

10.00



LOCATION

LOCATED ON BEAR LANE AND HENNIES ROAD, SPREAD OVER 3 "PLOTS" AND 9 TAX LOTS, ALONG THE UNION PACIFIC RAILWAY, WITHIN 5 MINUTES FROM TURNER AND 10 MINUTES OF INTERSTATE FIVE

LAND

- **11 TAX LOTS EQUALLING 237.84 ACRES**
 - 535127 | 24.67
 - 535125 | 33.86
 - 535112 | 32.32 AC
 - 535114 | 24.32 AC
 - 535073 | 61.85 AC
 - 535093 | 15.59 AC
 - 535080 | 13.31 AC
 - 535079 | 24.69 AC
 - 535092 | 7.23 AC

237 ACRES OF IRRIGATION WATER RIGHTS

- 1909, 1968 AND 1993 PRIORITY DATES
- FROM WELL AND NORTH SANTIAM WATER DISTRICT
- SEE WATER RIGHTS TAB BELOW FOR FULL REPORT

MAJORITY SILT LOAM SOILS



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

INFASTRUCTURE

HAY SHED

- 1824 SQFT
- LEASED OUT

MACHINE SHED

- 1672 SQFT
- INCLUDED IN LEASE

LEASE

LEASE WITH SALEM R/C PILOTS ASSOCIATION

- ENDS JULY 31ST, 2026
- \$1,200 YEARLY LEASE PAYMENT
- SEE "DRONE LEASE" TAB BELOW FOR MORE DETAILS

SELLER PREFERRED TERMS

USE OREF FORMS

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



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The information contained in this



Table sources and is believed to be correct but it is not guaranteed.

MAPS

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.



3 4 **57 ACRES TILLABLE** 11 927 927C TETA VION-PACIFIC-RR 3 927B READINSP 55 ACRES TILLABLE MCKINNEY_CREE 115 ACRES TILLABLE 76' X 22' MACHINE SHED 9270 10 MODEL PLANE PARK INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPAOTIES, 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 ANN SATISFACTION. FLATRE

55 ACRES TILLABLE

57 ACRES TILLABLE

1

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927A

41

41

115 ACRES TILLABLE

76' X 22' MACHINE SHED 927C 11 MODELSPLANE PARK

> UNION PACIFIC RR SATINAIESE

927B

3

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.

927



SOIL REPORT

PROVIDED BY LANDID

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0 Bear Lane SE | Share Link Oregon, AC +/-



D Boundary



| All Polygons 237.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ho	Holcomb silt loam	83.19	35.04	0	77	3w
Da	Dayton silt loam	59.67	25.13	0	33	4w
Ck	Clackamas gravelly loam	44.62	18.79	0	61	3w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	28.27	11.91	0	23	4w
St	Sifton gravelly loam	9.78	4.12	0	61	3s
Sa	Salem gravelly silt loam	5.81	2.45	0	62	2s
Am	Amity silt loam	4.45	1.87	0	92	2w
WuC	Woodburn silt loam, 3 to 12 percent slopes	1.09	0.46	0	83	2e
WuA	Woodburn silt loam, 0 to 3 percent slopes	0.54	0.23	0	85	2w
TOTALS		237.4 2(*)	100%	-	55.8	3.32

(*) 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.

|D Boundary 122.31 ac

SOIL CODE	SOIL DESCRIPTION		%	CPI	NCCPI	CAP
Ck	Clackamas gravelly loam	40.93	33.46	0	61	3w
Но	Holcomb silt loam	34.87	28.51	0	77	3w
Da	Dayton silt loam	16.59	13.56	0	33	4w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	14.7	12.02	0	23	4w
St	Sifton gravelly loam	9.78	8.0	0	61	3s
Sa	Salem gravelly silt loam	5.44	4.45	0	62	2s
TOTALS		122.3 1(*)	100%	-	57.24	3.21

(*) 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.

|D Boundary 55.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Но	Holcomb silt loam	36.21	64.94	0	77	3w
Da	Dayton silt loam	18.35	32.91	0	33	4w
Am	Amity silt loam	1.2	2.15	0	92	2w
TOTALS		55.76(*)	100%	-	62.84	3.31

(*) 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.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dayton silt loam	24.65	41.89	0	33	4w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	13.57	23.06	0	23	4w
Ho	Holcomb silt loam	11.67	19.83	0	77	3w
Ck	Clackamas gravelly loam	3.69	6.27	0	61	3w
Am	Amity silt loam		5.52	0	92	2w
WuC	Woodburn silt loam, 3 to 12 percent slopes		1.85	0	83	2e
WuA	Woodburn silt loam, 0 to 3 percent slopes		0.92	0	85	2w
Sa	Salem gravelly silt loam	0.37	0.63	0	62	2s
TOTALS		58.83(*)	100%	-	46.02	3.56

(*) 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.

|D Boundary 0.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Но	Holcomb silt loam	0.44	83.02	0	77	3w
Da	Dayton silt loam	0.08	15.09	0	33	4w
TOTALS		0.52(*)	100%	-	68.91	3.15

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	٠	٠	٠	٠	٠	٠	٠	٠
Forestry	•	٠	٠	٠	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	٠			
Limited	٠	٠	•	•				
Moderate	٠	•	٠					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

WATER RIGHTS REPORT

PROVIDED BY WILL MCGILL SURVEYING

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Platt Water Right Report

5732 Bear Ln. SE

Turner, OR 97392

Requested by: Oregon Farm Brokers

The subject property included in this report is as follows:

Map Tax Lot No.	Account No.		Assessor Acreage
092W040001500	535079		24.69
092W040001400	535092		7.23
092W040001600	535080		13.31
092W040001700	535093		17.59
092W040001800	535073		61.85
092W050000800	535114		24.32
092W050000900	535112		32.32
082W320000800	535125		33.86
082W320000900	535127		24.67
		Total	239.84

The following are the water right assets that pertain to the subject property:

Document No.	Source	Use	Priority Date	Acreage
Cert. 40005	Well (MARI 13923)	Irrigation	5/14/1968	62.0
Cert. 89494	Well (MARI 13923)	Irrigation	5/7/1993	62.0
Cert. 68665	North Santiam (SWCD)	Irrigation	5/14/1909	55.1
Cert. 95820	North Santiam (SWCD)	Irrigation	5/14/1909	58.3
			Total	237.4

- 1. The acreage and location for Certificate 68665 and 95820 were provided by Santiam Water Control District (SWCD) for this report. Before property is sold, it would be recommended to check this with the most recent SWCD billing and confirm that the account is paid.
- 2. The rate authorized in Certificate 40005, 0.78 cfs, is standard for irrigation of 62.0 acres. The rate authorized in Certificate 89494, 0.77 cfs, is barely less than standard for irrigation of 62.0 acres.
- 3. Despite the small difference in assessor property acreage and water right acreage, all farmable ground appears to be covered by irrigation rights.
- 4. If the property is sold, it is recommended to do an ownership update with Oregon Water Resources Department (OWRD) for Certificates 40005 and 89494. This is a one-page, no-fee

form to submit. The name on the certificate documents will not change, but any correspondence regarding the water right will be associated with the current landowner.

- 5. SWCD should be contacted to understand the process of updating ownership for the subject portions of Certificates 68665 and 95820.
- 6. The priority date on Cert. 89494 in 1993 is fairly junior for groundwater rights in this area. The local watermaster can be a good resource for any information on previous regulation of water rights of this type.
- 7. The subject property is in the South Salem Hills groundwater limited area. Any future water rights from groundwater would only be approved temporarily with reporting conditions. The most junior certificate, 89494, does not require water use reporting or static water level measurements, but does state that OWRD can require these annually.
- 8. Certificate water rights in Oregon are subject to forfeiture after a 5 consecutive year period of non-use. It is recommended to get a statement from the seller confirming that there has not been a 5-year period of non-use within the last 15 years.
- 9. The volume of water allowed by each certificate is 2.5 acre-feet/acre.
- 10. The irrigation season for this area is May 1 September 30.
- 11. The well may be used under some exemptions outside of the authorized uses in the certificates. This includes, but is not limited to: 15,000 gallons per day for domestic or group domestic, 5,000 gpd for one commercial or industrial use, livestock use diverted into a tank or trough.
- 12. If any additional uses were needed outside of irrigation that required a permit, working with SWCD would be recommended. Drilling a new well would only be allowed for exempt or some temporary uses. The existing well, MARI 13923, does not appear to meet current construction standards and would not likely be approved on a new water application without significant improvements.

This report is based on OWRD records and our best knowledge of the property without being onsite. Let us know if you have any questions regarding the information in this report.

Grant a. M. Lill

Grant A. McGill

William E. M. Sill

William E. McGill, CWRE





Legend

 Tax Lots
 SWCD Cert. 68665
 SWCD Cert. 95820
 Cert. 40005
 Cert. 89494



WELL LOG

PROVIDED BY OWRD

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NOTICE TO WATER WELL CONTRACT	TOR
The original and first copy	
of this report are to be	
filed with the	

STATE ENGINEER, SALEM, OREGON 97310 within 30 days from the date of well completion.

			XRI.
WATER	WELL	REPORT	JA

NC

STATE OF OREGON (Please type or print) (Do not write above this line) 1.1

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2w-4 F Well No. State 10

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State Permit No.

	6-4 382
(1) OWNER :	(11) LOCATION OF WELL:
Name Mr. Francis Etzel	County Marion Driller's well number 293
Address Rte. 1. Stayton Ore.	SE 14 NV 14 Section 4 T. 95 R. 2V W.M.
	Bearing and distance from section or subdivision corner
(2) TYPE OF WORK (check):	
New Well 🚆 Deepening 🗌 Reconditioning 🗌 Abandon 🗌	
If abandonment, describe material and procedure in Item 12.	
(3) TYPE OF WELL: (4) PROPOSED USE (check): Rotary Driven	(12) WELL LOG: Diameter of well below casing
Cable B Jetted Domestic Industrial Municipal Dug Bored Inrigation Test Well Other Industrial	Depth drilled 1341 ft. Depth of completed well 1341 ft.
	Formation: Describe color, texture, grain size and structure of materials:
CASING INSTALLED: Threaded Welded	and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change
12" Diam. from 0 ft. to 134 t Gage .250	in position of Static Water Level as drilling proceeds. Note drilling rates.
"Diam, from	MATERIAL From To SWL
"Diam. from ft, to ft, Gage	Top soil - gravel 0' 2'
PERFORATIONS: Perforated? D Xes D No.	Cobbles-gravel- clay 2* 8*
spe of perforator used Mills Knife	Cobbles - gravel (loose) 8' 12'
Size of perforations in. by 4 in.	Cement gravel 12' 20'
1800 perforations from 130 ft. to 30 ft.	Clay & gravel (packed) 20' 28'
perforations from	Silted gravel 28' 40' Biver gravel - cobbles
perforations from	and course sand (loose) 40' 65' 6'
perforations from ft. to ft.	Gravel & sand (tight) 65' 70' 6'
perforations from	Cobbles & gravel (loose) 70' 82' 6'
(7) SCREENS: Well screen installed?	Cobbles-gravel-clav(firm82' 84' 6'
(1) SCREENS: Well screen installed? Yes DNo Manufacturer's Name	Cobbles-gravel (loose) 84' 104' 2'
Type Model No.	Cobbles-gravel (packed) 104 110' 2'
Diam. Slot size	Brown firm clay 110 111
Diam	Gravel & cobbles (packed) 111 117 2
(8) WATER LEVEL: Completed well.	Cobbles & gravel (loose)117 125' 2' Cobbles & gravel (backed)125 130' 2'
	<u>Cobbles & gravel(backed)125'130' 2'</u> <u>Cobbles & gravel in</u>
ste ^{+ic} level 2' ft. below land surface Date	tan colored clay 130 134 2' 2'
(9) WELL TESTS: Drawdown is amount water level is lowered below static level	
Was a pump test made? Yes No If yes, by whom? Stettler	
ld: 1000 gal./min. with 58 ft. drawdown after 🔒 hrs.	Work started 4/8/68 19 Completed 4/22/68 19
<u>700 ~ 38 ~ 1 ~</u>	Date well drilling machine moved off of well 4/22/68 19
	Drilling Machine Operator's Certification:
Bailer test gal./min. with ft. drawdown after hrs.	This well was constructed under my direct supervision. Mate- rials used and information reported above are true to my best
Artesian flow g.p.m. Date	knowledge and belief
Temperature of water Was a chemical analysis made? 🗆 Yes 🔂 No	[Signed] Orilling Machine Operatory Date 4/23/68 19
(10) CONSTRUCTION:	Drilling Machine Operator's License No. 320
Well seal-Material used Drill cuttings- puddled	Drining machine Operator's License No.
Depth of seal	Water Well Contractor's Certification:
Diameter of well bore to bottom of seal	This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
Were any loose strata cemented off? [] Yes E No Depth	
Was a drive shoe used? E Yes I No	NAME Pote Tolmasoff Vell Drilling (Person, firm or corporation) (Type or print)
Did any strata contain unusable water? 🗌 Yes 💼 No	Address Turner, Ore.
Type of water? depth of strata	(Lat. Po
Method of sealing strata off	[Signed stan to Voluracoff
Was well gravel packed? 🗌 Yes 🕱 No Size of gravel:	(Water Well Contractor)
Gravel placed from	Contractor's License No. 410 Date 4/23/68

(USE ADDITIONAL SHEETS IF NECESSARY)

DRONE LEASE

PROVIDED BY SALEM PILOT ASSOCIATION

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P.O. Box 13214 Salem Oregon 97309-1214

August 15th, 2021

Dear

Enclosed is the lease extension request. If you could sign it and send it to our P.O.Box (self-addressed envelope) above it would be greatly appreciated. If you have any questions please contact me via the web site www.salemrcpilots.com.

