

HOME

1,176 SQFT

- 2 BEDROOMS
- 2 BATHROOMS
- SINGLE STORY HOME
- BAR SEATING IN KITCHEN
- VAULTED CEILINGS
- STEP IN TILE SHOWER
 - DUAL SHOWER HEADS
- PRIMARY WALK IN CLOSET
 - WASHER AND DRYER HOOKUPS IN THE PRIMARY CLOSER
- FRONT COVERED PATIO
- OPEN PATIO OFF OF PRIMARY BEDROOMS
- COVERED CARPORT
- TWO WELLS (DOMESTIC AND IRRIGATION) BLUE HOUSE END OF LANE
- SEPTIC MIDDLE OF THE LAWN



LOCATION

LOCATED OFF OF HIGHWAY 20, MINUTES FROM LEBANON, 10 - 15 MINUTES FROM ALBANY AND INTERSTATE 5, CLOSE TO THE SANTIAM RIVER

LAND

14.090 ACRES

- ONE TAX LOT
- 12 TILLABLE ACRES
- FENCED PASTURE GROUND
- WELL DRAINED CLOQUATO AND NEWBERG FINE SANDY LOAM
- FULLY COVERED, 14 ACRES, IN 1933 WATER RIGHTS
- LANDSCAPED
- RAISED GARDEN BEDS
 - WITH IRRIGATION LINES
 - INJECTORS FOR PLANT NUTRIENTS
- GREAT FOR ROW CROPS, PERMANENT, YEAR ROUND, NURSERY



OUTBUILDINGS

WORKSHOP

- 1450 SQFT
 - 220 POWER
 - CONCRETE FLOORS
 - GAS HOOKUPS

BARN

- 1200 SQFT
- 220 POWER
- GRAVEL FLOORS

COMMERCIAL GREENHOUSES

- 220 POWER
- APPROX 4,000 SQFT PER GREENHOUSE

SELLER PREFERRED TERMS

USE OREF FORMS

2 BUSINESS DAYS FOR SELLER'S RESPONSE TIME ON OFFERS.

PERSONAL PROPERTY: MICROWAVE, OVEN, DISHWASHER, TAPE FENCING

EXCLUSIONS: FRIDGE, ROUND PEN AND PANELS



























MAPS

PROVIDED BY LANDID

SCAN HERE FOR INTERACTIVE MAP









COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS





LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0065546

Tax Lot: 11S02W21A01300

Owner: Bordessa, John

CoOwner: Bordessa, Katherine

Site: 35027 Santiam Hwy

Lebanon OR 97355

Mail: 35027 Santiam Hwy SE

Lebanon OR 97355

Zoning: County-EFU - Exclusive Farm Use

AFAR - Farms And Crops Use:

Legal:

Twn/Rng/Sec: T:11S R:02W S:21 Q:NE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: \$672,940.00 Market Land: \$387,650.00 Market Impr: \$285,290.00

Assessment Year: 2023

Assessed Total: \$181,933.00

Exemption:

Taxes: \$2,703.11 Levy Code: 00948 Levy Rate: 14.8578

SALE & LOAN INFORMATION

Sale Date: 02/24/2021 Sale Amount: \$500,000.00

Document #: 4691 Deed Type: Deed

Loan

\$365,000.00

Amount:

Lender: PRIVATE INDIVIDUAL Loan Type: Private Party Lender

Interest Type:

Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Year Built: 2010

Eff Year Built:

Bedrooms: 2

Bathrooms: 2

of Stories:

Total SqFt: 1,176 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 14.09 Acres (613,760 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

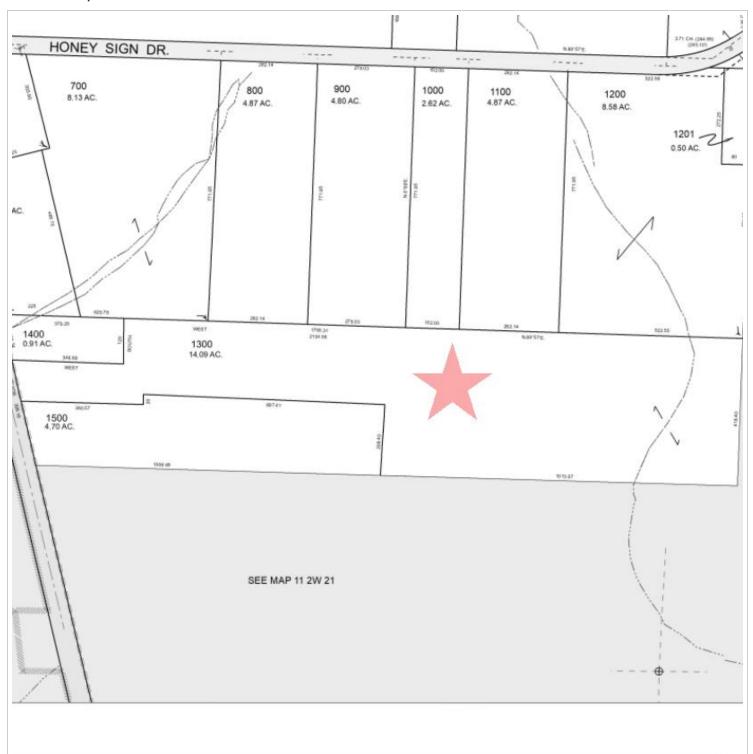
Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 1000 - 030802

