



**59125 RAINBOW RD**

**C H R I S T M A S   V A L L E Y , O R**



# EXTERIOR FEATURES

## 161.40 Acres

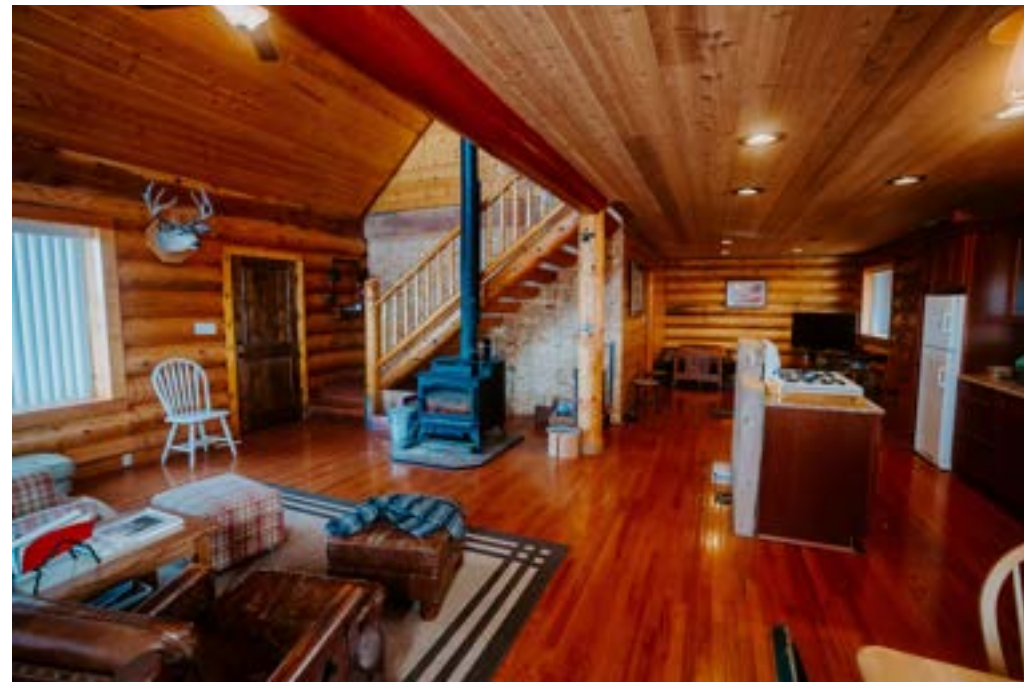
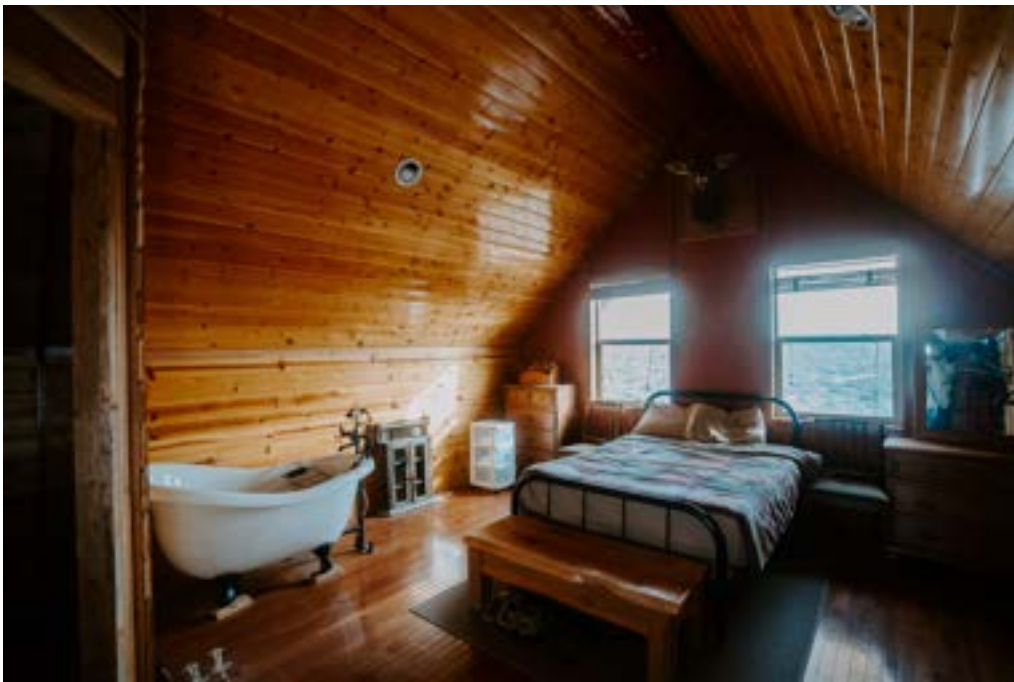
- Fully Fenced with 3 Strand Barb Wire
- Covered Porch
- Shop
  - 80 x 16
- Shed
  - 14 x 16
    - Wood Floors
    - No Power
- Bunkhouse
  - 1 Room with Propane Connected Heater
  - LVP Floor
- Surrounded by BLM Land
- Well and Septic











