



**Oregon
Farm & Home**

★ B R O K E R S ★

NEXT TO 33154 OAKVILLE ROAD

— ALBANY —

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

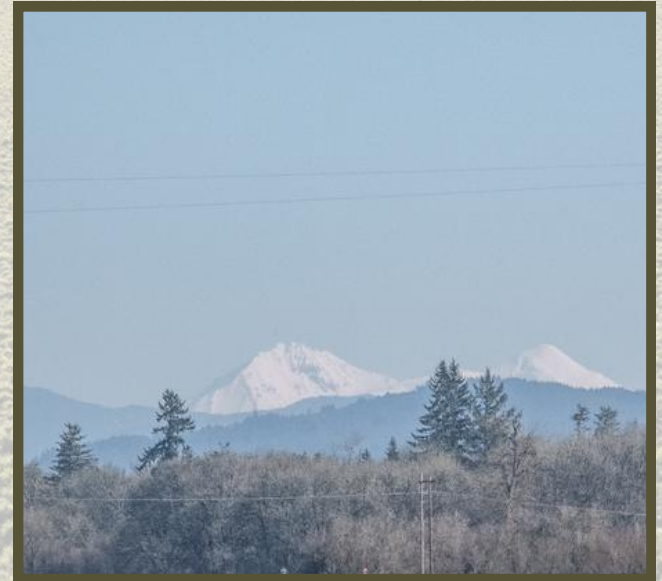
This 151-acre property, located just south of Highway 34 on White Oak Drive offers a prime opportunity for those looking to invest in fertile land in the heart of Oregon's Willamette Valley. The property is situated on level ground, making it highly suitable for a variety of agricultural uses, especially grass seed farming. The land is currently leased for farming, with the existing use focused on grass seed production, a major industry in the region. The presence of Bashaw and Malabon clay soils ensures that the ground is rich in nutrients, providing an ideal growing environment for grass seed crops. These soils are known for their fertility and ability to retain moisture, making the property well-suited for agricultural activities with consistent yields and long-term sustainability.

Beyond its agricultural potential, the property also holds great promise as a wildlife sanctuary. The combination of wetland areas, level terrain, and fertile soils makes it a prime candidate for the development of a wildlife refuge or conservation project. Wetland ecosystems are vital for migratory bird species, and the property's natural features could support a wide range of wildlife, providing an excellent habitat for ducks, geese, and other wetland species. Whether looking to expand an existing agricultural operation or create a peaceful sanctuary for wildlife, this property offers the flexibility and potential to serve both purposes, providing an ideal balance of productivity and conservation opportunities. Its location, just off Highway 34, ensures ease of access while still maintaining the tranquility and natural beauty of the Willamette Valley.

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

LOCATION

The Willamette Valley, located in western Oregon, is a lush and fertile region known for its agricultural richness and scenic beauty. At its heart lies Corvallis, a vibrant college town home to Oregon State University, surrounded by rolling hills, forests, and rivers. Just to the north is Albany, a charming city with a rich history and a notable collection of historic homes. The area is connected by Highway 34 and Interstate 5, which run through the valley, offering easy access to both urban centers and outdoor recreation. This region is famous for its wineries, farms, and diverse landscapes, making it a popular destination for those seeking a balance of rural tranquility and proximity to larger cities like Eugene and Portland. The Willamette Valley also plays a central role in Oregon's economy, particularly in agriculture, with crops like grapes, berries, and hazelnuts thriving in its climate.



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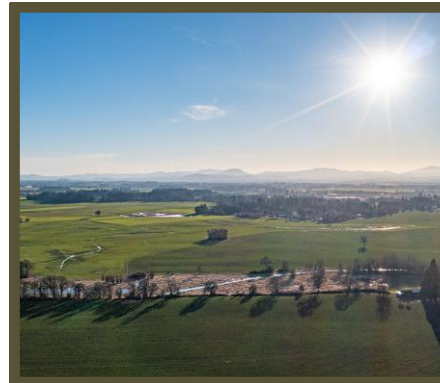
OPPORTUNITY