Recreation:

Assessor Map





Parcel ID: 0065546

Site Address: 35027 Santiam Hwy

Full Assessor Map





Parcel ID: 0065546

Site Address: 35027 Santiam Hwy

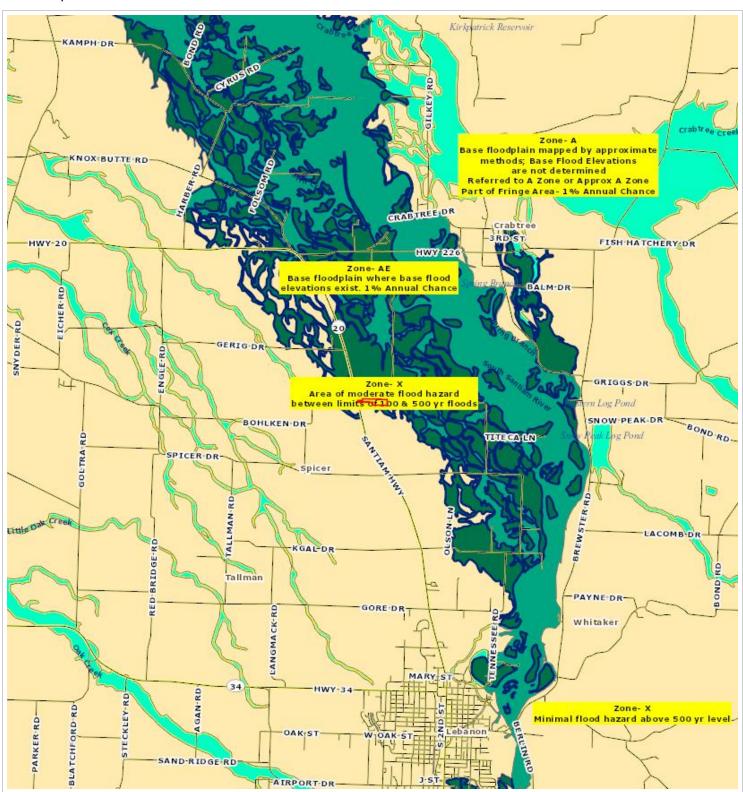
Aerial Map





Parcel ID: 0065546

Flood Map





Parcel ID: 0065546

Linn County 2023 Real Property Assessment Report

Account 65546

Мар 11S02W21-A0-01300

00948 - 65546

Tax Status Active

Assessable

Code - Tax ID

Account Status Subtype

NORMAL

Legal Descr

See Record

Mailing

BORDESSA JOHN & KATHERINE

35027 SANTIAM HWY SE LEBANON OR 97355

Sales Date/Price

Deed Reference # 2021-4691 02-17-2021 / \$500,000

Appraiser

BAUER, NATALIE

Property Class 551 MA SA NH **RMV Class** 401 02 00 007

Site	Situs Address	City
2	35027 SANTIAM HWY	LEBANON

			Value Summary			
Code Are	ea	RMV	MAV	AV	RMV Exception	CPR %
00948	Land	387,650		Land	0	
	Impr	285,290		Impr	0	
Code Area Total		672,940	164,140	181,933	0	
G	rand Total	672,940	164,140	181,933	0	

Land Breakdown									
Code Area	ID#	Plan RFPD Ex Zone	Value Source	Trend %	Size	Land Class	Trended RMV		
00948	1	✓	Farm Use Zoned	100	13.09 AC	11	327,620		
		_	LANDSCAPE - AVERAGE	100			5,000		
			RURAL OSD - AVG	100			30,000		
	2	✓	Rural Site	100	1.00 AC		25,030		
			Code Area Total		14.09 AC		387,650		

	Improvement Breakdown									
Code		Year	Stat		Trend					
Area	ID#	Built	Class	Description	%	Total Sqft	Ex% MS Acct	Trended RMV		
00948	507	2011	131	RES One story	104	1,176		217,430		
	508	2011	110	Residential Other Improvements	104	0		5,000		
	509	2010	317	GP BUILDING	104	1,440		37,900		
	510	0	328	MACHINE SHED	104	1,200		12,160		
	511		314	COMMERCIAL GREENHOUS	104	10,608		0		
	512		314	COMMERCIAL GREENHOUS	104	4,720		12,800		
					Code Area Total	19,144		285,290		

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

4/29/2024 2:56 PM Page 1 of 2

Linn County 2023 Real Property Assessment Report

Account 65546

Comments

1998CY:A LICENSED SPARTAN 8X35, SILVER(COLOR) IS HERE.DUS 10-28-97

Notice of decision the this tax lot is an authorized unit of land. 6-09

11MX: Permit for 60x36x12 pole bldg for storage, machinery repair, potting of plants. Restroom and electrical will be provided with structure. 04/10CM

