# 84537 PRODEN LANE

## PLEASANT HILL, OR



# REMARKS

Welcome to your idyllic retreat. Nestled within rolling hills, this enchanting farm sprawls over nearly 25 acres, boasting over 160 organic fruit and nut trees also providing ample space for livestock or horses, and family or friends with the possibility of multigenerational living.

The MAIN RESIDENCE is a comfortable 4bd, 2ba 2,550 SF home with an open and inviting floor plan. The tall ceiling and ample windows, allow the natural light to flood the hickory floors. An oversized deck welcomes you from the living room where you can enjoy the serenity of orchards or your livestock. The primary bedroom resides on the main floor, 3 additional bedrooms plus a family room and 2nd bath create the upstairs where a 2nd inviting deck sits and overlooks the gorgeous countryside.

The LARGE BARN WITH CANNING SUITE has an ample loft for storage or hay. Much of the interior is concrete for livestock or to place stalls for your horses. A charming CANNING SUITE sits at the back complete with its own bathroom and a separate bedroom, this charming enclave invites family and friends to linger a little longer, providing the comfort of home combined with the rustic appeal of barn life.

A SPACIOUS WORKSHOP WITH LIVING AMENITIES awaits its next adventure. This versatile space is an open canvas and with two bedrooms/2 bathrooms that could offer ADDITIONAL SPACE FOR GUESTS or be a welcome retreat. At the front a large, covered patio sits allowing you to use the outside and enjoy the vistas year-round. SEVERAL OUTBUILDINGS provide functional space for chickens, ample wood & equipment storage and much more. Enjoy fenced pastures and nearly 160 fruit and nut trees offering a vibrant palette of colors and flavors, transitioning from shades of green to brilliant reds, yellows, and browns as the seasons change. Grape vines embrace the land for a refreshing evening treat. Stop by the solar dehydrator, busy at work drying fruit all summer or explore the trail down to the creek.



## LAND

- 24 +/- ACRES
  - ONE TAX LOT

## FENCED PASTURES

## ORCHARD

## • DEER FENCING AROUND ORGANIC FRUIT ORCHARD

- 42 APPLE
- **16 PEAR**
- 6 PEACH
- 29 PLUMB
- 10 CHERRY
- 2 PERSIMMON
- 50 FILBERS
- 4 FIGS
- 2 ASIAN PEARDS
- 2 WELLS
  - WELL 1 | HOME WELL
  - WELL 2 | IRRIGATION WELL
- WOOD SHED
- CHICKEN COOP
- TOOLSHED
- SOLAR DEHYDRATOR



## MAIN HOME

### 2550 SQ FT

- 4 BEDROOMS
- 2 BATHROOMS
- DECKS ON MAIN AND SECOND LEVEL
- HARDWOOD FLOORS
- SOAKING TUB
- VAULTED CIELINGS
- LARGE WINDOWS

## LARGE BARN WITH CANNING SUITE

5400 SQ FT

**\*APPROX MEASUREMENT\*** 

- 1 BEDROOM
- 1 BATHROOM
- LARGE KITCHEN
- CONCRETE AND DIRT FLOORS
- HAY LOFT
- STORAGE ROOMS







## WORKSHOP WITH LIVING AMENITIES

### 2700 SQ FT

**\*APPROX MEASUREMENT\*** 

- 2 BEDROOMS
- 2 BATHROOMS
- ATTACHED GAZEBO AND CARPORT
- MONTHLY RENT PLUS UTILITIES IS \$1,115

# **IMPROVEMENTS**

**NEW ROOF ON WORKSHOP. 2023 NEW HEAT PUMP IN MAIN HOME, 2023** 

## SELLER PREFFERED TERMS

**USE OREF FORMS** 

**36 HOUR RESPONSE TIME FOR OFFERS** 

**30 DAYS POST CLOSE OCCUPANCY** 

**USE FIDELITY TITLE** 

**RENTER GAVE NOTICE TO VACATE ON 8/1/24** 

PERSONAL PROPERTY: OVEN AND DISHWASHER CONVEYED AT ZERO VALUE











# MAPS

### IMAGES PROVIDED BY LAND ID

SCAN HERE FOR AN INTERACTIVE MAP





DUDGEREINEN

EELERIRD

2

WHEELERRD

PHUDEN LN

WORKSHOP WITH LIVING AMENITIES

PRIMARY HOME

BARN AND CANNING STUDIO

GREENHOUSE

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. PRODENLN







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RATHESWAKE



1040

STRIONTIL PD

HILLTOP DR

WHEELER RD

ALDER CREEK

TLESNAKE CREEK



# **COUNTY INFORMATION**

### LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS





#### LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	0577765
Tax Lot:	1802360000700
Owner:	Adams, Alison
CoOwner:	Weinert, Tom
Site:	84537 Proden Ln
	Pleasant Hill OR 97455
Mail:	84537 Proden Ln
	Pleasant Hill OR 97455
Zoning:	County-E25 - Exclusive Farm Use (25 Acre Minimum)
Std Land	AFAR - Farms And Crops
Use:	ATAK - Lamis And Clops
Legal:	Map Lot: 1802360000700, TRS: T18 R02 S36 Q00, Lot: TL 00700
Twn/Rng/Sec:	T:18S R:02W S:36 Q: QQ:

#### **ASSESSMENT & TAX INFORMATION**

Market Total: **\$1,005,978.00** Market Land: **\$465,061.00** Market Impr: **\$540,917.00** Assessment Year: **2023** Assessed Total: **\$424,048.00** Exemption: Taxes: **\$5,109.82** Levy Code: 00116 Levy Rate: 12.0501

