



**35027 SANTIAM HWY**

**LEBANON, OR**



**Oregon  
Farm & Home**  
★BROKERS★



# 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**





*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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# MAPS

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*PROVIDED BY LANDID*

*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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# COUNTY INFORMATION

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*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS*

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**Oregon  
Farm & Home**  
★ BROKERS ★





# Fidelity National Title

## 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

Std Land  
Use: AFAR - Farms And Crops

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

### 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:

### SALE & LOAN INFORMATION

Sale Date: 02/24/2021

Sale Amount: \$500,000.00

Document #: 4691

Deed Type: Deed

Loan  
Amount: \$365,000.00

Lender: PRIVATE INDIVIDUAL

Loan Type: Private Party Lender

Interest

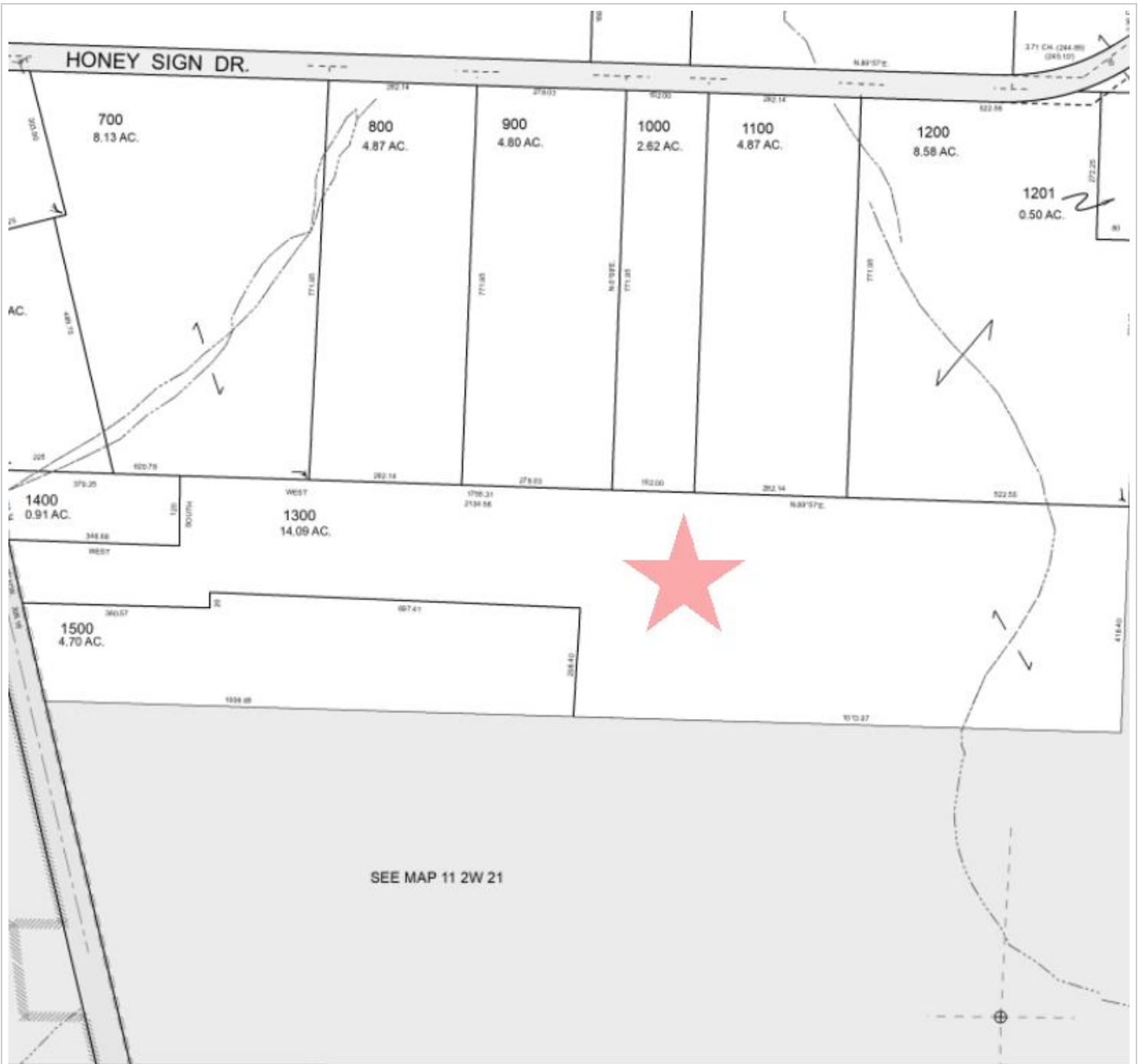
Type:

Title Co: TICOR TITLE

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.



