

9515 MARION ROAD

TURNER, OR



PROPERTY SYNOPSIS

LOCATION

Located on the corner of Marion and Cook Road, Minutes from Turner and I5

LAND

Two tax lots totaling 2.86 acres, Gravelly Loam Soil, Corner Lot, Zoned EFU, Fenced, Pasture Fencing, Dog Kennel, 504 SqFt Barn with New Roof

HOME

1361 SqFt, Single Story, 2 Bedrooms, 1 Bathroom, Fireplace, Wood Stove, Mudroom with Sink, Converted Garage Space, Covered Porch, Covered Attached Carport, Hardwood Floors Under Majority of the Carpet, Central Air 2019, Oil Heat Unit 2019

SELLER'S PREFERRED TERMS/ OFFER INSTRUCTIONS

**** Lead Agent is Jennifer Blake 541-619-7041**

Email all offers to jennifer.blake@kw.com

1. Seller is requesting Best and Final offers; deadline Monday,

4/15 at 6pm. Seller to respond by Wednesday, 4/17 at 6pm.

2. Please include the property disclosures in MLS with all offers.

3. Personal property included- refrigerator, freezer, range and lawn mower. Any personal property left at closing is the buyer's responsibility.

4. Buyer's responsibility to remove the certification unknown wood stove at closing.

5. Selling "AS-IS", seller will not do ANY repairs.

*****Seller is TRUST so information is limited**



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



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PROPERTY MAP

PROVIDED BY LAND.ID

SCAN HERE FOR AN
INTERACTIVE MAP!



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.



COOK RD SE

3

MARION RD SE

3

COOK RD SE

COUNTY INFORMATION

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.



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535083**

Tax Lot: **092W04D001000**

Owner: Kreger Rev Living Trust

CoOwner: Kreger, Keith Herbert

Site: 9515 Marion Rd SE

Turner OR 97392

Mail: 9515 Marion Rd SE

Turner OR 97392

Zoning: EFU - Exclusive Farm Use

Std Land Use: RSFR - Single Family Residence

Legal: ACRES 1.60

Twn/Rng/Sec: T:09S R:02W S:04 Q:SE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$312,210.00**

Market Land: **\$137,030.00**

Market Impr: **\$175,180.00**

Assessment Year: **2023**

Assessed Total: **\$112,883.00**

Exemption:

Taxes: **\$1,348.32**

Levy Code: 05595

Levy Rate: 11.9446

PROPERTY CHARACTERISTICS

Year Built: 1952

Eff Year Built:

Bedrooms: 2

Bathrooms: 1.5

of Stories: 1

Total SqFt: 1,394 SqFt

Floor 1 SqFt: 1,394 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.60 Acres (69,696 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced Air

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 3003 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 11/22/2022

Sale Amount:

Document #: 46730165

Deed Type: Deed

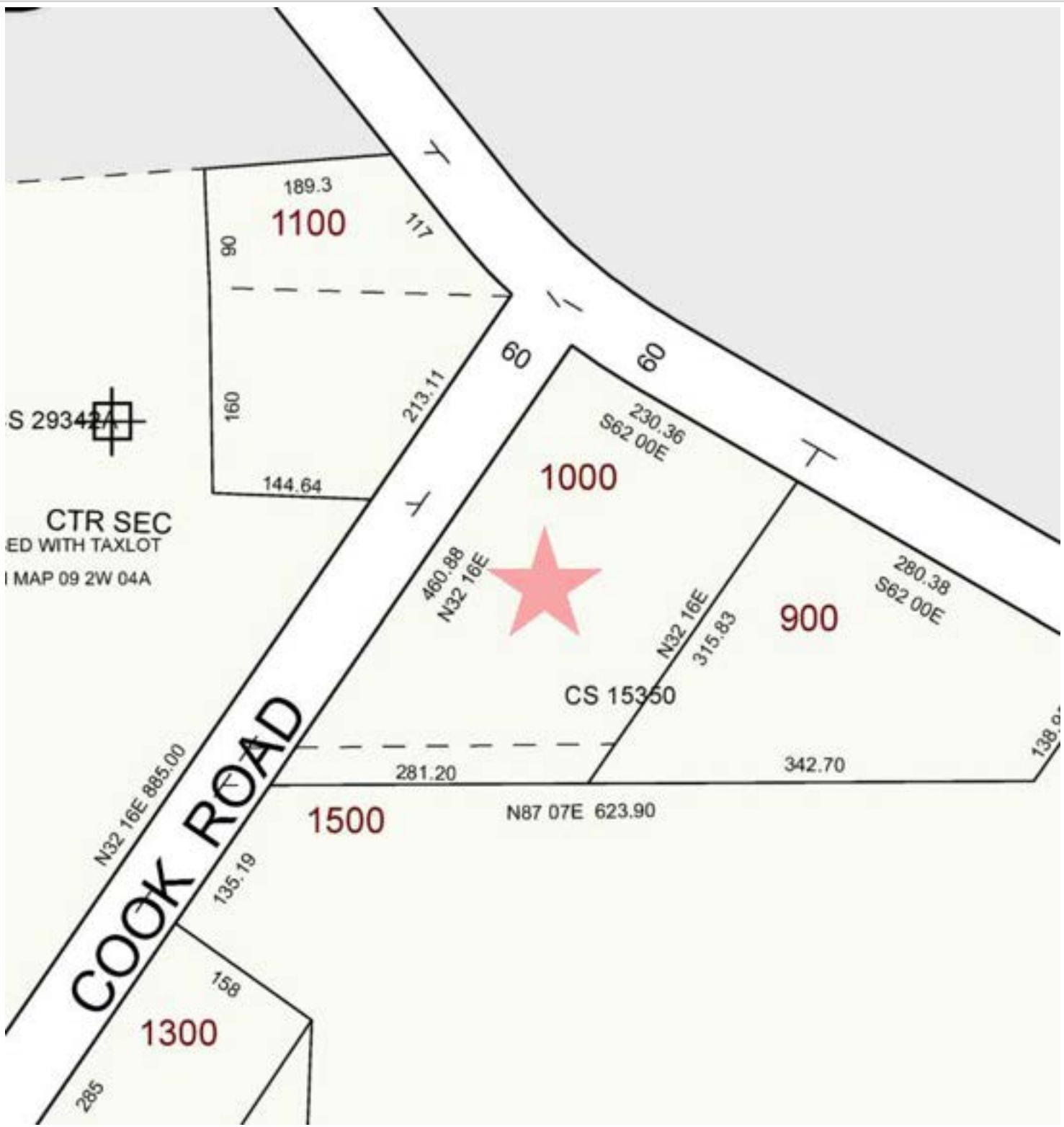
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co: ATTORNEY ONLY

