



59608 OLD LAKE HWY

CHRISTMAS VALLEY, OR



The Golden Rule Farm is the perfect place to grow alfalfa and high quality forage.

The water rights are excellent and the water source is very secure. The aquifer in Christmas Valley and Fort Rock, a basin-filled aquifer, was put under a moratorium in the 1970s. The moratorium has served the purpose of maintaining the aquifer levels for long-term sustainability. Water rights are bought and sold by the farmers in the region and the water rights gravitate toward their highest and best farming locations in the Valley. No new water rights have been permitted since the moratorium. Generally speaking, the value for water rights alone is roughly \$3,500-\$4,000 per acre in 2024. This aquifer is one of the most resilient in Oregon compared to Klamath Falls, Harney County, and most other aquifers in Eastern and Central Oregon.

Farmers in this area spend very little on KW/ton compared to most other areas in Oregon, Idaho and California. Generally speaking, a farmer in this basin should expect to pay \$7 to \$10 per ton of alfalfa for their power.

Soil, climate, and consistent quality water combine across a small region of Fort Rock & Christmas Valley, Oregon, to create near-ideal growing conditions for high-quality alfalfa and other marketable forages. The high-elevation climate, paired with its cooler nights, tends to slow the growth of alfalfa in the region, giving it a higher leaf-to-stem ratio. This produces lower lignin and higher protein hay, which is what the premium markets are looking for. The Golden Rule Farm has a higher loam content than its neighbors which can allow for a broader spectrum of crops. The loamy soils have better water retention which adds additional insurance on crop yields, quality and consistency.

LOCATION

PARCELS ARE LOCATED IN CHRISTMAS VALLEY, 10 - 15 MINUTES FROM HWY 31, APPROXIMATELY 1 HOUR FROM HWY 97, MAJORITY OF PARCELS ARE SOUTH OF COUNTY HWY 5-14

OUTBUILDINGS

3 HAY STORAGE BARN

- **BARN 1 AND 2**
 - **24,000 SQFT**
 - **EACH BARN HOLDS 3,000 TONS**
 - **WOOD FRAME**
 - **METAL SIDING**
 - **GRAVEL FLOORS**
- **BARN 3**
 - **20,000 SQFT**
 - **HOLDS 2,000 TONS**
 - **WOOD FRAME**
 - **METAL SIDING**
 - **GRAVEL FLOORS**
- **POTATO SHED CONVERTED TO SHOP**
- **ONE MANUFACTURED HOME**

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

LAND

1437.91 TOTAL ACRES

11 PARCELS

- **3328 | 318.18 AC**
- **19473 | 153.19 AC**
- **3368 | 160 AC**
- **3371 | 280 AC**
- **16993 | 160 AC**
- **18097 | 153.34 AC**
- **6667 | 158.18 AC**
- **5764 | 10.63 AC**
- **6770 | 19.55 AC**
- **6625 | 20 AC**
- **3370 | 4.84**

