5805 N PACIFIC HWY

RICKREALL, OR



LOCATION

Located North of Rickreall, Access Through Highway 99W, 20 Minutes from the Salem the State Capitol, Minutes from Highway 22, Near Local Recreation like Baskett Slough

LAND DETAILS

96.26 Acres

- Two Tax Lots
 - 187031 | 91.75 Acres
 - 187057 | 4.51 Acres
- 80 Tillable Acres

Zoned EFU

Majority Woodburn and Dayton Silt Loam Soils

Long Gravel Driveway

Oak Trees

Land is Leased Until November 1st, 2024 on a Year to Year Lease



STRUCTURES

Main Home | 5815 N Pacific Hwy W

- 1808 SqFt
- 3 Bedrooms
- 1 Bathroom
- Single Story Home
- Wood Burning Fireplace
- Central Heating in Dining Room Fueled by Oil
- Formal Dining Room
- Front Covered Porch

Second Home | 5805 N Pacific Hwy W

- 1008 SqFt
- 3 Bedroom
- 1 Bathroom
- Ramp Access to Front Door
- Finished Attic
- Laundry Room
- Currently Tenant Occupied







STRUCTURES

Dutch Style Loft Barn

- 3096 SqFt
 - Milking Barn
 - Concrete Floors
 - Power
 - Approx 10 Year Old Roof
 - 37' High Ceilings

Machine Shed

- 1680 SqFt
- Gravel Floors

Detached Garage

• 500 SqFt







SYSTEMS

Water

- Primary Home
 - Approx \$40 a Month for 0
 Gallons with Water District
 - Currently Shut Off
- 2nd Home
 - Connected to Water District
 - Separate Meter

Septic

- Primary Home tank outside the bathroom drainage field east of the barn
- Rental home tank is outside kitchen window, drainage field in front of the house







SELLERS PREFERRED TERMS

24 Hours for Showings, Tenant Occupied for 2nd Home

Use OREF Forms

72 Business Hours for Response Time For All Offers

Fidelity Title

Personal Property: All Personal Property Left at close of escrow will be the Responsibility of the Buyer, All Personal Property Conveyed at \$0 Value

Negotiable: Price Kubota mid size tractor w/ chopper to keep grass down

Seller is a TRUST, information is limited





















MAPS

PROVIDED BY LANDID

SCAN HERE FOR INTERACTIVE MAP









SOIL REPORT

PROVIDED BY LANDID







All Polygons 97.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
77C	Woodburn silt loam, 3 to 12 percent slopes	57.62	59.29	0	90	2e
25	Dayton silt loam	15.37	15.82	0	31	4w
30C	Helmick silt loam, 3 to 12 percent slopes	8.89	9.15	0	62	3e
65C	Santiam silt loam, 6 to 15 percent slopes	6.51	6.7	0	80	2e
6A	Bashaw silty clay loam, 0 to 3 percent slopes	3.46	3.56	0	26	4w
67C	Steiwer silt loam, 3 to 12 percent slopes	2.66	2.74	0	68	3e
75C	Willamette silt loam, 3 to 12 percent slopes	2.66	2.74	0	94	2e
TOTALS		97.17(100%	1	74.66	2.51

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

| Boundary 4.55 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
77C	Woodburn silt loam, 3 to 12 percent slopes	2.03	44.52	0	90	2e
75C	Willamette silt loam, 3 to 12 percent slopes	1.91	41.89	0	94	2e
25	Dayton silt loam	0.61	13.38	0	31	4w
TOTALS		4.55(*)	100%	-	83.59	2.27

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

Boundary 92.62 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
77C	Woodburn silt loam, 3 to 12 percent slopes	55.59	60.02	0	90	2e
25	Dayton silt loam	14.76	15.94	0	31	4w
30C	Helmick silt loam, 3 to 12 percent slopes	8.89	9.6	0	62	3e
65C	Santiam silt loam, 6 to 15 percent slopes	6.51	7.03	0	80	2e
6A	Bashaw silty clay loam, 0 to 3 percent slopes	3.46	3.74	0	26	4w
67C	Steiwer silt loam, 3 to 12 percent slopes	2.66	2.87	0	68	3e
75C	Willamette silt loam, 3 to 12 percent slopes	0.75	0.81	0	94	2e
TOTALS		92.62(100%	1	74.22	2.52

^(*) 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				٠		٠		
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

SEPTIC INSPECTION

PROVIDED BY SELLERS



SCANNING DOCUMENT IDENTIFICATION RECORD

DOCUMENT ID:	Sex	Tic 6-4- 7-20-6	29-500
DATE:			
NAMES:	So	ren Næl	sen
		<u></u>	
			
TOWNSHIP	_RANGE	4 SECTION 2	2 TAXLOT <u>500</u>
TOWNSHIP	_RANGE	SECTION	TAXLOT
TOWNSHIP	_RANGE	SECTION	TAXLOT
TOWNSHIP	_RANGE	SECTION	TAXLOT
TOWNSHIP	_RANGE	SECTION	TAXLOT
NOTES:			
· · · · · · · · · · · · · · · · · · ·	<u> </u>		
		<u></u>	

POLK COUNTY HEALTH DEPT. - Sanitation Specifications Date 2 - 30 - 68 Permit Issued To: Sour Mealer Property Address Rt 1, Box 262, Pickrea Bedrooms 2
Septic tank: Minimum liquid capacity with distribution box 750 Gals. Subsurface Disposal Field required 150 Lin. ft. 30th Width of trench 375 sq. ft 8/1/68 _____ To be installed according to the State Code. No line Other requirements: is to be over 100 feet in length or drop over 6 inches per 100 feet or within 50 feet of any well or 10 feet of any water line; tight line from house to tank from tank to distributed box and for the first/three feet of each fine cast iron or bell tile with rubber fittings under car port. (Signature) RECORD OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM TO BE COMPLETED BY INSTALLER Address RT Bux 132 Palks Phone No. INSTALLERS NAME _ Bedrooms_ Total number: Community system _ Individual well Public system__ Water supply: __ No. of compartments___ Septic tank: Distance from well 100'+ feet. Matel inside width ___ Total liquid capacity 750 gal, Inside length Diameter_____ft. Liquid depth 73-Yes Xi Tile disposal field: Distribution box? Total length of all lines 150 Width of trench___ Neare Total square footage__ he 🗀 Rear 🗍 🗡 ft. 🚐 Distance between lines____ Foundation _ __ inches. Type of filter material: Gravel: #2 _Other_ Sketch of installation. 75" Note: Indicate Northerly direction. Inspection will not be made until completed form is returned to the Health Dept. 18 Supt 68 Signature of Installer (FOR HEALTH DEPT. USE) System apparently will [X] will not [] function satisfactorily, and is therefore approved [] Remarks _ Polk County Health Department (SANITARIAN)

