

28200 S WAKONDA WAY

CANBY, OR



REMARKS

Situated on just under 5 acres of picturesque land, this income producing Equestrian property is nestled between Arrowhead golf course and farmland conveniently located to Highway 213.

As you turn into this property you are greeted by an impeccably maintained 3bd, 2bath single level home. This home offers versatile and comfortable spaces throughout including an oversized utility room that would make an excellent office or craft room. Boasting a new roof, new Hardie Board siding, fresh paint and an oversized fully fenced backyard makes this home is perfect for relaxing and entertaining. The cozy fireplace, freshly painted kitchen cabinets and tidiness throughout make this property pleasant and a streamline business and/or opportunity to fully enjoy your horses at home.

Adjacent to the home is the fully fenced horse boarding facility with the 8-stall main barn, a 3-stall mare barn, covered riding arena, oversized outdoor arena, detached garage, covered tractor and wood storage as well as fenced trailer parking.

The main barn has 8, 12x12 matted stalls with concrete perimeters, a heated wash rack, insulated tack room and built in tack lockers. The main barn has separate hay and shavings storage and sits adjacent to the fenced trailer parking. Further accommodating your boarders or personal horse accommodations is the mare barn, this barn offers a flexible space for a foaling stall, large horses, or any separation needs. Three stalls (1-12x24, 2-12x12) each have a 12x12 lean to off the back that continues into 3-12x100 foot runs constructed of no climb horse fencing. Each of these barns has upgraded LED lighting throughout. The covered arena is an ample size and can serve a variety of disciplines. At 60x144 with a sand/dirt footing mix and new LED lighting, this space is perfect for year-round riding.

A detached garage with interior workshop as well as a woodshed and covered tractor parking add to the functionality of this well laid out property. Venturing beyond the ample pastures you will find an oversized outdoor dirt riding arena. This area could be easily planted for hay or grazing livestock.

Conveniently located 4 miles to Molalla, 8 miles to Canby (99E), less than 40 minutes to downtown Portland and approximately 1 hour to Skiing makes this well cared for property an ideal location for all that Oregon has to offer. With easy access to I-5 and multiple thoroughfares trailering in and out of this property can be a breeze.

LAND

4.27 Acres

One Tax Lot | 01038317

Zoned EFU

Fenced Backyard

Fenced Trailer Parking

Three Fenced Pastures, No Climb Fencing

Overside Outdoor Arena

Adjacent to Arrowhead Golf Club

HOME

1488 sq ft

Single Story Home

3 Bedrooms

2 Bathrooms

Oversized Utility Room

Concrete Patio

Attached Two Car Garage

Well | Side of Home and Macksburg Road

Septic | Behind Home

MAIN BARN

(8) | 12 x 12 Matted Stalled with Perimeter Concrete Support

Shavings Storage

Hay Storage with Light and 2 Large Access Doors

Heated Wash Rack

2 Tack Lockers

Insulated Tack Room

Currently have 5 boarders, \$540 a Month with Full Service

MARE MOTEL

(1) | 12 x 24 Stall with Lean to & 12 x 100 No Climb Fence Run

(2) | 12 x 12 Stalls with 12 x 12 Lean to Merging into 12 x 100 No Climb Runs

2 Tack Lockers

COVERED DETACHED ARENA

60 x 144

2 Fully Enclosed Sides

Dirt and Sand Footing

Water Available at Arena

OUTBUILDINGS

Woodshed with Covered Tractor Parking

Wood Floor Workshop in Detached Garage

Hand Tool Storage Next to Outdoor Arena

Detached Garage

RECENT IMPROVEMENTS

2024

- **New Hardy Board Siding with Transferable Warranty**
- **New Roof with Transferable Warranty**
- **New Trim and Gutters on Home**
- **New Paint on Detached Garage**
- **Updated Barn Lighting with LED Lights**
- **New Indoor LED Lighting**
- **HVAC Serviced**
- **New Painted Kitchen Cabinets**