CROPS INCLUDE

- **TIMOTHY, RR ALFALFA, BARLEY**

ROCK QUARRY

WATER RIGHTS

1161.5 ACRES OF WATER RIGHTS

SEASONAL USE FROM MARCH 1ST TO OCTOBER 31ST

PRIORITY DATES RANGING FROM 1952 TO 1987

**SEE PAGE TITLED “WATER RIGHTS REPORT” FOR FULL WATER RIGHTS
REPORT**

SCAN QR CODE BELOW FOR WATER RIGHTS SPREADSHEET





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MAPS

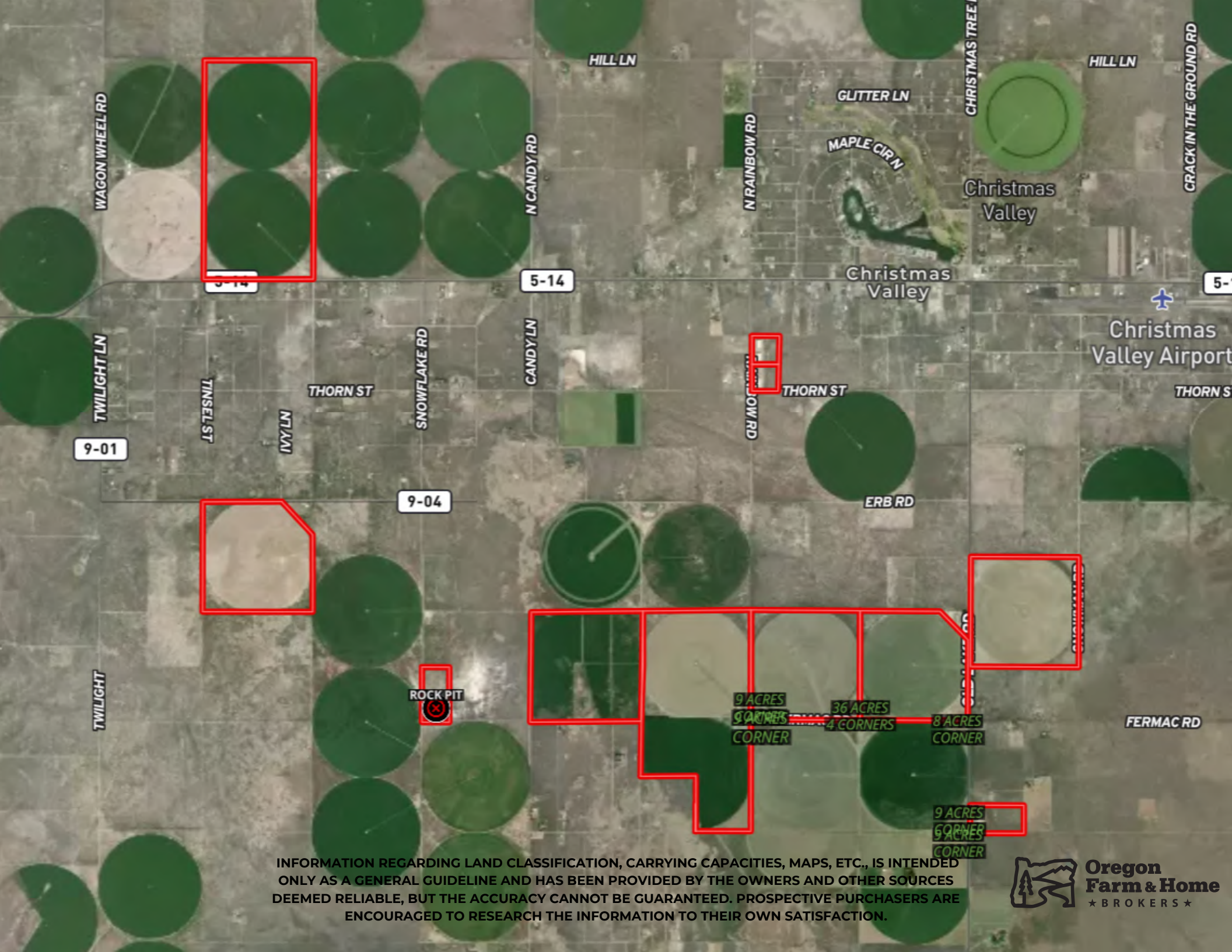
PROVIDED BY LANDID

*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.

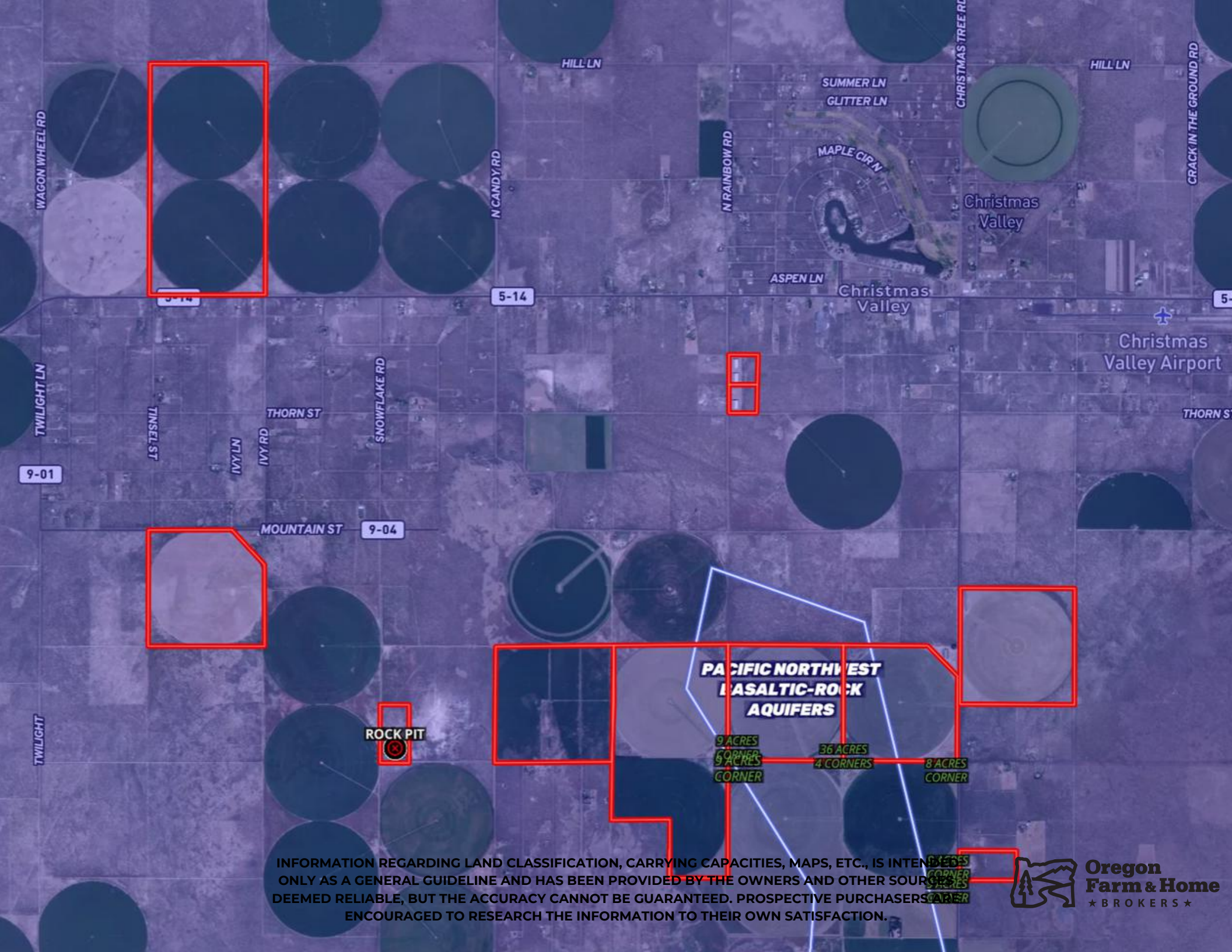




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**Oregon
Farm & Home**
★ BROKERS ★



