

40750 STAYTON SCIO ROAD

SCIO, OR



LOCATION

NEAR THE CORNER OF SHELBURN DRIVE AND STAYTON SCIO ROAD, ALONG BEAR BRANCH CREEK, IN CLOSE PROXIMITY TO THE SANTIAM RIVER, SOUTH OF STAYTON AND NORTH OF SCIO, WITHIN 6 MILES OF HIGHWAY 22 AND 20 MILES OF I-5

LAND

THE PROPERTY SITS ON 28.50 ACRES AND IS ALL ONE PARCEL WITH EFU ZONING. FEATURES INCLUDE

- **BEAR BRANCH CREEK FRONTAGE THAT RUNS THROUGH THE SOUTH BOUNDARY LINE**
- **PASTURE POND WITH STOCKED FISH**
- **KOI POND WITH A WATERFALL AND ATTACHED ENTERTAINMENT DECK WITH POWER**
- **SEVERAL WATER FEATURES**
- **PAVILION WITH POWER (EVENT VENUE!)**
- **BONFIRE PIT WITH CONCRETE SURROUNDINGS**
- **IMMACULATE PARK-LIFE LANDSCAPING AND GROUNDS**
 - **GRAPES, GARLIC, APPLE TREES, WISTERIA, JASMINE, HONEYSUCKLE AND AN ABUNDANCE OF OTHER SEASONAL PLANTS AND TREES!**
- **UNDERGROUND SPRINKLER SYSTEM**
- **PASTURE GROUND WITH 3 DESIGNATED PASTURES**
 - **15 ACRES ARE LEASED FOR \$150 PER ACRE**
- **ASPHALT, CONCRETE AND GRAVEL ROADS**
- **GATED DRIVE WITH X FENCING**
- **EXTERIOR PROPERTY LIGHTS**
- **WATER RIGHTS**
 - **19.9 ACRES FROM BEAR BRANCH CREEK**

BARNDOMINIUM

THE MAIN LIVING QUARTERS ARE ON THE SECOND FLOOR OF THE BARNDOMINIUM WITH THE LIVING AREA BEING APPROX 3500 SQFT. *SEE FLOOR PLANS

FEATURES INCLUDE

- **3 BEDROOMS**
- **2 BATHROOMS**
- **BUILT IN KITCHEN STAINLESS STEELS APPLIANCES**
 - **INCLUDING A FULL OVEN AND CONVECTION OVEN/MICROWAVE**
- **BENCH SEATING IN KITCHEN**
- **2 PROPANE WATER HEATERS**
- **WASHER AND DRYER UTILITY ROOM AREA *WASHER/DRYER NOT INCLUDED***
- **PRIMARY SUITE WITH WALK IN CLOSET , JETTED SOAKING TUB, STEP IN SHOWER AND COVERED DECK**
- **MULTIPLE COVERED DECKS**
- **CERTIFIED WOODSTOVE**
- **OFFICE WITH SLIDING BARN DOORS**
- **RECREATION ROOM**
- **LOFT STORAGE**
- **ANDERSON WOOD WINDOWS WITH VINYL CLAD ON OUTSIDE**
- **ANDERSON 12' WIDE SLIDING DOOR TO UPPER COVERED DECK ON GREAT ROOM**

GARAGE LEVEL

- **APPROX 4200 SQFT**
- **BAYS | 16 X 10, 18X10, 18X12, 10X14**
- **6 CAR CAPACITY, POSSIBLE 10 CARS WITH TWO DEEP ON TWO BAYS**
- **400 AMP POWER SUPPLY**
- **RV HOOKUPS INSIDE AND OUT, 50 AMP**
- **RV CLEAN OUT**
- **CONCRETE FLOOR**
- **FULL BATHROOM WITH WASHER/DRYER HOOKUPS**

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

OUTBUILDINGS

“SHE SHED”

- 464 SQFT
- CABINETRY
- ISLAND
- COVERED DECK
- POWER
- PREVIOUS USES INCLUDE POTTING SHED AND CATERER PREP AREA

WORKSHOP

- 3,869 SQFT
- 2 LEAN TO'S
- 8 KENNELS FOR DOG BOARDING (STARTED - NOT COMPLETED)
- TACK ROOM
- LOFT SPACE
- 220 POWER

HORSE BARN

- 2072 SQFT

HAY STORAGE

MISCELLANEOUS SHEDS

SYSTEMS

SEPTIC

- STANDARD SYSTEM, LOCATED OUTSIDE OF THE FRONT DOOR, INSTALLED IN THE 1970S, 1000 GALLON TANK, PUMPED EVERY 3 YEARS WITH A & B

WELL

- DOMESTIC
 - NEWER PUMP BY MACK DRILLING, 1.5 HP
 - LOCATED BY BERM AREA
- IRRIGATION
 - LOCATED BY THE BARN

PROPANE LEASE

- \$75 A YEAR
- 500 GALLOON TANK

PERSONAL PROPERTY INCLUDED

- RANGE
- OVEN
- DISHWASHER
- REFRIGERATOR

SELLER PREFERRED TERMS

- USE OREF FORMS
- CONTINGENT UPON SELLERS FINDING A REPLACEMENT PROPERTY
- MINIMUM 3 BUSINESS DAY RESPONSE TIME FOR OFFERS
- ITEM LIST TO BE PAID OUT OF ESCROW

*SCAN HERE FOR
IGUIDE*



*SCAN HERE FOR
ALL PHOTOS*



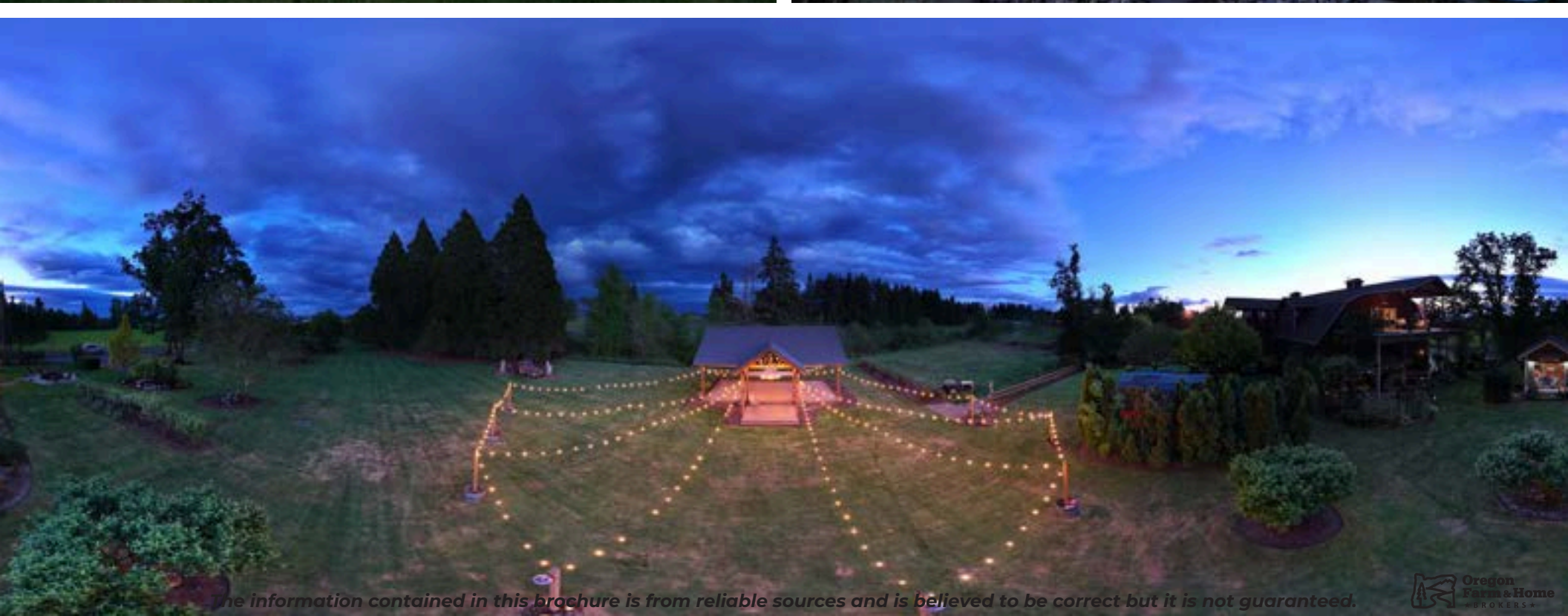


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MAPS

PROVIDED BY LAND.COM

*SCAN HERE FOR
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.





