



**NEXT TO 2685 HANNEMAN LANE**

**T U R N E R , O R**



# PROPERTY SYNOPSIS

---

## LOCATION

This property sits behind Hanneman Lane and a short half mile from I-5.

## LEGAL

SEC 36, TWN 08S, RNG 03W

## SIZE

47 +/- Acres, Property is Contingent Upon a Lot Line Adjustment of 47 +/- Acres.

## SOIL

62.9% of Nekia Silty Clay Loam (12 to 20% Slope), 29.8% of Nekia Silty Clay Loam (30 to 50% Slope), 5.7% of Nekia Silty Clay Loam (7 to 12% Slope)

## TOPOGRAPHY

Elevation ranging from 449 Ft to 789 Ft.

## ZONING

Zoned Farm Forest/SA

*The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.*

# PROPERTY SYNOPSIS

---

## REMARKS

Located adjacent to Willamette Valley Vineyards, this 47-acre parcel has both Eastern and Northern slopes, making it an ideal location for vineyards on East slopes and Christmas tree production on the North slopes. The property has electricity and internet access, and is accessed with a paved driveway and a security gate. It is conveniently situated just ½ mile from Interstate 5 and 2.5 miles from S Salem. Buyer is responsible for due diligence with respect to Marion County SA zoning for potential dwellings. Property with SA zone with high value Nekia soils typically need to show \$80k income for two out of 5 years or 2 years consecutively to qualify for a dwelling. Property with SA zone with low-value Nekia soils affected by steep slopes typically need to show \$40k income for two out of 5 years or 2 years consecutively to qualify for a dwelling.

## CONTACT

**Paul Terjeson**

**503-999-6777 (c)**

**541-740-7512 (o)**

**pterjy@kw.com**

**OR License: 960900133**

**Steve Helms**

**541-979-0118 (c)**

**541-740-7512 (o)**

**stevehelms@kw.com**

**OR License: 201210000**





*The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.*



# PROPERTY MAPS

---

*PROVIDED BY LAND.ID*

*\*PROPERTY IS CONTINGENT UPON SUCCESSFUL LOT LINE ADJUSTMENT\**

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.









# COUNTY INFORMATION

---

*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS*

*\*PROPERTY IS CONTINGENT UPON SUCCESSFUL LOT LINE ADJUSTMENT\**

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.







# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **533448**

Tax Lot: **083W360000700**

Owner: Meduri, Joseph J

CoOwner: Meduri, Cynthia E

Site:

Turner OR 97392

Mail: PO Box 458

Turner OR 97392

Zoning: SA - Special Agriculture

Std Land

AMSC - Agricultural Misc

Use:

Legal: ACRES 44.63

Twn/Rng/Sec: T:08S R:03W S:36 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$494,070.00**

Market Land: **\$494,070.00**

Market Impr:

Assessment Year: **2023**

Assessed Total: **\$4,768.00**

Exemption:

Taxes: **\$64.18**

Levy Code: 92590

Levy Rate: 13.4618

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 44.63 Acres (1,944,083 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 24J - Salem-Keizer

Census: 3039 - 002701

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 06/11/2018

Sale

Amount: \$1,255,000.00

Document #:

