# 451 NW QUARRY ROAD

## ALBANY, OR





# LOCATION

Located in North Albany, Benton County, Within 5 minutes to downtown Albany and Hwy 20 and 15 minutes to Corvallis and Highway 99, Nestled in a quiet neighborhood and near local golf clubs, recreation and parks

## LAND DETAILS

- 113.62 +/- Acres
  - Two Tax Lots
    - 030197 | 65.15 AC
    - 301952 | 48.47 AC
  - Zoned EFU
  - Outside the UGB
  - 80 +/- AC Irrigated Cropland
  - 3 +/- AC of Christmas Trees
  - Fenced and Cross Fenced
    - Multiple Pastures
    - Barbed Wire Fencing
  - Gravel Roads Throughout Property
  - Flood Zone: AE (100 Year)



Main Home

- 1440 SqFt
- Triple Wide
- 1973 Silvercrest
- 2 Bedrooms
- 1.5 Bathrooms
- Office Area
- Mudroom/Laundry Room
- Island with Cooktop
- Double Ovens
- Built In Microwave
- Woodstove
- Attached Deck
- No Tie Downs
- No Foundation









**Machine Shed and Shop** 

- 3,336 SqFt
- Partial Concrete Floor and Dirt Floors
- One Open Bay
- Woodstove in the Shop
- 220 Power
- Loft Barn 1
  - 5,864 SqFt
  - Partial Concrete Floor and Dirt Floors
  - 220 Power
- Loft Barn 2
  - 2,640 SqFt
  - Partial Concrete Floor and Dirt Floors







ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, I GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO T

## Barn 1

- 3,840 SqFt
- Dirt Floor

## Barn 2

- 4,128 SqFt
- Partial Concrete Floor and Dirt Floors
- Feeder Area

## Barn 3

- 2,800 SqFt
- Partial Concrete Floor and Dirt Floors
- Feeder Area

Hay Cover with Lean To

- 2,160 SqFt
- Gravel Floors









**Detached Covered Garage** 

- 4 Spaces
- Four Open Bays
- Gravel Floor

## Greenhouse

- Metal Framing
- Dirt Floors
- Woodstove

## **2nd Manufactured Home**

- Single Wide
- Attached Covered Deck
- Interior Wood Paneling







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# SYSTEMS

1 Domestic Well

- Shared Between Two Homes
- **2 Irrigation Wells** 
  - 1 on 030197 and 1 on Parcel 301952
- **1 Septic** 
  - Shared Between Two Homes

# WATER RIGHTS

**Two Water Rights Certificates** 

- GR 2123
  - Priority Date 12/31/1951
  - 40 Acres
- Permit G-17600
  - Priority Date 9/3/2015
  - 48.42 Acres
- See Water Rights Report in Below Documents



# SELLER PREFERRED TERMS

## **Use OREF Forms**

- **24 Hour Notice for Showings** 
  - Farm Hand Occupancy

**5 Business Days for Offer Response Time** 

**Fidelity National Title** 

Seller is a Trust, Information is Limited

Personal Property Included: Oven, Dishwasher, Washer, Dryer, Microwave, Hot Tub, Irrigation Equipment all conveyed at \$0 Value

Exclusions: All Equipment (Sold Separately), This Years Christmas Trees and Cattle

Property Sold in "As Is Condition, Seller will not agree to any repairs.

All personal property left at close of escrow is the Buyer's responsibility



SCAN HERE FOR FULL PHOTOGRAPHY FILE





# MAPS

### PROVIDED BY LANDID

SCAN HERE FOR INTERACTIVE MAP



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NORTH

20

5

## Albany

20

GING BLVD SW

Millersburg

54 32

DRAPERVILLE

5









# **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.



## **451 NW Quarry Rd | Share Link** Oregon, AC +/-



D Boundary



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 114.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
34	Chapman loam, 0 to 3 percent slopes	66.35	58.09	0	85	1
157	Wapato silty clay loam, 0 to 3 percent slopes	21.93	19.2	0	82	3w
118	McBee silty clay loam, 0 to 3 percent slopes	12.63	11.06	0	92	2w
40	Chehalis silty clay loam, 0 to 3 percent slopes	9.21	8.06	0	97	2w
110	Malabon silty clay loam, 0 to 3 percent slopes	4.08	3.57	0	90	1
TOTALS		114.2( *)	100%	-	86.33	1.58

(\*) 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

### PROVIDED BY OWRD AND WILL MCGILL SURVEYING

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8/1/2024

Re: Water Right Report on Quarry Rd. Property

Subject Property:

Account No.	Map-Taxlot No.	Acreage
030197	103310000701	65.15
301952	104250000102	48.47

The water rights appurtenant to the subject property are as follows:

Doc. No.	Doc. Name	Priority Date	Source	Use	Rate	Duty	Acreage
GR 2123	Herman A. Luther	12/31/1951	Well (BENT 1630)	Irrigation	400 gpm	3.0 af/ac.	40.0
Permit G-17600	Vollstedt Farms	9/3/2015	Well (BENT 1614)	Irrigation	0.61 cfs	2.5 af/ac.	48.42