Also enclosed are two copies of the agreement. Which I have signed. I have a self-addressed envelope you can return the signed agreement enclosed. Sincerely,

Lease Agreement / Renewal

R/C Model Aircraft Field

This agreement is between (Lessor), hereafter called and Salem R/C Pilots Association (Lessee), hereafter called R/C Pilots.

Platt hereby leases to R/C Pilots the following described property:

A portion of the property owned by Platt located on the southeast corner of 55th Avenue and Bear Lane, approximately one mile south of Turner, Oregon, hereafter called the premises, and more part icularly described as follows:

Beginning at a point on the southwest corner (east of the U.P. railroad track) of the property: thence east along the southern boundary line of the property a distance of 100 feet to a point; thence north parallel with the east boundary line of the property a distance of 1200 feet to a point; thence west parallel with the north boundary line of the property to the east right of way line of 55th Avenue (which is also the west boundary line of the property); thence south along the west boundary line of the property to the point of beginning.

Length of Lease

This is a five-year lease with an option for the R/C Pilots to renew the lease for an additional five years.

This lease begins August 1, 2021 and ends July 31, 2026. This lease can be renewed for an additional five years. The option to renew must be exercised by R/C Pilots giving 30 days written notice prior to expiration of the original five-year lease. If the lease is renewed its terms and conditions shall remain the same.

Rent

R/C Pilots will pay one thousand two hundred dollars (\$1200.00) each year. One thousand two hundred dollars (\$1200.00) will be paid on the 1st day of August, 2016 and one thousand two hundred dollars (\$1200.00) will be paid on the 1st day of August each year thereafter over the life of the lease. Payment will be made at the place designated by

Page (1)

Use of the Premises

R/C Pilots is a model aircraft club organized for the purpose of enjoying the hobby of flying radio controlled model aircraft. The premises will be used as a flying site for flying radio controlled model aircraft and for engaging in the other usual and customary activities of a model aircraft club. R/C Pilots will not engage in any unlawful, improper or offensive use of the premises. R/C Pilots will comply with all laws and regulations of any public authority respecting the use of the premises.

Platt's Right of Entry

Platt, his agents and representatives, may enter into or upon the premises at any time for the purpose of examining the condition thereof, or for any other lawful purpose. Any portion of the premises not being used by R/C Pilots may be used by

Platt to be Held Harmless

R/C Pilots will hold harmless from any and all claims, demands and damages arising out of the activities of R/C Pilots with occupying the premises.

Termination of Lease

This lease will automatically terminate and the rent will be prorated if for any reason the activities of R/C Pilots cannot be made to conform with land use regulations or if legal action, either commenced or threatened, makes it unreasonably burdensome for R/C Pilots to continue using the premises.

This lease may be terminated by if R/C Pilots shall be in arrears in the payment of rent for a period of ten days after the due date. This lease may be terminated if either party shall fail to perform or observe any of the terms and conditions contained herein.

Signed this <u>15th</u> day of <u>August</u>, 2021.

Page (2)





PAUL TERJESON

PTERJY@KW.COM 503-999-6777



SCAN ABOVE TO LEARN MORE ABOUT THE TEAM!

STEVE HELMS@KW.COM 541-979-0118



COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	535073
Tax Lot:	092W040001800
Owner:	Jgf Land LLC
CoOwner:	
Site:	
	Turner OR 97392
Mail:	3483 Buena Vista Rd S
	Jefferson OR 97352
Zoning:	County-EFU - Exclusive Farm Use
Std Land	AMSC - Agricultural Misc
Use:	
Legal:	ACRES 61.85
Twn/Rng/Sec:	T:09S R:02W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: Market Land: Market Impr: Assessment Year: 2023 Assessed Total: Exemption: Taxes: \$1,207.51 Levy Code: 05595 Levy Rate: 11.9446

SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:



PROPERTY CHARACTERISTICS

Year Built:	2005
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	1,824 SqFt
Floor 1 SqFt:	1,824 SqFt
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	61.85 Acres (2,694,186 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	5 - Cascade
Census:	3005 - 010801
Recreation:	

Assessor Map



Fidelity National Title

Parcel ID: 535073

Site Address:



Fidelity National Title

Parcel ID: 535073

Site Address:



Fidelity National Title

Parcel ID: 535073

Flood Map



Fidelity National Title

Parcel ID: 535073

July 2, 2024

Property Identificaton
Account ID: 535073 Tax Account ID: 535073 Tax Roll Type: Real Property Situs Address:
Map Tax Lot: 092W040001800 Owner: JGF LAND LLC 3483 BUENA VISTA RD S
JEFFERSON, OR 97352

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts:

Owner History						
Grantee	Grantor	Sales Info	Deed Info			
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127			
			5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127			
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127			
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	ENERO LLC PO BOX 263 SUBLIMITY OR 97385	12/18/2015 \$750,000.00 32 5	12/18/2015 37680319 WD 535073, 535079, 535080, 535092, 535093			
ENERO LLC PO BOX 263 SUBLIMITY OR 97385			10/31/2014 36470248 B&S 535073			

Grantee	Grantor	Sales Info	Deed Info
FRANCIS E ETZEL LT & DOLORES A ETZEL LT & ETZEL,FRANCIS E TRE PO BOX 263 INDEPENDENCE OR 97351	ETZEL,DEAN 6244 MILL CREEK RD SE TURNER OR 97392	5/6/2003 \$125,000.00 06 1	5/6/2003 21170106 WD 535073
ETZEL,DEAN 6244 MILL CREEK RD SE TURNER OR 97392			2/25/2002 19080089 B&S 535073
ETZEL,DEAN L & ETZEL,JODINE & ETZEL,SARA G 8806 MARION RD SE TURNER OR 97392			5/1/2001 18690182 WD 535073
ETZEL,DEAN L & ETZEL,JODINE & ETZEL,SARA G 8806 MARION RD SE INDEPENDENCE OR 97351	SCHMITZ,LAURENCT A & HELEN ETZEL,IODINE A & 8806 MARION RD SE TURNER OR 97392	5/1/2001 \$10.00 12 1	5/1/2001 17800480 WD 535073
SCHMITZ,LAURENCT A & HELEN ETZEL,IODINE A & 8806 MARION RD SE TURNER OR 97392			7/7/2000 17020073 QC 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 07350179 DEED 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 06740642 DE 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 04360094 CON 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 04360093 CON 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 03710112 DEED 535073
MISSING OWNERSHIP INFORMATION			7/1/1998 03710111 DEED 535073

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP			7/1/1998
INFORMATION			03661785
			CON
			535073
SCHMITZ,LAURENCT A &			12/13/1996
HELEN			18690181
ETZEL, IODINE A &			PR
8806 MARION RD SE			535073
TURNER OR 97392			
ETZEL, JODINE ET AL		12/19/1984	12/19/1984
8806 MARION RD SE		\$9,416.00	03661784
INDEPENDENCE OR 97351		18	CON
		1	535073
19491 FERN RIDGE RD SE		2/27/1984	2/27/1984
INDEPENDENCE OR 97351		\$0.00	03361138
		06	WD
		1	535073
8806 MARION ROAD SE		10/3/1980	10/3/1980
INDEPENDENCE OR 97351		\$0.00	02280185
		13	CONT
		1	535073

Property Details

Property Class: 551 RMV Property Class: 501 Zoning: REST (Contact Local Jurisdiction) AV Exemption(s): RMV Exemption(s): Deferral(s): Notes:

Land/On-Site Developments for Tax Account ID 535073

ID	Туре	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	5.3	230868	05595
2	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	50.75	2210670	05595
3	005 Farm Use - EFU WST Rural WASTELAND	0.5	21780	05595
4	005 Rural Restrictive	5.3	230868	05595
5	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	7.23	314939	05595
6	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	24.69	1075496	05595
7	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	13.31	579784	05595
8	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	15.59	679100	05595

	Туре	Stat CLass	Make/Mode	Class	Area/Count	Year Built	Levy Code Area
	FARM BLDG	321 Hay Cover	(HC)	6	1824	2005	05595
ι	ue Information	ı (per most rece	ent certified tax rol	I)			
v	/ Land Market:	\$24,68	30				
v	/ Land Spec.	\$263,3					
56	ess.:						
	/ Structures:	\$23,52					
	/ Total:	\$311,5					
		\$101,0					
/		\$219,2	203				
	eption RMV:	\$0					
	/ Exemption Va						
	Exemption Valu						
	mption Descrip		102				
	Faxable:	\$267,4					
v	/:	\$39,20					
Δ	V.	\$61.80					
	V: oh shows tax rol	\$61,89 Real Market Valu		sessed Valu	e of this proper	tv for past 10	vears.
ıρ	oh shows tax rol	l Real Market Val	ue and Maximum Ass			•	years.
ıp	oh shows tax rol	l Real Market Val				•	years.
ıρ	oh shows tax rol a detailed expla	l Real Market Val nation, please see	ue and Maximum Ass	ed Value at		•	years.
ıp	oh shows tax rol a detailed explan —— Real Mark	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed expla	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan —— Real Mark	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan — Real Mark \$800,000	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan —— Real Mark	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan — Real Mark \$800,000	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan — Real Mark \$800,000 \$600,000	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
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p	oh shows tax rol a detailed explan 	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan — Real Mark \$800,000 \$600,000	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan 	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.
p	oh shows tax rol a detailed explan 	l Real Market Val nation, please see	ue and Maximum Ass e definition of Assess	ed Value at		•	years.

Assessment History								
Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value			
2023	\$23,520	\$24,680	\$263,330/\$61,893	None	\$101,093			
2022	\$20,140	\$50,110	\$534,740/\$60,091	None	\$98,151			
2021	\$16,710	\$31,890	\$346,300/\$58,330	None	\$95,290			
2020\$16,530\$31,890\$346,300/\$56,630None\$92,5202019\$14,990\$31,890\$346,300/\$54,980None\$89,8302018\$15,390\$28,610\$311,090/\$51,820None\$85,6602017\$16,630\$25,560\$277,860/\$51,820None\$84,6802016\$15,350\$21,750\$238,810/\$50,310None\$82,2202015\$16,610\$25,340\$278,920/\$48,850None\$79,8402014\$16,900\$24,370\$268,660/\$47,430None\$77,520	Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value		
---	------	------------------	----------	--------------------	------------	----------------------		
2018 \$15,390 \$28,610 \$311,090/\$51,820 None \$85,660 2017 \$16,630 \$25,560 \$277,860/\$51,820 None \$84,680 2016 \$15,350 \$21,750 \$238,810/\$50,310 None \$82,220 2015 \$16,610 \$25,340 \$278,920/\$48,850 None \$79,840	2020	\$16,530	\$31,890	\$346,300/\$56,630	None	\$92,520		
2017 \$16,630 \$25,560 \$277,860/\$51,820 None \$84,680 2016 \$15,350 \$21,750 \$238,810/\$50,310 None \$82,220 2015 \$16,610 \$25,340 \$278,920/\$48,850 None \$79,840	2019	\$14,990	\$31,890	\$346,300/\$54,980	None	\$89,830		
2016\$15,350\$21,750\$238,810/\$50,310None\$82,2202015\$16,610\$25,340\$278,920/\$48,850None\$79,840	2018	\$15,390	\$28,610	\$311,090/\$51,820	None	\$85,660		
2015 \$16,610 \$25,340 \$278,920/\$48,850 None \$79,840	2017	\$16,630	\$25,560	\$277,860/\$51,820	None	\$84,680		
	2016	\$15,350	\$21,750	\$238,810/\$50,310	None	\$82,220		
2014 \$16,900 \$24,370 \$268,660/\$47,430 None \$77,520	2015	\$16,610	\$25,340	\$278,920/\$48,850	None	\$79,840		
	2014	\$16,900	\$24,370	\$268,660/\$47,430	None	\$77,520		

Taxes: Levy, Owed

Taxes Levied 2023-24:	\$1,207.51	
Tax Rate:	11.9446	
Tax Roll Type:	R	
Current Tax Payoff Amount:	\$0.00	

Year	Total Tax Levied	Tax Paid
2023	\$1,207.51	\$1,207.51
2022	\$1,177.25	\$1,177.25
2021	\$1,147.85	\$1,147.85
2020	\$1,113.49	\$1,113.49
2019	\$1,108.25	\$1,108.25
2018	\$1,045.21	\$1,045.21
2017	\$1,008.14	\$1,008.14

Tax Pa	yment History					
Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$1,207.51	\$36.23	\$0.00	\$1,171.28	10/30/2023
2022	3903708	-\$784.83	\$0.00	\$0.00	\$784.83	2/16/2023
2022	3900662	-\$392.42	\$0.00	\$0.00	\$392.42	11/30/2022
2021	3888406	-\$387.64	\$0.00	\$0.20	\$387.84	5/20/2022
2021	3886382	-\$377.59	\$0.00	\$5.03	\$382.62	2/22/2022
2021	3882841	-\$382.62	\$0.00	\$0.00	\$382.62	11/26/2021