40860484

Deed Type: Deed

Loan

Amount: \$1,065,000.00

Lender: PIONEER TR BK

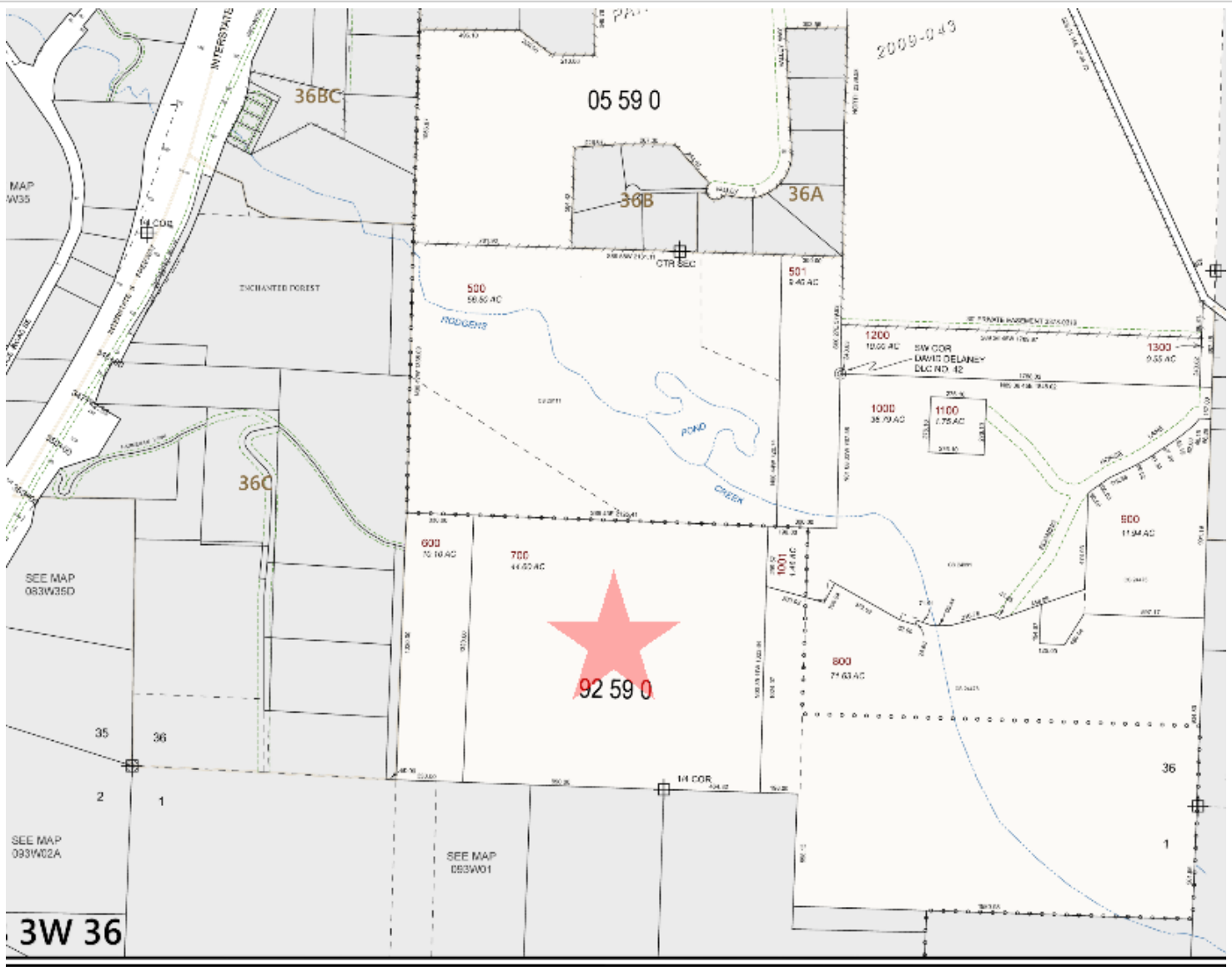
Loan Type: Conventional

Interest

Type:

Title Co: FIDELITY NATIONAL TITLE

Assessor Map



Fidelity National Title

Parcel ID: 533448

Site Address:

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





## Fidelity National Title®

**Site Address:**

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



Aerial Map



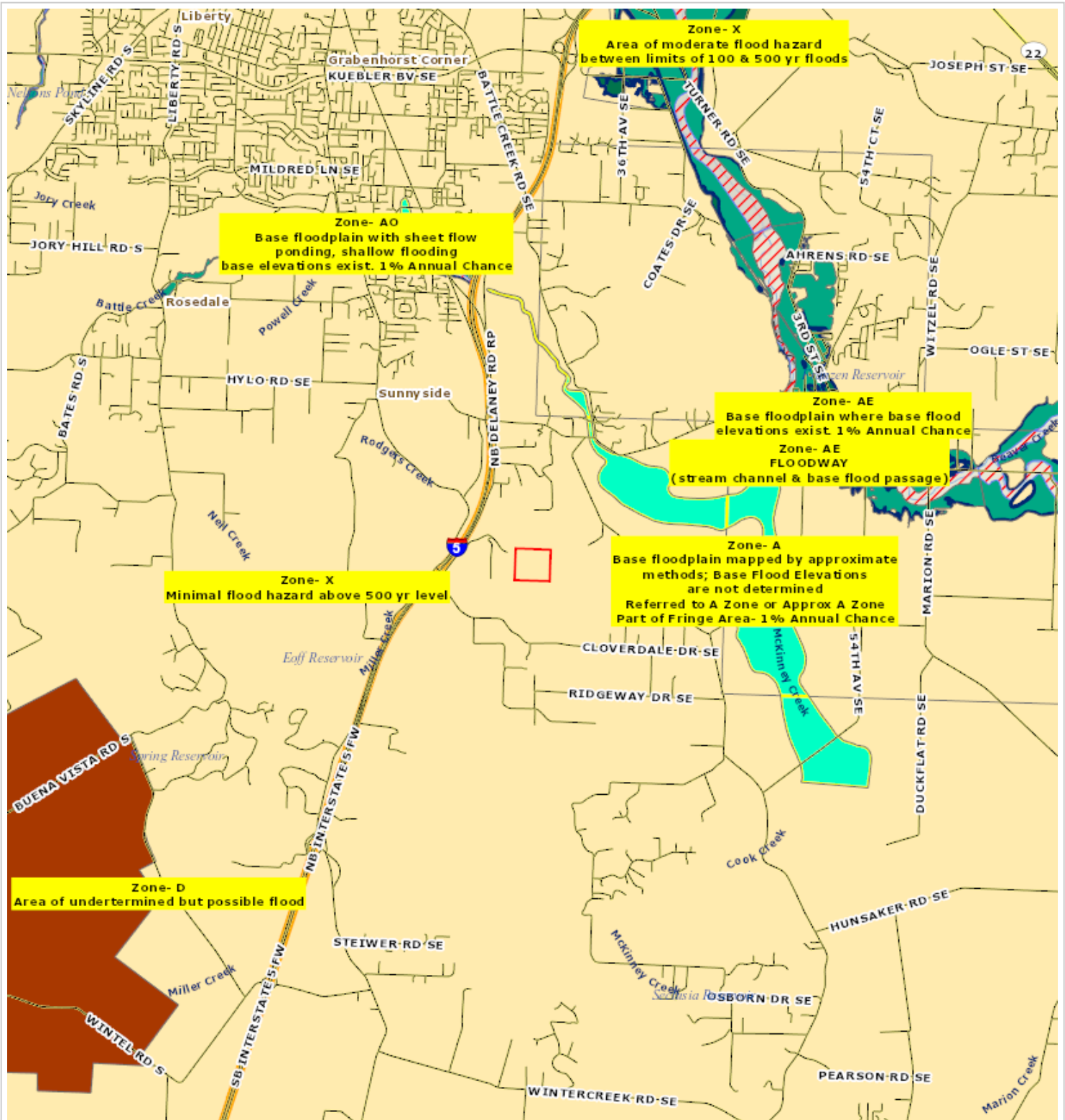
**Fidelity National Title**

**Parcel ID: 533448**

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



Flood Map



**Fidelity National Title**

Parcel ID: 533448

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.