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FLOOR PLANS

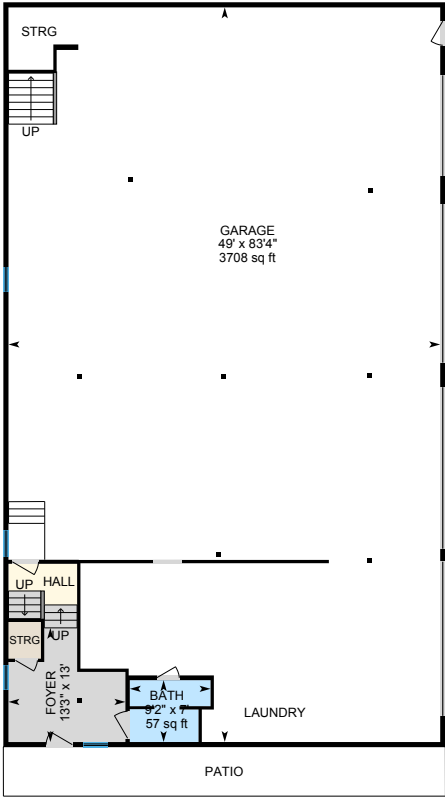
PROVIDED BY REALIANT

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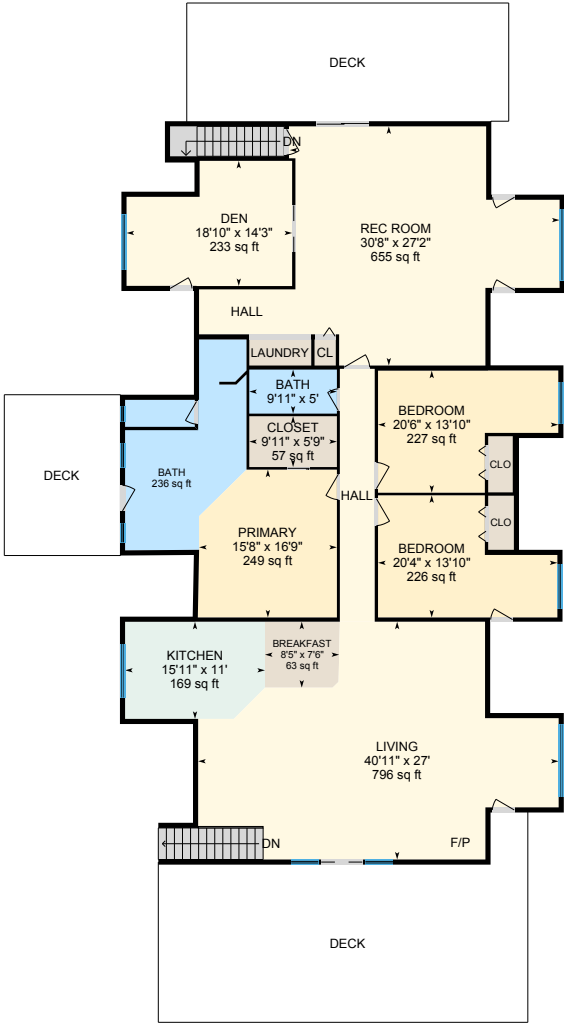


40750 Stayton Scio Rd, Scio, OR

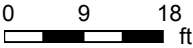
Main Building: Above Grade Finished Area 3896.58 sq ft



1st Floor
Finished Area 307.56 sq ft

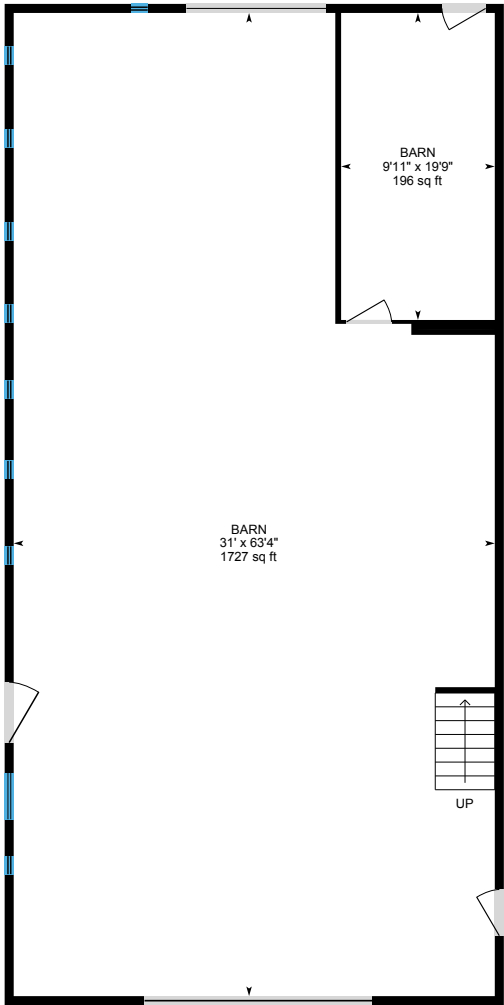


2nd Floor
Finished Area 3589.02 sq ft

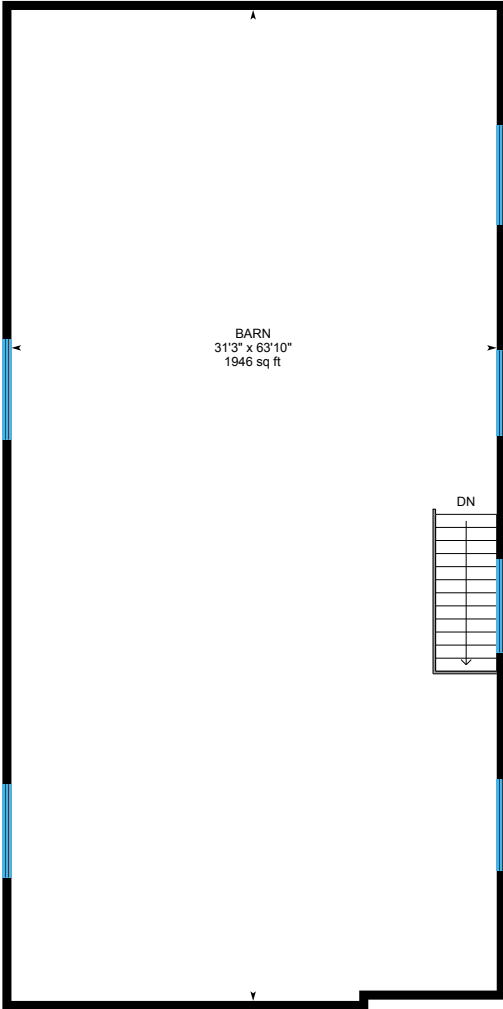


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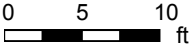
New Building: Above Grade Finished Area N/A