#### **SALE & LOAN INFORMATION**

 Sale Date:
 02/10/2016

 Sale Amount:
 \$675,000.00

 Document #:
 5487

 Deed Type:
 Deed

 Loan

 Amount:

 Lender:

 Interest

 Type:
 FIDELITY NATIONAL TITLE CO/OR

#### **PROPERTY CHARACTERISTICS**

Year Built:	1992
Eff Year Built:	
Bedrooms:	4
Bathrooms:	2
# of Stories:	2
Total SqFt:	2,550 SqFt
Floor 1 SqFt:	1,648 SqFt
Floor 2 SqFt:	902 SqFt
Basement SqFt:	
Lot size:	24.60 Acres (1,071,576 SqFt)
Garage SqFt:	440 SqFt
Garage Type:	Attached
AC:	
Pool:	
Heat Source:	Forced hot air
Fireplace:	
Bldg Condition:	
Neighborhood:	104501
Lot:	TL 00700
Block:	
Plat/Subdiv:	
School Dist:	1 - Pleasant Hill
Census:	1028 - 001600
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.



Fidelity National Title

#### Parcel ID: 0577765

Site Address: 84537 Proden Ln

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## **Fidelity National Title**

#### Parcel ID: 0577765

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Flood Map



Fidelity National Title

#### Parcel ID: 0577765

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#### **Detailed Property Report**

 Site Address
 84537 Proden Ln Pleasant Hill, OR 97455-9722

 Map & Taxlot#18-02-36-00-00700
 SIC
 N/A

 Tax Account#
 0577765 a

a Additional site address(es) are associated with this tax account

#### **Property Owner 1** Adams Alison & Weinert Tom 84537 Proden Ln Pleasant Hill, OR 97455 Tax account acreage 24.60 Mapped taxlot acreage<sup>†</sup> 25.43

<sup>†</sup> Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.



#### **Business Information**

#### Improvements

area	10.12						
	1. 20 1. 20						
inspection Date	06/23/1993	Bedrooms	4	Roof Style		Gable	
Building Class Zear Built	4 1992	Full Bath(s) Half Bath(s)	2 0	Roof Cover Masonry Fireplac	e(s)	Metal No	I
Effective Year Built	1992	Depreciation	18%	Percent Complete		100 %	6
				Heat		Force	ed hot air
Floor Characteristics				<u>Other Squar</u>	<u>re Footage</u>		
	nished Sq Ft Exterio			Detached Gar	age N/A	Attached Garage	
1st Floor 1648 16 2nd Floor 902 90	48 Wood s 02 Wood s			Basement Gar Paved Patio		Carport Paved Driveway	N/A N/A
		lung		r aveu r auo	240	r aveu Driveway	N/A
	50	0					
		0			·		
	550						
Total Sq Ft 2550 25 Te Address Informatio 84537 Proden Ln	n						
Total Sq Ft 2550 25 The Address Informatio 84537 Proden Ln Pleasant Hill, OR 97455-97 House #	550 n 22 84537	Suffix		N/A	Pre-directional		N/A
Total Sq Ft 2550 25	550 n 22		Гуре	N/A Ln OR	Pre-directional Unit type / # Zip Code		N/A N/A 97455

#### **General Taxlot Characteristics**

Geographic Coordinates

X 4295483 Y 845797 (State Plane X,Y) Latitude 43.9630 Longitude -122.8769

#### Zoning

## Zoning JurisdictionLane CountyLane CountyParent ZoneE25Exclusive Farm Use (25 acre minimum)

Land Use

General Land UseCodeDescriptiondata not availabledata not available

Detailed Land UseCodeDescriptiondata not availabledata not available

#### Service Providers

**Taxlot Characteristics** Incorporated City Limits none Urban Growth Boundary none Year Annexed N/A N/A Annexation # Approximate Taxlot Acreage 25.43 Approx Taxlot Sq Footage 1,107,731 Plan Designation Agriculture Eugene Neighborhood N/A Metro Area Nodal Dev Area No Septic Yes

Yes

Poor

N/A

No

Ambulance ProviderEugene Springfield FireAmbulance DistrictECAmbulance Service AreaEast/CentralLTD Service Area?YesLTD Ride Source?Yes

Fire Protection Provider Dexter Rural Fire Protection District

#### **Environmental Data**

FEMA Flood Hazard Zone

**Code Description** 

- AE Areas of 100-year flood, base flood elevations determined.
- X5 Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

Well

Landscaping Quality

Historic Property Name

City Historic Landmark?

National Historical Register?No

X Areas determined to be outside of 500-year flood.

FIRM Map Number41039C1660FCommunity Number039CPost-FIRM Datedata not availablePanel Printed?Yes

#### <u>Soils</u>

Soil Map	Unit#Soil Type Description	% of Tay	% of TaxlotAg ClassHydric %			
96	Newberg Loam	54%	2	0		
26	Chehalis Silty Clay Loam, Occasionall	y Flooded 38%	2	0		
118	Salem Gravelly Silt Loam	7%	2	0		
29	Cloquato Silt Loam	1%	2	0		
75	Malabon Silty Clay Loam	0%	1	0		

#### Schools

Name Pleasant Hill Pleasant Hill Pleasant Hill Pleasant Hill
Pleasant Hill

#### **Political Districts**

Election Precinct	755	State Representative Dis	trict 12	Emerald PUD Board Zone	3
City Council Ward	N/A	State Representative	Charlie Conrad	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	6	Central Lincoln PUD Board Zone	e N/A
County Commissioner Dist	rict 5 (East Lane)	State Senator	Cedric Hayden	Soil Water Cons. Dist/Zone	Upper Willamette / 5
County Commissioner	Heather Buch			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	4				
Lane ESD Board Zone	5				