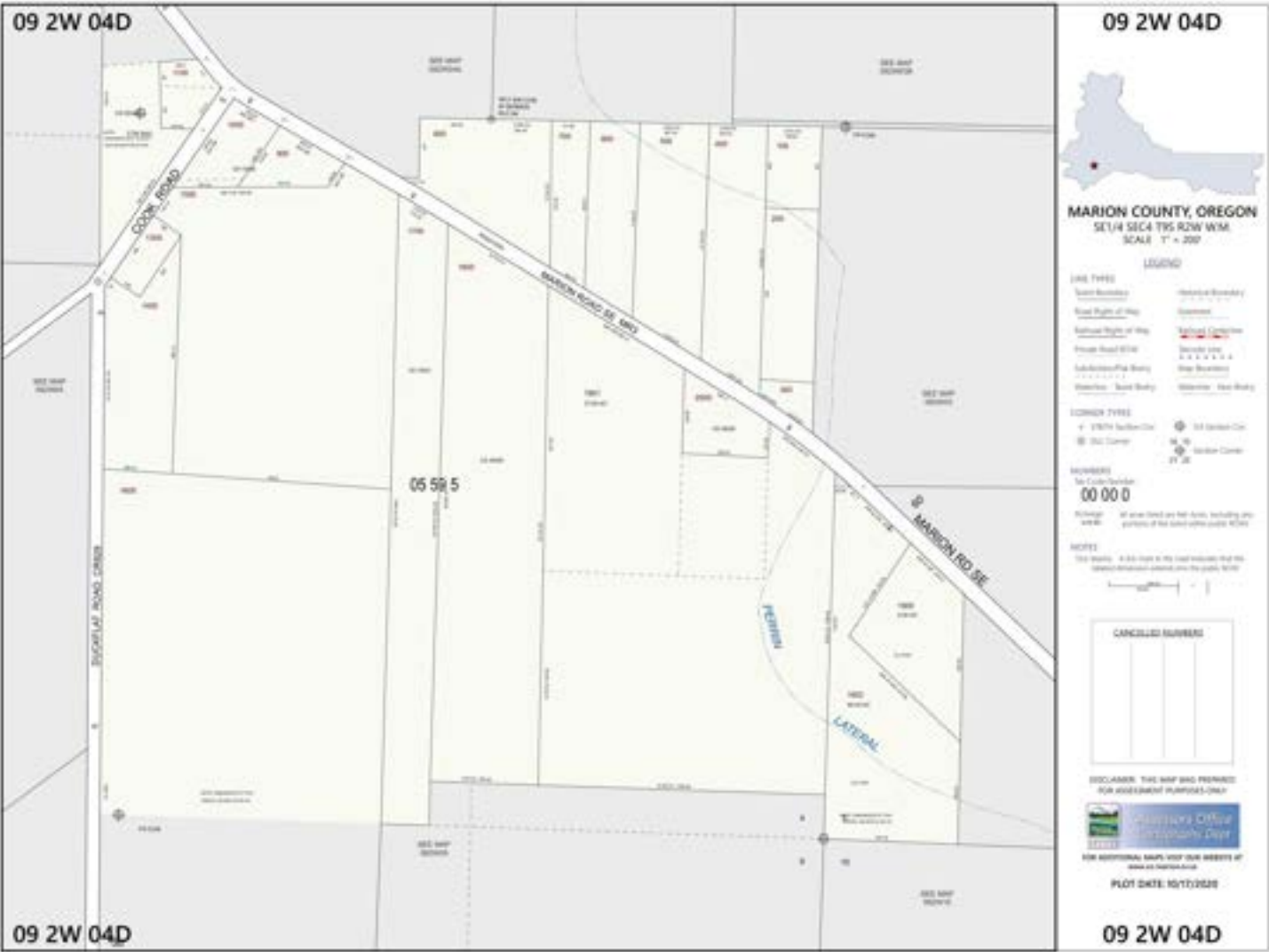


Fidelity National Title

Parcel ID: 535083

Site Address: 9515 Marion Rd 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.



Parcel ID: 535083
Site Address: 9515 Marion Rd SE
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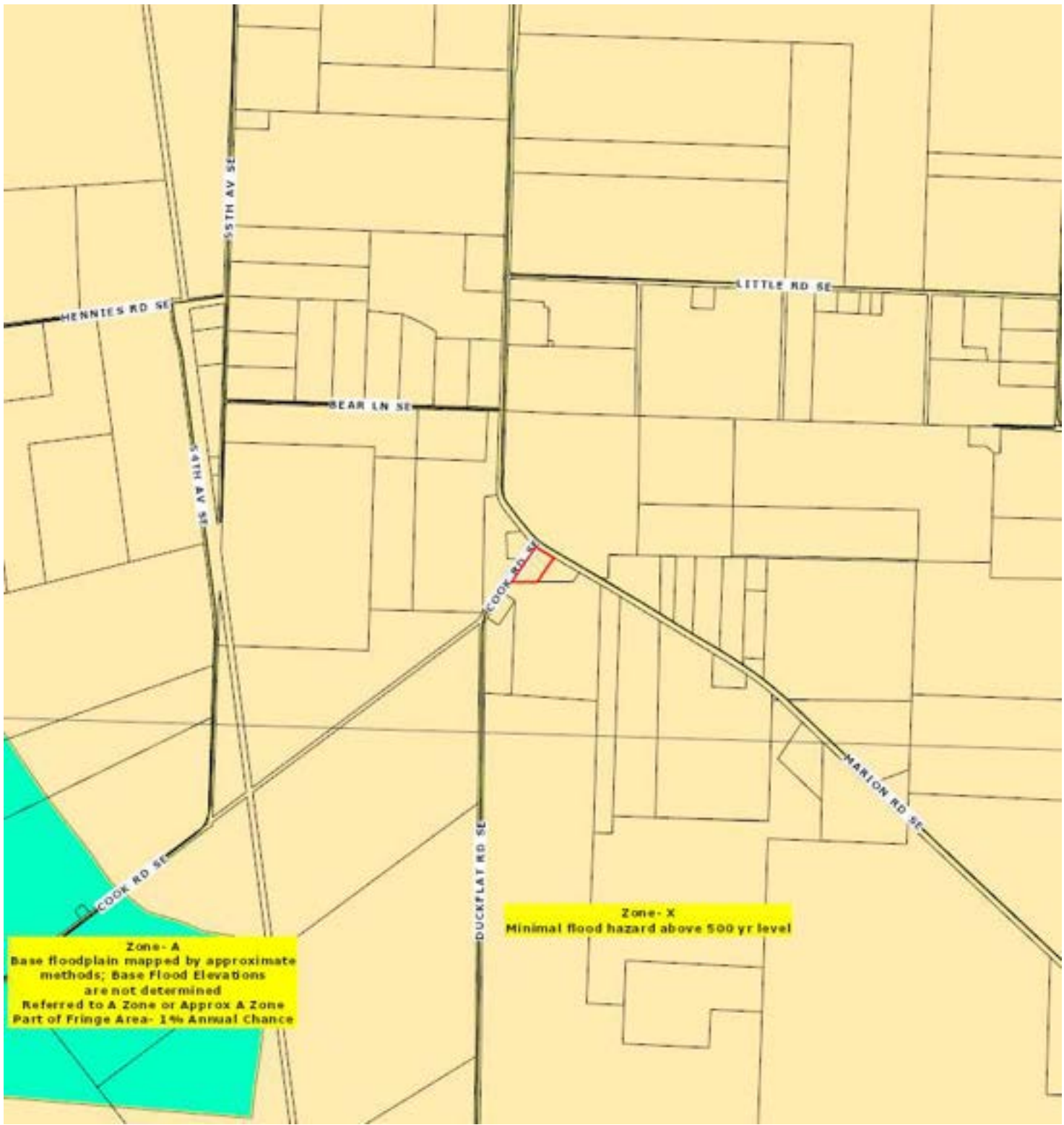


Fidelity National Title

Parcel ID: 535083

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Flood Map



Parcel ID: 535083
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March 12, 2024

Property Identificaton

Account ID:
535083

Tax Account ID:
535083

Tax Roll Type:
Real Property

Situs Address:
9515 MARION RD SE TURNER OR 97392

Map Tax Lot:
092W04D001000

Owner:
KREGER RLT
KREGER, KEITH HERBERT
9515 MARION RD SE
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
KREGER RLT KREGER, KEITH HERBERT TURNER OR 97392			11/22/2022 46730165 B&S 535083
MARION COUNTY 5155 SILVERTON RD SE SALEM OR 97305			11/6/2002 20220202 MI 535083
MISSING OWNERSHIP INFORMATION			7/1/1998 04760088 DEED 535083
MISSING OWNERSHIP INFORMATION			7/1/1998 00821725 DEED 535083
KREGER,KEITH H 9515 MARION ROAD SE TURNER OR 97392	KREGER,CHERYLENE KAY	4/16/1984 \$0.00 06 1	4/16/1984 03410749 DEED 535083

Property Details

Property Class:
551

AV Exemption(s):
RMV Exemption(s):

RMV Property Class:

451

Zoning:

(Contact Local Jurisdiction)

Deferral(s):**Notes:****Land/On-Site Developments for Tax Account ID 535083**

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			05595
2	005 Farm Homesite	1	43560	05595
3	005 Farm Use - EFU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	0.6	26136	05595