- 1. GR 2123 authorizes higher than standard rate and duty for irrigation. The claimed 400 gpm is well above standard 1/80<sup>th</sup> cfs per acre (~224.5 gpm) for irrigation. The claimed 120 acre-feet per year would be 3.0 af/ac., more than the standard 2.5 af/ac. for irrigation.
- 2. The 40.0 acres authorized by GR 2123 appears to be entirely on taxlot 701 (subject property); however, the acreages claimed within the survey quarter quarters do not fit well. This is common for groundwater registration maps as they were submitted by the landowner at the time of the claim.
- 3. Taxlot 701 does have some gaps in coverage on the South side. If water right coverage is desired, groundwater will not be a likely option. The existing well BENT 1630 does not meet current construction standards and a proposed well would likely be found to interfere with surrounding wells or surface water. Surface water may be available if storage is an option.
- 4. BENT 1630 was assigned a well tag number L-119829 in 2015. The tag should be attached to the casing.
- 5. Permit G-17600 authorizes the standard rate and duty for 48.42 acres on taxlot 102.

- 6. Permit G-17600 had a completion date of 5/12/2021. A claim of beneficial use was due 5/12/2022 to finalize the permit into a certificate. OWRD records do not show this being completed. The water right appears to still be in good standing, but a claim of beneficial use should be completed as soon as possible to avoid cancellation.
- 7. BENT 1614 was assigned a well tag number L-119833 in 2015. The tag should be attached to the casing.
- 8. A pump test is required by Permit G-17600 and would also need to be submitted to OWRD prior to receiving the certificate. OWRD records also show that this is not complete.
- 9. Permit G-17600 requires installation of a totalizing flow meter and a complete record of the volume of water used submitted to OWRD annually. This appears to have been completed since 2016 according to OWRD records.
- 10. The irrigation season for this area is March 1 October 31.
- 11. The Permit G-17600 specifies a shorter season April 1 October 31.
- 12. If the property is sold, an assignment of both Permit G-17600 and GR 2123 should be completed to the new owner. The previous owner will sign the document giving interest in the water rights to the new owner. These are a one-page OWRD form with a \$120 fee per water right.
- 13. In addition to the irrigation rights, the wells can be used for exempt uses. These include, but are not limited to: livestock drinking, irrigation of ½ acre non-commercial lawn and garden, one commercial use up to 5,000 gallons per day, and domestic use up to 15,000 gallons per day.

This report is based on current OWRD records and our best knowledge of the property without being onsite.

## Quarry Rd. WR Report



Legend

Taxlots GR 2123 Permit G-17600

1 inch = 600 feet



# **COUNTY INFORMATION**

## LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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#### BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	000319
Tax Lot:	103310000701
Owner:	Linda, A Sims Rlt
CoOwner:	Sims Linda A, Trust
Site:	451 Quarry Rd NW
	Albany OR 97321
Mail:	451 Quarry Rd NW
	Albany OR 97321
Zoning:	County-EFU - Exclusive Farm Use
Std Land Use:	AFAR - Farms And Crops
Legal:	
Twn/Rng/Sec:	T:10S R:03W S:31 Q: QQ:

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

 Market Total:
 \$903,180.00

 Market Land:
 \$586,980.00

 Market Impr:
 \$316,200.00

 Assessment Year:
 2022

 Assessed Total:
 \$161,253.00

 Exemption:
 Taxes:

 Taxes:
 \$2,305.74

 Levy Code:
 0803

 Levy Rate:
 14.2989

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

Sale Date: 10/15/2014 Sale Amount: Document #: 524303 Deed Type: Deed 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:	65.15 Acres (2,837,934 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	8J - Greater Albany
Census:	5000 - 010100
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.



Fidelity National Title

#### Parcel ID: 000319

Site Address: 451 Quarry Rd NW

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## Fidelity National Title

#### Parcel ID: 000319

Site Address: 451 Quarry Rd NW

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#### Parcel ID: 000319

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## **Property Detail**

### REAL PROPERTY

#### FOR ASSESSMENT AND TAX PURPOSES ONLY

#### Account Information

000319	LAST CERTIFIED VALUES	
103310000701 [GIS Maps]	Market Land:	\$ 586,980
65.15	Market Structure:	\$ 316,200
559	Total Real Market Value:	\$ 903,180
0803	Special Assessed Taxable Land Value:	\$ 90,560
	Assessed:	\$ 161,253
451 QUARRY RD NW	Exemption:	\$ O
ALBANY, OR 97321	Net Taxable:	\$ 161,253
	103310000701 [ <i>GIS Maps</i> ] 65.15 559 0803	103310000701 [GIS Maps]Market Land:65.15Market Structure:559Total Real Market Value:0803Special Assessed Taxable Land Value: Assessed:451 QUARRY RD NW AL BANY, OR 97321Exemption:

#### **Property Valuation History**

#### Owner Information

Owner	Owner	Taxpayer
LINDA A SIMS RLT	SIMS LINDA A, TR	SIMS LINDA A, TR
451 QUARRY RD NW	451 QUARRY RD NW	451 QUARRY RD NW
ALBANY, OR 97321 USA	ALBANY, OR 97321-1555	ALBANY, OR 97321-1555
	USA	USA
Taxes		

Tax Code Area:	0803

**Property Tax (2022):** \$2305.74

Tax Payments and History

#### WARNING

This account may have potential tax liabilities,

taxes due, or other special development conditions.