	COUNTY						
Date 7 30-68		•	•		e':	Number	· — — —
Permit Issued To:	Loven 1	eclaes	^م ـــــــ	Property Add	ress £1 / 6	Sex 162	I when
Septic tank: winimum	liquid capacity wi	th distribution	box	750 —	Gals.		
Subsurface Disposal F	field required	150	Lin. ft.	30#	Width of trench	375_sq.	ft ennner k####
Lot survey	8/1/68		To be	installed	according to	the State	Code. No lin
Other requirements:		100 0.4 4	. 1-4-	Ah am daa	n area & tool	es ner 100	feet or within
Fee: \$10.00	50 feet of an	y well or l	O feet	of any w	ater lings 1	ight line	from house to
tank from te	nk to distill	itage box	nd for	ssuepbylls	t/three/feet	Section 1	Cast iron
tank from tank of bell tile	with rubber f.	ttings und	er car	port.	(Signa	ature)	

Sorew " Ise R1.1 Bo. 24 Rakieallit

COUNTY OF POLK

DEPARTMENT OF PUBLIC HEALTH Polk County Courthouse Telephone 623-8171 Mailing Address: P.O. 8ox 34 Dallas, Oregon 97338 DALLAS, OREGON 97338 Ed. 61 Am. Ty

WELL TEST

PROVIDED BY SELLERS



01-12-2012

STATE OF OREGON
GEOTECHNICAL HOLE REPORT
(as required by OAR 600-240-0035)

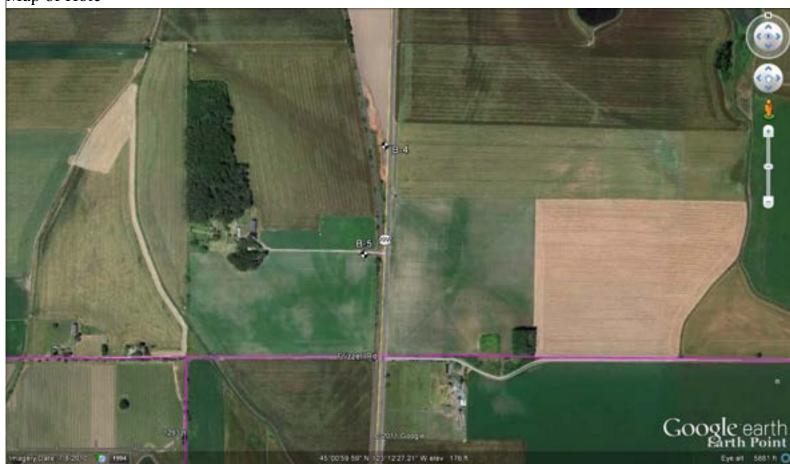
(1) OWNER/PROJECT Hole Number B5	
PROJECT NAME/NBR: 3-268/#6024-107-3	(9) LOCATION OF HOLE (legal description)
First Name Last Name	County Polk Twp 6.00 S N/S Range 4.00 W E/W WM
Company Neilson Family Living Trust	Sec _29 _ SE _ Tax Map Number 1/4 of the _SW
Address 3200 NW Crocker Ln City Albany State OR Zip 97321	Lat 45 ° '58.090" or 45.01613611 DMS or DD Long -123 °12 '31.540" or -123.20876111 DMS or DD
(2) TYPE OF WORK New Deepening Abandonment	Street address of hole Nearest address
Alteration (repair/recondition)	5805 N Pacific Hwy West Rickreall, OR
(3) CONSTRUCTION Rotary Air Hand Auger Hollow stem auger Rotary Mud Cable Push Probe	(10) STATIC WATER LEVEL Date SWL(psi) + SWL(ft) Existing Well / Predeepening
Other	Completed Well Flowing Artesian?
(4) TYPE OF HOLE:	WATER BEARING ZONES Depth water was first found
● Uncased Temporary Cased Permanent	SWL Date From To Est Flow SWL(psi) + SWL(ft)
Uncased Permanent Slope Stablity	
Other	
Other:	
(5) USE OF HOLE	(11) SUBSURFACE LOG Ground Elevation
	Material From To
	Silt 0 15
Geotechnical	Sandstone 15 40
(6) BORE HOLE CONSTRUCTION Special Standard Attach copy	,
Depth of Completed Hole 40.00 ft.	
BORE HOLE SEAL sacks/ Dia From To Material From To Amt lbs	
4 0 40 Bentonite Chips 0 5 1 S	
	Date Started 12-19-2011 Completed 12-19-2011
	Completed 12-19-2011
Backfill placed from ft. to ft. Material Size	(12) ABANDONMENT LOG: sacks/
Filter pack fromft. toft. MaterialSize	- Material From To Amt lbs
(7) CASING/SCREEN	Bentonite Chips
Casing Screen Dia + From To Gauge Stl Plstc Wld Thrd	DEMONIC CHOILE STATE TO THE STATE OF THE STA
(8) WELL TESTS	
Pump Bailer Air Flowing Artesian	Date Started 12-19-2011 Completed 12-19-2011
Yield gal/min Drawdown Drill stem/Pump depth Duration(hr)	Professional Certification (to be signed by an Oregon licensed water or
	monitoring well constructor,Oregon registered geologist or professional engineer).
	I accept responsibility for the construction, deepening, alteration, or abandonment
Temperature °F Lab analysis Yes By	work performed during the construction dates reported above. All work performed
Supervising Geologist/Engineer	during this time is in compliance with Oregon geotechnical hole construction standards. This report is true to the best of my knowledge and belief.
Water quality concerns? Yes (describe below)	License/Registration Number 1864 Date
From To Description Amount Units	Electronically Submitted
	First Name Richard Last Name Wiggins
	Affiliation Western States Soil Conservation, Inc.