Owning 151 acres of land in the Willamette Valley offers numerous benefits, particularly for those seeking to capitalize on the fertile and versatile nature of the region's soil. The valley's rich agricultural environment is renowned for its ability to support high-quality grass seed production, making this property ideal for cultivating one of the area's staple crops. The nutrient-dense soil and temperate climate create the perfect conditions for growing a variety of grasses that thrive in the valley, providing both economic opportunity and sustainable land use. In addition to its agricultural potential, the property's wet soils present a unique opportunity to create a wildlife refuge or duck hunting club. Wetlands in the Willamette Valley are critical habitats for migratory waterfowl and other wildlife, so this land could serve as a sanctuary for diverse species, benefiting local ecosystems while also offering a prime location for outdoor enthusiasts and hunters. The natural beauty of the area, with its rivers, forests, and expansive farmland, makes it a desirable location for conservation efforts or recreational activities. With access to the rich biodiversity of the valley, this land could be developed into a thriving hunting preserve, providing both recreational and commercial value. The combination of agricultural productivity, wildlife potential, and scenic natural resources makes this 151-acre parcel a rare and valuable opportunity for anyone interested in creating a sustainable, multi-use property in one of Oregon's most sought-after regions.



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LAND



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LAND

151 Acres

***Subject to Completion of a Lot Line Adjustment from
108.05 Acres to Approx 151 +/- Acres***

- Parcel ID #0227708
- Zoned Exclusive Farm Use
- Access off of White Oak Drive
- Level Ground

Lease

- Planted in Tall Fescue
- Lease Ends October 1st, 2026
- \$18,360 Per Year (\$170 an Acre)
- Lease Available Upon Request
- *Some Acreage is in the Floodplain*

SELLER PREFERRED TERMS

24 Hour Showing

OREF Forms

Fidelity National Title in Albany

5 Business Day Response Time for Offers

SCAN HERE
TO TRACK
LOT LINE
PROGRESS!



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PROPERTY MAPS

MAPS PROVIDED VIA LANDID

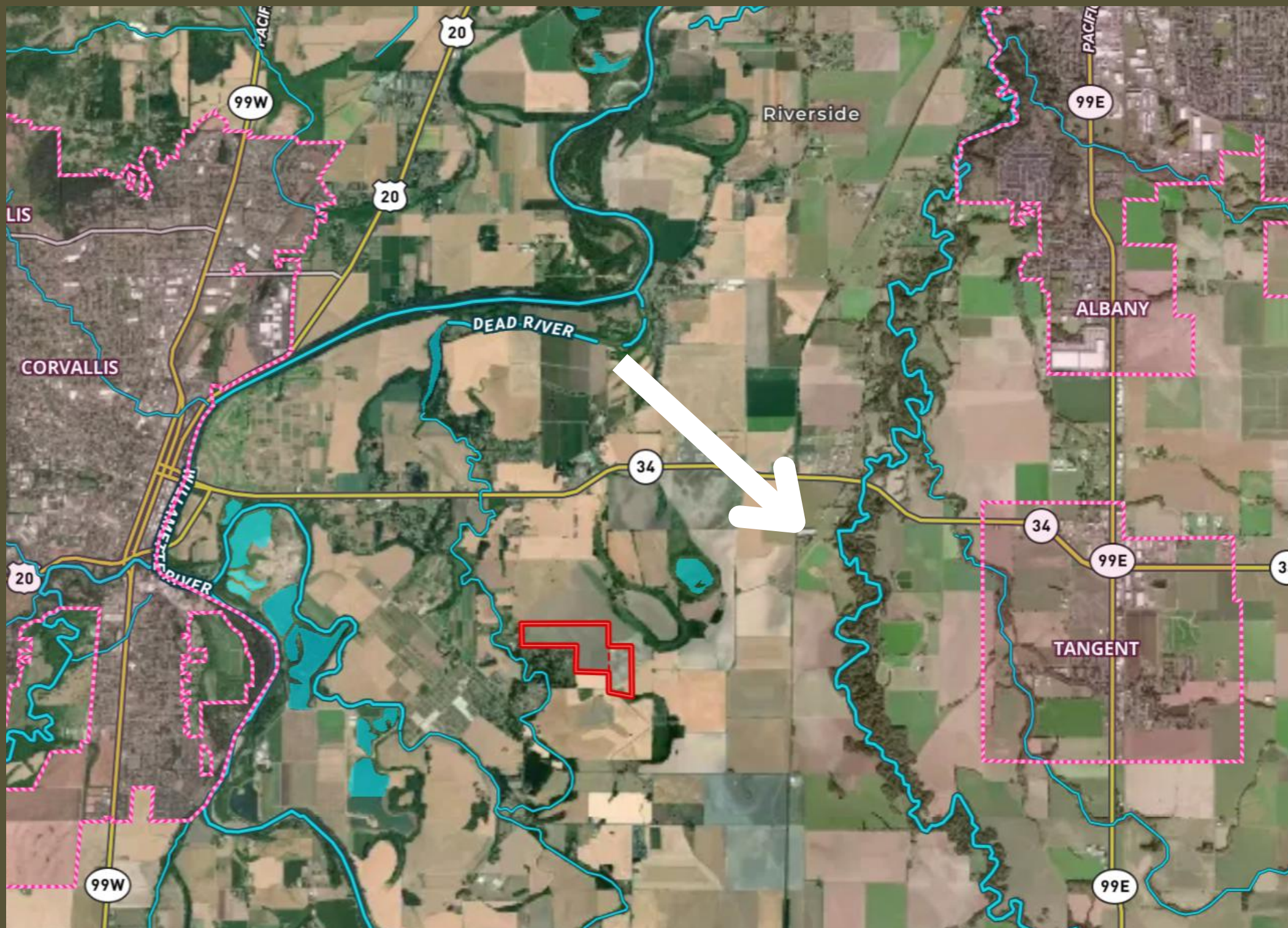
- PROPERTY BOUNDARIES
- AREA MAP WITH CITY LIMITS
- WETLANDS, FLOODPLAIN, SURFACE WATER, AQUIFERS