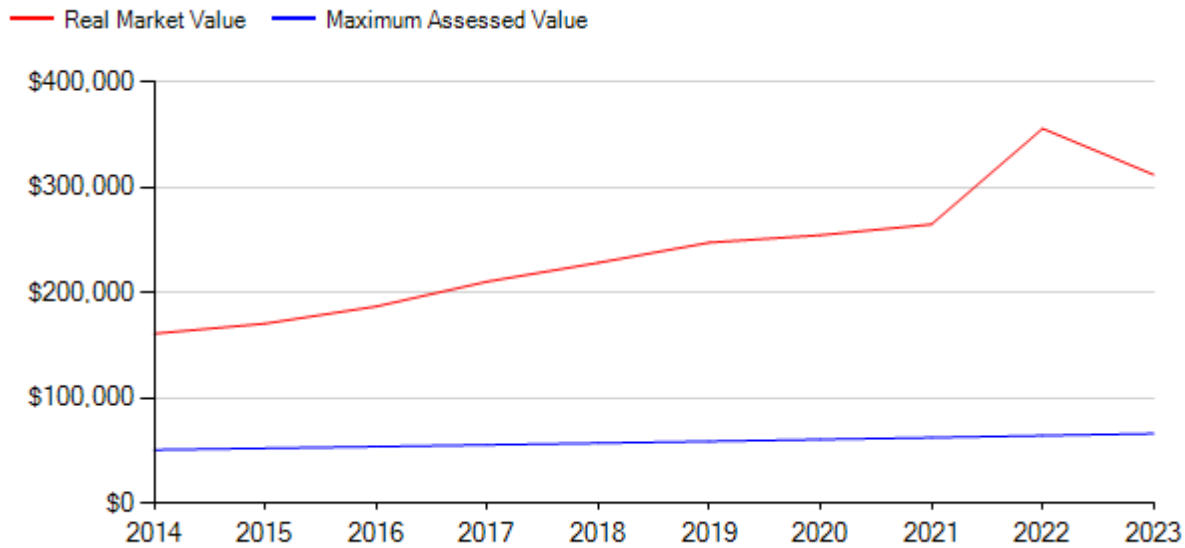
Improvements/Structures for Tax Account ID 535083

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	131 One Story Only		3	1394	1952	05595
1.1		ENCLOSED PORCH			176	1952	05595
1.2		YARD IMPROVEMENTS AVERAGE			1	1952	05595
2	FARM BLDG	351 General Purpose Building (GB)		5	504	1968	05595

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$137,030
Assess.:	
RMV Structures:	\$175,180
RMV Total:	\$312,210
AV:	\$112,883
SAV:	\$62,619
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$237,799
MAV:	\$66,210
MSAV:	\$46,673

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	\$175,180	\$0	\$137,030/\$46,673	None	\$112,883
2022	\$183,330	\$0	\$172,720/\$45,439	None	\$109,729
2021	\$127,180	\$0	\$137,840/\$44,230	None	\$106,650
2020	\$116,930	\$0	\$137,840/\$43,070	None	\$103,680
2019	\$109,860	\$0	\$137,840/\$41,930	None	\$100,780
2018	\$107,010	\$0	\$121,530/\$40,820	None	\$97,960
2017	\$97,840	\$0	\$112,800/\$39,760	None	\$95,240
2016	\$77,770	\$0	\$109,330/\$38,720	None	\$92,590
2015	\$74,690	\$0	\$96,090/\$37,720	None	\$90,030
2014	\$71,130	\$0	\$90,090/\$36,740	None	\$87,530

Taxes: Levy, Owed

Taxes Levied 2023-24: \$1,348.32
Tax Rate: 11.9446
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$1,348.32	\$1,348.32

Year	Total Tax Levied	Tax Paid
2022	\$1,316.13	\$1,316.13
2021	\$1,284.71	\$1,284.71
2020	\$1,247.77	\$1,285.55
2019	\$1,222.01	\$1,222.01
2018	\$1,195.27	\$1,195.27
2017	\$1,133.85	\$1,133.85

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3910209	-\$1,348.32	\$40.45	\$0.00	\$1,307.87	10/23/2023
2022	3892212	-\$1,316.13	\$39.48	\$0.00	\$1,276.65	10/24/2022
2021	3880211	-\$1,284.71	\$38.54	\$0.00	\$1,246.17	11/16/2021
2021		\$1,284.71	-\$38.54	\$0.00	-\$1,246.17	11/1/2021
2021	3873627	-\$1,284.71	\$38.54	\$0.00	\$1,246.17	10/26/2021
2020	3861527	-\$1,247.77	\$37.43	\$0.00	\$1,210.34	11/23/2020
2020	3861527	-\$37.78	\$0.00	\$0.00	\$37.78	11/23/2020
2020		\$37.78	\$0.00	\$0.00	-\$37.78	1/20/2021
2019	156355	-\$1,222.01	\$36.66	\$0.00	\$1,185.35	10/18/2019
2018	286939	-\$1,195.27	\$35.86	\$0.00	\$1,159.41	11/2/2018
2017	369857	-\$1,133.85	\$34.02	\$0.00	\$1,099.83	11/14/2017

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

REEL 4673 PAGE 165
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-22-2022 11:48 am.
Control Number 724832 \$ 96.00
Instrument 2022 00046300

Grantor:
Keith Herbert Kreger
9515 Marion Rd SE
Turner, OR 97392

Grantee:
Keith H. Kreger
TRUSTEE OF THE KREGER REVOCABLE LIVING
TRUST DATED November 22, 2022
9515 Marion Rd SE
Turner, OR 97392

True and actual consideration
VALUE OTHER THAN MONEY

Send Tax Statements to:
NO CHANGE

BARGAIN AND SALE DEED

Keith Herbert Kreger, Grantor, conveys to KEITH H. KREGER, TRUSTEE OF THE KREGER REVOCABLE LIVING TRUST DATED November 22, 2022, Grantee, all interest in the following described real property situated in the County of Marion, State of Oregon, as set forth herein:

SEE EXHIBIT A

Situs address: 9515 Marion Rd SE, Turner, OR 97392

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

The true consideration for this conveyance is value other than money.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under any 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 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.

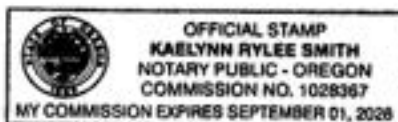
The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

Dated this 22nd day of November, 2022.

Grantor: Keith Herbert Kreger
Keith Herbert Kreger

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged before me this 22nd day of November, 2022, by Keith H. Kreger.



Kaelynn Rylee Smith
Notary Public - State of Oregon
My commission expires: Sept 1, 2026

Exhibit A

Beginning at an iron pipe set in the center of the County Road at a point which is 489.92 feet north 32°16' east from the northeast corner of the Issac Cook Donation Land Claim No. 39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence north 32°16' east along the center of said County Road, a distance of 424.15 feet to an iron pipe; thence south 62°05' east, along the center of a County Road, a distance of 230.36 feet to an iron pipe; thence south 32°16' west, a distance of 279.40 feet to an iron pipe set on the south line of a certain 3.28 acre tract; thence south 87°02' west, a distance of 281.20 feet to the place of beginning.

ALSO: Beginning at a point which is 453.19 feet north 32°16' east from the northeast corner of the Issac Cook Donation Land Claim in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence north 87°02' east, a distance of 281.20 feet; thence north 32°16' east a distance of 36.73 feet; thence south 87°02' west, 281.20 feet; thence south 32°16' west, a distance of 36.73 feet to the place of beginning.

SUBJECT TO the rights of the public in County Roads on the North and West sides of the herein described premises.

REEL: 4673

PAGE: 165

November 22, 2022, 11:48 am.