Barn



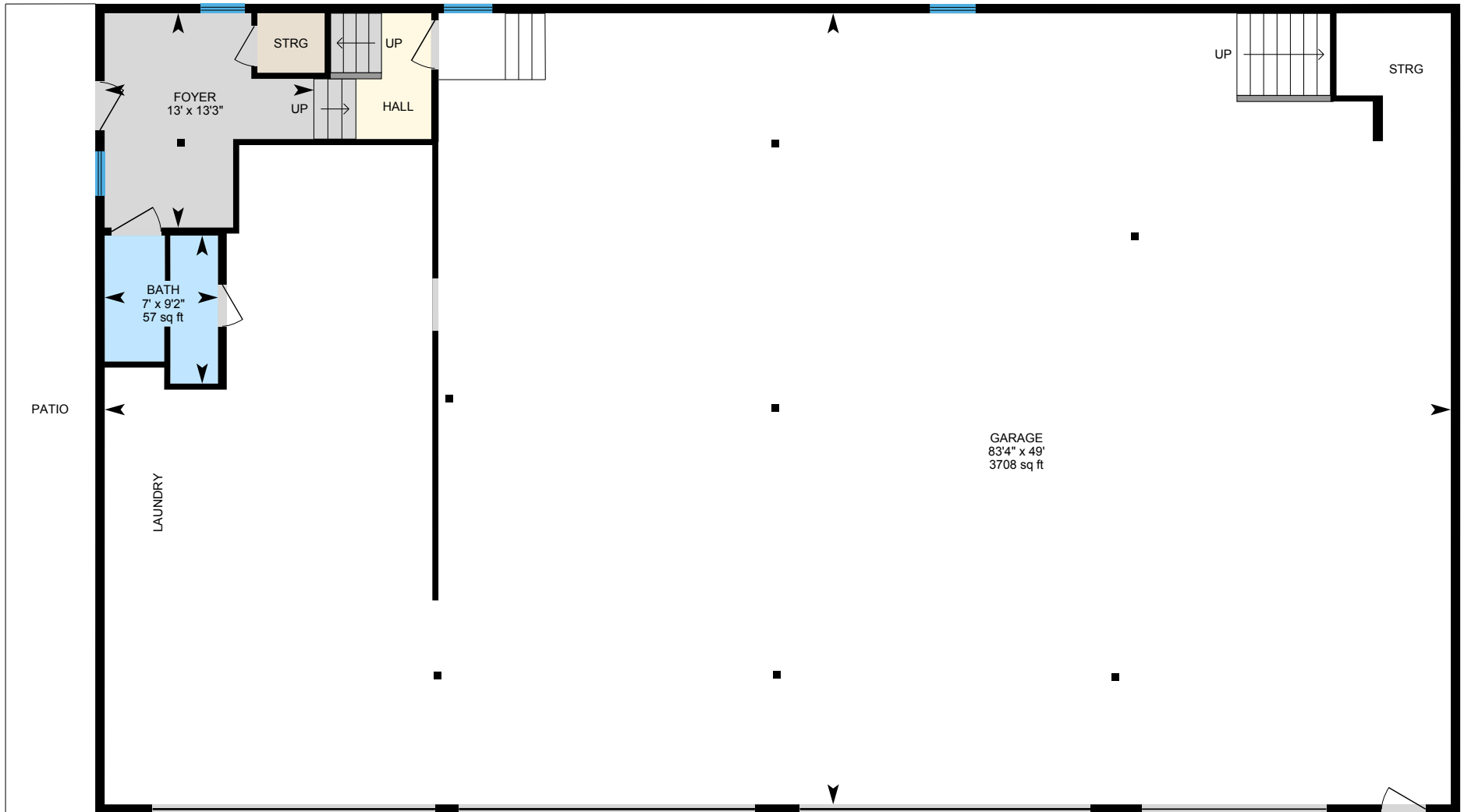
Barn Up



PREPARED: 2024/05/20

40750 Stayton Scio Rd, Scio, OR

1st Floor Finished Area 307.56 sq ft
Unfinished Area 3933.51 sq ft



0 7 14
ft

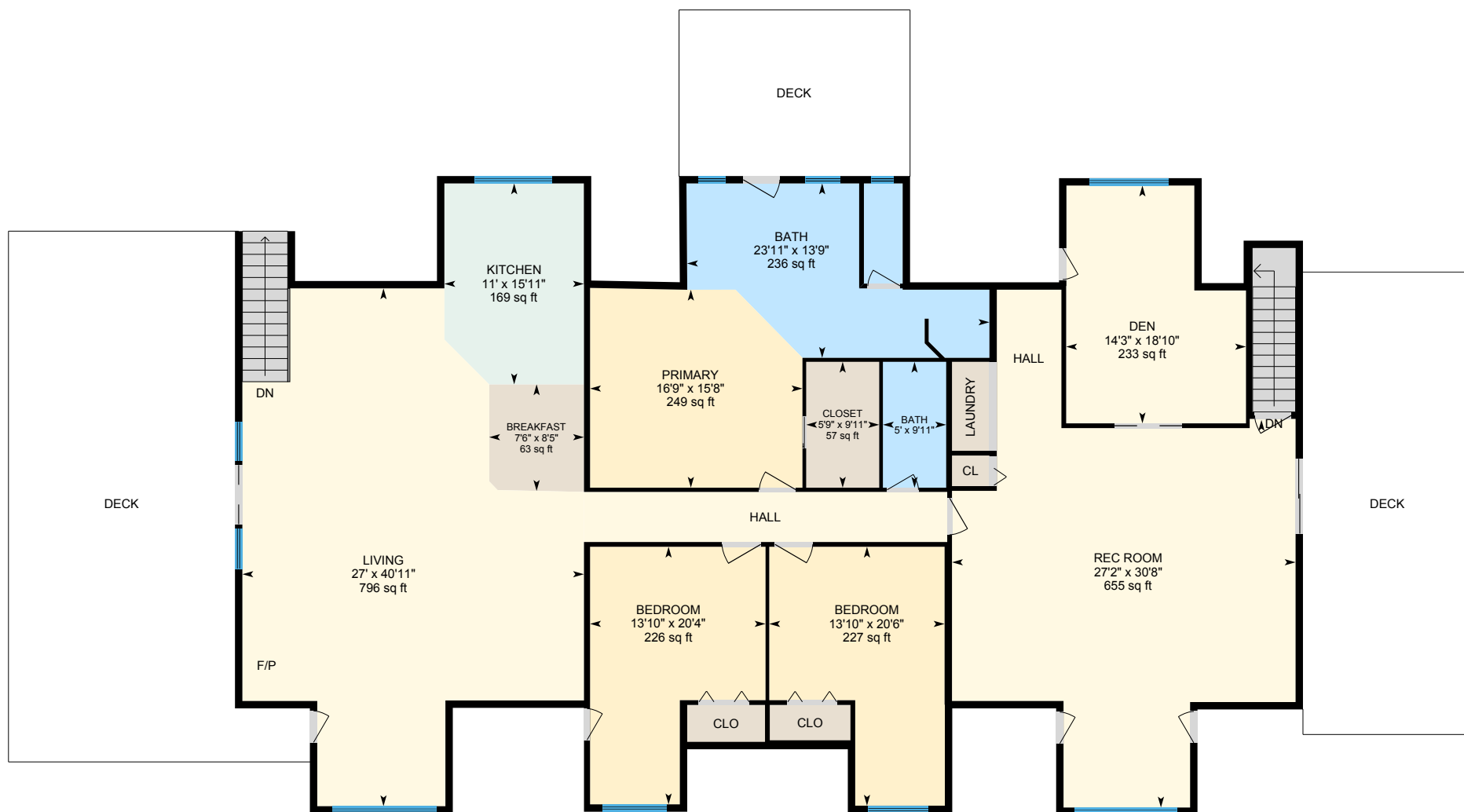
PREPARED: 2024/05/20



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

40750 Stayton Scio Rd, Scio, OR

2nd Floor Finished Area 3589.02 sq ft



0 8 16
ft

PREPARED: 2024/05/20

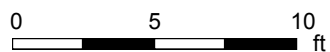
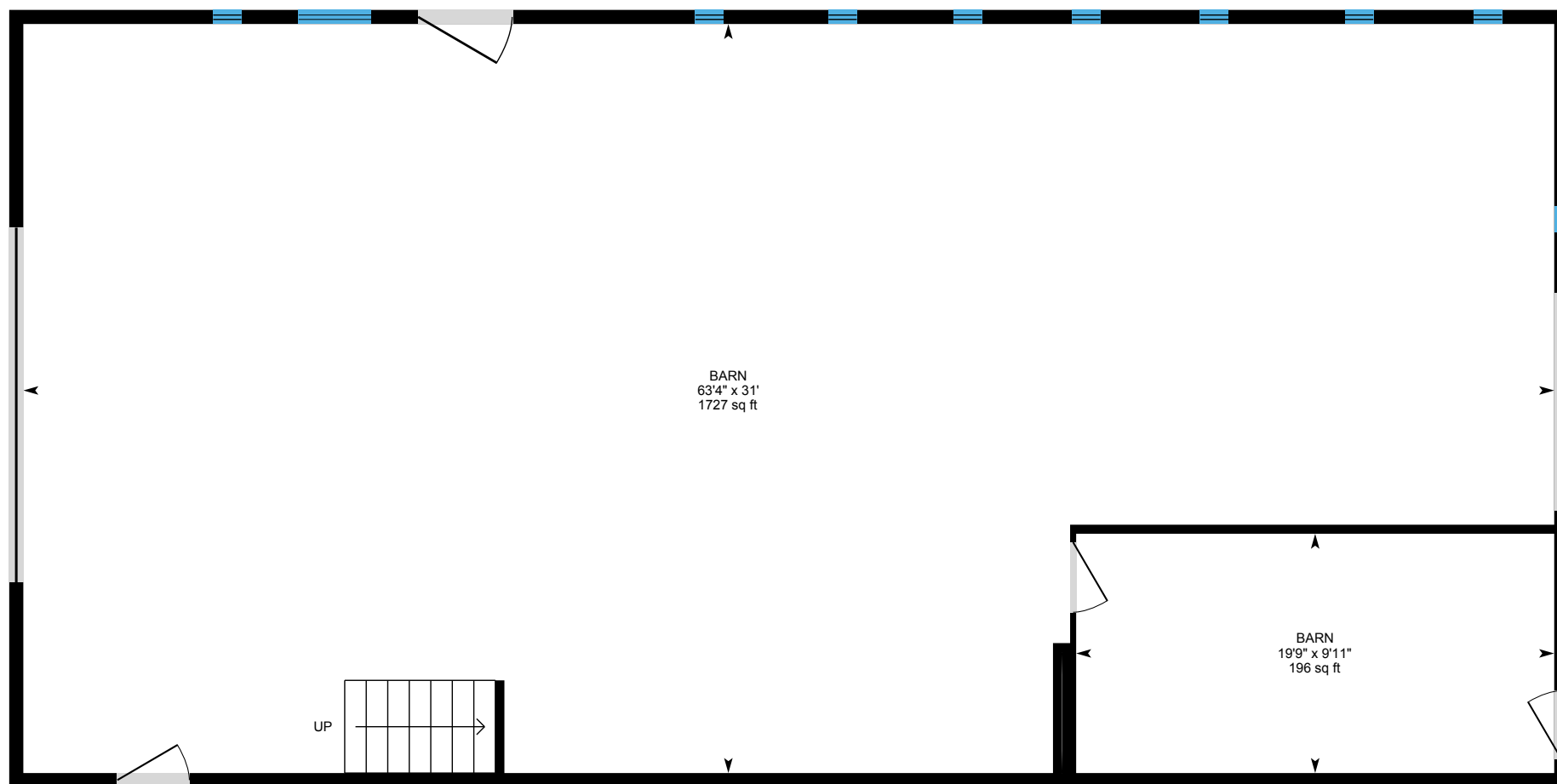