## Assessor Map



**Fidelity National Title**

Parcel ID: 0065546

Site Address: 35027 Santiam Hwy

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## Full Assessor Map



**Fidelity National Title**

**Parcel ID: 0065546**

**Site Address: 35027 Santiam Hwy**

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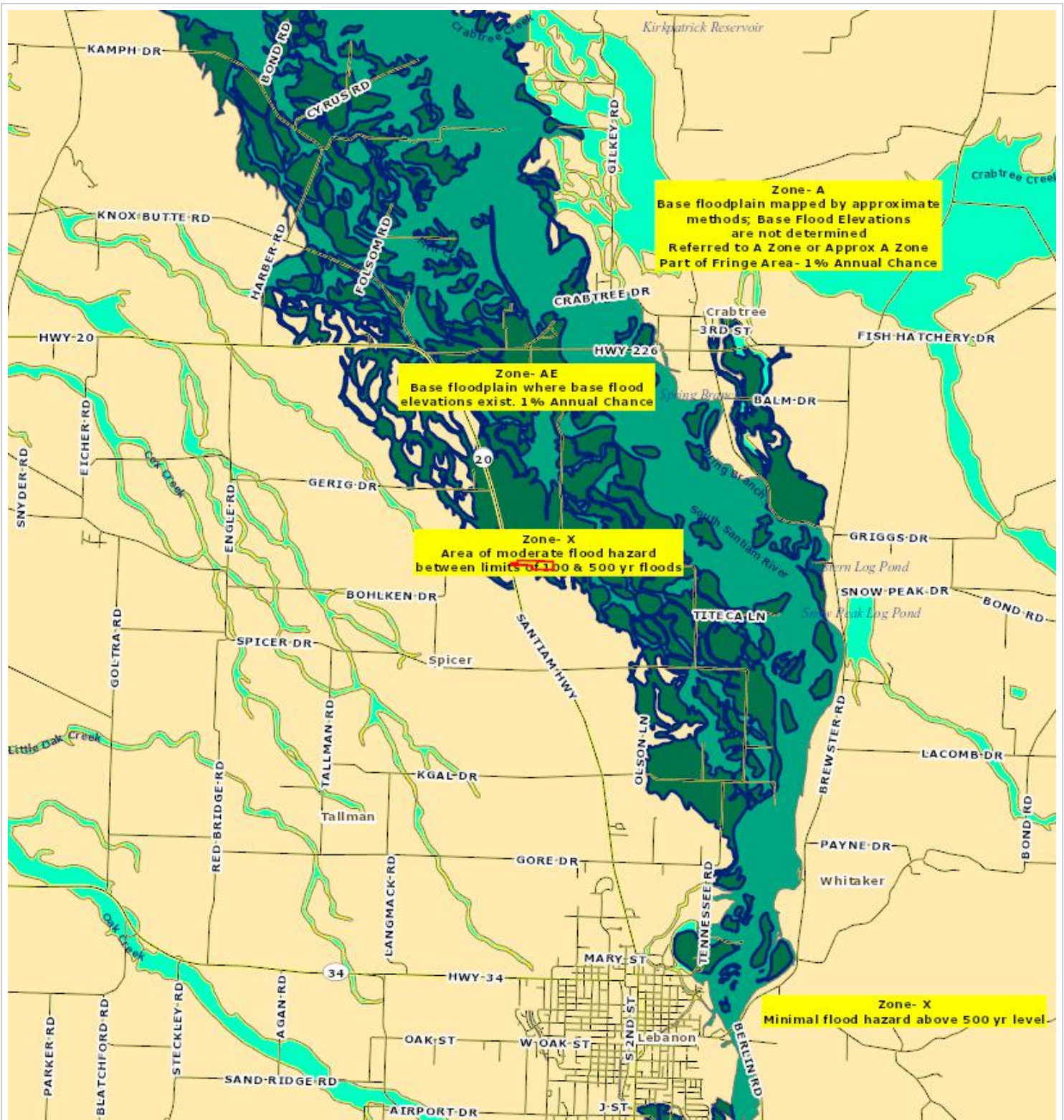
## Aerial Map

**Fidelity National Title****Parcel ID: 0065546**

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## Flood Map



**Fidelity National Title**

Parcel ID: 0065546

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**Linn County**  
**2023 Real Property Assessment Report**  
Account 65546