#### **Census Information**

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact

iens							
uilding Permits							
and Use Applications retitions							
ax Statements & Tax 1	Receipts						
Account#: 0577765							
View tax statement(s) for <u>2023</u> <u>2022</u>	:						
<u>Tax Receipts</u> Receipt Date	Amount Receiv	hor	Тах	Discount	Interest	Applied Amount	
11/03/2023	\$4,956.53	eu	\$4,956.53	\$153.29	\$0.00	Applied Amount \$5,109.82	
10/31/2022	\$4,916.65		\$4,916.65	\$152.06	\$0.00	\$5,068.71	
10/08/2021 11/06/2020	\$4,574.28 \$4,351.35		\$4,574.28 \$4,351.35	\$141.47 \$134.58	\$0.00 \$0.00	\$4,715.75 \$4,485.93	
11/06/2019	\$4,118.19		\$4,118.19	\$127.37	\$0.00	\$4,245.56	
					<b>D</b> .		. 100
wner/Taxpayer					Data so	urce: Lane County Assess	ment and Taxatio
<u>Owners</u> Owner			Address		City/State/Z		
Adams Alison & Weinert	Tom		84537 Proden Ln		Pleasant Hill,		
Taxpayer Barty Name			Address		City/01-1- 17	in	
Party Name Adams Alison & Weinert	Tom		Address 84537 Proden Ln		<b>City/State/Z</b> Pleasant Hill,	1 <b>p</b> OR 97455	
					Data so	urce: Lane County Assess	ment and Taxati
ccount Status							
Status Active Account C	urrent Tax Year						
Account Status	none						
Remarks	Potential Addit	ional Tax					
Special Assessment Prog	ram Zoned Farm						
					Data so	urce: Lane County Assess	ment and Taxatio
eneral Tax Account I	nformation						
Tax Account Acreage 24.	60						
Fire Acres N/A							
,	- Farm, efu, improve	ed					
	- Class 4 single fami						
Neighborhood 104	.501 - Typical Rural H						
Neighborhood 104							
Neighborhood 104	.501 - Typical Rural H				Data so	urce: Lane County Assess:	ment and Taxati
Neighborhood 104 Category Lar	501 - Typical Rural I Id and Improvement	S			Data so	urce: Lane County Assess	ment and Taxati
Neighborhood 104 Category Lar Cownship-Range-Secti Subdivision Type N	501 - Typical Rural I Id and Improvement	S	N/A TL 00700		bdivision Number	urce: Lane County Assess N/A N/A	ment and Taxati
Neighborhood 104 Category Lar ownship-Range-Secti Subdivision Type N	501 - Typical Rural H ad and Improvement on / Subdivision	s <b>Data</b> Subdivision Name			bdivision Number cording Number	N/A	
Neighborhood 104 Category Lar <b>ownship-Range-Secti</b> Subdivision Type M Phase M	501 - Typical Rural H ad and Improvement on / Subdivision J/A J/A	s <b>Data</b> Subdivision Name			bdivision Number cording Number	N/A N/A	
Neighborhood       104         Category       Lar         ownship-Range-Secti         Subdivision Type       P         Phase       P         roperty Values & Tax         The values shown are the appeals, clerical errors ar	501 - Typical Rural H ad and Improvement on / Subdivision J/A J/A sylues certified in O ad omitted property.	s Data Subdivision Name Lot/Tract/Unit # ctober unless a value The tax shown is the	TL 00700 change has been pi amount certified in	Re rocessed on th October. This	bdivision Number cording Number Data so Data so e property. Value chan i is the full amount of	N/A N/A urce: Lane County Assess nges typically occur as a tax for the year indicate	ment and Taxati
Neighborhood       104         Category       Lar         ownship-Range-Secti         Subdivision Type       P         Phase       P         roperty Values & Tax         The values shown are the appeals, clerical errors ar	501 - Typical Rural H ad and Improvement on / Subdivision V/A V/A es values certified in O d omitted property. <sup>7</sup> ered, payments made	s Data Subdivision Name Lot/Tract/Unit # ctober unless a value The tax shown is the	TL 00700 change has been pi amount certified in	Re rocessed on th October. This	bdivision Number cording Number Data so Data so e property. Value char is the full amount of not reflect any value cl	N/A N/A urce: Lane County Assess nges typically occur as a tax for the year indicate	ment and Taxati result of d and does not
Neighborhood       104         Category       Lar         ownship-Range-Secti         Subdivision Type       P         Phase       P         roperty Values & Tax         The values shown are the appeals, clerical errors ar include any discounts off         Year	501 - Typical Rural H ad and Improvement on / Subdivision V/A V/A es values certified in O d omitted property. <sup>7</sup> ered, payments made	s Data Subdivision Name Lot/Tract/Unit # ctober unless a value The tax shown is the s e, interest owing or pr	TL 00700 change has been p amount certified in evious years owing	Re rocessed on th October. This	bdivision Number cording Number Data so Data so e property. Value char is the full amount of not reflect any value cl	N/A N/A urce: Lane County Assess nges typically occur as a tax for the year indicate nanges.	ment and Taxati



#### **Tax Code Area & Taxing Districts**

 Tax Code Area (Levy Code) for current tax year 00116
 Dexter Rural Fire Protection District

