

An aerial photograph of a rural property. In the foreground, a large green lawn is visible. To the right, a single-story blue house with a dark roof sits on a slight rise. To the left of the house, a small white shed stands near a dirt area where two cars are parked. A dense line of tall, thin trees separates the property from a large, open field in the background. The sky is blue with scattered white clouds. The text '9060 SANTIAM LOOP SE' is overlaid in large white letters, with 'AUMSVILLE, OR' in smaller white letters below it.

9060 SANTIAM LOOP SE
AUMSVILLE, OR

PROPERTY SYNOPSIS

LOCATION

Off of Santiam Loop SE, Abutting Cold Creek

LEGAL

SEC:25, TWN: 09S, R:02W

SIZE

Approximately 2.91 Acres, Acreage is Subject to Lot Line Adjustment

ZONING

EFU

HOME

Manufactured Double Wide, Built 1994, 1568 SqFt, 3 Bedrooms, 2 Bathrooms

SOIL

94.83 % of Newberg Silt Loam, 5.17% Cloquato Silt Loam

PROPERTY SYNOPSIS

REMARKS

Welcome to this charming 3-bedroom, 2-bathroom, double-wide home on 2.9+/- acres. This 1568 sqft home sits at the end of a long private driveway offering a serene setting. The home features a spacious primary bedroom, mud/laundry room combo, and an open-concept kitchen and dining area. Through the French doors in the living area, step out onto a covered patio and take in the serenity that your newfound acreage offers. The land provides shade from varietal trees and Cold Creek frontage.

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)

stevhelms@kw.com

OR License: 201210000

HOME DETAILS

1,568 SqFt

24' Doublewide

Goldenwest, Built 1994

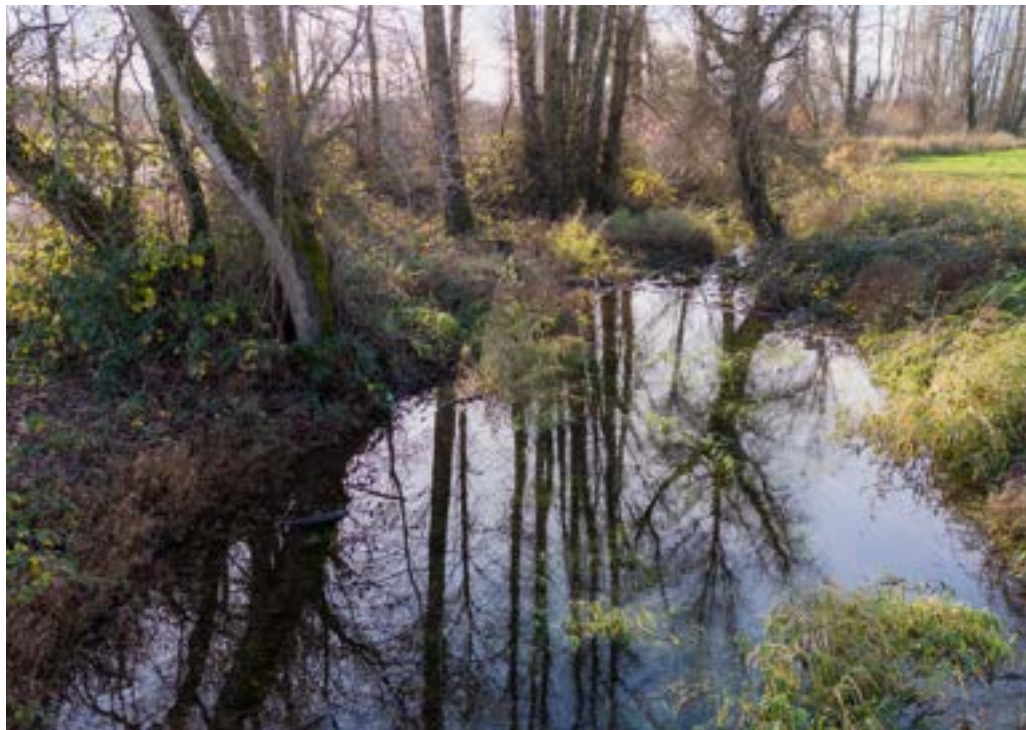
3 Bedrooms, 2 Bathrooms

- **Laundry Room/Mud Room**
- **Double Sinks in Master**
- **French Doors in Living Room**