**Map** 11S02W21-A0-01300  
**Code - Tax ID** 00948 - 65546

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** BORDESSA JOHN & KATHERINE  
35027 SANTIAM HWY SE  
LEBANON OR 97355

**Deed Reference #** 2021-4691  
**Sales Date/Price** 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 Area		RMV	MAV	AV	RMV Exception    CPR %
00948	Land	387,650		Land	0
	Impr	285,290		Impr	0
<b>Code Area Total</b>		672,940	164,140	181,933	0
<b>Grand Total</b>		672,940	164,140	181,933	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00948	1	<input checked="" type="checkbox"/>			Farm Use Zoned	100	13.09 AC	1I	327,620
					LANDSCAPE - AVERAGE	100			5,000
					RURAL OSD - AVG	100			30,000
	2	<input checked="" type="checkbox"/>			Rural Site	100	1.00 AC		25,030
<b>Code Area Total</b>							14.09 AC		387,650

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	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
<b>Code Area Total</b>						19,144			285,290

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 65546

**Comments**

\*\*\*\*\* CAP NOTE - Type R MX for 2011 \*\*\*\*\*

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

\*\*\*\*\* CAP NOTE - Type X \*\*\*\*\*

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

16MX: SALE REVIEW. SALE INCLUDED CROPS/NURSERY STOCK AND GREENHSES. ADDED GREENHSE  
TO ROLL. 3/16 NB



# 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	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00948
Situs Address	35027 SANTIAM HWY LEBANON OR 97355-9641	Interest To	Apr 29, 2024

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$2,799.22	\$2,703.11	\$96.11	\$0.00	\$2,703.11	Nov 15, 2023
2022	ADVALOREM	\$3,164.05	\$2,646.51	\$517.54	\$0.00	\$2,646.51	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,533.72	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,482.08	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,418.62	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,357.59	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,305.30	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,250.76	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,044.68	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,001.36	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,906.29	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,446.26	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$755.92	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$526.21	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.66	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$500.31	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$490.01	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$465.97	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$454.55	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$457.00	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$430.71	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$398.23	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.49	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$395.82	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$300.55	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.80	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$311.92	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$290.55	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$243.22	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$258.74	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$304.06	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$321.98	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$327.79	Nov 15, 1991
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  
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BORDESSA JOHN & KATHERINE  
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RECORDING REQUESTED BY:



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

D-WD

Str=10122 S. WILSON

02/24/2021 01:23:00 PM

\$25.00 \$11.00 \$10.00 \$60.00 \$19.00

\$125.00

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

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 Boshernitsan Roth IRA 6.19 Undivided Interest and Equity Trust Company, Custodian FBO Rimma Boshernitsan Traditional IRA 4.81 Undivided Interest and Equity Trust Company, Custodian FBO Rimma Boshernitsan 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 East line of said Claim 418.40 feet to a 1 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; 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 tax 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:

- 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 has been below the high watermark, if said unnamed creek is in its natural state.
- Some portion of said Land has been created by artificial means or has accreted to such portion so created.
- 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.

RECORDING RETURN TO  
FILE: 471821103527

# STATUTORY WARRANTY DEED

(continued)

Covenant, including the terms and provisions thereof,

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

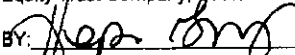
Dated **FEB 17 2021**; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Andover LLC, a suspended California limited liability company 23.26 Undivided Interest

BY: \_\_\_\_\_  
Mark Vinokur

BY: \_\_\_\_\_  
Rimma Boshernitsan

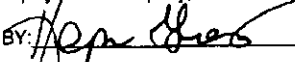
Equity Trust Company, Custodian FBO Rimma Boshernitsan Roth IRA 6.19 Undivided Interest

BY:  \_\_\_\_\_  
Hope Gonzales  
Corporate Alternate Signer

Equity Trust Company, Custodian FBO Rimma Boshernitsan Traditional IRA 4.81 Undivided Interest

BY:  \_\_\_\_\_  
Hope Gonzales  
Corporate Alternate Signer

Equity Trust Company, Custodian FBO Rimma Boshernitsan SEP IRA 10.98 Undivided Interest

BY:  \_\_\_\_\_  
Hope Gonzales  
Corporate Alternate Signer

Equity Trust Company, Custodian FBO Mark Vinokur IRA 54.76 Undivided Interest

BY:  \_\_\_\_\_  
Hope Gonzales  
Corporate Alternate Signer

State of \_\_\_\_\_  
County 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