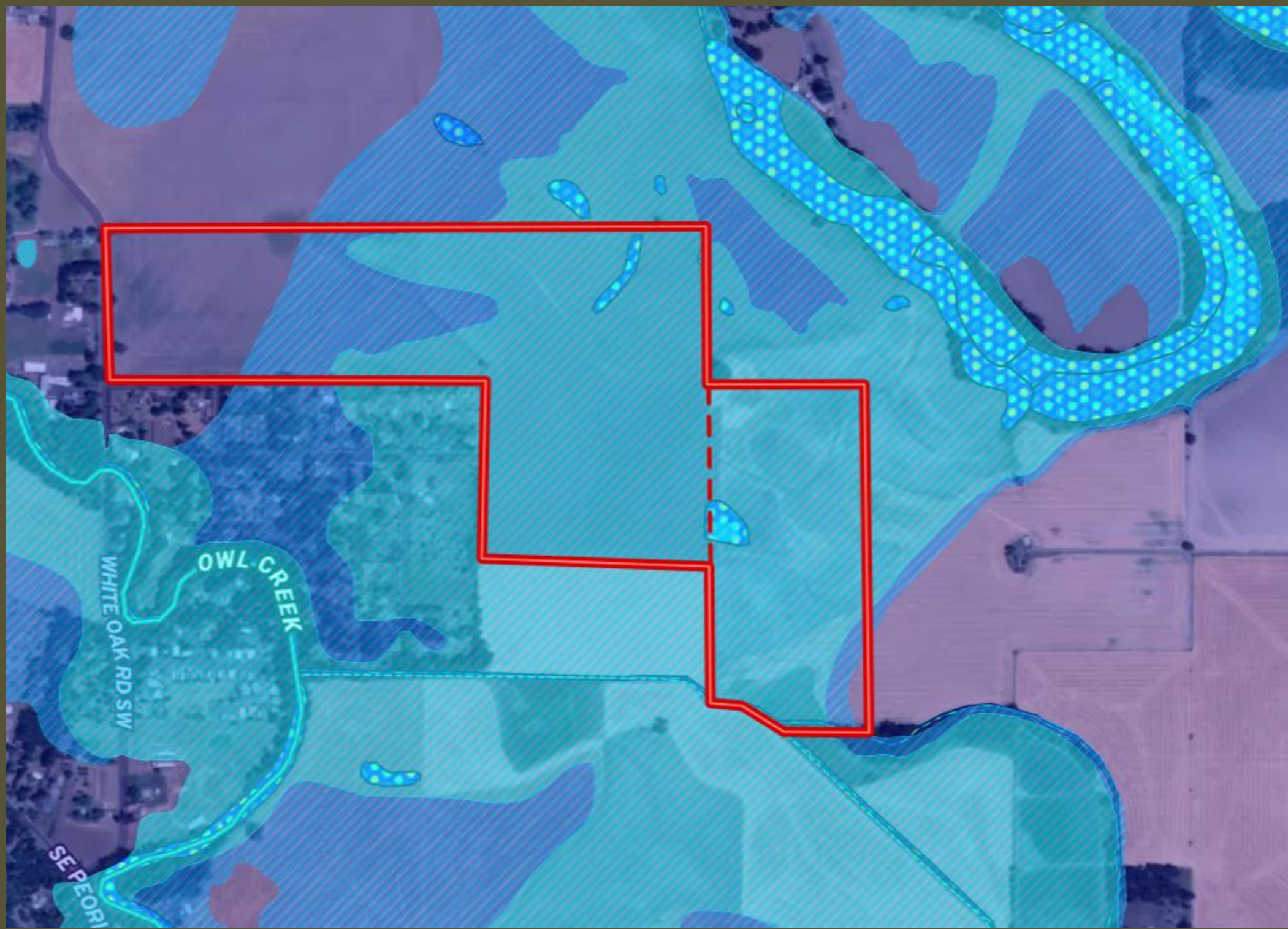
SCAN HERE
FOR
INTERACTIVE
MAP!