2023

- **Pumped Septic**
- **Replace Septic Inlet**

2017

- **Replace Pressure Tank**
- **Replace Galvanized Pipes with Copper**
- **Installation of Filtration System**
- **Well Pump Replaced, 1.5 HP**
- **Replaced Sump Pumps in Crawl Spaces**

SELLER PREFERRED TERMS

Use OREF Forms

30 Days Post Close Occupancy

Fidelity National Title

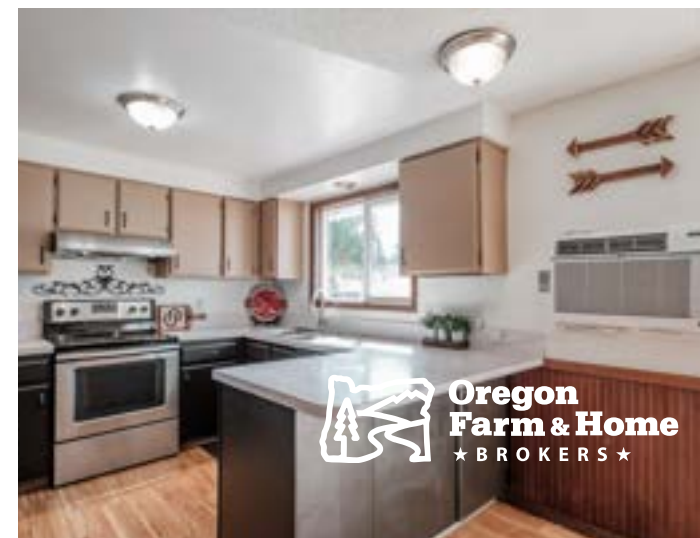
48 Hour Offer Response Time

Personal Property: Washer, Dryer, Kitchen Fridge, Stove, Dishwasher and Range Conveyed at \$0 Value

Negotiable Equipment: Tractor, Drag, Cowtrac (Paid Directly to Seller at COE)

VA Assumable Loan | \$434,938.91 Interest Rate at 2.375%, VA-V30 IRRL









MAPS

IMAGES PROVIDED BY LAND ID

*SCAN HERE FOR AN
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.



S MACKSBURG RD

S MACKSBURG RD

SWAKONDA WAY

SWAKONDA WAY

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.

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.



Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

28200 S Wakonda Way
Canby OR 97013-9330

Parcel Number:

01038317

Prepared For:

Customer Service Salem

Date:

7/1/2024

Warmest Regards,

Annie Sjogren & Marnie Stephens
Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Clackamas, OR County Property Profile

28200 S Wakonda Way
Canby OR 97013-9330



Parcel Information

Parcel Id (APN)	01038317
Tax/Account #	42E29 00210
Address	28200 S Wakonda Way Canby, OR 97013-9330
Acres	4.27
Lot Sq Feet	186,001

Owner Information

Owner	Phillips, Sean Phillips, Amber M
Owner Address	28200 S Wakonda Way Canby, OR 97013-9330

Tax Information (2023)

Levy Code	035-013
Levy Rate	11.9504
Total Tax	\$3,463.67

Assessment Information (2023)

Total Value	\$289,837.00
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Market Information (2023)

Market Land Value	\$395,870.00
Market Improved Value	\$543,530.00
Market Total Value	\$939,400.00

Land Information

Land Use	EFU farmland improved
Building Use	Single Family
Parcel Type	Real Property
Watershed	1709000906 Lower Molalla River
School District	35 Molalla River
Zoning	Clackamas Co.-EFU Exclusive Farm Use District
Neighborhood	000006_DERIVED Molalla Cpo

School Attendance

Primary School	Rural Dell Elementary School
Middle School	Molalla River Middle School
High School	Molalla High School