Covered Patio

Well and Septic





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

PROPERTY MAPS

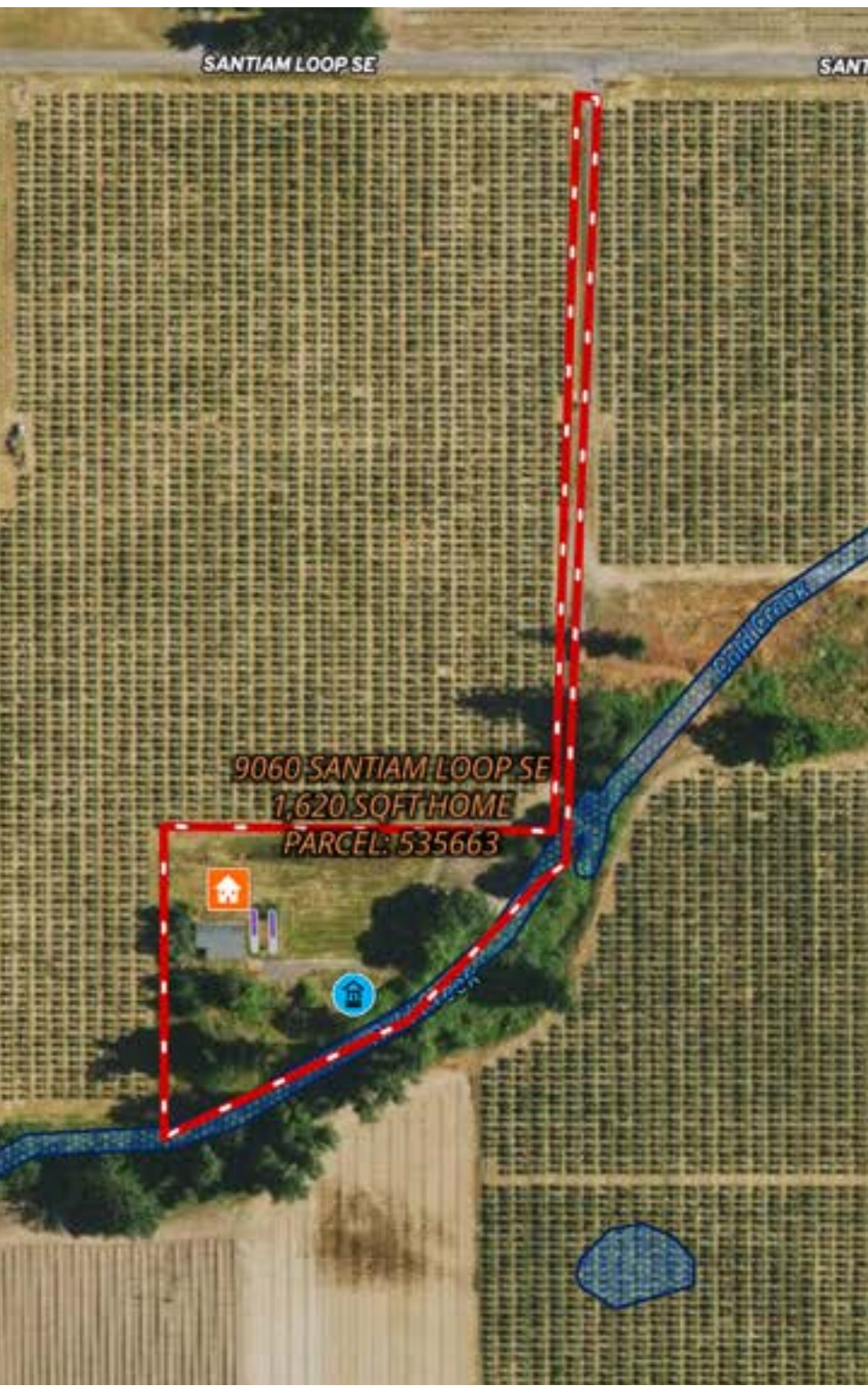
PROVIDED BY LAND.ID

PROPERTY IS SUBJECT UPON TO 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.