My Commission Expires: \_\_\_\_\_



EXHIBIT ""  
Exceptions

Ohio

State of \_\_\_\_\_  
County of Cuyahoga

This instrument was acknowledged before me on 17 February 2021  
HOPE GONZALES Corporate Alternate Signer

*Ryan E Linden*  
Notary Public - State of ~~Oregon~~  
Ohio

My Commission Expires: \_\_\_\_\_  
Ohio

State of \_\_\_\_\_  
County of Cuyahoga

This instrument was acknowledged before me on 17 February 2021  
HOPE GONZALES Corporate Alternate Signer

*Ryan E Linden*  
Notary Public - State of ~~Oregon~~  
Ohio

My Commission Expires: \_\_\_\_\_  
Ohio

State of \_\_\_\_\_  
County of Cuyahoga

This instrument was acknowledged before me on 17 February 2021  
HOPE GONZALES Corporate Alternate Signer

*Ryan E Linden*  
Notary Public - State of ~~Oregon~~  
Ohio

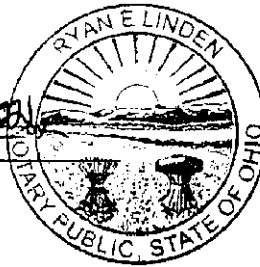
My Commission Expires: \_\_\_\_\_  
Ohio

State of \_\_\_\_\_  
County of Cuyahoga

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HOPE GONZALES Corporate Alternate Signer

*Ryan E Linden*  
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Ohio

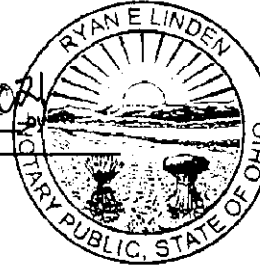
My Commission Expires: \_\_\_\_\_  
Ohio



Ryan E Linden

NOTARY PUBLIC  
STATE OF OHIO

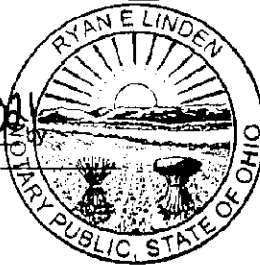
My Commission Expires  
December 1, 2023



Ryan E Linden

NOTARY PUBLIC  
STATE OF OHIO

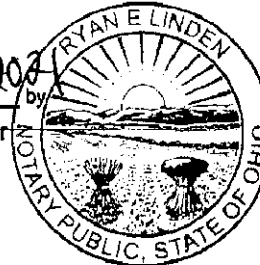
My Commission Expires  
December 1, 2023



Ryan E Linden

NOTARY PUBLIC  
STATE OF OHIO

My Commission Expires  
December 1, 2023



Ryan E Linden

NOTARY PUBLIC  
STATE OF OHIO

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# STATUTORY WARRANTY DEED

(continued)

Covenant, including the terms and provisions thereof,

Recording Date: June 3, 2011

Recording No.: 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 LLC, a suspended California limited liability company 23.26 Undivided Interest

BY:

Mark Vinokur

BY:

Rimma Boshernitsan

Equity 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 Trust Company, Custodian FBO Rimma Boshernitsan SEP IRA 10.98 Undivided Interest

BY:

Equity Trust Company, Custodian FBO Mark Vinokur IRA 54.76 Undivided Interest

BY:

State of California  
County of San Francisco

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.

This instrument was acknowledged before me on Feb 22, 2021 by Mark Vinokur and Rimma Boshernitsan, ~~Members of Andover LLC, a suspended California limited liability company~~

Notary Public - State of Oregon CA

My Commission Expires: Feb 4, 2022





# California All-Purpose Certificate of Acknowledgment

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 San Francisco

s.s.

On Feb 22, 2021 before me, Charles Englert, Notary Public  
Name of Notary Public Title

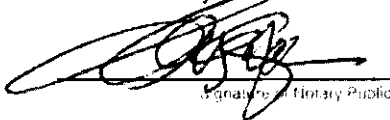
personally appeared Mark Vinokur  
Name of Signer (1)

Rimma Boshernitsan  
Name of Signer (2)

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.

WITNESS my hand and official seal.

  
Signature of Notary Public



Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory

Warranty Deed

containing 3 pages, and dated Feb 22, 2021

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-fact  
☐ Corporate Officer(s) \_\_\_\_\_  
Title(s)

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)

☒ Other: Members

representing: Andover LLC  
Name of Entity (Individuals, Partnership, Corporation, etc.)