## Assessment Property Tax Statement

07/01/2022 to 06/30/2023 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

#### ACCOUNT NUMBER: 000319 SITUS ADDRESS: 451 QUARRY RD NW ALBANY, OR 97321

PROP CLASS: PROP TCA: PROP MAP:	559 0803 103310000701	ACRES: 65.15	LAST YEARS TAX Greater Albany SD 8J LinnBenton CC LinnBentonLincoln ESD Education Totals	<b>2,175.98</b> 739.42 80.93 49.17 <b>869.52</b>
<b>VALUES</b> Real Market Value Land Real Market Value Structure Real Market Value Total	243,140	<b>THIS YEAR</b> 586,980 316,200 903,180	911 Emergency Service Dist Benton County Benton County Extension Dist Benton County Library Benton County Local Option 2018 Benton County Soil & Water North Albany RFD North Albany RFD LO 2022 General Government Totals	72.56 355.60 12.90 63.65 145.13 8.06 226.90 120.94 <b>1,005.74</b>
Special Assessed Value Assessed Value Exemptions <b>Net Taxable</b>	88,180 156,814 0 156,814	90,560 161,253 0 161,253	Bond LinnBenton CC Bonds Greater Albany SD 8J 2017 LinnBenton CC Bond 2022 <b>Bonds - Other Totals</b>	26.17 393.91 10.40 <b>430.48</b>
TAX COLLECTOR ASSESSOR WEB SITE: https:// Potential Tax Liab TAX LIABILITY	/www.co.benton.or. ility: POTENTIAL	(541)766-6808 (541)766-6855 .us/assessment/		
	lage company pays ement is for your re	-		
Full Payment with 3% Discount 2,236.57	2/3 Payment with 2% Discount 1,506.42	1/3 Payment with No Discount 768.58	2022 - 2023 TAXES	2,305.74
			TOTAL TAXES OUTSTANDING TOTAL TAX (After Discount)	2,305.74 2,236.57
Cut Here	PLEAS	E RETURN THIS PORT	ION WITH YOUR PAYMENT	Cut Here
		INCLU	ACCOUNT NU JDES DELINQUENT TAXES (	IMBER: 000319 DWING, IF ANY
Full Payment		if paid by:	11/15/2022	2,236.57

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

or 2/3 Payment.....if paid by:

or 1/3 Payment.....Due:

Enter Payment Amount

1,506.42

768.58

11/15/2022, with final 1/3 due 05/15/2023

11/15/2022, 02/15/2023, 05/15/2023

This on-line tax statement reflects the information on the account as of October 1, 2022. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after October 1, 2022, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at https://www.co.benton.or.us/webform/contact-us.

Please make checks payable to: Benton County Tax Collector PO Box 964 Corvallis, OR 97339-0964



#### BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 013664

Tax Lot: 103310000701

Owner: Vollstedt, Phyllis E

CoOwner:

Site: 451 Quarry Rd NW

Albany OR 97321

Mail: 451 Quarry Rd NW

Albany OR 97321

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: CMOB - Mobile Home Parks, Trail

Legal:

Twn/Rng/Sec: T:10S R:03W S:31 Q: QQ:

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

 Market Total:
 \$32,820.00

 Market Land:
 \$32,820.00

 Market Impr:
 \$32,820.00

 Assessment Year:
 2022

 Assessed Total:
 \$31,724.00

 Exemption:
 \*

 Taxes:
 \$446.64

 Levy Code:
 0803

 Levy Rate:
 14.2989

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

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

#### **PROPERTY CHARACTERISTICS**

Year Built:	1973
Eff Year Built:	
Bedrooms:	
Bathrooms:	2
# of Stories:	1
Total SqFt:	1,440 SqFt
Floor 1 SqFt:	1,440 SqFt
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	64.52 Acres (2,810,517 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	8J - Greater Albany
Census:	5000 - 010100
Recreation:	

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## **Property Detail**

## REAL PROPERTY

#### FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	013664	LAST CERTIFIED VALUES	
Map/Tax Lot:	103310000701 [ <i>GIS Maps</i> ]	Market Land:	<b>\$</b> 0
Acreage:	0	Market Structure:	\$ 32,820
Property Class:	019	Total Real Market Value:	\$ 32,820
Tax Code Area:	0803	Special Assessed Taxable Land Value:	<b>\$</b> 0
		Assessed:	\$ 31,724
Situs Address:	451 QUARRY RD NW ALBANY, OR 97321	Exemption:	\$ O
		Net Taxable:	\$ 31,724

**Property Valuation History** 

#### **Owner Information**

Owner	Taxpayer
VOLLSTEDT PHYLLIS E	VOLLSTEDT PHYLLIS E
451 QUARRY RD NW	451 QUARRY RD NW
ALBANY, OR 97321-1555	ALBANY, OR 97321-1555
USA	USA

#### Taxes

Tax Code Area:	0803
Property Tax (2022):	\$446.64

Tax Payments and History
## Assessment Property Tax Statement

07/01/2022 to 06/30/2023 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 013664 Manufactured Structure SITUS ADDRESS: 451 QUARRY RD NW ALBANY, OR 97321