November 29, 2023

## Property Identification

**Account ID:**

533448

**Tax Account ID:**

533448

**Tax Roll Type:**

Real Property

**Situs Address:****Map Tax Lot:**

083W360000700

**Owner:**

MEDURI, JOSEPH J & MEDURI, CYNTHIA E

PO BOX 458

TURNER, OR 97392

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:****Related Accounts:**

## Owner History

| Grantee  | Grantor   | Sales Info                             | Deed Info   |
|--|---|--|---|
| MEDURI,JOSEPH J &<br>MEDURI,CYNTHIA E<br>PO BOX 458<br>TURNER OR 97392                                   | HANNEMAN LT &<br>HANNEMAN,CRAIG L TRE &<br>BATTY,LINDA H TRE<br>4350 GIBSON RD NW<br>SALEM OR 97304 | 6/11/2018<br>\$1,255,000.00<br>36<br>3 | 6/11/2018<br>40860484<br>WD<br>533448, 533449, 533450 |
| HANNEMAN LT &<br>HANNEMAN,CRAIG L TRE &<br>BATTY,LINDA H TRE<br>4350 GIBSON RD NW<br>SALEM OR 97304      |   |  | 1/2/2018<br>40310433<br>DECE<br>533448                |
| HANNEMAN LT &<br>HANNEMAN,BARBARA L TRE &<br>HANNEMAN,CRAIG L TRE<br>4350 GIBSON RD NW<br>SALEM OR 97304 |   |  | 4/28/2006<br>27510203<br>WD<br>533448, 533449, 533450 |
| MISSING OWNERSHIP INFORMATION  |   |  | 7/1/1998<br>E05010584MT<br>DEED<br>533448             |
| JAMSGARD,ROBERT A & LYNN M<br>12196 BRICK ROAD SE<br>TURNER OR 97392                                     |   | 1/13/1986<br>\$35,000.00<br>21<br>3    | 1/13/1986<br>04370414<br>DE<br>533448, 533449, 535585 |

## Property Details

**Property Class:****AV Exemption(s):**



660

**RMV Property Class:**

400

**Zoning:**

REST (Contact Local Jurisdiction)

**RMV Exemption(s):****Deferral(s):****Notes:****Land/On-Site Developments for Tax Account ID 533448**

| ID | Type  | Acres | Sq Ft   | Levy Code Area |
|----|---|-------|---------|----------------|
| 1  | 005 Small Tract Forest land STFC SMALL TRACT FORESTLAND C | 44.63 | 1944083 | 92590          |

**Improvements/Structures for Tax Account ID 533448**

| ID | Type | Stat CClass | Make/Model | Class | Area/Count | Year Built | Levy Code Area |
|----|------|-------------|------------|-------|------------|------------|----------------|
|----|------|-------------|------------|-------|------------|------------|----------------|