CONTROL #: 724832

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: \$ 96.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



**If you suspect that a scam is in effect,
immediately report it to local law
enforcement and file a complaint with
the FBI Internet Crime Complaint Center.**

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





Fidelity National Title®

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535082**

Tax Lot: **092W04D000900**

Owner: Kreger, Keith H

CoOwner:

Site:

Turner OR 97392

Mail: 9515 Marion Road SE

Turner OR 97392

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 1.26

Twn/Rng/Sec: T:09S R:02W S:04 Q:SE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$72,480.00**

Market Land: **\$72,480.00**

Market Impr:

Assessment Year: **2023**

Assessed Total: **\$1,058.00**

Exemption:

Taxes: **\$12.63**

Levy Code: 05595

Levy Rate: 11.9446

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.26 Acres (54,886 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 3003 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 07/01/1998

Sale Amount:

Document #: 3410749RD

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

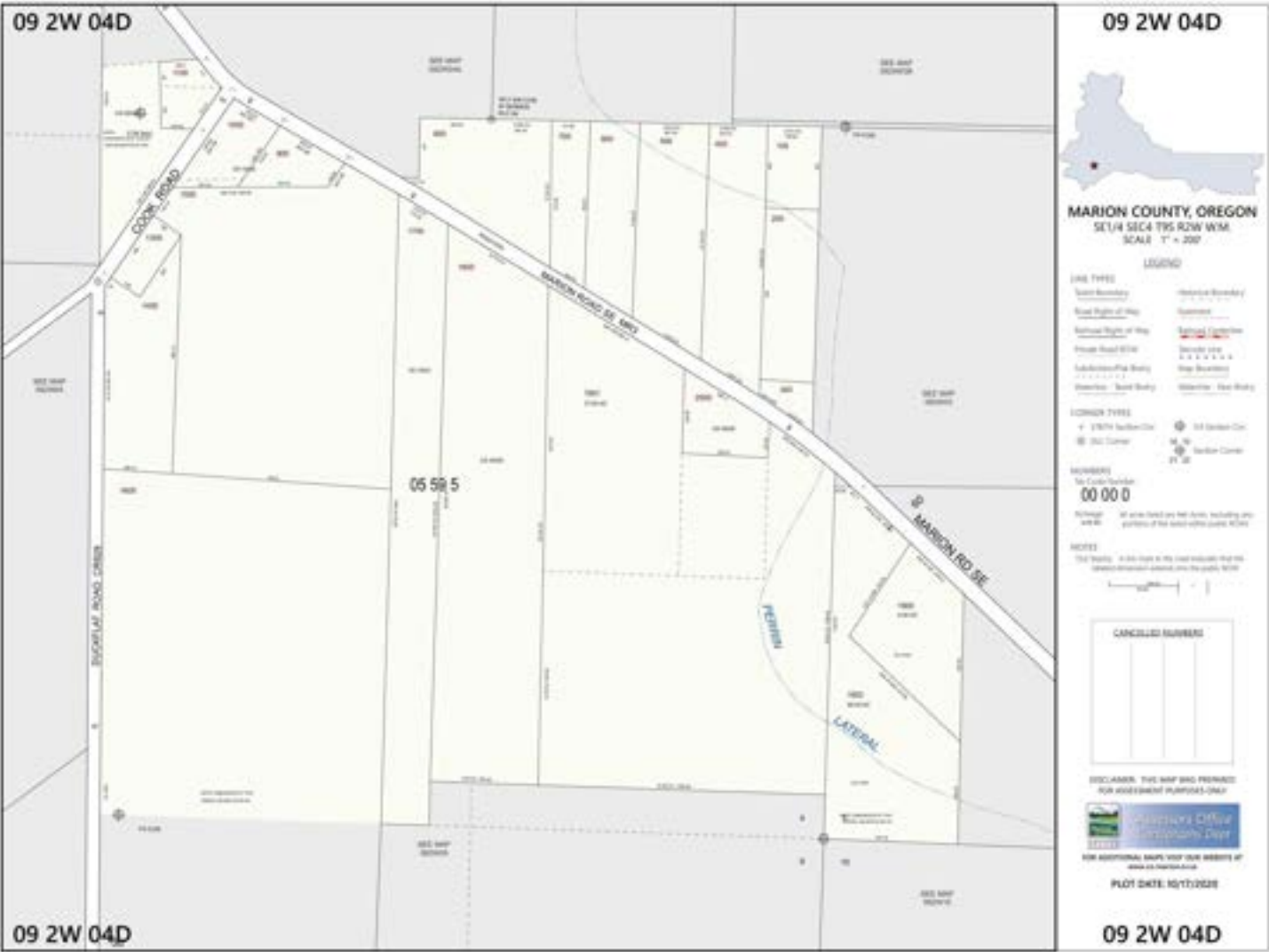
Interest Type:

Title Co:



Site Address:

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Parcel ID: 535082

Site Address:

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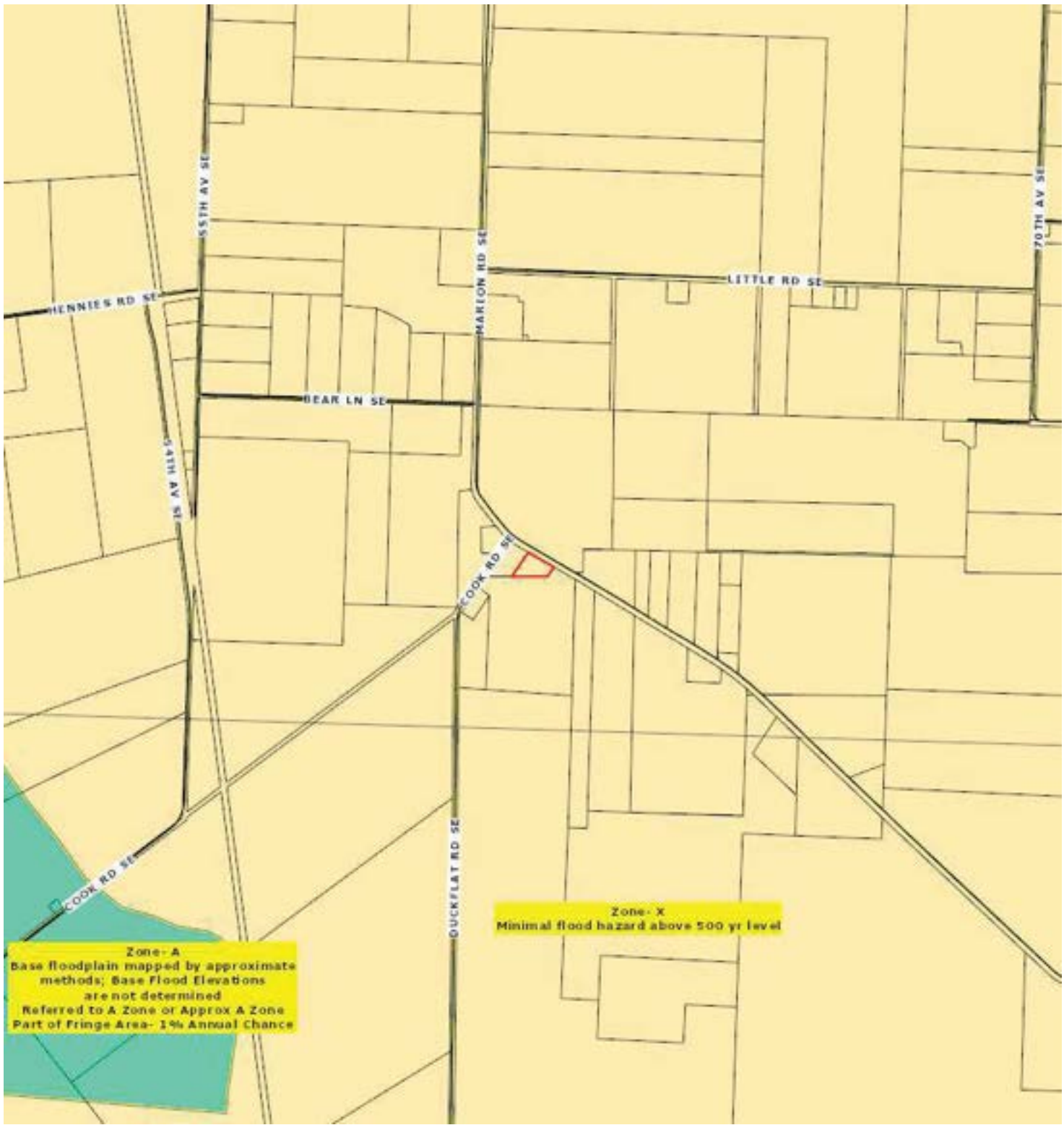


Fidelity National Title

Parcel ID: 535082

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Flood Map



Zone-A
Base floodplain mapped by approximate
methods; Base Flood Elevations
are not determined
Referred to A Zone or Approx A Zone
Part of Fringe Area- 1% Annual Chance