PROP CLASS: PROP TCA: PROP MAP:	019 0803 103310000701	ACRES: 0.00	LAST YEARS TAX Greater Albany SD 8J LinnBenton CC LinnBentonLincoln ESD Education Totals	<b>348.02</b> 139.53 15.28 9.28 <b>164.09</b>
<b>WALUES</b> Real Market Value Land Real Market Value Structure Real Market Value Total	25,810	<b>THIS YEAR</b> 0 32,820 32,820	911 Emergency Service Dist Benton County Benton County Extension Dist Benton County Library Benton County Local Option 2018 Benton County Soil & Water North Albany RFD North Albany RFD LO 2022 <b>General Government Totals</b>	14.28 69.95 2.54 12.52 28.55 1.59 44.64 23.79
Special Assessed Value Assessed Value Exemptions <b>Net Taxable</b>	0 25,810 0 25,810	0 31,724 0 31,724	Bond LinnBenton CC Bonds Greater Albany SD 8J 2017 LinnBenton CC Bond 2022 <b>Bonds - Other Totals</b>	5.15 77.49 2.05 <b>84.69</b>
If a morts	/www.co.benton.or Jage company pays	s your taxes,		
L	2/3 Payment with 2% Discount 291.80	_	2022 - 2023 TAXES	446.64
Cut Here	e PLEAS	E RETURN THIS PORT	TOTAL TAXES OUTSTANDING TOTAL TAX (After Discount) ION WITH YOUR PAYMENT	446.64 433.24 Cut Here
		INCL	ACCOUNT NU JDES DELINQUENT TAXES C	MBER: 013664 WING, IF ANY
or 2/3 Payment		if paid by:	11/15/2022 11/15/2022, with final 1/3 due 05/15/202 11/15/2022, 02/15/2023, 05/15/2023	433.24 3 291.80 148.88

or 1/3 Payment.....Due:

Enter Payment Amount

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

<sup>\$</sup> 

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Please make checks payable to: Benton County Tax Collector PO Box 964 Corvallis, OR 97339-0964



#### BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	030197
Tax Lot:	103310000701
Owner:	Sims, Linda
CoOwner:	Vollstedt, Phyllis E
Site:	451 Quarry Rd NW
	Albany OR 97321
Mail:	451 Quarry Rd NW
	Albany OR 97321
Zoning:	County-EFU - Exclusive Farm Use
Std Land Use:	CMOB - Mobile Home Parks, Trailers
Legal:	
Twn/Rng/Sec:	T:10S R:03W S:31 Q: QQ:

#### ASSESSMENT & TAX INFORMATION

 Market Total:
 \$18,840.00

 Market Land:
 \$18,840.00

 Market Impr:
 \$18,840.00

 Assessment Year:
 2022

 Assessed Total:
 \$10,380.00

 Exemption:
 \$148.42

 Levy Code:
 0803

 Levy Rate:
 14.2989

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

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

#### PROPERTY CHARACTERISTICS

Veen Destite	1077
Year Built:	17//
Eff Year Built:	
Bedrooms:	
Bathrooms:	1
# of Stories:	1
Total SqFt:	784 SqFt
Floor 1 SqFt:	784 SqFt
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	64.52 Acres (2,810,517 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	8J - Greater Albany
Census:	5000 - 010100
Recreation:	

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## **Property Detail**

### REAL PROPERTY

#### FOR ASSESSMENT AND TAX PURPOSES ONLY

#### Account Information

Account #:	030197	LAST CERTIFIED VALUES	
Map/Tax Lot:	103310000701 [GIS Maps]	Market Land:	<b>\$</b> 0
Acreage:	0	Market Structure:	\$ 18,840
Property Class:	019	Total Real Market Value:	\$ 18,840
Tax Code Area:	0803	Special Assessed Taxable Land Value:	<b>\$</b> 0
		Assessed:	\$ 10,380
Situs Address:	451 QUARRY RD NW	Exemption:	\$ O
	ALBANY, OR 97321	Net Taxable:	\$ 10,380

#### **Property Valuation History**

#### **Owner Information**

DBA	Owner	Owner	Taxpayer
VOLLSTEDT FARMS	SIMS LINDA	VOLLSTEDT PHYLLIS E	VOLLSTEDT PHYLLIS &
451 QUARRY RD NW	451 QUARRY RD NW	451 QUARRY RD NW	SIMS LINDA
ALBANY, OR 97321-1555	ALBANY, OR 97321-1555	ALBANY, OR 97321-1555	451 QUARRY RD NW
USA	USA	USA	ALBANY, OR 97321-1555
			USA

#### Taxes

Tax Code Area:	0803
Property Tax (2022):	\$148.42
Tax Payments and History	

## Assessment Property Tax Statement

07/01/2022 to 06/30/2023 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 030197 Manufactured Structure SITUS ADDRESS: 451 QUARRY RD NW ALBANY, OR 97321