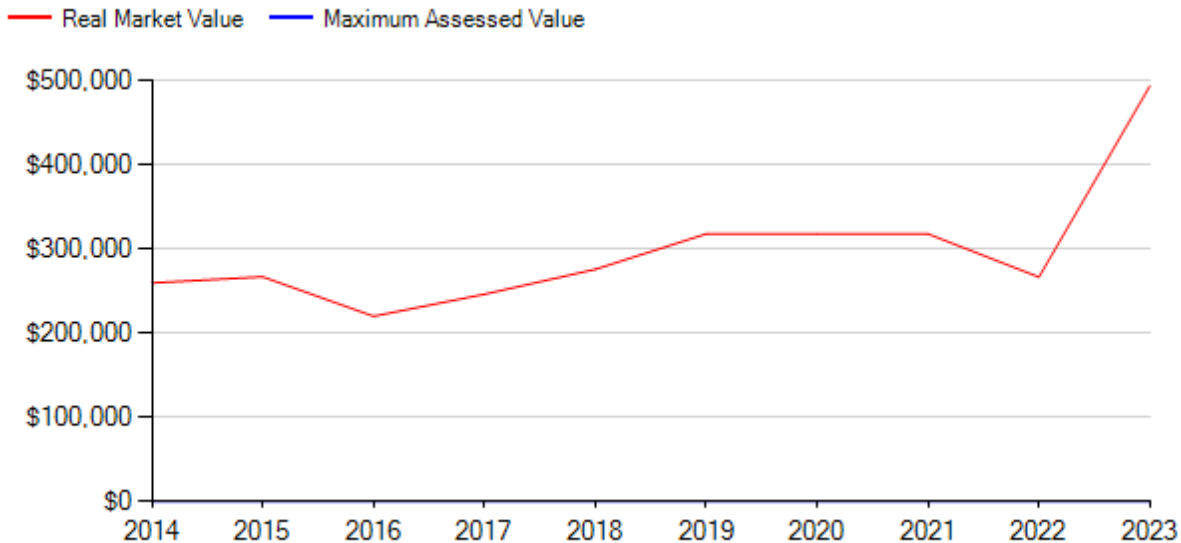
No Improvement Details

## Value Information (per most recent certified tax roll)

**RMV Land Market:** \$0  
**RMV Land Spec.** \$494,070  
**Assess.:**  
**RMV Structures:** \$0  
**RMV Total:** \$494,070  
**AV:** \$4,768  
**SAV:** \$8,697  
**Exception RMV:** \$0  
**RMV Exemption Value:** \$0  
**AV Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$8,697  
**MAV:** \$0  
**MSAV:** \$4,768

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



## Assessment History

| Year | Improvements RMV | Land RMV | Special Mkt/Use   | Exemptions | Total Assessed Value |
|------|------------------|----------|-------------------|------------|----------------------|
| 2023 | \$0              | \$0      | \$494,070/\$4,768 | None       | \$4,768              |
| 2022 | \$0              | \$0      | \$266,950/\$4,629 | None       | \$4,629              |
| 2021 | \$0              | \$0      | \$318,260/\$4,490 | None       | \$4,490              |
| 2020 | \$0              | \$0      | \$318,260/\$4,360 | None       | \$4,360              |
| 2019 | \$0              | \$0      | \$318,260/\$4,230 | None       | \$4,230              |
| 2018 | \$0              | \$0      | \$276,170/\$4,110 | None       | \$4,110              |
| 2017 | \$0              | \$0      | \$246,540/\$3,990 | None       | \$3,990              |
| 2016 | \$0              | \$0      | \$220,290/\$3,870 | None       | \$3,870              |
| 2015 | \$0              | \$0      | \$267,250/\$3,760 | None       | \$3,760              |
| 2014 | \$0              | \$0      | \$259,930/\$3,650 | None       | \$3,650              |
| 2013 | \$0              | \$0      | \$211,630/\$3,510 | None       | \$3,510              |

## Taxes: Levy, Owed

|                                   |         |
|-----------------------------------|---------|
| <b>Taxes Levied 2023-24:</b>      | \$64.18 |
| <b>Tax Rate:</b>                  | 13.4618 |
| <b>Tax Roll Type:</b>             | R       |
| <b>Current Tax Payoff Amount:</b> | \$42.78 |

| Year | Total Tax Levied | Tax Paid |
|------|------------------|----------|
| 2023 | \$64.18          | \$21.40  |
| 2022 | \$62.31          | \$62.31  |
| 2021 | \$60.27          | \$60.27  |
| 2020 | \$58.63          | \$58.63  |
| 2019 | \$56.44          | \$56.44  |
| 2018 | \$55.72          | \$55.72  |
| 2017 | \$49.01          | \$49.01  |
| 2016 | \$46.74          | \$46.74  |

## Tax Payment History



| Year | Receipt ID | Tax Paid | Discount | Interest | Amount Paid | Date Paid  |
|------|------------|----------|----------|----------|-------------|------------|
| 2023 | 3918447    | -\$21.40 | \$0.00   | \$0.00   | \$21.40     | 11/22/2023 |
| 2022 | 3918447    | -\$62.31 | \$0.00   | \$7.20   | \$69.51     | 11/22/2023 |
| 2021 | 3880055    | -\$60.27 | \$1.81   | \$0.00   | \$58.46     | 11/16/2021 |
| 2020 | 3862911    | -\$56.61 | \$0.00   | \$0.26   | \$56.87     | 12/7/2020  |
| 2020 | 3880055    | -\$2.02  | \$0.00   | \$0.16   | \$2.18      | 11/16/2021 |
| 2019 | 54706      | -\$56.44 | \$1.69   | \$0.00   | \$54.75     | 11/19/2019 |
| 2018 | 194116     | -\$55.72 | \$1.67   | \$0.00   | \$54.05     | 11/23/2018 |
| 2017 | 447012     | -\$49.01 | \$1.47   | \$0.00   | \$47.54     | 10/24/2017 |