Zone-X
Minimal flood hazard above 500 yr level



Fidelity National Title

Parcel ID: 535082

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March 12, 2024

Property Identification

Account ID:

535082

Tax Account ID:

535082

Tax Roll Type:

Real Property

Situs Address:

Map Tax Lot:

092W04D000900

Owner:

KREGER, KEITH H

9515 MARION ROAD SE

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
MISSING OWNERSHIP INFORMATION			7/1/1998 3410749RD DEED 535082
MISSING OWNERSHIP INFORMATION			7/1/1998 06900749 DE 535082

Property Details

Property Class:

550

RMV Property Class:

450

Zoning:

REST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 535082

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	1.26	54886	05595

Improvements/Structures for Tax Account ID 535082

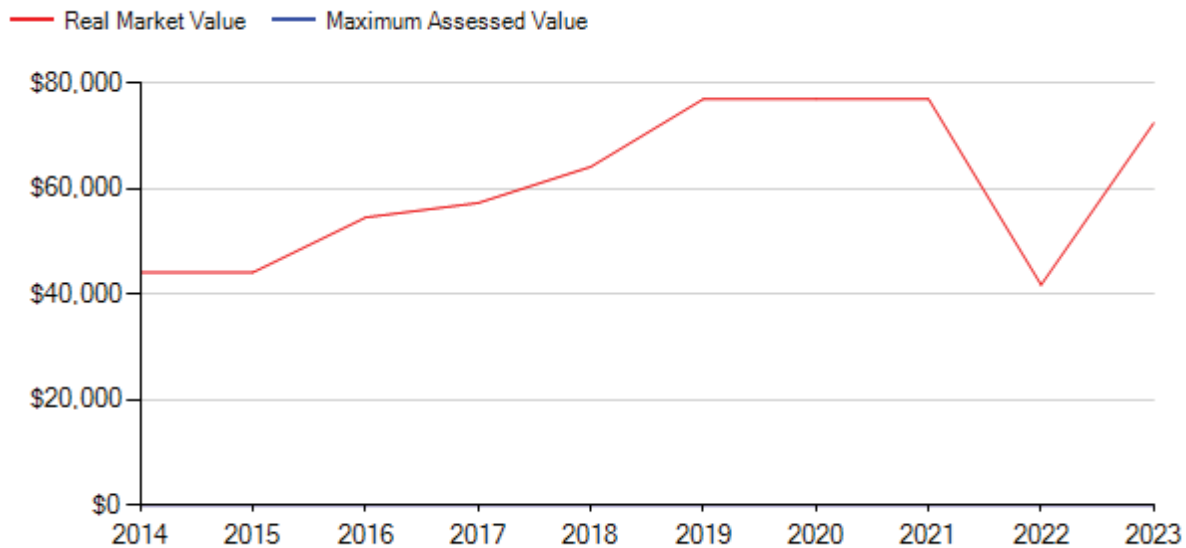
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$72,480
Assess.:	
RMV Structures:	\$0
RMV Total:	\$72,480
AV:	\$1,058
SAV:	\$2,308
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$2,308
MAV:	\$0
MSAV:	\$1,058

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	\$72,480/\$1,058	None	\$1,058
2022	\$0	\$0	\$41,810/\$1,027	None	\$1,027
2021	\$0	\$0	\$77,050/\$990	None	\$990
2020	\$0	\$0	\$77,050/\$960	None	\$960
2019	\$0	\$0	\$77,050/\$940	None	\$940
2018	\$0	\$0	\$64,210/\$880	None	\$880
2017	\$0	\$0	\$57,330/\$880	None	\$880

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2016	\$0	\$0	\$54,600/\$860	None	\$860
2015	\$0	\$0	\$44,170/\$830	None	\$830
2014	\$0	\$0	\$44,170/\$810	None	\$810

Taxes: Levy, Owed

Taxes Levied 2023-24:	\$12.63
Tax Rate:	11.9446
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$12.63	\$12.63
2022	\$12.31	\$12.31
2021	\$11.92	\$11.92
2020	\$11.55	\$11.55
2019	\$11.41	\$11.41
2018	\$10.72	\$10.72
2017	\$10.46	\$10.46

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3922784	-\$12.63	\$0.00	\$0.51	\$13.14	3/5/2024
2022	3892212	-\$12.31	\$0.37	\$0.00	\$11.94	10/24/2022
2021	3880211	-\$11.92	\$0.36	\$0.00	\$11.56	11/16/2021
2021		\$11.92	-\$0.36	\$0.00	-\$11.56	11/1/2021
2021	3873627	-\$11.92	\$0.36	\$0.00	\$11.56	10/26/2021
2020	3861527	-\$11.55	\$0.35	\$0.00	\$11.20	11/23/2020
2019	156356	-\$11.41	\$0.34	\$0.00	\$11.07	10/18/2019
2018	286940	-\$10.72	\$0.32	\$0.00	\$10.40	11/2/2018
2017	369858	-\$10.46	\$0.31	\$0.00	\$10.15	11/14/2017

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CHERYLENE KAY KREGERhereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
KEITH HERBERT KREGERhereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
improvements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Marion, State of Oregon, described as follows, to-wit:

Beginning at an iron pipe set in the center of the County Road at a point which is 489.92 feet north 32°16' east from the northeast corner of the Isaac Cook Donation Land Claim No. 39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence north 32°16' east along the center of said County Road, a distance of 424.15 feet to an iron pipe; thence south 62°05' east, along the center of a County Road, a distance of 230.36 feet to an iron pipe; thence south 32°16' west, a distance of 279.40 feet to an iron pipe set on the south line of a certain 3.28 acre tract; thence south 87°02' west, a distance of 281.20 feet to the place of beginning.

ALSO: Beginning at a point which is 453.19 feet north 32°16' east from the northeast corner of the Isaac Cook Donation Land Claim in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence north 87°02' east, a distance of 281.20 feet; thence north 32°16' east a distance of 36.73 feet; thence south 87°02' west, 281.20 feet; thence south 32°16' west, a distance of 36.73 feet to the place of beginning.

SUBJECT TO the rights of the public in County Roads on the North and West sides of the herein described premises.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

~~Whereby the actual consideration, complete and exclusive of other interests in the property, is \$~~
~~and the consideration, complete and exclusive of other interests in the property, is \$~~

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

In Witness Whereof, the grantor has executed this instrument this day of, 19 84,
if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

Cherylene K Kreger

Attest my hand as a notary public,
this 17th day of April, 1984.

At the office of the above is a registered,
true and correct copy of this instrument.

STATE OF OREGON,

County of Marion

The foregoing instrument was acknowledged before me this 17th day of April, 19 84, by

Cherylene Kay Kreger

Notary Public for Oregon

My commission expires: 2/10/85

(SEAL)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

day of

1984, by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

CHERYLENE KAY KREGER
4524 Cedar Court N.
Salem, OR 97303

KEITH HERBERT KREGER
9515 Marion Road S.E.
Turner, Oregon 97392

After recording return to:

Paulus & Callaghan
750 Front St. N.E., Suite 100
Salem, Oregon 97301

Send a change if requested all fee statements shall be sent to the following address:

KEITH HERBERT KREGER
9515 Marion Road S.E.
Turner, OR 97392

NAME, ADDRESS, ZIP

STATE OF OREGON

STATE OF OREGON

County of Marion

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

Reel 341 Page 749

09153

APR 17 9 53 AM '84

ALAN H. DAVIDSON
MARION COUNTY CLERK

BY Op DEPUTY

5



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



**If you suspect that a scam is in effect,
immediately report it to local law
enforcement and file a complaint with
the FBI Internet Crime Complaint Center.**

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com



SOIL REPORT

SOIL REPORT PROVIDED THROUGH 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.