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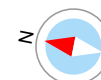
iGUIDE

40750 Stayton Scio Rd, Scio, OR

Barn Unfinished Area 2072.96 sq ft

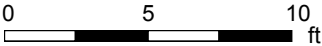
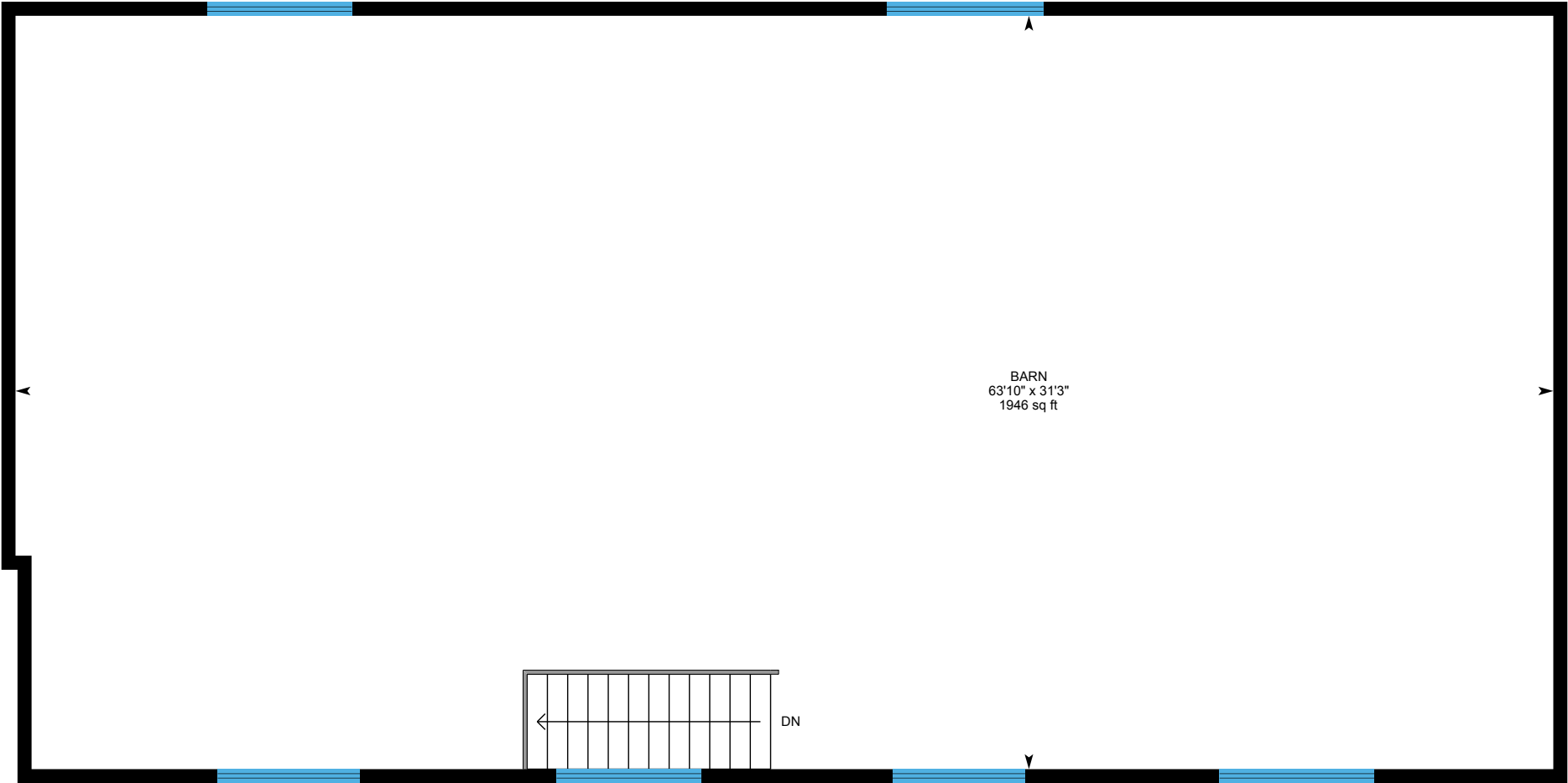


PREPARED: 2024/05/20

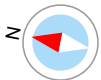


40750 Stayton Scio Rd, Scio, OR

Barn Up Finished Area N/A
Unfinished Area N/A



PREPARED: 2024/05/20



40750 Stayton Scio Rd, Scio, OR

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Bath: 9'2" x 7' | 57 sq ft

Foyer: 13'3" x 13'

Garage: 49' x 83'4" | 3708 sq ft

2ND FLOOR

Bath: 9'11" x 5' | 50 sq ft

Bath: 13'9" x 23'11" | 236 sq ft

Bedroom: 20'6" x 13'10" | 227 sq ft

Bedroom: 20'4" x 13'10" | 226 sq ft

Breakfast: 8'5" x 7'6" | 63 sq ft

Closet: 9'11" x 5'9" | 57 sq ft

Den: 18'10" x 14'3" | 233 sq ft

Kitchen: 15'11" x 11' | 169 sq ft

Living: 40'11" x 27' | 796 sq ft

Primary: 15'8" x 16'9" | 249 sq ft

Rec Room: 30'8" x 27'2" | 655 sq ft

New Building

BARN

Barn: 31' x 63'4" | 1727 sq ft

Barn: 9'11" x 19'9" | 196 sq ft

BARN UP

Barn: 31'3" x 63'10" | 1946 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Finished Area: 307.56 sq ft

Unfinished Area: 3933.51 sq ft

2ND FLOOR

Finished Area: 3589.02 sq ft

Unfinished Area: N/A

New Building

BARN

Finished Area: N/A

Unfinished Area: 2072.96 sq ft

BARN UP

Finished Area: N/C

Unfinished Area: N/C

ANSI Z765-2021, Main Building

Above Grade Finished Area: 3896.58 sq ft

Above Grade Unfinished Area: 3933.51 sq ft

Below Grade Finished Area: N/A

Below Grade Unfinished Area: N/A

40750 Stayton Scio Rd, Scio, OR

Property Details

Room Measurements

Floor Area Information

ANSI Z765-2021, New Building

Above Grade Finished Area: N/C
Above Grade Unfinished Area: N/C
Below Grade Finished Area: N/A
Below Grade Unfinished Area: N/A

N/C : Not computed due to one or more missing exterior wall thicknesses.

40750 Stayton Scio Rd, Scio, OR

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0018974**

Tax Lot: **09S01W2900108**

Owner: Harrold, Garry W

CoOwner: Harrold, Kimberly

Site: 40750 Stayton Scio Rd

Scio OR 97374

Mail: PO Box 279

Stayton OR 97383

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:09S R:01W S:29 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$1,041,410.00**

Market Land: **\$444,210.00**

Market Impr: **\$597,200.00**

Assessment Year: **2023**

Assessed Total: **\$437,583.00**

Exemption:

Taxes: **\$5,741.96**

Levy Code: 02710

Levy Rate: 13.1220

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms: 3

Bathrooms: 3

of Stories: 1

Total SqFt: 3,162 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 28.50 Acres (1,241,460 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced Air

Fireplace:

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 29J - North Santiam

Census: 2019 - 030202

Recreation:

SALE & LOAN INFORMATION

Sale Date: 05/08/2012

Sale Amount:

Document #: 6667

Deed Type: Deed

Loan Amount: \$361,000.00

Lender: WELLS FARGO BK NA

Loan Type: Conventional

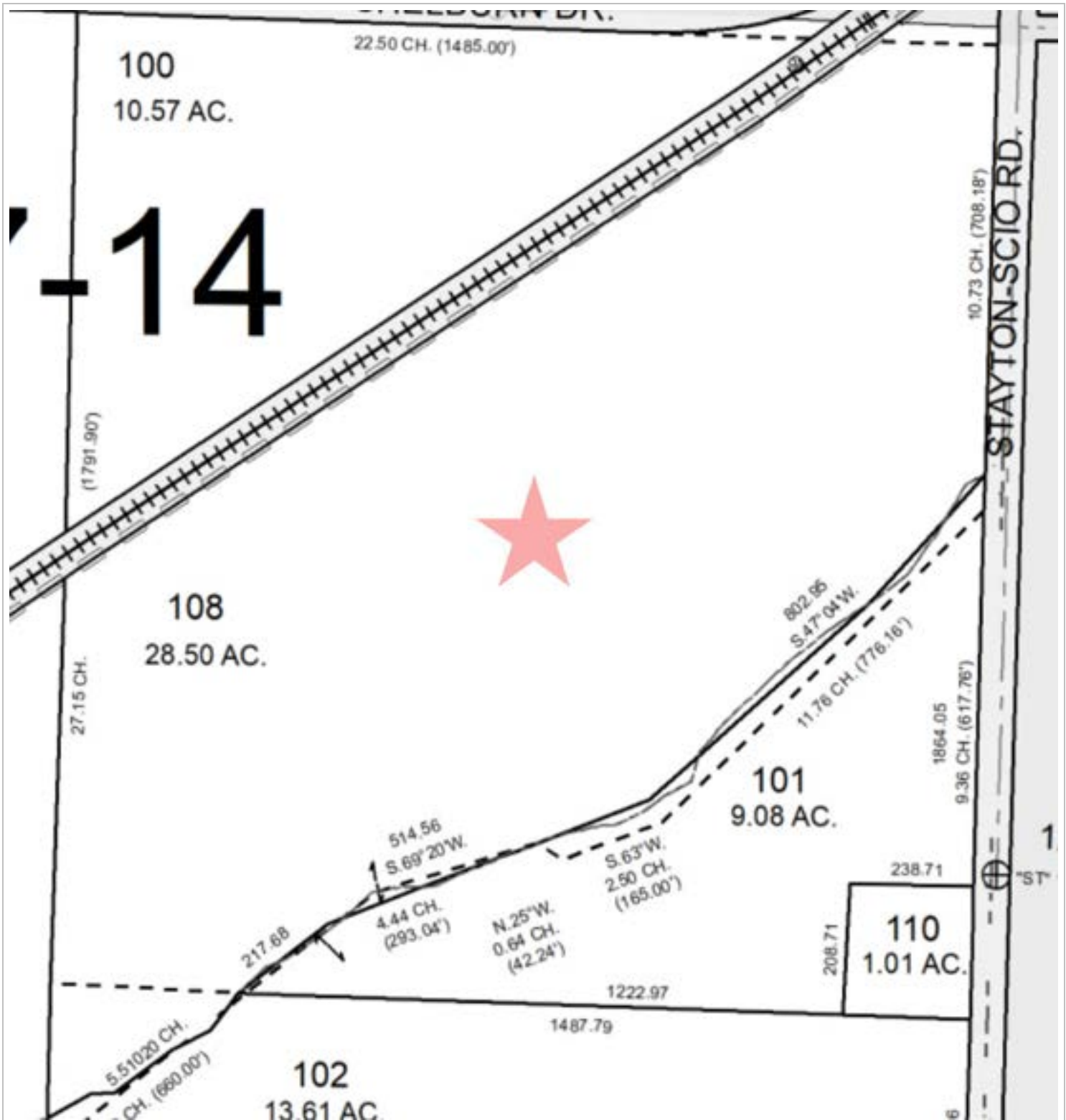
Interest

Type:

Title Co: FIRST AMERICAN TITLE

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Assessor Map



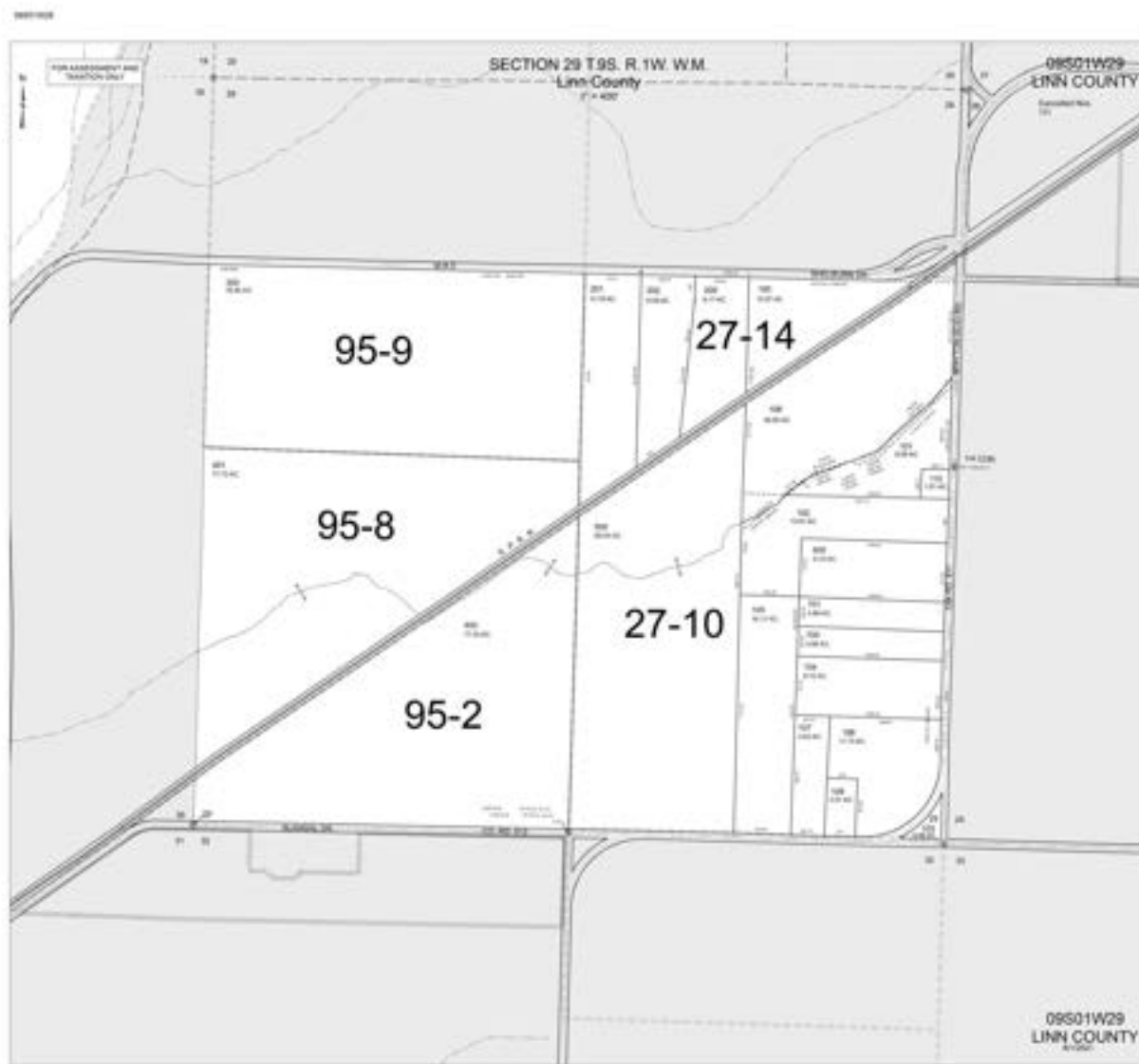
Fidelity National Title

Parcel ID: 0018974

Site Address: 40750 Stayton Scio Rd

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Full Assessor Map

**Fidelity National Title****Parcel ID: 0018974****Site Address: 40750 Stayton Scio Rd**

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Aerial Map

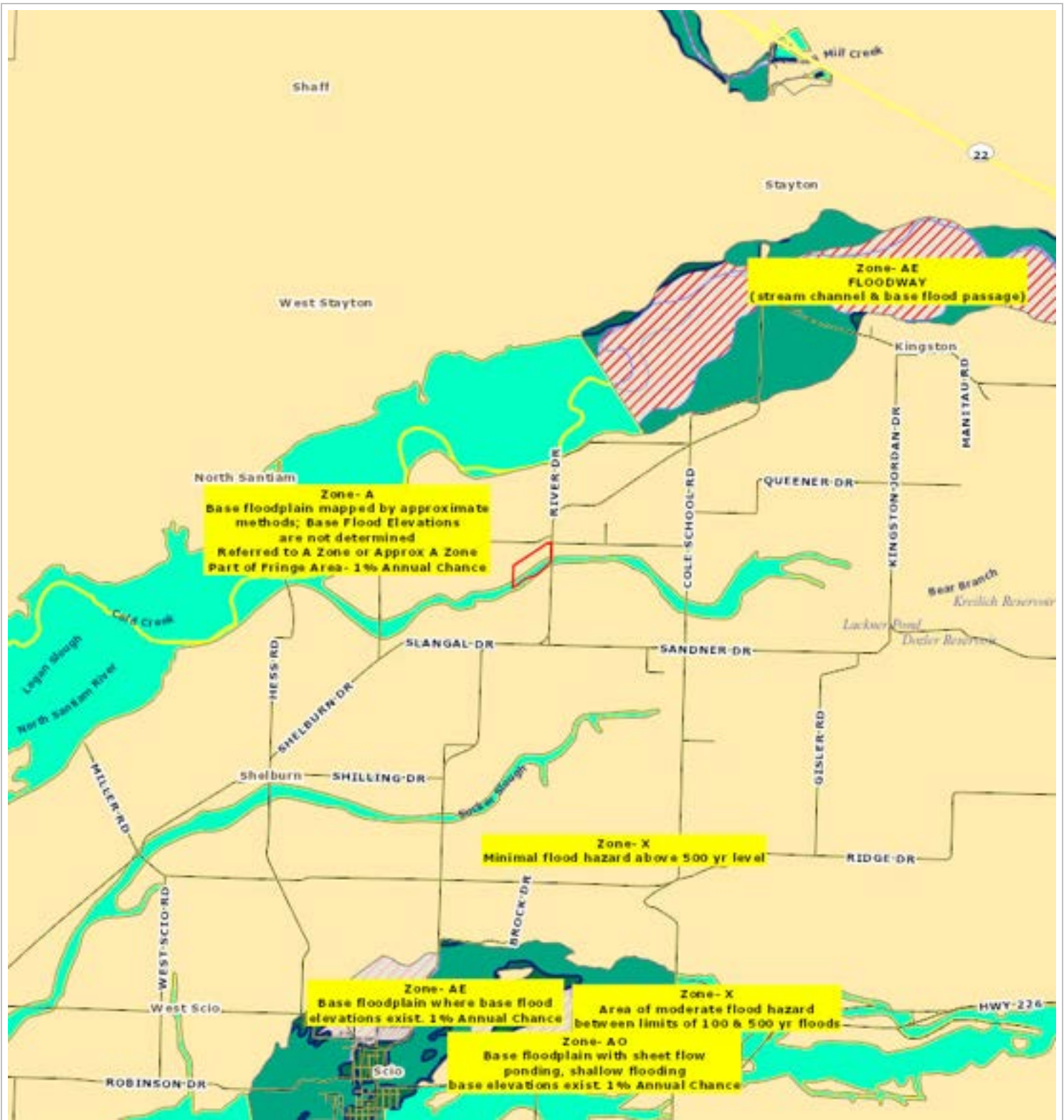


Fidelity National Title

Parcel ID: 0018974

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Flood Map



Fidelity National Title

Parcel ID: 0018974

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Linn County
2023 Real Property Assessment Report
Account 18974