# INTERIOR FEATURES

- 1600 SqFt
- Two Story Log Cabin
  - Trex Decking
- 2 Bedrooms, 2 Bathrooms
  - Primary Suite on Top Floor
  - Clawfoot Soaking Tub in Loft
- Wood Stove
- Vaulted Ceilings
- Ceiling Fan
- Hardwood Flooring
- Off the Grid Home
  - Solar and Propane Powered
    - In Ground 1000 Gallon Propane Tank
  - Generator
  - Tankless Water Heater
- Personal Property
  - Solar Panel Trailer (Powers the House, Batteries Recently Replaced, Value \$25,000)
  - In Ground 1000 Gallon Propane Tank (Powers Fridge, Range and Monitor (Heater))
  - Range
  - Generator for Well







# PAUL TERJESON

PTERJY@KW.COM  
503-999-6777

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



# COUNTY INFORMATION

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*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS*

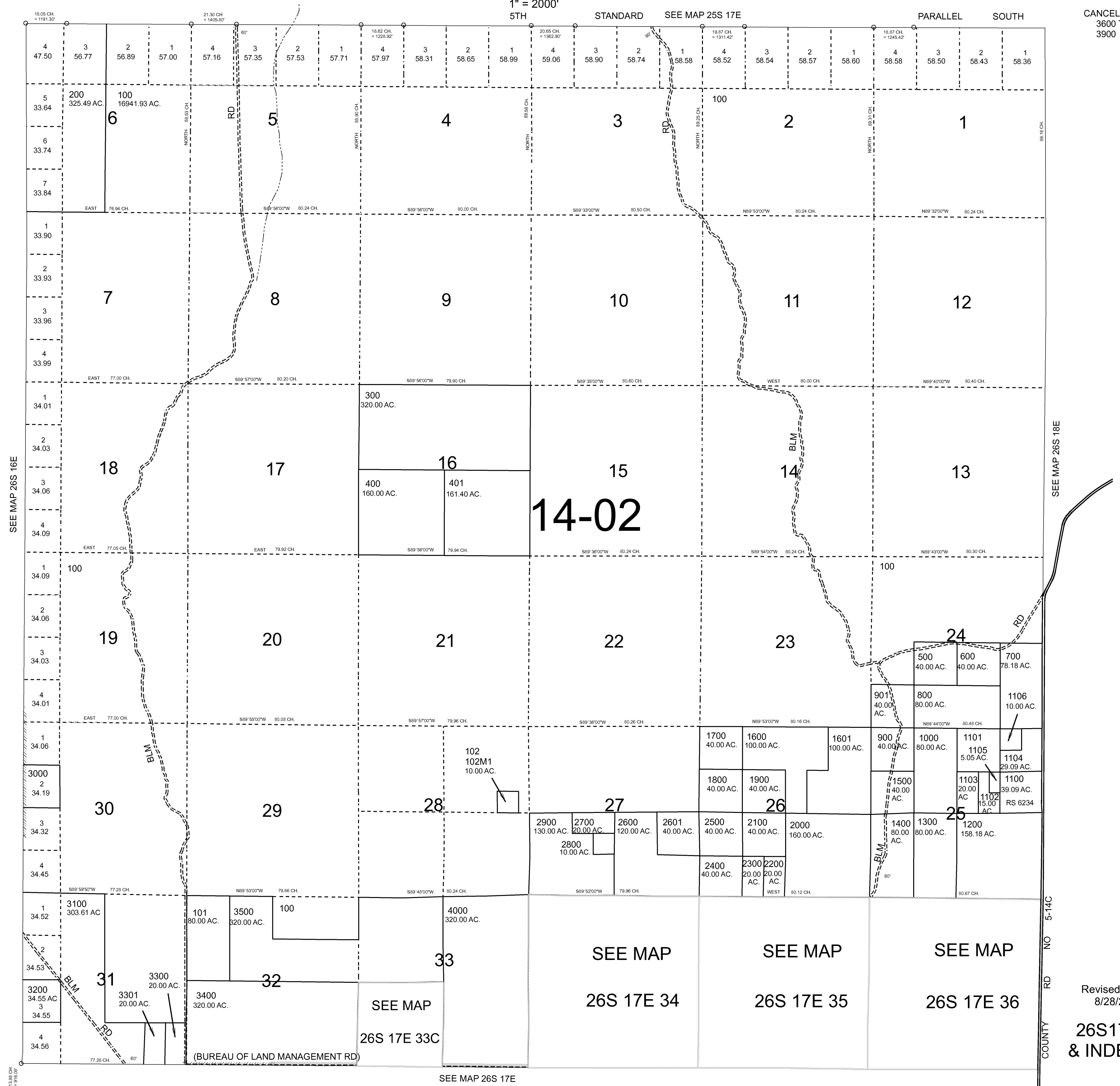
INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



T.26S. R.17E. W.M.  
LAKE COUNTY  
1" = 2000'

