NEXT TO 26527 OLD RIVER ROAD

MONROE, OR





LOCATION

Located Just 20 Minutes South of Corvallis and Interstate 5 and 5 Minutes from Monroe, Near Local Recreation like Irish Bend Park, William Finley Wildlife Refuge and the Willamette River

LAND DETAILS

Approximately 350 +/- Acres

- Property Sale is Subject to Successful Completion of Lot Line Adjustment of Approx 52 Acres
- Parcel ID #'s 185672,185680, 185698, 185730
- 312 +/- Acres of Tillable Ground
- Approx 125 Acres Planted in Fescue, Owner Managed
- 31 +/- Acres of Scrub Ground
- Underground Main Line
- Majority Cloquato and Chehalis Silty Clay Loam Soils
- Completely Covered in Water Rights
 - Subject to Change Upon Completion of a Lot Line Adjustment
 - See Water Rights Report Below in Water Rights Documents
 - Water Rights Cert 38029, 42068, 48426, 46854, 53020 with Priority
 Dates Ranging from 1963 to 1978
 - Formal Water Rights Transfer in Progress



SELLERS PREFERRED TERMS

Use OREF Forms

5 Business Day for Response Time For All Offers

Fidelity National Title Co

Negotiable: Irrigation Pumps

Seller will consider offer with concessions

Seller Names: Lincoln H Volker, Michael L Volker, Arita M Volker







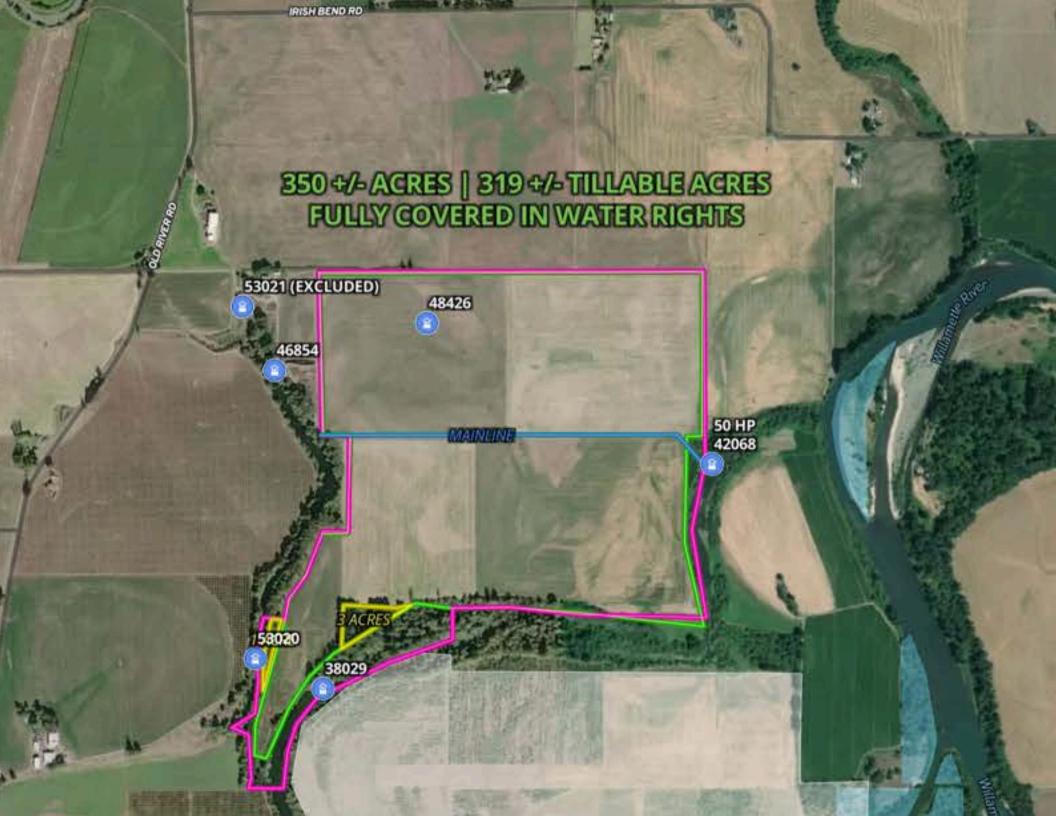
MAPS

PROVIDED BY LANDID

SCAN HERE FOR INTERACTIVE MAP













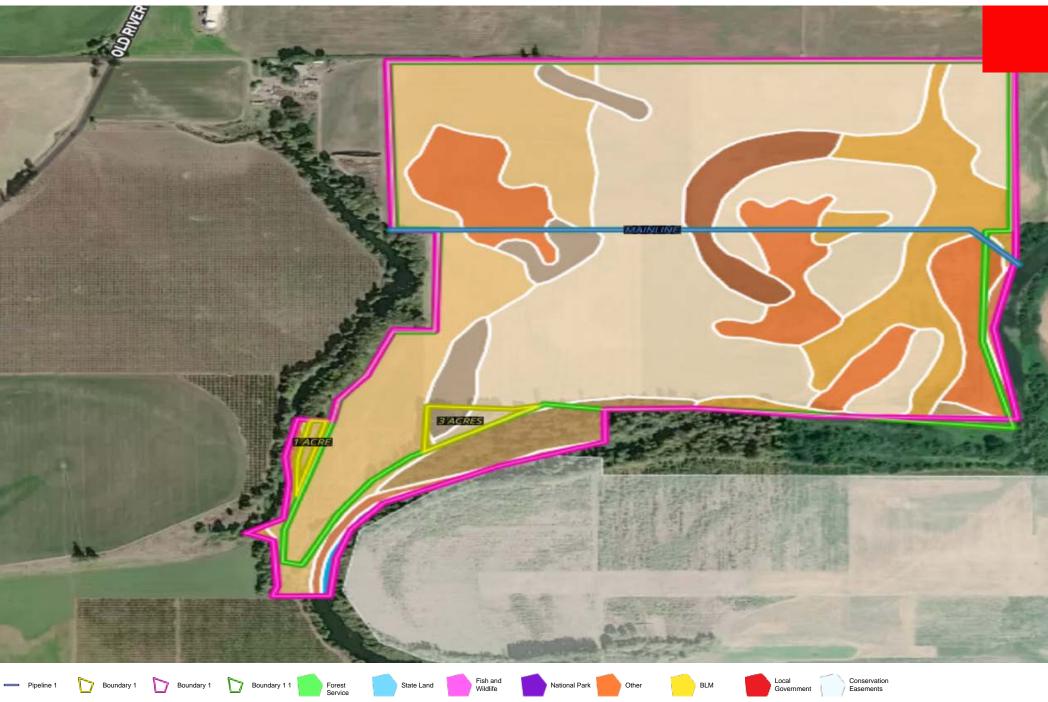


SOIL REPORT

PROVIDED BY LANDID



Oregon, AC +/-



| Boundary 1 349.05 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
46	Cloquato silt loam, 0 to 3 percent slopes	145.0 4	41.55	0	94	2w
40	Chehalis silty clay loam, 0 to 3 percent slopes	72.55	20.79	0	97	2w
127	Newberg loam, 0 to 3 percent slopes	46.21	13.24	0	72	2w
118	McBee silty clay loam, 0 to 3 percent slopes	36.81	10.55	0	92	2w
29	Camas gravelly sandy loam, relict bar, 0 to 3 percent slopes	13.83	3.96	0	51	4w
125	Newberg fine sandy loam, 0 to 3 percent slopes	13.76	3.94	0	70	2w
157	Wapato silty clay loam, 0 to 3 percent slopes	13.45	3.85	0	82	3w
159	Water	6.0	1.72	0	1	8
W	Water	1.4	0.4	0	1	-
TOTALS		349.0 5(*)	100%	1	86.4	2.22

(*) 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.



