

Oregon Farm & Home **BROKERO HENNIES ROAD TURNER



INTRODUCTION

This 115-acre property, located just outside of Turner, Oregon, offers exceptional agricultural potential with 112 tillable acres. Currently planted in grass seed, the land is well-suited for ongoing farming operations, with the added benefit of water rights from the Santiam Water Conservation District, ensuring reliable irrigation. The rich, fertile soils combined with ample water access make this a prime piece of farmland, ideal for a variety of crops or continuing with grass seed production. This property presents an excellent opportunity for those looking to expand their agricultural holdings or start a new farming venture.

Additionally, the property includes a 1,200 sqft shed that is in need of some TLC but offers potential for redevelopment or repurposing. Whether you plan to restore it for use in farming operations or take advantage of the land's open space for new structures, this property provides both space and opportunity. Located just outside of Turner, this property offers the perfect balance of rural tranquility and proximity to local amenities and markets. With its strong agricultural foundation and convenient location, this piece of land is a fantastic investment for those seeking to grow their farming business in a thriving area.

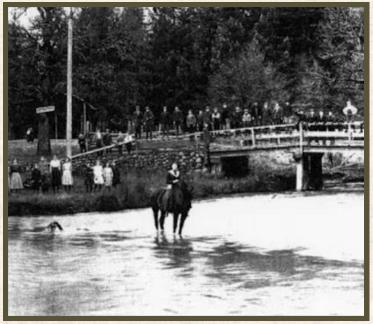


LOCAL HISTORY

Turner, Oregon, has a rich history that dates back to the mid-19th century when it was initially settled by pioneers. The town was named after a prominent early settler, David Turner, who arrived in the area in 1847. Originally part of a larger settlement area, Turner grew slowly but steadily, with its location along the Salem and Albany Wagon Road helping to foster growth. In the late 1800s, the town's first post office was established, and the community began to take shape with essential services, including a school, a general store, and churches. Over time, Turner transformed from a small rural village to a more established town while maintaining its rural charm.

The farming history of Turner is integral to the town's identity, with agriculture playing a central role in its development. The fertile soils of the region, particularly the rich Dayton and Holcomb silt loams, have been ideal for farming, leading to the growth of various crops, including grass seed, berries, and vegetables. Livestock farming, including dairy and cattle, has also been a significant part of Turner's agricultural history. As the region's farming practices evolved, the town became known for its high-quality produce and strong agricultural community. Even today, farming remains a central aspect of Turner's economy and culture, with the town continuing to serve as a hub for local farmers and agricultural businesses.



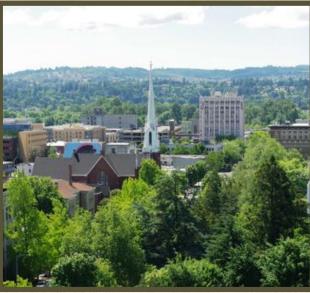




LOCAL ATTRACTIONS

Turner, Oregon, is a charming small town located just south of Salem, offering a peaceful, rural atmosphere with easy access to urban amenities. Known for its friendly community and scenic views, Turner is an ideal spot for those seeking a quieter lifestyle while still being close to larger cities. The town is home to local parks, such as the Turner City Park, which provides picnic areas, sports fields, and walking paths. Just a short drive away, residents and visitors can enjoy a variety of outdoor activities, including hiking, fishing, and boating at nearby spots like the Santiam River and Willamette River. Additionally, Turner is conveniently located near the Oregon Garden in Silverton, the Oregon State Capitol in Salem, and the many wineries in the nearby Willamette Valley, offering a mix of natural beauty and cultural experiences for all to enjoy.









OPPORTUNITY

Owning 115 acres of farm ground with 113 acres of water rights offers significant advantages for both agricultural productivity and long-term investment. The substantial water rights provide the opportunity to irrigate the land, ensuring a reliable water supply throughout dry periods and boosting crop yields. With high-quality Holcomb and Dayton silt loam soils, the land is well-suited for a wide range of crops, as these soil types are known for their excellent drainage and nutrient content, making them ideal for farming. This soil profile enables efficient crop growth and can reduce the need for excessive fertilizer use, offering cost-saving benefits while promoting sustainable farming practices.

The location of this property near I-5 and Salem adds further value, providing convenient access to transportation routes for the distribution of produce to markets, minimizing logistical costs. Being in proximity to a major city like Salem also opens opportunities for direct sales, local partnerships, and access to a skilled labor force. Moreover, owning a large plot of land like this in a region with a strong agricultural history can be a smart long-term investment, as land value tends to appreciate over time. The combination of productive soil, ample water rights, and strategic location near I-5 offers excellent potential for both agricultural success and property value growth.







LAND



















LOCATION

Located between Wipper Road SE and 55th Ave SE, 2 Minutes South of Turner, OR, within 10 Minutes to Interstate 5 and the City of Salem

LAND

115.17 Acres

- 112 Tillable and Planted Acres
- 113 Acres of Water Rights from Santiam Water Irrigation District

4 Tax Lots

- Parcel ID 535125
- Parcel ID 535217
- Parcel ID 535112
- Parcel ID 535114

Zoned Exclusive Farm Use

1200 SqFt Shed

Need TLC

Farm Ground is Farmed by Seller

- Crops to be Harvested by September 1st Every Year
- Currently Planted in Annual Grass Seed



SELLER PREFFERED TERMS

OREF Forms

3 Business Day Response Time for Offers

Fidelity National Title

Personal Property: None

Exclusions: Irrigation Equipment

Seller to Consider Offer with Concessions



PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- CITY LIMITS
- UTILITES



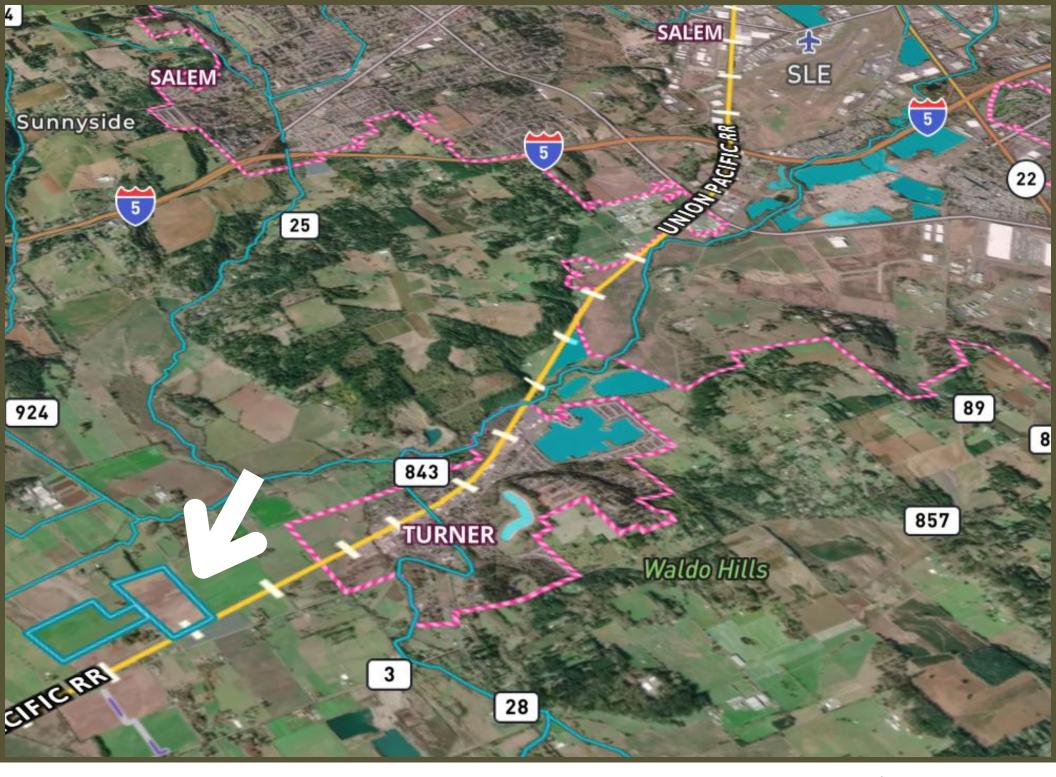


















SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- HOLCOMB SILT LOAM
- DAYTON SILT LOAM
- COURTNEY GRAVELLY SILTY CLAY LOAM





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Но	Holcomb silt loam	47.88	41.78	0	77	3w
Da	Dayton silt loam	43.0	37.52	0	33	4w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	13.57	11.84	0	23	4w
Am	Amity silt loam	4.45	3.88	0	92	2w
Ck	Clackamas gravelly loam	3.69	3.22	0	61	3w
WuC	Woodburn silt loam, 3 to 12 percent slopes	1.09	0.95	0	83	2e
WuA	Woodburn silt loam, 0 to 3 percent slopes	0.54	0.47	0	85	2w
Sa	Salem gravelly silt loam	0.37	0.32	0	62	2s
TOTALS		114.5 9(*)	100%	-	54.2	3.44

(*) 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.