26S17E  
& INDEX

CANCELLED:  
3600 THRU  
3900





Recording Requested by and  
when recorded Return to:  
JACOB SINCLAIR  
COLLIER LAW  
1020 LIBERTY ST. SE  
SALEM, OR 97302  
(503) 485-7224

**Grantor:**  
Ronald C. Paden  
14250 Paden Place SE  
Turner, OR 97392

**Grantees:**  
Ronald C. Paden and Kathleen S. Paden  
TRUSTEES OF THE PADEN JOINT REVOCABLE  
LIVING TRUST DATED November 4, 2021  
14250 Paden Place SE  
Turner, OR 97392

LAKE COUNTY, OREGON	<b>2021-002370</b>
D-WDEED	11/09/2021 11:16:00 AM
Cnt=1 Pgs=2	
\$10.00 \$11.00 \$10.00 \$60.00	<b>\$91.00</b>
I, Stacie Geaney, County Clerk for Lake County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Stacie Geaney - County Clerk	

True and actual consideration  
VALUE OTHER THAN MONEY

Send Tax Statements to:  
NO CHANGE

#### STATUTORY WARRANTY DEED

Ronald C. Paden, Grantor, conveys and warrants to RONALD C. PADEN AND KATHLEEN S. PADEN, TRUSTEES OF THE PADEN JOINT REVOCABLE LIVING TRUST DATED November 4, 2021, Grantees, the following described real property situated in the County of Lake County, State of Oregon, free of encumbrances except as specifically set forth herein:

The Southeast 1/4 of Section 16 in Township 26 South Range 17 East  
of the Willamette Meridian in Lake County, Oregon.

Situs Address: 59125 N. Rainbow Drive, Christmas Valley, OR 97641

Subject to regulations and excepting covenants, conditions and restrictions of record. Less portions heretofore conveyed.

True consideration for this conveyance is value other than money.

The liability and obligations of the Grantor to Grantees and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

Recorded at the Request of the Grantor. The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto or by a title company as a courtesy.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND  
Page 1

SECTIONS 2 TO 7, 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings), AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 9, OREGON LAWS 2010.

The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

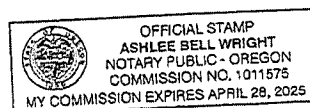
Dated this 4th day of November, 2021.

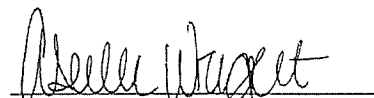
Grantor:

  
Ronald C. Paden

STATE OF OREGON                    )  
County of Marion                 ) ss.

The foregoing instrument was acknowledged before me this 4th day of November, 2021,  
by Ronald C. Paden.



  
Notary Public  
My commission expires: 4/28/25



**Lake County**  
**2023 Real Property Assessment Report**  
Account 16664

**Map** 26S17E00-00-00401  
**Code - Tax ID** 1402 - 16664

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

**Legal Descr** See Record

**Mailing** PADEN JOINT REVOCABLE LIVING TRUST  
14250 PADEN PL SE  
TURNER OR 97392

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser**

**Property Class** 801    **MA**    **SA**    **NH**  
**RMV Class** 801    04    00    077

Site	Situs Address	City
	59125 N RAINBOW RD	CHRISTMAS VALLEY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception    CPR %
1402	Land	50,910		Land	0
	Impr	208,210		Impr	0
<b>Code Area Total</b>		259,120	180,530	180,530	0
<b>Grand Total</b>		259,120	180,530	180,530	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1402					COUNTY SEPTIC	100			10,000
	1	<input checked="" type="checkbox"/>			Recreational Land	114	161.40 AC		40,910
	<b>Code Area Total</b>						161.40 AC		50,910

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1402	1	2005	143	RES Two story	110	1,107			201,110
	2	0	528	MACHINE SHED	110	1,600			4,390
	6	0	518	MP SHED	110	144			2,710
<b>Code Area Total</b>						2,851			208,210

# STATEMENT OF TAX ACCOUNT

## LAKE COUNTY TAX COLLECTOR

### 513 CENTER STREET

### LAKEVIEW, OR 97630

(541) 947-6000

23-Oct-2023

PADEN JOINT REVOCABLE LIVING TRUST  
14250 PADEN PL SE  
TURNER OR 97392

Tax Account #	16664	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1402
Situs Address	59125 N RAINBOW RD CHRISTMAS VALLEY OR 97641	Interest To	Oct 23, 2023

#### Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$1,801.77	\$1,857.50	\$0.00	\$55.73	\$1,857.50	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,842.72	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,958.42	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.12	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,849.99	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,639.94	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,593.54	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,501.61	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,458.20	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,416.57	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,376.30	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,335.66	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,317.33	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,359.14	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$825.82	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$808.58	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$786.04	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.91	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$174.65	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$169.93	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.76	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$149.15	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.53	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$142.23	Nov 15, 1998
Total		\$1,801.77	\$1,857.50	\$0.00	\$55.73	\$27,689.19	



# MAPS

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