2 fields, 3 acres in Marion County, OR

TOWNSHIP/SECTION 9S 2W – 4



Source: NRCS Soil Survey

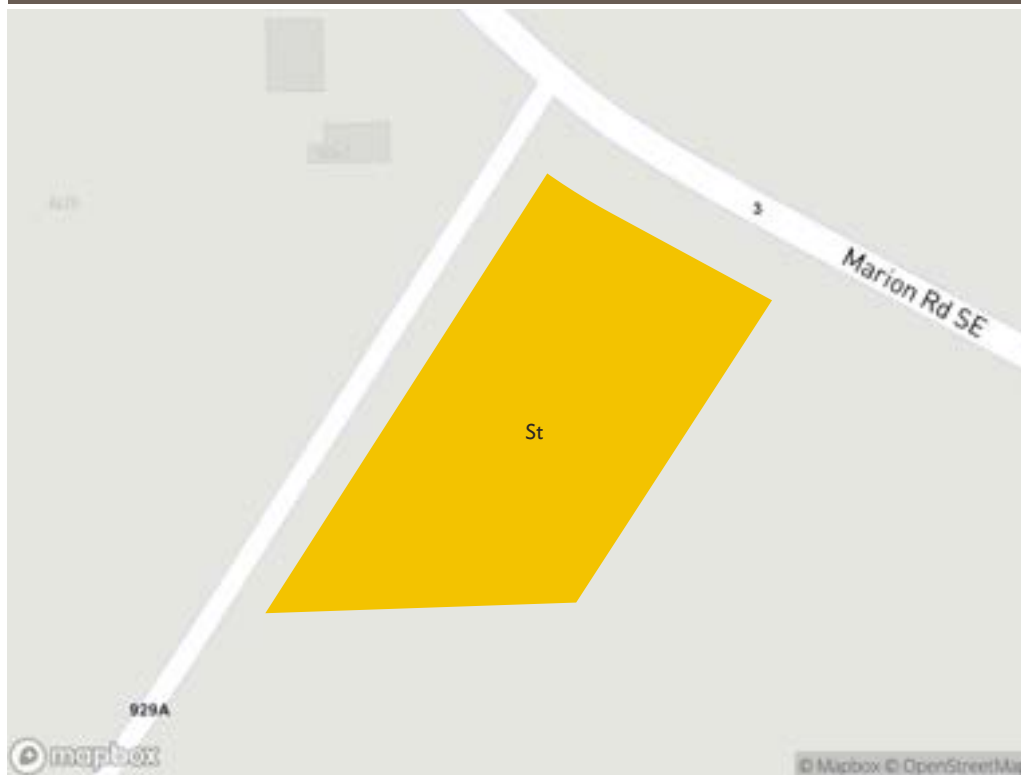
All fields

3 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ St	Sifton gravelly loam	2.83	100.0%	3	61.1
		2.83			61.1

2 fields, 3 acres in Marion County, OR

TOWNSHIP/SECTION 9S 2W – 4



AVG NCCPI

61.1

COUNTY AVG

43.7



QUALITY 25 89

Field 1

Source: NRCS Soil Survey

2 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ St	Sifton gravelly loam	1.58	100.0%	3	61.1
		1.58			61.1

2 fields, 3 acres in Marion County, OR

TOWNSHIP/SECTION 9S 2W – 4



Source: NRCS Soil Survey

Field 2

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ St	Sifton gravelly loam	1.25	100.0%	3	61.1
		1.25			61.1

SEPTIC INSPECTION

CONDUCTED 3/8/2024

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.



Existing System Evaluation Report for Onsite Wastewater Systems

State of Oregon Department of Environmental Quality
Onsite Program
165 East Seventh Ave, Suite 100
Eugene, OR 97401

Please answer the following questions completely. Do not leave any blank responses. Write unknown if unknown. Refer to Oregon Administrative Rule 340-071-0155 for more information, and please visit: <http://www.oregon.gov/deq/Residential/Pages/Septic-Smart.aspx>

Septic System Owner-Provided Information:

Property Owner(s)(Sellers): _____ Telephone: _____

Site Address: _____ City: _____ Zip Code: _____

County: _____ Lot Size: _____ Acres/Square Feet (circle units)

Legal Description: _____

Age of wastewater treatment system _____ (years) Is there a service contract for system components? _____

Date the septic tank was last pumped _____ (please attach receipt if available)

Number of people occupying dwelling _____ If unoccupied, for how long has it been vacant? _____

Was this section completed by the evaluator because owngrt or agent was unavailable? _____

The above information is true and to the best of my knowledge.

Date (MM/DD/YYYY)

Signature of Owner, or agent if present

Name of person performing evaluation (please print): _____

Certification:

- | | |
|---|--|
| <input type="checkbox"/> Installer | <input type="checkbox"/> Professional Engineer |
| <input type="checkbox"/> Maintenance Provider | <input type="checkbox"/> Environmental Health Specialist |
| <input type="checkbox"/> National Association of Wastewater Technicians | <input type="checkbox"/> Waste Water Specialist |
| <input type="checkbox"/> Other: DEQ approved in writing (please describe) _____ | |

Certification Number: _____

Business name _____ Email _____

Business address _____ Phone _____

Date of Evaluation: _____ (MM/DD/YYYY)

I hereby certify, by my signature, that I meet all of the qualifications required to perform onsite wastewater system evaluations in the state of Oregon pursuant to OAR 340-071-0155.

Date (MM/DD/YYYY)

Signature of Qualified Septic System Evaluator

1. General System Information

The Existing System Evaluation Report form contains 8 pages. Some of the questions on this form may not pertain to the system being evaluated, as there are many system designs. If you (the septic system evaluator) are unable to answer any of the questions on this form please indicate, in writing, why this information was not available at the time the evaluation was completed.

- The existing septic system consists of (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Cesspool |
| <input type="checkbox"/> Dosing Tank | <input type="checkbox"/> Disposal Trenches/ Leach Lines |
| <input type="checkbox"/> Multi-compartment Tank | <input type="checkbox"/> Capping Fill |
| <input type="checkbox"/> Seepage Bed | <input type="checkbox"/> Sand Filter |
| <input type="checkbox"/> Other _____ | |

Note: Cesspools may be used only to serve existing sewage loads and if failing only be replaced with a seepage pit system on lots that are too small to accommodate a standard system or other alternative onsite system.

There is a permit for the septic system ☐Yes ☐No ☐Unknown

- Permit Number(s) _____
- Year original septic system installed: _____ (YYYY) ☐No record of installation date
- Dates of subsequent repairs or alterations: _____ (YYYY)
- All plumbing fixtures are connected to the septic system ☐Yes ☐No ☐Unknown

If you answered "No" or "unknown," please describe below:

- Additional Comments:

2. Overall Septic System Status

- Discharge of sewage to the ground surface ☐Yes ☐No ☐None observed
- Discharge of sewage to surface waters ☐Yes ☐No ☐None observed
- Sewage backup into plumbing fixtures ☐Yes ☐No ☐Unknown
- Additional Comments:

3. Septic tank

In order to fully describe the condition of the tank, the septic tank may need to be pumped. Please indicate below if the septic system tank was pumped during the course of *this* evaluation.

- Septic tank was pumped during the course of *this* evaluation ☐Yes ☐No
- If the septic tank was **NOT pumped** during the course of *this* evaluation, please explain (e.g. septic system owner declined to have the tank pumped etc):

-
-
- The septic tank material is:

☐ Concrete

☐ Steel

☐ Plastic

☐ Fiberglass

☐ Other (explain) _____

☐ Unknown

- Is the septic tank accessible? ☐ Yes ☐ No

- Septic tank volume in gallons _____

- Tank volume determined by: Check all that apply, add comments below as needed

☐ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other

- Septic tank risers are at ground level ☐ Yes ☐ No

- Tank appears to be free from defects, leaking and signs of deterioration ☐ Yes ☐ No

If you answered "No," please describe the condition of the septic tank below. For example, evidence of gas corrosion, cracks, leaks, etc.

-
-
- Septic tank lid(s) is intact ☐ Yes ☐ No

- Septic tank baffles are intact: Inlet ☐ Yes ☐ No Outlet ☐ Yes ☐ No

- Baffle material - Inlet ☐ Plastic ☐ Concrete ☐ Metal Outlet ☐ Plastic ☐ Concrete ☐ Metal
Effluent filter is present ☐ Yes ☐ No

- Effluent filter is free of debris ☐ Yes ☐ No ☐ Not Applicable

- Liquid level in tank relative to invert of outlet ☐ At ☐ Above ☐ Below

If above or below invert outlet, please explain: _____

- **Scum** layer _____ (inches) **Sludge** layer _____ (inches)

- **Scum** and **Sludge** layer more than 35% of the *total* tank volume ☐ Yes ☐ No

Indicate where sludge measured from: ☐ Inlet ☐ Middle ☐ Outlet

- Additional Comments:
-

4. Dosing tank / Pump Basin

Dosing tanks use a pump to send effluent to a treatment unit or a soil absorption field.