**Oregon
Farm & Home**
★ BROKERS ★



COUNTY INFORMATION

*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS
*PROPERTY IS SUBJECT UPON TO LOT LINE ADJUSTMENT**

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Fidelity National Title®

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535663**

Tax Lot: **092W250000500**

Owner: W N Johnson Properties LLC

CoOwner:

Site: 9060 Santiam Loop SE

Aumsville OR 97325

Mail: 855 Rogue Ave

Stayton OR 97383

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 28.59, MS X# X223056, HOME ID 272907

Twn/Rng/Sec: T:09S R:02W S:25 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$280,940.00**

Market Land: **\$280,940.00**

Market Impr:

Assessment Year: **2022**

Assessed Total: **\$41,513.00**

Exemption:

Taxes: **\$514.62**

Levy Code: 05545

Levy Rate: 12.3964

PROPERTY CHARACTERISTICS

Year Built: 1994

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt: 1,568 SqFt

Floor 1 SqFt: 1,568 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 32.99 Acres (1,437,044 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 4012 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/22/2012

Sale Amount: \$400,000.00

Document #: 34360331

Deed Type: Deed

Loan Amount: \$300,000.00

Lender: WEST COAST BK

Loan Type: Conventional

Interest Type:

Title Co: FIDELITY NATIONAL TITLE



Fidelity National Title

Parcel ID: 535663

Site Address: 9060 Santiam Loop SE

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.



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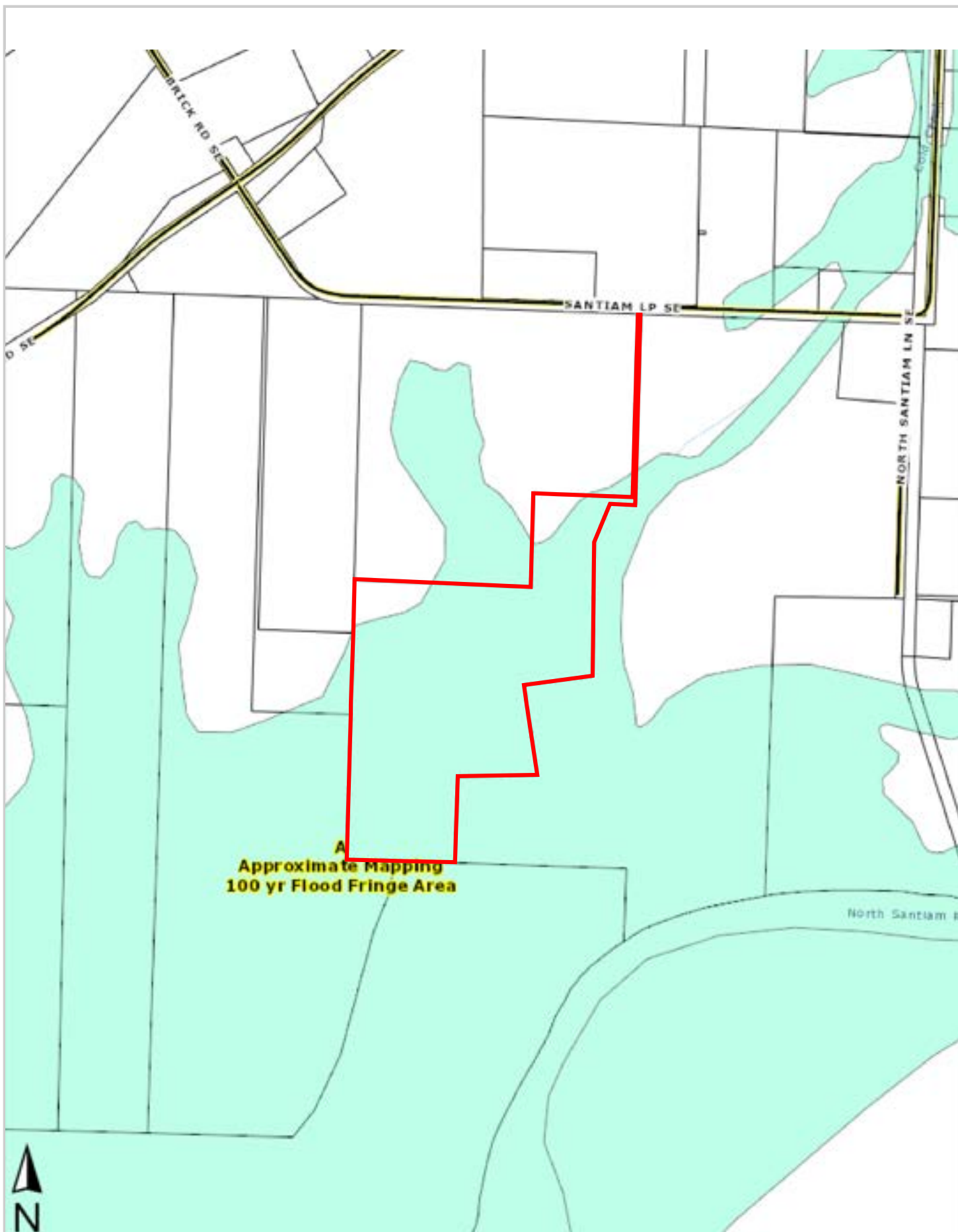
Aerial Map