D

Boundary 1 58.83 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Dayton silt loam	24.65	41.89	0	33	4w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	13.57	23.06	0	23	4w
Но	Holcomb silt loam	11.67	19.83	0	77	3w
Ck	Clackamas gravelly loam	3.69	6.27	0	61	3w
Am	Amity silt loam	3.25	5.52	0	92	2w
WuC	Woodburn silt loam, 3 to 12 percent slopes	1.09	1.85	0	83	2e
10000 70	Stark Stark Starks SHISTONICS STOR	The straight of the	100000000 p. 77	The Control	Torsons 1	Page 1



(*) 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 2 55.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Но	Holcomb silt loam	36.21	64.94	0	77	3w
Da	Dayton silt loam	18.35	32.91	0	33	4w
Am	Amity silt loam	1.2	2.15	0	92	2w
TOTALS		55.76(*)	100%	-	62.84	3.31

^(*) 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

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- SANTIAM WATER
 CONSERVATION
 DISTRICT CERTIFICATE
 - CERT 68665
 - o CERT 95820
- DISTRICT IRRIGATION IS SOURCED FROM A DITCH ON THE NE SIDE OF THE PROPERTY

Cert. 68665	North Santiam (SWCD)	Irrigation	5/14/1909	55.1
Cert. 95820	North Santiam (SWCD)	Irrigation	5/14/1909	58.3
			m	007 4

 The acreage and location for Certificate 68665 and 95820 were provided by Santiam Water Control District (SWCD) for this report. Before property is sold, it would be recommended to check this with the most recent SWCD billing and confirm that the account is paid.





STATE OF OREGON

COUNTY OF MARION

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

SANTIAM WATER CONTROL DISTRICT 11371 DIECKMAN LANE SOUTHEAST AUMSVILLE, OREGON 97325

confirms the right to use the waters of the NORTH SANTIAM RIVER, a tributary of the SANTIAM RIVER for IRRIGATION of 1989.60 acres.

This right was confirmed by decree of the Circuit Court of the State of Oregon for MARION County. The decree is of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume 18, at Page 437. The date of priority is May 14, 1909.

The amount of water to which this right is entitled is limited to an amount of water actually beneficially used and shall not exceed 24.9 CUBIC FOOT PER SECOND.

Note:

To compensate for losses between the point of diversion to the place of use, an additional amount not exceeding ten percent is allowed.

The point of diversion is located in Lot 2 (SW 1/4 SE 1/4) Section 11, T.9S, R.1W, W.M. being 1800 feet South and 2830 feet East from W 1/4 corner Section 11.

A description of the place of use to which this right is appurtenant is as follows:

<u>Taxlot</u>	QQ	Acres			
1300	NW SW NW SW	.80 10.30		Penitentiary Penitentiary	
		11.10			
	SW SW	27.10		Penitentiary	
1200	SW SW	1.30	State	Penitentiary	Annex
1300	SW SW	2.90 	State	Penitentiary	Annex
		31.30			
	SE SW	2.20	State	Penitentiary	Annex

SECTION 4
TOWNSHIP 8 SOUTH, RANGE 2 WEST, W.M.

SEE NEXT PAGE

STATE OF OREGON

COUNTY OF MARION

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

SANTIAM WATER CONTROL DISTRICT 284 EAST WATER STREET STAYTON, OR 97383

confirms the right to use the waters of the NORTH SANTIAM RIVER, a tributary of the SANTIAM RIVER, for IRRIGATION OF 11,038.87 ACRES, POND MAINTENANCE OF 11.50 ACRES-EQUIVALENT, and WILDLIFE USE OF 16.80 ACRES-EQUIVALENT

This right was perfected under Permit E-82. The date of priority is MAY 14, 1909. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 138.34 CUBIC FEET PER SECOND (CFS) FOR IRRIGATION, 0.14 CFS FOR POND MAINTENANCE, AND 0.21 CFS FOR WILDLIFE USE, or its equivalent in case of rotation, measured at the point of diversion from the stream.

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
95	1 W	WM	11	SW SE	2	1800 FEET SOUTH AND 2830 FEET EAST FROM THE W1/4 CORNER OF SECTION 11
•						

The amount of water used for irrigation together with the amount secured under any other right existing for the same lands, is limited to a diversion ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 3.5 acre-feet for each acre irrigated during the irrigation season of each year.

Water diverted for pond maintenance or wildlife use shall be limited to the rate, duty and season allowed for irrigation.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Water Right Actions Incorporated by this Certificate

The issuance of this certificate also incorporates modifications made to the originating Certificate 68663 authorized by the order listed in Table 1, below.

	WATE	Commence of the Commence of th	TABLE N INCORPO		THIS CERTIFICAT	E *	
Transaction	Water Right		Special Order for Approval			r for Determi factory Proc	
File #	Action	Order Date	Volume	Page	Order Date	Volume	Page
T-10670	Transfer	5/18/2009	77	775			
T-10670	Correcting	1/26/2010	80	151	1/25/2016	98	655
T-10671	Transfer	4/24/2009	77	606	1/25/2016	98	661

^{*}The Determination of Satisfactory Proof confirms the status of that portion of the water right for up to five years beyond the Order Date.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and is subject to all other conditions and limitations contained in said permit.

NOV 18 2021

WITNESS the signature of the Water Resources Director, affixed_

Lisa J. Jaramillo, Fransfer and Conservation Section Manager, for

THOMAS M. BYLER, DIRECTOR

Oregon Water Resources Department

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY NATIONAL TITLE COMPANY

• 4 LIST PACKS







MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535127

Tax Lot: 082W320000900

Owner: Jgf Land LLC

CoOwner:

Site:

Turner OR 97392

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land 7001 - Farm land

Legal: ACRES 24.67

Twn/Rng/Sec: T:08S R:02W S:32 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: \$104,060.00 Market Land: \$104,060.00

Market Impr:

Assessment Year: 2024

Assessed Total: \$21,343.00

Exemption:

Taxes: \$254.24 Levy Code: 05595 Levy Rate: 11.9113

SALE & LOAN INFORMATION

Sale Date: 07/19/2023

Sale Amount:

Document #: 2023-6141 (47250043)

Deed Type: B&S

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms: Bathrooms:

of Stories:

Total SqFt: 100 SqFt

Floor 1 SqFt: 100 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 24.67 Acres (1,074,625 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

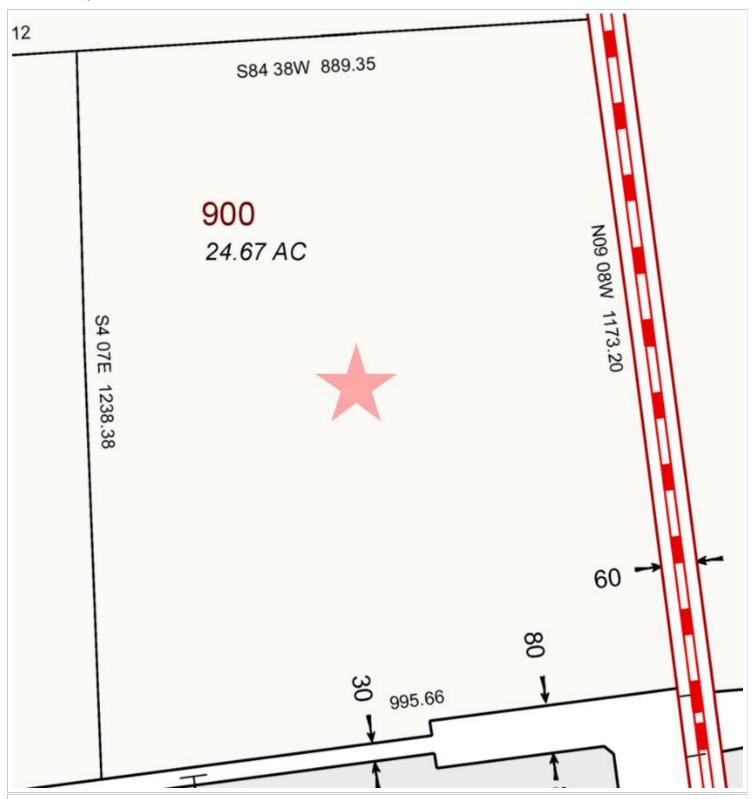
Block:

Plat/Subdiv:

School Dist: 5 - Cascade

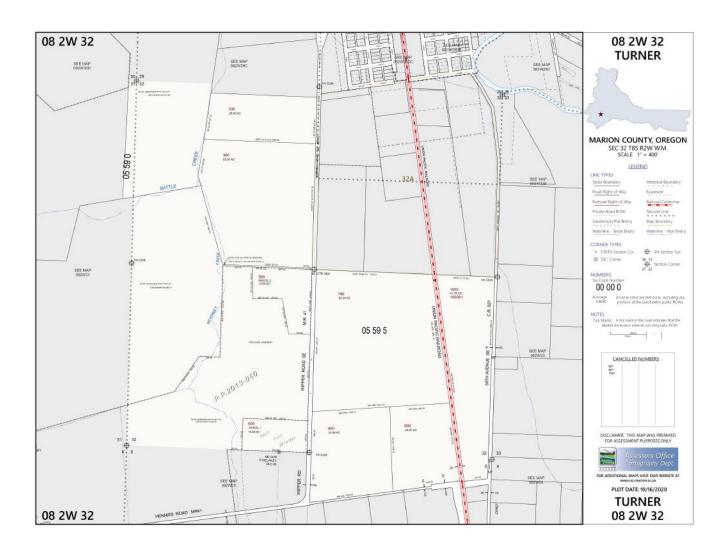
Census: 2039 - 002701

Recreation:





Parcel ID: 535127 Site Address:





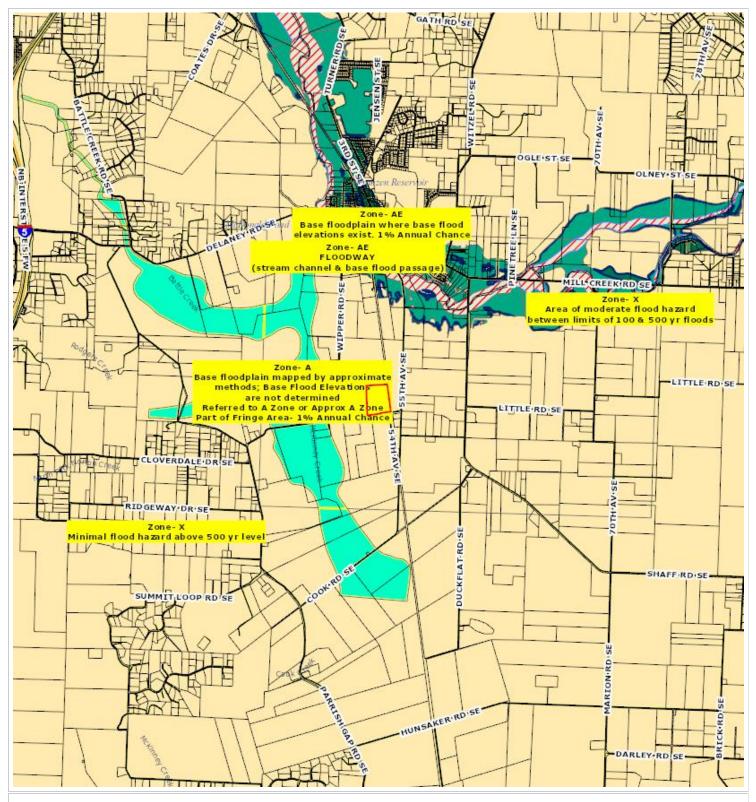
Parcel ID: 535127 Site Address:





Parcel ID: 535127

Flood Map





Parcel ID: 535127

February 3, 2025

Property Identification

Account ID:

535127

Tax Account ID:

535127

Tax Roll Type:

Real Property

Situs Address:

Map Tax Lot:

082W320000900

Owner:

JGF LAND LLC

3483 BUENA VISTA RD S JEFFERSON, OR 97352 **Manufactured Home Details:**

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392	7/2/2012 \$420,000.00 15 4	7/2/2012 34010154 WD 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392			3/19/2012 33660101 DECE 327134, 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392			5/26/2009 30670328 WD 535127

Grantee	Grantor	Sales Info	Deed Info
CHASE,MARGARET			9/22/2008
C/O NELDA CHASE			30650217
7419 5TH ST SE			DECE
TURNER OR 97392			327134, 535112, 535114, 535125, 535127
MISSING OWNERSHIP			7/1/1998
INFORMATION			E08030333RD
			DEED
			515284, 535107, 535127
MISSING OWNERSHIP			7/1/1998
INFORMATION			00801470
			DEED
			535127

Property Details

Property Class: AV Exemption(s): 551 RMV Exemption(s):

RMV Property Class: Deferral(s): 551 Notes:

Zoning:

REST (Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 535127

ID	Туре	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	24.67	1074625	05595

Improvements/Structures for Tax Account ID 535127

ID	Туре	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	301 Accessory Improvements & Misc.		4	100		05595

Value Information (per most recent certified tax roll)

RMV Land Market: \$0

RMV Land Spec. \$104,060

Assess.:

RMV Structures: \$0

 RMV Total:
 \$104,060

 AV:
 \$21,343

 SAV:
 \$47,310

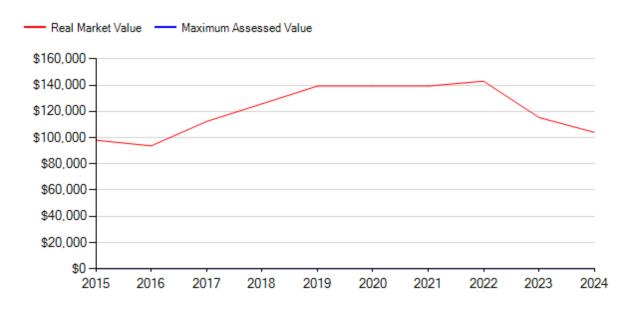
 Exception RMV:
 \$0

 RMV Exemption Value:
 \$0

 Exemption Description:
 None

M5 Taxable:\$47,310MAV:\$0MSAV:\$21,343

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2024	\$0	\$0	\$104,060/\$21,343	None	\$21,343
2023	\$0	\$0	\$115,410/\$20,721	None	\$20,721
2022	\$2,070	\$0	\$140,960/\$25,524	None	\$25,524
2021	\$0	\$0	\$139,390/\$24,780	None	\$24,780
2020	\$0	\$0	\$139,390/\$24,050	None	\$24,050
2019	\$0	\$0	\$139,390/\$23,350	None	\$23,350
2018	\$0	\$0	\$125,820/\$22,010	None	\$22,010
2017	\$0	\$0	\$112,370/\$22,010	None	\$22,010
2016	\$0	\$0	\$93,750/\$21,370	None	\$21,370
2015	\$0	\$0	\$98,090/\$20,750	None	\$20,750

Taxes: Levy, Owed

 Taxes Levied 2024-25:
 \$254.24

 Tax Rate:
 11.9113

 Tax Roll Type:
 R

 Current Tax Payoff Amount:
 \$0.00

Year	Total Tax Levied	Tax Paid
2024	\$254.24	\$254.24
2023	\$247.51	\$247.51
2022	\$306.16	\$306.16
2021	\$298.50	\$298.50
2020	\$289.44	\$289.44
2019	\$283.13	\$283.13
2018	\$268.56	\$268.56

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936535	-\$254.24	\$7.63	\$0.00	\$246.61	11/16/2024
2023	3911449	-\$247.51	\$7.43	\$0.00	\$240.08	10/30/2023
2022	3903708	-\$204.10	\$0.00	\$0.00	\$204.10	2/16/2023
2022	3900662	-\$102.06	\$0.00	\$0.00	\$102.06	11/30/2022
2021	3888406	-\$100.81	\$0.00	\$0.05	\$100.86	5/20/2022
2021	3886382	-\$98.19	\$0.00	\$1.31	\$99.50	2/22/2022
2021	3882841	-\$99.50	\$0.00	\$0.00	\$99.50	11/26/2021
2020	3868588	-\$96.48	\$0.00	\$0.00	\$96.48	5/19/2021
2020	3865842	-\$96.48	\$0.00	\$0.00	\$96.48	2/22/2021
2020	3861630	-\$96.48	\$0.00	\$0.00	\$96.48	11/24/2020
2019	20366	-\$94.37	\$0.00	\$0.00	\$94.37	5/21/2020
2019	29460	-\$94.38	\$0.00	\$0.00	\$94.38	2/27/2020
2019	46659	-\$94.38	\$0.00	\$0.00	\$94.38	11/21/2019
2018	168393	-\$89.52	\$0.00	\$0.00	\$89.52	5/20/2019
2018	178499	-\$89.52	\$0.00	\$0.00	\$89.52	2/21/2019
2018	195969	-\$89.52	\$0.00	\$0.00	\$89.52	11/21/2018

RECORDING COVER SHEET ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY ERRORS IN THIS COVER SHEET <u>DO NOT</u> AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205.180(4) and ORS 205.238)

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352 This Space For County recording Use Only

REEL 4725 PAGE 43
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-19-2023 03:06 pm.
Control Number 744901 \$ 116.00
Instrument 2023 00021958

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Justin Gross and Sarah Gross

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or **GRANTEE**, as described in ORS 205.160.

JGF Land, LLC, an Oregon limited liability company

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memoranda of such instruments, reference ORS 93.030.

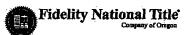
\$0

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER .

RECORDING REQUESTED BY:



317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME:

Justin Gross and Sarah Gross

GRANTEE'S NAME: JGF Land, LLC

AFTER RECORDING RETURN TO:

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

SEND TAX STATEMENTS TO:

JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716

REEL 4710 PAGE 204
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-26-2023 10:41 am.
Control Number 740033 \$ 116.00
Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITHESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: 5 25 23
Justin Gross
Largh Ress
State of County of
Λ
This instrument was acknowledged before me on
Mark -
Notary Public - State of Oregon My Commission Expires: MA17 MARY ANGELINE SIMMONS NOTARY PUBLIC ORDINATION
NOTARY PUBLIC - OREGON COMMISSION NO. 1036882 MY COMMISSION EXPIRES MAY 08, 2027

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.



MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535114

Tax Lot: 092W050000800 Owner: Jgf Land LLC

CoOwner: Site:

Turner OR 97392

Mail: 3483 Buena Vista Rd S Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

8008 - Rural/Agricultural-Vacant Land

Use:

Legal: ACRES 24.32

Twn/Rng/Sec: T:09S R:02W S:05 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$102,590.00 Market Land: \$102,590.00

Market Impr: Assessment Year: 2024 Assessed Total: \$21,040.00

Exemption:

Taxes: \$250.61 Levy Code: 05595 Levy Rate: 11.9113

SALE & LOAN INFORMATION

Sale Date: 07/19/2023

Sale Amount:

Document #: 2023-6141 (47250043)

Deed Type: B&S 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: 24.32 Acres (1,059,379 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

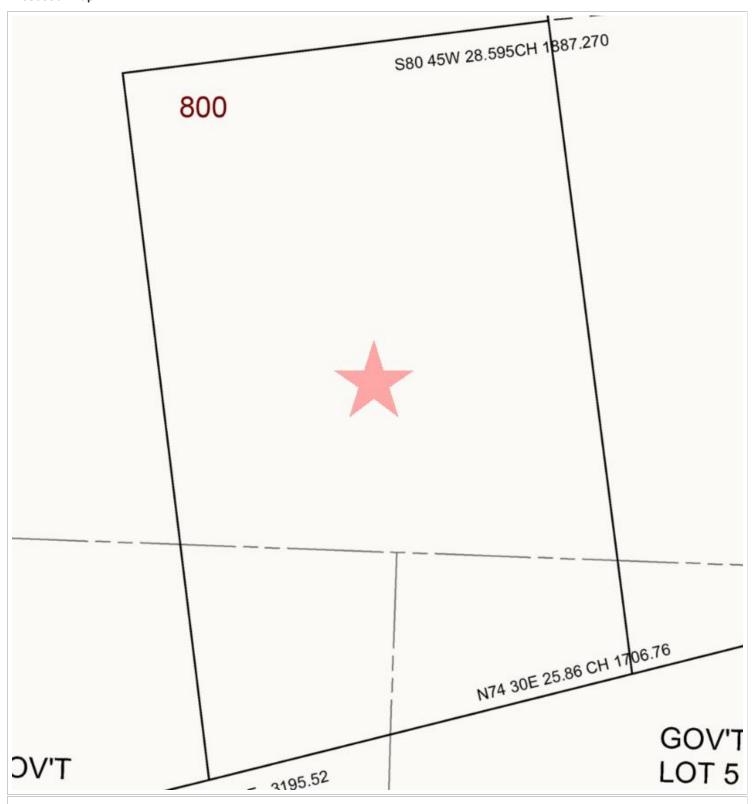
Lot:

Block:

Plat/Subdiv:

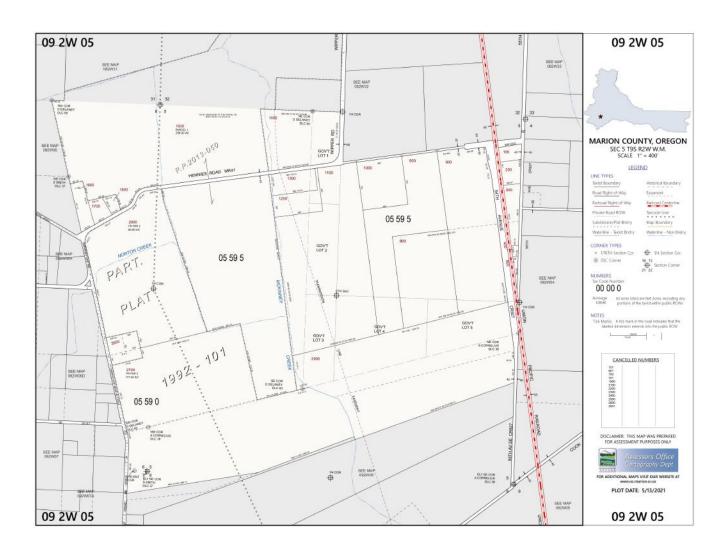
School Dist: 5 - Cascade Census: 3007 - 010801

Recreation:





Parcel ID: 535114 Site Address:





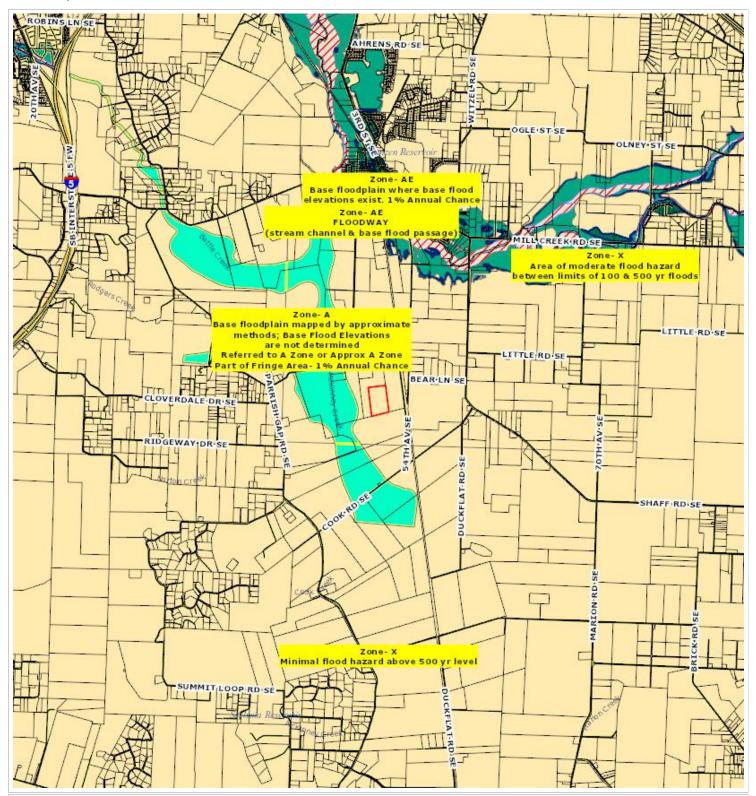
Parcel ID: 535114 Site Address:





Parcel ID: 535114

Flood Map





Parcel ID: 535114

February 3, 2025

Property Identification

Account ID:

Tax Account ID:

535114

535114

Tax Roll Type:

Real Property
Situs Address:

Map Tax Lot: 092W050000800

Owner:

JGF LAND LLC

3483 BUENA VISTA RD S JEFFERSON, OR 97352 **Manufactured Home Details:**

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC			7/19/2023
JEFFERSON OR 97352			47250043
			B&S
			535073, 535079, 535080, 535092, 535093 535112, 535114, 535125, 535127
GROSS, JUSTIN	PLATT'S TURNER	2/15/2023	2/15/2023
GROSS, SARAH	FARM LLC	\$2,437,888.00	
3483 BUENA VISTA RD S	11070 OAK HILL RD	20	WD
JEFFERSON OR 97352	INDEPENDENCE OR	9	535073, 535079, 535080, 535092, 535093
	97351		535112, 535114, 535125, 535127
PLATT'S TURNER FARM	MARGARET L CHASE	7/2/2012	7/2/2012
LLC	TR &	\$420,000.00	34010154
11070 OAK HILL RD	CHASE, DAVID TRE &	15	WD
INDEPENDENCE OR 97351	CHASE,NELDA J TRE 7419 5TH ST SE	4	535112, 535114, 535125, 535127
	TURNER OR 97392		
MARGARET L CHASE TR &			3/19/2012
CHASE,DAVID TRE &			33660101
CHASE,NELDA J TRE			DECE
7419 5TH ST SE			327134, 535112, 535114, 535125, 535127
TURNER OR 97392			
MARGARET L CHASE TR &			5/26/2009
CHASE,DAVID TRE &			30670327
CHASE,NELDA J TRE			WD
7419 5TH ST SE			535112, 535114
TURNER OR 97392			

Grantee	Grantor	Sales Info	Deed Info
CHASE,MARGARET			9/22/2008
C/O NELDA CHASE			30650217
7419 5TH ST SE			DECE
TURNER OR 97392			327134, 535112, 535114, 535125, 535127
CHASE,ROBERT N &	CARLISLE,IRVIN R &	10/24/1990	10/24/1990
MARGARET L	JANET	\$60,000.00	08120144
2805 BAKER BLVD		27	DEED
INDEPENDENCE OR 97351		2	535112, 535114

Property Details

Property Class: AV Exemption(s): 550 RMV Exemption(s):

RMV Property Class: Deferral(s): 550 Notes:

Zoning:

REST (Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 535114

ID	Туре	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	24.32	1059379	05595

Improvements/Structures for Tax Account ID 535114

ID Type Stat CLass Make/Model Class Area/Count Year Built Levy Code Area

No Improvement Details

Value Information (per most recent certified tax roll)

