660 FT W FROM SW COR SEC 8
 POD 2 1100 FT N AND 160 FT E FROM SW COR SEC 8

TRANSFER ACREAGE

-  PERMIT 7798 CERTIFICATE 10534 2-21-27 (REMAINS)
-  PERMIT 21377 CERTIFICATE 24132 5-12-52 (REMAINS)
-  CERT 10534 FR. NWSW S8 TO NWSE, SWSE S7 (1.3, 3.4) SURPL.
-  CERT 24132 FRM NWSW S8 TO SWSE S7 (0.9) PR
-  CERT 24132 FRM NESE S7 TO SWSE S7 (4.2) PR
-  CERT 24132 FRM NESE S7 TO SESW S7 (7.2)
-  CERT 24132 FRM NESE S7 TO SWSE S7 (0.1)
-  CERT 24132 CANCELLATION OF PRIMARY RIGHT FROM BECKWORTH CREEK IN NWSE, SWSE, SESW, S7

FINAL PROOF SURVEY

UNDER
 Transfer T-6152
 IN NAME OF

WILLIS E OR DORA MAE CAMPBELL

Surveyed August 13, 1992 by M E Farr

THIS IS A LOCATION MAP FOR A FINAL PROOF SURVEY BY WILLIS E OR DORA MAE CAMPBELL. THIS MAP IS FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE WATER RIGHT ONLY AND IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATIONS OF PROPERTY OWNERSHIP LINES.



STATE OF OREGON
COUNTY OF DOUGLAS
CERTIFICATE OF WATER RIGHT

This Is to Certify, That GREEN VALLEY FARMS

of P. O. Box 709, Myrtle Creek, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of South Umpqua River

a tributary of Umpqua River for the purpose of irrigation of 53.8 acres and supplemental irrigation of 100.0 acres

under Permit No. 30726 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from July 26, 1965

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 1.26 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, as projected within Thorn DLC 44, Section 8, T. 30 S., R. 4 W., W. M. Diversion point located 2220 feet North and 1280 feet West from SE Corner, Section 8.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

Primary	Supplemental	
	8.8 acres	NE $\frac{1}{4}$ SE $\frac{1}{4}$ as projected within Thorn DLC 44
	18.0 acres	NW $\frac{1}{4}$ SE $\frac{1}{4}$ as projected within Thorn DLC 44
	40.0 acres	SW $\frac{1}{4}$ SE $\frac{1}{4}$ as projected within Thorn DLC 44
	20.0 acres	SE $\frac{1}{4}$ SE $\frac{1}{4}$
		Section 8
17.4 acres	3.6 acres	NE $\frac{1}{4}$ NE $\frac{1}{4}$
16.7 acres	9.6 acres	NW $\frac{1}{4}$ NE $\frac{1}{4}$ as projected within Thorn DLC 44
15.4 acres		SW $\frac{1}{4}$ NE $\frac{1}{4}$ as projected within Thorn DLC 44
4.3 acres		SE $\frac{1}{4}$ NE $\frac{1}{4}$
		Section 17
		T. 30 S., R. 4 W., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. November 16, 1970

CHRIS L. WHEELER

State Engineer

STATE OF OREGON
COUNTY OF DOUGLAS
CERTIFICATE OF WATER RIGHT

This Is to Certify, That GEORGE NEEDNER

of 1345 Chandler Road, Oswego, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of South Umpqua River a tributary of Umpqua River for the purpose of irrigation under Permit No. 18664 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from March 22, 1949,

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.66 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ as projected within Thorn DLC #44, Section 8, Township 30 South, Range 4 West, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall

conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

8.8 acres in the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, as projected within Thorn DLC #44
18.0 acres in the S $\frac{3}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, as projected within Thorn DLC #44
40.0 acres in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, as projected within Thorn DLC #44
20.0 acres in the W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 8
3.6 acres in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$
9.6 acres in the N $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, as projected within Thorn DLC #44
Section 17
Township 30 South, Range 4 West, W.M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

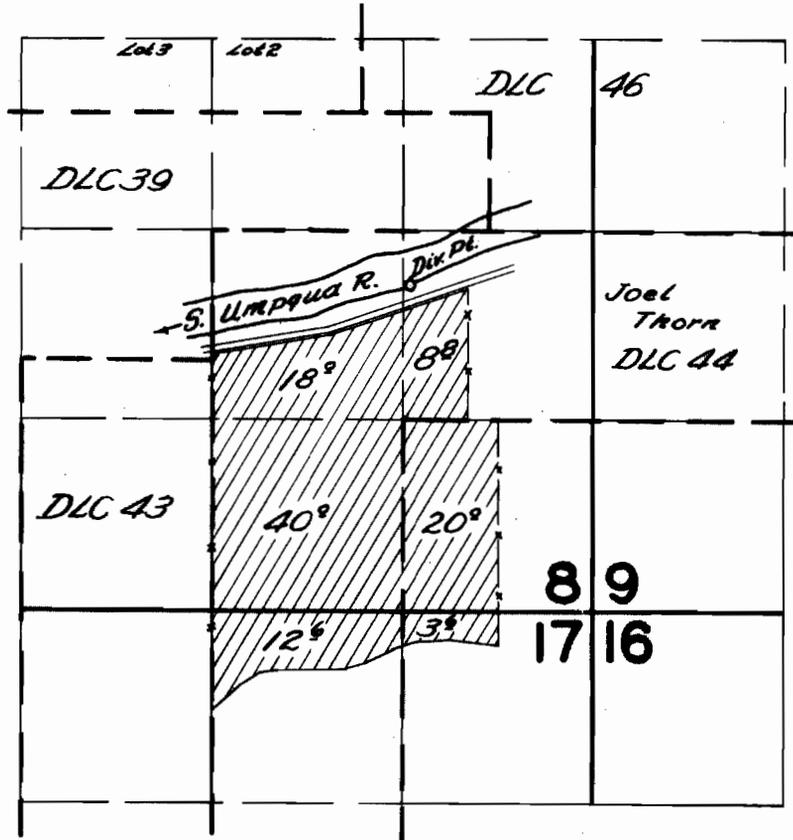
WITNESS the signature of the State Engineer, affixed

this 24th day of June, 1958.

LEWIS A. STANLEY

State Engineer

T.30 S. R. 4 W.W.M.



FINAL PROOF SURVEY UNDER

Application No. 23671 Permit No. 18664
IN NAME OF

GEORGE NEUNER

Surveyed April 17, 1957, by C.O. Banta