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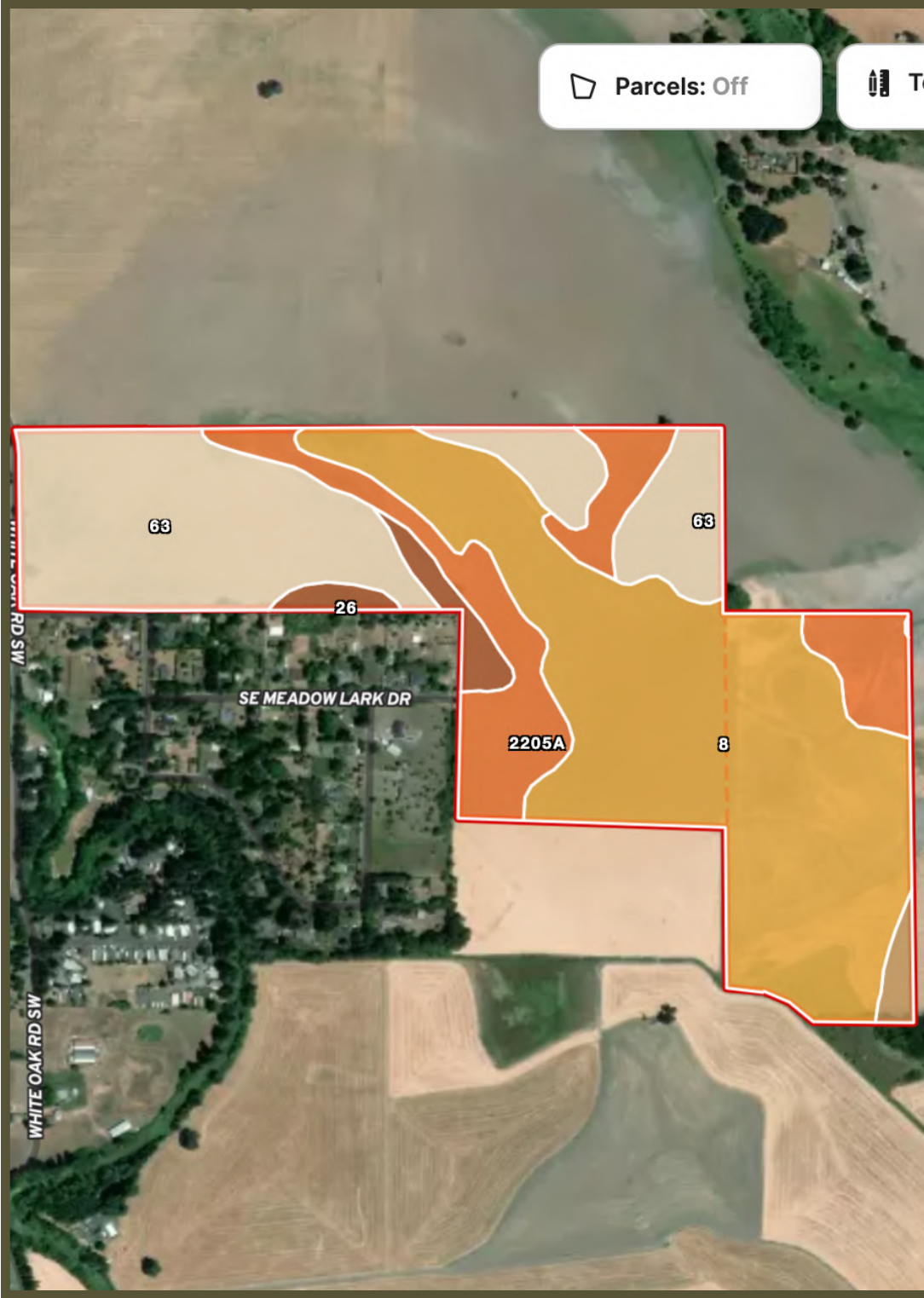
SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- BASHAW SILTY LOAM
- MALABON SILTY CLAY LOAM