11MX: NEW FGP COMPLETE 30X48X12. 10/10 NB

12MX: EST NEW RES 70% COMPLETE FOR 2012. 12/11 NB

13MX: RES COMPLETE FOR 2013. 11/12 NB

97MX: LAND +2700. LINE 2. DISQ. CB

16MX: SALE REVIEW. SALE INCLUDED CROPS/NURSERY STOCK AND GREENHSES. ADDED GREENHSE

TO ROLL. 3/16 NB

4/29/2024 2:56 PM Page 2 of 2

STATEMENT OF TAX ACCOUNT

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

29-Apr-2024

BORDESSA JOHN & KATHERINE 35027 SANTIAM HWY SE LEBANON OR 97355

Tax Account # 65546 Account Status A Roll Type Real

Situs Address 35027 SANTIAM HWY LEBANON OR 97355-9641

Lender Name Loan Number

Property ID 00948

Interest To Apr 29, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
ı cai	Турс	Duc	Duc	Due	Available	Duc	Date
023	ADVALOREM	\$2,799.22	\$2,703.11	\$96.11	\$0.00	\$2,703.11	Nov 15, 2022
022	ADVALOREM	\$3,164.05	\$2,646.51	\$517.54	\$0.00	\$2,646.51	Nov 15, 2022
021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,533.72	Nov 15, 202
020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,482.08	Nov 15, 202
019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,418.62	Nov 15, 201
018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,357.59	Nov 15, 201
017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,305.30	Nov 15, 201
016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,250.76	Nov 15, 201
015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,044.68	Nov 15, 201
014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,001.36	Nov 15, 201
013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.29	Nov 15, 201
012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,446.26	Nov 15, 201
011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$755.92	Nov 15, 201
010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$526.21	Nov 15, 201
009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.66	Nov 15, 200
800	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$500.31	Nov 15, 200
007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$490.01	Nov 15, 200
006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$465.97	Nov 15, 200
005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$454.55	Nov 15, 200
004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$457.00	Nov 15, 200
003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$430.71	Nov 15, 200
002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$398.23	Nov 15, 200
001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.49	Nov 15, 200
000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$395.82	Nov 15, 200
999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$300.55	Nov 15, 199
998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.80	Nov 15, 199
997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$311.92	Dec 15, 199
996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$290.55	Nov 15, 199
995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$243.22	Nov 15, 199
994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$258.74	Nov 15, 199
993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$304.06	Nov 15, 199
992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$321.98	Nov 15, 199
991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$327.79	Nov 15, 199
	Total	\$5,963.27	\$5,349.62	\$613.65	\$0.00	\$35,527.77	

STATEMENT OF TAX ACCOUNT

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

29-Apr-2024

BORDESSA JOHN & KATHERINE 35027 SANTIAM HWY SE LEBANON OR 97355

Tax Account #65546Lender NameAccount StatusALoan NumberRoll TypeRealProperty ID00948Situs Address35027 SANTIAM HWY LEBANON OR 97355-9641Interest ToApr 29, 2024

Tax Summary

Tax	Tax	Total	Current	Interest	Discount	Original	Due
Year	Type	Due	Due	Due	Available	Due	Date



220 6th Ave SW, Ste 100 Albany, OR 97321

AFTER RECORDING RETURN TO:

Order No.: 471821103527-DH
John Bordessa and Katherine Bordessa, as tenants by the entirety
35027 Santiam Highway SE
Lebanon, OR 97355

SEND TAX STATEMENTS TO:

John Bordessa and Katherine Bordessa 35027 Santiam Highway SE Lebanon, OR 97355

APN: 65546

Map: 11S02W21A0 01300

35027 Santiam Highway SE, Lebanon, OR 97355

LINN COUNTY, OREGON

2021-04691

SINE

D-WD

Stn=10122 S. WILSON **02/24/**2 \$25.00 \$11.00 \$10.00 \$60.00 \$19.00

02/24/2021 01:23:00 PM 0 \$19.00 **\$125.00**

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

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Andover LLC, a suspended California limited liability company 23.26 Undivided Interest and Equity Trust Company, Custodian FBO Rimma Boshemitsan Roth IRA 6.19 Undivided Interest and Equity Trust Company, Custodian FBO Rimma Boshemitsan Traditional IRA 4.81 Undivided Interest and Equity Trust Company, Custodian FBO Rimma Boshemitsan SEP IRA 10.98 Undivided Interest and Equity Trust Company, Custodian FBO Mark Vinokur IRA 54.76 Undivided Interest, Grantor, conveys and warrants to John Bordessa and Katherine Bordessa, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