Map 09S01W29-00-00108
Code - Tax ID 02710 - 18974

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing HARROLD GARRY W & KIMBERLY
PO BOX 279
STAYTON OR 97383

Deed Reference # 2012-6667
Sales Date/Price 05-08-2012 / \$0
Appraiser MCCULLOUGH, JOHN

Property Class 551 **MA** **SA** **NH**
RMV Class 401 05 00 002

Site	Situs Address	City
1	40750 STAYTON SCIO RD	SCIO

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
02710	Land	444,210		Land	0
	Impr	597,200		Impr	0
Code Area Total		1,041,410	413,400	437,583	0
Grand Total		1,041,410	413,400	437,583	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
02710	5	☒			Farm Use Zoned	100	0.63 AC	3	9,040
	1	☒			Farm Use Zoned	100	19.79 AC	3I	284,150
	2	☒			Farm Use Zoned	100	7.08 AC	5	101,660
					LANDSCAPE - AVERAGE	100			5,000
					RURAL OSD - AVG	100			30,000
	4	☒			Rural Site	100	1.00 AC		14,360
Code Area Total							28.50 AC		444,210

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
02710	100	2004	142	RES One story with basement	104	3,162			563,490
	101	0	317	GP BUILDING	104	464			7,190
	102	0	328	MACHINE SHED	104	960			7,290
	103	0	110	Residential Other Improvements	104	0			1,170
	104	0	110	Residential Other Improvements	104	0			10,160
	105	0	110	Residential Other Improvements	104	0			7,900
Code Area Total						4,586			597,200

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Linn County
2023 Real Property Assessment Report
Account 18974

Comments

***** CAP NOTE - Type F *****

8-3-94 1.0 AC DISQ HS, NC (NON FARM RELATED)

***** CAP NOTE - Type R *****

Plans for new res and removal of old mobile

04MX: NEW RES 10% COMPLETE, SEE IN 2005 FOR COMPLETION.(OLD MH GONE)5-04 AS

05MX: EST. NEW RES 90% COMPLETE, SEE IN 2006 FOR COMPLETION.. 11-04 AS

06MX: EST NEW RES IS BASICALLY COMPLETE, BLDG. DEPT CONFIRMED IT. 10-05 AS

2020: Consolidation. Consolidate .63 acres of T-L 111 (Acc #361325) into T-L 108 (Acc #18974). Land transferred in S.A. with no M.A.V.. No improvements involved, Acc #361325 cancelled for 2020. Tabled imp's on account. 4/20 JMc

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

22-Apr-2024

HARROLD GARRY W & KIMBERLY
PO BOX 279
STAYTON OR 97383

Tax Account #	18974	Lender Name	WFR - WELLS FARGO REAL ESTATE TAX S
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address	40750 STAYTON SCIO RD SCIO OR 97374	Interest To	Apr 22, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,741.96	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,509.81	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,895.59	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,802.29	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,772.35	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,685.19	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,562.07	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,435.08	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,281.50	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,103.96	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,061.55	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,797.37	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,693.75	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,447.72	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,411.36	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,329.43	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,384.56	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,134.49	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,713.81	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$778.38	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$426.90	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$435.69	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$417.63	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$422.73	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.10	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$405.67	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$410.92	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$412.90	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$451.79	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$395.47	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.61	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$416.93	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$466.66	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$84,973.22	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

22-Apr-2024

HARROLD GARRY W & KIMBERLY
PO BOX 279
STAYTON OR 97383

Tax Account #	18974	Lender Name	WFR - WELLS FARGO REAL ESTATE TAX S
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address	40750 STAYTON SCIO RD SCIO OR 97374	Interest To	Apr 22, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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First American Title 1851856 9-10-29 / 108 * 111



After recording return to:
Garry Harrold and Kimberly Harrold
PO Box 176
Stayton, OR 97383

Until a change is requested all tax
statements shall be sent to the
following address:
No Change

File No.: 7081-1851856 (DM)
Date: May 02, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON 2012-06667
D-BS
Cnt=1 Stn=1 COUNTER 05/08/2012 10:51:42 AM
\$15.00 \$11.00 \$15.00 \$9.00 \$10.00 \$60.00



00178423201200066670030033

I, Steve Druckenmiller, County Clerk for Linn
County, Oregon, certify that the instrument
identified herein was recorded in the Clerk
records.

Steve Druckenmiller - County Clerk



STATUTORY BARGAIN AND SALE DEED

Garry W. Harrold, Grantor, conveys to Garry W. Harrold and Kimberly Harrold, as tenants by the entirety, Grantee, the following described real property:

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

The true consideration for this conveyance is \$to add spouse. (Here comply with requirements of ORS 93.030)

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.

Dated this 3 day of May, 2012.

APN: 18974

Bargain and Sale Deed
- continued

File No.: 7081-1851856 (DM)
Date: 05/02/2012

Garry W. Harrold
Garry W. Harrold

STATE OF Oregon)
County of Lincoln) ss.

This instrument was acknowledged before me on this 3 day of May, 2012
by Garry W. Harrold.



Lori Jean Mitchell
Notary Public for Oregon
My commission expires: 3/3/14

EXHIBIT A

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

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, WHICH POINT IS 667.32 FEET NORTH 00°03'10" WEST FROM THE QUARTER CORNER ON THE EAST LINE OF SAID SECTION 29; AND RUNNING THENCE SOUTH 45°12'30" WEST 802.95 FEET; THENCE SOUTH 65°47' WEST 514.56 FEET; THENCE SOUTH 57°54'30" WEST 217.68 FEET; THENCE NORTH 89°39'40" WEST 265.00 FEET TO AN IRON PIPE; THENCE NORTH 00°07' WEST 606.22 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; THENCE NORTH 53°53'50" EAST ALONG SAID RIGHT OF WAY LINE 1597.45 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 89°32'50" EAST ALONG SAID NORTH LINE 198.53 FEET TO THE EAST LINE OF SAID SECTION 29; THENCE SOUTH 00°03'10" EAST ALONG SAID EAST LINE 658.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE ROAD VACATED BY LINN COUNTY ROAD FILE NO. 623

ALSO: BEGINNING AT AN IRON PIPE WHICH IS 232.40 FEET SOUTH 00°20'20" WEST AND 1487.79 FEET NORTH 89°39'40" WEST FROM THE QUARTER CORNER ON THE EAST LINE OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, LINN COUNTY, OREGON, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ARTHUR F. ULLYOT, ET AL BY DEED RECORDED IN VOLUME 281, PAGE 469, LINN COUNTY DEED RECORDS; AND RUNNING THENCE SOUTH 89°39'40" EAST ALONG THE NORTH LINE OF SAID ULLYOT TRACT 265.00 FEET TO A POINT IN THE CENTER OF A CREEK, THENCE SOUTH 44°07' WEST 58°56' WEST ALONG THE CENTER OF SAID CREEK 186.18 FEET TO A POINT IN THE WEST LINE OF THE AFORESAID ULLYOT TRACT; THENCE NORTH 00°07' WEST 206.00 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

SOIL REPORT

PROVIDED BY ACREVALUE

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.



40750 Stayton Scio Rd
Oregon, AC +/-



 Boundary

| Boundary 29.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
91	Saturn variant silt loam	16.08	55.07	0	70	2w
66B	McAlpin silty clay loam, 3 to 6 percent slopes	9.27	31.75	0	77	2e
26	Coburg silty clay loam	3.85	13.18	0	90	2w
TOTALS		29.2(*)	100%	-	74.86	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.



WATER RIGHTS

PROVIDED BY OWRD

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.