PROP CLASS: PROP TCA: PROP MAP:	019 0803 103310000701	ACRES: 0.00	LAST YEARS TAX Greater Albany SD 8J LinnBenton CC LinnBentonLincoln ESD Education Totals	<b>139.84</b> 47.59 5.21 3.16 <b>55.96</b>
<b>WALUES</b> Real Market Value Land Real Market Value Structure Real Market Value Total	14,820	<b>THIS YEAR</b> O 18,840 18,840	911 Emergency Service Dist Benton County Benton County Extension Dist Benton County Library Benton County Local Option 2018 Benton County Soil & Water North Albany RFD North Albany RFD LO 2022 <b>General Government Totals</b>	4.67 22.89 0.83 4.10 9.34 0.52 14.61 7.79 <b>64.75</b>
Special Assessed Value Assessed Value Exemptions <b>Net Taxable</b>	0 10,078 0 10,078	0 10,380 0 10,380	Bond LinnBenton CC Bonds Greater Albany SD 8J 2017 LinnBenton CC Bond 2022 <b>Bonds - Other Totals</b>	1.68 25.36 0.67 <b>27.71</b>
TAX COLLECTOR ASSESSOR WEB SITE: https://	/www.co.benton.or	(541)766-6808 (541)766-6855 .us/assessment/		
	lage company pays ement is for your re			
Full Payment with 3% Discount 143.97	2/3 Payment with 2% Discount 96.97	1/3 Payment with No Discount 49.48	2022 - 2023 TAXES	148.42
			TOTAL TAXES OUTSTANDING	148.42 143.97
Cut Here	e PLEAS	E RETURN THIS PORT	ION WITH YOUR PAYMENT	Cut Here
		INCL	ACCOUNT NU JDES DELINQUENT TAXES C	MBER: 030197 WING, IF ANY
or 2/3 Payment		if paid by:	11/15/2022 11/15/2022, with final 1/3 due 05/15/202 11/15/2022, 02/15/2023, 05/15/2023	143.97 3 96.97 49.48

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Enter Payment Amount \$

This on-line tax statement reflects the information on the account as of October 1, 2022. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after October 1, 2022, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at https://www.co.benton.or.us/webform/contact-us.

Please make checks payable to: Benton County Tax Collector PO Box 964 Corvallis, OR 97339-0964



#### BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 701316 Tax Lot: Owner: Vollstedt Farms CoOwner: Site: 451 Quarry Rd NW Albany OR 97321 Mail: 451 Quarry Rd NW Albany OR 97321 Zoning: Std Land Use: Legal: Twn/Rng/Sec: T: R: S: Q: QQ:

#### ASSESSMENT & TAX INFORMATION

Market Total: **\$4,462.00** Market Land: Market Impr: **2022** Assessed Total: **\$4,462.00** Exemption: Taxes: Levy Code: 0803 Levy Rate: 14.2989

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

Sale Date: Sale Amount: Document #: Deed Type: Loan Amount: 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: (	)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	
Census:	
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.

## **Property Detail**

### PERSONAL PROPERTY

#### FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	701316	LAST CERTIFIED VALUES	
Map/Tax Lot:	[GIS Maps]	Total Real Market Value:	\$ 4,462
Tax Code Area:	0803	Assessed:	\$ 4,462
		Net Taxable:	\$ 4,462
Situs Address:	451 QUARRY RD NW ALBANY, OR 97321	Property Valuation History	

**Owner Information** 

<b>Owner</b>	<b>Taxpayer</b>
VOLLSTEDT FARMS	VOLLSTEDT FARMS
451 QUARRY RD NW	451 QUARRY RD NW
ALBANY, OR 97321 USA	ALBANY, OR 97321 USA
Taxes	

**Tax Code Area:** 0803

**Property Tax (2022):** \$

Tax Payments and History

## Assessment Property Tax Statement

No results could be retrieved for 701316 in 2022



#### WARRANTY DEED -- STATUTORY FORM

Grantor: LINDA A. SIMS, Trustee

Grantee: LINDA A. SIMS, Trustee

After recording return to:

LINDA A. SIMS, Trustee 451 NW Quarry Road Albany, OR 97321

Address for tax statements:

LINDA A. SIMS, Trustee 451 NW Quarry Road Albany, OR 97321

**Consideration:** The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.

LINDA A. SIMS, Trustee of the PHYLLIS E. VOLLSTEDT Revocable Living Trust dated December 20, 2001, Grantor, conveys and warrants to LINDA A. SIMS, Trustee of the LINDA A. SIMS Revocable Living Trust dated July 5, 2005, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Benton County, Oregon:

### SEE EXHIBIT "A" ATTACHED HERETO WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANS-FERRING 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, AND 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 THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this  $15^{45}$  day of \_\_\_\_\_ R ober , 2014.

te

LINDA A. SIMS, Trustee of the PHYLLIS E. VOLLSTEDT Revocable Living Trust dated December 20, 2001

STATE OF OREGON

October 15, 2014. ) ss.