A tract of land located in the Northeast quarter of Section 21, Township 11 South, Range 2 West of the Willamette Meridian, Linn County, Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron rod on the East line of and North 00° 09' East, 1456.25 feet from the Southeast corner of the Henry V. Clymer Donation Land Claim No. 50 in Township 11 South, Range 2 West of the Willamette Meridian in Linn County, Oregon; and running thence North 00° 09' East along the y East line of said Claim 418.40 feet to a 1/4 inch iron rod; thence West 1755.31 feet to a 1/2 inch iron pipe; thence South 120.00 feet to a 1 inch iron pipe; thence West 346.68 feet to the center line of the Santiam Highway; thence South 15° 11' East along said center line 113.97 feet; thence East 360.57 feet; 5° thence North 20.0 feet; thence East 697.41 feet; thence South 208.40 feet; thence East 1013.07 feet to the Place of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as farm, as disclosed by the tex roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

Any adverse claim based upon the assertion that:

- a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of unnamed creek, in the event the boundary of said unnamed creek has been artificially raised or is now or at any time hasbeen below the high watermark, if said unnamed creek is in its natural state.
- b) Some portion of said Land has been created by artificial means or has accreted to such portion so created a_{33} :
- c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of unnamed creek, or has been formed by accretion to any such portion.

The rights of the public and governmental bodies, if any, for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the unnamed creek.

The right, title and interest, if any, of the State of Oregon in and to any portion lying below the high water line of unnamed creek.

STATUTORY WARRANTY DEED

(continued)

Covenant, including the terms and provisions thereof,

Recording Date: Recording No.: June 3, 2011 2011-07714

1.160

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.

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

Deted FEB 1 7 2021 ; if a corporate grantor, it has caused its name to be signed by or	rder
of its board of directors.	
Andover LLC, a suspended California limited liability company 23.26 Undivided Interest	
BY: Mark Vinokur	
BY: Rimma Boshernitsan	
Equity Trust Company, Custodian FBO Rimma Boshemitsan Roth IRA 6.19 Undivided Interest	
EY: Corporate Alternate Signer	
Equity rust Company, Custodian FBO Rimma Boshemitsan Traditional IRA 4.81 Undivided Interest	
Hope Gonzales Corporate Alternate Signer Equity Trust Company, Custodian FBO Rimma Boshemitsan SEP IRA 10.98 Undivided Interest	
Hope Gonzales Corporate Alternate Signer	
Equity Trust Company, Custodian FBO Mark Vinokur IRA 54.76 Undivided Interest	
Hope Gonzales Corporate Alternate Signer	
State ofCounty of	
This instrument was acknowledged before me on by Mark Vinokur and Rimma Boshernitsan, Members of Andover LLC, a suspended California limited liability company	
Notary Public - State of Oregon	.i
My Commission Expires:	.1

8.00

EXHIBIT ""

Ohio	Exceptions	NE LIAIS	
State ofCuyahoga			Ryan E Linden
This instrument was acknowledged befor HOPE GONZALES	na ma on 17 February Comporate Alternate Sign	200	NOTARY PUBLIC STATE OF OHIO
buen h Simer.			My Commission Expires December 1, 2023
Notan Public - State of Gregor Office My Commission Expires:	_	BLIC, STATE	
State of		ATEN E LINDE	Ryan E Linden
This instrument was acknowledged befor	re me on 17 February		NOTARY PUBLIC STATE OF OHIO
hum h Mayler	— With the strength of the str		My Commission Expires December 1, 2023
My Commission Expires		BLIC, STA	
State ofCuyahoga_	0.7		Ryan E Linden
This instrument was acknowledged befor	re.me on 17 February Comporate Allernate Se	ner of	NOTARY PUBLIC STATE OF OHIO
Shum Whank			My Commission Expires December 1, 2023
My Commission Emires:		CIC, STA	
State ofCuyahoga	0.1	RANE LINDEN	Ryan E Linden
This instrument was acknowledged befor	re me on 17 Februar Corporate Alternate	y do	NOTARY PUBLIC
Muser howen	/ P MOINDIO		STATE OF OHIO
Notary Jublic - State of Fedor Chi O My Jommission Expres:		BLIC, STATE	December 1, 2023

Deed (Statutory Warranty) Logal ORD1358.doc/ Updated: 04.26.19 il .

5.365

STATUTORY WARRANTY DEED

(continued)

Covenant, including the terms and provisions thereof,

Recording Date: Recording No.: June 3, 2011 2011-07714

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated 2/22/2021 ; if a corporate grantor, it has caused its name to be signed by order of its board of directors.
Andover at C. a suspended California limited liability company 23.26 Undivided Interest
BY: Riprina Bosnernitsan
Souity Trust Company, Custodian FBO Rimma Boshernitsan Roth IRA 6.19 Undivided Interest
BY:
Equity Trust Company, Custodian FBO Rimma Boshernitsan Traditional IRA 4.81 Undivided Interest
BY:
Equity Thest Company, Custodia BO Rimma Boshernitsan SEP IRA 10.98 Undivided Interest
BY.
Equity Trust Company, Custodian FBO Mark Vinokut IRA 54.76 Undivided Interest
A notary public or other officer completing
State of
This instrument was acknowledged before me on Feb 22, 2621 by Mark Vinokur and Rimma Boshernitsan, Members of Andover LLC, a suspended California limited liability company of
All h
Notary Public - State of Gregon CA CHARLES ENGLERT
My Commission Expires: Feb 4, 2022 COMM. # 2228354 Notany Public * CAUPORNIA COMMY SAN FRANCISCO COUNTY Comm. Exp. Feb 4, 2022