 Taxing Districts for TCA 00116
 Dexter Rural Fire Protection District

 Lane Community College
 Lane County

 Lane Education Service District
 Pleasant Hill School District 1

 Upper Willamette Soil & Water
 Upper Villamette Soil & Water

\*\*NOTE Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
02/10/2016	\$675,000	2016 <del>-</del> 5487	-	R	No	Tilgner Sharol	Adams Alison & Weinert Tom
04/01/2000	\$345,000	2000-25777	<b>1</b>	R	No	McMartin Russ M & Mary C	Tilgner Sharol
10/23/1992	<b>\$</b> 0	1992-59938	114	6	data not available	Mc Martin, Russ M	data not available
08/03/1990	\$o	1990-39323	<b>176</b>	6	data not available	Mc Martin, Mary Mc Coy	data not available
						Data sou	rce: Lane County Assessment and Tax

#### Log Off

Generated by Fidelity National Title Insurance Company of Oregon on Jun 7, 2024 at 8:25am using Regional Land Information Database, https://www.rlid.org/

Lane County Clerk 2016-005487 Lane County Deeds & Records 02/10/2016 02:08:55 PM RPR-DEED Cnt=1 Stn=4 CASHIER 01 3pages \$57.00 \$15.00 \$11.00 \$10.00 \$21.00

RECORDING REQUESTED BY:

Fidelity National Title Company of Oregon

GRANTOR: Sharol Tilgner 84537 Proden Lane Pleasant Hill, OR 97455

GRANTEE:

Alison Adams and Tom Weinert, as tenants by

the entirety

801 N San Francisco Street

Flagstaff, AZ 86004

5037437

SEND TAX STATEMENTS TO:

461 Alison Adams and Tom Weinert

FNT 801 N. SanFrancisco St.

Flagstaff, AZ 86001

AFTER RECORDING RETURN TO: Alison Adams and Tom Weinert 801 N. SanFrancisco St. Flagstaff, AZ 86001

Escrow No: 4615037437-FTEUG01

18-02-36-00-00700 0577765 84537 & 84543 Proden Lane Pleasant Hill, OR 97455

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

Sharol Tilgner, Grantor, conveys and warrants to

Alison Adams and Tom Weinert, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lane, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$675,000.00. (See ORS 93.030)

#### Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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

4615037437-FTEUG01 Deed (Warranty-Statutory) IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 3-10-16

Sharol Tilgner

State of OREGON

COUNTY of LANE

This instrument was signed and acknowledged before me on January 10, 2016, by Sharol Tilgner.

Notary Public - State of Oregon

My commission expires: 7-5-19



4615037437-FTEUG01 Deed (Warranty-Statutory)

#### LEGAL DESCRIPTION

All that part of the following described tract of land; Beginning at a point 27.72 chains North of a point in the South line of the Abel K. Bristow Donation Land Claim No. 67 in Township 18 South, Range 2 West of the Willamette Meridian, 28.72 chains East of the Southwest corner of said Donation Land Claim and running thence East 31.61 chains; thence North 12.73 chains; thence West 31.6 chains to a point due North of the Point of Beginning; thence South 12.73 chains to the point of beginning, which lies East of the following line; Beginning at a point South 2625.6 feet and East 2547.3 feet from the Northwest corner of said Donation Land Claim and running thence South 15° 08' East 821.6 feet, more or less, to the South line of said description; EXCEPT the North 10 feet of said description; EXCEPT a strip 33 feet wide commencing 976.2 feet West of the Southeast corner of said tract and running West along the South line to the Southwest corner, all in Lane County. Oregon.

4615037437-FTEUG01 Deed (Warranty-Statutory)

# SOILS

### PROVIDED BY LANDID



84537 Proden Lane | Share Link Oregon, AC +/-



Steve Helms, Paul TerjesonP: 503-979-0118OregonFarmandHomeBrokers.com2125 Pacific Blvd. Albany, OR



The information contained herein was obtained from sources deemed to be reliable. Land id<sup>TM</sup> services makes no warranties or guarantees as to the completeness or accuracy thereof.

#### | Boundary 25.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
96	Newberg loam	13.58	53.51	0	83	2w
26	Chehalis silty clay loam, occasionally flooded	9.67	38.1	0	92	2w
118	Salem gravelly silt loam	1.9	7.49	0	61	2s
29	Cloquato silt loam	0.13	0.51	0	92	2w
75	Malabon silty clay loam	0.09	0.35	0	91	1
TOTALS		25.37( *)	100%	-	84.82	2.0

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

#### **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						٠		
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

# WELL FLOW AND LOG

PROVIDED BY JC'S WELL TESTING AND OWRD

BUYERS SHOULD NOT RELY ON THIS OR ANY OTHER CORRESPONDENCE BECAUSE THE INFORMATION MAY NOT BE ACCURATE. THE SELLER MAKES NO REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION AND IS PROVIDING THE BUYER WITH A COPY OF THE REPORT ONLY FOR DISCLOSURE PURPOSES. BUYER IS ADVISED TO OBTAIN THEIR DUE DILIGENCE.



## FLOW TEST REPORT

**JC's WELL TESTING, LLC** CCB#240726 1324 Bramblewood Ln. **Eugene, OR, 97404** (541)556-0876



**CUSTOMER:** Alison Adams ADDRESS: 84537 Proden Ln. Pleasant Hill, OR 97455 WELL DIAMETER: 5" WELL TAG: None STARTED TEST: 10:30 am REALTOR PACKAGE: Bacteria, Arsenic, and Nitrate \*HOMEWELL PACKAGE (\*Homewell package includes testing for: Arsenic, Hardness, Iron, PH, Total dissolved solids, Nitrates, Bacterias) OTHER TESTS: None

Pump Type: Submersible Pump HP: 1/2 hp Pump Phase: Single Phase Pump Volts: 240 V Pump Service Amps: 6.0 2 wire or 3 wire pump: 3-Wire Pressure Tank Size: 60 Gal Holding Tank: None Treatment: U.V Test Location: Well head

Note: This well has a recovery rate of 4 GPM. A holding tank would be recommended for this well. There is a U.V light but it is currently not in service.