**PACIFIC NORTHWEST
BASALTIC-ROCK
AQUIFERS**

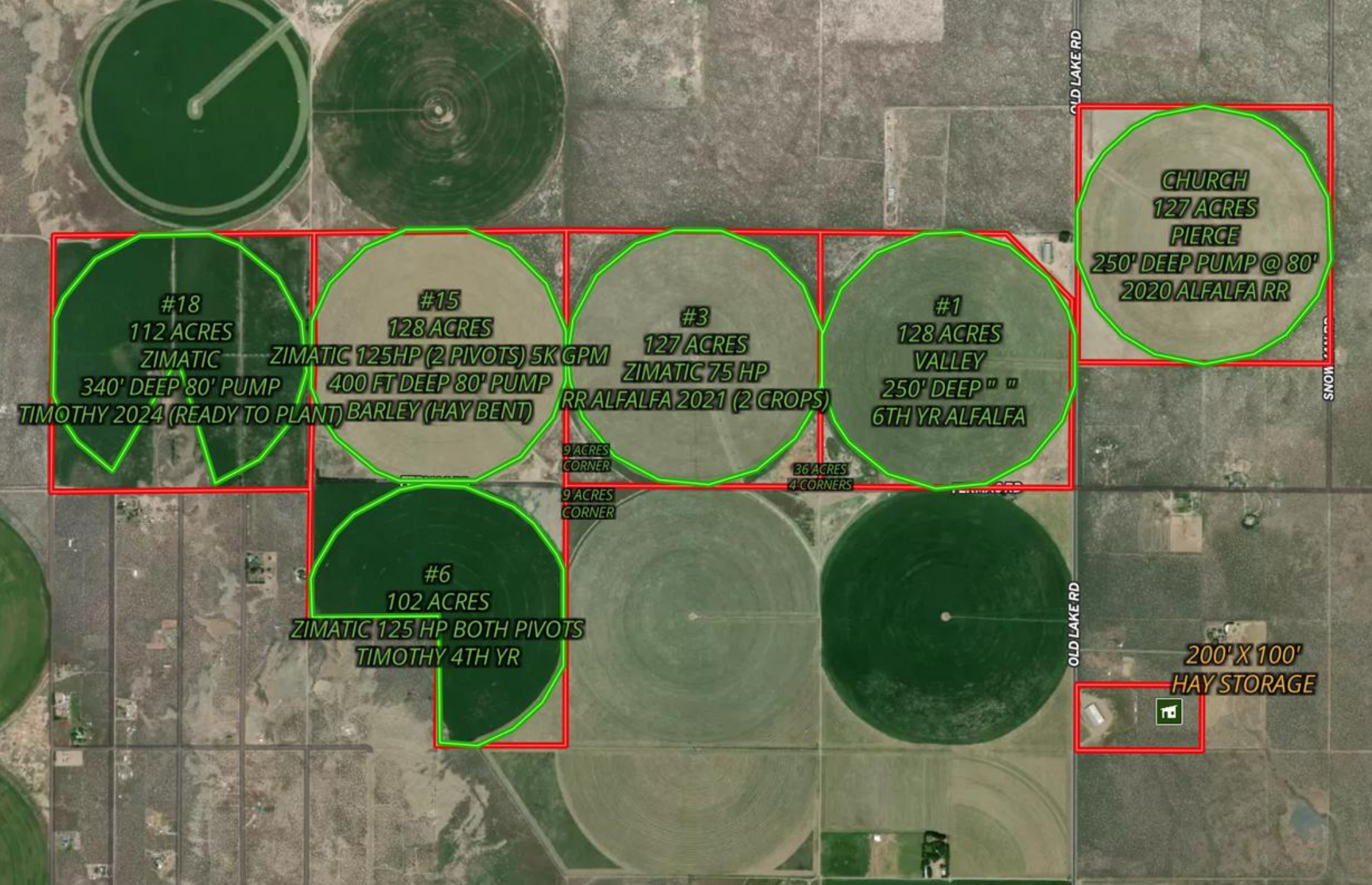
9 ACRES
CORNER
9 ACRES
CORNER

36 ACRES
4 CORNERS

8 ACRES
CORNER

ROCK PIT

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. IT IS NOT DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



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#12
125 ACRES
ZIMATIC 75 HPP
850' DEEP 80' DEEP
TIMOTHY FALL 2023

123 ACRES
ZIMATIC 75 HP
850' DEEP 80' PUMP
NO TILL TIMOTHY
FALL 2023

#30
127 ACRES
ZIMATIC 60 HP (SIZED CORRECTLY)
230 FT DEEP (20 FT STATIC) 80' PUMP
RR ALFALFA 2021 (2 CUTTINGS)

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



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COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.