County of Line

Personally appeared the above-named LINDA A. SIMS, Trustee of the PHYLLIS E. VOLLSTEDT Revocable Living Trust dated December 20, 2001, and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary (Public for Oregon 2016 My Commission expires:

Parcel 1: Benton County Assessor's Acct. No. 301952, Map No. T10S-R4W-S25, Tax Lot 102 (lot) described as follows:

Beginning at a point on the North line of that parcel described in deed conveyed to Jacob McKinney and recorded in Book E. Page 672, Benton County Deed Records which point is 9.30 chains N. 14 deg. 00'20" E. along the claim line and 1242.77 feet N. 89 deg. 59'03" E. of the interior corner on the West line of the Gallatin Adkins D.L.C. 43, T. 10 S., R. 4 W., W.B.&M., Benton County, Oregon; thence N. 4 deg. 54'15" E. 1023.35 feet; thence N. 89 deg. 59'03" E. 1873.14 feet to the East line of that parcel described in contract recorded in M-23508 Benton County Deed Records; thence S. 4 deg. 54'30" W. along the east line of said last mentioned parcel 1023.35 feet to the North line of said McKinney parcel; thence S. 89 deg. 59'03" W. along the North line of said McKinney Parcel 1133.55 feet; thence N. 0 deg. 09'15" E. 70.64 feet to a 5/8" iron rod; thence N. 89 deg. 47'13" W. 50 feet to a 5/8" iron rod; thence S. 0 deg. 09'15" W. 70.84 feet to the North line of said McKinney Parcel; thence S. 89 deg. 59'03" W. along the North line of said McKinney Parcel 349 feet to the East line of the parcel described in said contract; thence S. 3 deg. 24'15" W. along the East line of the parcel described in said contract 919.98 feet to a 5/8" iron rod; thence S. 78 deg. 55'45" W. 69.38 feet to a 5/8" iron rod; thence N. 31 deg. 28' W. 500.26 feet to a 5/8" iron rod; thence N. 4 deg. 54'15" E. 506.75 feet to the point of beginning. Containing 50 acres.

SAVE AND EXCEPT: Beginning at a 3/4 inch pipe on the northerly extension of the west line of that parcel described in deed recorded in Microfilm No. 38698, Benton County Microfilm Records which point is 1149.13 feet South 89 deg. 58' West, 3548.40 feet North 3 deg. 26'46" East and 1302.58 feet North 89 deg. 58'53" West of the southeast corner of the Gallatin Adkins Donation Land Claim No. 79, Township 10 South, Range 3 West, Willamette Base and Meridian, Benton County, Oregon; thence South 89 deg. 58'53" East 1302.58 feet to a 5/8 inch rod; thence South 3 deg. 26'46" West 20.84 feet to a 5/8 inch iron rod; thence North 89 deg. 47'25" West 1302.07 feet to the East line of said parcel; thence North 3 deg. 24'15" East 21.62 feet to the point of beginning.

<u>Parcel 2:</u> Beginning at a point which is South 89 deg. 58' West 1149.13 feet and North 3 deg. 29' East 3475.95 feet from the Southeast corner of Gallatin Adkins D.L.C. No. 79 in the Southeast quarter of Section 25 in the Northeast quarter of Section 36 in Township 10 South, Range 4 West of the Willamette Meridian, Benton County, Oregon, to the true point of beginning; thence North 3 deg. 29' East 72.45 feet; thence South 89 deg. 59'53" West 64.59 feet; thence Southeasterly 97.06 feet to the point of beginning. Parcel 3: Benton County Assessor's Acct. No. 000319, Map No. T10S-R3W-S31, Tax Lot 701 (451 NW Quarry Rd., Albany) described as follows:

Gallatin Adkins D.L.C. 79, T. 10 S., R. 3 W., W.B. & M..

Beginning at a 5/8" iron rod on the west line of that parcel conveyed to the Spring Hill Country Club, Inc. and described in deed recorded in Microfilm No. 1370 Benton County Deed Records which point is 380.89 feet South, 89 deg. 58' West along the claim line and 180 feet North 3 deg. 22'30" East of the southeast corner of the Gallatin Adkins D.L.C. 79, T. 10 S., R. 3 W., W.B.& M., Benton County, Oregon; thence along the west line of said parcel North 3 deg. 22'30" East 900.68 feet, North 43 deg. 36' East 161.28 feet and North 3 deg. 11'30" East 2054 feet to a 5/8" iron rod on the south line of that parcel described in deed recorded in Book 189, Page 352, said deed records; thence North 50 deg. 37'30" West along the south line of said latter parcel 531.81 feet to the north line of that parcel, described in deed recorded in Book 80, Page 198, said deed records; thence along the lines of said latter parcel South 89 deg. 50' West 430.07 feet and South 3 deg. 27'30" West 3547.41 feet to the South line of said claim; thence North 89 deg. 58' East along said claim line 486.35 feet to a point which is 282.07 feet South 89 deg. 58' West of the southwest corner of said Spring Hill Country Club, Inc. parcel; thence North 3 deg. 22'30" East 180 feet to a 5/8" iron rod; thence North 89 deg. 58' East 282.07 feet to the point of beginning. Containing 65.09 acres, more or less.

EXCEPTING therefrom the following described real property, towit:

Beginning at the southwest corner of that parcel described in deed recorded in Microfilm No. 1370 Benton County Deed Records which point is on the claim line and 380.89 feet South 89 deg. 58' West of the southeast corner of the Gallatin Adkins D.L.C. 79, T. 10 S., R. 3 W., W.B.&M., Benton County, Oregon; thence North 3 deg. 22'30" East along the west line of said parcel 180 feet to a 5/8" iron rod; thence South 89 deg. 58' West 282.07 feet to a 5/8" iron rod; thence South 3 deg. 22'30" West 180 feet to the south line of said claim; thence North 89 deg. 58' East 282.07 feet to the point of beginning. Containing 1.164 acres

# WELL LOGS

PROVIDED BY OWRD

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.