TIME RESULT AMPS STATIC 10:30 am **10 GPM** 6.1 10:45 **10 GPM** 6.1 8.5 GPM 11:00 6.0 11:15 7.5 GPM 6.0 11:30 6 GPM 6.0 11:45 4 GPM 5.1 12:00 4 GPM 5.1 12:15 12:30 12:45 1:00 1:15 1:30 1:45 2:00 2:15 2:30

Due to the variable nature of wells and pumps, the data contained herein is representative of conditions at the time of the test only and cannot be construed to represent future performance.

DATE:7/04/24

## **FLOW TEST REPORT**

**JC's WELL TESTING, LLC** CCB#240726 1324 Bramblewood Ln. **Eugene, OR, 97404** (541)556-0876



**CUSTOMER:** Alison Adams ADDRESS: 84537 Proden Ln. Pleasant Hill, OR 97455 WELL DIAMETER: 6" WELL TAG: 56479 STARTED TEST: 10:30 am REALTOR PACKAGE: Bacteria, Arsenic, and Nitrate \*HOMEWELL PACKAGE (\*Homewell package includes testing for: Arsenic, Hardness, Iron, PH, Total dissolved solids, Nitrates, Bacterias) OTHER TESTS: None

Pump Type: Submersible Pump HP: Unknown Pump Phase: Single Phase Pump Volts: 240 V Pump Service Amps: Unknown 2 wire or 3 wire pump: 2-Wire Pressure Tank Size: 82 Gal (x2) Holding Tank: None Treatment: None Test Location: Well head

TIME	RESULT	STATIC	AMPS
10:30 am	50 GPM	11.5'	12.1
10:45	50 GPM		12.1
11:00	50 GPM		12
11:15	45 GPM		11.8
11:30	44 GPM	44.5'	11.8
11:45	44 GPM		11.8
12:00	44 GPM		11.8
12:15	44 GPM		11.8
12:30	44 GPM	51'	11.8
12:45			
1:00			
1:15			
1:30			
1:45			
2:00			
2:15			
2:30			

Due to the variable nature of wells and pumps, the data contained herein is representative of conditions at the time of the test only and cannot be construed to represent future performance.

DATE:7/04/24

		RECE	IVED	61082			
STATE OF ( WATER SUPP (as required by O Instructions for (	LY WELL REP	MAY B 7	2002	WELL I. START C	D. # L <u>56474</u> CARD # <u>14682</u>	1 5	
(1) LAND OW Name Shar Address 845	NER 01 Tilgn 37 proder	Well Nur	nber	(9) LOCATION OF WELL by County <u>294C</u> Latitut Township <u>18</u> S N or S	de <u>p</u> l Range <u>2 w</u>	E or W. V	<b>х'</b> VM.
City <b>P)eqsan7</b> (2) TYPE OF V New Well D	VORK	State OK.	Zip 97455 on) [] Abandonment	Section 36 SE Tax Lot 700 Lot 8 Street Address of Well (or nearest	_1/4 <u>5Z</u> Block <u>X</u> address) <u>8453</u> 7	Subdivision	K W.
(3) DRILL ME	THOD: Rotary Mud []]C	able 🗌 Auger		(10) STATIC WATER LEVEL ft. below land surf	:	Date _4/	22/02
(4) PROPOSEI	Community 🗋 Ind	lustrial 🗍 Irrigation restock 🗍 Other		Artesian pressure	ES:	Date	2
Special Construct	LE CONSTRUC ion approval	TION: PNo Depth of Co An SEAL	mpleted Well <b>//0</b> _ft. nount	Depth at which water was first found From To 65' ///0'	Estimated	Flow Rate	swi 8'
Diameter From 10" 9 6" 18'	18 Cernect		Sacks or pounds		(40	<i>урн ј</i> т	
How was seal place	ced: Method		C D []E	(12) WELL LOG: Ground Elevation			
Other Backfill placed fro Gravel placed fro	mft. to	ft. Materia	i	Material Sigura 70/5014 Brann Car (2) /5140	From	To 3 /Z	SWL
(6) CASING/L Diameter Casing:		auge Steel Plastic	Welded Threaded	Sauch & Should		110'	8'
Liner: Drive Shoe used ( Final location of s	Maria Dutsic hoe(s)6 →6	[] []] [] []] le [] None					
Perforation	S Method	Torch					
□ Screens From To 95' /25'	Type Slot size Number 6# 9	Tele/pip	Image: Second				
(8) WELL TES	TS: Minimum (	esting time is 1 h	our	Date started 4/14/02	_Completed	22/02	
[] Pump Yield gal/min 40 5/14	Bailer Drawdown	Air Drill stem at	Flowing Artesian	(unbonded) Water Well Constructor Teertify that the work I performed i ment of this well is in compliance with standards. Materials used and informati knowledge and belief.	on the construction, alt Oregon water supply v ion reported above are	well construction True to the best	<b>n</b>
Was a water analy Did any strata con	sis done? <b>/222</b> □ Ye atain water not suita addy □ Odor □	Depth Artesian Flow s By whom ble for intended use? Colored		Signed	ertification: truction, alteration, or a truction dates reported iance with Oregon wate	Date abandonment v above. All wor er supply well towledge and b	k
				Signed	~	Date _4	2902

ORIGINAL – WATER RESOURCES DEPARTMENT FIRST COPY – CONSTRUCTOR SECOND COPY – CUSTOMER

-1

# **BID FOR HOLDING TANK**

PROVIDED BY JC'S WELL TESTING

BUYERS SHOULD NOT RELY ON THIS OR ANY OTHER CORRESPONDENCE BECAUSE THE INFORMATION MAY NOT BE ACCURATE. THE SELLER MAKES NO REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION AND IS PROVIDING THE BUYER WITH A COPY OF THE REPORT ONLY FOR DISCLOSURE PURPOSES. BUYER IS ADVISED TO OBTAIN THEIR DUE DILIGENCE.