POLK 53268

GEOTECHNICAL HOLE REPORT -Map with location identified must be attached and shall include an approximate scale and north arrow 01-12-2012

Page 2 of 2

Map of Hole



RT

11-12-201	2
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STATE OF ORE	GON
GEOTECHNICA	L HOLE REPOR
(as required by OA	R 690-240-0035)
(1) OWNER/PI	ROJECT
PROJECT NAME/	NBR: 3-268/#6024-1

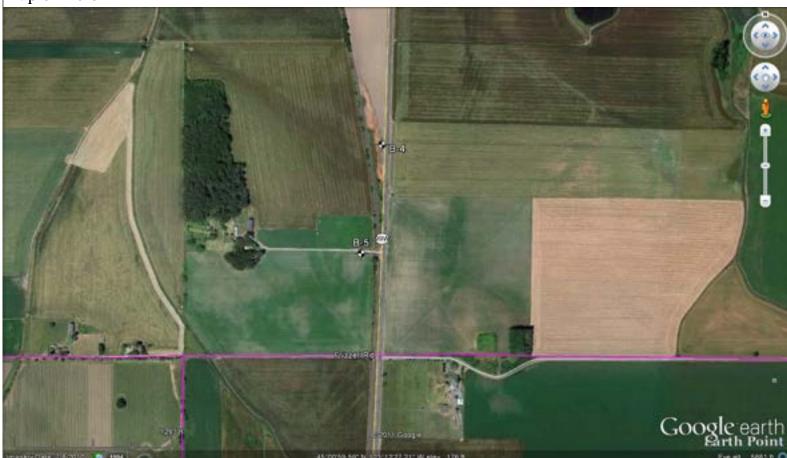
(1) OWNER/PROJECT Hole Number B4	T
PROJECT NAME/NBR: 3-268/#6024-107-3	(9) LOCATION OF HOLE (legal description)
First Name Last Name	County Polk Twp 6.00 S N/S Range 4.00 W E/W WM
Company Neilson Marital Trust	Sec 29 NE 1/4 of the SW 1/4 Tax Lot 302 Tax Map Number Lot
Address 3200 NW Crocker Ln	Tax Map Number Lot Lat 45 1 7,000 " or 45.01861111 DMS or DD
City Albany State OR Zip 97321	Long -123 °12 '28.950" or -123.20804167 DMS or DD
(2) TYPE OF WORK New Deepening Abandonment	Street address of hole Nearest address
Alteration (repair/recondition)	Hwy 99W, .33 miles North of Frizzle Rd Rickreall, OR
(3) CONSTRUCTION	
Rotary Air Hand Auger Hollow stem auger	(10) STATIC WATER LEVEL Date SWL(psi) + SWL(ft)
Rotary Mud Cable Push Probe	Existing Well / Predeepening
Other	Completed Well
(4) TYPE OF HOLE:	WATER BEARING ZONES Flowing Artesian? Depth water was first found
	SWL Date From To Est Flow SWL(psi) + SWL(ft)
Uncased TemporaryUncased PermanentSlope Stablity	Tiem To Estrict Straight,
Other	
Other:	
(5) USE OF HOLE	(11) SUBSURFACE LOG Ground Elevation
	Material From To
Geotechnical	Silt 0 30 Sandstone 30 45
Geotechnical	Sandstone 30 45
(6) BORE HOLE CONSTRUCTION Special Standard Attach copy	
Depth of Completed Hole 45.00 ft. BORE HOLE SEAL sacks/	
BORE HOLE SEAL sacks/ Dia From To Material From To Amt lbs	
4 0 45 Bentonite Chips 0 5 1 S	
	Data Started C. 1 . 1
	Date Started 12-16-2011 Completed 12-16-2011
Backfill placed from ft. to ft. Material	(12) ABANDONMENT LOG:
Backfill placed from ft. to ft. Material Filter pack from ft. to ft. Material Size	sacks/ - Material From To Amt lbs
(7) CASING/SCREEN	Bentonite Chips 0 5 1 S
	Bentonite Grout 5 45 1.5 S
Casing Screen Dia + From To Gauge Stl Plstc Wld Thrd	
(8) WELL TESTS	Date Started 12-16-2011 Completed 12-16-2011
Pump Bailer Air Flowing Artesian	Completed 12-16-2011 Completed 12-16-2011
Yield gal/min Drawdown Drill stem/Pump depth Duration(hr)	Professional Certification (to be signed by an Oregon licensed water or
	monitoring well constructor, Oregon registered geologist or professional engineer).
	I accept responsibility for the construction, deepening, alteration, or abandonment
Temperature °F Lab analysis Yes By	work performed during the construction dates reported above. All work performed during this time is in compliance with Oregon geotechnical hole construction
Supervising Geologist/Engineer	standards. This report is true to the best of my knowledge and belief.
Water quality concerns? Yes (describe below)	License/Registration Number 1864 Date
From To Description Amount Units	Electronically Submitted
	First Name Richard Last Name Wiggins
	Affiliation Western States Soil Conservation, Inc.
ORIGINAL - WATER RESOURCES THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTS	

POLK 53267

01-12-2012

Page 2 of 2

Map of Hole



BUILDING BRIEFING

PROVIDED BY POLK CO



Improvement Description

Main House

The 1,912 SF main house, with a small wooden front porch, was built around 1900 according to the owner. It is a 3 bedroom, 1 bath home built on a continuous concrete foundation. The exterior has wood lap siding, wood framed windows, and a gable roof with composition shingles. The living room has a brick fireplace with a heat-a-later built in. The owner states that the heat-a-later fan does not work. The flooring is average quality with a mixture of carpeting and vinyl throughout the house. The kitchen is of a fair quality cabinets and vinyl countertops. The bathroom also contains fair quality fixtures and vinyl flooring. Other areas of the home include a large pantry for the storage of canned goods. The overall quality of the main house is considered to be average in fair condition. There was no evidence of any deferred maintenance noted.

Rental House

The 1,008 SF rental house, with a small wooden front porch, was built on a continuous concrete foundation in 1920. The exterior has wood lap siding, wood framed windows, and a gable roof with composition shingles. The rental house has a finished attic that is used as an office. The remainder of the house includes the kitchen, living room, bathroom, bedroom, wash room and a storage room. The kitchen has vinyl countertops and flooring and the bathroom is furnished with a claw foot bathtub, vinyl flooring and modest vinyl covered vanity. The remainder of the house had low cost fixtures and flooring. The overall quality of the rental house is considered low cost in fair condition. There was no evidence of any deferred maintenance noted.