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ Form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ \_\_\_\_\_

# SOIL REPORT

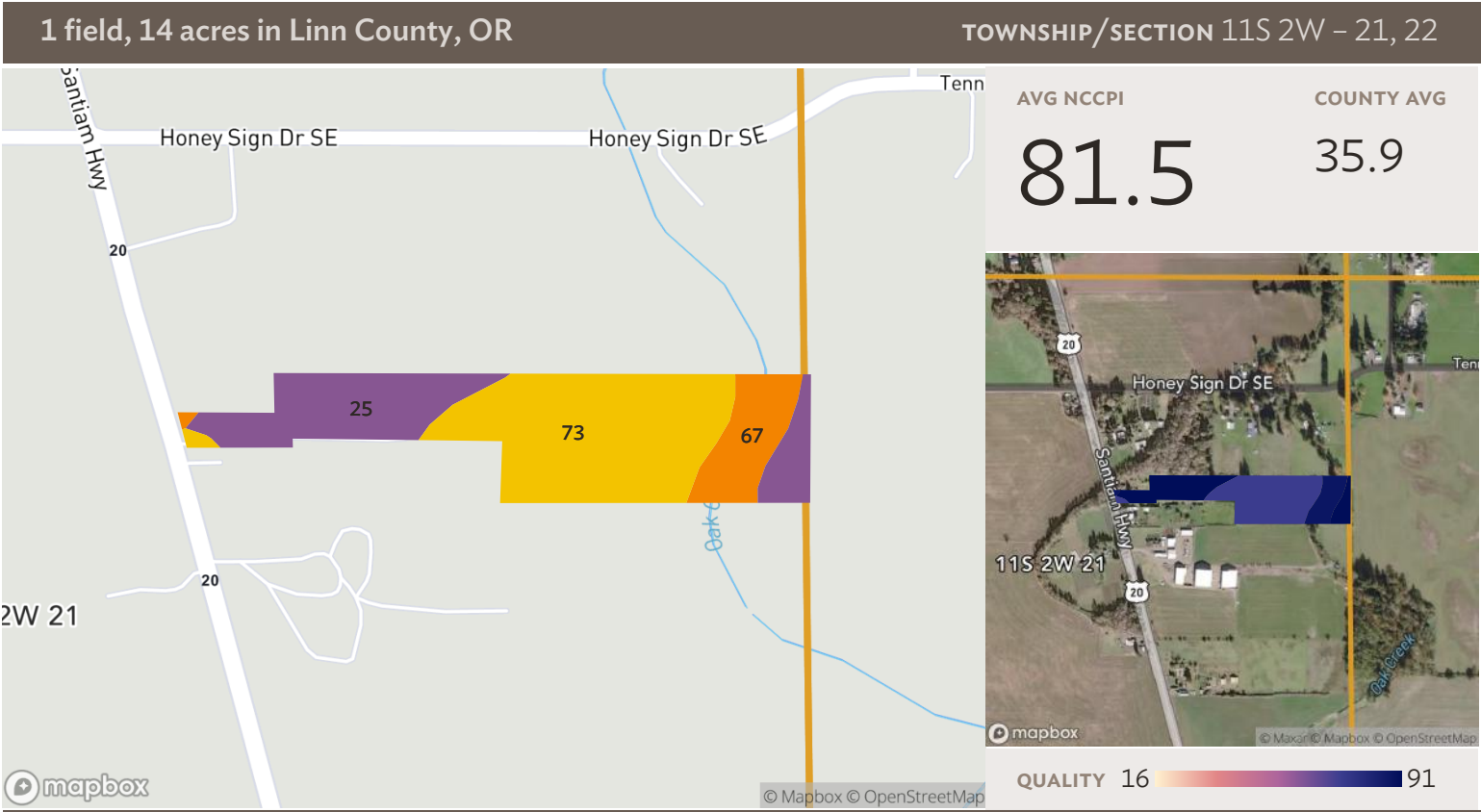
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*PROVIDED BY ACREVALUE*

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.







Source: NRCS Soil Survey

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

# WELL LOG

---

*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 ENGINEER  
Salem, Oregon

# Well Record

STATE WELL NO. 11/2W-21H  
COUNTY Linn  
APPLICATION NO. GR-2115

OWNER: W. E. Barker

MAILING  
ADDRESS:

Rt. 2, Box 227C

LOCATION OF WELL: Owner's No. 2

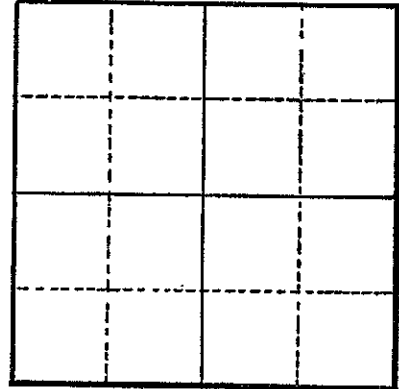
CITY AND  
STATE:

Albany, Oregon

SE 1/4 NE 1/4 Sec. 21 T. 11 S. R. 2 W., W.M.