Fidelity National Title

Parcel ID: 535663

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Fidelity National Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title

Property Identification

Account ID:

535663

Tax Account ID:

535663

Tax Roll Type:

Real Property

Situs Address:

9060 SANTIAM LOOP SE AUMSVILLE OR 97325

Map Tax Lot:

092W250000500

Owner:

W N JOHNSON PROPERTIES LLC

855 ROGUE AVE

STAYTON, OR 97383

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

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

331127

Owner History

Grantee	Grantor	Sales Info	Deed Info
W N JOHNSON PROPERTIES LLC 855 ROGUE AVE STAYTON OR 97383	TOWERY,RICHARD L & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352	10/22/2012 \$400,000.00 15 4	10/22/2012 34360331 WD 535592, 535663, 535664, 535672
TOWERY,RICHARD L & TOWERY,KATHLEEN 1028 TALBOT RD SE JEFFERSON OR 97352	TOWERY,WILLIAM C (LE) C/O TOWERY,RICHARD L & TOWERY,KATHLEEN L 8758 STAYTON RD SE TURNER OR 97392	8/23/2007 29 7	8/23/2007 29050098 DECE 535588, 535592, 535657, 535658, 535663, 535664, 535672
TOWERY,WILLIAM C (LE) C/O TOWERY,RICHARD L & TOWERY,KATHLEEN L 8758 STAYTON RD SE TURNER OR 97392			3/6/2007 27810327 B&S 535588, 535592, 535657, 535663, 535664, 535672
TOWERY,RICHARD & TOWERY,KATHLEEN 1028 TALBOT RD SE SUBLIMITY OR 97385	WILLIAM C & MAURICE TOWERY JRT & TOWERY,WILLIAM C TRE & TOWERY,MAURICE TRE 8758 STAYTON RD SE TURNER OR 97392	2/20/2004 \$700,000.00 06 7	2/20/2004 22790477 B&S 535588, 535592, 535657, 535658, 535663, 535664, 535672
WILLIAM C & MAURICE TOWERY JRT & TOWERY,WILLIAM C TRE & TOWERY,MAURICE TRE 8758 STAYTON RD SE TURNER OR 97392			7/1/1998 10420430 DEED 535588, 535657, 535658, 535663, 535664, 535672

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 04990599 DE 535588, 535658, 535663

Property Details

Property Class:
559

RMV Property Class:
559

Zoning:
(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 535663

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - FAIR			05545
1	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	21.49	936104	05545
2	005 WASTE RURAL WST Rural WASTELAND	4.4	191664	05545
3	005 Farm Homesite 2BDSS TWO BENCH DRY SOUTH SPECIAL	1	43560	05545
5	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	1.7	74052	05545