Detached Garage

The 500 SF detached garage was built around the 1930s on a concrete foundation, concrete floor, a gable roof, wood siding, one man door and two 8' x 8' garage doors. The overall quality of the detached garage is considered low cost in fair condition. There was no evidence of any deferred maintenance noted.

Equipment Shed

The 1,680 SF equipment shed was built in 1956 using post and block construction methods. The end walls have concrete footings and stem walls. The posts were made from assembling 3-2"x6" boards together with nails. The exterior has galvanized metal on all 3 sides and the roof. The overall quality of the equipment shed is considered average in average condition. There was no evidence of any deferred maintenance noted.

Gambrel Milking Barn

The 3,096 SF Gambrel milking barn was built in 1937 using a continuous concrete foundation, rough sawn heavy lumber, and batten and board siding. The owner stated that the engineered design was the first clear span roofing system built that was engineered by students at Oregon State University. The Gambrel barn was used as a milking parlor with concrete flooring, feed bunks, and aisle ways. The second story loft was made of good

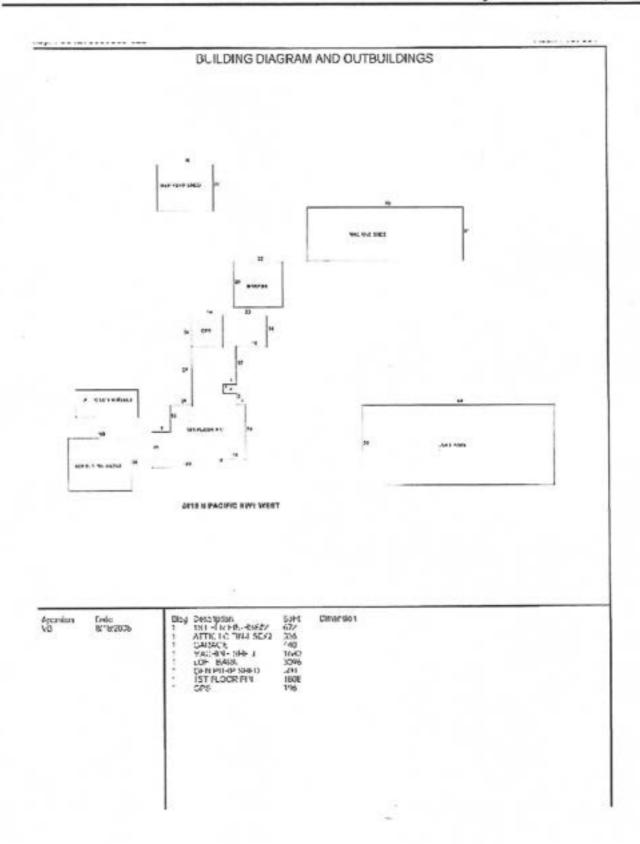
Site Description Page 20

quality 1"x3" tongue and groove fir boards. The loft also contains a wooden grain bin for storage. It is 20'x20' and 12'v tall. The estimated capacity is 30 tons. It was made of fir 2"x4" boards laying flat. The roofing is composition shingles that was re-roofed in 1998. Though the design might be considered functionally obsolete by the farming community, there is good interest in converting this style of a barn to residence. The overall quality of the Gambrel milking barn is in average condition considering its age and lack of use in recent years. There was no evidence of any deferred maintenance noted.

The subject has approximately 2,500 SF of lawn and landscaping around both houses.

The subject is serviced by the Perrydale water system and a septic system that supplies both houses. Electricity is supplied from the highway as well as telephone and high speed internet service. The subject is protected by the Polk County Sheriff's Office and the local rural fire protection district.

Site Description Page 21



Site Description Page 22

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS





POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 187031

Tax Lot: 642900 300

Owner: Nielsen Farm LLC

CoOwner:

Site: 5805 N Pacific Hwy West Hwy

Rickreall OR 97371

Mail: 3200 NW Crocker Ln

Albany OR 97321

Zoning: County-EFU - Exclusive Farm Use Zone

Std Land

Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:06S R:04W S:29 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: \$748,350.00 Market Land: \$535,010.00 Market Impr: \$213,340.00

Assessment Year: 2024

Assessed Total: \$256,886.00

Exemption:

Taxes: **\$2,909.20** Levy Code: 224 Levy Rate: 11.6584

SALE & LOAN INFORMATION

Sale Date: 10/18/2016

Sale Amount:

Document #: 2016-12435

Deed Type: B&S

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1910

Eff Year Built:

Bedrooms: 3

Bathrooms: 1

of Stories: 1

Total SqFt: 1,808 SqFt

Floor 1 SqFt: 1,808 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 91.75 Acres (3,996,630 SqFt)

Garage SqFt: 440 SqFt

Garage Type:

AC:

Pool:

Heat Source:

Fireplace: 1

Bldg Condition:

Neighborhood:

veignbornood:

Lot:

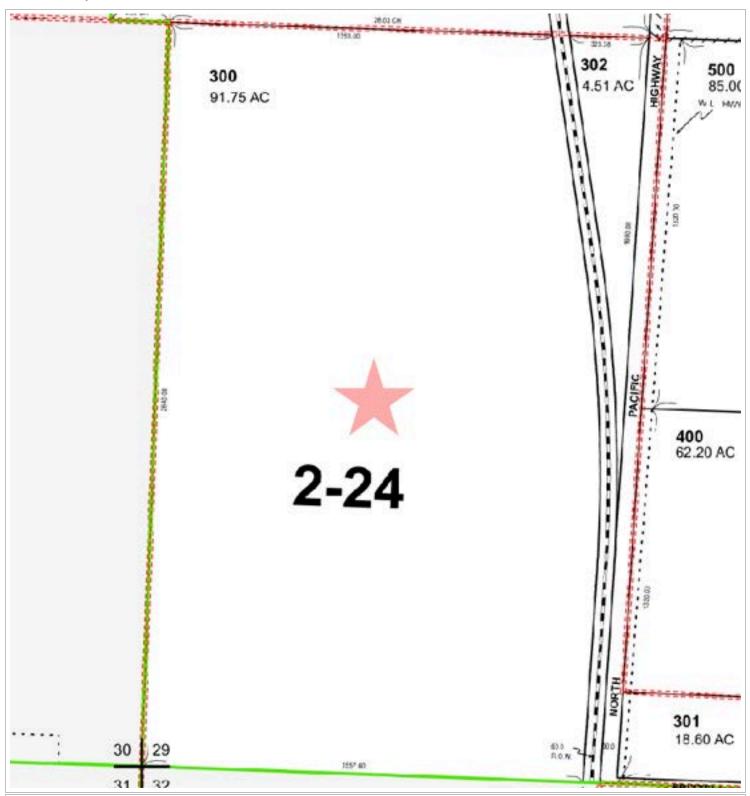
Block:

Plat/Subdiv:

School Dist: 2 - Dallas

Census: 1085 - 020500

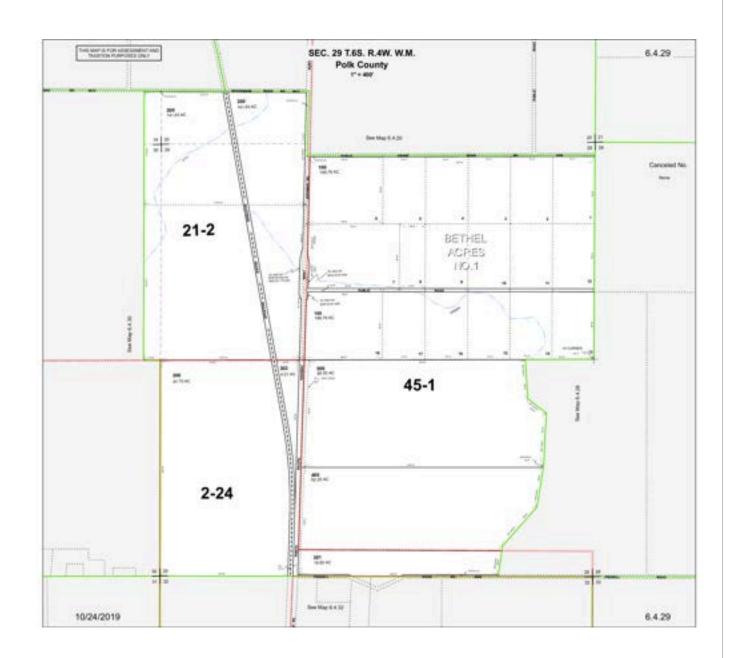
Recreation:





Parcel ID: 187031

Site Address: 5805 N Pacific Hwy West Hwy





Parcel ID: 187031

Site Address: 5805 N Pacific Hwy West Hwy

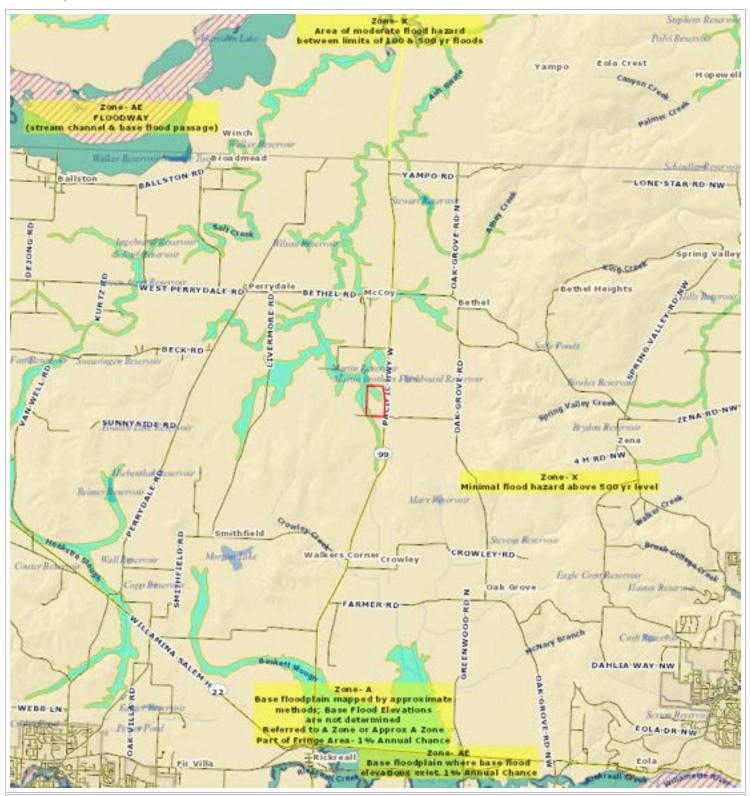
Aerial Map





Parcel ID: 187031

Flood Map





Parcel ID: 187031

Polk County 2024 Real Property Assessment Report

Account 187031 NOT OFFICIAL VALUE

06429-00-00300 Мар Code - Tax ID 0224 - 187031

Tax Status Account Status Subtype

Assessable Active **NORMAL**

GOTTING, ERIC

Legal Descr See Record

Mailing NIELSEN FARM LLC Deed Reference # 2016-12435

Appraiser

C/O KAREN WATTE 3200 NW CROCKER LN

Sales Date/Price 10-18-2016 / See Record

ALBANY OR 97321

SA NH 451 MA

Property Class RMV Class 401 21 000 01

Site	Situs Address	City
	5805 N PACIFIC HWY WEST HWY	RICKREALL
1	5815 N PACIFIC HWY WEST HWY	RICKREALL

			Value Summary			
Code A	rea	RMV	MAV	AV	RMV Exception	CPR %
0224	Land	573,030		Land	0	
	Impr	231,450		Impr	0	
Code Area Total		804,480	575,830	256,886	0	
Grand Total		804,480	575,830	256,886	0	

Land Breakdown									
Code	"		Plan		Trend	•			
Area	ID#	RFPD	Ex Zone	Value Source	%	Size	Land Class	LUC	Trended RMV
0224	1	~	EFU	Farm Site	108	1.00 AC	B1	006*	5,600
	0	~	EFU	Farm Use Zoned	108	56.29 AC	B1	006*	314,740
	0	~	EFU	Farm Use Zoned	108	18.11 AC	В3	006*	101,260
	0	~	EFU	Farm Use Zoned	108	3.50 AC	B4	006*	19,570
	0	~	EFU	Farm Use Zoned	108	11.85 AC	H7	006*	66,260
				OSD - AVERAGE	100				30,000
				OSD - AVERAGE - SA	100				30,000
	2	~	EFU	Rural Site	108	1.00 AC		003	5,600
				Cod	de Area Total	91.75 AC	_		573,030

Improvement Breakdown								
Code Area	ID#	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
0224	1	1910	131	One story	110	1,808		102,950
	2	1920	128	One story with attic	110	1,008		96,300
	3		313	LOFT BARN	100	3,096		22,590
	4		303	MACHINE SHED	100	1,680		6,400
	5		301	GP SHED	100	500		2,140
	6		301	GP SHED	100	196		1,070
					Code Area Total	8,288		231,450

8/12/2024 10:41 AM Page 1 of 2

Polk County 2024 Real Property Assessment Report

Account 187031 NOT OFFICIAL VALUE

Exemptions / Special Assessments / Notations

Notations

- FARM POT'L ADD'L TAX LIABILITY
- 100 YEAR FLOOD PLAIN

Comments

Both houses share the same address.