WATER RIGHTS

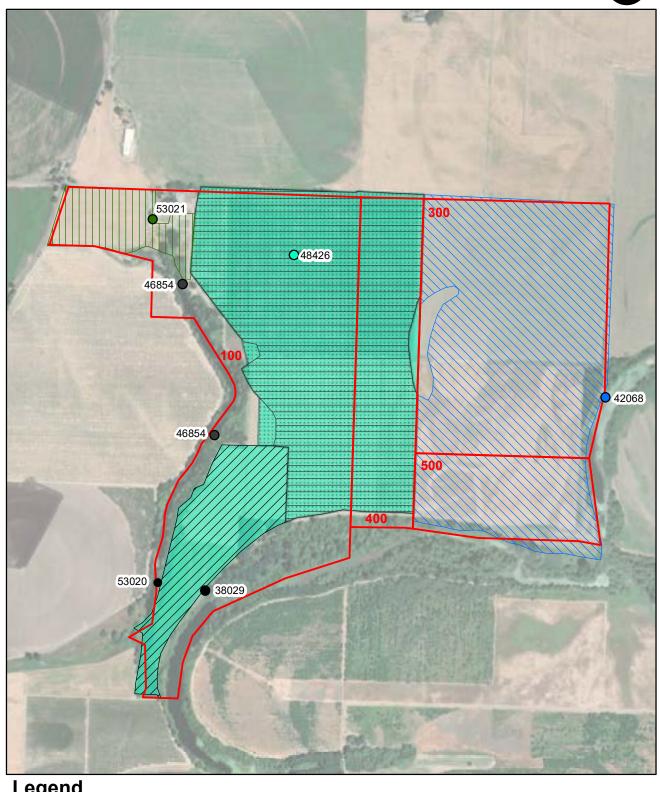
REPORT PROVIDED BY LANDID WILL MCGILL SURVEYING

CERTIFICATE 53021 EXCLUDED FROM SALE



Volker WR Report





Legend

Taxlots Cert. 48426 Cert. 53021 Cert. 42068 Cert. 53020



October 2, 2024

Re: Volker Water Right Report

Subject Property:

Account No.	Map-Taxlot No.	Acreage	
350851	145140000100	202.86	
185680	145130000400	52.50	
185672	145130000300	119.29	
185698	145130000500	38.11	

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

Doc. No.	Doc. Name	Priority Date	Source	Use	Rate	Duty	Acreage
Cert. 38029	William H. Volker	5/8/1963	Harken's Lake	Irrigation	0.43 cfs	2.5 af/ac.	34.2
Cert. 42068	Volney Volker	5/20/1968	Unnamed Slough	Irrigation	1.89 cfs	2.5 af/ac.	151.5
Cert. 48426	William H. Volker	7/20/1973	Home Place Well	Irrigation, Supplemental Irrigation	1.5 cfs	2.5 af/ac.	3.4 IR 179.2 IS
Cert. 46854	William H. Volker	5/8/1963	Martin's Lake	Irrigation	1.81 cfs	2.5 af/ac.	145.0
Cert. 53020	William Volker	6/9/1978	Martin's Lake	Supplemental Irrigation	0.96 cfs	2.5 af/ac.	145.0
Cert. 53021	William H. Volker	10/17/1978	Well	Irrigation	0.24 cfs	2.5 af/ac.	19.2

- 1. Each surface water right on the subject property is authorized from its own respective point(s) of diversion (POD). Some of this is due to varying sources; however, if any consolidation of PODs has occurred a transfer application may be needed to authorize the used pump sites.
- 2. Taxlots 300 and 500 are covered by cert. 42068 (151.5 acres) and is not layered with any other rights.
- 3. Many of the water rights appurtenant to taxlots 100 and 400 are layered. Cert. 38029 (34.2 acres), cert. 46854 (145.0 acres), and cert. 53021 (19.2 acres) are all primary on their respective places of use. Cert. 53020 is supplemental mostly to cert. 46854; however, despite the same acreage (145.0 acres) it does not have the exact same place of use. A small portion of cert. 53020 is only supplemental to cert. 48426. Cert. 48426 only has 3.4 acres of primary, but also covers 179.2

- acres with supplemental from the home place well (total of cert. 46854 and 38029). The remainder of taxlot 100 is covered by cert. 53021 alone.
- 4. If a transfer application is desired to move any portion of a layered right, all layered rights must move together or be cancelled.
- 5. If a transfer application is desired of any sort, an evidence of use affidavit will be needed stating that water has been used on that portion within the last 5 years.
- 6. Any portion of a certificate that has a 5-year non-use period ending within the last 15 years can be subject to forfeiture.
- 7. Cert. 48426 authorized a rate that is reduced from standard for irrigation (1/80th cfs per acre). It authorizes 1.5 cfs instead of the standard 2.28 cfs. This could be due to the well yield or the system capacities at the time the water right was perfected.
- 8. Cert. 53020 authorized a rate that is reduced from standard for irrigation (1/80th cfs per acre). It authorizes 0.96 cfs instead of the standard 1.81 cfs. There is a standard rate irrigation right from the same source (Martin's Lake, Cert. 46854), so this is likely no concerning.
- 9. Generally supplemental rights are not allowed on the same source as the primary. In the case of certificates 53020 and 46854, they share a source and much of the same place of use. Although it is unusual, there is no mechanism to fix this and will not likely come up as an issue.
- 10. Well logs were not found for groundwater certificates 48426 or 53021. BENT 6763 may correlate, but was listed as a test well. Additional research could be done to locate a well log if they exist. Due to the current lack of a well log and age of the corresponding water rights, it is assumed that the wells would not meet current construction standards and could not be included in a new groundwater permit application.
- 11. The wells can be used for exempt uses in addition to the authorized irrigation. This includes, but is not limited to: 15,000 gallons per day for domestic, 5,000 gallons per day for one commercial use, irrigation of ½ acre of non-commercial lawn or garden, and livestock drinking.
- 12. There are a few small gaps in coverage on the farm. If a transfer application is desired for any other reason, the easiest fix would be to move a couple of acres through the same application to cover it using existing rights.
- 13. If new water rights are desired to cover the gaps, the options are limited. New groundwater rights are not feasible. Surface water is not available during the irrigation season. The best option for new rights would be stored water. This could be privately stored water pumped from surface water in the winter or a Bureau of Reclamation (BOR) contract. The BOR contract would require access to the main channel of the Willamette or proof that there is a surface connection upstream from one of the PODs to the main channel.
- 14. The irrigation season in this area is March 1 October 31.
- 15. If the property is sold, ownership updates can be completed on each certificate. This is a one-page, no-cost form submitted to OWRD and is not required.

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

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS





BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 350851

Tax Lot: 145140000100

Owner: Volker, Michael L

CoOwner:

Site: 26527 Old River Rd Monroe OR 97456

Mail: 26527 Old River Rd

Monroe OR 97456

Zoning: County-EFU - Exclusive Farm Use

Std Land CMOB - Mobile Home Parks, Trailers

Use: Legal:

Twn/Rng/Sec: T:14S R:05W S:14 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$20,040.00**

Market Land:

Market Impr: \$20,040.00
Assessment Year: 2023
Assessed Total: \$20,040.00

Exemption:

Taxes: **\$244.11**Levy Code: 2506
Levy Rate: 12.6221

SALE & LOAN INFORMATION

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

Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1986

Eff Year Built:

Bedrooms: 2

of Stories: 1
Total SqFt: 1,512 SqFt

Floor 1 SqFt: 1,512 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 197.40 Acres (8,598,666 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

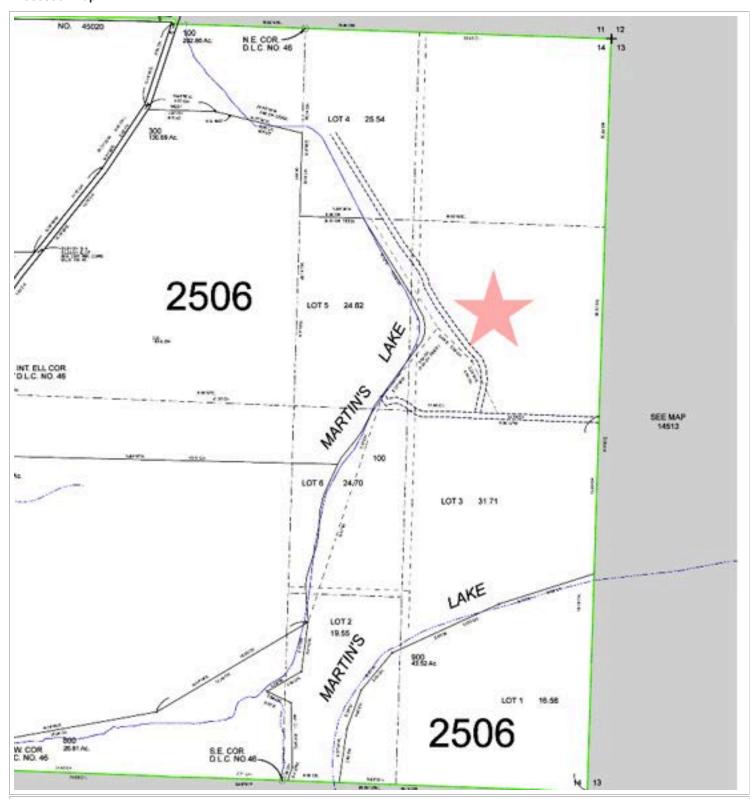
Block:

Plat/Subdiv:

School Dist: 1J - Monroe Census: 3002 - 010400

Recreation:

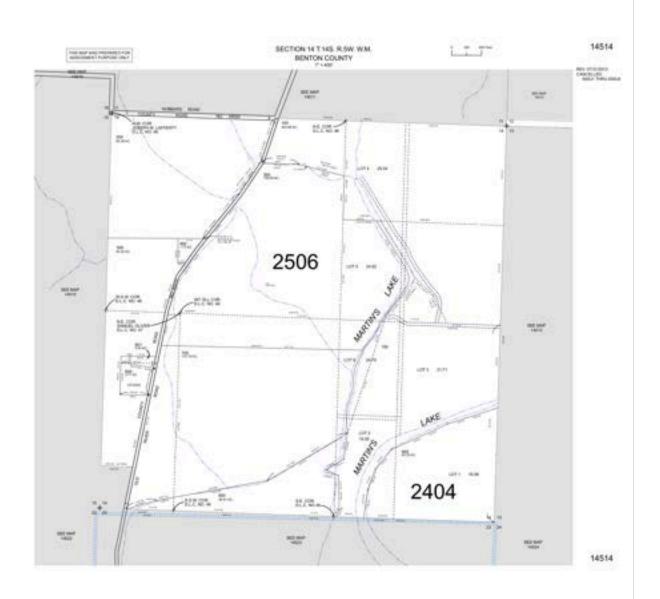
Assessor Map





Parcel ID: 350851

Site Address: 26527 Old River Rd





Parcel ID: 350851

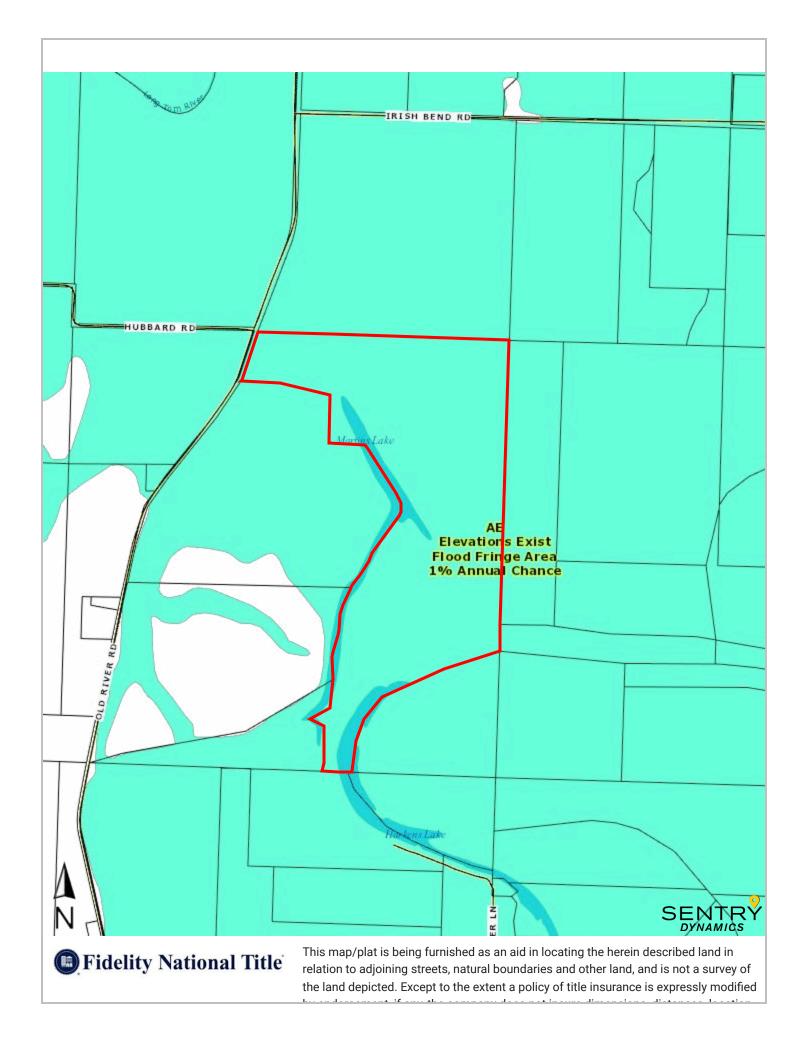
Site Address: 26527 Old River Rd

Aerial Map





Parcel ID: 350851



PROPERTY SUMMARY

Account Information

Account #: 350851

Map Taxlot: <u>145140000100</u>

Acreage: 0
Property Class: 019
Tax Code Area: 2506

Situs Address:

<u>26527 OLD RIVER RD</u> <u>MONROE, OR 97456</u> FOR ASSESSMENT AND TAX PURPOSES ONLY

Last Certified Values

 Market Land:
 \$0.00

 Market Structure:
 \$20,040.00

 Total Real
 \$20,040.00

No Sale

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Market:

Special Assessed Taxable Land: \$0.00
Assessed: \$20,040.00
Exemption: \$0.00
Net Taxable: \$20,040.00

Property Valuation History

OWNER INFORMATION

Owner:

VOLKER MICHAEL L 26527 OLD RIVER RD MONROE, OR 97456 Taxpayer:

VOLKER MICHAEL L 26527 OLD RIVER RD MONROE, OR 97456

TAXES

Tax Code Area: 2506 2023 Property Tax \$244.11

PROPERTY IMPROVEMENTS

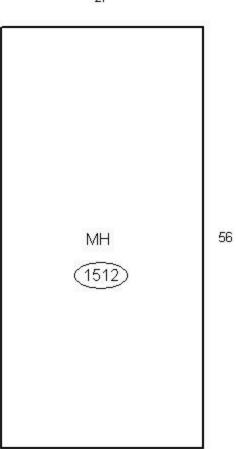
Mobile Homes

Type MHOME Year Built 1986 Square Footage 1512

SALES HISTORY

Sales Date Deed Ref. Sale Price

PROPERTY SKETCHES



<u>View Larger</u> ☐

Assessment Property Tax Statement

07/01/2023 to 06/31/2024 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 350851

SITUS ADDRESS: 26527 OLD RIVER RD MONROE, OR 97456

PROP CLASS:	019
PROP TCA:	2506

PROP MAP: 145140000100 ACRES: 0.00

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	0.00	0.00
Real Market Value Structure	19,540.00	20,040.00
Real Market Value Total	19,540.00	20,040.00
Special Assessed Value	0.00	0.00
Assessed Value	19,540.00	20,040.00
Exemptions	0.00	0.00
Net Taxable	19,540.00	20,040.00

LAST YEARS TAX

Bond LinnBenton CC LinnBenton CC Bond 2022	3.13 1.25
Monroe School 2017 Bond	23.99
Bonds - Other	28.37

Education	100.20
Monroe SD #1	85.35
LinnBentonLincoln ESD	5.61
LinnBenton CC	9.24

911 Emergency Service Dist	9.02
Benton County	44.19
Benton County Extension Dist	1.60
Benton County Library	7.91
Benton County Local Option	18.04
2021	
Benton County Soil & Water	1.00
Monroe RFD #5	33.78
General Government	115.54

TAX COLLECTOR (541)766-6808 ASSESSOR (541)766-6855

WEB SITE: https://assessment.bentoncountyor.gov/

If a mortgage company pays your taxes, this statement is for your records only.

Full	2/3	1/3	2023 - 2024 TAXES	244.11
Payment	Payment	Payment	2022 - 2023 DELINQUENT	322.25
with 3%	with 2%	with No	TAXES	
Discount	Discount	Discount		
559.04	481.74	403.62	TOTAL TAXES OUTSTANDING	566.36
			TOTAL TAX (After Discount)	559.04

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PAYMENT

ACCOUNT NUMBER: 350851 INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment, if paid by	11/15/2023	559.04
or 2/3 Payment, if paid by	11/15/2023, with final 1/3 due	481.74
	05/15/2024	
or 1/3 Payment, if paid by	11/15/2023, 02/15/2024,	403.62
	05/15/2024	

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

This on-line tax statement reflects the information on the account as of 10/01/2023. 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 10/01/2023, 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://assessment.bentoncountyor.gov.



Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964



BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 185730

Tax Lot: 145140000100

Owner: Volker, William Henry

CoOwner:

Site: 26527 Old River Rd

Monroe OR 97456

Mail: 26527 Old River Rd Monroe OR 97456

Zoning: County-EFU - Exclusive Farm Use

Std Land

AFAR - Farms And Crops

Use:

Legal:

Twn/Rng/Sec: T:14S R:05W S:14 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$913,389.00

Market Land: \$570,959.00

Market Impr: \$342,430.00

Assessment Year: 2023

Assessed Total: \$418,676.00

Exemption:

Taxes: **\$5,284.57** Levy Code: 2506 Levy Rate: 12.6221

SALE & LOAN INFORMATION

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

PROPERTY CHARACTERISTICS

Year Built: 1878

Eff Year Built:

Bedrooms: 5
Bathrooms: 1

of Stories: 2

Total SqFt: 2,781 SqFt

Floor 1 SqFt: 1,885 SqFt Floor 2 SqFt: 896 SqFt

Basement SqFt:

Lot size: 202.86 Acres (8,836,582 SqFt)

Garage SqFt: 226 SqFt

Garage Type: Attached Garage

AC:

Pool: Yes

Heat Source: Electric baseboard

Fireplace: 1

Bldg Condition: AV

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 1J - Monroe Census: 3002 - 010400

Recreation:

PROPERTY SUMMARY

Account Information

Account #: 185730

Map Taxlot: <u>145140000100</u>

Acreage: 202.86
Property Class: 559
Tax Code Area: 2506

Situs Address:

<u>26527 OLD RIVER RD</u> <u>MONROE, OR 97456</u> FOR ASSESSMENT AND TAX PURPOSES ONLY

Last Certified Values

 Market Land:
 \$570,959.00

 Market Structure:
 \$342,430.00

 Total Real
 \$913,389.00

No Sale

S

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orv

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nd

\$418,676.00

Market:

Special Assessed Taxable Land: \$191,321.00 Assessed: \$418,676.00

Exemption: \$0.00

Property Valuation History

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OWNER INFORMATION

Owner:

VOLKER WILLIAM HENRY 26527 OLD RIVER RD MONROE, OR 97456-9624 Taxpayer:

Net Taxable:

VOLKER WILLIAM HENRY 26527 OLD RIVER RD MONROE, OR 97456-9624

TAXES

 Tax Code Area:
 2506

 2023 Property Tax
 \$5,284.57

WARNING

This account may have potential tax liabilities, taxes due, or other special development conditions.

PROPERTY IMPROVEMENTS

Residential Dwellings

 Built
 1878

 # Rooms
 11

 # Beds
 5

 # Baths
 1.00

Heating Electric baseboard

Cooling UNKNOWN

Sq. Ft. Calc.

Total Sq. Ft. 2781 1885 Main Lvl 2nd Lvl 896 Upper Lvl 0 0 **Basement** Basement Finish 0 Attic Finish 0 Total Finish 2781

Residential Features

Type ATTGAR
Year Built 3000
Square Footage 226

Outbuildings

Type MACHINE
Year Built 1878
Square Footage 2560

SALES HISTORY

Deed Ref.

Sale Price

PROPERTY SKETCHES
01 02 03 04 05 07 08 09

Assessment Property Tax Statement

07/01/2023 to 06/31/2024 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 185730

SITUS ADDRESS: 26527 OLD RIVER RD MONROE, OR 97456

PROP CLASS:	559
PROP TCA:	2506

PROP MAP: 145140000100 ACRES: 202.86

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	570,959.00	570,959.00
Real Market Value Structure	347,490.00	342,430.00
Real Market Value Total	918,449.00	913,389.00
Special Assessed Value	187,445.00	191,321.00
Assessed Value	408,007.00	418,676.00
Exemptions	0.00	0.00
Net Taxable	408,007.00	418,676.00

LAST YEARS TAX

Bonds - Other	592.80
Monroe School 2017 Bond	501.24
LinnBenton CC Bond 2022	26.08
Bond LinnBenton CC	65.48

Education	2,277.98
Monroe SD #1	1,940.20
LinnBentonLincoln ESD	127.65
LinnBenton CC	210.13

911 Emergency Service Dist	188.40
Benton County	923.27
Benton County Extension Dist	33.49
Benton County Library	165.25
Benton County Local Option	376.81
2021	
Benton County Soil & Water	20.93
Monroe RFD #5	705.64

2,413.79

General Government

TAX COLLECTOR (541)766-6808 ASSESSOR (541)766-6855

WEB SITE: https://assessment.bentoncountyor.gov/

If a mortgage company pays your taxes, this statement is for your records only.

Full	2/3	1/3	2023 - 2024 TAXES	5,284.57
Payment	Payment	Payment	2022 - 2023 DELINQUENT	5,760.16
with 3%	with 2%	with No	TAXES	
Discount	Discount	Discount		
24,392.35	22,718.91	21,027.85	TOTAL TAXES OUTSTANDING	24,550.89
			TOTAL TAX (After Discount)	24,392.35

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PAYMENT

ACCOUNT NUMBER: 185730 INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment, if paid by	11/15/2023	24,392.35
or 2/3 Payment, if paid by	11/15/2023, with final 1/3 due	22,718.91
	05/15/2024	
or 1/3 Payment, if paid by	11/15/2023, 02/15/2024,	21,027.85
	05/15/2024	

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

This on-line tax statement reflects the information on the account as of 10/01/2023. 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 10/01/2023, 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://assessment.bentoncountyor.gov.



Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964



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





BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 185672

Tax Lot: 145130000300

Owner: Volker, Lincoln H
CoOwner: Volker, Michael L

Site:

Monroe OR 97456 Mail: 27490 Hubbard Rd Monroe OR 97456

Zoning: County-EFU - Exclusive Farm Use

Std Land

AFAR - Farms And Crops

Use: Legal:

Twn/Rng/Sec: T:14S R:05W S:13 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$429,068.00

Market Land: \$429,068.00

Market Impr:

Assessment Year: 2023

Assessed Total: \$130,661.00

Exemption:

Taxes: \$1,649.22

Levy Code: 2506

Levy Rate: 12.6221

SALE & LOAN INFORMATION

Sale Date: 06/10/1996

Sale Amount: \$230,000.00

Document #: 214549

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: 119.29 Acres (5,196,272 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

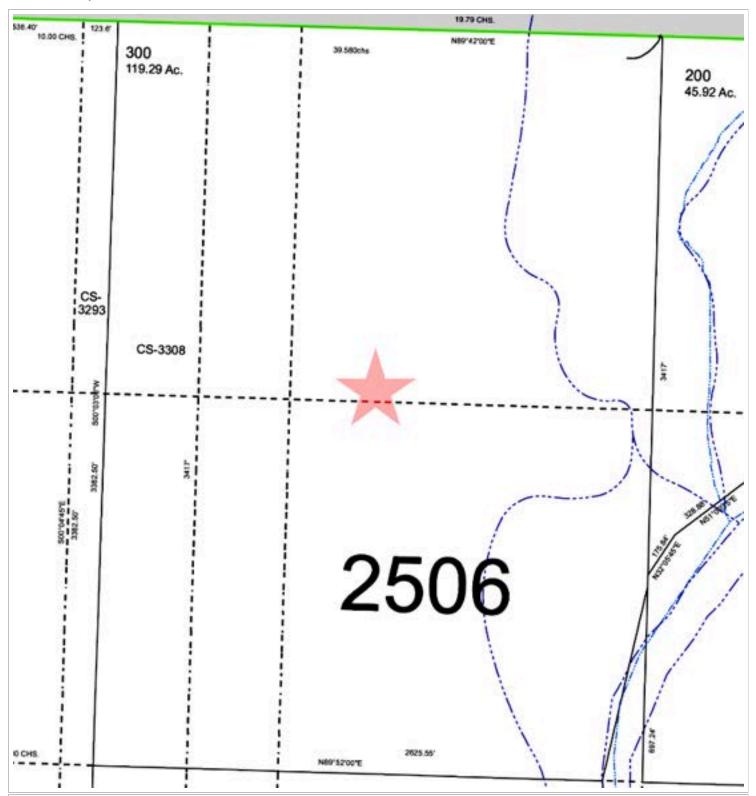
Plat/Subdiv:

School Dist: 1J - Monroe

Census: 3002 - 010400

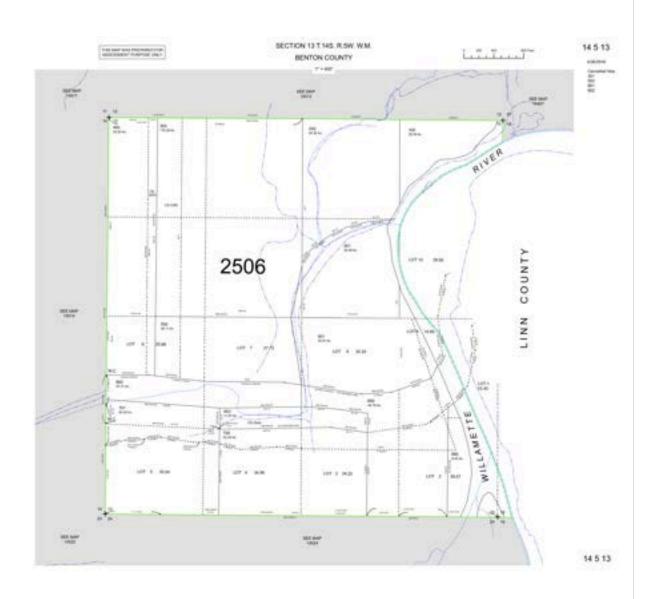
Recreation:

Assessor Map





Parcel ID: 185672 Site Address:





Parcel ID: 185672 Site Address:

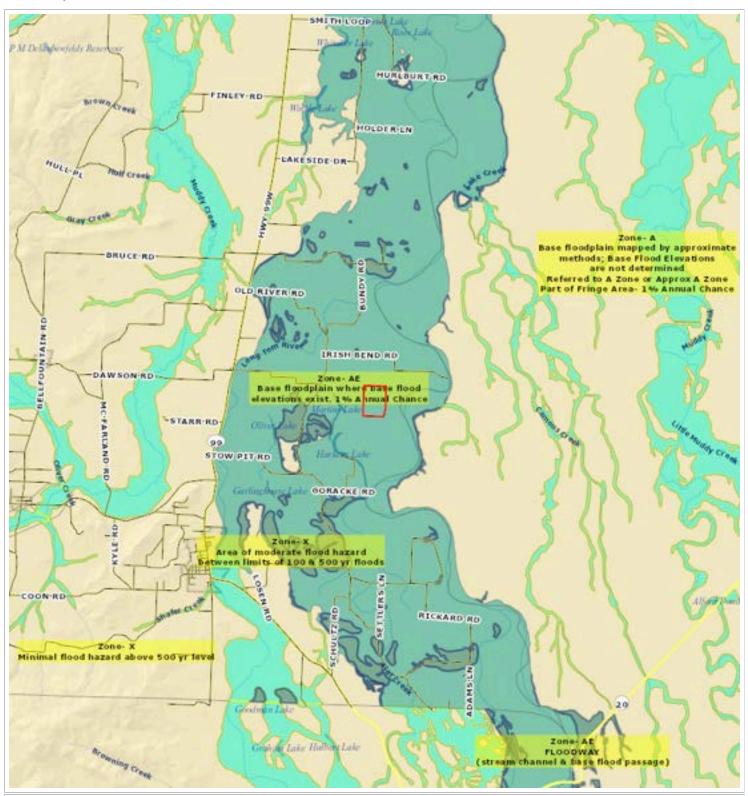
Aerial Map





Parcel ID: 185672

Flood Map





Parcel ID: 185672

PROPERTY SUMMARY

Account Information

Account #: 185672

Map Taxlot: <u>145130000300</u>

Acreage: 119.29 Property Class: 550 Tax Code Area: 2506

Situs Address:

<u>UNASSIGNED</u>

MONROE, OR 97456

FOR ASSESSMENT AND TAX PURPOSES ONLY

Last Certified Values

 Market Land:
 \$429,068.00

 Market Structure:
 \$0.00

 Total Real
 \$429,068.00

Market:

Special Assessed Taxable Land: \$130,661.00
Assessed: \$130,661.00
Exemption: \$0.00

Net Taxable: \$130,661.00

Property Valuation History

r

OWNER INFORMATION

Owner:

VOLKER LINCOLN H & MICHAEL L 27490 HUBBARD RD MONROE, OR 97456

Taxpayer:

VOLKER LINCOLN H & MICHAEL L 27490 HUBBARD RD MONROE, OR 97456

TAXES

Tax Code Area: 2506 2023 Property Tax \$1,649.22

WARNING

This account may have potential tax liabilities, taxes due, or other special development conditions.

PROPERTY IMPROVEMENTS

SALES HISTORY

 Sales Date
 Deed Ref.
 Sale Price

 03/17/1992
 146146-92
 \$110,000.00

PROPERTY SKETCHES

Assessment Property Tax Statement

07/01/2023 to 06/31/2024 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 185672

SITUS ADDRESS: UNASSIGNED MONROE, OR 97456

PROP CLASS:	550
PROP TCA:	2506

PROP MAP: 145130000300 ACRES: 119.29

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	429,068.00	429,068.00
Real Market Value Structure	0.00	0.00
Real Market Value Total	429,068.00	429,068.00
Special Assessed Value	128,743.00	130,661.00
Assessed Value	128,743.00	130,661.00
Exemptions	0.00	0.00
Net Taxable	128,743.00	130,661.00

LAST YEARS TAX

Bond LinnBenton CC	20.44
LinnBenton CC Bond 2022	8.14
Monroe School 2017 Bond	156.43
Bonds - Other	185.01

Education	710.92
Monroe SD #1	605.50
LinnBentonLincoln ESD	39.84
LinnBenton CC	65.58

911 Emergency Service Dist	58.80
Benton County	288.13
Benton County Extension Dist	10.45
Benton County Library	51.57
Benton County Local Option	117.59
2021	
Benton County Soil & Water	6.53
Monroe RFD #5	220.22

753.29

General Government

TAX COLLECTOR (541)766-6808 ASSESSOR (541)766-6855

WEB SITE: https://assessment.bentoncountyor.gov/

If a mortgage company pays your taxes, this statement is for your records only.

Full	2/3	1/3	2023 - 2024 TAXES	1,649.22
Payment	Payment	Payment	2022 - 2023 DELINQUENT	1,817.56
with 3%	with 2%	with No	TAXES	
Discount	Discount	Discount		
7,675.79	7,153.54	6,625.79	TOTAL TAXES OUTSTANDING	7,725.27
			TOTAL TAX (After Discount)	7,675.79

Cut Here PLEASE RETURN THIS PORTION WITH YOUR Cut Here
PAYMENT

ACCOUNT NUMBER: 185672 INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment, if paid by	11/15/2023	7,675.79
or 2/3 Payment, if paid by	11/15/2023, with final 1/3 due	7,153.54
	05/15/2024	
or 1/3 Payment, if paid by	11/15/2023, 02/15/2024,	6,625.79
	05/15/2024	

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

This on-line tax statement reflects the information on the account as of 10/01/2023. 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 10/01/2023, 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://assessment.bentoncountyor.gov.



Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

WARRANTY DEED - STATUTORY FORM (ORS 93.850)

VOLNEY R. VOLKER and LOIS I. VOLKER, Husband and Wife, Grantors, warrant and convey to JON D. BURNHAM, DOUGLAS J. DENNETT, HERB W. HORNSTRA, each as to an undivided one-fourth (1/4) interest, and KEITH SHERMAN and F. LEROY SHERMAN, each as to an undivided one-eighth (1/8) interest, all as tenants in common, Grantees, the property more fully described on Exhibit "A" attached hereto free of encumbrances except for those set forth in Exhibit "B" attached hereto situated in Linn and Benton counties.

The true consideration for this conveyance is \$110,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 17 day of March , 1992.

V Johny Volker Vaio Volker
Volney R. Volker Lois T. Volker

STATE OF OREGON; County of Benton: ss.

The foregoing instrument was acknowledged before me this // day of March , 1992, by VOLNEY R. VOLKER AND LOIS I. VOLKER.

Notary Public for Oregon My Commission Expires Public Of My Commission Expires 12

Tax Account Nos.: 14-5-13 300; 14-5-13 500; 14-5-13 800

Until a change is requested, send all tax statements to:

After recording, return to:

Douglas J. Dennett Thorp, Dennett, Purdy, Golden & Jewett, P.C. 644 North "A" Street Springfield, OR 97477

Douglas J. Dennett Thorp, Dennett, Purdy, Golden & Jewett, P.C. 644 North "A" Street Springfield, OR 97477

WARRANTY DEED (duck3)

manage the same and the same and

PARCEL I:

A parcel of land being a portion of both the Northwest one-quarter and of Lot 7, Section 13. Township 14 South, Range 5 West of the Willamette Meridian, Benton County, Oregon, being described as follows:

Beginning at the Brass Cap monument marking the North one-quarter corner of said Section 13; thence along the North-South centerline of said Section 13. South 0°19'49' East 2200.40 feet to the true point of beginning being in the approximate center of a slough; thence along the approximate center of said slough. South 13°00'00' West 477.68 feet and South 8°30'00' East 775.03 feet to a point on the said North-South centerline of said Section 13; thence along said North-South centerline, North 0°19'49' West 1231.97 feet to the true point of beginning, in Benton County, Oregon.

ALSO, Lots 8, 9, and 10 in Section 13, Township 14 South, Range 5 West of the Willamette Merdian, Benton County, Oregon.

PARCEL II:

TRACT I:

A parcel of land lying in Section 13. Township 14 South, Range 5 West, Willamette Heridian, Linn County, Oregon, as follows:

Beginning at a point 13.50 chains East of the Southwest corner of the Southeast quarter of Section 13. Township 14 South. Range 5 West of Willamette Heridian, Linn County, Oregon; thence running East 5.48 chains; thence North 18.25 chains to the river; thence West 5.48 chains; thence South 18.25 chains to the place of beginning.

TRACT II:

are a market and a little of the state of th

Beginning 18.98 chains East of the Southwest corner of the Southeast quarter of Section 13 in Township 14 South, Range 5 West; thence East 10.96 chains; thence North 22.75 chains to the Willamette River; thence up said river with the meandering thereof to a point due North of beginning; thence South 18.25 chains to beginning, lying and being in Linn County, Oregon.----

- As disclosed by the tax roll the premises herein described have been 1. zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
- 2. Any adverse claim based upon the assertion that: (a) Said land or any part thereof is now or at any time has been below the ordinary highwater mark of the Willamette River. (b) Some portion of said land has been created by artificial means or

has accreted to such portion so created.