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3868588	-\$371.16	\$0.00	\$0.00	\$371.16	5/19/2021
2020	3865842	-\$371.16	\$0.00	\$0.00	\$371.16	2/22/2021
2020	3861630	-\$371.17	\$0.00	\$0.00	\$371.17	11/24/2020
2019	20375	-\$369.41	\$0.00	\$0.00	\$369.41	5/21/2020
2019	29469	-\$369.42	\$0.00	\$0.00	\$369.42	2/27/2020
2019	46667	-\$369.42	\$0.00	\$0.00	\$369.42	11/21/2019
2018	168402	-\$348.40	\$0.00	\$0.00	\$348.40	5/20/2019
2018	178507	-\$348.40	\$0.00	\$0.00	\$348.40	2/21/2019
2018	195977	-\$348.41	\$0.00	\$0.00	\$348.41	11/21/2018
2017	315948	-\$336.04	\$0.00	\$0.00	\$336.04	5/24/2018
2017	327150	-\$336.05	\$0.00	\$0.00	\$336.05	2/20/2018
2017	344503	-\$336.05	\$0.00	\$0.00	\$336.05	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CR. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East ,2.400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	535079
Tax Lot:	092W040001500
Owner:	Jgf Land LLC
CoOwner:	
Site:	
	Turner OR 97392
Mail:	3483 Buena Vista Rd S
	Jefferson OR 97352
Zoning:	County-EFU - Exclusive Farm Use
Std Land	AMSC - Agricultural Misc
Use:	C
e	ACRES 24.69
Twn/Rng/Sec:	T:09S R:02W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$114,920.00** Market Land: **\$114,920.00** Market Impr: Assessment Year: **2023** Assessed Total: **\$26,311.00** Exemption: Taxes: **\$314.29** Levy Code: 05595 Levy Rate: 11.9446

Г

SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:

PROPERTY CHARACTERISTICS

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	24.69 Acres (1,075,496 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	5 - Cascade
Census:	3005 - 010801
Recreation:	

Assessor Map



Fidelity National Title

Parcel ID: 535079

Site Address:



Parcel ID: 535079

Site Address:





Parcel ID: 535079

Flood Map



Parcel ID: 535079

July 2, 2024

Property Identificaton	
Account ID:	Manufactured Home Details:
535079	Other Tax Liability:
Tax Account ID:	SPEC - POTENTIAL ADDITIO
535079	Subdivision:
Tax Roll Type:	Related Accounts:
Real Property	
Situs Address:	
Map Tax Lot:	
092W040001500	
Owner:	
JGF LAND LLC	
3483 BUENA VISTA RD S	
JEFFERSON, OR 97352	

Owner History Grantee Grantor Sales Info **Deed Info** JGF LAND LLC 7/19/2023 JEFFERSON OR 97352 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 GROSS, JUSTIN PLATT'S TURNER 2/15/2023 2/15/2023 GROSS, SARAH FARM LLC \$2,437,888.00 46890129 3483 BUENA VISTA RD S 11070 OAK HILL RD 20 WD JEFFERSON OR 97352 INDEPENDENCE OR 9 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 97351 PLATT'S TURNER FARM ENERO LLC 12/18/2015 12/18/2015 LLC 37680319 PO BOX 263 \$750,000.00 11070 OAK HILL RD SUBLIMITY OR 97385 32 WD **INDEPENDENCE OR 97351** 5 535073, 535079, 535080, 535092, 535093 ENERO LLC 10/31/2014 36470247 PO BOX 263 SUBLIMITY OR 97385 B&S 535079, 535092 FRANCIS E ETZEL LT & 2/5/2003 ETZEL, FRANCIS E TRE 20660018 PO BOX 263 WD SUBLIMITY OR 97385 535079, 535092

. ONAL TAX LIABILITY

	Gia	ntor	Sale	es Info De	eed Info	
ETZEL, FRANCIS	6			9/3	30/2002	
PO BOX 263				20	660015	
SUBLIMITY OR	97385			DI	ECE	
				52	29070, 535079, 53	5080, 535092, 535093,
					0213, 540214, 540	
MISSING OWNE	RSHIP			7/	1/1998	
INFORMATION				06	6270445	
				DI	E	
				53	35079, 535092	
Property Details	6					
Property Class:				AV Exemptior	n(e):	
50				RMV Exemption		
					011(5).	
RMV Property CI	ass:			Deferral(s):		
550 •				Notes:		
Zoning:						
REST (Contact Lo	ocal Jurisdiction)					
and/0 0:4- D-						
	velopments for T	ax Account IL	J 535079		Acros Sa	Et Lovy Code Area
ID Туре	velopments for T se - EFU 4BISS F			AL SOUTH	Acres Sq 0 0	Ft Levy Code Area
ID Type 1 005 Farm Us mprovements/Se	se - EFU 4BISS F tructures for Tax	OUR BENCH Account ID 5	IRR SPECIA		0 0	05595
ID Type 1 005 Farm Us mprovements/St	se - EFU 4BISS F tructures for Tax	OUR BENCH	IRR SPECIA	AL SOUTH Area/Count		
ID Type 1 005 Farm Us mprovements/St ID Type St	se - EFU 4BISS F tructures for Tax at CLass Ma	OUR BENCH Account ID 5	IRR SPECIA		0 0	05595
ID Type 1 005 Farm Us mprovements/Sf ID Type St to Improvement I	se - EFU 4BISS F tructures for Tax at CLass Ma Details	OUR BENCH Account ID 5 Ike/Model	IRR SPECIA 35079 Class		0 0	05595
ID Type 1 005 Farm Us mprovements/Sf ID Type St No Improvement I	se - EFU 4BISS F tructures for Tax at CLass Ma	OUR BENCH Account ID 5 Ike/Model	IRR SPECIA 35079 Class		0 0	05595
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ID Type 1 005 Farm Us mprovements/Si ID Type St No Improvement I Value Information RMV Land Market RMV Land Spec. Assess.: RMV Structures: RMV Total: AV: SAV: Exception RMV: RMV Exemption Va Exemption Desc	se - EFU 4BISS F tructures for Tax at CLass Ma Details Don (per most re- st: \$0 \$114 \$0 \$114 \$26, \$95, \$0 Value: \$0 slue: \$0	OUR BENCH Account ID 5 ke/Model cent certified ,920 ,920 311 001	IRR SPECIA 35079 Class		0 0	05595
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For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



'ear	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$114,920/\$26,311	None	\$26,311
2022	\$0	\$0	\$96,130/\$25,545	None	\$25,545
2021	\$0	\$0	\$148,560/\$24,800	None	\$24,800
2020	\$0	\$0	\$148,560/\$24,070	None	\$24,070
2019	\$0	\$0	\$148,560/\$23,370	None	\$23,370
2018	\$0	\$0	\$133,300/\$22,030	None	\$22,030
2017	\$0	\$0	\$119,060/\$22,030	None	\$22,030
2016	\$0	\$0	\$101,330/\$21,390	None	\$21,390
2015	\$0	\$0	\$118,040/\$20,770	None	\$20,770
2014	\$0	\$0	\$113,520/\$20,160	None	\$20,160
axes:	Levy, Owed				
īaxes L īax Rat	Levied 2023-24:	\$314.29 11.9446			

	Tax Roll Type: Current Tax Payoff Amount:			
Year	Total Tax I	Levied	Tax Paid	
2023	\$314.29		\$314.29	

Year	Total Tax Levied	Tax Paid
2022	\$306.40	\$323.97
2021	\$298.73	\$298.73
2020	\$289.68	\$289.68
2019	\$283.38	\$283.38
2018	\$268.81	\$268.81
2017	\$262.28	\$262.28

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$314.29	\$9.43	\$0.00	\$304.86	10/30/2023
2022		\$17.57	\$0.00	\$0.00	-\$17.57	3/21/2023
2022	3903708	-\$204.26	\$0.00	\$0.00	\$204.26	2/16/2023
2022	3903708	-\$17.57	\$0.00	\$0.00	\$17.57	2/16/2023
2022	3900662	-\$102.14	\$0.00	\$0.00	\$102.14	11/30/2022
2021	3888406	-\$100.88	\$0.00	\$0.05	\$100.93	5/20/2022
2021	3886382	-\$98.27	\$0.00	\$1.31	\$99.58	2/22/2022
2021	3882841	-\$99.58	\$0.00	\$0.00	\$99.58	11/26/2021
2020	3868588	-\$96.56	\$0.00	\$0.00	\$96.56	5/19/2021
2020	3865842	-\$96.56	\$0.00	\$0.00	\$96.56	2/22/2021
2020	3861630	-\$96.56	\$0.00	\$0.00	\$96.56	11/24/2020
2019	20374	-\$94.46	\$0.00	\$0.00	\$94.46	5/21/2020
2019	29468	-\$94.46	\$0.00	\$0.00	\$94.46	2/27/2020
2019	46666	-\$94.46	\$0.00	\$0.00	\$94.46	11/21/2019
2018	168401	-\$89.60	\$0.00	\$0.00	\$89.60	5/20/2019
2018	178506	-\$89.60	\$0.00	\$0.00	\$89.60	2/21/2019
2018	195976	-\$89.61	\$0.00	\$0.00	\$89.61	11/21/2018
2017	315952	-\$87.42	\$0.00	\$0.00	\$87.42	5/24/2018
2017	327149	-\$87.43	\$0.00	\$0.00	\$87.43	2/20/2018
2017	344502	-\$87.43	\$0.00	\$0.00	\$87.43	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

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BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CR. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East ,2.400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	535080
Tax Lot:	092W040001600
Owner:	Jgf Land LLC
CoOwner:	
Site:	
	Turner OR 97392
Mail:	3483 Buena Vista Rd S
	Jefferson OR 97352
Zoning:	County-EFU - Exclusive Farm Use
Std Land	AMSC - Agricultural Misc
Use:	-
Legal:	ACRES 13.31
Twn/Rng/Sec:	T:09S R:02W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$61,950.00 Market Land: \$61,950.00 Market Impr: Assessment Year: 2023 Assessed Total: \$14,184.00 Exemption: Taxes: \$169.43 Levy Code: 05595 Levy Rate: 11.9446

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SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:

PROPERTY CHARACTERISTICS

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	13.31 Acres (579,784 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	5 - Cascade
Census:	3005 - 010801
Recreation:	



Parcel ID: 535080

Site Address:



Parcel ID: 535080

Site Address:



Parcel ID: 535080



Parcel ID: 535080

July 2, 2024

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts:
SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
Subdivision:
Related Accounts:

Owner History Grantee Grantor Sales Info **Deed Info** JGF LAND LLC 7/19/2023 JEFFERSON OR 97352 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 GROSS, JUSTIN PLATT'S TURNER FARM 2/15/2023 2/15/2023 GROSS, SARAH LLC \$2,437,888.00 46890129 3483 BUENA VISTA RD S 11070 OAK HILL RD 20 WD JEFFERSON OR 97352 INDEPENDENCE OR 9 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 97351 PLATT'S TURNER FARM ENERO LLC 12/18/2015 12/18/2015 LLC 37680319 PO BOX 263 \$750,000.00 11070 OAK HILL RD SUBLIMITY OR 97385 32 WD INDEPENDENCE OR 5 535073, 535079, 535080, 535092, 535093 97351 ENERO LLC 7/21/2014 PO BOX 263 36220022 SUBLIMITY OR 97385 B&S 535080, 535093 ETZEL, FRANCIS 9/30/2002 PO BOX 263 20660015 SUBLIMITY OR 97385 DECE 529070, 535079, 535080, 535092, 535093, 540213, 540214, 540219, 540222

Grantee	Grantor	Sales Info	Deed Info
FRANCIS E ETZEL LT 50%	ETZEL, FRANCIS E &	7/6/1999	7/6/1999
&	DOLORES A		16150492
DOLORES A ETZEL LT 50%	6 19491 FERN RIDGE RD	00	WD
&	SE	2	535080, 535093
ETZEL, FRANCIS E &	STAYTON OR 97383		
DOLORES A TRE			
PO BOX 175			
INDEPENDENCE OR			
97351			
MISSING OWNERSHIP			7/1/1998
INFORMATION			07190211
			DE
			535080, 535093
Property Details			
Property Class:		AV Exemption	on(s):
550		RMV Exemp	otion(s):
RMV Property Class:		Deferral(s):	
550		Notes:	
Zoning:			
REST (Contact Local Jurisdi	ction)		
	- f T A		
Land/On Cita Davialannand			
Land/On-Site Development	s for Tax Account ID 53508	J	
Land/On-Site Development	S for Tax Account ID 53508	J	Acres Sq Ft Levy Code Area
ID Туре	BISS FOUR BENCH IRR SPE		AcresSq FtLevy Code Area0005595
ID Type 1 005 Farm Use - EFU 4	BISS FOUR BENCH IRR SPE		
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f	BISS FOUR BENCH IRR SPE	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass	BISS FOUR BENCH IRR SPE For Tax Account ID 535080	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f	BISS FOUR BENCH IRR SPE For Tax Account ID 535080	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class	ECIAL SOUTH	0 0 05595
IDType1005 Farm Use - EFU 4Improvements/Structures fIDTypeStat CLassNo Improvement DetailsValue Information (per metails)	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per model) RMV Land Market:	BISS FOUR BENCH IRR SPE For Tax Account ID 535080 Make/Model Class ost recent certified tax ro	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per mathematication for the section for the	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per model) RMV Land Market: RMV Land Spec. Assess.:	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per mean spectrum) RMV Land Market: RMV Land Spec. Assess.: RMV Structures:	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per meaning) RMV Land Market: RMV Land Spec. Assess.: RMV Structures: RMV Total:	BISS FOUR BENCH IRR SPE for Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0 \$61,950	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value RMV Land Market: RMV Land Spec. Assess.: RMV Structures: RMV Total: AV:	BISS FOUR BENCH IRR SPE for Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0 \$61,950 \$14,184	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value Value RMV Land Market: RMV Land Spec. Assess.: RMV Structures: RMV Total: AV: SAV:	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0 \$61,950 \$14,184 \$51,213	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per m RMV Land Market: RMV Land Spec. Assess.: RMV Structures: RMV Total: AV: SAV: Exception RMV:	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0 \$61,950 \$14,184 \$51,213 \$0	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per m RMV Land Market: RMV Land Spec. Assess.: RMV Structures: RMV Total: AV: SAV: Exception RMV: RMV Exemption Value:	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0 \$61,950 \$14,184 \$51,213 \$0 \$0 \$0	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value RMV Land Market: RMV Land Spec. Assess.: RMV Total: AV: SAV: Exception RMV: RMV Exemption Value:	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0 \$61,950 \$14,184 \$51,213 \$0 \$0 \$0 \$0 \$0 \$14,184	ECIAL SOUTH	0 0 05595
ID Type 1 005 Farm Use - EFU 4 Improvements/Structures f ID Type Stat CLass No Improvement Details Value Information (per m RMV Land Market: RMV Land Spec. Assess.: RMV Structures: RMV Total: AV: SAV: Exception RMV: RMV Exemption Value:	BISS FOUR BENCH IRR SPE or Tax Account ID 535080 Make/Model Class ost recent certified tax ro \$0 \$61,950 \$0 \$61,950 \$14,184 \$51,213 \$0 \$0 \$0	ECIAL SOUTH	0 0 05595