SOIL CODE	SOIL DESCRIPTION	ACRES
8	Bashaw silty clay	72.88
63	Malabon silty clay loam	46.81
2205A	Conser silty clay loam, 0 to 3 percent slopes	24.75
26	Coburg silty clay loam	4.78
102	Willamette silt loam	1.79
TOTALS		151.0 1(*)



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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*



LINN COUNTY P

Parcel #: **0227708**

Tax Lot: **12S04W0800100**

Owner: **Owl Creek Farm Inc**

CoOwner:

Site:

OR 97333

Mail: **29974 Arthur Dr**

Albany OR 97321

Zoning: **County-EFU - Exclusive Farm Use**

Std Land
Use: **8008 - Rural/Agricultural-Vacant Land**

Legal:

TwN/Rng/Sec: **T:12S R:04W S:08 Q: QQ:**

ASSESSMENT & TAX INFORMATION

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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0227708**

Tax Lot: **12S04W0800100**

Owner: Owl Creek Farm Inc

CoOwner:

Site:

OR 97333

Mail: 29974 Arthur Dr

Albany OR 97321

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: 8008 - Rural/Agricultural-Vacant Land

Legal:

Twn/Rng/Sec: T:12S R:04W S:08 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$904,260.00**

Market Land: **\$904,260.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$124,519.00**

Exemption:

Taxes: **\$1,579.00**

Levy Code: 00803

Levy Rate: 12.1041

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 108.05 Acres (4,706,658 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 3004 - 030700

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:



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Site Address:

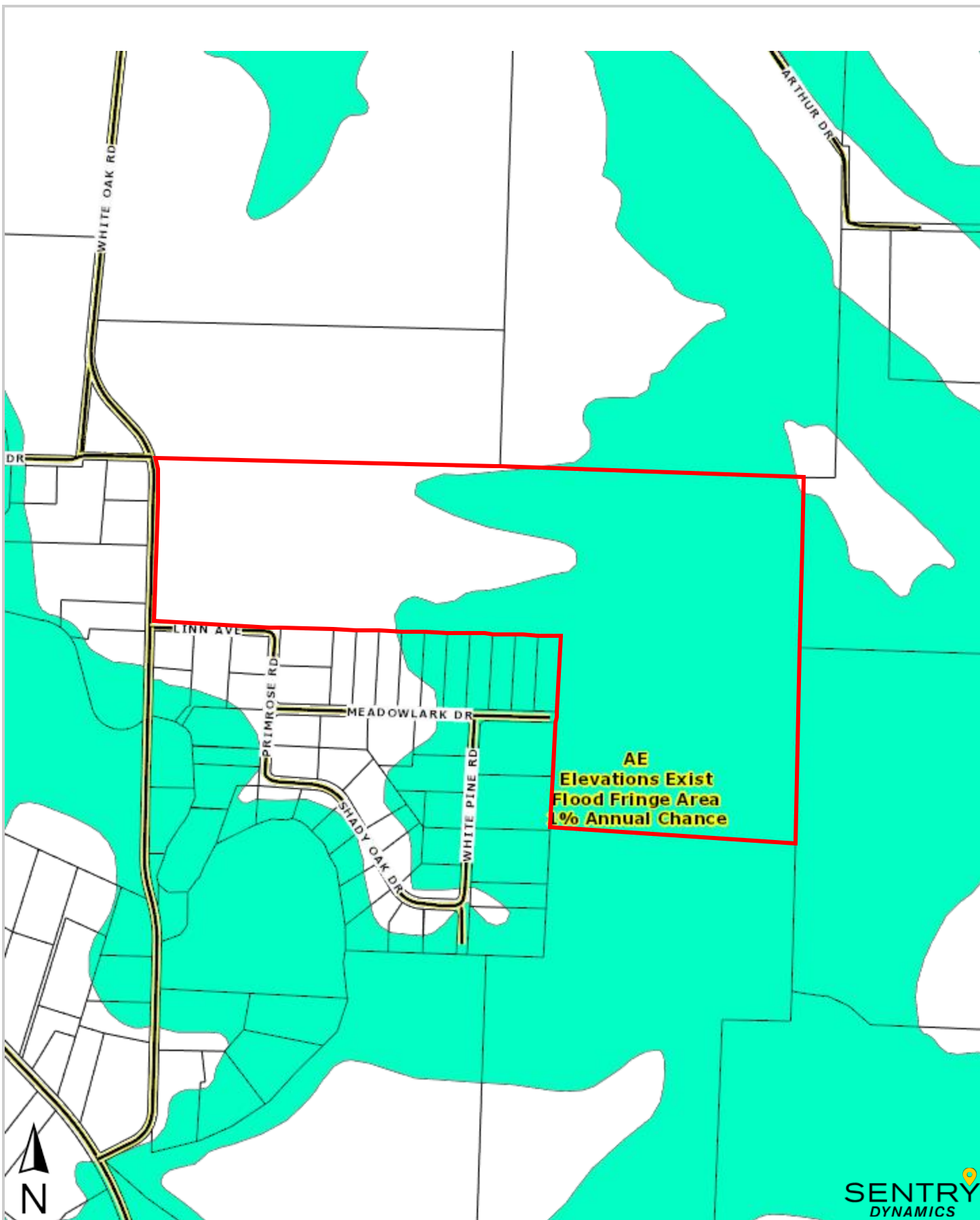
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Fidelity National Title