SC'S WELL TESTING LLC	Licensed, Bonded & I CCB#240726 (541)556-0876 1324 Bramblewood	i Ln	_	
	Eugene,OR, 9740		<b>-</b>	al/Contract
Customer Information	Water Analysis	_ <b>item</b> :	s For Installation	
Name: Alison Adams	Hardness Iron	1	1550 gal holding tank 1/2 HP 10 gpm S.S FloWise pump w/control box	\$1,780.00 \$1,583.00
Address: <u>84537 Proden Ln</u>	рН	misc	pvc& brass fittings,check valve	\$255.00
City,State,ZIP:Pleasant Hill,OR 97455	TDS	2	Floats up/ down	\$190.00
Phone: 541-731-4086	Arsenic	1	Puumptec pump protector	\$450.00
Email:Oregonfarmandhome@gmail.com	Nitrates	6	Hours labor Breaker bow w/ breakers,	\$540.00
	Bacteria	misc	electrical supplies	\$355.00
	Appearance	1	Trojan U.V bulb	\$130.00
			TOTAL	\$5,283.00
would raise the price by \$400. In m	ny opinion a 1550	gal hol	ding tank will be sufficie	ent.
Submitted by (Owner/Contractor) Owner Acceptance	Date			
<ol> <li>By owner or authorized representative signing they agree to all terms and conditions of this contract.</li> </ol>	<ol> <li>Customer agrees to keep a s properly.</li> </ol>	supply of adeq	uete water pressure and volume for water trea	tment to function
<ol> <li>Owner or authorized representative agrees to pay in full upon completion of services/installation of equipment.</li> <li>When treatment is reducing or eliminating harmful substances in water such as but not limited to: arsenic, nitrates, lead, copper, bacteria then customer agrees to perform annual testing through accredited laboratory.</li> </ol>	no matter the volume, all leaks through water treatment.	post water tre	from freezing, keep sufficient well pump press atment. Customer also agrees to NOT to, in ar ilities/duties outlined in paragraph 4 and 5 void	ny capacity, irrigate
Signed by(owner/authorized representative)	Date	_		

# **PERMITS/LOT OF RECORD**

### PROVIDED BY LANE COUNTY



#### Lane County Property Permits Report

Permit Group: All Groups Searched for **Address:** 84537 PRODEN LN Permits Since: All Time Results shown **Taxlot #:** 1802360000700

Permits Found: 8



Property Data	3			Та	xlot #: 18023600	00700
Taxlot N	lumber:	18023600	000700			
Addresses	s on the Parcel:	84537 PR	ODEN LN, Plea	sant Hill 97455		
		84543 PR	ODEN LN, Plea	sant Hill 97455		
509-BP21-02	045 - BU					Status: Finaled
Permit Type:	Residen	tial Electric	al			
Application Date:	6/3/202	21				
Permit Status:	Finaled	- 6/10/202	1			
Permit Description:	2 circuit	for air han	dler and heat p	oump		
Parcel Number:	180236	0000700				
Building Scope Of Work:_	Replace	ment				
Building Project Type:	SFD					
Review	https:// 1odule=B	aca-oregon uilding∩	n.accela.com/la DID1=21CAP&ca	ne_co/Cap/Capl apID2=00000&d	Detail.aspx? capID3=002QE&age	encyCode=LANE_CO
Permit Progr	ess Time	line				
0 🚽	2	-	3 →	•	0	0
Application Received 6/3/2021	Complete Review 6/8/202		Permit Review	Permit Issued 6/8/2021	Inspections 6/10/2021	Completed 6/10/2021
509-BP21-01	.724 - BU	JILDING				Status: Finaled
Permit Type:	Residen	tial Mechan	nical			
Application Date:	5/7/202	21				
Permit Status:	Finaled	- 6/14/202	1			