Assessment History					
Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$61,950/\$14,184	None	\$14,184
2022	\$0	\$0	\$51,820/\$13,771	None	\$13,771
2021	\$0	\$0	\$80,090/\$13,360	None	\$13,360
2020	\$0	\$0	\$80,090/\$12,980	None	\$12,980
2019	\$0	\$0	\$80,090/\$12,600	None	\$12,600
2018	\$0	\$0	\$71,860/\$11,870	None	\$11,870
2017	\$0	\$0	\$64,180/\$11,870	None	\$11,870
2016	\$0	\$0	\$54,620/\$11,530	None	\$11,530
2015	\$0	\$0	\$63,640/\$11,190	None	\$11,190
2014	\$0	\$0	\$61,200/\$10,870	None	\$10,870

Taxes: Levy, Owed		
Taxes Levied 2023-24:	\$169.43	
Tax Rate:	11.9446	
Tax Roll Type:	R	
Current Tax Payoff Amount:	\$0.00	

Year	Total Tax Levied	Tax Paid
2023	\$169.43	\$169.43
2022	\$165.18	\$165.18
2021	\$160.93	\$160.93
2020	\$156.21	\$156.21
2019	\$152.79	\$152.79
2018	\$144.82	\$144.82
2017	\$141.31	\$141.31

Tax Payment History

Year	Bessint ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
rear	Receipt ID		Discount	interest	Amount Paid	Date Palo
2023	3911449	-\$169.43	\$5.08	\$0.00	\$164.35	10/30/2023
2022	3903708	-\$110.12	\$0.00	\$0.00	\$110.12	2/16/2023
2022	3900662	-\$55.06	\$0.00	\$0.00	\$55.06	11/30/2022
2021	3888406	-\$54.35	\$0.00	\$0.03	\$54.38	5/20/2022
2021	3886382	-\$52.93	\$0.00	\$0.71	\$53.64	2/22/2022
2021	3882841	-\$53.65	\$0.00	\$0.00	\$53.65	11/26/2021
2020	3868588	-\$52.07	\$0.00	\$0.00	\$52.07	5/19/2021
2020	3865842	-\$52.07	\$0.00	\$0.00	\$52.07	2/22/2021
2020	3861630	-\$52.07	\$0.00	\$0.00	\$52.07	11/24/2020
2019	20373	-\$50.93	\$0.00	\$0.00	\$50.93	5/21/2020
2019	29467	-\$50.93	\$0.00	\$0.00	\$50.93	2/27/2020
2019	46665	-\$50.93	\$0.00	\$0.00	\$50.93	11/21/2019
2018	168400	-\$48.27	\$0.00	\$0.00	\$48.27	5/20/2019
2018	178505	-\$48.27	\$0.00	\$0.00	\$48.27	2/21/2019
2018	195975	-\$48.28	\$0.00	\$0.00	\$48.28	11/21/2018
2017	315947	-\$47.10	\$0.00	\$0.00	\$47.10	5/24/2018
2017	327148	-\$47.10	\$0.00	\$0.00	\$47.10	2/20/2018
2017	344501	-\$47.11	\$0.00	\$0.00	\$47.11	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CAL. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 **REEL: 4710 PAGE: 204**

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East ,2.400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	535092
Tax Lot:	092W040001400
Owner:	Jgf Land LLC
CoOwner:	
Site:	
	Turner OR 97392
Mail:	3483 Buena Vista Rd S
	Jefferson OR 97352
Zoning:	County-EFU - Exclusive Farm Use
Std Land	AMSC - Agricultural Misc
Use:	C
e	ACRES 7.23
Twn/Rng/Sec:	T:09S R:02W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$33,650.00 Market Land: \$33,650.00 Market Impr: Assessment Year: 2023 Assessed Total: \$7,704.00 Exemption: Taxes: \$92.04 Levy Code: 05595 Levy Rate: 11.9446

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SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:

PROPERTY CHARACTERISTICS

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	7.23 Acres (314,939 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	5 - Cascade
Census:	3005 - 010801
Recreation:	

Assessor Map



Parcel ID: 535092

Site Address:



Parcel ID: 535092

Site Address:





Parcel ID: 535092

Flood Map



Parcel ID: 535092

July 2, 2024

Property Identificaton	
Account ID:	Manufactured Home Details:
535092	Other Tax Liability:
Tax Account ID:	SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
535092	Subdivision:
Tax Roll Type:	Related Accounts:
Real Property	
Situs Address:	
Map Tax Lot:	
092W040001400	
Owner:	
JGF LAND LLC	
3483 BUENA VISTA RD S	
JEFFERSON, OR 97352	

Owner History Grantee Grantor Sales Info **Deed Info** JGF LAND LLC 7/19/2023 JEFFERSON OR 97352 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 GROSS, JUSTIN PLATT'S TURNER 2/15/2023 2/15/2023 GROSS, SARAH FARM LLC \$2,437,888.00 46890129 3483 BUENA VISTA RD S 11070 OAK HILL RD 20 WD JEFFERSON OR 97352 INDEPENDENCE OR 9 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 97351 PLATT'S TURNER FARM ENERO LLC 12/18/2015 12/18/2015 LLC 37680319 PO BOX 263 \$750,000.00 11070 OAK HILL RD SUBLIMITY OR 97385 32 WD **INDEPENDENCE OR 97351** 5 535073, 535079, 535080, 535092, 535093 ENERO LLC 10/31/2014 36470247 PO BOX 263 SUBLIMITY OR 97385 B&S 535079, 535092 FRANCIS E ETZEL LT & 2/5/2003 ETZEL, FRANCIS E TRE 20660018 PO BOX 263 WD SUBLIMITY OR 97385 535079, 535092

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SUBLIMITY OR 9	97385			D	ECE	
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				54	40213, 540214, 540219, 540222	
MISSING OWNE	RSHIP			7/	/1/1998	
INFORMATION				06	6270445	
				D	E	
				53	35079, 535092	
Property Details	6					
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Property Class:				AV Exemption		
550				RMV Exempti	ion(s):	
RMV Property CI	ass:			Deferral(s):		
550				Notes:		
Zoning:						
REST (Contact Lo	ocal Jurisdiction)					
anu/On-Site De	velopments for	Tax Account I	ID 535092			
	velopments for		D 535092		Acres Sq Ft Levy Code A	rea
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For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History					
Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$33,650/\$7,704	None	\$7,704
2022	\$0	\$0	\$28,150/\$7,480	None	\$7,480
2021	\$0	\$0	\$43,500/\$7,260	None	\$7,260
2020	\$0	\$0	\$43,500/\$7,050	None	\$7,050
2019	\$0	\$0	\$43,500/\$6,840	None	\$6,840
2018	\$0	\$0	\$39,030/\$6,450	None	\$6,450
2017	\$0	\$0	\$34,860/\$6,450	None	\$6,450
2016	\$0	\$0	\$29,670/\$6,260	None	\$6,260
2015	\$0	\$0	\$34,570/\$6,080	None	\$6,080
2014	\$0	\$0	\$33,240/\$5,900	None	\$5,900
	÷-	÷	÷==,2 io,÷=,000		+2,000

Taxes: Levy, Owed

Taxes Levied 2023-24:	\$92.04
Tax Rate:	11.9446
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$92.04	\$92.04

Year	Total Tax Levied	Tax Paid
2022	\$89.70	\$89.70
2021	\$87.43	\$87.43
2020	\$84.85	\$84.85
2019	\$82.93	\$82.93
2018	\$78.70	\$78.70
2017	\$76.78	\$76.78

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$92.04	\$2.76	\$0.00	\$89.28	10/30/2023
2022	3903708	-\$59.80	\$0.00	\$0.00	\$59.80	2/16/2023
2022	3900662	-\$29.90	\$0.00	\$0.00	\$29.90	11/30/2022
2021	3888406	-\$29.52	\$0.00	\$0.02	\$29.54	5/20/2022
2021	3886382	-\$28.76	\$0.00	\$0.38	\$29.14	2/22/2022
2021	3882841	-\$29.15	\$0.00	\$0.00	\$29.15	11/26/2021
2020	3868588	-\$28.28	\$0.00	\$0.00	\$28.28	5/19/2021
2020	3865842	-\$28.28	\$0.00	\$0.00	\$28.28	2/22/2021
2020	3861630	-\$28.29	\$0.00	\$0.00	\$28.29	11/24/2020
2019	20372	-\$27.64	\$0.00	\$0.00	\$27.64	5/21/2020
2019	29466	-\$27.64	\$0.00	\$0.00	\$27.64	2/27/2020
2019	46664	-\$27.65	\$0.00	\$0.00	\$27.65	11/21/2019
2018	168399	-\$26.23	\$0.00	\$0.00	\$26.23	5/20/2019
2018	178504	-\$26.23	\$0.00	\$0.00	\$26.23	2/21/2019
2018	195974	-\$26.24	\$0.00	\$0.00	\$26.24	11/21/2018
2017	315951	-\$25.59	\$0.00	\$0.00	\$25.59	5/24/2018
2017	327147	-\$25.59	\$0.00	\$0.00	\$25.59	2/20/2018
2017	344500	-\$25.60	\$0.00	\$0.00	\$25.60	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CAL. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 **REEL: 4710 PAGE: 204**

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East ,2.400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel	#:	535093

Tax Lot: 092W040001700

Owner: Jgf Land LLC

CoOwner:

Site: 5732 Bear Ln SE

Turner OR 97392

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 17.59, HOME ID 398082 Twn/Rng/Sec: T:09S R:02W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

 Market Total:
 \$144,010.00

 Market Land:
 \$116,650.00

 Market Impr:
 \$27,360.00

 Assessment Year:
 2023

 Assessed Total:
 \$37,579.00

 Exemption:
 Taxes:

 Taxes:
 \$448.86

 Levy Code:
 05595

 Levy Rate:
 11.9446

SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:



PROPERTY CHARACTERISTICS

Year Built: 1970 Eff Year Built: Bedrooms: Bathrooms: # of Stories: Total SqFt: 1,800 SqFt Floor 1 SqFt: 1,800 SqFt Floor 2 SqFt: Basement SqFt: Lot size: 17.59 Acres (766,220 SqFt) Garage SqFt: Garage Type: AC: Pool: Heat Source: Fireplace: Bldg Condition: Neighborhood: Lot: Block: Plat/Subdiv: School Dist: 5 - Cascade Census: 3005 - 010801 Recreation:

Assessor Map



Parcel ID: 535093

Site Address: 5732 Bear Ln SE



Parcel ID: 535093

Site Address: 5732 Bear Ln SE



Parcel ID: 535093

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Flood Map
```



Parcel ID: 535093

Property Identificaton

Account ID:
535093
Tax Account ID:
535093
Tax Roll Type:
Real Property
Situs Address:
5732 BEAR LN SE TURNER OR 97392
Map Tax Lot:
092W040001700
Owner:
TERJESON, PAUL
934 S MAIN ST
JEFFERSON, OR 97352

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts: 355273

Owner History

Grantee	Grantor	Sales Info	Deed Info
TERJESON, PAUL 934 S MAIN ST	JGF LAND LLC 3483 BUENA VISTA RD S	4/18/2024 \$408,500.00	4/18/2024
JEFFERSON OR 97352	JEFFERSON OR 97352	30 1	DEED
JGF LAND LLC			7/19/2023
JEFFERSON OR 97352			47250043
			B&S
			535073, 535079, 535080, 535092,
			535093, 535112, 535114, 535125, 535127
			5/26/2023
			47100204
			B&S
			535073, 535079, 535080, 535092,
			535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN	PLATT'S TURNER FARM	2/15/2023	2/15/2023
GROSS, SARAH	LLC	\$2,437,888.00	46890129
3483 BUENA VISTA RD S	11070 OAK HILL RD	20	WD
JEFFERSON OR 97352	INDEPENDENCE OR	9	535073, 535079, 535080, 535092,
	97351		535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM	ENERO LLC	12/18/2015	12/18/2015
LLC	PO BOX 263	\$750,000.00	37680319
11070 OAK HILL RD	SUBLIMITY OR 97385	32	WD
INDEPENDENCE OR 97351		5	535073, 535079, 535080, 535092, 535093
ENERO LLC			7/21/2014
PO BOX 263			36220022
SUBLIMITY OR 97385			B&S
			535080, 535093

	intee		Grantor	Sales Info	Deed	Info				
PO	ZEL,FRANCIS BOX 263 BLIMITY OR 973	385				0015 : '0, 5350			535092 540219	540222
& DOI & ETZ DOI PO	ANCIS E ETZEL LORES A ETZE ZEL,FRANCIS E LORES A TRE BOX 175 DEPENDENCE C	L LT 50%	ETZEL,FRANCIS E & DOLORES A 19491 FERN RIDGE RD SE STAYTON OR 97383	7/6/1999 00 2	7/6/19 16150 WD 53508		093			
	SSING OWNERS	ŝhip			7/1/19 07190 DE 53508)93			
Proj	perty Details									
559	oerty Class: / Property Clas	s:		AV Exempti RMV Exemı Deferral(s): Notes:	otion(s)	:				
	ing: ntact Local Juriso	diction)								
Con Lanc	ntact Local Juriso	,	for Tax Account ID 535093	5		A	9 a 5			
(Con Lanc ID	ntact Local Juriso d/On-Site Devel Type	opments		3		Acres	Sq Ft		evy Cod	e Area
Con Lanc ID	d/On-Site Devel Type On Site Develo	opments	A OSD - FAIR				-	05	5595	e Area
•	d/On-Site Devel Type On Site Develo	opments pment - S esite 4BIS		CIAL SOUTH		Acres 1	Sq F 1 43560 43560	05 0 05	-	e Area
(Con Land ID 0 2 3	d/On-Site Develor Type On Site Develor 005 Farm Hom 005 Farm Use	opments pment - S esite 4BIS - EFU 4BI	A OSD - FAIR SS FOUR BENCH IRR SPEC SS FOUR BENCH IRR SPE r Tax Account ID 535093	CIAL SOUTH		1	4356	05 0 05 0 05 Year	5595 5595 5595	/y Code
Con ID 0 2 3	d/ On-Site Devel Type On Site Develo 005 Farm Hom 005 Farm Use	opments pment - S esite 4BIS - EFU 4BI ctures for Stat CLa	A OSD - FAIR SS FOUR BENCH IRR SPEC SS FOUR BENCH IRR SPE r Tax Account ID 535093	CIAL SOUTH	Class	1 1 Area/(4356	05 0 05 0 05 Year	5595 5595 5595 E Lev	∕y Code ea
Con Lanc ID 2 3 mpr ID	d/On-Site Develor Type On Site Develor 005 Farm Hom 005 Farm Use	opments pment - S esite 4BIS - EFU 4BI ctures for Stat CLa 353 Mac	A OSD - FAIR SS FOUR BENCH IRR SPEC SS FOUR BENCH IRR SPE r Tax Account ID 535093 ass hine Shed (MS)	CIAL SOUTH CIAL SOUTH		1	4356	05 0 05 0 05 Year Built	5595 5595 5595 t Lev t Are	/y Code a 595

FARM BLDG 351 General Purpose Building (GB)
ID	Туре	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
4	FARM BLDG	351 General Purpose Building (GB)		5	800	2003	05595
5	RESIDENCE	108 Residential Other Improvements		1	0		05595
5.1		YARD IMPROVEMENTS FAIR				1998	05595

Value Information (per most recent certified tax roll) RMV Land Market: \$0 RMV Land Spec. \$116,650 Assess.: **RMV Structures:** \$27,360 RMV Total: \$144,010 AV: \$37,579 SAV: \$72,484 Exception RMV: \$0 **RMV Exemption Value:** \$0 AV Exemption Value: \$0 Exemption Description: None M5 Taxable: \$99,844 MAV: \$11,540 MSAV: \$26,039 Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Asses	sment History				
Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$27,360	\$0	\$116,650/\$26,039	None	\$37,579

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$23,470	\$0	\$197,120/\$25,404	None	\$36,614
2021	\$19,200	\$0	\$135,740/\$24,780	None	\$35,670
2020	\$18,770	\$0	\$135,740/\$24,170	None	\$34,750
2019	\$16,700	\$0	\$135,740/\$23,590	None	\$33,870
2018	\$16,970	\$0	\$124,940/\$22,580	None	\$32,570
2017	\$26,600	\$0	\$114,910/\$22,470	None	\$39,560
2016	\$22,460	\$0	\$102,440/\$21,940	None	\$38,540
2015	\$23,640	\$0	\$114,190/\$21,420	None	\$37,540
2014	\$23,030	\$0	\$106,970/\$20,920	None	\$36,580

Taxes: Levy, Owed		
Taxes Levied 2023-24:	\$448.86	
Tax Rate:	11.9446	
Tax Roll Type:	R	
Current Tax Payoff Amount:	\$0.00	

Year	Total Tax Levied	Tax Paid
2023	\$448.86	\$448.86
2022	\$439.15	\$439.15
2021	\$429.69	\$429.69
2020	\$418.22	\$418.22
2019	\$410.69	\$410.69
2018	\$397.41	\$397.41
2017	\$470.99	\$470.99

Tax Payment Histo	ory
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Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
3911449	-\$448.86	\$13.47	\$0.00	\$435.39	10/30/2023
3903708	-\$292.76	\$0.00	\$0.00	\$292.76	2/16/2023
3900662	-\$146.39	\$0.00	\$0.00	\$146.39	11/30/2022
3888406	-\$145.11	\$0.00	\$0.08	\$145.19	5/20/2022
	3911449 3903708 3900662	3911449 -\$448.86 3903708 -\$292.76 3900662 -\$146.39	3911449 -\$448.86 \$13.47 3903708 -\$292.76 \$0.00 3900662 -\$146.39 \$0.00	3911449 -\$448.86 \$13.47 \$0.00 3903708 -\$292.76 \$0.00 \$0.00 3900662 -\$146.39 \$0.00 \$0.00	3911449 -\$448.86 \$13.47 \$0.00 \$435.39 3903708 -\$292.76 \$0.00 \$0.00 \$292.76 3900662 -\$146.39 \$0.00 \$0.00 \$146.39

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2021	3886382	-\$141.35	\$0.00	\$1.88	\$143.23	2/22/2022
2021	3882841	-\$143.23	\$0.00	\$0.00	\$143.23	11/26/2021
2020	3868588	-\$139.40	\$0.00	\$0.00	\$139.40	5/19/2021
2020	3865842	-\$139.41	\$0.00	\$0.00	\$139.41	2/22/2021
2020	3861630	-\$139.41	\$0.00	\$0.00	\$139.41	11/24/2020
2019	20371	-\$136.89	\$0.00	\$0.00	\$136.89	5/21/2020
2019	29465	-\$136.90	\$0.00	\$0.00	\$136.90	2/27/2020
2019	46663	-\$136.90	\$0.00	\$0.00	\$136.90	11/21/2019
2018	168398	-\$132.47	\$0.00	\$0.00	\$132.47	5/20/2019
2018	178503	-\$132.47	\$0.00	\$0.00	\$132.47	2/21/2019
2018	195973	-\$132.47	\$0.00	\$0.00	\$132.47	11/21/2018
2017	315946	-\$156.99	\$0.00	\$0.00	\$156.99	5/24/2018
2017	327146	-\$157.00	\$0.00	\$0.00	\$157.00	2/20/2018
2017	344499	-\$157.00	\$0.00	\$0.00	\$157.00	11/21/2017

RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: JGF Land, LLC

GRANTEE'S NAME: Paul Terjeson

AFTER RECORDING RETURN TO:

Order No.: 60222400092-TR Paul Terjeson 934 S Main Street Jefferson, OR 97352

SEND TAX STATEMENTS TO:

Paul Terjeson 934 S Main Street Jefferson, OR 97352

APN/Parcel ID(s): 355273 Tax/Map ID(s): 092W04 01700 5732 Bear Lane, Turner, OR 97392

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

JGF Land, LLC, an Oregon limited liability company , Grantor, conveys and warrants to **Paul Terjeson**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

A tract of land situated in the Northwest quarter of Section 4, Township 9 South, Range 2 West, Willamette Meridian, County of Marion, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod with orange plastic cap on the South right of way of Bear Lane SE (County Road 927) which bears North 88° 11' 32" West 1226.98 feet, and South 2° 20' 28" West 15.00 feet from the center-North 1/16 corner of Section 4, Township 9 South, Range 2 West; thence leaving said right of way South 2° 20' 28" West 215.00 feet to a 5/8" iron rod; thence North 88° 11' 32" West 406.00 feet to a 5/8" iron rod; thence North 2° 20' 28" East 215.00 feet to said right of way; thence along said right of way South 88° 11' 32" East 406.00 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$408,500.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED (continued)

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.

29/24 Dated: зI JGF Land, LLC BΥ Justin A. Gross Manager BY Barah Sarah M. Gross Manager State of Oregon, County of This instrument was acknowledged before me on M(AVC)2024 by Justin A. Gross and Sarah M. Gross as Managers for JGF Land, LLC. OFFICIAL STAMP ERION BARTON NOTARY PUBLIC - OREGON ublic - State of COMMISSION NO. 1016577 MY COMMISSION EXPIRES SEPTEMBER 15, 2025

My Commission Expires:

EXHIBIT "A"

Exceptions

Subject to:

- 1. The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
- 2. Regulations, levies, liens, assessments, rights of way and easements of Santiam Water Control District.
- 3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.
- 4. A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.
- 5. Reservation, exception or other severance of minerals, contained in or disclosed by instrument,

In favor of: United States of America Reservation of: Coal and other minerals Recording Date: November 6, 1945 Recording No.: Volume 332, page 100

The Company makes no representation as to the present ownership of this interest or its encumbrances.

Marion County Document Separator Page

Instrument # 2024-11493

April 18, 2024 02:57 PM

State of Oregon County of Marion

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

Fee: \$96.00

Bill Burgess Marion County Clerk

This is not an invoice.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	535112
Tax Lot:	092W050000900
Owner:	Jgf Land LLC
CoOwner:	
Site:	
	Turner OR 97392
Mail:	3483 Buena Vista Rd S
	Jefferson OR 97352
Zoning:	County-EFU - Exclusive Farm Use
Std Land	AMSC - Agricultural Misc
Use:	5
e	ACRES 32.32
Twn/Rng/Sec:	T:09S R:02W S:05 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$151,750.00** Market Land: **\$151,750.00** Market Impr: Assessment Year: **2023** Assessed Total: **\$27,619.00** Exemption: Taxes: **\$329.90** Levy Code: 05595 Levy Rate: 11.9446

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SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:

PROPERTY CHARACTERISTICS

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	32.32 Acres (1,407,859 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	5 - Cascade
Census:	3007 - 010801
Recreation:	

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: 535112

Site Address:

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.



Fidelity National Title

Parcel ID: 535112 Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Parcel ID: 535112

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.

Flood Map



Fidelity National Title

Parcel ID: 535112

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.

July 2, 2024

Property Identificaton	
Account ID:	Manufactured Home Details:
535112	Other Tax Liability:
Tax Account ID:	SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
535112	Subdivision:
Tax Roll Type:	Related Accounts:
Real Property	
Situs Address:	
Map Tax Lot:	
092W050000900	
Owner:	
JGF LAND LLC	
3483 BUENA VISTA RD S	
JEFFERSON, OR 97352	

Owner History Grantee Grantor Sales Info **Deed Info** JGF LAND LLC 7/19/2023 JEFFERSON OR 97352 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127 GROSS, JUSTIN PLATT'S TURNER FARM 2/15/2023 2/15/2023 GROSS, SARAH LLC \$2,437,888.00 46890129 3483 BUENA VISTA RD S 11070 OAK HILL RD 20 WD JEFFERSON OR 97352 INDEPENDENCE OR 9 535073, 535079, 535080, 535092, 97351 535093, 535112, 535114, 535125, 535127 MARGARET L CHASE PLATT'S TURNER FARM 7/2/2012 7/2/2012 LLC TR & \$420,000.00 34010154 11070 OAK HILL RD CHASE, DAVID TRE & 15 WD INDEPENDENCE OR 97351 CHASE, NELDA J TRE 4 535112, 535114, 535125, 535127 7419 5TH ST SE **TURNER OR 97392** MARGARET L CHASE TR & 3/19/2012 CHASE, DAVID TRE & 33660101 CHASE, NELDA J TRE DECE 7419 5TH ST SE 327134, 535112, 535114, 535125, 535127 TURNER OR 97392