Parcel ID: 0227708

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Fidelity National Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the covered description, dimensions, distances, location

Linn County
2024 Real Property Assessment Report
Account 227708

Map 12S04W08-00-00100

Code - Tax ID 00803 - 227708

50901 - 925635

50902 - 945734

Legal Descr See Record

Mailing OWL CREEK FARM INC
29974 ARTHUR DR
ALBANY OR 97321

Tax Status Assessable

Account Status Active

Subtype NORMAL

Deed Reference # See Record

Sales Date/Price See Record

Appraiser UNKNOWN

Property Class 550 **MA** **SA** **NH**

RMV Class 500 02 00 000

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00803	Land	613,650		Land	0
	Impr	0		Impr	0
	Code Area Total	613,650	0	84,666	0
50901	Land	86,700		Land	0
	Impr	0		Impr	0
	Code Area Total	86,700	0	11,866	0
50902	Land	203,910		Land	0
	Impr	0		Impr	0
	Code Area Total	203,910	0	27,987	0
Grand Total		904,260	0	124,519	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00803	1	☒			Farm Use Zoned	97	32.50 AC	1	287,510
	2	☒			Farm Use Zoned	97	7.00 AC	2	58,260
	3	☒			Farm Use Zoned	97	34.35 AC	3	267,880
	Code Area Total						73.85 AC		613,650
50901	1	☒			Farm Use Zoned	97	9.80 AC	1	86,700
	Code Area Total						9.80 AC		86,700
50902	1	☒			Farm Use Zoned	97	11.50 AC	1	101,730
	2	☒			Farm Use Zoned	97	3.00 AC	2	24,970
	3	☒			Farm Use Zoned	97	9.90 AC	3	77,210
	Code Area Total						24.40 AC		203,910
Grand Total							108.05 AC		904,260

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

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00
■ FIRE PATROL ADDED 2015		

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

30-Jan-2025

OWL CREEK FARM INC
29974 ARTHUR DR
ALBANY OR 97321

Tax Account #	227708	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00803
Situs Address		Interest To	Jan 30, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,024.80	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$995.62	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$988.43	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$911.39	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$907.00	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$888.69	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$867.78	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$842.12	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$763.74	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$755.32	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$732.67	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$697.04	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$669.03	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$649.45	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$607.73	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$591.48	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$878.79	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$856.46	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$720.93	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$703.74	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$704.85	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$684.13	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$611.92	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$597.30	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$604.57	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$570.96	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$544.25	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$586.43	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$560.30	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$530.48	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$541.66	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$616.66	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$691.64	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$708.03	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$24,605.39	