- The septic system has a dosing tank ☐ Yes ☐ No

(If "No," skip the rest of section 4)

- At the time of this evaluation the power was on to test the pump(s): ☐ Yes ☐ No

- Dosing tank capacity _____ (gallons)
- Tank volume determined by: Check all that apply, add comments below as needed
☐ Permit Records ☐ Measured ☐ Stamped on Tank ☐ Other
- Dosing tank material _____
- Dosing tank appears to be watertight and in good condition ☐ Yes ☐ No
- Dosing tank lid is intact ☐ Yes ☐ No
- Electrical components are sealed and watertight ☐ Yes ☐ No
- Pump/ siphon is functional ☐ Yes ☐ No
- Type of Pump ☐ Demand dose ☐ Time dose
- Pump control mechanism is functional (floats, pressure transducer) ☐ Yes ☐ No
- There is a high water alarm ☐ Yes ☐ No
- The high water alarm (audible and visual) is working ☐ Yes ☐ No ☐ Not Applicable
- Type of screen _____
- Screen is clean and free of debris ☐ Yes ☐ No - Screen cleaned for this evaluation ☐ Yes ☐ No
- Scum/ sludge present in Dosing tank ☐ Yes ☐ No
- **Scum** layer _____ (inches) **Sludge** layer _____ (inches)
- Additional Comments:

5. Soil absorption system

The soil absorption system is a set of trenches that receives effluent from the septic tank and filters the effluent before it enters the groundwater.

- The septic system has a soil absorption system ☐ Yes ☐ No ☐ Unknown
- Was the soil absorption system part of the evaluation? ☐ Yes ☐ No ☐ See note below

If the soil absorption system was not evaluated, please explain below (for example unable to locate, client did not authorize this part of the evaluation):

- Absorption distribution ☐ Equal ☐ Serial ☐ Pressure ☐ Equal via pressure
- Absorption lines construction material:
☐ Gravel and pipe ☐ Chamber ☐ Tile ☐ Polystyrene foam and pipe ☐ Other _____
- Absorption distribution unit(s): ☐ dropbox ☐ hydrosplitter ☐ equal distribution box
- ☐ Intact ☐ Damaged ☐ N/A
- Absorption distribution unit(s) are free of debris or solids ☐ Yes ☐ No ☐ N/A

- Locate all drain lines in soil absorption system ☐Yes ☐No

Total length of drain lines _____ (ft)

Lengths determined by ☐Physically uncovering portions of system/probing ☐Written records

☐Fish tape ☐Electronic locator ☐camera

- Absorption area appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☐Yes ☐No

If you answered "No," please describe below:

- Absorption area appears to be **free** from surface water runoff and down spouts ☐Yes ☐No

- Evidence of ponding in absorption area or distribution unit(s) ☐Yes ☐No

- The soil absorption system replacement area assigned in the permit record appears to be intact:

☐Yes ☐No ☐Replacement area not identified in permit record

If you answered "No," please explain below:

- Additional Comments:

age of the system.

6. Sand Filter System

There are different sand filter system designs used in Oregon. Not every sand filter system will contain all of the components mentioned below, e.g. pumps. The owner of a sand filter system **permitted on or after January 2, 2014 must** maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

- The septic system has a sand filter ☐Yes ☐No

(If "No," skip the rest of section 6)

- Type of sand filter

☐ Intermittent
☐ Recirculating
☐ Bottomless

- Sand filter container appears free from defects, leaks and signs of deterioration: ☐Yes ☐No

- Sand filter unit appears to be **free** from roads, vehicular traffic, structures, livestock, deep-rooted plants etc.

☐Yes ☐No

If you answered “No,” please describe below:

- Sand filter appears to be **free** from surface water runoff and down spouts ☐Yes ☐No
- Evidence of ponding in/ on sand filter media surface ☐Yes ☐No
- Surface access to manifold and valves ☐Yes ☐No
- Monitoring ports are present ☐Yes ☐No
- Lateral lines flushed and equal distribution verified ☐Yes ☐No
- The sand filter has a pump ☐Yes ☐No

(If “No”, skip the rest of section 6)

- Pump vault appears to be watertight and in good condition ☐Yes ☐No ☐N/A
- Pump is functional ☐Yes ☐No
- Pump control mechanism is functional (floats, pressure transducer) ☐Yes ☐No
- High water alarm in pump vault (audible and visual) is working ☐Yes ☐No
- Pump electrical components are sealed and watertight ☐Yes ☐No

- Additional Comments:

7. **Alternative Treatment Technology System**

The owner of an ATT system *must* maintain an annual service contract with a certified Maintenance Provider. Maintenance records should be available from the system owner, or the contracted Maintenance Provider. **Please attach copies of the previous two years of maintenance records to this evaluation form.**

Note* Some ATT systems may have a WPCF permit. Please contact the local Health Department or the DEQ to obtain a copy of the WPCF permit.

- The septic system has an **Alternative Treatment Technology (ATT)** ☐Yes ☐No
(If “No,” skip the rest of section 7)
- Please provide the product name, system ID number, and manufacturer name below:

Product name _____
System ID number _____
Manufacturer name _____

- Previous two years of maintenance records are available ☐ Yes ☐ No

If you answered "No," please explain below:

- Previous two years of maintenance records are attached to this form ☐ Yes ☐ No

If you answered "No," please explain below:

- Additional Comments:

8. **Please attach a copy** of the following items to this form. Contact the DEQ, or the local Health Department to locate these items.

- The septic system permit(s) to this form, if available
- The as-built drawing(s) to this form, if available
- The Certificate of Satisfactory Completion to this form, if available
- Additional Comments:

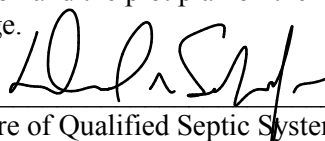
9. **Provide a Site Plan**

- Please provide a sketch of the complete system (show only system components that were evaluated) on page 8 of this form, if a copy of the original "as-built" drawing is *not* available.
- Please provide a sketch of the complete system on page 8 of this form if the original "as-built" drawing is *not* accurate or representative of the existing system.
- If the original "as-built" drawing is available for copy, and the original appears to be accurate and representative of the existing system, write "see attached as-built" on page 8 of this form, redrawing the system is unnecessary.
- Additional Comments:

10. **Disclaimer:**

This evaluation report describes the septic system as it exists on the date of evaluation and to the extent that components and operation of the system are reasonably observable. DEQ recognizes that this evaluation report does not provide assurance or any warranty that the system will operate properly in the future.