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

500 Liberty St. SE, Ste 200  
Salem, OR 97301

**GRANTOR'S NAME:**

Marissa N. Miller

**GRANTEE'S NAME:**

Wendy Gabriel and Paxton Gabriel

**AFTER RECORDING RETURN TO:**

Order No.: 60221802311-SK

Wendy Gabriel and Paxton Gabriel, not as tenants in common, but  
with the rights of survivorship  
256 44th Avenue SE  
Salem, OR 97317

**SEND TAX STATEMENTS TO:**

Wendy Gabriel and Paxton Gabriel  
256 44th Avenue SE  
Salem, OR 97317

APN: R47248

Map: 072W30DC06400

256 44th Avenue SE, Salem, OR 97317

REEL 4086 PAGE 482  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
06-11-2018 12:15 pm.  
Control Number 510648 \$  
91.00  
Instrument 2018 00027713

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Marissa N. Miller**, Grantor, conveys and warrants to **Wendy Gabriel and Paxton Gabriel**, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Lot 5, Block 3, EASTLAND PARK, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY-TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$292,300.00). (See ORS 93.030).

**Subject to:**

- I. A building set-back line, as disclosed by said plat.

Plat: Eastland Park  
Affects: 20 feet along street frontage

- II. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Utilities  
Affects: 5 feet along East boundary and 5 feet along South boundary

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 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 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.

Fidelity National Title # 1802311



**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/8/18

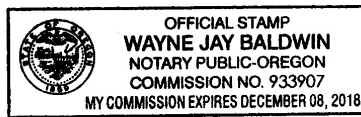
Marissa N Miller  
Marissa N. Miller

State of Oregon  
County of Marion

This instrument was acknowledged before me on 6/8/18 by Marissa N. Miller.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 12/8/18



**REEL: 4086**

**PAGE: 482**

**June 11, 2018, 12:15 pm.**

**CONTROL #: 510648**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

**FEE: \$ 91.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**



# SOIL REPORT

---

*SOIL REPORT PROVIDED BY ACRE VALUE*

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.






**1 field, 45 acres in Marion County, OR**

TOWNSHIP/SECTION 8S 3W - 36, 9S 3W - 1



Source: NRCS Soil Survey

45 ac.

| SOIL CODE   | SOIL DESCRIPTION                                    | ACRES | PERCENTAGE OF FIELD | SOIL CLASS | NCCPI |
|---|---|-------|---------------------|------------|-------|
|  NeD | Nekia silty clay loam, 12 to 20 percent slopes      | 28.05 | 62.9%               | 3          | 60.4  |
|  NeF | Nekia silty clay loam, 30 to 50 percent slopes      | 13.28 | 29.8%               | 6          | 14.9  |
|  NeC | Nekia silty clay loam, 7 to 12 percent slopes       | 2.53  | 5.7%                | 3          | 64.3  |
|  NkC | Nekia stony silty clay loam, 2 to 12 percent slopes | 0.74  | 1.7%                | 3          | 63.8  |
|   |   | 44.60 |                     |            | 47.1  |