Status: Permit

Description: change out Air handler and heat pump

4, 0.31 Alvi	Late County Property Permits Search
Parcel Number:	1802360000700
Building Scope Of Work:	Replacement
Building Project Type:	SFD
Review Permit Details:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=21CAP&capID2=00000&capID3=002BM&agencyCode=LANE_C
ermit Progr	ess Timeline
0 →	$\bigcirc \  \  \bigcirc \  \  \bigcirc \  \  \bigcirc \  \  \bigcirc \  \  $
oplication eceived 77/2021	CompletenessPermitInspectionsCompletedReviewReviewIssued6/14/20216/14/20215/18/20215/26/20215/26/20215/26/2021
09-MH75-0	0452 - BUILDING Status: Closed
Permit Type:_	Residential Manufactured Dwelling
Application Date:	3/9/2012
Permit Status:	Closed -
Permit escription	Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED
Devel	
Parcel Number:	1802360000700
Number: Review	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?
Number: Review Permit Details: ermit Progr Permits prior	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information *
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information *
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information * 0364 - BUILDING Status: Closed
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information * 0364 - BUILDING Status: Closed Residential Manufactured Dwelling
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information * 0364 - BUILDING Status: Closed Residential Manufactured Dwelling 3/9/2012
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         0364 - BUILDING         Residential Manufactured Dwelling         3/9/2012         Closed -
Number: Review Permit Details: Permit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit escription: Parcel Number: Review	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         0364 - BUILDING         Residential Manufactured Dwelling         3/9/2012         Closed -         Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED         1802360000700         https://aca.orogon.accela.com/lane_co/Cap/CapDetail.aspx2
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit escription: Parcel Number: Review Permit Details: ermit Progr	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information * 0364 - BUILDING Status: Closed Residential Manufactured Dwelling 3/9/2012 Closed - Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED 1802360000700 https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information *
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit escription: Parcel Number: Review Permit Details: ermit Progr Permits prior 09-MH73-00	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information * 0364 - BUILDING Status: Closed Residential Manufactured Dwelling 3/9/2012 Closed - Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED 1802360000700 https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CC ess Timeline r to 06/01/2012 do not have milestone information *
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit status: Permit escription: Parcel Number: Review Permit Details: ermit Progr Permits prior 09-MH73-00 Permit Type:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         0364 - BUILDING         Residential Manufactured Dwelling         3/9/2012         Closed -         Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED         1802360000700         https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit Status: Permit Status: Permit Status: Permit Status: Permit Status: Permit Details: ermit Progr Permits prior 09-MH73-00 Permit Type: Application Date:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         0364 - BUILDING         Residential Manufactured Dwelling         3/9/2012         Closed -         Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED         1802360000700         https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CCC         ess Timeline         r to 06/01/2012 do not have milestone information *         00/00         https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CCC         ess Timeline         r to 06/01/2012 do not have milestone information *         0475 - BUILDING       Status: Closed
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit escription: Parcel Number: Review Permit Details: ermit Progr Permits prior 09-MH73-00 Permit Type:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         0364 - BUILDING         Residential Manufactured Dwelling         3/9/2012         Closed -         Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED         1802360000700         https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=0000&capID3=16477&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         0475 - BUILDING         Status: Closed         Residential Manufactured Dwelling
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit escription: Parcel Number: Review Permit Details: ermit Progr Permits prior 09-MH73-00 Permit Type: Application Date: Permit Permit Permit Permit Permit Permit Permit Permit Permit Permit Permit Permit Permit Permit Permit Permit	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         D364 - BUILDING         Residential Manufactured Dwelling         3/9/2012         Closed -         Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED         1802360000700         https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CCC         ess Timeline         r to 06/01/2012 do not have milestone information *         0475 - BUILDING         Status: Closed         Residential Manufactured Dwelling         3/9/2012
Number: Review Permit Details: ermit Progr Permits prior 09-MH74-00 Permit Type: Application Date: Permit Status: Permit escription: Parcel Number: Review Permit Details: ermit Progr Permits prior 09-MH73-00 Permit Type: Application Date: Permit Status: Permit Status: Permit Permit Permit Permit Status: Permit Permit Permit Permit Permit Status: Permit Permit Status: Permit	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=15198&agencyCode=LANE_CC         ess Timeline         r to 06/01/2012 do not have milestone information *         D364 - BUILDING         Residential Manufactured Dwelling         3/9/2012         Closed -         Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED         1802360000700         https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CCC         ess Timeline         r to 06/01/2012 do not have milestone information *         0475 - BUILDING         Status: Closed         Residential Manufactured Dwelling         3/9/2012         Closed -         Converted from Permits Plus on Jun 1 2012 5:15PM. Permit Type: SCANNED         1802360000700         https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx?         Module=Building&capID1=12HIS&capID2=00000&capID3=16477&agencyCode=LANE_CCC         ess Timeline         r to 06/01/2012 do not have milestone information *         0475 - BUILDING       Status: Closec         Residential Manufactured Dwelling       3/9/2012         3/9/2012       Closed -

## **Review** <u>https://aca-oregon.accela.com/lane\_co/Cap/CapDetail.aspx?</u> **Permit** <u>Module=Building&capID1=12HIS&capID2=00000&capID3=15297&agencyCode=LANE\_CO</u> **Details:**

#### **Permit Progress Timeline**

\* Permits prior to 06/01/2012 do not have milestone information \*

509-BP92-03	206 - BUILDING Status: Finaled
Permit Type:	Building History
Application Date:	9/29/1992
Permit Status:	Finaled -
Permit Description:	WS
Parcel Number:	1802360000700
Review Permit Details:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? 1odule=Building&capID1=92HIS&capID2=00000&capID3=00798&agencyCode=LANE_CO

#### **Permit Progress Timeline**

\* Permits prior to 06/01/2012 do not have milestone information \*

509-BP92-01	249 - BUILDING Status: Finaled
Permit Type:_	Building History
Application Date:	4/13/1992
Permit Status:	Finaled -
Permit Description:	RSFD
Parcel Number:	1802360000700
Review Permit Details:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? 1odule=Building&capID1=92HIS&capID2=00000&capID3=01963&agencyCode=LANE_CO

#### **Permit Progress Timeline**

\* Permits prior to 06/01/2012 do not have milestone information \*

509-PA92-00	<b>855 - PLANNING</b> Status: Complete
Permit Type:_	Planning - General
Application Date:	3/17/1992
Permit Status:	Complete -
Permit Description:	PAFP
Primary Parcel:	1802260000700
All Parcels:	1802260000700, 1802360000700
Review Permit Details:	https://aca-oregon.accela.com/lane_co/Cap/CapDetail.aspx? 4odule=Planning&capID1=92HIS&capID2=00000&capID3=04588&agencyCode=LANE_CO

#### **Permit Progress Timeline**

\* Permits prior to 06/01/2012 do not have milestone information \*

Lookup Property Information:	https://www.lanecountyor.gov/cms/One.aspx? ortalId=3585881&pageId=5145461&maptaxlot=1802360000700
Find Scanned Documents:	http://apps.lanecounty.org/LMDPro/Default.aspx?ParcelNum=1802360000700

#### Find Tax

#### Account http://apps.lanecounty.org/PropertyAccountInformation/Account/0577765 Information: Find Tax http://apps.lanecounty.org/TexMer/Count/Officerships/account/052200

Maps: http://apps.lanecounty.org/TaxMap/Search.aspx?MapName=18023600 Map

Planning https://lcmaps.lanecounty.org/LaneCountyMaps/ZoneAndPlanMapsApp/index.html? and Zoning esearch=1802360000700&slayer=0 Information:

**Disclaimer**: This information was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this data, but the data is provided as-is. Lane County cannot accept any responsibility for errors or omissions in the digital data or the underlying records. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated. Results are shown for Lane County permits only. For permits managed by another jurisdiction, make inquiries to that justidiction.

