# O FOREST ROAD 2820





## LOCATION

North West of Blue River Lake, Up Quartz Creek and South East of Holley Up the Calapooia

# PARCEL DETAILS

- **52.50** Acres
  - One Tax Lot
  - Parcel ID 0319034
- **Zoned Forest Conservation and Management**
- **49 Acres of 50 Year Douglas Reprod**
- **Mountain and Territorial Views**
- **Gravel Forest Roads**
- Lookout Site for Camping
- **Timber and Recreation Property**
- Seasonal Vehicle Access, Limited Access with Snow.



## SELLER PREFERRED TERMS

**Use OREF Forms** 

**Fidelity Title Company** 

72 Business Hour Response Time for Offers

Schedule Through Showingtime, 4 x 4 Access Only, See Map QR Code Below for Directions





ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.



# MAPS

### PROVIDED BY LANDID

SCAN HERE FOR INTERACTIVE MAP



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# **COUNTY INFORMATION**

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

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#### LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	0319034
Tax Lot:	15S04E3200100
Owner:	Horner, Lorrie L Et Al
CoOwner:	Horner, Lorrie L
Site:	
	OR 973XX
Mail:	113 Woodland Ave
	Kamiah ID 83536
Zoning:	County-FCM - Forest Conservation And Management
Std Land	AMSC - Agricultural Misc
Use:	Alvise - Agricultural Mise
Legal:	
Twn/Rng/Sec:	T:15S R:04E S:32 Q: QQ:

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

 Market Total:
 \$20,910.00

 Market Land:
 \$20,910.00

 Market Impr:
 2023

 Assessment Year:
 2023

 Assessed Total:
 \$2,310.00

 Exemption:
 Taxes:

 Levy Code:
 05524

 Levy Rate:
 12.4799

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

Sale Date: Sale Amount: Document #: Deed Type: Loan Amount: Lender: Loan Type: Interest Type: Title Co:

#### **PROPERTY CHARACTERISTICS**

Year Built:	
Eff Year Built:	
Bedrooms:	
Bathrooms:	
# of Stories:	
Total SqFt:	
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	52.50 Acres (2,286,900 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	55 - Sweet Home
Census:	3154 - 030300
Recreation:	





Fidelity National Title

#### Parcel ID: 0319034

#### Site Address:



**Fidelity National Title** 

### Parcel ID: 0319034

Site Address:





#### Parcel ID: 0319034

#### Flood Map



Fidelity National Title

#### Parcel ID: 0319034

## Linn County 2023 Real Property Assessment Report

Account 319034

Map Code - Tax ID	15S04E 05524 -						Fax Status Account Status Subtype	Assessable Active NORMAL		
Legal Descr	See Re	cord						-		
Mailing	Horne C/O HC 113 WC Kamiai	ORNER DODLA	LORR ND AV	IEL		ę	Deed Reference # Sales Date/Price Appraiser	See Record See Record UNKNOWN		
Property Class	660	MA	SA	NH						
RMV Class	600	04	00	000						
Site Situs Addr	ess					Cit	y			
					Value Sum	mary				
Code Area			RM	V	MAV	•	AV	RMV	Exception	CPR %
05524 Lan	d		20,91	0			La	nd	0	
Imp				0			Im	npr	0	
Code Area Tot			20,91	0	0		2,310		0	
Grand Tot	al		20,91	0	0		2,310		0	
					Land Break	down				
Code Area ID # R	FPD Ex	Plan Zana	V	alue Source		Trend %	Size Le	nd Class	Trop	ded RMV
Area ID # R 05524 1	_	Zone		mall Tract Fores	st land	100	52.50 AC	FF	Tren	20,910
					Code Are		52.50 AC			20,910
				In	nprovement B	reakdowr	1			
	ar Stat ilt Clas	s Des	criptio			Trend %	Total Sqft E	x% MS Acct	Tren	ded RMV
				Exemptions	/ Special Asse	ssments	/ Notations			
Notations							Amount		Тах	
POT'L ADD'	L TAX LI	IABILIT	Y				0.00		0.00	
SMALL TRA	CT FST									
Fire Patrol							Amount		Acres	Year
FORESTRY	FIRE SU	URCHA	RGE				0.00			2023
Code Area 0552	24									
Fire Patrol							Amount		Acres	Year
FORESTRY	FIRE TI	MBER	- SOU	ГН			120.09		52.50	2023

Comments

### STATEMENT OF TAX ACCOUNT

#### Linn County Courthouse, Room 214 300 4th Ave SW, PO Box 100 Albany, Oregon 97321-8600 (541) 967-3808

HORNER LORRIE L ET AL C/O HORNER LORRIE L 113 WOODLAND AVE KAMIAH ID 83536

Tax Account #	319034	Lender Name
Account Status	A	Loan Number
Roll Type	Real	Property ID 05524
Situs Address		Interest To Jul 23, 2024

#### Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1 cai	Турс	Duc	Duc	Due	Available	Duc	Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$148.90	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.45	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$120.29	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.82	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$104.80	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.22	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.04	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.23	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$87.49	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$89.00	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$93.48	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$90.06	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.07	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.07	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.75	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$81.11	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.12	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.91	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.78	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.26	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.24	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.48	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$44.14	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.82	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.12	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.96	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.00	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.04	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.12	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.13	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$123.95	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.91	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.10	Nov 15, 1991
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$2,714.86	

23-Jul-2024

### STATEMENT OF TAX ACCOUNT

#### Linn County Courthouse, Room 214 300 4th Ave SW, PO Box 100 Albany, Oregon 97321-8600 (541) 967-3808

HORNER LORRIE L ET AL C/O HORNER LORRIE L 113 WOODLAND AVE KAMIAH ID 83536

Tax Account #	319034	Lender Name
Account Status	А	Loan Number
Roll Type	Real	Property ID 05524
Situs Address		Interest To Jul 23, 2024

#### Tax Summary

Tax	Tax	Total	Current	Interest	Discount	Original	Due
Year	Туре	Due	Due	Due	Available	Due	Date

23-Jul-2024

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26

8 30 O'clock s.m.

MAY 16 2001

After recording send to:	Sand all the state
John R. Wittwer	Send all tax statements to:
P.O. Box 447	Lauri Jackson
Sweet Home, OR 97386-0447	<u>P.0.</u> Box 1682
0101-011-011-00447	Albany, OR 97321

The true and actual consideration for this transfer is: There is no monetary consideration for this transfer; it is made pursuant to an Order of Partial Distribution in probate

#### PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Dorma Jean Burger, the duly appointed, qualified, and acting personal representative of the Estate of Dorma V. Horner, deceased, in proceedings before The Circuit Court of the State of Oregon for the County of Linn in Case No. 20347

#### conveys to

GRANTEE: Lonnie B. Homer

an undivided one-third interest in and to all that real property (commonly known as "the MLD mine property," Tax Lot 100 on Linn County Assessor's Map 15S-4E-32, Tax Account #319034 and Tax Lot 100 on Linn County Assessor's Map 15S-4E-31, Tax Account #319026) in Linn County, Oregon more particularly described as:

Linn County Assessor's Tax Lot No. 15 4E 400, Foreclosure List No. 3582, more particularly described as follows: That group of mines known as merger Consolidated Quartz Lode Co. Mineral survey #739, consisting of Idaho, Dewey, Geneva, Huckleberry Lodes, (that portion lying in Linn County). ALSO, that point Grubstake Mining Claim, Patent Survey #726, Mineral Entry #07404 lying in Linn County as found in MF 223, Page 982, Deed Records. AND Linn County Assessor's tax Lot No. 15 4E 300, Foreclosure List No. 3665, more particularly described as follows: Poorman group of mines consisting of: Poorman, Helena, Red Boy, Sound Money, Golconda Lode, as found in MF 223, Page 982, Deed Records.

STATE OF OREGON

i hereby certily that the attacher was received and duly recorded by me in Linn County records. STRVE DBUCKENMILLER

n Copney Clerk

 $\mathcal{M}_{I}$ 

County of Linn

DATED: <u>0</u>,20*0*.

Tops. Pop. é

1179

Clerk MF\_ \_\_\_. Deputy PAGE\_\_\_.

STATE OF OREGON ) County of Linn )

On <u>Corrie 10</u>, 2001, the above-named Dorma Jean Burger acknowledged the foregoing instrument before me.

55

14-03

Tiorene My

Notary Public for Oregon My Commission Expires:

OFFICIAL SEAL NORENE M CANNON NOTARY PUBLIC-OREGON COMMISSION NO. 320838 MY COMMISSION EXPIRES MAY 14, 2003

Personal Representative of the Estate of Dorma V. Homer, Deceased

Fidelity National Title Trusted everywhere, every day.

## Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

#### WHEN A PROPERTY:

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

### WHEN A SELLER:

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

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



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

### Kelli Terjeson

Sales Manager 503.510.4540 Kelli.Terjeson@fnf.com



# **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.







#### | Boundary 49.12 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9301	Battleax very gravelly medial loam, 25 to 70 percent slopes, south- facing	32.71	66.61	0	6	7e
8105	Cadenza-Browder complex, 35 to 80 percent slopes, south-facing	13	26.47	0	11	7e
8104	Browder-Cadenza complex, 25 to 70 percent slopes, north-facing	1.88	3.83	0	11	7e
9302	Idanha-Hummington complex, 25 to 70 percent slopes, north-facing	1.53	3.12	0	6	7e
TOTALS		49.12( *)	100%	-	7.52	7.0

(\*) 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





# PAUL TERJESON

PTERJY@KW.COM 503-999-6777



SCAN ABOVE TO LEARN MORE ABOUT THE TEAM!

# STEVE HELMS@KW.COM 541-979-0118