**Oregon
Farm & Home**
★ BROKERS ★

Lake County
2023 Real Property Assessment Report
Account 3328

Map 27S17E00-00-01700
Code - Tax ID 1402 - 3328

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS, INC.
PUCKETT TIMOTHY P
PO BOX 255
CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 550 MA SA NH
RMV Class 550 04 00 076

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	974,370		Land	0
	Impr	0		Impr	0
Code Area Total		974,370	0	154,866	0
Grand Total		974,370	0	154,866	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
1402	3	☒			Farm Use Zoned	116	248.58 AC	N3-1I 910,900
	5	☒			Farm Use Zoned	116	12.48 AC	N3-2I 32,910
	1	☒			Farm Use Zoned	116	32.47 AC	NR-1 19,810
	7	☒			Farm Use Zoned	116	24.65 AC	NR-2 10,750
Code Area Total							318.18 AC	974,370

Improvement Breakdown								
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations								
Code Area 1402								
Tax Notations								
☒ TAX NOTATION EST COLL								

Lake County
2023 Real Property Assessment Report
Account 19473

Map 27S17E19-00-01600
Code - Tax ID 1402 - 19473

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS, INC.
PO BOX 255
CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 550 MA SA NH
RMV Class 550 04 00 076

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1402	Land	489,920			Land	0
	Impr	0			Impr	0
Code Area Total		489,920	0	77,673		0
Grand Total		489,920	0	77,673		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1402	1	☒			Farm Use Zoned	116	129.80 AC	N3-11	475,650
	3	☒			Farm Use Zoned	116	23.39 AC	NR-1	14,270
Code Area Total							153.19 AC		489,920

Improvement Breakdown								
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations								
Code Area 1402								
Tax Notations								
■ - TAX NOTATION EST COLL								

Lake County
2023 Real Property Assessment Report
 Account 3368

Map 27S17E00-00-04600
 Code - Tax ID 1402 - 3368

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
 C/O TIMOTHY PUCKETT
 PO BOX 255
 CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser

Property Class 550 MA SA NH
 RMV Class 550 04 00 076

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	560,350		Land	0
	Impr	0		Impr	0
Code Area Total		560,350	0	90,204	0
Grand Total		560,350	0	90,204	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
1402	1	☒			Farm Use Zoned	116	150.81 AC	N3-1I 552,640
	5	☒			Farm Use Zoned	116	9.19 AC	N4-D 7,710
Code Area Total							160.00 AC	560,350

Improvement Breakdown								
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations								
Code Area 1402								
Tax Notations								
■ TAX NOTATION EST COLL								

Lake County
2023 Real Property Assessment Report
 Account 16993

Map 27S17E22-00-01800
Code - Tax ID 1402 - 16993

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
 C/O TIMOTHY PUCKETT
 PO BOX 255
 CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 550 MA SA NH
RMV Class 550 04 00 076

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	486,370		Land	0
	Impr	0		Impr	0
Code Area Total		486,370	0	77,181	0
Grand Total		486,370	0	77,181	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1402	1	☒			Farm Use Zoned	116	127.54 AC	N3-11	467,360
	3	☒			Farm Use Zoned	116	16.80 AC	N6	12,180
	5	☒			Farm Use Zoned	116	15.66 AC	NR-2	6,830
Code Area Total							160.00 AC		486,370

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations									
Code Area 1402									
Tax Notations									
■ TAX NOTATION EST COLL									

Lake County
2023 Real Property Assessment Report
 Account 18097

Map 27S17E22-00-01701
Code - Tax ID 1402 - 18097

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
 C/O TIMOTHY PUCKETT
 PO BOX 255
 CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 550 MA SA NH
RMV Class 550 04 00 076

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	491,810		Land	0
	Impr	0		Impr	0
Code Area Total		491,810	0	78,642	0
Grand Total		491,810	0	78,642	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
1402	1	☒			Farm Use Zoned	116	129.49 AC	N3-1I 474,510
	3	☒			Farm Use Zoned	116	23.85 AC	N6 17,300
Code Area Total							153.34 AC	491,810

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations								
Code Area 1402								
Tax Notations								
■ TAX NOTATION EST COLL								

Lake County
2023 Real Property Assessment Report
 Account 6667

Map 27S17E23-00-00300
Code - Tax ID 1402 - 6667

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing CHURCH PIVOT CORP
 TIMOTHY PUCKETT
 PO BOX 255
 CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 550 MA SA NH
RMV Class 550 04 00 076

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	492,570		Land	0
	Impr	0		Impr	0
Code Area Total		492,570	0	78,382	0
Grand Total		492,570	0	78,382	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
1402	3	☒			Farm Use Zoned	116	129.99 AC	N3-11 476,340
	5	☒			Farm Use Zoned	116	13.60 AC	N6 9,860
	1	☒			Farm Use Zoned	116	14.59 AC	NR-2 6,370
Code Area Total							158.18 AC	492,570

Improvement Breakdown								
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Lake County
2023 Real Property Assessment Report
Account 5764

Map 27S17E15-B0-01700
Code - Tax ID 1403 - 5764

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
C/O TIMOTHY PUCKETT
PO BOX 255
CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 401 MA SA NH
RMV Class 401 04 00 015

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
1403	Land	11,530		Land	0
	Impr	438,740		Impr	0
Code Area Total		450,270	297,940	297,940	0
Grand Total		450,270	297,940	297,940	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1403	1	☒			Rural Site	119	10.63 AC		11,530
Code Area Total							10.63 AC		11,530

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1403	1	0	523	HAY COVER	128	24,960			219,370
	2	0	523	HAY COVER	128	24,960			219,370
Code Area Total						49,920			438,740