Improvements

Year Built	1977
Stories	1.00
Total Square Feet	1,488
Finished Square Feet	1,488
Bedrooms	3
Bathrooms	2
Exterior Wall Type	WOO Wood
Roof Cover	Composition
Heat Type	Forced Air Electric
Fireplaces	1

Map Information

Map Grid	807-D1
Page	
Row	
Column	

Survey Information

Lot	0210
T R S Q	04S 02E 29 NW

Census Information

Census Tract	023800
Census Block	5008

Legal

Section 29 Township 4S Range 2E TAX LOT 00210

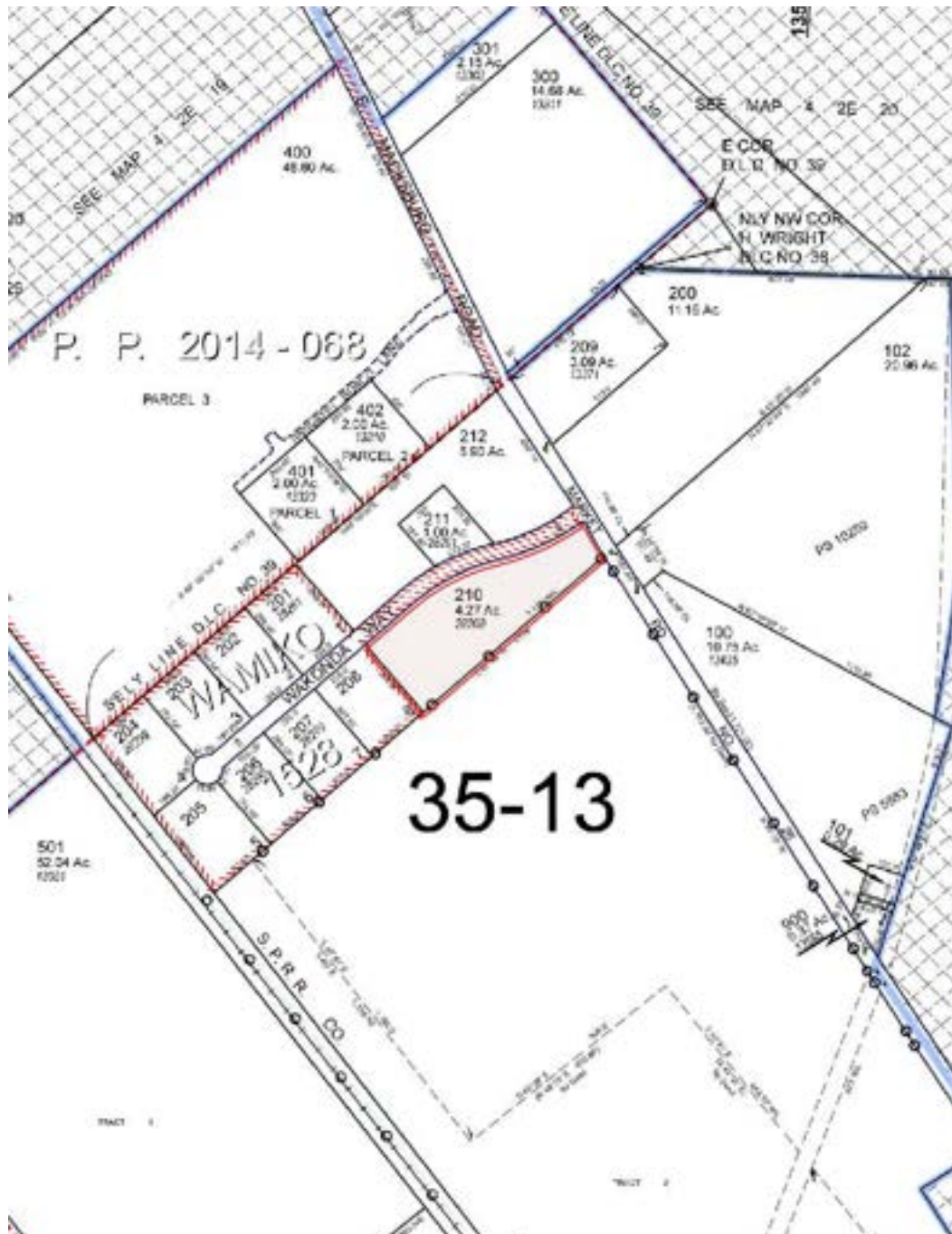
Transfer Information

Document Recording Date	12/19/2016
Sale Amount	\$521,000.00
Document Number	2016-088242
Document Type Code	S