## **Real Property Tax Lot Record**

#### Lane County Assessment and Taxation Print Date: Jun 7, 2024



In preparation of these records, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Lane County disclaims any responsibility for typographical errors and accuracy of this information. The information and data included on Lane County servers have been compiled by Lane County staff from a variety of sources, and are subject to change without notice to the User. Lane County makes no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.

The legal descriptions contained herein are for tax lot purposes only.

Included in this report:

- 1. A listing of documents affecting ownership and/or property boundary changes.
- 2. The scanned tax lot record image and any legal description changes made since .

Map & Tax Lot 1802360000700StatusActive		<b>Current</b> 0577765	Parcel/Account	Current TCA 00116
Document #	Туре	Date	Effective Year	Tax Lot Acres
2016-005487	Warranty Deed	02/09/2016	2016	24.60
Comments:				

	Description	Card		24.60
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Comments:

#17204

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

+		OFFICE OF C	OUNTY ASSESSOR, LANE COUNTY, OREGON	00	)	700
	TAX LOT 7-1		577 765 2 Township 18 s. Range E. OR W. 2 W. M.		TECORD	ACRES REMAINING
YEAR	No	SECTION . 36		VOL.	PAGE	
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION	{		
1967					123 510	,704 BG
			All that part of the following	R16/	<b>1</b> 4328	
1976			fescribed tract of land: Beginning at a point 27.39 chains North of a	R80	)6/ 528	
1977			point in the X South line of the Abel	  R85	2/	
			K. Bristow DLC #67 in Township 18 South Range 2 West of WM, 28,72 chains	373	91	
1990bs			East of the Southwest corner of said	R164	9/90	39323
1992de	East	31.61 ch	DLC and running thence thence	R179	9/92	59938
	North West	12.73 ch	thence to a point due North of the point of	2000	Jup	25777
	WESL	Эл. <b>.</b> 03. СЦ	beginning; thence			
	South	12.73 ch	to the point of beginning, which lies		ł	
			East of the following line: Beginning at a point South 2625.6 feet and East			
			2547.3 feet from the Northwest corner of said DLC and running thence South	1		
			15°08' East 821.8 feet more or less			]
		(00)	to the South line of said description (except) the North 10 feet of said			
,		Or	description; and except a strip 33	ļ		
			fest wide commencing 976.2 fest West of the Southeast corner of said tract		he	
			and running West along the South line	\$		5
			to the Southwest corner , all in Lane County, <sup>O</sup> regon.	1		}
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<u> </u>	I		LOXE-CHAPNAN CO., EUGENE, ORE. 93949	1	L.	l

### OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

	TAX LOT					DEED	RECORD	
YEAR	No	SECTION	TOWNSHIPS.	RANGE EL OR	W W. M	vou	PAGE	REMAINING
	BEARING	DISTANCE	BEARING REFERENCE	COR LEGAL SUBDIV	151QN			
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# JENNIFER BLAKE

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JENNIFER BLAKE IS A LICENSED REAL ESTATE AGENT IN THE STATE OF OREGON WHO HELPS HER CLIENTS WITH THE PURCHASE AND SALE OF RESIDENTIAL. MULTIFAMILY, BARE AND AGRICULTURAL LAND IN MCMINNVILLE, YAMHILL, CARLTON, SHERIDAN, WILLAMINA, DAYTON, AMITY, NEWBERG, DALLAS AND SURROUNDING AREAS IN THE MID-WILLAMETTE VALLEY. JENNIFER SPECIALIZES IN HELPING CLIENTS BUY AND SELL REAL ESTATE FROM THE SMALLEST HOBBY FARM ONWARDS TO THE MOST COMPLEX AGRICULTURAL OPERATIONS. HER GENUINE NATURE. EXPERIENCE AND EDUCATION HAVE CONTRIBUTED TO HER SUCCESS. HER WORK HISTORY HAS GIVEN HER YEARS OF APPRAISAL EXPERIENCE AS WELL AS EXPERTISE WITH COMPLEX PROPERTY NEGOTIATIONS AND REAL ESTATE TRANSACTIONS. IN HER SPARE TIME. JENNIFER TRAVELS NATIONALLY COMPETING IN THE NATIONAL REINED COW HORSE ASSOCIATION SHOWS. JENNIFER'S WORK AND VOLUNTEER EXPERIENCE PAIRED WITH HER EDUCATION BRINGS HER FULL CIRCLE ALLOWING HER TO STAY INVOLVED SERVING THE AGRICULTURAL COMMUNITY. SHE LOVES PEOPLE AND ESPECIALLY EDUCATING AND ADVOCATING FOR HER CLIENTS. HER COMPETITIVE NATURE IS AN ASSET DURING NEGOTIATIONS PAIRED WITH HER DEDICATION TO PROVIDING AN EXCEPTIONAL QUALITY OF SERVICE, COMMUNICATION AND KNOWLEDGE.



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