Exemptions / Special Assessments / Notations									
Code Area 1403									
Tax Notations									
☒ TAX NOTATION EST COLL									

Lake County
2023 Real Property Assessment Report
 Account 6770

Map 27S17E26-00-01401
 Code - Tax ID 1402 - 6770

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
 C/O TIMOTHY PUCKETT
 PO BOX 255
 CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser

Property Class 401 MA SA NH
 RMV Class 401 04 00 005

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	17,360		Land	0
	Impr	142,040		Impr	0
Code Area Total		159,400	99,150	99,150	0
Grand Total		159,400	99,150	99,150	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1402	1	☒			Rural Site	119	19.55 AC	RT	17,360
Code Area Total							19.55 AC		17,360

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1402	1	0	523	HAY COVER	128	23,256			142,040
Code Area Total						23,256			142,040

Exemptions / Special Assessments / Notations									
Code Area 1402									
Tax Notations									
■ TAX NOTATION EST COLL									

Lake County
2023 Real Property Assessment Report
 Account 6625

Map 27S17E20-00-02500
 Code - Tax ID 1403 - 6625

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
 C/O TIMOTHY PUCKETT
 PO BOX 255
 CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser

Property Class 400 MA SA NH
 RMV Class 400 04 00 015

Site	Situs Address	City
	UNDETERMINED SITUS ADDRESS	UNDETERMINED CITY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1403	Land	17,560		Land	0
	Impr	0		Impr	0
Code Area Total		17,560	8,530	8,530	0
Grand Total		17,560	8,530	8,530	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
1403	1	☒			Rural Site	119	20.00 AC	17,560
Code Area Total							20.00 AC	17,560

Improvement Breakdown								
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations								
Code Area 1403								
Tax Notations								
■ TAX NOTATION EST COLL								

Lake County
2023 Real Property Assessment Report
Account 3370

Map 27S17E22-00-01700
Code - Tax ID 1402 - 3370

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
C/O TIMOTHY PUCKETT
PO BOX 255
CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 559 MA SA NH
RMV Class 559 04 00 076

Site	Situs Address	City
	59862 OLD LAKE RD	CHRISTMAS VALLEY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	36,400		Land	0
	Impr	110,590		Impr	0
Code Area Total		146,990	81,480	85,884	0
Grand Total		146,990	81,480	85,884	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
1402	1	☒			Farm / Timber Market Only	116	1.00 AC	HS	850
	2	☒			Farm Use Zoned	116	3.84 AC	N3-2D	4,250
					SA OSD	100			31,300
Code Area Total							4.84 AC		36,400

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1402	1	1973	741	MS Single wide	120	924		R-72788	5,320
	1		110	Residential Other Improvements	120	0			5,740
	3	0	554	PUMP HOUSE	120	56			3,760
	4	0	519	GRAIN BIN	120	500			2,200
	5	0	519	GRAIN BIN	120	500			530
	6	0	517	GP BUILDING	120	11,880			74,460
	7	0	551	TRUCK SCALES 60 TON	120	0			17,030
	8	0	518	MP SHED	120	48			1,550
Code Area Total						13,908			110,590

Exemptions / Special Assessments / Notations	
Code Area 1402	
Tax Notations	
■ TAX NOTATION EST COLL	

MS Accounts 1402 - R-72788

Lake County
2023 Real Property Assessment Report
Account 3371

Map 27S17E00-00-04701
Code - Tax ID 1402 - 3371

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GOLDEN RULE FARMS INC
C/O TIMOTHY PUCKETT
PO BOX 255
CHRISTMAS VALLEY OR 97641

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 551 **MA SA NH**
RMV Class 551 04 00 076

Site	Situs Address	City
	59608 OLD LAKE RD	CHRISTMAS VALLEY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
1402	Land	945,460		Land	0
	Impr	1,060		Impr	0
Code Area Total		946,520	2,680	152,499	0
Grand Total		946,520	2,680	152,499	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
1402	5	☒			Farm / Timber Market Only	116	1.00 AC	HS 2,530
	1	☒			Farm Use Zoned	116	236.83 AC	N3-1I 867,850
	9	☒			Farm Use Zoned	116	8.91 AC	N3-2I 23,490
	3	☒			Farm Use Zoned	116	33.26 AC	NR-1 20,290
					SA OSD	100		31,300
Code Area Total							280.00 AC	945,460

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
1402	1	0	554	PUMP HOUSE	120	16		1,060
Code Area Total							16	1,060

Exemptions / Special Assessments / Notations								
Code Area 1402								
Tax Notations								
■ TAX NOTATION EST COLL								

MS Accounts 1402 - P-72099

STATEMENT OF TAX ACCOUNT
LAKE COUNTY TAX COLLECTOR
513 CENTER STREET
LAKEVIEW, OR 97630
(541) 947-6000

19-Apr-2024

GOLDEN RULE FARMS INC
C/O TIMOTHY PUCKETT
PO BOX 255
CHRISTMAS VALLEY OR 97641

Tax Account #	3370	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1402
Situs Address	59862 OLD LAKE RD CHRISTMAS VALLEY OR 97641	Interest To	Apr 19, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$883.68	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$877.95	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$925.36	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$847.82	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$855.69	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$766.87	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$778.22	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$767.43	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$764.78	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$716.43	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$718.02	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$727.32	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$742.98	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$829.33	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$983.95	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$975.42	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.12	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$983.14	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$925.24	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$921.72	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$952.68	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$951.83	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$958.91	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$820.91	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$876.95	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$835.16	Nov 15, 1998
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$22,387.91	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
EST COLL	9-Apr-2024	RECEIVED FOR TAX YEAR 2024 \$74.24

tenements, hereinafter and appurtenances hereunto belonging of in any wise appertaining, of Lake
of Lake, State of Oregon, described as follows, to-wit:

The Southwest quarter of Section 22, Township 27 South,
Range 17 East of the Willamette Meridian, Lake County,
Oregon.