MARGARET L CHASE TR & 5/26/2009 CHASE, DAVID TRE & 30670327 CHASE, ELDA J TRE WD 7419 5TH ST SE 535112, 535114 TURNER OR 97392 9/22/2008 CHASE, MARGARET 9/22/2008 C/O NELDA CHASE 30650217 7419 5TH ST SE DECE TURNER OR 97392 327134, 535112, 535114, 535126, 53512 CHASE, ROBERT N & CARLISLE, IRVIN R & 10/24/1990 MARGARET L JANET 2060,000.00 08120144 2805 BAKER BLVD JANET 2 535112, 535114 CARLISLE, IRVIN R & HENNIES, LOUIS & 8/11/1968 8/11/1968 JANET GERTRUDE H 12 WD JANET GERTRUDE H 12 WD JANET GERTRUDE H 12 WD INDEPENDENCE OR 97351 1 535112 550 RMV Property Class: S MK Exemption(s): Notes: S50 RMV Exemption(s): Notes: Sq Ft Levy Code Are 10/On-Site Developments for Tax Account ID 535112 ID Type Acres Sq Ft	Grantee		Grantor	Sales Info	Deed Info	
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ID Type Stat CLass Make/Model Class Area/Count Year Built Levy Code Area	2 005 F	arm Use - EFU 4BI	DSS FOUR BENCH DR	Y SPECIAL SOUTH	31.12 1355587	05595
No Improvement Details	-				: Year Built Le	vy Code Area
	No Improve	ment Details				

 Value Information (per most recent certified tax roll)

 RMV Land Market:
 \$0

 RMV Land Spec.
 \$151,750

 Assess.:
 \$0

 RMV Structures:
 \$0

 RMV Total:
 \$151,750

AV:	\$27,619
SAV:	\$59,540
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$59,540
MAV:	\$0
MSAV:	\$27,619

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



/ear	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$151,750/\$27,619	None	\$27,619
2022	\$0	\$0	\$76,310/\$33,902	None	\$33,902
2021	\$0	\$0	\$184,630/\$32,910	None	\$32,910
2020	\$0	\$0	\$184,630/\$31,940	None	\$31,940
2019	\$0	\$0	\$184,630/\$31,020	None	\$31,020
2018	\$0	\$0	\$166,710/\$29,240	None	\$29,240
2017	\$0	\$0	\$148,900/\$29,240	None	\$29,240
2016	\$0	\$0	\$124,860/\$28,380	None	\$28,380
2015	\$0	\$0	\$131,050/\$27,560	None	\$27,560
2014	\$0	\$0	\$126,970/\$26,750	None	\$26,750

Taxes: Levy, Owed	
Taxes Levied 2023-24:	\$329.90
Tax Rate:	11.9446
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$329.90	\$329.90
2022	\$406.63	\$406.63
2021	\$396.45	\$396.45
2020	\$384.40	\$384.40
2019	\$376.14	\$376.14
2018	\$356.78	\$356.78
2017	\$348.11	\$348.11

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$329.90	\$9.90	\$0.00	\$320.00	10/30/2023
2022	3903708	-\$271.08	\$0.00	\$0.00	\$271.08	2/16/2023
2022	3900662	-\$135.55	\$0.00	\$0.00	\$135.55	11/30/2022
2021	3888406	-\$133.89	\$0.00	\$0.07	\$133.96	5/20/2022
2021	3886382	-\$130.41	\$0.00	\$1.74	\$132.15	2/22/2022
2021	3882841	-\$132.15	\$0.00	\$0.00	\$132.15	11/26/2021
2020	3868588	-\$128.13	\$0.00	\$0.00	\$128.13	5/19/2021
2020	3865842	-\$128.13	\$0.00	\$0.00	\$128.13	2/22/2021
2020	3861630	-\$128.14	\$0.00	\$0.00	\$128.14	11/24/2020
2019	20369	-\$125.38	\$0.00	\$0.00	\$125.38	5/21/2020
2019	29464	-\$125.38	\$0.00	\$0.00	\$125.38	2/27/2020
2019	46662	-\$125.38	\$0.00	\$0.00	\$125.38	11/21/2019
2018	168396	-\$118.92	\$0.00	\$0.00	\$118.92	5/20/2019
2018	178502	-\$118.93	\$0.00	\$0.00	\$118.93	2/21/2019
2018	195972	-\$118.93	\$0.00	\$0.00	\$118.93	11/21/2018

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2017	315945	-\$116.03	\$0.00	\$0.00	\$116.03	5/24/2018
2017	327145	-\$116.04	\$0.00	\$0.00	\$116.04	2/20/2018
2017	344497	-\$116.04	\$0.00	\$0.00	\$116.04	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CR. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590 55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	535114
Tax Lot:	092W050000800
Owner:	Jgf Land LLC
CoOwner:	
Site:	
	Turner OR 97392
Mail:	3483 Buena Vista Rd S
	Jefferson OR 97352
Zoning:	County-EFU - Exclusive Farm Use
Std Land	AMSC - Agricultural Misc
Use:	č
e	ACRES 24.32
Twn/Rng/Sec:	T:09S R:02W S:05 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$113,770.00** Market Land: **\$113,770.00** Market Impr: Assessment Year: **2023** Assessed Total: **\$20,427.00** Exemption: Taxes: **\$243.99** Levy Code: 05595 Levy Rate: 11.9446

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SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:

PROPERTY CHARACTERISTICS

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	24.32 Acres (1,059,379 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	5 - Cascade
Census:	3007 - 010801
Recreation:	

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: 535114

Site Address:

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.



Fidelity National Title

Parcel ID: 535114 Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Parcel ID: 535114

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.



Fidelity National Title

Parcel ID: 535114

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.

July 2, 2024

Property Identificaton	
Account ID:	Ма
535114	Ot
Tax Account ID:	SF
535114	Su
Tax Roll Type:	Re
Real Property	
Situs Address:	
Map Tax Lot: 092W050000800	
Owner:	
JGF LAND LLC	
3483 BUENA VISTA RD S	
JEFFERSON, OR 97352	

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts:

Owner History				
Grantee	Grantor	Sales Info	Deed Info	
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127	
			5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127	
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127	
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392	7/2/2012 \$420,000.00 15 4	7/2/2012 34010154 WD 535112, 535114, 535125, 535127	
MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392			3/19/2012 33660101 DECE 327134, 535112, 535114, 535125, 535127	

Grantee	Grantor	Sales Info	Deed Info
MARGARET L CHASE TR &			5/26/2009
CHASE,DAVID TRE & CHASE,NELDA J TRE			30670327 WD
7419 5TH ST SE			535112, 535114
TURNER OR 97392			
CHASE,MARGARET			9/22/2008
C/O NELDA CHASE			30650217
7419 5TH ST SE TURNER OR 97392			DECE 327134, 535112, 535114, 535125, 535127
CHASE,ROBERT N &	CARLISLE, IRVIN R &	10/24/1990	10/24/1990
MARGARET L	JANET	\$60,000.00	08120144
2805 BAKER BLVD	•/ ··· · · ·	27	DEED
INDEPENDENCE OR 97351		2	535112, 535114
Property Details			
Property Class:		AV Exem	ption(s):
550			mption(s):
RMV Property Class:		Deferral(s	5):
550 Zoning:		Notes:	
REST (Contact Local Jurisdict	ion)		
Land/On-Site Developments	for Tax Account ID 5351	114	
ID Type			Acres Sq Ft Levy Code Area
1 005 Farm Use - EFU 4B	DSS FOUR BENCH DRY	SPECIAL SOUT	H 24.32 1059379 05595
Improvements/Structures fo	r Tax Account ID 535114		
ID Type Stat CLass	Make/Model Clas		int Year Built Levy Code Area
No Improvement Details			
Value Information (per mo	st recent certified tax r	roll)	
RMV Land Market:	\$0		
RMV Land Spec.	\$113,770		
Assess.:	A A		
RMV Structures: RMV Total:	\$0 \$113,770		
AV:	\$20,427		
SAV:	\$44,554		
Exception RMV:	\$0		
RMV Exemption Value:	\$0		
AV Exemption Value:	\$0 Name		
Exemption Description:	None		



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$113,770/\$20,427	None	\$20,427
2022	\$0	\$0	\$57,210/\$25,162	None	\$25,162
2021	\$0	\$0	\$137,410/\$24,420	None	\$24,420
2020	\$0	\$0	\$137,410/\$23,710	None	\$23,710
2019	\$0	\$0	\$137,410/\$23,020	None	\$23,020
2018	\$0	\$0	\$124,030/\$21,700	None	\$21,700
2017	\$0	\$0	\$110,780/\$21,700	None	\$21,700
2016	\$0	\$0	\$92,420/\$21,070	None	\$21,070
2015	\$0	\$0	\$96,700/\$20,460	None	\$20,460
2014	\$0	\$0	\$93,630/\$19,860	None	\$19,860

Taxes: Levy, Owed	
Taxes Levied 2023-24:	\$243.99
Tax Rate:	11.9446
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$243.99	\$243.99
2022	\$301.81	\$301.81
2021	\$294.17	\$294.17
2020	\$285.36	\$285.36
2019	\$279.13	\$279.13
2018	\$264.78	\$264.78
2017	\$258.36	\$258.36

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$243.99	\$7.32	\$0.00	\$236.67	10/30/2023
2022	3903708	-\$201.20	\$0.00	\$0.00	\$201.20	2/16/2023
2022	3900662	-\$100.61	\$0.00	\$0.00	\$100.61	11/30/2022
2021	3888406	-\$99.34	\$0.00	\$0.05	\$99.39	5/20/2022
2021	3886382	-\$96.77	\$0.00	\$1.29	\$98.06	2/22/2022
2021	3882841	-\$98.06	\$0.00	\$0.00	\$98.06	11/26/2021
2020	3868588	-\$95.12	\$0.00	\$0.00	\$95.12	5/19/2021
2020	3865842	-\$95.12	\$0.00	\$0.00	\$95.12	2/22/2021
2020	3861630	-\$95.12	\$0.00	\$0.00	\$95.12	11/24/2020
2019	20368	-\$93.04	\$0.00	\$0.00	\$93.04	5/21/2020
2019	29463	-\$93.04	\$0.00	\$0.00	\$93.04	2/27/2020
2019	46661	-\$93.05	\$0.00	\$0.00	\$93.05	11/21/2019
2018	168395	-\$88.26	\$0.00	\$0.00	\$88.26	5/20/2019
2018	178501	-\$88.26	\$0.00	\$0.00	\$88.26	2/21/2019
2018	195971	-\$88.26	\$0.00	\$0.00	\$88.26	11/21/2018
2017	315943	-\$86.12	\$0.00	\$0.00	\$86.12	5/24/2018
2017	327144	-\$86.12	\$0.00	\$0.00	\$86.12	2/20/2018
2017	344496	-\$86.12	\$0.00	\$0.00	\$86.12	11/21/2017
RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CR. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East ,2.400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535125	and the second sec
Tax Lot: 082W320000800	and the second se
Owner: Jgf Land LLC	
CoOwner:	and the second second
Site:	
Turner OR 97392	Contraction of the second s
Mail: 3483 Buena Vista Rd S	
Jefferson OR 97352	
Zoning: County-EFU - Exclusive Farm Use	
Std Land Use: AMSC - Agricultural Misc	
Legal: ACRES 33.86	
Twn/Rng/Sec: T:08S R:02W S:32 Q: QQ:	
ASSESSMENT & TAX INFORMATION	PROPERTY CHARACTERISTICS
Market Total: \$164,460.00	Year Built: 1964
Market Land: \$160,680.00	Eff Year Built:
Market Impr: \$3,780.00	Bedrooms:
Assessment Year: 2023	Bathrooms:
Assessed Total: \$34,132.00	# of Stories:
Exemption:	Total SqFt: 1,200 SqFt
Taxes: \$407.71	Floor 1 SqFt: 1,200 SqFt
Levy Code: 05595	Floor 2 SqFt:
Levy Rate: 11.9446	Basement SqFt:
	Lot size: 33.86 Acres (1,474,942 SqFt)
	Garage SqFt:
SALE & LOAN INFORMATION	Garage Type:
SALE & LUAN INFORMATION	AC:
Sale Date: 07/19/2023	Pool:
Sale Amount:	Heat Source:
Document #: 47250043	Fireplace:
Deed Type: B&S	Bldg Condition:
Loan	Neighborhood:
Amount:	Lot:
Lender:	Block:
Loan Type:	Plat/Subdiv:
Interest	School Dist: 5 - Cascade
Туре:	Census: 2039 - 002701
Title Co:	Recreation:

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



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 535125

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 535125

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.

Flood Map



Parcel ID: 535125

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.

July 2, 2024

	Identificaton	Prope
Manu	D:	Accou
Other		535125
SPEC	unt ID:	Tax Ac
Subdi		535125
Relate	Type:	Tax Ro
	erty	Real P
	lress:	Situs A
	_ot:	Мар Та
	00800	082W3
		Owner
) LLC	JGF LA
	NA VISTA RD S	3483 E
	ON, OR 97352	JEFFE
	Type: erty Iress: Lot: 000800 D LLC SNA VISTA RD S	Tax Ac 535128 Tax Rc Real P Situs A Map Ta 082W3 Owner JGF LA 3483 B

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC			7/19/2023
JEFFERSON OR 97352			47250043
			B&S
			535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
			5/26/2023
			47100204
			B&S
			535073, 535079, 535080, 535092, 535093,
			535112, 535114, 535125, 535127
GROSS, JUSTIN	PLATT'S TURNER	2/15/2023	2/15/2023
GROSS, SARAH	FARM LLC	\$2,437,888.00	46890129
3483 BUENA VISTA RD S	11070 OAK HILL RD	20	WD
JEFFERSON OR 97352	INDEPENDENCE OR	9	535073, 535079, 535080, 535092, 535093,
	97351		535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC	MARGARET L CHASE	7/2/2012	7/2/2012
11070 OAK HILL RD	TR &	\$420,000.00	34010154
INDEPENDENCE OR 97351	CHASE, DAVID TRE &	15	WD
	CHASE,NELDA J TRE	4	535112, 535114, 535125, 535127
	7419 5TH ST SE		
	TURNER OR 97392		
MARGARET L CHASE TR &			3/19/2012
CHASE, DAVID TRE &			33660101
CHASE,NELDA J TRE			DECE
7419 5TH ST SE			327134, 535112, 535114, 535125, 535127
TURNER OR 97392			

Grantee	Grantor	Sales Info	Deed Info
MARGARET L CHASE TR &			5/26/2009
CHASE, DAVID TRE &			30670329
CHASE,NELDA J TRE			WD
7419 5TH ST SE			535125
TURNER OR 97392			
CHASE,MARGARET			9/22/2008
C/O NELDA CHASE			30650217
7419 5TH ST SE			DECE
TURNER OR 97392			327134, 535112, 535114, 535125, 535127
MISSING OWNERSHIP			7/1/1998
INFORMATION			00380178
			DEED
			535125

Property Details

Property Class:
551
RMV Property Class:
551
Zoning:
REST (Contact Local Jurisdiction)

AV Exemption(s): RMV Exemption(s): Deferral(s): Notes:

Land/On-Site Developments for Tax Account ID 535125

_	ID	Туре	Acres	Sq Ft	Levy Code Area
	1	005 Farm Use - EFU 2BDSS TWO BENCH DRY SOUTH SPECIAL	4.86	211702	05595
	2	005 Farm Use - EFU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	29	1263240	05595