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of Son Francisco On Feb 32, 2021 before me, Charles Englert, Notary Public personally appeared <u>Mark Vinokur</u> Name of Signer (1) Rimma Bo shernitsan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. COMM # 2228354 NOTARY PUBLIC . GALIFOR SAN FRANCISCO COUNTY WITNESS my hand and official seal. Comm. Exp. FEB. 4, 2022 Seal - OPTIONAL INFORMATION Attricular the information in this section is not required by law if could prevent fraudulent removal and realtachment of ്രം ദാക്ഷ്യഷ്ട്രത്തി to an unauthorized document and may prove useful to persons relying on the atlached document Description of Attached Document **Additional Information** Method of Signer Identification The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statustary Proved to me on the basis of satisfactory evidence: form(s) of identification credible witness(es) containing 3 pages, and dated Feb 32, 3621. Notarial event is detailed in notary journal on: Page # ____ Entry # ____ The signer(s) capacity or authority is/are as: individual(s) Notary contact: Attorney-in-fact ☐ Corporate Officer(s) ____ Additional Signer Signer(s) Thumbprints(s) ☐ Guardian/Conservator ☐ Partner - Limited/General Trustee(s) Other:

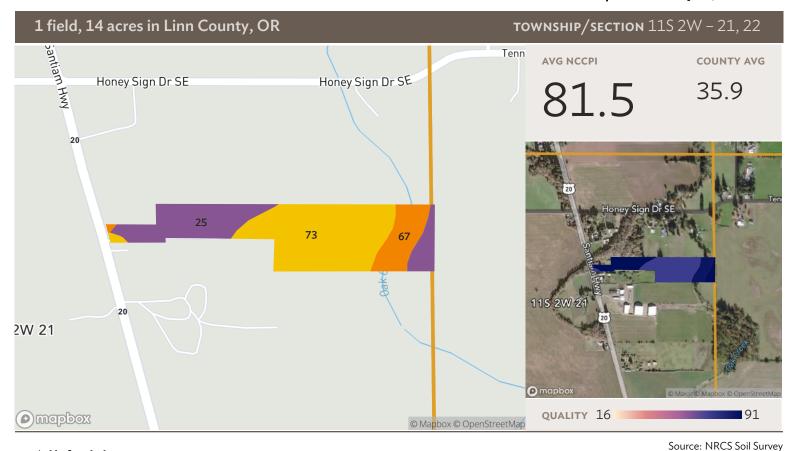
California All-Purpose Certificate of Acknowledgment 🗟

SOIL REPORT

PROVIDED BY ACREVALUE







All fields

14 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
73	Newberg fine sandy loam	7.61	53.4%	2	72.5
25	Cloquato silt loam	4.57	32.1%	2	93.7
67	McBee silty clay loam	2.07	14.5%	2	87.4
		14.25	;		81.5

Report: 2935014 Soil Survey: 1 of 1

WELL LOG

PROVIDED BY OWRD



STATE ENGINEER Salem, Oregon	6760	Well Reco	ord	STATE WELL COUNTY APPLICATION	TTUIL	
OWNER: W. E. BE	irker	ADD		Rt. 2, Box 227	3	444+==================================
LOCATION OF WEL	L: Owner's No	2STAT	AND TE:	Albany, Oregon	·	******************
SE ¼ NE ¼ Sec.	*	•	ſ		!	
Bearing and distance for]-			
corner 500' N. & 5	(00 W.	************************************	1		i	ł
a ni i propo ika ikalandan mpa yi ikalah isi isid isida ikalah kalani isingalapin propaga da silandar			-			
		### ##################################	İ			
Altitude at well			-			
TYPE OF WELL: dri	**					
Depth drilled			<u> </u>	g.v.		
CASING RECORD:	Depth case(14U		Section		
FINISH: Perforati	ons from 20 to	l _i O ft.	•		19 13	-
AQUIFERS:						
WATER LEVEL: 3.5	ft.				· · · · · · · · · · · · · · · · · · ·	····
PUMPING EQUIPMENT Capacity 150	NT: Type Fairb	anks Morse cei	ntrifuga	1	н.р	10
WELL TESTS:	Et aften	I				
Drawdown						
USE OF WATER ir SOURCE OF INFORM DRILLER or DIGGER	rigation ATION GR-2033	Temp.				
ADDITIONAL DATA: Log Water	Level Measuremen	ts Chemi	cal Analv	sis Aar	iifer Test	- To make a kin

REMARKS:

WATER RIGHTS

PROVIDED BY OWRD



RECEIVED Jul 14 1958

Registration No. GR 2// Certificate No. GR 2032

Registration Statement

STATE ENGINEER
SALEM OREGON
OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