Clackamas, OR County Property Profile

28200 S Wakonda Way
Canby OR 97013-9330





CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT

7/1/2023 to 6/30/2024

Property Location: 28200 S WAKONDA WAY
CANBY, OR 97013

ACCOUNT NO: 01038317
MAP: 42E29 00210

Tax Code Area: 035-013 Acres: 4.27
Requested By: THE MONEY STORE

2023 - 2024 CURRENT TAX BY DISTRICT:

COM COLL CLACK	160.31
ESD CLACKAMAS	106.11
SCH MOL RIVER	1,362.26
EDUCATION TOTAL:	1,628.68
COUNTY CLACKAMAS R	850.09
COUNTY EXTENSION & 4-H	14.40
COUNTY LIBRARY	114.40
COUNTY PUBLIC SAFETY LOC OPT	106.66
COUNTY SOIL CONS	14.40
FD73 MOLALLA	227.03
FD73 MOLALLA LOC OPT	220.28
PK MOLALLA AQUATIC	84.05
PORT OF PTLD	20.20
URBAN RENEWAL COUNTY	15.95
VECTOR CONTROL	1.88
VECTOR CONTROL LOC OPT	7.25
GENERAL GOVERNMENT TOTAL:	1,676.59
COM COLL CLACK BOND	72.00
COUNTY PUBLIC SFTY RADIO SYS	25.65
FD73 MOLALLA BOND	60.75
EXCLUDED FROM LIMIT TOTAL:	158.40
2023 - 2024 TAX BEFORE DISCOUNT	3,463.67

Potential Additional Tax Liability

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
RMV LAND	384,590	395,870
RMV BLDG	533,680	543,530
RMV TOTAL	918,270	939,400
M5 TOTAL(SAV)	623,872	636,256
ASSESSED VALUE:	281,514	289,837

PROPERTY TAXES: 3,363.98 3,463.67

THIS IS NOT A TAX BILL IF... your mortgage company is responsible for paying your taxes. Keep this statement for your records.

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

TAX PAYMENT OPTIONS				
Payment Options	Date Due	Discount Allowed	Net Amount Due	
FULL	Nov 15, 2023	103.91 3%	3,359.76	
2/3	Nov 15, 2023	46.18 2%	2,262.93	
1/3	Nov 15, 2023		1,154.55	

DELINQUENT TAXES: 0.00
TOTAL (after discount): 3,359.76
Delinquent tax amount is included in payment options listed below.

TEAR HERE **PLEASE RETURN THIS PORTION WITH YOUR PAYMENT** See back of statement for instructions

TEAR HERE ↑

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

FULL PAYMENT (Includes 3% Discount)	DUE Nov 15, 2023	3,359.76
2/3 PAYMENT (Includes 2% Discount)	DUE Nov 15, 2023	2,262.93
1/3 PAYMENT (No Discount offered)	DUE Nov 15, 2023	1,154.55

ACCOUNT NO: 01038317

☐ Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
PO BOX 6100
PORTLAND, OR 97228-6100

13121*39**G50**0.622**1/2*****AUTO5-DIGIT 97013
PHILLIPS SEAN & AMBER M
28200 S WAKONDA WAY
CANBY OR 97013-9330

03000010383170000335976000022629300001154554

1/1 13121

Property Account Summary



Account Number	01038317	Property Address	28200 S WAKONDA WAY , CANBY, OR 97013
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General Information	
Alternate Property #	42E29 00210
Property Description	Section 29 Township 4S Range 2E TAX LOT 00210
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-013
Remarks	