Bearing and distance from section or subdivision

corner 500' N. & 760' W.



Section                     

Altitude at well                     

TYPE OF WELL: drilled Date Constructed 1952

Depth drilled 40 ft. Depth cased 40 ft.

CASING RECORD: 6 inch

FINISH: Perforations from 20 to 40 ft.

AQUIFERS:

WATER LEVEL: 3.5 ft.

PUMPING EQUIPMENT: Type Fairbanks Morse centrifugal H.P. 10  
Capacity 150 G.P.M.

WELL TESTS:

Drawdown                      ft. after                      hours                      G.P.M.

Drawdown                      ft. after                      hours                      G.P.M.

USE OF WATER irrigation Temp.                      °F.                     , 19                    

SOURCE OF INFORMATION GR-2033

DRILLER or DIGGER                     

ADDITIONAL DATA:

Log                      Water Level Measurements                      Chemical Analysis                      Aquifer Test                     

REMARKS:

# 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.





RECEIVED  
JUL 14 1958  
STATE ENGINEER  
SALEM, OREGON

## Registration Statement

Registration No. GR. 2114  
Certificate No. GR. 2032

### OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

I, W. E. Barker  
of Rt. 2, Box 227 C, Lebanon County of Linn  
(Mailing address)

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is Pump Well No. 1  
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 1 1/2 miles North of Lebanon, Oregon  
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) 700' N. and 1480' W of SE corner of NE 1/4 of S. 21, T. 11 S., R. 2 W.  
(Give distance and bearing to corner of section or other legal subdivision)  
being within SW 1/4 of NE 1/4 of Sec. 21, Twp. 11 S., Rge. 2 W.  
(Smallest legal subdivision) (N. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot \_\_\_\_\_, Block \_\_\_\_\_ of \_\_\_\_\_  
(Name of plat or addition)  
County of Linn  
(If within city or town, give name)

3. Construction Work was begun on 1933, was completed on 1933  
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on 1933  
(Date)

since which time the water has been used Intermittently  
(Continuously or Intermittently)

from 1933 to present time  
(Date) (Date)

4. Quantity of water claimed and used is 35 gallons per minute; 57.0 acre feet per year.

5. Purpose or Purposes for which water is used Irrigation

(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 40 feet. Type Drilled  
(Dug or drilled)

diameter 6 inches. Elevation of ground at well site 230 feet, mean sea level.  
(As near as known)

Depth to water table 1 feet.

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 \_\_\_\_\_  
(Date)

Water is controlled by \_\_\_\_\_  
(Cap, valve, etc.)

8. Casing: (Give diameter, commercial specifications and depth below ground surface of each casing size.)

6	inch diameter	steel casing	from	0	to	10	feet
	inch diameter		from		to		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:

Slot perforations (Number per foot and size of perforations, or describe screen)	from	to
	20	10
	from	to
	from	to
	from	to

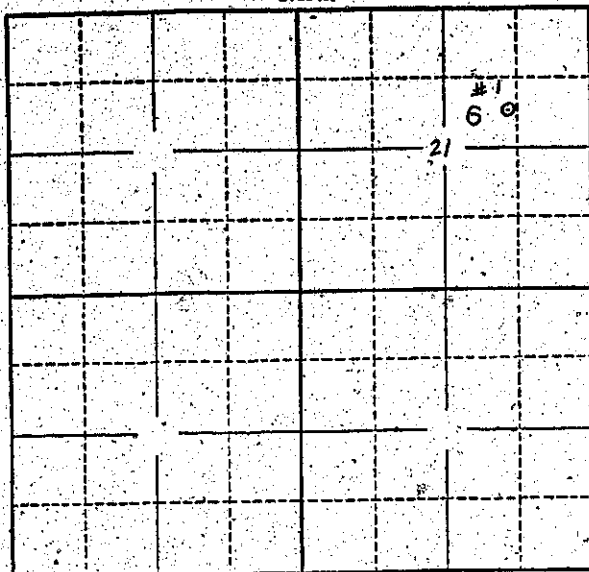
10. Log of Well: (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.)

[illegible]

GR 2032



Township 11 S Range 2 W, W.M.  
North



Locate well and acreage of irrigated land on plat.