I, E. B. Barker	
of Rt. 2, Box 227 C, Lebanon	County of Linn
State of Oregen do hereby make and	ication for a certificate of registration as evidence
of a right to appropriate ground water.	teation for a certificate in registration as evidence
1. Source from which water is withdrawn isPum	Nell No. 1
2. Location is: ht miles North of Lebanon,	(Flowing well, pump well, indiltration trench, or tunnel)
(Approximate distance	and direction from nearest city or town)
and is more particularly described as follows:	연방 수 있는 사람이 함께 됐습니다.
(a) 700' No and 1180' W of SE corner of	THE of S. 21, T. 11 S. R. 2 W.
being within SW2 of NE2 of Sec.	21 , Twp. 11 S , Rge. 2 W
or . (b) within limits of recorded platted property, tow	
in Lot Block of	
	(Name of plat or addition)
(It within city or town, sive name) County of Linn	
3. Construction Work was begun on 1933 (Date)	; was completed on 1933
and the ground water claimed was first used for the purpose	es set out below on1933
since which time the water has been usedIntermitte	ntly
from 1933 to present time	(Continuously or intermittently)
4. Quantity of water claimed and used is35	gallons per minute; 57.0 acre
feet per year.	Barrons per minute,
5. Purpose or Purposes for which water is used	rigation
6. Description of Well: Depth	
	(Dug or drilled)
diameter	te feet, mean sea level.
Depth to water tablefeet.	
7. Capacity of Well:g.p.m. with	feet drawdown,
g.p.m. with	feet drawdown
Date of test Not tested	
If Flowing Well: Measured discharge	g.p.m. on (Date)
Shut-in pressure at ground surface	lbs, per sq. in, on
Water is controlled by	
	(Cap, valve, etc.)

from to feet inch diameter from to feet Describe and show depth of shoe, plug, adapter, liner or other details: 9. Perforated Casings or Screens: Slot. perforations from 20 to 40 from to from the from to from the from from from from from from from from	8. size.)	Casing:	(Give diameter,	commercial	specifications	and depth	below	ground sur	face (of each casing
inch diameter from to feet Describe and show depth of shoe, plug, adapter; liner or other details: 9. Perforated Casings or Screens: Slot parforations (Number per foot and size of perforations, or describe screen) from to from to 10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.) MATERIAL MATERIAL Thickness Despit to Bottom Creeti	6	inch	diameter st	cel casing			from	0	to 14	0 feet
inch diameter from to feet inch diameter from to feet Describe and show depth of shoe, plug, adapter, liner or other details: 9. Perforated Casings or Screens: \$1.0t. perforations (Number per foot and size of perforations, or describe screen) from to from to 10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.) MATERIAL MATERIAL Thickness (Test) Depth to Bottom (Test)							from			
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Describe and show depth of shoe, plug, adapter, liner or other details: 9. Perforated Casings or Screens: Slot. ps.rforations Slot. ps.rforations from 20 to 40 (Number per foot and size of perforations, or describe acreen) from to from to 10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.) MATERIAL Thickness Depth to Bottom (Green)				at .			على في الوا			
9. Perforated Casings or Screens: Slot perforations from 20 to 40				_1	. linan an atha	•				
Slot perforations from 20 to 10 from to from to from to from to from to from to MATERIAL Thickness Greek Depth to Bottom (Feet)	Describe	and snot	w церги от впое,	bing, sospie	r, mer or othe	r uccans			***********	
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Slot perforations from 20 to 10 from to from to from to from to from to from to MATERIAL Thickness Greek Depth to Bottom (Feet)										
(Number per toot and size of perforations, or describe acroen) from to from to 10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.) MATERIAL Thickness (Peet) Depth to Bottom (Peet)	9.							20		
from to			ot parioration Number per foot and six	a of perforations, o	r describe acreen)				· • · · ·	o10/
10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.) MATERIAL Thickness (Feet) Depth to Bottom (Feet)						•			1	
10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.) **Thickness Depth to Bottom (Feet) Depth to Bottom (Feet)							fro	m:	t	
ness and depth as indicated.) MATERIAL Thickness Depth to Bottom (Feet) (Feet)							100			io
MATERIAL Thickness Depth to Bottom (Feet) (Feet)				e each stratu	m or formatio	n clearly, ir	dicate i	f water bea	ring,	and give thick-
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Not Available				MATERIAL "		No.		Thicknes (Feet)	<u> </u>	Depth to Bottom (Feet)
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11. Infil	ration Tren	ch: Covered	or open		
Dime	nsions: Le	ngth	ft. Minimum depth	ft. Maximu	m depth
Botto	m width		Discharge E	p.m. Date of test	
12. Tunn	el: Type of	lining			
Dinie	nsions:		(Length, course, a	nd from sectional steel	
Posit	ion of water	bearing str	itum with reference to po	rtal of tunnel	
				***************************************	*
Log o	of tunnel; (Preceding ta	ble for log of well may b	e used, if desired. Giv	e footage from
	ping Equipm				
		entrij	ing the state of t		50
	Par I we	Programme 1 (1)	nal Tractor	e and size)	. <u>50</u>
(D) I	dotor			persupower)	•
14. Local	ion of area	irrigated or	to be irrigated, or place o	of use if for purposes of	her than irrigat
ownship th or South	Range	<u> </u>		Rimber Acres	Date of
th or South	Willamette Merician	Section	Forty-scre Tract	To He Irrigated	Reclamation
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STATE OF OREGON	**************************************	3		SS.			و د مردد در خور			
County-of LINN	A to the state of		/6		finet As	du eur	m đo	harahu ce	etify that I l	nàve
read the foregoing Reg	istration S	tatement	and that	all of the	items	therein	contair	ed are tr	ue to the bes	st of
my knowledge and beli	ief.			1 ,,	, ,	0	13.	sker Bagistrani)		