Tax Rate	
Description	Rate
Total Rate	11.9504

Property Characteristics	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12164: Mulino all other
Land Class Category	551: EFU farmland improved
Building Class Category	13: Single family res, class 3
Year Built	1977
Acreage	4.27
Change property ratio	5XX

Related Properties	
No Related Properties Found	

Parties			
Role	Percent	Name	Address
Taxpayer	100	PHILLIPS SEAN & AMBER M	28200 S WAKONDA WAY, CANBY, OR 97013
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	PHILLIPS SEAN & AMBER M	28200 S WAKONDA WAY, CANBY, OR 97013

Mortgage Company	100	THE MONEY STORE	MORTGAGE CO MAILING, UNKNOWN,		
Property Values					
Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$289,837	\$281,514	\$273,434	\$265,588	\$257,970
Exempt					
TVR Total	\$289,837	\$281,514	\$273,434	\$265,588	\$257,970
Real Mkt Land	\$395,870	\$384,590	\$314,850	\$273,828	\$260,494
Real Mkt Bldg	\$543,530	\$533,680	\$439,810	\$387,740	\$372,470
Real Mkt Total	\$939,400	\$918,270	\$754,660	\$661,568	\$632,964
M5 Mkt Land	\$79,076	\$76,823	\$62,892	\$54,698	\$52,034
M5 Mkt Bldg	\$543,530	\$533,680	\$439,810	\$387,740	\$372,470
M5 SAV	\$13,650	\$13,369	\$13,369	\$13,480	\$13,516
SAVL (MAV Use Portion)	\$7,339	\$7,244	\$7,152	\$7,061	\$6,972
MAV (Market Portion)	\$282,498	\$274,270	\$266,282	\$258,527	\$250,998
Mkt Exception					
AV Exception					
Active Exemptions					
No Exemptions Found					
Events					
Effective Date	Entry Date- Time	Type	Remarks		
12/22/2016	12/29/2016 12:58:00	Recording Processed	Property Transfer Filing No.: 309203, Warranty Deed, Recording No.: 2016-088242 12/22/2016 by HEIDIHAR		
12/22/2016	12/29/2016 12:58:00	Taxpayer Changed	Property Transfer Filing No.: 309203 12/22/2016 by HEIDIHAR		
07/13/2005	07/26/2005 11:06:00	Recording Processed	Property Transfer Filing No.: 122332, Warranty Deed, Recording No.: 2005-065272 07/13/2005 by AMANDAOLS		
07/13/2005	07/26/2005 11:06:00	Taxpayer Changed	Property Transfer Filing No.: 122332 07/13/2005 by AMANDAOLS		
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 98-81921, 8/1/98, \$ 220000		
Tax Balance					

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
No Records Found						
View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.						
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2023						

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/13/2023 00:00:00	5459140 (ReceiptDetail.aspx?receiptnumber=5459140)	\$3,463.67	\$3,463.67	\$3,359.76	\$0.00
11/10/2022 00:00:00	5272935 (ReceiptDetail.aspx?receiptnumber=5272935)	\$3,363.98	\$3,363.98	\$3,263.06	\$0.00
11/08/2021 00:00:00	5086407 (ReceiptDetail.aspx?receiptnumber=5086407)	\$3,211.70	\$3,211.70	\$3,115.35	\$0.00
10/12/2020 14:42:00	4820228 (ReceiptDetail.aspx?receiptnumber=4820228)	\$3,124.96	\$3,124.96	\$3,247.97	\$0.00
11/15/2019 00:00:00	4717167 (ReceiptDetail.aspx?receiptnumber=4717167)	\$3,035.49	\$3,035.49	\$2,944.43	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
12/19/2016	12/29/2016	12/22/2016	2016-088242	\$521,000.00	309203		PHILLIPS SEAN & AMBER M	No
07/08/2005	07/26/2005	07/13/2005	2005-065272	\$460,000.00	122332		ROLER TAMI D	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1488	0 X 0	1977	38	1.0	3	2	0