Scale: 2" = 1 Mile

STATE OF OREGON

County of LINN

I, W. E. Barker, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

W. E. Barker  
(Signature of Registrant)

Subscribed and sworn to before me this 16th day of July, 1959

My commission expires My Commission Expires May 2, 1959

W. E. Barker  
(Notary Public)

(SEAL)

### CERTIFICATE OF REGISTRATION

STATE OF OREGON

County of Marion

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 14 day of July, 1959, at 8:00 o'clock A. M. and has been duly recorded in said office in Book No. 9 of Registration Statements on page GR 2032

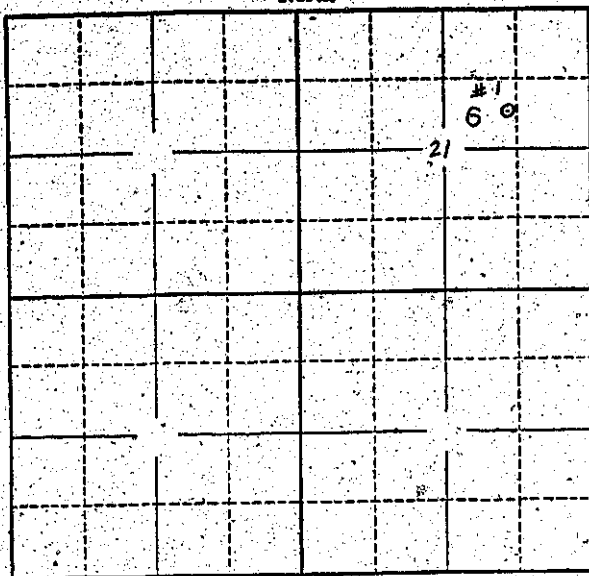
Witness my hand this 16th day of February, 1959

Lewis A. Stanley  
(State Engineer)

By \_\_\_\_\_  
(Deputy)

GR - 2032

Township 11 S Range 2 W, W.M.  
North



Locate well and acreage of irrigated land on plat.

Scale: 2" = 1 Mile

STATE OF OREGON

County of LINN

ss.

I, W. E. Barker, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

W. E. Barker  
(Signature of Registrant)

Subscribed and sworn to before me this 10th day of July, 1951

NOTARY PUBLIC FOR OREGON

My commission expires My Commission Expires May 2, 1952

(Notary Public)

(SEAL)

### CERTIFICATE OF REGISTRATION

STATE OF OREGON

County of Marion

ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 14 day of July, 1951, at 8.00 o'clock A. M. and has been duly recorded in said office in Book No. 9 of Registration Statements on page GR-2032

Witness my hand this 16th day of February, 1959

Lawrence A. Stanley  
(State Engineer)

By

(Deputy)

GR - 2032

**RECEIVED**  
JUL 14 1953  
**STATE ENGINEER**  
**SALEM, OREGON**

Registration No. GR. 2115

Certificate No. GR. 2033

## Registration Statement

### OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

I, W. E. Barker

of Rt. 2, Box 227 C, Albany  
(Mailing address)

County of Linn

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is Pump Well No. 2  
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 1 1/2 miles north of Lebanon, Oregon  
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) 500' N. and 760' W. of SE corner of NE 1/4 of S. 21, T. 11 S., R. 2 W.  
(Give distance and bearing to corner of section or other legal subdivision)

being within SE 1/4 of NE 1/4 of Sec. 21, Twp. 11 S., Rge. 2 W.  
(Smallest legal subdivision) (N. or S.) (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot \_\_\_\_\_, Block \_\_\_\_\_ of \_\_\_\_\_  
(Name of plat or addition)

(If within city or town, give name) County of Linn

3. Construction Work was begun on 1952; was completed on 1952  
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on 1952  
(Date)

since which time the water has been used Intermittently  
(Continuously or intermittently)

from 1952 to present time  
(Date) (Date)

4. Quantity of water claimed and used is 110 gallons per minute; 57.0 acre feet per year.

5. Purpose or Purposes for which water is used Irrigation

(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 40 feet. Type Drilled

(Dug or drilled)

diameter 6 inches. Elevation of ground at well site 230 feet, mean sea level.  
(As near as known)

Depth to water table 3.5 feet.

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 \_\_\_\_\_

(Date)

Water is controlled by Valve

(Cap, valve, etc.)



**size.**

6 inch diameter steel casing from 0 to 40 feet

Describe and show depth of shoe, plug, adapter, liner or other details: \_\_\_\_\_

### 9. Perforated Casings or Screens:

### Slot perforations

from 20 to 40

(Number per foot and size of perforations, or describe screen)

from ..... to .....