STATE OF OREGON
COUNTY OF LINN
CERTIFICATE OF WATER RIGHT

This Is to Certify, That **LEONARD LAMBRECHT**

of **Route 2, Box 213 B, Scio**, State of **Oregon**, has made proof to the satisfaction of the **STATE ENGINEER** of Oregon, of a right to the use of the waters of a well

a tributary of **Bear Branch Creek (North Santiam River)** for the purpose of **irrigation of 19.9 acres**

under Permit No. **G-3836** of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **September 18, 1967**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **0.25 cubic foot per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the **NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 29, T. 9 S., R. 1 W., W. M., 770 feet South and 620 feet West from NE Corner, SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29.**

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to **one-eightieth** of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed **2 $\frac{1}{2}$ acre feet per acre** for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

**0.7 acre SW $\frac{1}{4}$ NE $\frac{1}{4}$
19.2 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$
Section 29
T. 9 S., R. 1 W., W. M.**

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

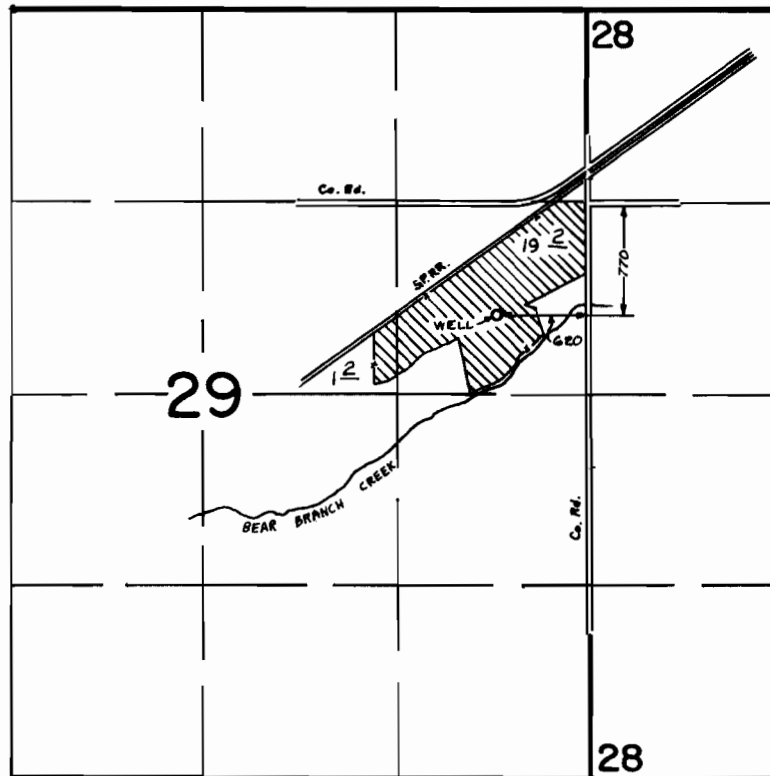
WITNESS the signature of the State Engineer, affixed

this date. **June 28, 1974**

.....**Chris L. Wheeler**.....

State Engineer

T.9S.R.IW.W.M.



FINAL PROOF SURVEY
UNDER

Application No. G 4082 Permit No. G 3836
IN NAME OF

LEONARD LAMBRECHT

Surveyed JUNE 9 1972, by D. BUELL

STATE OF OREGON

COUNTY OF

LINN

CERTIFICATE OF WATER RIGHT

This is to certify, That **EDWARD AND DOROTHY MINTON**

of 12842 Minton Lane, Stayton , State of Oregon 97165, has made
proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of
 Bear Branch Creek

a tributary of North Santiam River for the purpose of
 irrigation of 3.6 acres

under Permit No. 7991a and that said right to the use of said waters has been perfected in
 accordance with the laws of Oregon, that the priority of the right hereby confirmed dates from

August 5, 1964
 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is
 limited to an amount actually beneficially used for said purposes, and shall not exceed
 0.05 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of
 diversion is located in the NE 1/4 SE 1/4, Section 29, T9S, R1W, WM;
 10 feet South and 850 feet West from the E 1/4 Corner, Section 29.

The amount of water used for irrigation, together with the amount secured under any other right
 existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per
 acre, or its equivalent for each acre irrigated and shall be further
 limited to a diversion of not to exceed 2 1/2 acre-feet per acre for each
 acre irrigated during the irrigation season of each year,

and shall
 conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is
 appurtenant, is as follows:

1.2 acres SE 1/4 NE 1/4
 1.6 acres NE 1/4 SE 1/4
 0.8 acre NW 1/4 SE 1/4
 Section 29
 Township 9 South, Range 1 West, WM

This certificate is issued to confirm a change in point of diversion approved
 by an order of the Water Resources Director entered July 21, 1980 and
 supersedes certificate of water right recorded at page 33632, Volume 25,
 State Record of Water Right Certificates.

The issuance of this superseding certificate does not confirm the status of
 the water right in regard to the provisions of ORS 540.610 pertaining to
 forfeiture or abandonment.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein
 described and is subject to minimum flows established by the Water Policy Review Board with an effective date
 prior to this right

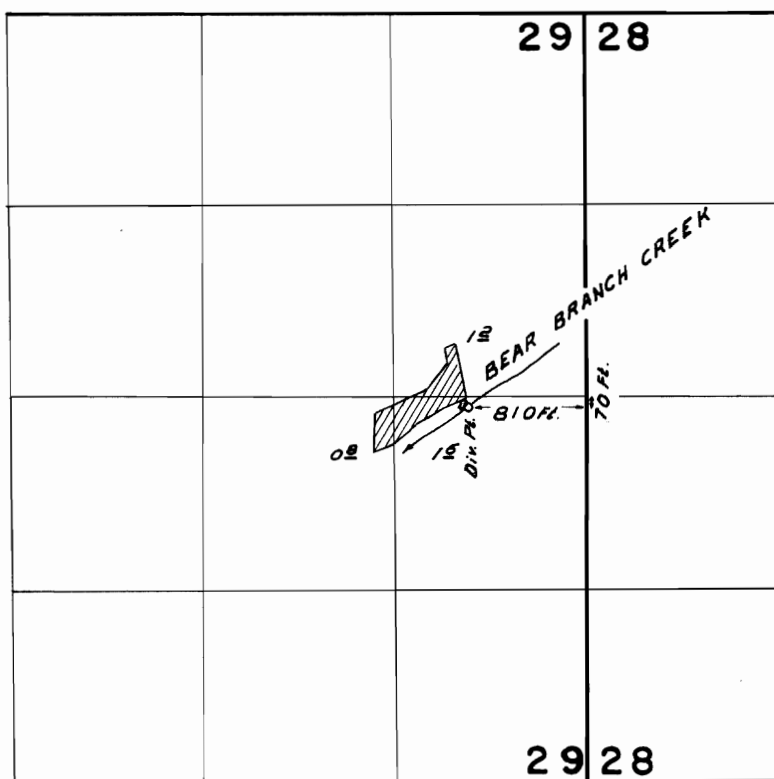
WITNESS the signature of the Water Resources Director, affixed

this date. April 25, 1985

/s/ William E. Young
 Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 48, page 53004

T.9S. R.1W. W.M.



FINAL PROOF SURVEY
UNDER

Application No. 40127 Permit No. 29914
IN NAME OF

LEONARD LAMBRECHT

Surveyed SEPT. 10 1965, by L. COLEBANK

WELL PURITY

FOR THE DOMESTIC WELL, PROVIDED BY WATERLAB

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.



TEST REPORT

2603 - 12th Street, SE
Salem, OR 97302
Voice: (503) 363-0473
FAX: (503) 363-8900

Kimberly Harrold
40750 Stayton Scio Rd
Scio, OR 97374

SAMPLE INFORMATION

Location: 40750 Stayton-Scio Rd Scio/bath tap
Date Sampled: 2/29/2024 Sample Type: Water
Time Sampled: 0945 Collected by: Kim Harrold

CASE NARRATIVE

The analyses were performed according to the guidelines in the WATERLAB Corp Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory.

WATERLAB Corp certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

TESTING INFORMATION

Lab #: 20240229-010
Date Received: 2/29/2024 Time Received: 1038 Received by: SW
Date Started: 2/29/2024 Time Started: 1631 Tech: SW
Date Read: 3/1/2024 Time Read: 1231 Tech: SW
Date Reported: 3/6/2024 Reported By: RD
*Chlorine Residual: N/A Amount of Sample Used: 100 mls
Method Code: SM 20th ED 9223B P/A Colilert 18 ®

TOTAL COLIFORM BACTERIA RESULTS

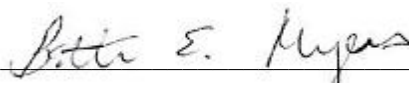
Analysis shows Total Coliform Bacteria to be: **ABSENT**
Absent= Acceptable Present= Unacceptable

E.COLI COLIFORM BACTERIA RESULTS

Analysis shows E. coli Bacteria to be: **ABSENT**
E. coli is a sub-section of Total Coliform and its presence in water indicates that raw sewage is present in the water.

Explanation: When coliform bacteria are present in water, it is considered contaminated and therefore unsafe. Coliform organisms are found normally in discharges from the intestinal tract of man, animals or birds. Their presence in the water, therefore, must be considered as evidence of pollution. The laboratory examination determines the presence or absence of contamination at the time of sampling only. No definite conclusions should be drawn from a single bacterial examination.