STATEMENT OF TAX ACCOUNT

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

30-Jan-2025

OWL CREEK FARM INC
29974 ARTHUR DR
ALBANY OR 97321

Tax Account #	227708	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00803
Situs Address		Interest To	Jan 30, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	8-Jul-2015	CANCELLED ACCOUNT 925636 TRANSFERRED TO 925635

STATEMENT OF TAX ACCOUNT

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

30-Jan-2025

OWL CREEK FARM INC
29974 ARTHUR DR
ALBANY OR 97321

Tax Account #	925635	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	50901
Situs Address		Interest To	Jan 30, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$182.63	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.28	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$172.10	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.60	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$159.69	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.33	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$457.11	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$415.43	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$419.76	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$411.72	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$133.68	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.71	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.98	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$119.77	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$113.01	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$109.97	Nov 15, 2009
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$3,442.77	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	6-Jul-2015	CANCELLED ACCOUNT 925636 TRANSFERRED TO 925635

STATEMENT OF TAX ACCOUNT

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

30-Jan-2025

OWL CREEK FARM INC
29974 ARTHUR DR
ALBANY OR 97321

Tax Account #	945734	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	50902
Situs Address		Interest To	Jan 30, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$371.57	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.66	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$350.14	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$334.07	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$324.06	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.65	Nov 15, 2019
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$2,058.15	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That R. L. ARTHUR and EUNICE B. ARTHUR, his wife, hereinafter called grantors, hereby grant and convey to OWL CREEK FARM, INC., an Oregon corporation, all the real property together with its appurtenances situated in Linn County, state of Oregon, described as:

PARCEL I:

The following described real property situated in the County of Linn and State of Oregon, to-wit: Part of the Hiram Bond D.L.C. #38, T. 12 S., R. 4 W. of the W.M., described as follows: Beginning at a 3/4" iron rod on the East boundary of said D.L.C. North 0°31' West 976.06 feet from the Southeast corner of said D.L.C. #38; thence North 88°02' West 1354.10 feet to a 1 1/2" iron shaft; thence North 1°36' East 1054 feet to a 3/4" x 16" iron rod; thence West to the most Westerly Southwest corner of that certain 145 acre tract conveyed by Robert Johnson to Helen S. Bogue by deed recorded November 18, 1947, in Book 197, page 659, Deed Records; thence North 13.90 chains; thence East 54.07 chains to the Northeast corner of the South Half of said Hiram Bond D.L.C.; thence South along the East boundary of said Hiram Bond D.L.C., a distance of 30.681 chains to the place of beginning; SUBJECT to the rights of the public to the use of that portion of said described real property situated in public roads. -----

PARCEL II:

One Hundred and sixty-two and 46/100 acres of land off the West side of the original Donation Land Claim of Lucius W. Phelps, being Notification No. 2037 and Claim No. 54 in Township 12 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, said One Hundred Sixty-two and 46/100 acres being divided from the remaining portion of said Donation Land Claim by a line running North and South through said claim parallel with the East boundary line thereof. Save and excepting 40 acres conveyed to Rollo A. Hulburt by deed recorded at page 590, Vol. 105, Deed Records for Linn County, Oregon.

Subject to an easement for a right of way in favor of Mountain States Power Company recorded in Book 207, Page 213, Deed Records for Linn County, Oregon.

and covenant that grantors are the owners of the above described property free of all encumbrances except those stated above, if any, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. The true and actual consideration for this transfer is \$-0-. The foregoing recitation of consideration is true as I verily believe.

Dated this 30th day of December, 1971.

R. L. Arthur & Eunice B. Arthur
Eunice B. Arthur

STATE OF OREGON, }

ss.

County of Linn

On the date noted above, personally appeared the above-named grantors and acknowledged the foregoing instrument to be their voluntary act. Before me:

Orville M. Thompson
 Notary Public for Oregon
 My comm. expires Jan. 13, 1974

Robert T. Smith
Dec 30 1971
4:21 PM

421 338249 158

State of Oregon. {
County of Linn { ss.

I hereby certify that the within
was received and duly recorded
by me in Linn County Records

Book of M F

Vol. 30 Page 906 on

the 30 day of December

19 71, at 4:21 o'clock P. M.

Del W. Riley

Clerk of Linn County, Oregon

By *Virginia H. Putnam*
Deputy



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





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 INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

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