"This instrument does not guarantee that any particular use may be
made of the property described in this instrument. The buyer should
check with the appropriate City or County Planning Department to
verify approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 18th day of October, 1983;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

By: Lloyd O. Randall
Trust Officer
By: Dottie I. Fish
Assistant Trust Officer

STATE OF OREGON, }
County of _____ } ss.
_____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Multnomah) ss.
October 18, 1983

Personally appeared Lloyd O. Randall and
Dottie I. Fish who, being duly sworn,
each for himself and not one for the other, did say that the former is the
Trust Officer President and that the latter is the
Assistant Trust Officer Secretary of First Interstate
Bank of Oregon, N. A. _____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

Gloria Salinas (OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires: My commission expires 10/17/87

First Interstate Bank of Oregon, N. A.,
Trustee

GRANTOR'S NAME AND ADDRESS

Golden Rule Farms, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Golden Rule Farms, Inc.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Lake

I certify that the within instru-
ment was received for record on the
22 day of March, 1984,
at 1:56 o'clock M., and recorded
in book/reel/volume No. 197 on
page 634 or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Sharon O'Connor, Co. Clerk
NAME TITLE

By Sharon O'Connor Deputy

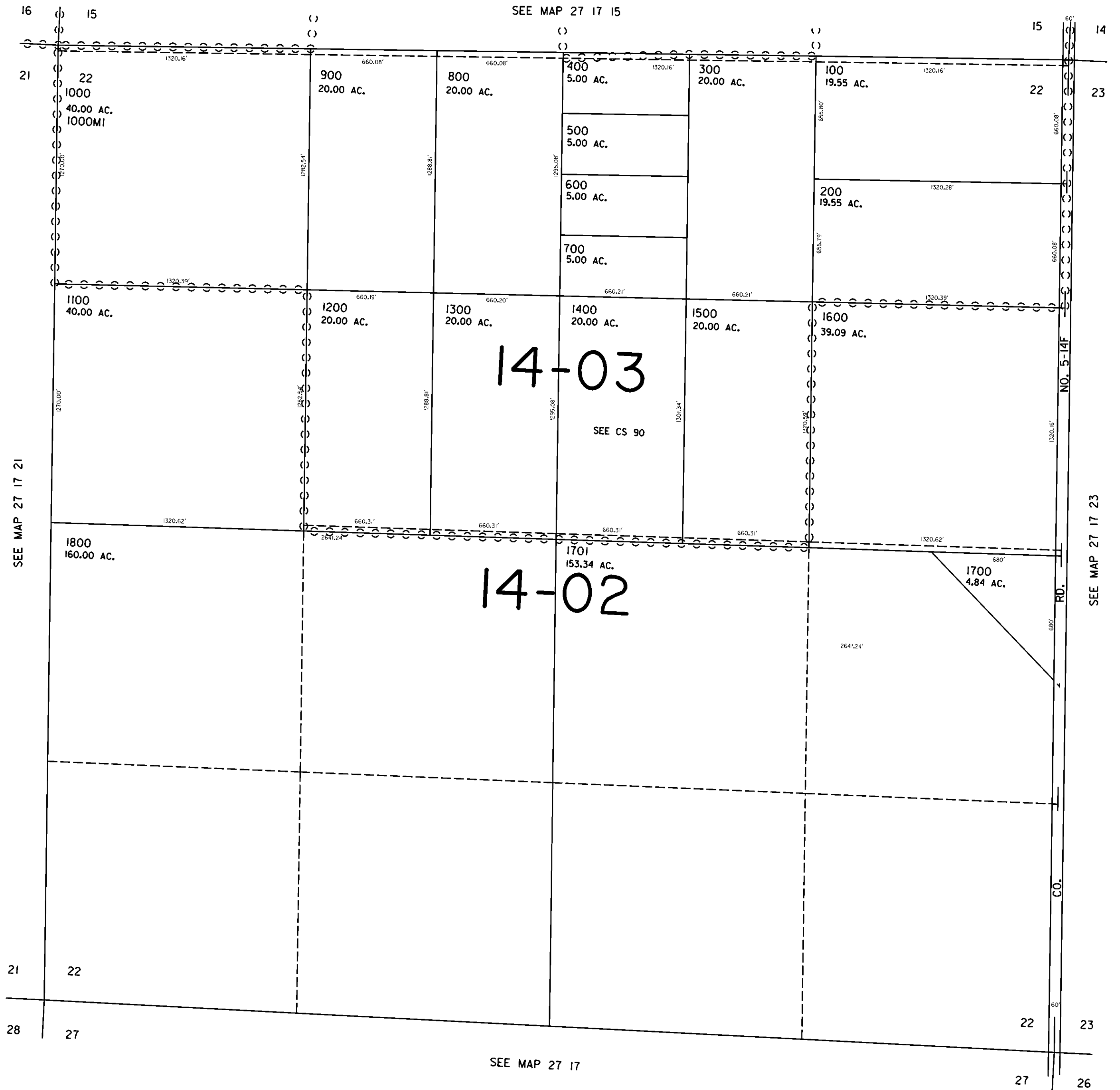


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 22 T.27S. R.17E. W.M.
LAKE COUNTY

$$1'' = 400'$$

27 17 22
CHRISTMAS VALLEY



27 17 22
CHRISTMAS VALLEY

Revised 5/21/2007, EB

SOIL REPORT

PROVIDED BY LANDID

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.