Improvements/Structures for Tax Account ID 535125

ID	Туре	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		4	1200	1964	05595

Value Information (pe	alue Information (per most recent certified tax roll)				
RMV Land Market:	\$0				
RMV Land Spec.	\$160,680				
Assess.:					
RMV Structures:	\$3,780				
RMV Total:	\$164,460				
AV:	\$34,132				
SAV:	\$63,367				

Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$67,147
MAV:	\$4,070
MSAV:	\$30,352
Graph shows tax roll Real M	arket Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History					
′ea r	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$3,780	\$0	\$160,680/\$30,352	None	\$34,132
2022	\$3,530	\$0	\$194,560/\$36,910	None	\$40,440
2021	\$2,400	\$0	\$199,470/\$35,830	None	\$38,230
2020	\$2,310	\$0	\$199,470/\$34,780	None	\$37,090
2019	\$2,020	\$0	\$199,470/\$33,770	None	\$35,790
2018	\$2,020	\$0	\$180,320/\$31,830	None	\$33,850
2017	\$2,130	\$0	\$161,040/\$31,830	None	\$33,960
2016	\$1,920	\$0	\$136,930/\$30,900	None	\$32,820
2015	\$2,020	\$0	\$144,970/\$30,000	None	\$32,020
2014	\$2,010	\$0	\$140,660/\$29,130	None	\$31,140

Taxes: Levy, Owed

Taxes Levied 2023-24:

 Tax Rate:
 11.9446

 Tax Roll Type:
 R

 Current Tax Payoff Amount:
 \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$407.71	\$407.71
2022	\$485.05	\$485.05
2021	\$460.52	\$460.52
2020	\$446.35	\$446.35
2019	\$433.97	\$433.97
2018	\$413.02	\$413.02
2017	\$404.32	\$404.32

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$407.71	\$12.23	\$0.00	\$395.48	10/30/2023
2022	3903708	-\$323.36	\$0.00	\$0.00	\$323.36	2/16/2023
2022	3900662	-\$161.69	\$0.00	\$0.00	\$161.69	11/30/2022
2021	3888406	-\$155.52	\$0.00	\$0.08	\$155.60	5/20/2022
2021	3886382	-\$151.49	\$0.00	\$2.02	\$153.51	2/22/2022
2021	3882841	-\$153.51	\$0.00	\$0.00	\$153.51	11/26/2021
2020	3868588	-\$148.78	\$0.00	\$0.00	\$148.78	5/19/2021
2020	3865842	-\$148.78	\$0.00	\$0.00	\$148.78	2/22/2021
2020	3861630	-\$148.79	\$0.00	\$0.00	\$148.79	11/24/2020
2019	20367	-\$144.65	\$0.00	\$0.00	\$144.65	5/21/2020
2019	29462	-\$144.66	\$0.00	\$0.00	\$144.66	2/27/2020
2019	46660	-\$144.66	\$0.00	\$0.00	\$144.66	11/21/2019
2018	168394	-\$137.67	\$0.00	\$0.00	\$137.67	5/20/2019
2018	178500	-\$137.67	\$0.00	\$0.00	\$137.67	2/21/2019
2018	195970	-\$137.68	\$0.00	\$0.00	\$137.68	11/21/2018
2017	315942	-\$134.77	\$0.00	\$0.00	\$134.77	5/24/2018
2017	327143	-\$134.77	\$0.00	\$0.00	\$134.77	2/20/2018
2017	344495	-\$134.78	\$0.00	\$0.00	\$134.78	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CR. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535127	
------------------	--

Tax Lot: 082W320000900

Owner: Jgf Land LLC

CoOwner:

Site:

Turner OR 97392

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: AMSC - Agricultural Misc

Legal: ACRES 24.67

Twn/Rng/Sec: T:08S R:02W S:32 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$115,410.00** Market Land: **\$115,410.00** Market Impr: Assessment Year: **2023** Assessed Total: **\$20,721.00** Exemption: Taxes: **\$247.51** Levy Code: 05595 Levy Rate: 11.9446

SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:



PROPERTY CHARACTERISTICS

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	100 SaFt
Floor 1 SqFt:	•
Floor 2 SqFt:	
Basement SqFt:	
-	24.67 Acres (1,074,625 SqFt)
Garage SqFt:	21.07 10103 (1,07 1,023 5417)
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
-	
Neighborhood: Lot:	
Block:	
Plat/Subdiv:	
School Dist:	
	2039 - 002701
Recreation:	

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





Parcel ID: 535127

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Parcel ID: 535127

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 535127

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.

July 2, 2024

Property Identificaton
Account ID: 535127 Tax Account ID: 535127 Tax Roll Type: Real Property Situs Address: Map Tax Lot: 082W320000900 Owner: JGF LAND LLC 3483 BUENA VISTA RD S JEFFERSON, OR 97352

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
			5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392	7/2/2012 \$420,000.00 15 4	7/2/2012 34010154 WD 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392			3/19/2012 33660101 DECE 327134, 535112, 535114, 535125, 535127

Grantee	Grantor	Sales Info	Deed Info	
MARGARET CHASE,DAVI CHASE,NELI 7419 5TH ST TURNER OR	DA J TRE SE		5/26/2009 30670328 WD 535127	
CHASE,MAR C/O NELDA (7419 5TH ST TURNER OR	CHASE SE		9/22/2008 30650217 DECE 327134, 535112, 53511	4, 535125, 535127
MISSING OW INFORMATIC			7/1/1998 E080303333RD DEED 515284, 535107, 53512	7
MISSING OW			7/1/1998 00801470 DEED 535127	
Property De	ails			
Property Clas 551 RMV Property 551 Zoning: REST (Contac		AV Exempti RMV Exemp Deferral(s): Notes:		
Land/On-Site	Developments for Tax Account ID	535127		
IDType1005 Farm	u Use - EFU 4BDSS FOUR BENCH	DRY SPECIAL SOUTH	Acres Sq Ft 24.67 1074625	Levy Code Area
Improvement	s/Structures for Tax Account ID 53	35127		
ID Type	Stat CLass	Make/Model Clas	Year ss Area/Count Built	Levy Code Area
1 FARM BLDG	301 Accessory Improvements & Misc.	a 4	100	05595
Value Inform	ation (per most recent certified	tax roll)		

RMV Land Market:\$0RMV Land Spec.\$115,410Assess.:\$0RMV Structures:\$0

RMV Total:	\$115,410
AV:	\$20,721
SAV:	\$45,195
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$45,195
MAV:	\$0
MSAV:	\$20,721
Graph shows tax roll Real M	arket Value and Maximum Assessed Value of this property for past 10 years

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



′ear	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$115,410/\$20,721	None	\$20,721
2022	\$2,070	\$0	\$140,960/\$25,524	None	\$25,524
2021	\$0	\$0	\$139,390/\$24,780	None	\$24,780
2020	\$0	\$0	\$139,390/\$24,050	None	\$24,050
2019	\$0	\$0	\$139,390/\$23,350	None	\$23,350
2018	\$0	\$0	\$125,820/\$22,010	None	\$22,010
2017	\$0	\$0	\$112,370/\$22,010	None	\$22,010
2016	\$0	\$0	\$93,750/\$21,370	None	\$21,370
2015	\$0	\$0	\$98,090/\$20,750	None	\$20,750
2014	\$0	\$0	\$94,980/\$20,150	None	\$20,150
Taxes: Levy, Owed					
----------------------------	----------				
Taxes Levied 2023-24:	\$247.51				
Tax Rate:	11.9446				
Tax Roll Type:	R				
Current Tax Payoff Amount:	\$0.00				

Year	Total Tax Levied	Tax Paid
2023	\$247.51	\$247.51
2022	\$306.16	\$306.16
2021	\$298.50	\$298.50
2020	\$289.44	\$289.44
2019	\$283.13	\$283.13
2018	\$268.56	\$268.56
2017	\$262.03	\$262.03

Tax Payment History

				• • •		
Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$247.51	\$7.43	\$0.00	\$240.08	10/30/2023
2022	3903708	-\$204.10	\$0.00	\$0.00	\$204.10	2/16/2023
2022	3900662	-\$102.06	\$0.00	\$0.00	\$102.06	11/30/2022
2021	3888406	-\$100.81	\$0.00	\$0.05	\$100.86	5/20/2022
2021	3886382	-\$98.19	\$0.00	\$1.31	\$99.50	2/22/2022
2021	3882841	-\$99.50	\$0.00	\$0.00	\$99.50	11/26/2021
2020	3868588	-\$96.48	\$0.00	\$0.00	\$96.48	5/19/2021
2020	3865842	-\$96.48	\$0.00	\$0.00	\$96.48	2/22/2021
2020	3861630	-\$96.48	\$0.00	\$0.00	\$96.48	11/24/2020
2019	20366	-\$94.37	\$0.00	\$0.00	\$94.37	5/21/2020
2019	29460	-\$94.38	\$0.00	\$0.00	\$94.38	2/27/2020
2019	46659	-\$94.38	\$0.00	\$0.00	\$94.38	11/21/2019
2018	168393	-\$89.52	\$0.00	\$0.00	\$89.52	5/20/2019
2018	178499	-\$89.52	\$0.00	\$0.00	\$89.52	2/21/2019
2018	195969	-\$89.52	\$0.00	\$0.00	\$89.52	11/21/2018

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2017	315944	-\$87.34	\$0.00	\$0.00	\$87.34	5/24/2018
2017	327142	-\$87.34	\$0.00	\$0.00	\$87.34	2/20/2018
2017	344494	-\$87.35	\$0.00	\$0.00	\$87.35	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CR. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East ,2.400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535127	
------------------	--

Tax Lot: 082W320000900

Owner: Jgf Land LLC

CoOwner:

Site:

Turner OR 97392

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: AMSC - Agricultural Misc

Legal: ACRES 24.67

Twn/Rng/Sec: T:08S R:02W S:32 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$115,410.00** Market Land: **\$115,410.00** Market Impr: Assessment Year: **2023** Assessed Total: **\$20,721.00** Exemption: Taxes: **\$247.51** Levy Code: 05595 Levy Rate: 11.9446

SALE & LOAN INFORMATION

Sale Date: 07/19/2023 Sale Amount: Document #: 47250043 Deed Type: B&S Loan Amount: Lender: Loan Type: Interest Type: Title Co:



PROPERTY CHARACTERISTICS

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	100 SaFt
Floor 1 SqFt:	•
Floor 2 SqFt:	
Basement SqFt:	
-	24.67 Acres (1,074,625 SqFt)
Garage SqFt:	21.07 10103 (1,07 1,023 5417)
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
-	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	
	2039 - 002701
Recreation:	

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





Parcel ID: 535127

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





Parcel ID: 535127

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 535127

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.

July 2, 2024

Property Identificaton
Account ID: 535127 Tax Account ID: 535127 Tax Roll Type: Real Property Situs Address: Map Tax Lot: 082W320000900 Owner: JGF LAND LLC 3483 BUENA VISTA RD S JEFFERSON, OR 97352

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
			5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392	7/2/2012 \$420,000.00 15 4	7/2/2012 34010154 WD 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392			3/19/2012 33660101 DECE 327134, 535112, 535114, 535125, 535127

Grantee	Grantor	Sales Info	Deed Info	
MARGARET CHASE,DAV CHASE,NEL 7419 5TH ST TURNER OR	DA J TRE SE		5/26/2009 30670328 WD 535127	
CHASE,MAR C/O NELDA 7419 5TH ST TURNER OR	CHASE SE		9/22/2008 30650217 DECE 327134, 535112, 53511	4, 535125, 535127
MISSING OV INFORMATIO			7/1/1998 E080303333RD DEED 515284, 535107, 53512	7
MISSING OV INFORMATIO			7/1/1998 00801470 DEED 535127	
Property De	tails			
Property Clas 551 RMV Property 551 Zoning: REST (Contac		AV Exempti RMV Exemp Deferral(s): Notes:	otion(s):	
Land/On-Site	Developments for Tax Account ID	535127		
1 005 Farr	n Use - EFU 4BDSS FOUR BENCH	DRY SPECIAL SOUTH	Acres Sq Ft 24.67 1074625	Levy Code Area
Improvement	s/Structures for Tax Account ID 5	35127		
ID Type	Stat CLass	Make/Model Clas	Year ss Area/Count Built	Levy Code Area
1 FARM BLDG	301 Accessory Improvements & Misc.	k 4	100	05595
value Inform	nation (per most recent certified	tax roll)		

RMV Land Market:\$0RMV Land Spec.\$115,410Assess.:\$0RMV Structures:\$0

RMV Total:	\$115,410
AV:	\$20,721
SAV:	\$45,195
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$45,195
MAV:	\$0
MSAV:	\$20,721
Graph shows tax roll Real M	arket Value and Maximum Assessed Value of this property for past 10 years

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



′ear	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$115,410/\$20,721	None	\$20,721
2022	\$2,070	\$0	\$140,960/\$25,524	None	\$25,524
2021	\$0	\$0	\$139,390/\$24,780	None	\$24,780
2020	\$0	\$0	\$139,390/\$24,050	None	\$24,050
2019	\$0	\$0	\$139,390/\$23,350	None	\$23,350
2018	\$0	\$0	\$125,820/\$22,010	None	\$22,010
2017	\$0	\$0	\$112,370/\$22,010	None	\$22,010
2016	\$0	\$0	\$93,750/\$21,370	None	\$21,370
2015	\$0	\$0	\$98,090/\$20,750	None	\$20,750
2014	\$0	\$0	\$94,980/\$20,150	None	\$20,150

Taxes: Levy, Owed	
Taxes Levied 2023-24:	\$247.51
Tax Rate:	11.9446
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$247.51	\$247.51
2022	\$306.16	\$306.16
2021	\$298.50	\$298.50
2020	\$289.44	\$289.44
2019	\$283.13	\$283.13
2018	\$268.56	\$268.56
2017	\$262.03	\$262.03

Tax Payment History

				• • •		
Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$247.51	\$7.43	\$0.00	\$240.08	10/30/2023
2022	3903708	-\$204.10	\$0.00	\$0.00	\$204.10	2/16/2023
2022	3900662	-\$102.06	\$0.00	\$0.00	\$102.06	11/30/2022
2021	3888406	-\$100.81	\$0.00	\$0.05	\$100.86	5/20/2022
2021	3886382	-\$98.19	\$0.00	\$1.31	\$99.50	2/22/2022
2021	3882841	-\$99.50	\$0.00	\$0.00	\$99.50	11/26/2021
2020	3868588	-\$96.48	\$0.00	\$0.00	\$96.48	5/19/2021