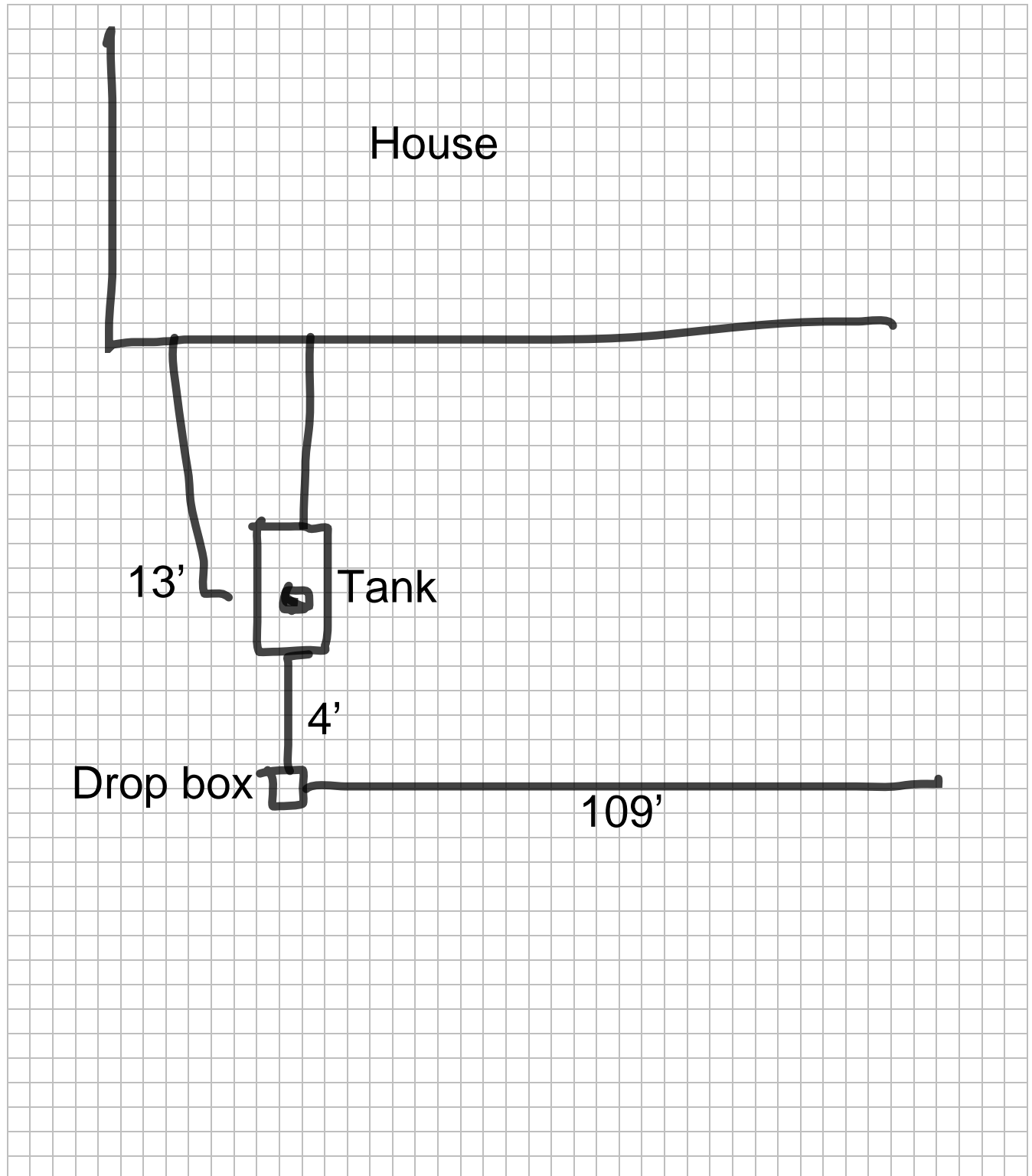
11. I hereby certify, by my signature, that the above information and the plot plan on the next page of this form are accurate and true to the best of my knowledge.



Date

Signature of Qualified Septic System Evaluator

Provide a Site Plan in the space below: Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**



WELL PURITY

CONDUCTED 3/18/2024

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Drinking Water Report

Client Name: Jones Pump Company
 29400 Santiam Hwy
 Lebanon, OR 97355

Reference Number: 24-07244

Report Date: 3/26/24

Approved By: bj.mdp.mht

Authorized by:


 Sarah P Miller
 Lab Manager, Corvallis

Project: Kreger Living Trust
Field ID: Faucet @back of carport
Sample Description: 9515 Marion Rd SE- Turner
Sample Date: 3/18/24 14:00

Lab Number: OR100009-14182

Date Received: 3/19/24

Sampled By: Glenda

Sampler Phone:

CAS Number	Analyte	Result	MCL	Pass ^A	Lab	QL	Units	Analyzed
Coli-Tot	TOTAL COLIFORM	Absent		Pass	d	P/A	per 100m	3/26/24
58563-22-2	E. Coli	Absent		Pass	d	Y/N	per 100m	3/26/24
14797-65-8	NITRATE-N	4.0	10	Pass	d	1.0	mg/L	3/19/24
7440-38-2	ARSENIC	ND	0.010	Pass	a	0.001	mg/L	3/22/24

Notation:

MCL = Maximum Contaminant Level, maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.

QL = Quantitation Limit is the lower calibration concentration.

ND = Not detected above the listed specified reporting limit (QL).

CAS Number = Chemical Abstract Service Number is a unique identifier of the chemical tested.

^A = "PASS", indicates that the parameter tested meets EPA, State, or local jurisdiction MCL. "Exceeds" indicates EPA secondary limit (Aesthetic) was exceeded. "Fail" indicates EPA Primary limit (Health) was exceeded.

An * in front of the parameter name indicates it is not NELAP accredited but it is accredited through OR DES or US EPA Region 10.

These test results meet all the requirements of NELAP, unless otherwise stated in writing, and relate only to these samples.

Jones Pump Company

29400 Santiam Hwy.
Lebanon, OR 97355
541-367-2560
jonesdrilling@hotmail.com



Date sample was taken: 03/18/2024

Customer Name: Kreger Living Trust

Address: 9515 Marion Rd SE

City: Turner State: OR Zip: 97392

WATER SOURCE AND CHARACTERISTICS

Please check the answer that best describes your water sample

The water was drawn from:	Well	City/district	Lake/reservoir/river	Other
Gallons per minute water source (if known)				
The incoming pipe size is:				
How many people in the family:				
When the sample was collected it was:	Clear	Cloudy	Colored	
The odor of the water is:	Musty	Metallic	Rotten eggs	
The stain the water makes is:	Red	Blue-Green	Black/Brown	
The visible particles in the water are:	Sand	Silt/Mud	Other	

ANALYSIS RESULTS

HARDNESS 2 gpg

Iron 0.5 ppm

pH 6.5

Total Dissolved solids 77

Other _____

Sulphur Odor Yes No Other _____

Is there a 110 Volt outlet in pump house, or near pressure tank? Yes No

Notes:

wastes soap, forms scale, clogs hot water heater and pipes. 0-3 gpg soft, 3-6 gpg moderately hard, 6-9 gpg hard water, 9+ gpg extremely hard. (1gpg=17.1 ppm)
The E.P.A recommends under 0.3ppm. Over 0.3 ppm may cause red staining on plumbing fixtures and clothes.
7.0 indicates water is neutral, under 7.0 is acidic, over 7.0 is alkaline, 6.8 or under is corrosive to fixtures and piping.



JENNIFER BLAKE

JENNIFER.BLAKE@KW.COM
541-619-7041

JENNIFER BLAKE IS A LICENSED REAL ESTATE AGENT IN THE STATE OF OREGON WHO HELPS HER CLIENTS WITH THE PURCHASE AND SALE OF RESIDENTIAL, MULTIFAMILY, BARE AND AGRICULTURAL LAND IN MCMINNVILLE, YAMHILL, CARLTON, SHERIDAN, WILLAMINA, DAYTON, AMITY, NEWBERG, DALLAS AND SURROUNDING AREAS IN THE MID-WILLAMETTE VALLEY. JENNIFER SPECIALIZES IN HELPING CLIENTS BUY AND SELL REAL ESTATE FROM THE SMALLEST HOBBY FARM ONWARDS TO THE MOST COMPLEX AGRICULTURAL OPERATIONS. HER GENUINE NATURE, EXPERIENCE AND EDUCATION HAVE CONTRIBUTED TO HER SUCCESS. HER WORK HISTORY HAS GIVEN HER YEARS OF APPRAISAL EXPERIENCE AS WELL AS EXPERTISE WITH COMPLEX PROPERTY NEGOTIATIONS AND REAL ESTATE TRANSACTIONS. IN HER SPARE TIME, JENNIFER TRAVELS NATIONALLY COMPETING IN THE NATIONAL REINED COW HORSE ASSOCIATION SHOWS. JENNIFER'S WORK AND VOLUNTEER EXPERIENCE PAIRED WITH HER EDUCATION BRINGS HER FULL CIRCLE ALLOWING HER TO STAY INVOLVED SERVING THE AGRICULTURAL COMMUNITY. SHE LOVES PEOPLE AND ESPECIALLY EDUCATING AND ADVOCATING FOR HER CLIENTS. HER COMPETITIVE NATURE IS AN ASSET DURING NEGOTIATIONS PAIRED WITH HER DEDICATION TO PROVIDING AN EXCEPTIONAL QUALITY OF SERVICE, COMMUNICATION AND KNOWLEDGE.



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!