Subscribed and s	worn to be	riore me ti	nis <u>14.7</u>	day of		<u> </u>	· • •		, 19	
My commission expires	My-Gomm	<u>יינוניקייונייטי</u> פיינוניקינייטיטי	R ODE GÓN Hay 2 , 19	5 9		Lu	(Notacy	Public)	12 m	
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STATE OF OREGON		CEETI	PICATE (OF REG	istra1	MON				
STATE OF OREGON County of Marion	} 55.	CERT	FICATE (OF REG	ISTRA	MON				
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County of Marion This is to certify Engineer on the	y that the day of	foregoing	g Registra	tion Sta , 19_4 . of Reg			ceived o'cl nents o	in the o	ffice of the factor of the fac	State
County of Marion	y that the day of	foregoing	g Registra	tion Sta , 19_4 . of Reg			ceivedo'cl	in the o	ffice of the i.M. and has $R=2032$	State

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STATE OF OREGON		- war 		12 mg	\ss.		3 · Va	•			
County-of LINN				'e.				. š <u>o</u>	ę		
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read the foregoing Reg my knowledge and bel		on States	nent an	o mat	1	1.1				Acres 10 April 1	
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My commission expires	NC	ស្នាក់ សង្គ្រា	מרצ מז	DREGON		Zi	() ()	1	Z/ac	Band	<i>,</i>
My commission expires	s My-Gc	************	ى ڭ ھەردىڭد ر	2 , 19	5 9			(Notary	Public)		
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STATE OF OREGON	},										
County of Marion	· \}										1,000
This is to certif	y that	the fore	going l	Registra	tion St	atement	was r	eceived	in the	office of t	he Stat
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Engineer on the	daş	01		<i>~</i>	, 20		***************************************			<i>60</i> 00°	20
duly recorded in said	office i	n Book 1	To	9	. of Re	gistratio	n State	ments (on page .	<i>C7X</i> 211:	
				7						. •	
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Witness my han	nd this	TO:=	day	ofre	bruary		<i>[</i>	19. 27	A	r /	
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1 15.00							רעעג	(State	Engineer)	may	
15.08					Бу	<i>\</i>	רעעג	(State	Engineer)	nuy	

Registration Statement

Registration No. GR 2033

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

14 12	W. E. Barker					
11	Rt. 2, Bex 221	C. Albany		County of	ina	
	(Mailing ad	irem)	And the second			omidonea
	Oregon t to appropriate grou		y make application	ior a certificate of	registration as	Evidence
	Source from which		n is Pump Well	No. 2		
	Location is: 42 m			ng well, pump well, inflire	tion trench, or tunnel)	
Δ		(Appr	oximate distance and direct	on from nearest city or tow	n)	N 1967
nd is m	ore particularly descr					
	(a)* 500* N. sr	(Give distance	and bearing to corner of sec	STOP OF OTHER RESIDENCE	may .	, i e i i e
eing w	thin SE2 of NB2	lagat subdivision)	of Sec21	, Twp11	S, Rge	2. OF W.)
r,	(b) within limits of				经证据 化二氯甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基	
a Lot	, Block	of		ne of plat or addition)		,
		. County of Lit		es es par or sommer		
	in city or town, give name) i Construction Work v			; was completed	n 1952	
			/		(Date) 152	
	ground water claimed		(out below on	(Date)	
ince wh	ich time the water h		Intermittently (Co	entinuously or intermittenti)	
rom	1952 to	present time)
4.	Quantity of water cl	aimed and used is	,110	gallons per mir	ute;57.0	acre
eet per	year.					
		for which water	is used Irri	gation		
5.	Purpose or Purpose:					
5.	Purpose or Purpose:		a municipal, manufacturing,			. 1
,.	Purpose or Purpose: Description of Well:	(Domestic, irrigation	n, municipal, manufacturing,	Industrial, etc.)	or drilled)	¥
6.	Description of Well:	(Domestic, irrigation Depth 10	feet. Type Dr	Industrial, etc.) (111.6) (Dug	or drilled) feet, mean	sea level
6. liamete	Description of Well:	Depth 40	feet. Type Dr	industrial, etc.)	귀 집에게 그렇게 다	sea level
6. liamete Pepth t	Description of Well: r	Depth 40 Elevation of ground feet.	feet. TypeDr	industrial, etc.) 2111ed (Dug 230 (As near as known)	귀 집에게 그렇게 다	sea level
6. liamete Pepth t	Description of Well:	Depth 10 Elevation of groi	feet. Type Drund at well site	industrial, etc.) *111cd (Dug 230 (As near as known) eet drawdown.	귀 집에게 그렇게 다	sea level
6. liamete Pepth t	Description of Well: r	Depth 40 Elevation of ground feet. g.p.m. g.p.m.	feet. TypeDr	industrial, etc.) *111cd (Dug 230 (As near as known) eet drawdown.	귀 집에게 그렇게 다	sea level
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6. liamete Pepth t	Description of Well: r	Depth 40 Elevation of ground ground surface ground surface	feet. Type Dr und at well site with f with f	(Dug 230 (As pear as known) eet drawdown.	feet, mean	sea level