- (c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Willamette River, or has been formed by accretion to any such portion.
- The rights of fishing, navigation and commerce to the State of Gregon. the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of the willemeste River
- Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the waters of the Williamette
- 5. Rights of the public in streets, roads and highways.
- We are unable to ascertain from the records if the premises herein described have a means of ingress and egress to and from a legally dedicated road or highway, and for this reason such rights behalf be insured.
- 7. Easement, including the terms and provisions thereof, granted to Benton County District Improvement Company Number 3, of the County of Benton, State of Oregon, a corporation by R. C. Herron and Cora Herron recorded AUGUST 31, 1939, Instrument No. 29787 Book 95, Page 139, Deed Records of Benton County, Oregon.
- Dasement, including the terms and provisions thereof, granted to United States of America by instrument recorded AUGUST 16, 1949, Instrument No. 74434 Book 127, Page 272, Deed Records of Benton County, Oregon.
- 9. Agreement, including the terms and provisions thereof, between Minnie Volker and Volney R. and Lois Volker, recorded Janaury 18, 1960 as Instrument No. 31507, Miscellaneous Records of Benton County, Oregon.
- Easement for electric and telephone transmission and distribution lines, 10. including the terms and provisions thereof, granted to Consumers Power, Inc., by instrument recorded MAY 13, 1968, in Instrument No. 88498 Microfilm No. 7927 Microfilm Records of Benton County, Oregon.
- Subject to a lease agreement between Volney Volker and Lois Volker, 11. husband and wife, as Lessor and William Volker and Arita Volker, _, 1992, which Grantors husband and wife, as Lessee, dated hereby assign and set over unto Grantees.

EXHIBIT "B" PAGE 1 of 1

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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





BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 185680

Tax Lot: 145130000400 Owner: Volker, Arita M

CoOwner:

Site:

Monroe OR 97456 Mail: 26527 Old River Rd

Monroe OR 97456

Zoning: County-EFU - Exclusive Farm Use

Std Lanc

AFAR - Farms And Crops

Use: Legal:

Twn/Rng/Sec: T:14S R:05W S:13 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$370,780.00 Market Land: \$370,780.00

Market Impr:
Assessment Year: 2023
Assessed Total: \$70,753,00

Exemption:

Taxes: **\$893.05** Levy Code: 2506 Levy Rate: 12.6221

SALE & LOAN INFORMATION

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

PROPERTY CHARACTERISTICS

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:

Year Built:

Lot size: 52.50 Acres (2,286,900 SqFt)

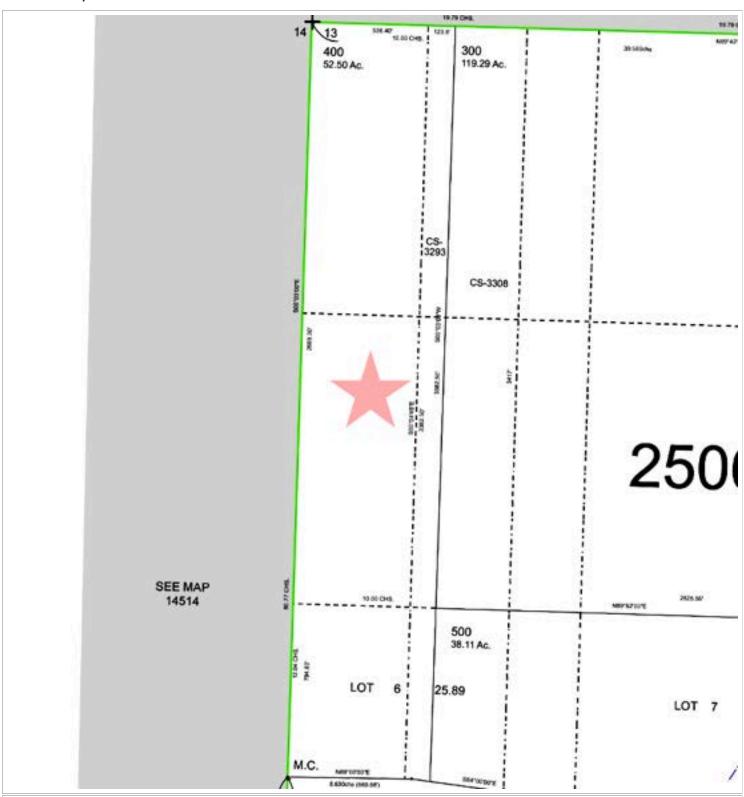
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:

Bldg Condition: Neighborhood:

Lot: Block: Plat/Subdiv:

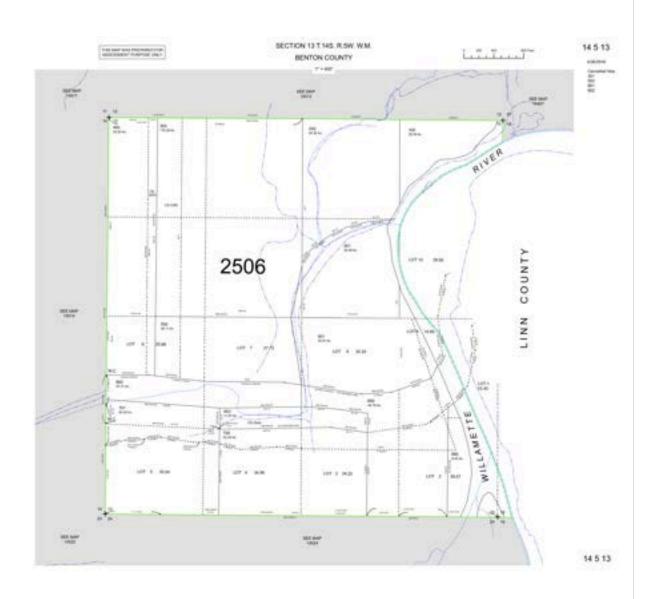
School Dist: 1J - Monroe Census: 3002 - 010400

Recreation:





Parcel ID: 185680 Site Address:





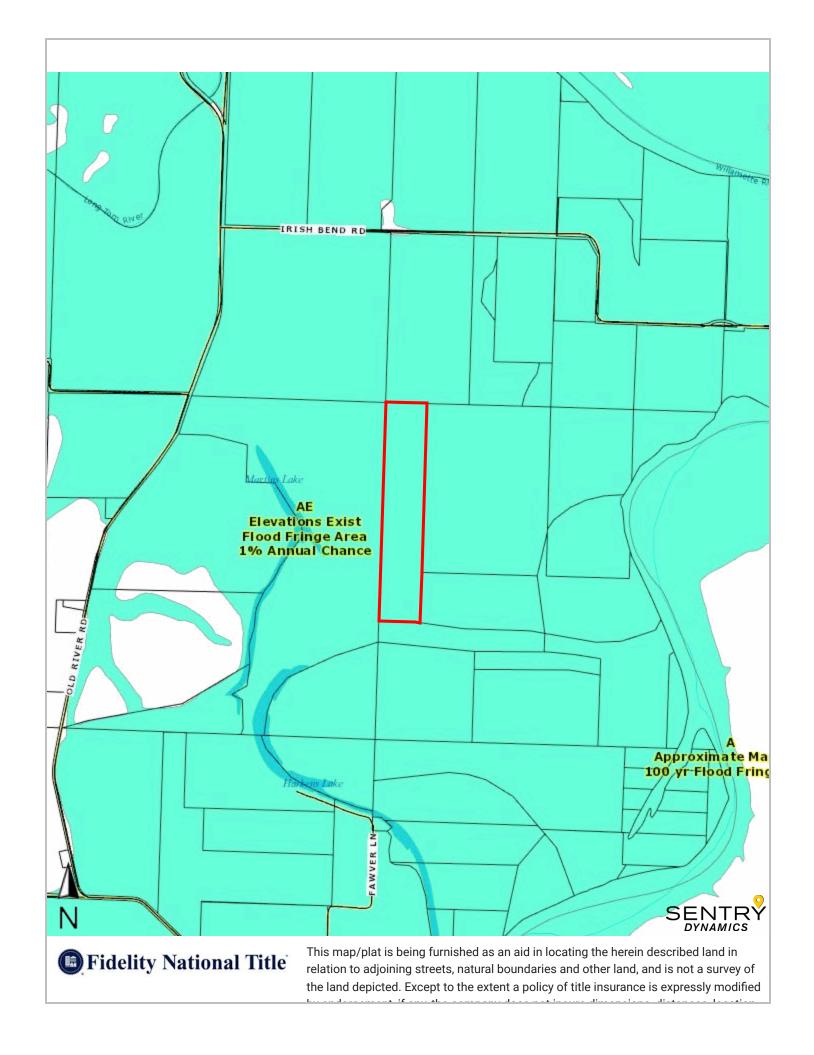
Parcel ID: 185680 Site Address:

Aerial Map





Parcel ID: 185680



PROPERTY SUMMARY

Account Information

Account #: 185680

Map Taxlot: 145130000400

Acreage: 52.5 550 **Property Class:** Tax Code Area: 2506

Situs Address:

UNASSIGNED

MONROE, OR 97456

FOR ASSESSMENT AND TAX PURPOSES ONLY

No Sale

Hist

ory

Fou

nd

\$370,780.00

S

Last Certified Values

Market Land: \$370,780.00 Market Structure: \$0.00 Total Real

Market:

Special Assessed Taxable Land: \$70,753.00 Assessed: \$70,753.00 \$0.00 Exemption: Net Taxable: \$70,753.00

Property Valuation History

ΓŽ

OWNER INFORMATION

Owner:

VOLKER ARITA M 26527 OLD RIVER RD MONROE, OR 97456-9624 Taxpayer:

VOLKER ARITA M 26527 OLD RIVER RD MONROE, OR 97456-9624

TAXES

Tax Code Area: 2506 2023 Property Tax \$893.05

WARNING

This account may have potential tax liabilities, taxes due, or other special development conditions.

PROPERTY IMPROVEMENTS

SALES HISTORY

Sales Date Deed Ref. Sale Price

PROPERTY SKETCHES

Assessment Property Tax Statement

07/01/2023 to 06/31/2024 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 185680

SITUS ADDRESS: UNASSIGNED MONROE, OR 97456

PROP CLASS:	550
PROP TCA:	2506

PROP MAP: 145130000400 ACRES: 52.50

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	370,780.00	370,780.00
Real Market Value Structure	0.00	0.00
Real Market Value Total	370,780.00	370,780.00
Special Assessed Value	70,125.00	70,753.00
Assessed Value	70,125.00	70,753.00
Exemptions	0.00	0.00
Net Taxable	70,125.00	70,753.00

LAST YEARS TAX

Education	384.95
Monroe SD #1	327.87
LinnBentonLincoln ESD	21.57
LinnBenton CC	35.51

911 Emergency Service Dist	31.84
Benton County	156.01
Benton County Extension Dist	5.66
Benton County Library	27.93
Benton County Local Option	63.68
2021	
Benton County Soil & Water	3.54
Monroe RFD #5	119.25
General Government	407.91

TAX COLLECTOR (541)766-6808 ASSESSOR (541)766-6855

WEB SITE: https://assessment.bentoncountyor.gov/

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Full	2/3	1/3	2023 - 2024 TAXES	893.05
Payment	Payment	Payment	2022 - 2023 DELINQUENT	990.02
with 3%	with 2%	with No	TAXES	
Discount	Discount	Discount		
4,175.63	3,892.83	3,607.06	TOTAL TAXES OUTSTANDING	4,202.42
			TOTAL TAX (After Discount)	4,175.63

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PAYMENT

ACCOUNT NUMBER: 185680 INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment, if paid by

or 2/3 Payment, if paid by

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

3,892.83

05/15/2024

or 1/3 Payment, if paid by

11/15/2023, 02/15/2024,

3,607.06

05/15/2024

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

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Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964



Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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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





BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 185698

Tax Lot: 145130000500

Owner: Volker, Lincoln H
CoOwner: Volker, Michael L

Site:

Monroe OR 97456

Mail: 27490 Hubbard Rd

Monroe OR 97456

Zoning: County-EFU - Exclusive Farm Use

Std Land

AFAR - Farms And Crops

Use: Legal:

Twn/Rng/Sec: T:14S R:05W S:13 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$353,512.00 Market Land: \$353,512.00

Market Impr:
Assessment Year: 2023
Assessed Total: \$55,136.00

Exemption:

Taxes: **\$695.93** Levy Code: 2506 Levy Rate: 12.6221

SALE & LOAN INFORMATION

Sale Date: 06/10/1996
Sale Amount: \$230,000.00
Document #: 214549
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: 38.11 Acres (1,660,072 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

eat Source:

Fireplace:

Bldg Condition:

Neighborhood:

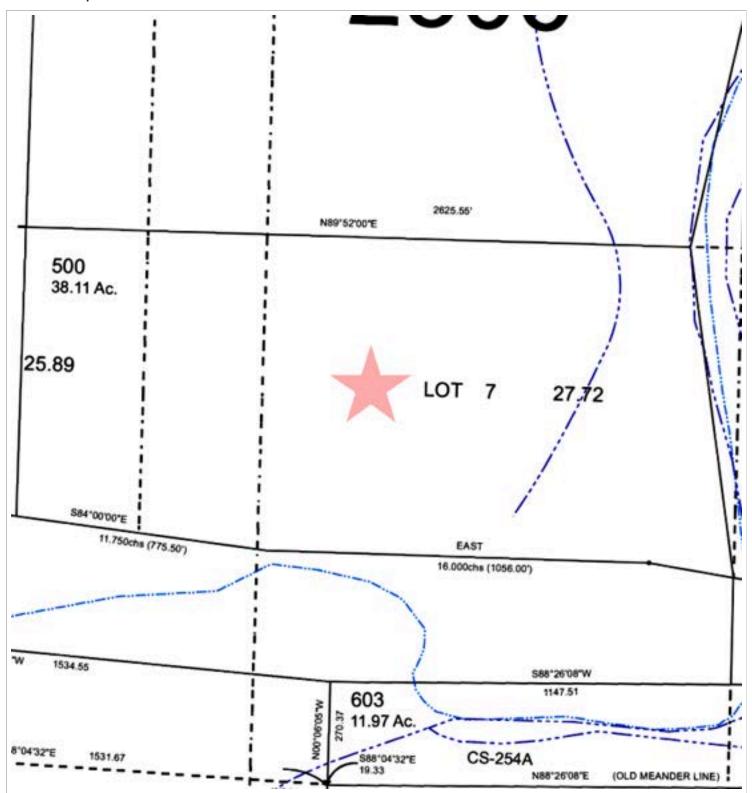
Lot:

Block:

Plat/Subdiv:

School Dist: 1J - Monroe Census: 3002 - 010400

Recreation:





Parcel ID: 185698 Site Address:





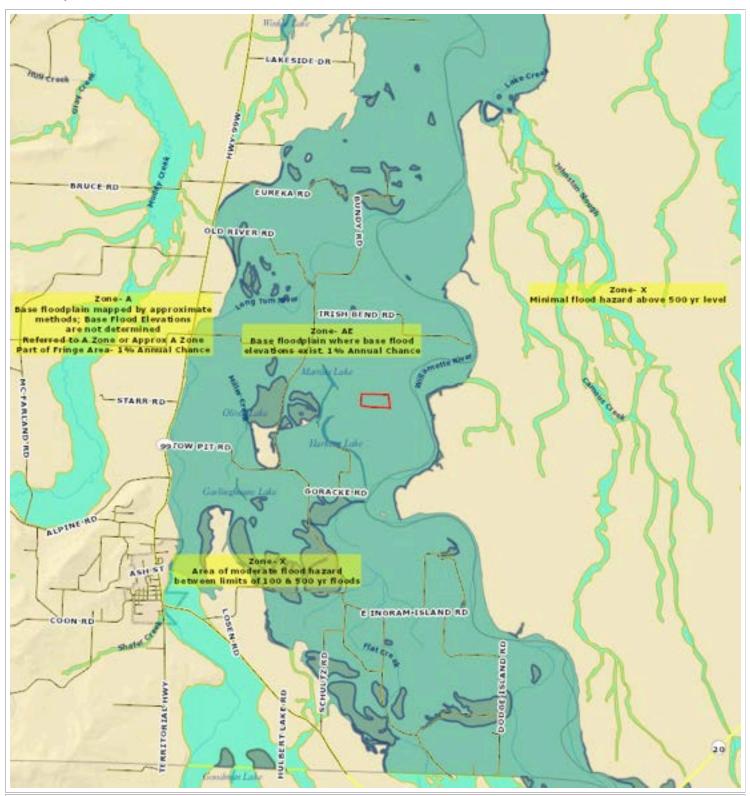
Parcel ID: 185698 Site Address:





Parcel ID: 185698

Flood Map





Parcel ID: 185698

PROPERTY SUMMARY

Account Information

Account #: 185698

Map Taxlot: <u>145130000500</u>

Acreage: 38.11 Property Class: 550 Tax Code Area: 2506

Situs Address: UNASSIGNED

MONROE, OR 97456

FOR ASSESSMENT AND TAX PURPOSES ONLY

Last Certified Values

 Market Land:
 \$353,512.00

 Market Structure:
 \$0.00

 Total Real
 \$353,512.00

Market:

Special Assessed Taxable Land: \$55,136.00
Assessed: \$55,136.00
Exemption: \$0.00
Net Taxable: \$55,136.00

Property Valuation History

r

OWNER INFORMATION

Owner:

VOLKER LINCOLN H & MICHAEL L 27490 HUBBARD RD MONROE, OR 97456

Taxpayer:

VOLKER LINCOLN H & MICHAEL L 27490 HUBBARD RD MONROE, OR 97456

TAXES

Tax Code Area: 2506 2023 Property Tax \$695.93

WARNING

This account may have potential tax liabilities, taxes due, or other special development conditions.