8/12/2024 10:41 AM Page 2 of 2

STATEMENT OF TAX ACCOUNT

POLK COUNTY TAX COLLECTOR 850 MAIN ST

DALLAS, OREGON 97338-3184

(503) 623-9264

12-Aug-2024

NIELSEN FARM LLC C/O KAREN WATTE 3200 NW CROCKER LN ALBANY OR 97321

187031 Tax Account # Account Status

Α

Roll Type Real

Situs Address 5805 N PACIFIC HWY WEST HWY RICKREALL OR 97371 Lender Name

Loan Number

Property ID 0224

Interest To Aug 12, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,909.20	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,839.94	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,764.37	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,696.39	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,661.31	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,577.47	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,453.62	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,484.63	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,344.28	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,154.47	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,152.75	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,078.41	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,106.51	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,139.78	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,048.04	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,745.32	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,786.97	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,727.94	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,717.22	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,657.35	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,586.71	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,524.51	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,568.54	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,430.82	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,499.38	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,315.66	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,403.83	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,467.86	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,460.35	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.12	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,762.50	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,761.65	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,866.05	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,993.57	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,844.00	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,754.23	Nov 15, 1988

STATEMENT OF TAX ACCOUNT

POLK COUNTY TAX COLLECTOR 850 MAIN ST **DALLAS, OREGON 97338-3184**

(503) 623-9264

12-Aug-2024

NIELSEN FARM LLC C/O KAREN WATTE 3200 NW CROCKER LN ALBANY OR 97321

187031 Tax Account #

Account Status Α

Real Situs Address

5805 N PACIFIC HWY WEST HWY RICKREALL OR 97371

Lender Name

Loan Number

Property ID 0224

Interest To Aug 12, 2024

Tax Summary

Roll Type

Tax	Tax	Total	Current	Interest	Discount	Original	Due
Year	Type	Due	Due	Due	Available	Due	Date
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO:

Karen T. Watte 3200 Crocker Lane NW Albany, OR 97321

AFTER RECORDING, RETURN TO:

Cinda M. Conroyd Douglas, Conroyd, Gibb & Pacheco, P.C. P.O. Box 469 Salem, OR 97308 RECORDED IN POLK COUNTY Valerie Unger, County Clerk

2016-012435



\$66.00

11/04/2016 03:59:07 PM REC-BS Cnt=1 Stn=1 K. WILLIAMS \$20.00 \$10.00 \$11.00 \$20.00 \$5.00

BARGAIN AND SALE DEED

ANITA R. STRYKER, KAREN THERESA WATTE, and PETER D. NIELSEN, Grantor, conveys to NIELSEN FARM LLC, Grantee, the real property in Polk County, Oregon described on the attached Exhibit "A".

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

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, 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 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, AND SECTIONS 2

1/4

BARGAIN AND SALE DEED

(Nielsen fann)deed.polk2016 (J.C)

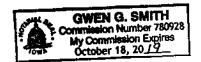
TO 9 AND 17, CHAPTER 855, OREGON CHAPTER 8, OREGON LAWS 2010.	LAWS 2009, AND SECTIONS 2 TO 7,
anc	
DATED: October 4, 2016.	
	<u>Karen Theresa Watte</u> Karen Theresa Watte
	anita R. Stryker
	Peter D. Mielsen Peter D. Nielsen
STATE OF OREGON)	
County of Marion) ss.	
On October, 2016, personally ap WATTE, and acknowledged the foregoing instrument	peared the above named KAREN THERESA to be her voluntary act. Before me:
	Notary Public for Oregon My Commission Expires: 4-3-18
OFFICIAL STAMP CINDA MARIE CONROYD NOTARY PUBLIC - OREGON COMMISSION NO. 926711 MY COMMISSION EXPIRES APRIL 03, 2018	
STATE OF OREGON)	
County of Marion) ss.	
On October, 2016, personally appearacknowledged the foregoing instrument to be her volument.	ared the above named ANITA R. STRYKER, and antary act. Before me:
OFFICIAL STAMP CINDA MARIE CONROYD NOTABY PUBLIC - OREGON COMMISSION NO. 926711	Notary Public for Oregon My Commission Expires: 4-3-18

MY COMMISSION EXPIRES APRIL 03, 2018

STATE OF	Iowa)
	-) ss.
County of _	Linn)

Notary Public for ZOW A

My Commission Expires: 10-18-2019



Parcel 1:

Beginning at the Southwest corner of Section 29 in Township 6 South, Range 4 West of the Willamette Meridian, in Polk County, Oregon; and running thence North 40 chains to the Northwest corner of the Southwest Quarter of said Section; thence East 20.50 chains to the West boundary line of the railroad right-of-way of the Southern Pacific Company; thence Southerly along the West boundary line of said railroad right of way to the South boundary line of said Section 29; and thence West 23.60 chains to the place of beginning, containing 91.75 acres.

Parcel 2:

Beginning at a point 12.93 chains West from the Northeast corner of the Southeast Quarter of Section 29 in Township 6 South, Range 4 West of the Willamette Meridian, in Polk County, Oregon; and running thence West 39.75 chains to the East boundary line of the West Side Pacific Highway; thence Southerly along the East boundary line of said Highway 20 chains; thence East 44.25 chains; thence North 9° East 70 links; thence North 2° 15' East 9.70 chains; thence North 53° 15' West 4.24 chains; and thence North 4° West 7.42 chains to the place of beginning.

SUBJECT TO rights of the public in and to that portion fo the herein described propertylying withhin the limits of roads or highways.