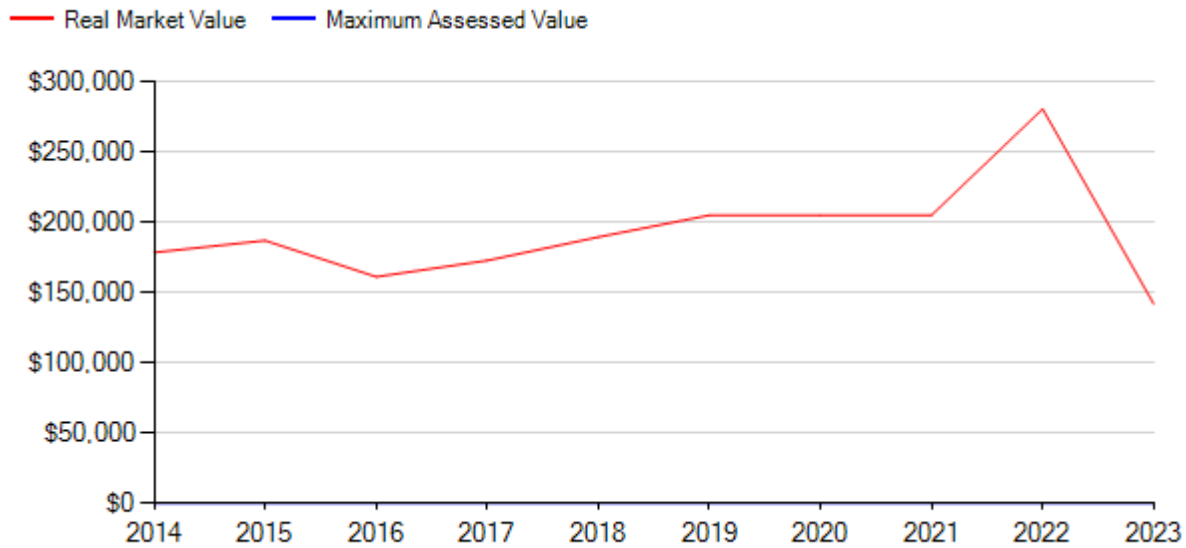
Improvements/Structures for Tax Account ID 535663

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	MANF STRCT	456 MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE	GOLDENWEST	5	1568	1994	05545

Value Information (per most recent certified tax roll)	
RMV Land Market:	\$0
RMV Land Spec.	\$142,150
Assess.:	
RMV Structures:	\$0
RMV Total:	\$142,150
AV:	\$41,897
SAV:	\$113,307
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$113,307

MAV: \$0
MSAV: \$42,637

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	\$142,150/\$42,637	None	\$41,897
2022	\$0	\$0	\$280,940/\$41,513	None	\$41,513
2021	\$0	\$0	\$205,300/\$40,410	None	\$40,410
2020	\$0	\$0	\$205,300/\$39,360	None	\$39,360
2019	\$0	\$0	\$205,300/\$38,320	None	\$38,320
2018	\$0	\$0	\$189,710/\$36,490	None	\$36,490
2017	\$0	\$0	\$172,970/\$36,370	None	\$36,370
2016	\$0	\$0	\$161,400/\$35,430	None	\$35,430
2015	\$0	\$0	\$187,200/\$34,530	None	\$34,530
2014	\$0	\$0	\$178,730/\$33,630	None	\$33,630
2013	\$0	\$0	\$154,720/\$32,780	None	\$32,780

Taxes: Levy, Owed

Taxes Levied 2023-24: \$517.28
Tax Rate: 12.3467
Tax Roll Type: R
Current Tax Payoff Amount: \$501.76

Year	Total Tax Levied	Tax Paid
2023	\$517.28	\$0.00
2022	\$514.62	\$514.62
2021	\$467.13	\$467.13
2020	\$454.56	\$454.56
2019	\$454.90	\$454.90
2018	\$436.07	\$436.07
2017	\$434.92	\$434.92
2016	\$424.43	\$424.43

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3900734	-\$514.62	\$15.44	\$0.00	\$499.18	11/30/2022
2021	3877991	-\$467.13	\$14.01	\$0.00	\$453.12	11/9/2021
2020	3863871	-\$452.54	\$0.00	\$2.02	\$454.56	12/24/2020
2020	3877991	-\$2.02	\$0.00	\$0.16	\$2.18	11/9/2021
2019	131134	-\$454.90	\$13.65	\$0.00	\$441.25	11/6/2019
2018	300962	-\$436.07	\$13.08	\$0.00	\$422.99	10/23/2018
2017	429635	-\$434.92	\$13.05	\$0.00	\$421.87	11/6/2017
2016	600146	-\$424.43	\$12.73	\$0.00	\$411.70	10/21/2016

Fidelity National Title 12 - 37143

REFL 3436 PAGE 331
MARION COUNTY
BILL BURGESS, COUNTY CLERK
10-22-2012 03:30 pm.
Control Number 326164 \$ 51.00
Instrument 2012 34037312