	BENT	1630		
STATE ENGINEER Salem, Oregon	Bent W. 1630	ell Record	STATE WELL COUNTY	NO 10/3W - BENTON
	1630			I-NO. GR-21
OWNER: Herman A. I	uther	MAILING ADDRESS:	435 Quarry Rd.	
LOCATION OF WELL: C			Albany, Oregon	1
W 14 W 14 Sec. 31	T. 10 N. 3	¥. W. W.M.		
Bearing and distance from	-	· 1		
corner 660' S. and 9	90' E.		······································	- +
+++++++++++++++++++++++++++++++++++++++				t t
······	****			
Altitude at well				
TYPE OF WELL: Drilled				
Depth drilled 30			<u> </u>	
CASING RECORD:	Depth cased		Section	·····
CASING RECORD:				
FINISH:				
Perfor	ations from 20 to	, 30		
AQUIFERS:		in The Contraction of the Contra		
	····			
WATER LEVEL: 13-fee	t			
PUMPING EQUIPMENT: Capacity 400	Type Rainfl G.P.M.	ow Centrifugal		H.P. 20
WELL TESTS:		and the second	<u> </u>	
Drawdown				
Drawdown	ft. after	hours		G.I
USE OF WATER Irri	zation	Temp °H	F	
SOURCE OF INFORMATIO	ON <u>GH-2039</u> Bill Hamilton Dr	diling Co. 838 E	. Third Ave., All	any, Oregon
		111116 906, 070 H.		
ADDITIONAL DATA: Log Water Lev				

٠.



**Oregon Water Resources Department** 725 Summer Street NE, Suite A Salem Oregon 97301 (503) 986-0900 www.wrd.state.or.us

## **Application** for Well ID Number

## RECEIVED

Do not complete if the well already has a Well Identification Number.

AUG 2 8 2015

I. <u>OWNER INFORMATION</u>	WATER RESOURCES DEPT SALEM, OREGON
Current Owner Name (please print): Linda Ann Sims	
Mailing Address: 451 NW Quarry Rd	
City, State, Zip: Albany OR 97321	
Mail Well ID Tag to: SAME AS ABOVE In Care Of (C/O) _ pick	ked up in person -
Name & Address:	
City, State, Zip:	
II. <u>WELL LOCATION INFORMATION</u> (Please fill out as completely as possible)	
Township: 10 (North / South) Range: 3 (East / West)	Section: <u>31</u>

Tax Lot:	Count	у	Benton		1/4 <b>NW</b>	1/4
GPS Coordinates:			- <del>-</del> ·			-
Street Address of Well, City:	451	NW	Quarry	Rd, Albany	97321	(nearest)
If the property had a different street	address in	the past: _		1. 1		

#### III. **<u>GENERAL WELL INFORMATION</u>** (Please fill out as completely as possible)

Use of Well (domestic, irrigation, commercial, industrial, monitoring):	
Date Well Constructed (or property built): 1951 Total Well Depth: 30 Casing Diameter: 1	0
Owner at time the well was constructed (if known): Herman Luther	
Other Information: "Luther Well"	
SUBMITTED BY (please print): Linda Ann Sims	
PHONE: 541-926-5640 EMAIL &/or FAX:	

Send application to: Oregon Water Resources Department 725 Summer St NE, Suite A, Salem, Oregon 97301; or fax to (503) 986-0902. Applications are processed in the order they are received, and Well ID Numbers are mailed within 4-5 business days.

	For Official Use	e Only by the Oregon Water Resources Depart	ment:
Received Date:	,	Well Log Number:	Well Identification #:
8-28-15		BENT 1630 L-11982	
(In Person) Last Update: 4/30/14			
Last Update: 4/30/14		Well I.D. Number/2	WCC

۰,

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

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

Phyllis Vollstedt

If abandonment, describe material and procedure in Item 12.

(1) OWNER:

451

(3) TYPE OF WELL:

ĽX.

(2) TYPE OF WORK (check):

Driven 🗋

Jetted 🗋

Bored

PERFORATIONS:

Manufacturer's Name

1/2

Type of perforator used

Size of perforations

(7) SCREENS:

(8) WELL TESTS:

perature of water

Gravel placed from ....

(9) CONSTRUCTION:

Туре .....

Yield: 350

Baller test

Artesian flow

CASING INSTALLED:

Deepening 🗍

Name

Rotary

Cable

Dug

Address

New Well X



Quarry Rd., Albany, Ore.

\_\_\_\_\_\_\_ Diam. from \_\_\_\_\_\_\_ ft. to \_\_\_\_\_\_\_ ft. Gage 25.0Wall

Acetylene Torch

65 perforations from 2710611 ft. to 38 ft. ..... perforations from ...... ft. to ...... ft.

Diam. ..... Slot size ..... Set from ..... ft. to ..... ft. Diam, ..... Slot size ...... Set from ..... ft. to ..... ft.

Was a pump test made? [XYes ] No If yes, by whom?

,,

,,

gal./min. with 13

gal./min. with

g.p.m.

ft. to ..