# ELEVATION REPORT

---

*ELEVATION REPORT PROVIDED BY ACRE VALUE*

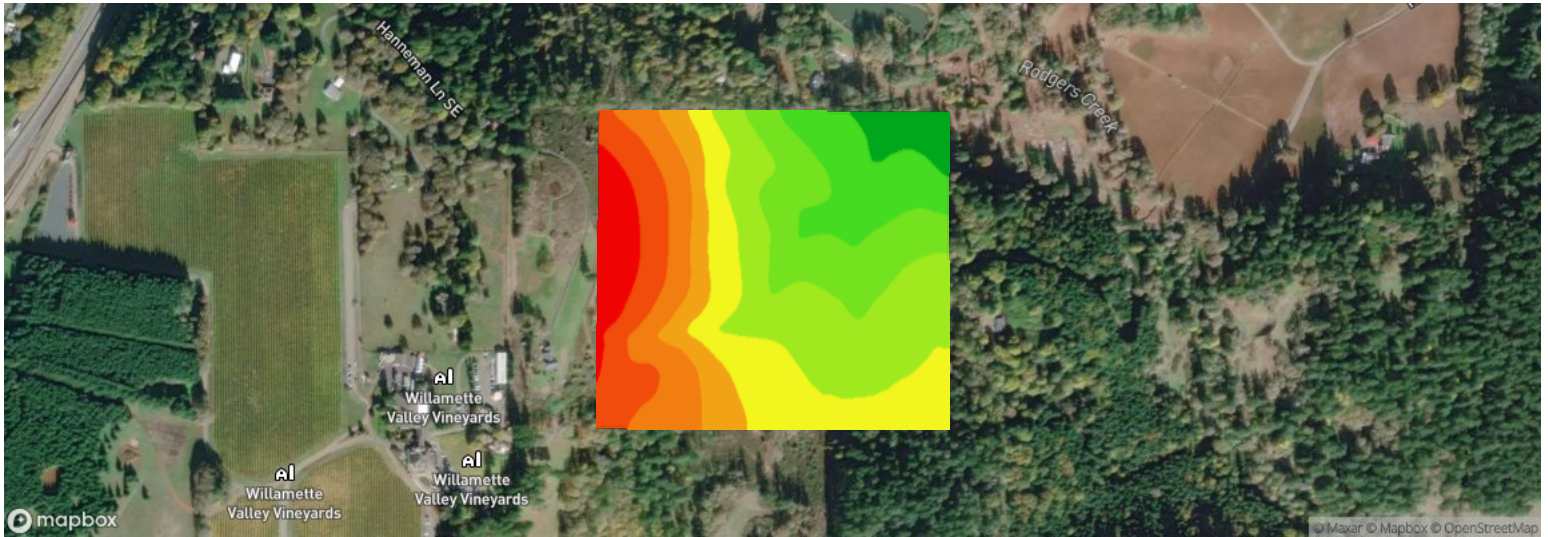
INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR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





1 field, 45 acres in Marion County, OR

TOWNSHIP/SECTION 8S 3W – 36, 9S 3W – 1





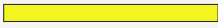






**Avg. Elevation**

590.03 ft

**Total Area**

45 ac

|  | ELEVATION RANGE       | ACRES   | PERCENT AREA |
|--|-----------------------|---------|--------------|
|  | 746.77 ft - 789.28 ft | 2.55 ac | 5.71%        |
|  | 704.27 ft - 746.77 ft | 4.34 ac | 9.73%        |
|  | 661.76 ft - 704.27 ft | 4.36 ac | 9.77%        |
|  | 619.26 ft - 661.76 ft | 3.22 ac | 7.21%        |
|  | 576.75 ft - 619.26 ft | 7.80 ac | 17.49%       |
|  | 534.25 ft - 576.75 ft | 9.67 ac | 21.68%       |
|  | 491.74 ft - 534.25 ft | 6.27 ac | 14.07%       |
|  | 449.24 ft - 491.74 ft | 4.76 ac | 10.67%       |
|  | 406.73 ft - 449.24 ft | 1.63 ac | 3.66%        |