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Richard Towery and Kathleen Towery
1028 Talbot Road SE
Jefferson, OR 97352

GRANTEE:
W.N. Johnson Properties, L.L.C.
855 Rogue Avenue
Stayton, OR 97383

SEND TAX STATEMENTS TO:
W.N. Johnson Properties, L.L.C.
855 Rogue Avenue
Stayton, OR 97383

AFTER RECORDING RETURN TO:
W.N. Johnson Properties, L.L.C.
855 Rogue Avenue
Stayton, OR 97383

Escrow No: FT120037143-FTMWV01

R35663, R35664, R35672, R35592
8982 Santiam LP SE
Aumsville, OR 97325

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard Towery and Kathleen Towery, Grantor, conveys and warrants to

W.N. Johnson Properties, L.L.C., an Oregon limited liability company, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$400,000.00. (See ORS 93.030)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

FT120037143-FTMWV01
Deed (Warranty-Statutory)

DATED: October 22, 2012

Richard Towery
Richard Towery

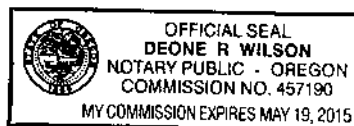
Kathleen Towery
Kathleen Towery

State of OREGON
COUNTY of Marion

This instrument was acknowledged before me on October 22, 2012,
by Richard Towery and Kathleen Towery.

Deane R Wilson

Notary Public - State of Oregon
My commission expires: 5/19/2015



LEGAL DESCRIPTION

Parcel I:

Beginning at a point which is East 19.85 chains distance from the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 13.75 chains; thence North 89° West 1.80 chains; thence South 20° 45' West 2.96 chains; thence South 1° East 9.60 chains; thence South 80° 15' West 4.90 chains; thence South 10° East 6.56 chains; thence South 86° West 5.67 chains; thence South 2° East 6.51 chains; thence West 7.75 chains; thence North 20.00 chains; thence East 12.59 chains; thence North 6.75 chains; thence East 6.95 chains; thence North 13.25 chains to the North line of Section 25, to a point 15 links West of the place of beginning; thence East 15 links to the place of beginning, being situated in Section 25, Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

Parcel II:

Beginning at the Southeast corner of the North half of the Donation Land Claim of Moses Edgar and Susan Edgar, his wife, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; running thence North 5.874 chains; thence West 6.81 chains; thence South 5.874 chains; thence East 6.81 chains to the place of beginning.

ALSO beginning at a point 6.81 chains West of the Quarter Section corner between Sections 24 and 25 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; running thence South 29.64 chains; thence West 1 rod; thence North 29.64 chains; thence East 1 rod to the place of beginning.

PARCEL III:

Beginning at the Northeast corner of the Donation Land Claim of Moses Edgar and Susan Edgar, his wife, Certificate No. 8, Notification No. 1124 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; running thence South along the East line of said Donation Land Claim a distance of 23.766 chains; thence West 6.81 chains; thence North, parallel with the East line of said claim, a distance of 23.766 chains to the North line of said claim; thence East along the North line of said Claim, a distance of 6.81 chains to the place of beginning.

EXCEPTING THEREFROM, that portion conveyed to Marion County, a political subdivision of the State of Oregon by deed recorded May 7, 1958 in Volume 511, page 366, Deed Records for Marion County, Oregon FURTHER EXCEPTING THEREFROM, any portion thereof lying within the boundaries of the county road.

PARCEL IV:

Beginning at a point on the center line of the old Marion to Stayton Highway, said point being on the South line of Section 24, Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said point being 1257.56 feet South 89° 45' West of the One-Quarter Section corner on the South line of said Section 24; thence North 35° 12' East along the center line of the old Marion to Stayton Highway, 37.59 feet to the center line of the new Marion to Stayton Highway; thence North 46° 10' East along said center line 128.61 feet; thence South 29° 28' East 136.59 feet to an iron pipe on the South line of said Section 24; thence South 89° 45' West along said South line, 181.72 feet to the point of beginning, all being situated in Section 24, Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon.

REEL: 3436

PAGE: 331

October 22, 2012, 03:30 pm.