| All Polygons 1445.35 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
628	Thornlake complex, 0 to 2 percent slopes	623.89	43.17	0	2	6s
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	417.25	28.87	0	3	6s
324	Fort Rock-Morehouse complex, moist, 0 to 8 percent slopes	144.69	10.01	0	3	6s
638	Tonor ashy silt loam, 0 to 1 percent slopes	119.09	8.24	0	3	6s
472	Morehouse ashy loamy fine sand, 2 to 20 percent slopes	45.79	3.17	0	3	6e
200	Abert ashy loamy sand, 0 to 2 percent slopes	39.49	2.73	0	2	6s
617	Suckerflat-Rock outcrop complex, 8 to 15 percent slopes	37.48	2.59	0	1	6e
325	Fort Rock-Suckerflat complex, 0 to 8 percent slopes	12.89	0.89	0	3	6e
616	Suckerflat-Rock outcrop complex, 15 to 40 percent south slopes	3.72	0.26	0	1	6e
613	Suckerflat ashy loamy sand, 0 to 8 percent slopes	1.06	0.07	0	5	6e
TOTALS		1445.35(*)	100%	-	2.49	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 158.34 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
628	Thornlake complex, 0 to 2 percent slopes	158.34	100	0	2	6s
TOTALS		158.34(*)	100%	-	2.0	6

(*) 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.

| Boundary 151.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
628	Thornlake complex, 0 to 2 percent slopes	140.86	93.09	0	2	6s
472	Morehouse ashy loamy fine sand, 2 to 20 percent slopes	10.45	6.91	0	3	6e
TOTALS		151.31(*)	100%	-	2.07	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 158.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
-----------	------------------	-------	---	-----	-------	-----

628	Thornlake complex, 0 to 2 percent slopes	123.5 7	77.76	0	2	6s
472	Morehouse ashy loamy fine sand, 2 to 20 percent slopes	35.34	22.24	0	3	6e
TOTALS		158.9 1(*)	100%	-	2.22	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 280.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
628	Thornlake complex, 0 to 2 percent slopes	201.1 2	71.78	0	2	6s
324	Fort Rock-Morehouse complex, moist, 0 to 8 percent slopes	54.65	19.51	0	3	6s
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	15.78	5.63	0	3	6s
617	Suckerflat-Rock outcrop complex, 8 to 15 percent slopes	8.63	3.08	0	1	6e
TOTALS		280.1 8(*)	100%	-	2.22	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 163.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
324	Fort Rock-Morehouse complex, moist, 0 to 8 percent slopes	82.81	50.72	0	3	6s
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	46.84	28.69	0	3	6s
617	Suckerflat-Rock outcrop complex, 8 to 15 percent slopes	28.85	17.67	0	1	6e
616	Suckerflat-Rock outcrop complex, 15 to 40 percent south slopes	3.72	2.28	0	1	6e
613	Suckerflat ashy loamy sand, 0 to 8 percent slopes	1.06	0.65	0	5	6e
TOTALS		163.2 8(*)	100%	-	2.61	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 20.09 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	20.09	100	0	3	6s
TOTALS		20.09(*)	100%	-	3.0	6

(*) 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.

| Boundary 154.29 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
-----------	------------------	-------	---	-----	-------	-----

638	Tonor ashy silt loam, 0 to 1 percent slopes	119.09	77.18	0	3	6s
200	Abert ashy loamy sand, 0 to 2 percent slopes	25.3	16.4	0	2	6s
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	9.9	6.42	0	3	6s
TOTALS		154.29(*)	100%	-	2.84	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 319.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	319.1	100	0	3	6s
TOTALS		319.1(*)	100%	-	3.0	6

(*) 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.

| Boundary 9.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	5.01	52.96	0	3	6s
200	Abert ashy loamy sand, 0 to 2 percent slopes	4.45	47.04	0	2	6s
TOTALS		9.46(*)	100%	-	2.53	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 10.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
200	Abert ashy loamy sand, 0 to 2 percent slopes	9.74	94.84	0	2	6s
470	Morehouse ashy loamy fine sand, 0 to 2 percent slopes	0.53	5.16	0	3	6s
TOTALS		10.27(*)	100%	-	2.05	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 20.12 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
325	Fort Rock-Suckerflat complex, 0 to 8 percent slopes	12.89	64.07	0	3	6e
324	Fort Rock-Morehouse complex, moist, 0 to 8 percent slopes	7.23	35.93	0	3	6s
TOTALS		20.12(*)	100%	-	3.0	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

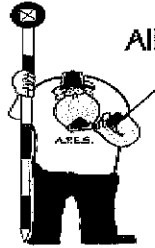
(s) soil limitations within the rooting zone (w) excess of water

WATER RIGHTS REPORT

PROVIDED BY ALLPOINTS ENGINEERING AND SURVEYING

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.