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.)

[illegible]

723

Bottom width ..... ft. Discharge ..... g.p.m. Date of test .....

12. Tunnel: Type of lining .....

**Dimensions:** \_\_\_\_\_

(Length, course, and cross sectional size)

**Position of water bearing stratum with reference to portal of tunnel** .....

Log of tunnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

### 13. Pumping Equipment:

(a) Pump Fairbanks Morse Centrifugal Capacity 150 g.p.m.

(Date, type and size)

(b) Motor 10 H. P. electric

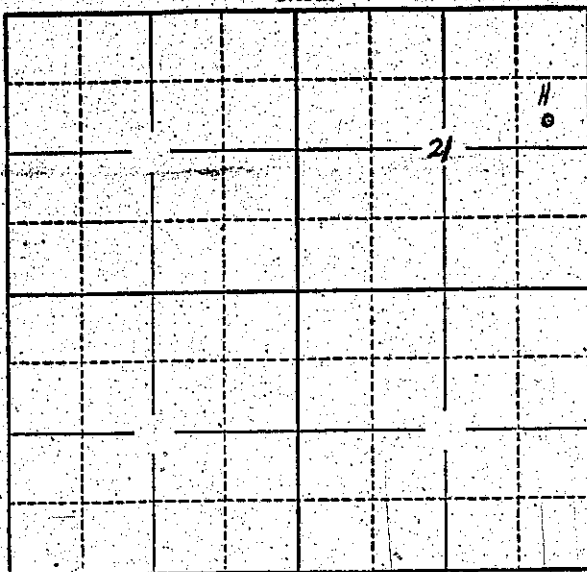
(Type and horsepower)

14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

[illegible]

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

Township 11 S Range 2 W, W.M.  
North



Locate well and acreage of irrigated land on plat.  
Scale: 2" = 1 Mile

STATE OF OREGON

County of LIHN

ss.

I, W. E. Barker, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

W. E. Barker  
(Signature of Registrant)

Subscribed and sworn to before me this 10th day of July, 19 58

My commission expires

NOTARY

IN

W. E. Barker  
(Notary Public)

(SEAL)

### CERTIFICATE OF REGISTRATION

STATE OF OREGON

County of Marion

ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 14 day of July, 19 58, at 8:00 o'clock A.M. and has been duly recorded in said office in Book No. 9 of Registration Statements on page GR 2033

Witness my hand this 16th day of February

19 59

Leura A. Stanley  
(State Engineer)

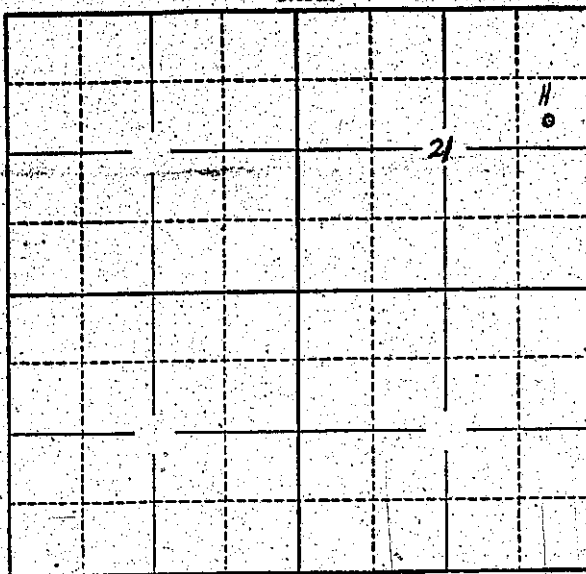
By

(Deputy)

GR - 2033



North



Locate well and acreage of irrigated land on plat

Scale: 2" = 1 Mile

STATE OF OREGON

County of LINN

ss.

I, W. E. Barker, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

W. E. Barker  
(Signature of Registrant)

Subscribed and sworn to before me this 10th day of July, 1958

My commission expires NOT IN 1958  
(Notary Public)

(SEAL)

**CERTIFICATE OF REGISTRATION**

STATE OF OREGON

County of Marion

ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 14 day of July, 1958, at 8:00 o'clock A. M. and has been duly recorded in said office in Book No. 9 of Registration Statements on page GR 2033

Witness my hand this 16th day of February, 1959

Lewis A. Stanley  
(State Engineer)

By \_\_\_\_\_  
(Deputy)

GR - 2033

\$15.00



PAUL  
TERJESON

PTERJY@KW.COM  
503-999-6777



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