Depth artesian flow encountered ...

in. by <u>1</u>2 in.

Well screen installed? 🗌 Yes 🔤 No

...... Model No. .....

Drawdown is amount water level is lowered below static level

ft. drawdown after

ft. drawdown after

Reconditioning 🗌

(4) **PROPOSED USE** (check):

Domestic 🕅 Industrial 🗋 Municipal 🗌

Threaded 🔲 Welded 🕅

Perforated? Yes D No.

Irrigation 🗌 Test Well 📋 Other

Abandon  $\square$ 

hrs.

"

"

hrs.

... ft.

z

## × wa**ber w**ell<sup>e</sup> **1412** F C E I V E D

105/	13W	-3/
------	-----	-----

STATE OF OREGON MAR 1 0 1976 State Well No. .....

(Please type or print) (Do not write above WATER RESOURCES DEPT.

SALEM, ORECON

(10) LOCATION OF WELL:

County	Benton		Driller's well number				
<u> </u>	1/4	1/4 Section	31	Т.	105 R.	<u>3W</u>	W.M.
Bearing	and	distance from se	etion of	or su	ubdivision_com	rner	

#### (11) WATER LEVEL: Completed well.

Depth at which w	ater was first	found 25		ft.
Static level	20106#	ft. below land surface.	Date	<u>10-16-7</u>
Artesian pressure	_	lbs. per square inch.	Date	
(12) WELL	LOG: Dia	ameter of well below ca	sing	10"

Depth drilled ft. Depth of completed well ft. 50 Formation: Describe color, texture, grain size and structure of materials;

and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

т
<b>-</b>
<u> </u>
—
_75

#### **Drilling Machine Operator's Certification:**

Well seal-Material used <u>Cement</u>	Druing Machine Operator's Certification:			
Well sealed from land surface to20	This well was constructed under my direct supervision. Materials used and information reported above are true to my			
Diameter of well bore to bottom of seal	best knowledge and belief.			
Diameter of well bore below seal	[Signed] Martice Mileste Date 10-20, 197			
Number of sacks of cement used in well seal 14-4 down Concreates	(Dritting Machine Operator) Drilling Machine Operator's License No. 436			
Number of sacks of bentonite used in well seal sacks	Drilling Machine Operator's License No			
Brand name of bentonite	Water Well Contractor's Certification:			
Number of pounds of bentonite per 100 gallons				
of water lbs./100 gals.	This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.			
Was a drive shoe used? Ares DNo Plugs Size: location ft.	Name			
Did any strata contain unusable water? 🔲 Yes 🔯 No	(Person, firm or corporation) (Type or print)			
Type of water? depth of strata	Address Rt. 1) Box 84, Tangent, Ore. 97389			
Method of sealing strata off	[Signed]Ule Warney			
Was well gravel packed? [] Yes [] No _ Size of gravel:	[Signed]			

(USE ADDITIONAL SHEETS IF NECESSARY)



Last Update: 4/30/14

Oregon Water Resources Department 725 Summer Street NE, Suite A Salem Oregon 97301 (503) 986-0900 www.wrd.state.or.us

## Application for Well ID Number

## RECEIVED

Do not complete if the well already has a Well Identification Number.

AUG 2 8 2015

I. <u>OWNER INFORMATION</u>		WATER RESOURCES DEPT
Current Owner Name (please print):	Linda Ann Sims	SALEM, OREGON
Mailing Address: <u>451</u>	NW Quarry Rd	
City, State, Zip:	Albany OR 97321	
Mail Well ID Tag to:	E AS ABOVE In Care Of (C/O)	- picked up in person
Name & Address:		
City, State, Zip:		

#### II. <u>WELL LOCATION INFORMATION</u> (Please fill out as completely as possible)

Township: 10	(North / South)	Range: <u>3</u>	(East / West)	Section: 3	,
Tax Lot:02	County	Benton		1/4	1/4
GPS Coordinates:					
Street Address of Well, City:	451 NW	Quarry Rd	Albany 97:	321 (hear	ert)
If the property had a different st			(	-	

#### III. <u>GENERAL WELL INFORMATION</u> (Please fill out as completely as possible)

Use of Well (domestic, irrigation, commercial, industrial, monitoring):Marked domestic, but used for irrigation
Date Well Constructed (or property built): 10-16-75 Total Well Depth: 50 Casing Diameter: 10
Owner at time the well was constructed (if known): <u>Phyllis Vollsted t</u>
Owner at time the well was constructed (if known): <u>Phyllis Vollsted (</u> Other Information: <u>'' Irrigation well ''</u>
SUBMITTED BY (please print): Linda Ann Sims
PHONE: 541-926-5640 EMAIL &/or FAX:

Send application to: Oregon Water Resources Department 725 Summer St NE, Suite A, Salem, Oregon 97301; or fax to (503) 986-0902. Applications are processed in the order they are received, and Well ID Numbers are mailed within 4-5 business days.

For Official Use Only by the Oregon Water Resources Department:		
Received Date: 8-28-15	Well Log Number: BENT 1614	Well Identification #: L-119833
(In person)	Well D Number (	Wee





## PAUL TERJESON

PTERJY@KW.COM 503-999-6777



SCAN ABOVE TO LEARN MORE ABOUT THE TEAM!

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