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

700 NE Multnomah, Suite 320
Portland, OR 97232

GRANTOR'S NAME:

Tami D. Roler and Robert D Bray

GRANTEE'S NAME:

Sean Phillips and Amber M Phillips

AFTER RECORDING RETURN TO:

Sean Phillips and Amber M Phillips
28200 S Wakonda Way
Canby, OR 97013

SEND TAX STATEMENTS TO:

Sean Phillips and Amber M Phillips
28200 S Wakonda Way
Canby, OR 97013

28200 S Wakonda Way, Canby, OR 97013

Clackamas County Official Records
Sherry Hall, County Clerk

2016-088242

12/22/2016 01:56:59 PM

D-D Cnt=1 Str=0 LESLIE
\$16.00 \$25.00 \$10.00 \$22.00

\$73.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tami D. Roler and Robert D Bray, Grantor, conveys and warrants to Sean Phillips and Amber M Phillips husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED TWENTY-ONE THOUSAND AND NO/100 DOLLARS (\$521,000.00). (See ORS 93.030).

Subject to:

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

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways

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

45741629002-05
Fidelity National Title of Oregon

STATUTORY WARRANTY DEED
(continued)

195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

Dated: 12-19-16

Tami D. Roler
Tami D. Roler

Robert D Bray

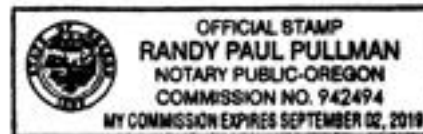
State of OREGON

County of CLACKAMAS

This instrument was acknowledged before me on 12/19/2016 by Tami D. Roler.

Randy Paul Pullman
Notary Public - State of Oregon

My Commission Expires: 9/2/2019



State of _____

County of _____

This instrument was acknowledged before me on _____ by Robert D Bray

Notary Public - State of

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

Dated: 12-15-16

Tami D. Roler

Robert D Bray
Robert D Bray

State of _____

County of _____

This instrument was acknowledged before me on _____ by Tami D. Roler.

Notary Public - State of Oregon

My Commission Expires: _____

State of _____

County of _____

This instrument was acknowledged before me on _____ by Robert D Bray

Notary Public - State of

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

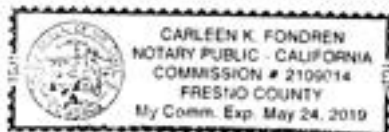
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Fresno)
On 12/15/16 before me, Carleen K. Fondren, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Robert D Bray
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT "A"
Legal Description

A part of the Harrison Wright Donation Land Claim in Section 29, Township 4 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning on the North Donation Land Claim line 14.74 chains East of the Northwest Donation Land Claim corner, said corner being the Northwest corner of a tract described in Deed Book 298, Page 528, Deed Records; thence South 48°30' West along the Northwestern line of a tract described in Book 298, Page 528, Deed Records, and said line extended to a point on the Southwesterly right-of-way of Market Road No. 26, also known as County Road No. 122, being the true point of beginning of the tract herein to be described; thence South 47°49' West along the Northwestern line of a tract of land conveyed to Spaulding Pulp and Paper Co., recorded January 25, 1972 as Fee No. 72-2009, Film Records, to a point at the most Easterly corner of Lot 8, WAMIKO; thence North 42°00' West along the Northeasterly line of said Lot 8, a distance of 298.55 feet to a point on the Southerly right of way of Waconda Way; thence Northeasterly along the Southerly right of way of Waconda Way to a point on the Southeasterly right of way of said Market Road No. 26; thence Southeasterly along the Southwesterly line of Market Road No. 26 to the true point of beginning.



JENNIFER BLAKE

JENNIFER.BLAKE@KW.COM
541-619-7041

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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