8. Casing: (Give diameter, commisize.)	nercial specifications and depth bel	ow ground surfac	e of each casin
inch diemeter 5	sel casing from	n O to	liO fee
inch diemeter		n to	
inch diameter	from	a to .	fee
inch diameter	from	n to .	fee
Describe and show depth of shoe, plug,	dapter, liner or other details:		
9. Perforated Casings or Screens:			
Slot perferations (Number per foot and size of perfo	rations, or describe screen)	from 20	to 110
		from	to
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		from	. to
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ness and depth as indicated.)	stratum or formation clearly, indica	te if water bearing	g, and give thick
MATE	RIAL	Thickness (Feet)	Depth to Bottom (Feet)
Not available			
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11, 16 61	tration Tren	ch: Covered	or open		
Dim	ensions: Ler	igth	ft. Minimum depth	ft. Maximun	n depth
Bott	om width		Discharge I	g.p.m. Date of test	<u> </u>
12. Tun	nel: Type of	lining			
Dim	ensions:		(Length, course, s	old Cross sectional size)	·····
Posi	tion of water	bearing stra	tum with reference to po	ortal of tunnel	
				20	•
Log	of tunnel: (Preceding tal	ble for log of well may b	e used, if desired. Give	footage from p
Market (200		as pertinent			
	ping Equipm		Control Count		350
	:			Capacity	150 g
(ь)	Motor	10 H, F		hotsepower)	•
14. Loca	ation of area	irrigated or	to be irrigated, or place	of use if for purposes oth	er than irrigatio
Township	Range E. or W. of Willamette	1			Data of
North or South	Willamette Meridien	Section	Forty-sers Tract	Number Acres To Be Irrigated	Reclamation
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. 15 Tf th	e ground was	ter supply is	supplemental to an exist	ing water supply, identi propriate water made or i	fication of any a

		Cownship	11.8	R	- 17 To 161	. 2	₩, w	м,			
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	• :	Locate w	vell and ac	reage	of irrig	ated la	nd on p	lat.	_		
					— 1 M	1 .			n e		
STATE OF OREGON					SS.	1.					
County of LIN	1. T. A					,					
I, W. B. read the foregoing Regi	Barker stration	. Statem	ent and t	nat all	being of the	first d	uly sw thereir	orn, do contai	hereby oned are t	ertify th rue to ti	at I have he best of
my knowledge and beli	ef.				<i></i>	1	<u>e</u>	B	ike		
							(8	C	Registrent)	` =	
Subscribed and su	worn to	before n	ne this	<i>C. C.</i> C. ∴N	day of		· /·/·	(21)		19	 ** ** ** ** ** ** ** ** ** ** ** ** **
My commission expires	<u> </u>			.i25 9 . 			<u> </u>	(Notary		***	<u> </u>
(SEAL)											V. A.
		CE	BTIFICA'	re of	REGJ	STRA	TION				
STATE OF OREGON	l			or of . John State							
County of Marion	}ss.										
This is to certify											
Engineer on the	day (of	9		. 19.2.4 • Pari	at	n Stato	mente e	n naga (M. and	33
duly recorded in said o	fiice in	BOOK W	J		n vegr	5	u State	пень і	ii bage -	4.	
	7						*				
Witness my hand	l this	16 <u>*</u>	day of	Febru	агу	-(<i>[]</i> ,1	9 59	1		
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ounty of	<u>N</u>	***************************************)			
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Subscribed and s	worn to bef	ore me this	Zday of	Dillo		19 2 5
ly commission expires	NOTA	មានទំនាក់នៃ		Cic. 4	Hecks.	
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SEAL)						100
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		CERTIFICATI	e of Registi	MIION		
TATE OF OREGON	} _{ss.}					
ounty of Marion	.)					
This is to certify	that the	foregoing Regist	tration Stateme	ent was receive	d in the office	e of the State
ngineer on the 17	day of	July	, 19_5 ×, a	800	'clockAM	and has beer
uly recorded in said o	office in Boo	ok No	of Registra	tion Statement	on page GR	2033
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Witness my han	d this	day of	coruary	19.59	A Str.	0.
				(Sta	a Englisher)	y
15.00			Ву			3
	a.'				(Deputy)	
			~^~			



PAUL TERJESON

PTERJY@KW.COM 503-999-6777



STEVE HELMS

STEVEHELMS@KW.COM 541-979-0118



SCAN ABOVE TO LEARN MORE ABOUT THE TEAM!