All Points Engineering and Surveying, Inc.

P.O. Box 767 (CRR)
Terrebonne, OR 97760
(541) 548-5833 PH
(541) 585-4602 FX
Scott@APEandS.com

July 5, 2024

Steve Helms

RE: Golden Rule Pivots #1 to #9

I have been going thru the water rights in Christmas Valley for Golden Rule and so far this is what I have for Tim's (those marked in red on map).

Pivots 1 & 2

Certificate: 66015
Priority Date: 1980
Allowed Use: IR
Area of Use: 259.4 ac
Allowed Rate: 2.70 cfs
Season: Mar 1 – Oct 31
Source: Wells in the Ft Rock Basin
Well 1 - LAKE 933
Well 2 – LAKE 952

Pivot 3

Transfer T-13162 (under review by Joan Smith)
8 certificated rights involved

Certificate: (52365)
Priority Date: 1981
Allowed Use: IR
Area of Use: 59.7 ac
Allowed Rate: 1/80 cfs per acre
Season: Mar 1 – Oct 31
Source: Wells in the Ft Rock Basin
Well 6 – LAKE 1027

Certificate: (53235)
Priority Date: 1983
Allowed Use: IR
Area of Use: 13.6 ac
Allowed Rate: 0.17 cfs
Season: Mar 1 – Oct 31
Source: Wells in the Ft Rock Basin
Well 6 – LAKE 1027

Certificate: (68387)
Priority Date: 1952
Allowed Use: IR
Area of Use: 11.2 ac
Allowed Rate: 0.14 cfs

Season: Mar 1 – Oct 31
Source: Well in the Ft Rock Basin
Well 6 – LAKE 1027

Certificate: (82617)
Priority Date: 1983
Allowed Use: IR
Area of Use: 17.6 ac ac
Allowed Rate: 1/80 cfs per acre
Season: Mar 1 – Oct 31
Source: Well in the Ft Rock Basin
Well 6 – LAKE 1027

Certificate: (82618)
Priority Date: 1952
Allowed Use: IR
Area of Use: 6.8 ac ac
Allowed Rate: 1/80 cfs per acre
Season: Mar 1 – Oct 31
Source: Well in the Ft Rock Basin
Well 6 – LAKE 1027

Certificate: (82619)
Priority Date: 1962
Allowed Use: IR
Area of Use: 11.0 ac
Allowed Rate: 1/80 cfs per acre
Season: Mar 1 – Oct 31
Source: Well in the Ft Rock Basin
Well 6 – LAKE 1027

Certificate: (81515)
Priority Date: 1976
Allowed Use: IR
Area of Use: 33.0 ac
Allowed Rate: 1/80 cfs per acre
Season: Mar 1 – Oct 31
Source: Well in the Ft Rock Basin
Well 6 LAKE 1027

Certificate: (86437)
Priority Date: 1952
Allowed Use: IR
Area of Use: 8.3 ac ac
Allowed Rate: 1/80 cfs per acre
Season: Mar 1 – Oct 31
Source: Well in the Ft Rock Basin
Well 6 – LAKE 1027

Pivot 4

T-13162 (Under review by Joan Smith)

Certificate: 81515RR (after PD issued)

Priority Date: 1976

Allowed Use: IR

Area of Use: 122.8 ac

Allowed Rate: 1/80 cfs per acre

Season: Mar 1 – Oct 31

Source: Well in the Ft Rock Basin

Well – LAKE 1033

Pivot 5 & 6

Certificate: 96294

Priority Date: 1980

Allowed Use: IR

Area of Use: 239.1 ac

Allowed Rate: 2.992 cfs

Season: Mar 1 – Oct 31

Source: Well in the Ft Rock Basin

Well – LAKE 1033

Pivots 7

Certificate: 96293

Priority Date: 1975

Allowed Use: IR

Area of Use: 120.9 ac

Allowed Rate: 1.52 cfs

Season: Mar 1 – Oct 31

Source: Well in the Ft Rock Basin

Well - Lake 1036

Pivot 8

Certificate: 49057

Priority Date: 1976

Allowed Use: IR

Area of Use: 128.1 ac

Allowed Rate: 1.60 cfs

Season: Mar 1 – Oct 31

Source: Well in the Ft Rock Basin

Well 5– LAKE 1034

February 2, 2000

Pivot 9

Permit G-10719 (COBU submitted 2015)

Priority Date: 1987

Allowed Use: IR

Area of Use: 130.0 ac

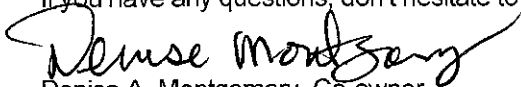
Allowed Rate: 1.63 cfs

Season: Mar 1 – Oct 31

Source: Well in the Ft Rock Basin

Well - Lake 1048

If you have any questions, don't hesitate to call. Thank you for your business.

A handwritten signature in black ink, reading "Denise Montgomery". The signature is fluid and cursive, with the first name "Denise" and last name "Montgomery" clearly distinguishable.

Denise A. Montgomery, Co-owner

All Points Engineering and Surveying, Inc.



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE
HELMS

STEVHELMS@KW.COM
541-979-0118