# LOT LINE MAP

---

*PROVIDED BY BARKER SURVEYING*

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**  
★ BROKERS ★

# PROPOSED PROPERTY LINE ADJUSTMENT

LOCATED IN THE SW 1/4 SEC 36,  
T8S, R3W, WM, MARION COUNTY, OREGON

OWNER:  
MEDURI, JOSEPH J & CYNTHIA E  
PO BOX 458  
TURNER, OR 97392

LOCATION:  
2685 HANNEMAN LN SE

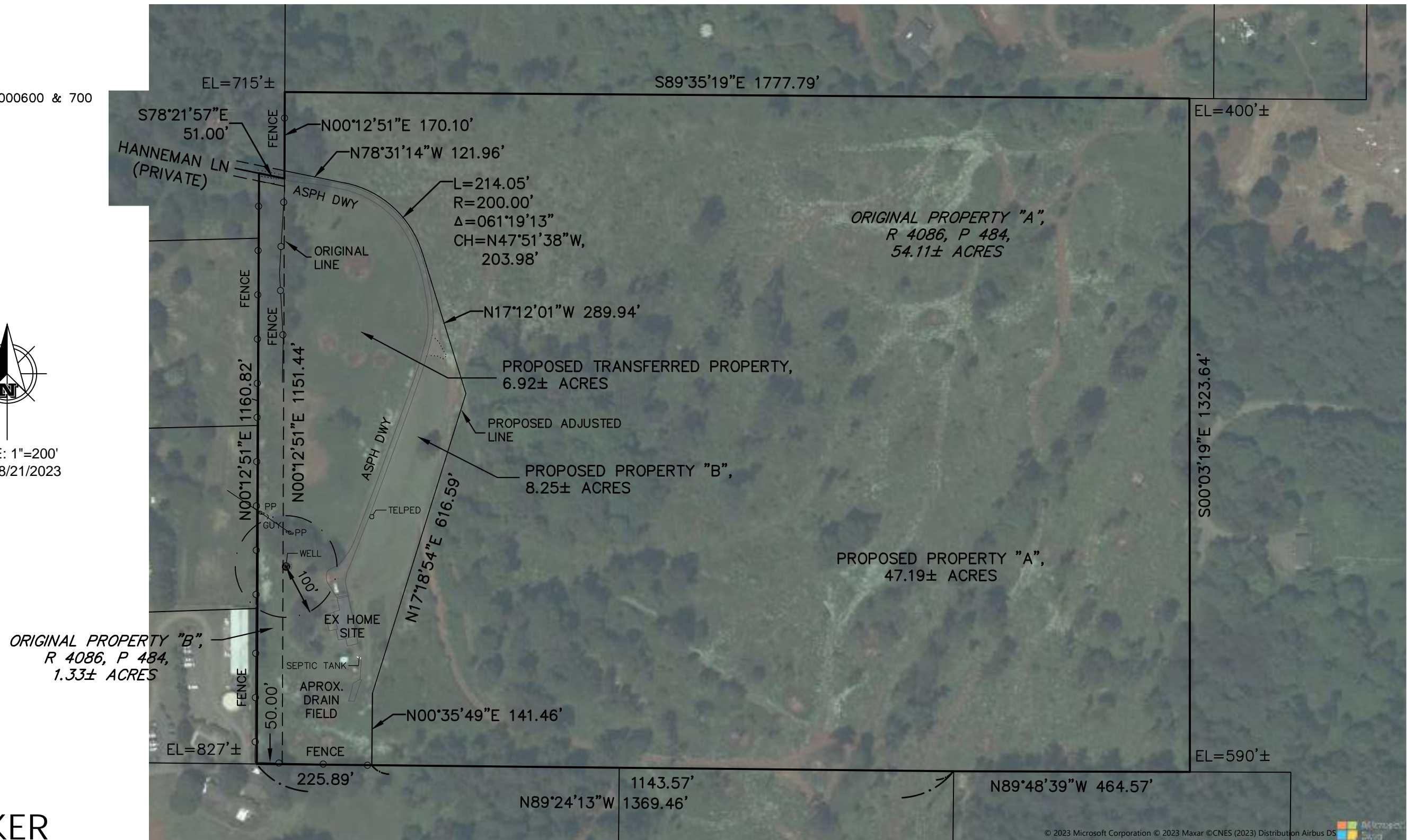
TAX LOTS  
083W36C001800, 083W360000600 & 700

TOTAL AREA:  
38,690± SQUARE FEET

**SURVEYOR:**  
BRAD R. HARRIS  
BARKER SURVEYING  
3657 KASHMIR WAY SE,  
SALEM, OR 97317  
BRAD@BARKERWILSON.COM  
503-588-8800



SCALE: 1"=200'  
DATE: 8/21/2023



**BARKER  
SURVEYING**

© 2023 Microsoft Corporation © 2023 Maxar ©CNES (2023) Distribution Airbus DS





PAUL  
TERJESON

PTERJY@KW.COM  
503-999-6777



SCAN ABOVE TO LEARN MORE  
ABOUT THE TEAM!



STEVE  
HELMS

STEVHELMS@KW.COM  
541-979-0118