CONTROL #: 326164

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: \$ 51.00

BILL BURGESS
COUNTY CLERK

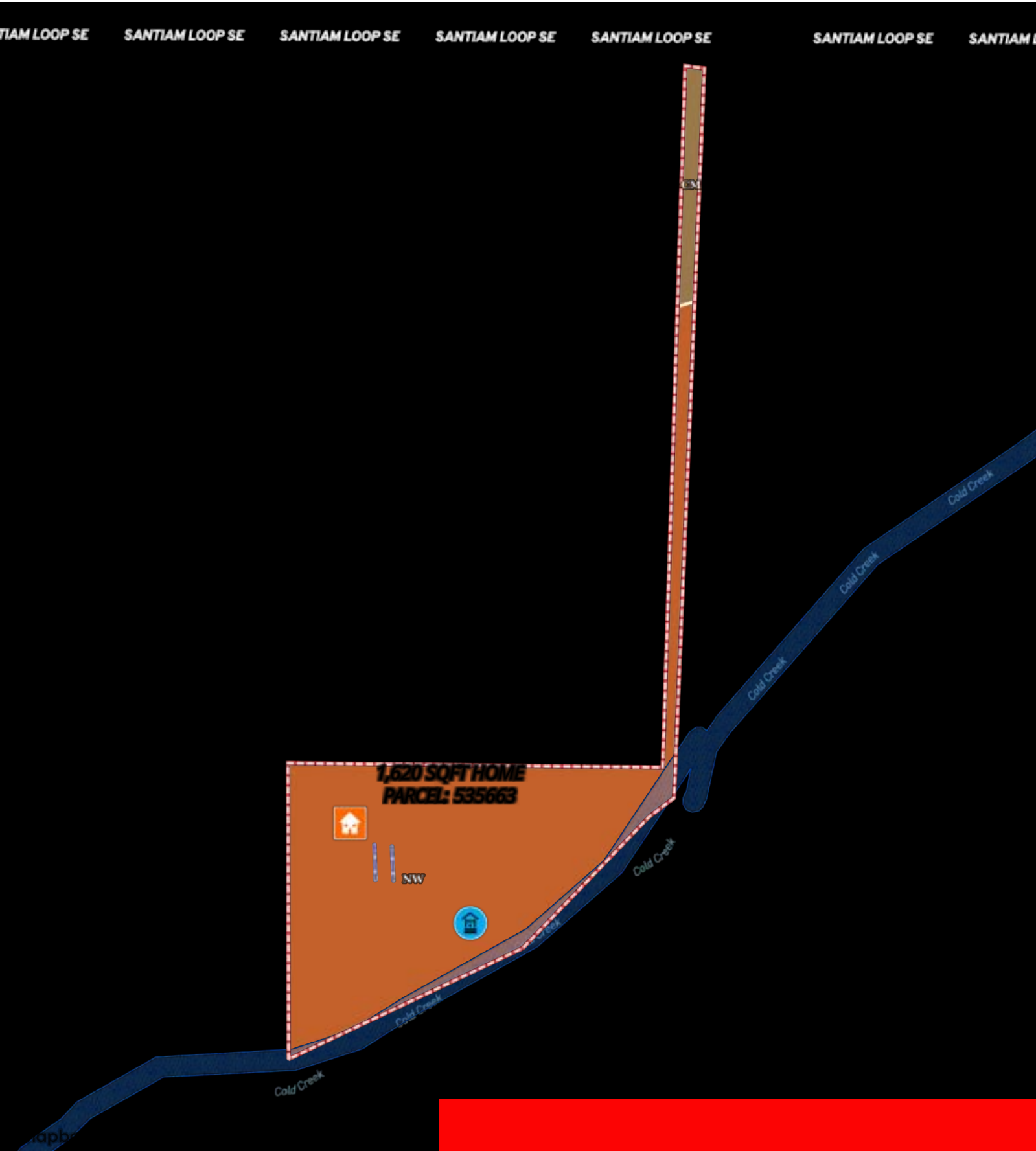
THIS IS NOT AN INVOICE.

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.





|  Boundary 2.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Nw	Newberg silt loam	2.75	94.83	0	78	2w
Cm	Cloquato silt loam	0.15	5.17	0	88	2w
TOTALS		2.9(*)	100%	-	78.52	2.0

(*) 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.





PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE
HELMS

STEVHELMS@KW.COM
541-979-0118