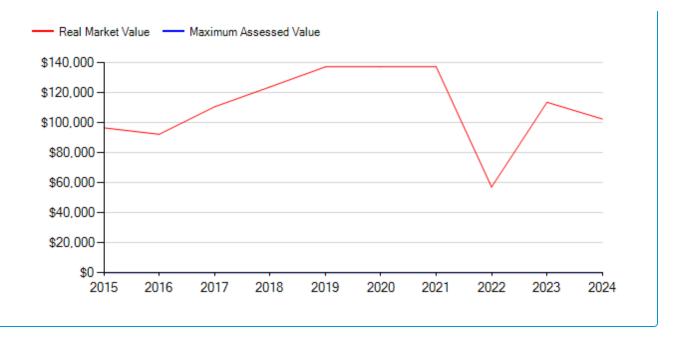
RMV Land Market: \$0 RMV Land Spec. \$102,590

Assess.:

RMV Structures: \$0

RMV Total: \$102,590 AV: \$21,040 SAV: \$46,639 **Exception RMV:** \$0 **RMV Exemption Value:** \$0 None **Exemption Description:** M5 Taxable: \$46,639 MAV: \$0 MSAV: \$21,040

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2024	\$0	\$0	\$102,590/\$21,040	None	\$21,040
2023	\$0	\$0	\$113,770/\$20,427	None	\$20,427
2022	\$0	\$0	\$57,210/\$25,162	None	\$25,162
2021	\$0	\$0	\$137,410/\$24,420	None	\$24,420
2020	\$0	\$0	\$137,410/\$23,710	None	\$23,710
2019	\$0	\$0	\$137,410/\$23,020	None	\$23,020
2018	\$0	\$0	\$124,030/\$21,700	None	\$21,700
2017	\$0	\$0	\$110,780/\$21,700	None	\$21,700
2016	\$0	\$0	\$92,420/\$21,070	None	\$21,070
2015	\$0	\$0	\$96,700/\$20,460	None	\$20,460

Taxes: Levy, Owed

 Taxes Levied 2024-25:
 \$250.61

 Tax Rate:
 11.9113

 Tax Roll Type:
 R

 Current Tax Payoff Amount:
 \$0.00

Year	Total Tax Levied	Tax Paid
2024	\$250.61	\$250.61

Year	Total Tax Levied	Tax Paid
2023	\$243.99	\$243.99
2022	\$301.81	\$301.81
2021	\$294.17	\$294.17
2020	\$285.36	\$285.36
2019	\$279.13	\$279.13
2018	\$264.78	\$264.78

Tax Payment History

⁄ear	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936535	-\$250.61	\$7.52	\$0.00	\$243.09	11/16/2024
2023	3911449	-\$243.99	\$7.32	\$0.00	\$236.67	10/30/2023
2022	3903708	-\$201.20	\$0.00	\$0.00	\$201.20	2/16/2023
2022	3900662	-\$100.61	\$0.00	\$0.00	\$100.61	11/30/2022
2021	3888406	-\$99.34	\$0.00	\$0.05	\$99.39	5/20/2022
2021	3886382	-\$96.77	\$0.00	\$1.29	\$98.06	2/22/2022
2021	3882841	-\$98.06	\$0.00	\$0.00	\$98.06	11/26/2021
2020	3868588	-\$95.12	\$0.00	\$0.00	\$95.12	5/19/2021
2020	3865842	-\$95.12	\$0.00	\$0.00	\$95.12	2/22/2021
2020	3861630	-\$95.12	\$0.00	\$0.00	\$95.12	11/24/2020
2019	20368	-\$93.04	\$0.00	\$0.00	\$93.04	5/21/2020
2019	29463	-\$93.04	\$0.00	\$0.00	\$93.04	2/27/2020
2019	46661	-\$93.05	\$0.00	\$0.00	\$93.05	11/21/2019
2018	168395	-\$88.26	\$0.00	\$0.00	\$88.26	5/20/2019
2018	178501	-\$88.26	\$0.00	\$0.00	\$88.26	2/21/2019
2018	195971	-\$88.26	\$0.00	\$0.00	\$88.26	11/21/2018

RECORDING COVER SHEET ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY ERRORS IN THIS COVER SHEET <u>DO NOT</u> AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205.180(4) and ORS 205.238)

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352 This Space For County recording Use Only

REEL 4725 PAGE 43
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-19-2023 03:06 pm.
Control Number 744901 \$ 116.00
Instrument 2023 00021958

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)

Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Justin Gross and Sarah Gross

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

JGF Land, LLC, an Oregon limited liability company

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memoranda of such instruments, reference ORS 93.030.

\$0

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER .

RECORDING REQUESTED BY:



317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME:

Justin Gross and Sarah Gross

GRANTEE'S NAME:

JGF Land, LLC

AFTER RECORDING RETURN TO:

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

SEND TAX STATEMENTS TO:

JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716

REEL 4710 PAGE 204
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-26-2023 10:41 am.
Control Number 740033 \$ 116.00
Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Requested By: dmi 07/06/2023

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITNESS WHEREOF, the undersig	gned have executed this document on the date(s	s) set forth below.
Dated: 5 25 23	<u></u>	
() 91		
Justin Gross		
Darah Acess		
Sarah Gross State of	County of	
This instrument was acknowledged bef	fore me on <u>15MM 1/5</u> by Justin Gr	oss and Sarah Gross.
Mass -		
Notary Public - State of Oregon My Commission Expires.	OFFICIAL MARY ANGELIN NOTARY PUBL	STAMP IE SIMMONS
	MY COMMISSION POPULATION IN THE PROPERTY OF TH	NO. 1036882

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.



MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535112

Tax Lot: **092W050000900**Owner: Jgf Land LLC

CoOwner: Site:

> Turner OR 97392 Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land

8008 - Rural/Agricultural-Vacant Land

Use:

Legal: ACRES 32.32

Twn/Rng/Sec: T:09S R:02W S:05 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$136,840.00 Market Land: \$136,840.00

Market Impr:
Assessment Year: 2024
Assessed Total: \$28,447.00

Exemption:

Taxes: **\$338.84**Levy Code: 05595
Levy Rate: 11.9113

SALE & LOAN INFORMATION

Sale Date: 07/19/2023

Sale Amount:

Document #: 2023-6141 (47250043)

Deed Type: B&S Loan

Lender: Loan Type:

Amount:

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: 32.32 Acres (1,407,859 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Joinou.

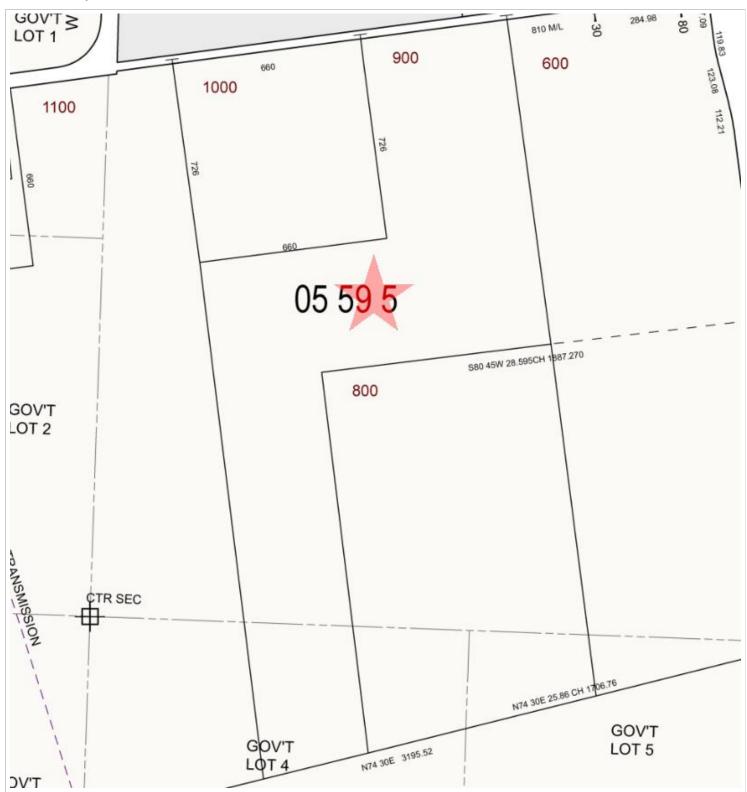
Lot:

Block:

Plat/Subdiv:

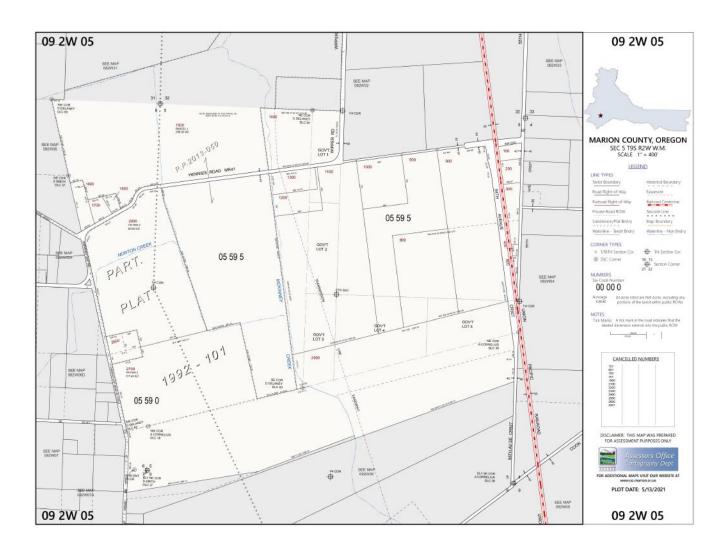
School Dist: 5 - Cascade Census: 3007 - 010801