* Chlorine Footnote: Chlorine in water will kill coliform bacteria. Presence of chlorine in a water sample should invalidate the test unless the water is from a system that is continuously chlorinated every day the water is in use.
Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAP unless otherwise noted. This report shall not be reproduced except in full without written approval of Waterlab Corporation.

Approved by: 



ORELAP Accredited Lab #100039/EPA OR00008

2603 12th St SE, Salem, OR 97302
503-363-0473

Healthy Water Package Testing Explanation

Lab #20240229-011

40750 Stayton-Scio Rd, Scio

Questions Gladly Answered!!! We want your results to be useful to you.

Notes about your water from Beth Myers, Lab Director (503-363-0473):

✓ A moderately hard water

Test, Units	EPA Standard for Public Drinking Waters	Your Result	Explanation
			ND means No Detection at limit set on actual report form.
pH, pH units	6.5 - 8.5	7.46	Naturally soft water tends to be 6.6 or less (acidic). Waters above 8 (alkaline) tend to have an elevated sodium or hardness level. This is useful as a screening test but pH is not the only indicator about whether pipe corrosion will occur. Hardness, sodium, carbon dioxide and dissolved solids can all play a role in corrosion. pH is a scale of 0-14. 7 is considered neutral. 0 -----7-----14 Acidic side Alkaline side
Specific Conductance, micromhos/Cm (Related to Dissolved Solids)	No Standard Set	183.	A <u>useful screening test</u> . This test gives an approximation of the amount of dissolved solids in the water but does not tell which ones are present. ☐ Less than 100 Soft water (low in dissolved minerals) ☒ 100-500 Average well water for dissolved minerals ☐ 500-1000 Indicates hard water and/or high sodium ☐ Over 1000 Indicates very hard water and/or high sodium
Arsenic, mg/liter (or ppm)	0.010 mg/liter (health hazard)	ND Under	A human carcinogen. Arsenic occurs naturally in parts of the Willamette Valley. It also was a component of some pesticides used in orchards years ago and railroad ties were preserved with compounds that contained arsenic. Leaves no visible sign of its presence in water.
Chloride, mg/liter (or ppm)	250 mg/liter	4.31 Under	Naturally occurring mineral. Often found in high levels in the deep aquifers. High chloride concentrations can produce a distinct "off" flavor in drinking waters.

Page PAGE 1*

MERGEFORMAT 3



2603 12th St SE, Salem, OR 97302

ORELAP Accredited Lab #100039/EPA OR00008

503-363-0473

			Chloride is part of the “table salt” compound (sodium chloride) so we think of it as “salt”. However, chloride can be very high, and the water doesn’t taste like salt if it is combined with a different mineral such as magnesium. Chloride compounds can build up in pipes, cause problems with the pH and make the water very slippery. This standard is set very high. Many drinking waters under this limit will still be objectionable in taste.
Fluoride, mg/liter (or ppm)	4.0 mg/liter	ND	Occurs naturally around the Willamette Valley. Leaves no visible sign of its presence in water.
Hardness as Calcium carbonate, mg/liter (or ppm)	250 mg/liter	69.	Naturally occurring mineral in waters. A nuisance factor in water that leaves a whitish/off-white deposit everywhere water dries. Not a health hazard. A measure of the amount of calcium and magnesium in the water. A small amount is desirable to lay down a protective egg-shell thin coating inside metal pipe. Then when water moves through the pipe, the friction works against the mineral deposit INSTEAD of bare metal. Without this mineral deposit, movement friction can “eat away” or leach the metal in the pipe into the water. However, too much hardness can fill the pipe and restrict flow. Below is the <u>USGS assessment</u> of hardness in water. ❖ Soft = less than 17.1 mg/liter ❖ Slightly hard = 17.1 to 60 mg/liter ❖ Moderately hard = 60 to 120 mg/liter ❖ Hard = 120-180 mg/liter ❖ Very hard = More than 180 mg/liter → Convert mg/l to grains/gallon by dividing by 17.1. Hard water can cause itchy skin and lifeless hair. Water can feel very slippery. Can make clothing dingy looking. <u>Water Softeners replace Hardness with salt. Water softeners do not REMOVE</u> all minerals from water. Water allowed to dry on cars, sinks, windows, household fixtures etc. will still leave a mineral deposit behind.
Iron, mg/liter (or ppm)	0.3 mg/liter (nuisance staining)	ND Under	Nuisance factor in water because of it leaves an orange/yellow/brown/black staining. Not a health hazard.

Iron (cont.)			Use a non-chlorine bleach when washing clothing to avoid setting the iron stain onto the clothing. Laundry additives are available for this. Iron can be present in water from two different sources: 1. Naturally occurring from the soil where the water is drawn 2. Leachate from the iron in some metal pipes. Iron levels can fluctuate so figuring out where it is coming from can require some detective work. To get correct treatment for this problem, you need to figure out: ❖ Is it from the well water - is it consistently present every day, about the same in all the house taps and at the well tap? ❖ Does a tap run orange at first then clear up? Could it be just from soft water corrosion of an individual tap? Could it be corrosion at a tap that was replaced? Was the tap replaced incorrectly and causing electrolysis corrosion to occur? ❖ Does the iron problem only occur at a particular time of the year such as late summer or high rains in winter? Is the water clear the rest of the year? ❖ Is the discoloration from sediment? Are the screens filled with sediment? Is the well pump stirring up dirt/sand that is being pumped into the system and discoloring the water? ❖ Has there been sediment/precipitation buildup in tanks and the tanks need to be drained? If you are going to pursue treatment, you will want to know the answer to the above questions, so you buy the correct system.
Manganese, mg/liter (or ppm)	0.05 mg/liter (nuisance staining)	ND Under	Naturally occurring mineral in many well waters in Oregon. Nuisance factor because it leaves a black oily stain and substance in water. Not a health hazard. Can be treated for removal.
Nitrate as N, mg/liter (or ppm)	10.0 mg/liter (health hazard for small children)	6.99 Under	A health hazard to children under 6 months of age (interferes with oxygen blood levels creating a "blue baby" syndrome). Nitrates are from the breakdown of lawn and agricultural fertilizers (a final product of the ammonia products) and septic waste. Can be treated for removal. Leaves no visible sign of its presence in water.
Sodium, mg/liter (or ppm)	20 mg/liter (set for	6.45	A naturally occurring mineral in water. Part of the "table salt" compound. High sodium waters are often fizzy and appear to be



2603 12th St SE, Salem, OR 97302

ORELAP Accredited Lab #100039/EPA OR00008

503-363-0473

	salt-restricted people)		carbonated. Elevated sodium can corrode metal plumbing (like other salt waters would). Many waters in the area are over 100 mg/liter. For drinking water purposes, the water can be treated at the kitchen tap instead of whole house treatment. Also, salt tolerant landscaping plants are available. Note: A high salt level (and its normally highly alkaline pH, over 8) can interfere with disinfection of the well with chlorine. Waters with a pH over 8 are difficult to disinfect with chlorine because chlorine does not disinfect at that pH.
Sulfate, mg/liter (or ppm)	250 mg/liter	9.59 Under	A naturally occurring mineral. High sulfates in water can cause diarrhea and other stomach problems. In fact, it is believed that often travelers are not sick from bacteria but from sulfates in the water. Luckily a person can become accustomed to varying water sulfate content rapidly. As with other types of water illnesses, the symptoms are first noticed in people with low body weight - babies and the elderly. Leaves no visible sign of its presence in water.
Copper, Lead, Zinc, mg/liter (or ppm)	Copper: 1 mg/liter 1st Draw 2nd Draw Lead: 0.01 mg/liter 1st Draw 2nd Draw Zinc: 5.0 mg/liter 1st Draw 2nd Draw	ND ND ND	The most common metals found to leach from plumbing into drinking water (because these are the most common plumbing materials). This package offers you two samples for these metals. 1. First draw out of the tap after water has been sitting 6 hours or so. 2. 2nd Draw after the water has been run. The first draw tells you the “worst case scenario” for the water. If sample contains no metals, corrosion does not seem to be occurring. If the first draw contains metals but the 2nd draw does not, then corrosion is occurring but running the water reduces the metal concentration in the water. However, remember that leaching metal in the water DOES mean the metal piping is being impacted and can develop leaks from weakening of the pipe. <u>Copper</u> - Leaches from copper piping. Leaves a blue/blue-green staining. Can cause stomach distress when blood levels become high. <u>Lead</u> - Leaves no visible sign of its presence in water. Leaches from metal pipe containing lead. Toxic metal in drinking water. <u>Zinc</u> - High levels will leave a greyish staining. Humans can tolerate a large amount of zinc.

To convert mg/liter (or ppm) to microgram/liter (or ppb), multiply by 1000.



ORELAP Accredited Lab #100039/EPA OR00008

2603 12th St SE, Salem, OR 97302
503-363-0473

For example, 0.01 mg/liter of Lead x 1000 = 10 micrograms/liter or ppb

April 2017

Bookkeeping computer

F 55



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE
HELMS

STEVEHELMS@KW.COM
541-979-0118