EXCEPT certificate recorded in B.O.R. 18, page 457, Deed Records of Polk County, Oregon; easement recorded in Book 50, page 366. Deed Records of Polk County, Oregon; lease recorded in Book 5, page 182 and extended by instrument recorded in Book 5, page 337, Miscellaneous Records of Polk County, Oregon;



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





POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 187057
Tax Lot: 642900 302

Owner: Nielsen Farm LLC

CoOwner:

Site:

OR 97371

Mail: 3200 NW Crocker Ln Albany OR 97321

Zoning: County-EFU - Exclusive Farm Use Zone

Std Land

Use: AMSC - Agricultural Misc

Legal:

Twn/Rng/Sec: T:06S R:04W S:29 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$52,770.00 Market Land: \$52,770.00

Market Impr:
Assessment Year: 2024
Assessed Total: \$6,290.00

Exemption:

Taxes: **\$71.19**Levy Code: 224
Levy Rate: 11.6584

SALE & LOAN INFORMATION

Sale Date: 12/15/2017

Sale Amount:

Document #: 2017-15270

Deed Type: B&S

Loan

Amount:

Lender:

Interest
Type:
Title Co:

Loan Type:

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 4.51 Acres (196,456 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

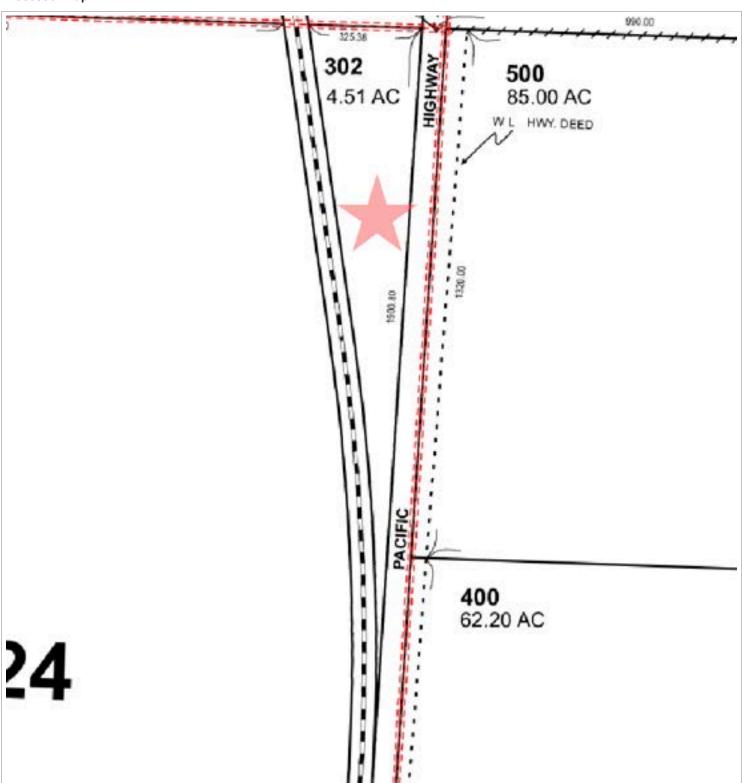
Bioon

Plat/Subdiv:

School Dist: 2 - Dallas

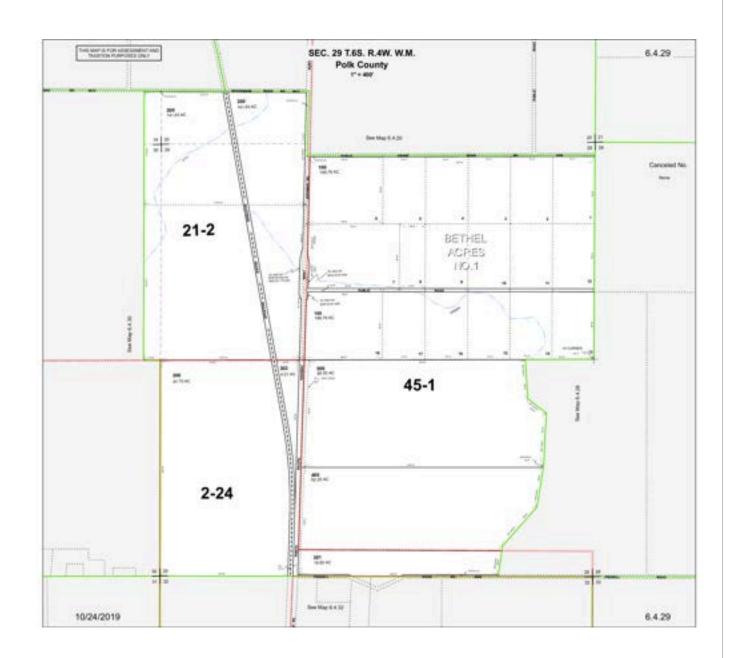
Census: 1076 - 020500

Recreation:





Parcel ID: 187057 Site Address:





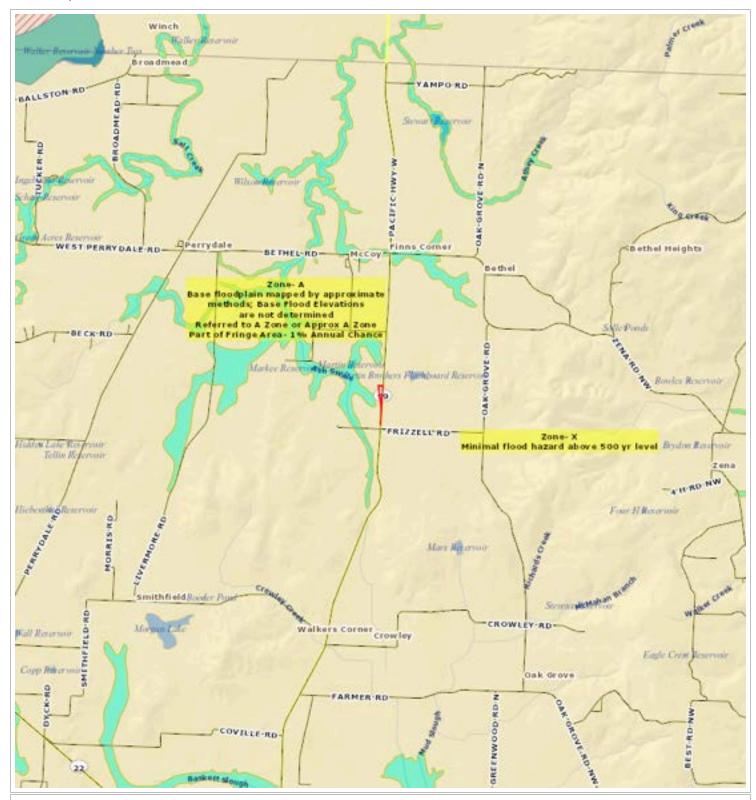
Parcel ID: 187057 Site Address:





Parcel ID: 187057

Flood Map





Parcel ID: 187057

Polk County 2024 Real Property Assessment Report

Account 187057 NOT OFFICIAL VALUE

Map06429-00-00302Code - Tax ID0224 - 187057

Tax Status
Account Status
Subtype

Assessable Active

NORMAL

Legal Descr See Record

Mailing NIELSEN FARM LLC

Deed Reference # 2017-15270

3200 NW CROCKER LN ALBANY OR 97321

Sales Date/Price 12-15-2017 / See Record

Appraiser

GOTTING, ERIC

 Property Class
 550
 MA
 SA
 NH

 RMV Class
 500
 01
 21
 000

Site Situs Address City

			Value Summary			
Code Ar	r ea	RMV	MAV	AV	RMV Exception	CPR %
0224	Land	58,450		Land	0	
	Impr	0		Impr	0	
Code	Area Total	58,450	22,900	6,290	0	
G	Frand Total	58,450	22,900	6,290	0	

	Land Breakdown								
Code			Plan		Trend				
Area	ID#	RFPD E	Ex Zone	Value Source	%	Size	Land Class	LUC	Trended RMV
0224	0	~	EFU	Farm Use Zoned	108	4.51 AC	B1	006*	58,450
					Code Area Total	4.51 AC			58,450

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

Exemptions / Special Assessments / Notations

Notations

■ FARM POT'L ADD'L TAX LIABILITY

8/12/2024 11:18 AM Page 1 of 1

STATEMENT OF TAX ACCOUNT

POLK COUNTY TAX COLLECTOR 850 MAIN ST

DALLAS, OREGON 97338-3184

(503) 623-9264

12-Aug-2024

NIELSEN FARM LLC 3200 NW CROCKER LN ALBANY OR 97321

Tax Account # 187057 Account Status A Roll Type Real

Lender Name Loan Number

Property ID 0224

Interest To Aug 12, 2024

Tax Summary

Situs Address

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$71.19	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.46	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$67.59	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.91	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.99	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.91	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.86	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.56	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.10	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.83	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.07	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.82	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.98	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.39	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.29	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.42	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.34	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.95	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.68	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.31	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.69	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.28	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.25	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.02	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.68	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.32	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.40	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.22	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.62	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.66	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.99	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.66	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.67	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.45	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.51	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.72	Nov 15, 1988
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT

POLK COUNTY TAX COLLECTOR 850 MAIN ST DALLAS, OREGON 97338-3184

(503) 623-9264

12-Aug-2024

NIELSEN FARM LLC 3200 NW CROCKER LN ALBANY OR 97321

Tax Account # 187057 Account Status A

Real

Roll Type Situs Address Lender Name Loan Number

Property ID 0224

Interest To Aug 12, 2024

Tax Summary

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

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO:

Nielsen Farm LLC 3200 Crocker Lane NW Albany, OR 97321

AFTER RECORDING. **RETURN TO:**

Monica D. Pacheco Douglas, Conroyd, Gibb & Pacheco, P.C. P.O. Box 469 Salem, OR 97308

RECORDED IN POLK COUNTY Valerie Unger, County Clerk

2017-015270



\$66.00

Cnt=1 Stn=1 C. PARIS \$20.00 \$10.00 \$11.00 \$20.00 \$5.00

BARGAIN AND SALE DEED

ANITA R. STRYKER, KAREN T. WATTE, and PETER D. NIELSEN, Grantor, conveys to NIELSEN FARM LLC, Grantee, the real property in Polk County, Oregon described on the attached Exhibit "A".

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance consists of or includes other property or value given as provided which is the whole consideration.

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, 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 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

BARGAIN AND SALE DEED

(Nielsen farm/deed polk#2/2017 LLC)

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.

DATED: December	Karen J. Watte- Karen T. Watte Karen T. Watte Anita R. Stryker Anita R. Stryker Peter D. Nielsen
STATE OF OREGON)	
County of Marion) ss.	
	peared the above named KAREN T. WATTÉ, voluntary act. Before me: Monica D. Dache a Notary Public for Oregon My Commission Expires: 0907.2018
STATE OF OREGON)	
County Of Marion) ss.	
On December 2017, personally ap and acknowledged the foregoing instrument to be her year.	peared the above named ANITA R. STRYKER, voluntary act. Before me: Notary Public for Oregon My Commission Expires: 09.07.2018
OFFICIAL STAMP MONICA DENISE PACHECO NOTARY PUBLIC - OREGON COMMISSION NO. 932029 CAMMISSION EXPIRES SEPTEMBER 07. 2018	My Commission Expires: 09.07.2018

2 - BARGAIN AND SALE DEED

STATE OF TOWA)
County of Pe/k) ss.)
	15, 2017, personally appeared the above named PETER D. NIESLEN, regoing instrument to be his voluntary act. Before me:
	1 Projection



Notary Public for Iowa
My Commission Expires: 3/19/20

EXHIBIT "A"

Beginning at a point on the East boundary line of the railroad right of way of the Southern Pacific Company, which point is 21.40 chains East from the Northwest corner of the Southwest quarter of Section 29, in Township 6 South of Range 4 West of the Willamette Meridian in Polk County, Oregon; and running thence East 4.93 chains to the West boundary line of the West side of Pacific Highway; thence Southerly along the West boundary line of said highway 28.80 chains (more or less) to intersect the East boundary line of said railroad right of way; and thence Northwesterly following the East boundary line of said railroad right of way to the place of beginning.



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
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- · 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
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- · Wants to use their own notary

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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





PAUL TERJESON

PTERJY@KW.COM 503-999-6777



STEVE HELMS

STEVEHELMS@KW.COM 541-979-0118



SCAN ABOVE TO LEARN MORE ABOUT THE TEAM!