2020	3865842	-\$96.48	\$0.00	\$0.00	\$96.48	2/22/2021
2020	3861630	-\$96.48	\$0.00	\$0.00	\$96.48	11/24/2020
2019	20366	-\$94.37	\$0.00	\$0.00	\$94.37	5/21/2020
2019	29460	-\$94.38	\$0.00	\$0.00	\$94.38	2/27/2020
2019	46659	-\$94.38	\$0.00	\$0.00	\$94.38	11/21/2019
2018	168393	-\$89.52	\$0.00	\$0.00	\$89.52	5/20/2019
2018	178499	-\$89.52	\$0.00	\$0.00	\$89.52	2/21/2019
2018	195969	-\$89.52	\$0.00	\$0.00	\$89.52	11/21/2018

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2017	315944	-\$87.34	\$0.00	\$0.00	\$87.34	5/24/2018
2017	327142	-\$87.34	\$0.00	\$0.00	\$87.34	2/20/2018
2017	344494	-\$87.35	\$0.00	\$0.00	\$87.35	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Porthwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

Page 1

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.473004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004-60222301537

BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CR. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

Page 3

Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590 55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com





MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535125	and the second s
Tax Lot: 082W320000800	and the second se
Owner: Jgf Land LLC	
CoOwner:	and the second second
Site:	
Turner OR 97392	
Mail: 3483 Buena Vista Rd S	
Jefferson OR 97352	
Zoning: County-EFU - Exclusive Farm Use	
Std Land Use: AMSC - Agricultural Misc	
Legal: ACRES 33.86	
Twn/Rng/Sec: T:08S R:02W S:32 Q: QQ:	
ASSESSMENT & TAX INFORMATION	PROPERTY CHARACTERISTICS
Market Total: \$164,460.00	Year Built: 1964
Market Land: \$160,680.00	Eff Year Built:
Market Impr: \$3,780.00	Bedrooms:
Assessment Year: 2023	Bathrooms:
Assessed Total: \$34,132.00	# of Stories:
Exemption:	Total SqFt: 1,200 SqFt
Taxes: \$407.71	Floor 1 SqFt: 1,200 SqFt
Levy Code: 05595	Floor 2 SqFt:
Levy Rate: 11.9446	Basement SqFt:
	Lot size: 33.86 Acres (1,474,942 SqFt)
	Garage SqFt:
SALE & LOAN INFORMATION	Garage Type:
SALE & LUAN INFORMATION	AC:
Sale Date: 07/19/2023	Pool:
Sale Amount:	Heat Source:
Document #: 47250043	Fireplace:
Deed Type: B&S	Bldg Condition:
Loan	Neighborhood:
Amount:	Lot:
Lender:	Block:
Loan Type:	Plat/Subdiv:
Interest	School Dist: 5 - Cascade
Туре:	Census: 2039 - 002701
Title Co:	Recreation:
	11

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



Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 535125

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Parcel ID: 535125

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.

Flood Map



Parcel ID: 535125

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.

July 2, 2024

Manut
Other
SPEC
Subdi
Relate

Manufactured Home Details: Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY Subdivision: Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC			7/19/2023
JEFFERSON OR 97352			47250043
			B&S
			535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
			5/26/2023
			47100204
			B&S
			535073, 535079, 535080, 535092, 535093,
			535112, 535114, 535125, 535127
GROSS, JUSTIN	PLATT'S TURNER	2/15/2023	2/15/2023
GROSS, SARAH	FARM LLC	\$2,437,888.00	46890129
3483 BUENA VISTA RD S	11070 OAK HILL RD	20	WD
JEFFERSON OR 97352	INDEPENDENCE OR	9	535073, 535079, 535080, 535092, 535093,
	97351		535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC	MARGARET L CHASE	7/2/2012	7/2/2012
11070 OAK HILL RD	TR &	\$420,000.00	34010154
INDEPENDENCE OR 97351	CHASE, DAVID TRE &	15	WD
	CHASE,NELDA J TRE	4	535112, 535114, 535125, 535127
	7419 5TH ST SE		
	TURNER OR 97392		
MARGARET L CHASE TR &			3/19/2012
CHASE, DAVID TRE &			33660101
CHASE,NELDA J TRE			DECE
7419 5TH ST SE			327134, 535112, 535114, 535125, 535127
TURNER OR 97392			
Grantee	Grantor	Sales Info	Deed Info
-----------------------	---------	------------	--
MARGARET L CHASE TR &			5/26/2009
CHASE, DAVID TRE &			30670329
CHASE,NELDA J TRE			WD
7419 5TH ST SE			535125
TURNER OR 97392			
CHASE,MARGARET			9/22/2008
C/O NELDA CHASE			30650217
7419 5TH ST SE			DECE
TURNER OR 97392			327134, 535112, 535114, 535125, 535127
MISSING OWNERSHIP			7/1/1998
INFORMATION			00380178
			DEED
			535125

Property Details

Property Class:
551
RMV Property Class:
551
Zoning:
REST (Contact Local Jurisdiction)

AV Exemption(s): RMV Exemption(s): Deferral(s): Notes:

Land/On-Site Developments for Tax Account ID 535125

_	ID	Туре	Acres	Sq Ft	Levy Code Area
	1	005 Farm Use - EFU 2BDSS TWO BENCH DRY SOUTH SPECIAL	4.86	211702	05595
	2	005 Farm Use - EFU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	29	1263240	05595

Improvements/Structures for Tax Account ID 535125

ID	Туре	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		4	1200	1964	05595

Value Information (pe	r most recent certified tax roll)	
RMV Land Market:	\$0	
RMV Land Spec.	\$160,680	
Assess.:		
RMV Structures:	\$3,780	
RMV Total:	\$164,460	
AV:	\$34,132	
SAV:	\$63,367	

Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$67,147
MAV:	\$4,070
MSAV:	\$30,352
Graph shows tax roll Real M	arket Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



ses	sment History				
′ea r	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$3,780	\$0	\$160,680/\$30,352	None	\$34,132
2022	\$3,530	\$0	\$194,560/\$36,910	None	\$40,440
2021	\$2,400	\$0	\$199,470/\$35,830	None	\$38,230
2020	\$2,310	\$0	\$199,470/\$34,780	None	\$37,090
2019	\$2,020	\$0	\$199,470/\$33,770	None	\$35,790
2018	\$2,020	\$0	\$180,320/\$31,830	None	\$33,850
2017	\$2,130	\$0	\$161,040/\$31,830	None	\$33,960
2016	\$1,920	\$0	\$136,930/\$30,900	None	\$32,820
2015	\$2,020	\$0	\$144,970/\$30,000	None	\$32,020
2014	\$2,010	\$0	\$140,660/\$29,130	None	\$31,140

Taxes: Levy, Owed

Taxes Levied 2023-24:

 Tax Rate:
 11.9446

 Tax Roll Type:
 R

 Current Tax Payoff Amount:
 \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$407.71	\$407.71
2022	\$485.05	\$485.05
2021	\$460.52	\$460.52
2020	\$446.35	\$446.35
2019	\$433.97	\$433.97
2018	\$413.02	\$413.02
2017	\$404.32	\$404.32

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3911449	-\$407.71	\$12.23	\$0.00	\$395.48	10/30/2023
2022	3903708	-\$323.36	\$0.00	\$0.00	\$323.36	2/16/2023
2022	3900662	-\$161.69	\$0.00	\$0.00	\$161.69	11/30/2022
2021	3888406	-\$155.52	\$0.00	\$0.08	\$155.60	5/20/2022
2021	3886382	-\$151.49	\$0.00	\$2.02	\$153.51	2/22/2022
2021	3882841	-\$153.51	\$0.00	\$0.00	\$153.51	11/26/2021
2020	3868588	-\$148.78	\$0.00	\$0.00	\$148.78	5/19/2021
2020	3865842	-\$148.78	\$0.00	\$0.00	\$148.78	2/22/2021
2020	3861630	-\$148.79	\$0.00	\$0.00	\$148.79	11/24/2020
2019	20367	-\$144.65	\$0.00	\$0.00	\$144.65	5/21/2020
2019	29462	-\$144.66	\$0.00	\$0.00	\$144.66	2/27/2020
2019	46660	-\$144.66	\$0.00	\$0.00	\$144.66	11/21/2019
2018	168394	-\$137.67	\$0.00	\$0.00	\$137.67	5/20/2019
2018	178500	-\$137.67	\$0.00	\$0.00	\$137.67	2/21/2019
2018	195970	-\$137.68	\$0.00	\$0.00	\$137.68	11/21/2018
2017	315942	-\$134.77	\$0.00	\$0.00	\$134.77	5/24/2018
2017	327143	-\$134.77	\$0.00	\$0.00	\$134.77	2/20/2018
2017	344495	-\$134.78	\$0.00	\$0.00	\$134.78	11/21/2017

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205,234 THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY EPRORS IN THIS COVER SHEET TO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT INSLE.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205,180(4) and ORS 205,238)



 REEL
 4725
 PAGE
 43

 MARION COUNTY
 BILL BURGESS, COUNTY CLERK
 07-19-2023
 03:06 pm.

 Control Number
 744901
 \$
 116.00

 Instrument
 2023
 00021958
 \$

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

 NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e. Warranty, Doed) Note: Transaction as defined by ORS 205.010 " means any action required or permuted by state law or

rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

 DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(i)(b) or GRANTOR, as described in ORS 205.160.

Justin Gross and Sarah Gross

 INDIRECT PARTY, name(s) of the person(s) described in ORS 205 125(1)(a) or GRANTEE, as described in ORS 205,160.

JGF Land, LLC, an Oregon limited liability company

 TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memorandu of such instruments, reference ORS 93.030.

\$0

 UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER RECORDING REQUESTED BY:

Fidelity National Title

317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME: Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

Jefferson, OR 97352

AFTER RECORDING RETURN TO: Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S

SEND TAX STATEMENTS TO: JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716 REEL 4710 PAGE 204 MARION COUNTY BILL BUKGESS, COUNTY CLERK 05-26-2023 10:41 am. Control Number 740033 \$ 116.00 Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM (INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and nunning thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.16 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the North line of said Vaughn Donation Land Claim 21.65 chains of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the Jace of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, In Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9'15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Williamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

Deed (Bargain and Sale - Statutory Form) Legal _____ ORD1352.doc/Updated: 04.26.19

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BARGAIN AND SALE DEED - STATUTORY FORM (continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5;

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0*04' West and 1255.97 feet North 80*45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80*45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the rallroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See 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 OR\$ 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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BARGAIN AND SALE DEED - STATUTORY FORM (continued)

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

5 Dated: 91 Justin Gross Sarah Gross CAL. County of ______ This instrument was acknowledged before me on _ 25mm 23 by Justin Gross and Sarah Gross. _ Notary Public - State by Oregon My Commission Expires. 811412 MARY ANGELINE STAMP NOTAT PUBLIC - OFFICIAL STAMP NOTAT PUBLIC - OFFICIAN COMMISSION NO. 108882 MY COMMISSION EXPIRES MAY 08, 2027

Deed (Bargain and Sale - Statutory Form) Legal ORD1352.doc / Updated: 04.26.19

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Printed: 05.24.23 @ 04:17 PM by KC OR-FT-FEUG-01520.471004 60222301537 REEL: 4710 PAGE: 204

May 26, 2023, 10:41 am.

CONTROL #: 740033

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

censistina - 7/6 NG2.

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willarmette Moridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj, Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willarnette Meridian in Marion County. Oregon: and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donabon Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the place of beginning, theirg situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5. in Township 9 South, Range 2 West of the Williamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1256.39 feet laong the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West "154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of boginning

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Rairoad right of way as same is located in the said Township and Range: thence North 9'08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4"07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County. Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

REEL: 4725 PAGE: 43

July 19, 2023, 03:06 pm.

CONTROL #: 744901

State of Oregon County of Marion

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

FEE: \$ 116.00

BILL BURGESS COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com