Recreation:





Parcel ID: 535112 Site Address:





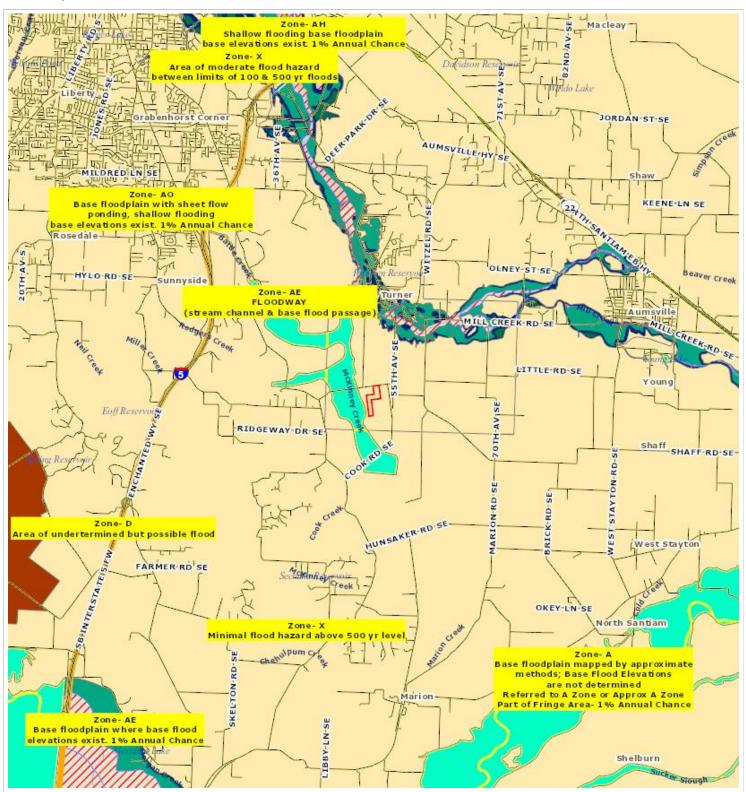
Parcel ID: 535112 Site Address:





Parcel ID: 535112

Flood Map





Parcel ID: 535112

February 3, 2025

Property Identification

Account ID:

Tax Account ID:

535112

535112

Tax Roll Type:

Real Property

Situs Address:

Map Tax Lot: 092W050000900

Owner:

JGF LAND LLC

3483 BUENA VISTA RD S JEFFERSON, OR 97352 **Manufactured Home Details:**

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392	7/2/2012 \$420,000.00 15 4	7/2/2012 34010154 WD 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392			3/19/2012 33660101 DECE 327134, 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392			5/26/2009 30670327 WD 535112, 535114

Grantee	Grantor	Sales Info	Deed Info
CHASE,MARGARET			9/22/2008
C/O NELDA CHASE			30650217
7419 5TH ST SE			DECE
TURNER OR 97392			327134, 535112, 535114, 535125, 535127
CHASE,ROBERT N &	CARLISLE,IRVIN R &	10/24/1990	10/24/1990
MARGARET L	JANET	\$60,000.00	08120144
2805 BAKER BLVD		27	DEED
INDEPENDENCE OR 97351		2	535112, 535114
CARLISLE,IRVIN R &	HENNIES,LOUIS &	8/11/1968	8/11/1968
JANET	GERTRUDE H	\$19,700.00	03430851
2805 BAKER BLVD		12	WD
INDEPENDENCE OR 97351		1	535112

Property Details

Property Class:

550 **RMV Property Class:**

550

Zoning:

REST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s): Notes:

Land/On-Site Developments for Tax Account ID 535112

ID	Туре	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BDSS TWO BENCH DRY SOUTH SPECIAL	1.2	52272	05595
2	005 Farm Use - FEU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	31 12	1355587	05595

Improvements/Structures for Tax Account ID 535112

ID Type Stat CLass Make/Model Class Area/Count Year Built Levy Code Area

No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market: \$0

RMV Land Spec. \$136,840

Assess.:

RMV Structures: \$0

 RMV Total:
 \$136,840

 AV:
 \$28,447

 SAV:
 \$62,398

 Exception RMV:
 \$0

 RMV Exemption Value:
 \$0

 Exemption Description:
 None

 M5 Taxable:
 \$62,398

MAV: \$0 **MSAV:** \$28,447

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
\$0	\$0	\$136,840/\$28,447	None	\$28,447
\$0	\$0	\$151,750/\$27,619	None	\$27,619
\$0	\$0	\$76,310/\$33,902	None	\$33,902
\$0	\$0	\$184,630/\$32,910	None	\$32,910
\$0	\$0	\$184,630/\$31,940	None	\$31,940
\$0	\$0	\$184,630/\$31,020	None	\$31,020
\$0	\$0	\$166,710/\$29,240	None	\$29,240
\$0	\$0	\$148,900/\$29,240	None	\$29,240
\$0	\$0	\$124,860/\$28,380	None	\$28,380
\$0	\$0	\$131,050/\$27,560	None	\$27,560
	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$151,750/\$27,619 \$0 \$0 \$76,310/\$33,902 \$0 \$0 \$184,630/\$32,910 \$0 \$0 \$184,630/\$31,940 \$0 \$0 \$184,630/\$31,020 \$0 \$0 \$166,710/\$29,240 \$0 \$0 \$148,900/\$29,240 \$0 \$0 \$124,860/\$28,380	\$0 \$0 \$151,750/\$27,619 None \$0 \$0 \$76,310/\$33,902 None \$0 \$0 \$184,630/\$32,910 None \$0 \$0 \$184,630/\$31,940 None \$0 \$0 \$184,630/\$31,020 None \$0 \$0 \$184,630/\$31,020 None \$0 \$0 \$166,710/\$29,240 None \$0 \$0 \$148,900/\$29,240 None \$0 \$0 \$124,860/\$28,380 None

Taxes: Levy, Owed

 Taxes Levied 2024-25:
 \$338.84

 Tax Rate:
 11.9113

 Tax Roll Type:
 R

 Current Tax Payoff Amount:
 \$0.00

Year	Total Tax Levied	Tax Paid
2024	\$338.84	\$338.84
2023	\$329.90	\$329.90
2022	\$406.63	\$406.63
2021	\$396.45	\$396.45
2020	\$384.40	\$384.40
2019	\$376.14	\$376.14
2018	\$356.78	\$356.78

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936535	-\$338.84	\$10.17	\$0.00	\$328.67	11/16/2024
2023	3911449	-\$329.90	\$9.90	\$0.00	\$320.00	10/30/2023
2022	3903708	-\$271.08	\$0.00	\$0.00	\$271.08	2/16/2023
2022	3900662	-\$135.55	\$0.00	\$0.00	\$135.55	11/30/2022
2021	3888406	-\$133.89	\$0.00	\$0.07	\$133.96	5/20/2022
2021	3886382	-\$130.41	\$0.00	\$1.74	\$132.15	2/22/2022
2021	3882841	-\$132.15	\$0.00	\$0.00	\$132.15	11/26/2021
2020	3868588	-\$128.13	\$0.00	\$0.00	\$128.13	5/19/2021
2020	3865842	-\$128.13	\$0.00	\$0.00	\$128.13	2/22/2021
2020	3861630	-\$128.14	\$0.00	\$0.00	\$128.14	11/24/2020
2019	20369	-\$125.38	\$0.00	\$0.00	\$125.38	5/21/2020
2019	29464	-\$125.38	\$0.00	\$0.00	\$125.38	2/27/2020
2019	46662	-\$125.38	\$0.00	\$0.00	\$125.38	11/21/2019
2018	168396	-\$118.92	\$0.00	\$0.00	\$118.92	5/20/2019
2018	178502	-\$118.93	\$0.00	\$0.00	\$118.93	2/21/2019
2018	195972	-\$118.93	\$0.00	\$0.00	\$118.93	11/21/2018

RECORDING COVER SHEET ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY ERRORS IN THIS COVER SHEET <u>DO NOT</u> AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205.180(4) and ORS 205.238)

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352 This Space For County recording Use Only

REEL 4725 PAGE 43
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-19-2023 03:06 pm.
Control Number 744901 \$ 116.00
Instrument 2023 00021958

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)

Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Justin Gross and Sarah Gross

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

JGF Land, LLC, an Oregon limited liability company

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memoranda of such instruments, reference ORS 93.030.

\$0

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER .

RECORDING REQUESTED BY:



317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME:

Justin Gross and Sarah Gross

GRANTEE'S NAME:

JGF Land, LLC

AFTER RECORDING RETURN TO:

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

SEND TAX STATEMENTS TO:

JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716

REEL 4710 PAGE 204
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-26-2023 10:41 am.
Control Number 740033 \$ 116.00
Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Requested By: dmi 07/06/2023

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITHESS WHEREOF, the undersigned have	e executed this documen	it on the date(s) set forth below.
Dated: 5 2 5 2 3		
() 9L		
Justin Gross		
Darch Aless		
Sarah Gross State of	County of	
This instrument was acknowledged before me	on_75MM133_	by Justin Gross and Sarah Gross.
Mass -		
Notary Pytilic - State of Oregon My Commission Expires.		OFFICIAL STAMP MARY ANGELINE SIMMONS NOTARY PUBLIC - OREGON
	MY COMM	MISSION EXPIRES MAY

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.



MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 535125

Tax Lot: 082W320000800

Owner: Jgf Land LLC

CoOwner:

Site:

Turner OR 97392

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land 7001 - Farm land

Legal: ACRES 33.86

Twn/Rng/Sec: T:08S R:02W S:32 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: \$147,900.00 Market Land: \$144,880.00 Market Impr: \$3,020.00 Assessment Year: 2024

Assessed Total: \$34,283.00

Exemption:

Taxes: \$408.35 Levy Code: 05595 Levy Rate: 11.9113

SALE & LOAN INFORMATION

Sale Date: 07/19/2023

Sale Amount:

Document #: 2023-6141 (47250043)

Deed Type: B&S

Loan Amount: Lender: Loan Type: Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built: 1964

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt: 1,200 SqFt

Floor 1 SqFt: 1,200 SqFt

Floor 2 SqFt: Basement SqFt:

Lot size: 33.86 Acres (1,474,942 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

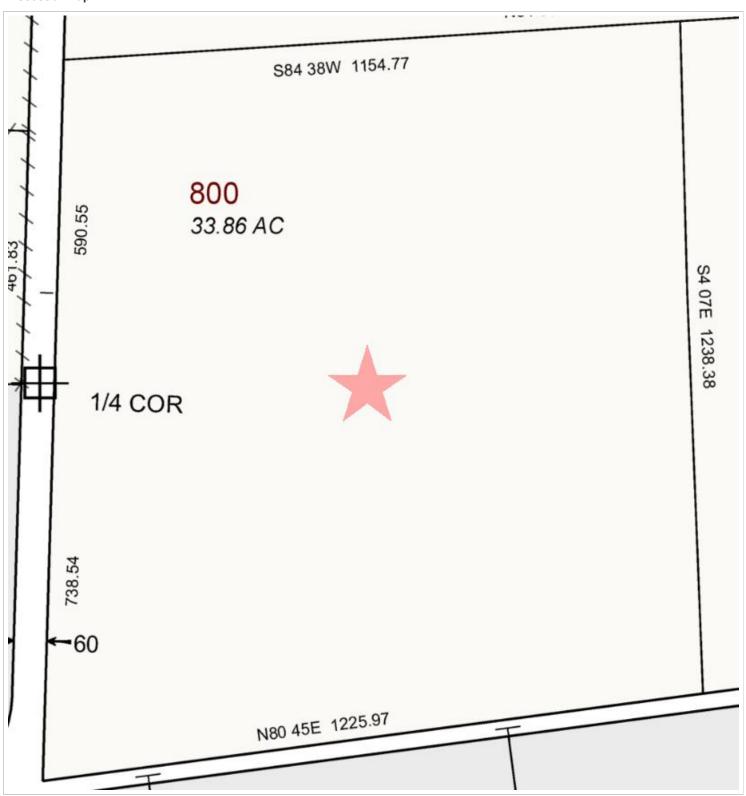
Block:

Plat/Subdiv:

School Dist: 5 - Cascade

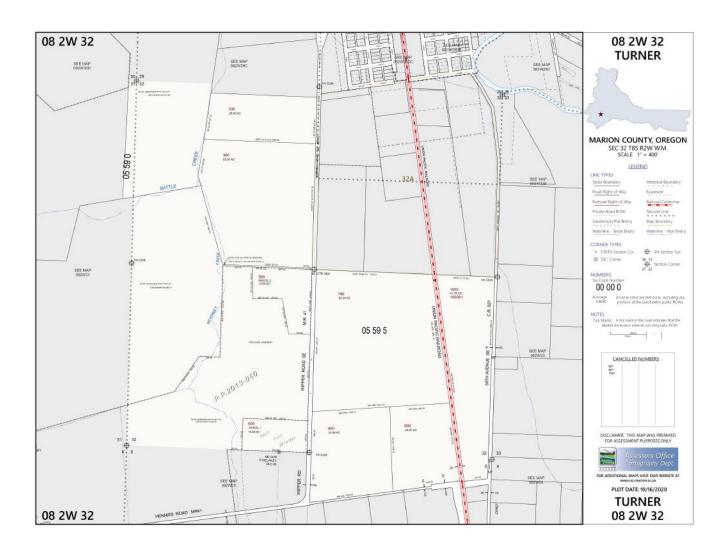
Census: 2039 - 002701

Recreation:



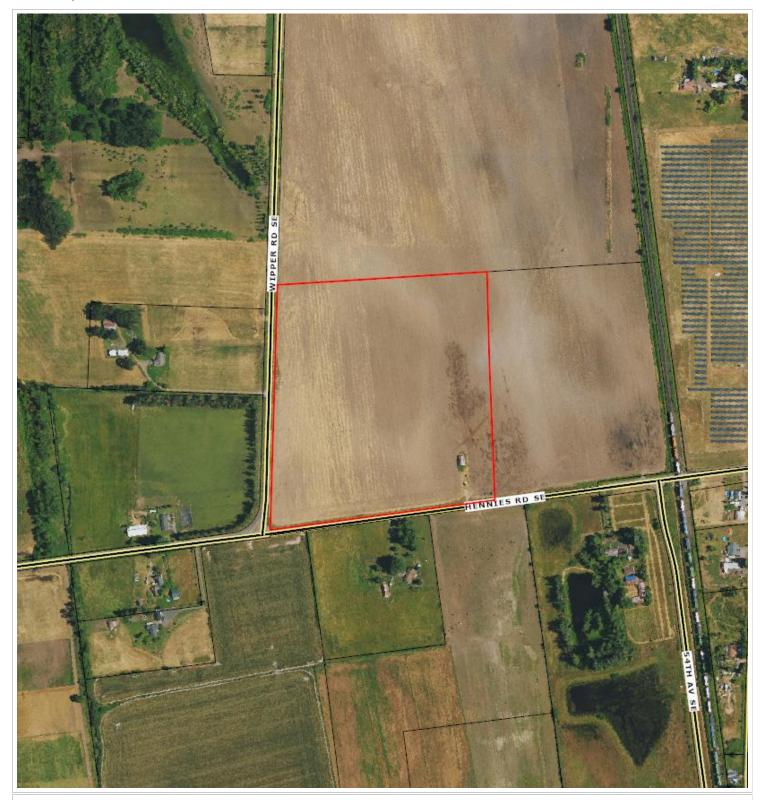


Parcel ID: 535125 Site Address:





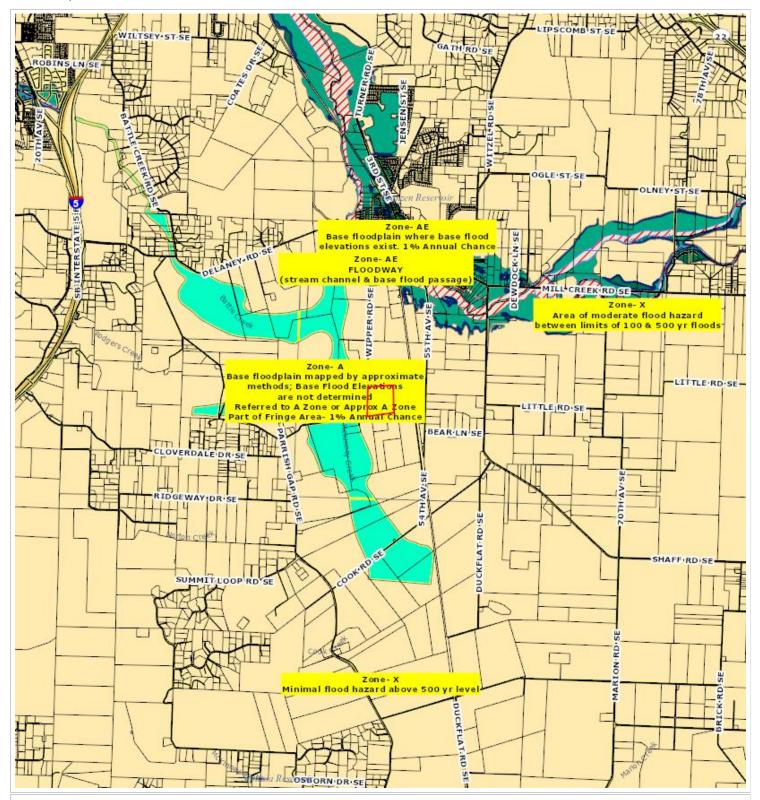
Parcel ID: 535125 Site Address:





Parcel ID: 535125

Flood Map





Parcel ID: 535125

February 3, 2025

Property Identification

Account ID:

535125

Tax Account ID:

535125

Tax Roll Type:

Real Property

Situs Address:

Map Tax Lot:

082W320000800

Owner:

JGF LAND LLC

3483 BUENA VISTA RD S JEFFERSON, OR 97352 **Manufactured Home Details:**

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
JGF LAND LLC JEFFERSON OR 97352			7/19/2023 47250043 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	MARGARET L CHASE TR & CHASE,DAVID TRE & CHASE,NELDA J TRE 7419 5TH ST SE TURNER OR 97392	7/2/2012 \$420,000.00 15 4	7/2/2012 34010154 WD 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE, DAVID TRE & CHASE, NELDA J TRE 7419 5TH ST SE TURNER OR 97392			3/19/2012 33660101 DECE 327134, 535112, 535114, 535125, 535127
MARGARET L CHASE TR & CHASE, DAVID TRE & CHASE, NELDA J TRE 7419 5TH ST SE TURNER OR 97392			5/26/2009 30670329 WD 535125

Grantee	Grantor	Sales Info	Deed Info
CHASE,MARGARET			9/22/2008
C/O NELDA CHASE			30650217
7419 5TH ST SE			DECE
TURNER OR 97392			327134, 535112, 535114, 535125, 535127
MISSING OWNERSHIP			7/1/1998
INFORMATION			00380178
			DEED
			535125

Property Details

Property Class: AV Exemption(s): 551 RMV Exemption(s):

RMV Property Class: Deferral(s): 551 Notes:

Zoning:

REST (Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 535125

ID	Туре	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BDSS TWO BENCH DRY SOUTH SPECIAL	4.86	211702	05595
2	005 Farm Use - EFU 4BDSS FOUR BENCH DRY SPECIAL SOUTH	29	1263240	05595

Improvements/Structures for Tax Account ID 535125

ID	Туре	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		4	1200	1964	05595

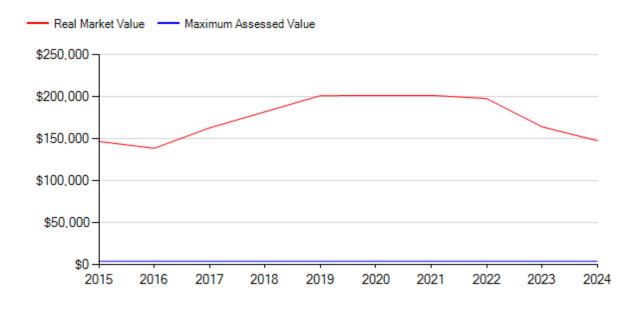
Value Information (per most recent certified tax roll)

RMV Land Market: \$0 RMV Land Spec. \$144,880

Assess.:

RMV Structures: \$3,020 RMV Total: \$147,900 AV: \$34,283 SAV: \$66,629 **Exception RMV:** \$0 RMV Exemption Value: \$0 **Exemption Description:** None M5 Taxable: \$69,649 MAV: \$4,070 MSAV: \$31,263

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2024	\$3,020	\$0	\$144,880/\$31,263	None	\$34,283
2023	\$3,780	\$0	\$160,680/\$30,352	None	\$34,132
2022	\$3,530	\$0	\$194,560/\$36,910	None	\$40,440
2021	\$2,400	\$0	\$199,470/\$35,830	None	\$38,230
2020	\$2,310	\$0	\$199,470/\$34,780	None	\$37,090
2019	\$2,020	\$0	\$199,470/\$33,770	None	\$35,790
2018	\$2,020	\$0	\$180,320/\$31,830	None	\$33,850
2017	\$2,130	\$0	\$161,040/\$31,830	None	\$33,960
2016	\$1,920	\$0	\$136,930/\$30,900	None	\$32,820
2015	\$2,020	\$0	\$144,970/\$30,000	None	\$32,020

Taxes: Levy, Owed

 Taxes Levied 2024-25:
 \$408.35

 Tax Rate:
 11.9113

 Tax Roll Type:
 R

 Current Tax Payoff Amount:
 \$0.00

Year	Total Tax Levied	Tax Paid
2024	\$408.35	\$408.35
2023	\$407.71	\$407.71
2022	\$485.05	\$485.05
2021	\$460.52	\$460.52
2020	\$446.35	\$446.35
2019	\$433.97	\$433.97
2018	\$413.02	\$413.02

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3936535	-\$408.35	\$12.25	\$0.00	\$396.10	11/16/2024
2023	3911449	-\$407.71	\$12.23	\$0.00	\$395.48	10/30/2023
2022	3903708	-\$323.36	\$0.00	\$0.00	\$323.36	2/16/2023
2022	3900662	-\$161.69	\$0.00	\$0.00	\$161.69	11/30/2022
2021	3888406	-\$155.52	\$0.00	\$0.08	\$155.60	5/20/2022
2021	3886382	-\$151.49	\$0.00	\$2.02	\$153.51	2/22/2022
2021	3882841	-\$153.51	\$0.00	\$0.00	\$153.51	11/26/2021
2020	3868588	-\$148.78	\$0.00	\$0.00	\$148.78	5/19/2021
2020	3865842	-\$148.78	\$0.00	\$0.00	\$148.78	2/22/2021
2020	3861630	-\$148.79	\$0.00	\$0.00	\$148.79	11/24/2020
2019	20367	-\$144.65	\$0.00	\$0.00	\$144.65	5/21/2020
2019	29462	-\$144.66	\$0.00	\$0.00	\$144.66	2/27/2020
2019	46660	-\$144.66	\$0.00	\$0.00	\$144.66	11/21/2019
2018	168394	-\$137.67	\$0.00	\$0.00	\$137.67	5/20/2019
2018	178500	-\$137.67	\$0.00	\$0.00	\$137.67	2/21/2019
2018	195970	-\$137.68	\$0.00	\$0.00	\$137.68	11/21/2018

RECORDING COVER SHEET ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING ANY ERRORS IN THIS COVER SHEET <u>DO NOT</u> AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

(Name and address of the person authorized to receive the Instrument after recording, as required by ORS 205.180(4) and ORS 205.238)

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352 This Space For County recording Use Only

REEL 4725 PAGE 43
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-19-2023 03:06 pm.
Control Number 744901 \$ 116.00
Instrument 2023 00021958

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)

Note: Transaction as defined by ORS 205.010 " means any action required or permitted by state law or rule or federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain and Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(l)(b) or **GRANTOR**, as described in ORS 205.160.

Justin Gross and Sarah Gross

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

JGF Land, LLC, an Oregon limited liability company

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real-estate and all memoranda of such instruments, reference ORS 93.030.

\$0

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No Change

6. RERECORDED AT THE REQUEST OF Fidelity National Title Company of Oregon TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED IN BOOK 4710 AND PAGE 204 OR FEE NUMBER .

RECORDING REQUESTED BY:



317 1st Ave. W, Ste 100 Albany, OR 97321

GRANTOR'S NAME:

Justin Gross and Sarah Gross

GRANTEE'S NAME:

JGF Land, LLC

AFTER RECORDING RETURN TO:

Justin A. Gross JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

SEND TAX STATEMENTS TO:

JGF Land, LLC 3483 Buena Vista Rd S Jefferson, OR 97352

535092, 535079, 535080, 355273, 535073, 535114, 535125, 535112 and 535127 5732 Bear Lane SE, Turner, OR 97392-9716

REEL 4710 PAGE 204
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-26-2023 10:41 am.
Control Number 740033 \$ 116.00
Instrument 2023 00014619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Justin Gross and Sarah Gross, Grantor, conveys to JGF Land, LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in County of Marion and State of Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in the County of Marion and State of Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence North 80°45' East 660 feet; thence North 9°15' West feet to a point in the center of a County Road; thence North 80°45' East

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

along the center line of said Road feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed

Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning thence North 9°15' West to the place of beginning.

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

The true consideration for this conveyance -0- to conform vesting with said Deed of Trust recorded concurrent herewith. (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Requested By: dmi 07/06/2023

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

IN WITHESS WHEREOF, the undersigned have	e executed this documen	it on the date(s) set forth below.
Dated: 5 2 5 2 3		
() 9L		
Justin Gross		
Darch Aless		
Sarah Gross State of	County of	
This instrument was acknowledged before me	on_75MM133_	by Justin Gross and Sarah Gross.
Mass -		
Notary Pytilic - State of Oregon My Commission Expires.		OFFICIAL STAMP MARY ANGELINE SIMMONS NOTARY PUBLIC - OREGON
	MY COMM	MISSION EXPIRES MAY

REVISED LEGAL DESCRIPTION

Order No.: 60222301537

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

REVISED LEGAL DESCRIPTION

(continued)

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.



PAUL TERJESON

PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE. AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

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STEVE HELMS

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERÉSTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEVEHELMS@KW.COM | 541-979-0118