PROPERTY IMPROVEMENTS

SALES HISTORY

 Sales Date
 Deed Ref.
 Sale Price

 03/17/1992
 146146-92
 \$110,000.00

PROPERTY SKETCHES

Assessment Property Tax Statement

07/01/2023 to 06/31/2024 BENTON COUNTY PROPERTY TAX STATEMENT PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 185698

SITUS ADDRESS: UNASSIGNED MONROE, OR 97456

PROP CLASS:	550
PROP TCA:	2506

PROP MAP: 145130000500 ACRES: 38.11

VALUES	LAST YEAR	THIS YEAR
Real Market Value Land	353,512.00	353,512.00
Real Market Value Structure	0.00	0.00
Real Market Value Total	353,512.00	353,512.00
Special Assessed Value	54,354.00	55,136.00
Assessed Value	54,354.00	55,136.00
Exemptions	0.00	0.00
Net Taxable	54,354.00	55,136.00

LAST YEARS TAX

Bonds - Other	78.06
Monroe School 2017 Bond	66.01
LinnBenton CC Bond 2022	3.43
Bond LinnBenton CC	8.62

Education	299.99
Monroe SD #1	255.51
LinnBentonLincoln ESD	16.81
LinnBenton CC	27.67

911 Emergency Service Dist	24.81
Benton County	121.59
Benton County Extension Dist	4.41
Benton County Library	21.76
Benton County Local Option	49.62
2021	
Benton County Soil & Water	2.76
Monroe RFD #5	92.93
General Government	317.88

TAX COLLECTOR (541)766-6808 ASSESSOR (541)766-6855

WEB SITE: https://assessment.bentoncountyor.gov/

If a mortgage company pays your taxes, this statement is for your records only.

Full	2/3	1/3	2023 - 2024 TAXES	695.93
Payment	Payment	Payment	2022 - 2023 DELINQUENT	767.35
with 3%	with 2%	with No	TAXES	
Discount	Discount	Discount		
3,240.14	3,019.76	2,797.06	TOTAL TAXES OUTSTANDING	3,261.02
			TOTAL TAX (After Discount)	3,240.14

Cut Here PLEASE RETURN THIS PORTION WITH YOUR Cut Here
PAYMENT

ACCOUNT NUMBER: 185698 INCLUDES DELINQUENT TAXES OWING, IF ANY

 Full Payment, if paid by
 11/15/2023
 3,240.14

 or 2/3 Payment, if paid by
 11/15/2023, with final 1/3 due
 3,019.76

05/15/2024

or 1/3 Payment, if paid by 11/15/2023, 02/15/2024, 2,797.06

05/15/2024

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

This on-line tax statement reflects the information on the account as of 10/01/2023. 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 10/01/2023, 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://assessment.bentoncountyor.gov.



Please make checks payable to:

Benton County Tax Collector

PO Box 964

Corvallis, OR 97339-0964

WARRANTY DEED - STATUTORY FORM (ORS 93.850)

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VOLNEY R. VOLKER and LOIS I. VOLKER, Husband and Wife, Grantors, warrant and convey to JON D. BURNHAM, DOUGLAS J. DENNETT, HERB W. HORNSTRA, each as to an undivided one-fourth (1/4) interest, and KEITH SHERMAN and F. LEROY SHERMAN, each as to an undivided one-eighth (1/8) interest, all as tenants in common, Grantees, the property more fully described on Exhibit "A" attached hereto free of encumbrances except for those set forth in Exhibit "B" attached hereto situated in Linn and Benton counties.

The true consideration for this conveyance is \$110,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 17 day of March , 1992.

V Johny Volker Vicio Volker
Volney R. Volker Lois T. Volker

STATE OF OREGON; County of Benton: ss.

The foregoing instrument was acknowledged before me this // day of March , 1992, by VOLNEY R. VOLKER AND LOIS I. VOLKER.

Notary Public for Oregon My Commission Expires Public Of My Commission Expires 12

Tax Account Nos.: 14-5-13 300; 14-5-13 500; 14-5-13 800

Until a change is requested, send all tax statements to:

After recording, return to:

Douglas J. Dennett Thorp, Dennett, Purdy, Golden & Jewett, P.C. 644 North "A" Street Springfield, OR 97477

Douglas J. Dennett Thorp, Dennett, Purdy, Golden & Jewett, P.C. 644 North "A" Street Springfield, OR 97477

WARRANTY DEED (duck3)

manage the same and the same and

PARCEL I:

A parcel of land being a portion of both the Northwest one-quarter and of Lot 7, Section 13. Township 14 South, Range 5 West of the Willamette Meridian, Benton County, Oregon, being described as follows:

Beginning at the Brass Cap monument marking the North one-quarter corner of said Section 13; thence along the North-South centerline of said Section 13. South 0°19'49' East 2200.40 feet to the true point of beginning being in the approximate center of a slough; thence along the approximate center of said slough. South 13°00'00' West 477.68 feet and South 8°30'00' East 775.03 feet to a point on the said North-South centerline of said Section 13; thence along said North-South centerline, North 0°19'49' West 1231.97 feet to the true point of beginning, in Benton County, Oregon.

ALSO, Lots 8, 9, and 10 in Section 13, Township 14 South, Range 5 West of the Willamette Merdian, Benton County, Oregon.

PARCEL II:

TRACT I:

A parcel of land lying in Section 13. Township 14 South, Range 5 West, Willamette Heridian, Linn County, Oregon, as follows:

Beginning at a point 13.50 chains East of the Southwest corner of the Southeast quarter of Section 13. Township 14 South. Range 5 West of Willamette Heridian, Linn County, Oregon; thence running East 5.48 chains; thence North 18.25 chains to the river; thence West 5.48 chains; thence South 18.25 chains to the place of beginning.

TRACT II:

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Beginning 18.98 chains East of the Southwest corner of the Southeast quarter of Section 13 in Township 14 South, Range 5 West; thence East 10.96 chains; thence North 22.75 chains to the Willamette River; thence up said river with the meandering thereof to a point due North of beginning; thence South 18.25 chains to beginning, lying and being in Linn County, Oregon.----

- As disclosed by the tax roll the premises herein described have been 1. zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
- 2. Any adverse claim based upon the assertion that: (a) Said land or any part thereof is now or at any time has been below the ordinary highwater mark of the Willamette River. (b) Some portion of said land has been created by artificial means or

has accreted to such portion so created.

- (c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Willamette River, or has been formed by accretion to any such portion.
- The rights of fishing, navigation and commerce to the State of Gregon. the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of the willemeste River
- Such rights and easements for navigation and fishing as may exist over that portion of the property lying beneath the waters of the Williamette
- 5. Rights of the public in streets, roads and highways.
- We are unable to ascertain from the records if the premises herein described have a means of ingress and egress to and from a legally dedicated road or highway, and for this reason such rights behalf be insured.
- 7. Easement, including the terms and provisions thereof, granted to Benton County District Improvement Company Number 3, of the County of Benton, State of Oregon, a corporation by R. C. Herron and Cora Herron recorded AUGUST 31, 1939, Instrument No. 29787 Book 95, Page 139, Deed Records of Benton County, Oregon.
- Dasement, including the terms and provisions thereof, granted to United States of America by instrument recorded AUGUST 16, 1949, Instrument No. 74434 Book 127, Page 272, Deed Records of Benton County, Oregon.
- 9. Agreement, including the terms and provisions thereof, between Minnie Volker and Volney R. and Lois Volker, recorded Janaury 18, 1960 as Instrument No. 31507, Miscellaneous Records of Benton County, Oregon.
- Easement for electric and telephone transmission and distribution lines, 10. including the terms and provisions thereof, granted to Consumers Power, Inc., by instrument recorded MAY 13, 1968, in Instrument No. 88498 Microfilm No. 7927 Microfilm Records of Benton County, Oregon.
- Subject to a lease agreement between Volney Volker and Lois Volker, 11. husband and wife, as Lessor and William Volker and Arita Volker, _, 1992, which Grantors husband and wife, as Lessee, dated hereby assign and set over unto Grantees.

EXHIBIT "B" PAGE 1 of 1

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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





PAUL TERJESON

PTERJY@KW.COM 503-999-6777



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