



**Oregon
Farm & Home**

★ B R O K E R S ★

92884 APPLEGATE TRAIL

JUNCTION CITY

“CHESHIRE”

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This 57-acre parcel of land is zoned Exclusive Farm Use, offering significant potential for agricultural or forestry operations. The property is currently utilized for grass seed production, with fertile ground ideal for cultivating a variety of crops. Additionally, the parcel features a well-established stand of 22-year-old Douglas fir trees, contributing to its forestry value. The land also boasts a 14000 sqft shop, complete with a drive-thru bay, providing ample space for various business or storage needs. A key asset on the property is the 25-year cell tower lease, generating a reliable income of \$1,200 per month, adding to the long-term value and stability of the investment.

The property is further equipped with two manufactured homes. One of the homes is tenant-occupied, providing the opportunity rental income, while the other serves as an office space, ideal for overseeing business or operational activities on-site. The presence of both residential and commercial infrastructure offers versatility for potential buyers or investors seeking a functional, income-producing property. Whether for agricultural production, timber management, or business use, this 57-acre parcel represents an exceptional opportunity to capitalize on both land and revenue-generating assets.

LOCATION

This property sits right outside the area around Cheshire, Oregon, just south of Junction City and near Eugene. The local community offers a tranquil rural setting with a blend of farmland, forests, and natural beauty. Nestled within the Willamette Valley, the landscape is dotted with rolling hills, expansive fields, and winding rivers. To the west, the lush greenery of the Coast Range provides a stunning backdrop, and nearby parks and nature areas like the McKenzie River are popular for outdoor activities. Hiking, fishing, and camping are favorite pastimes, with the river offering an ideal spot for anglers. The area also boasts a range of local recreation options, including cycling along scenic country roads, and exploring nearby forests like the Siuslaw National Forest. The property features easy access to Eugene. Home to the University of Oregon, the city also boasts a lively cultural atmosphere with numerous festivals, farmers' markets, and a variety of local dining and craft breweries.



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.

OPPORTUNITY

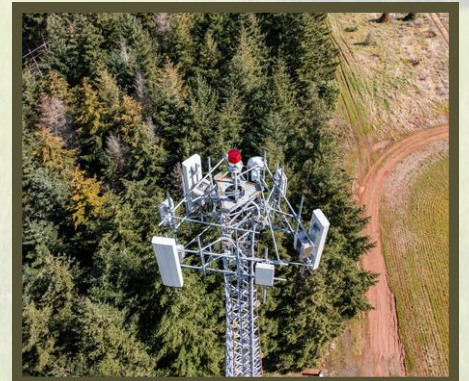
The 25-year cell tower lease offers a consistent and reliable income stream, with a current rental rate of \$1,200 per month. This long-term lease provides a stable cash flow for the next two decades, making it an attractive investment for any buyer seeking passive income. The fixed payments, with periodic adjustments for inflation, offer financial security and add value to the property. As cellular infrastructure continues to expand, the demand for tower space is likely to increase, which could present future opportunities for negotiating lease extensions or securing additional tower contracts, further enhancing the income potential.

Additionally, the property offers opportunities for energy generation and agricultural use. The growing popularity of solar energy could provide a significant revenue opportunity through the installation of solar panels on the land, taking advantage of tax incentives and the increasing demand for renewable energy. Solar farms can be a highly profitable way to generate income, especially with the property's large, open space. Alternatively, renting the land for grass seed cultivation could provide steady annual rental income, capitalizing on the fertile soil and existing agricultural infrastructure. With both an office space and a spacious shop available for storage or other business needs, this property provides multiple avenues for diversifying income streams, making it an appealing investment for a wide range of opportunities.



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LAND



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LAND

57.50 +/- Total Acres

- **Parcel ID 0059038**

Zoned Exclusive Farm Use

- **40 Acre Minimum**

Gently Sloped

Gravel Roads

8.20 +/- Acres of Douglas Fir Timber (Approx 22 Years Old)

Leases

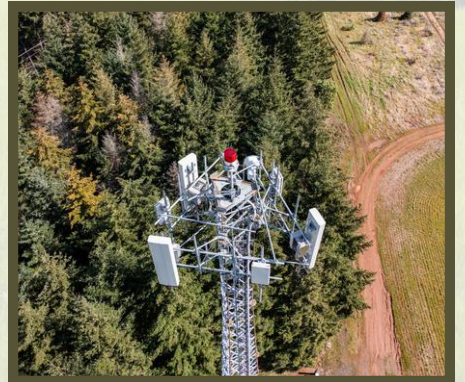
- **Approx 25 Year Cell Tower Lease**
 - **\$1,200 a Month**
- **Grass Seed Lease**
 - **Acreage is in a Year to Year Lease, Ends in August**

Contingent Upon Successful Completion of a Lot Line Adjustment of Approx

57.50 +/- Acres

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STRUCTURES



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STRUCTURES

Single Wide Manufactured House

- 1876 SqFt
- 1978 Sahara
- Domestic Well
- Standard Septic
- Tenant Occupied

Single Wide Manufactured Home

- 672 SqFt
- 1968 Lance
- Used as an Office*
- Non-Permitted Septic

Shop

- 14,000 SqFt
- 220 Power
- Drive Thru Bay
- Grease Pit
- Multiple Bays
- Loft Storage
- Partial Concrete Floors

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SELLER PREFERRED TERMS

5 Business Day Response Time for Offers

Use OREF Forms

Fidelity National Title - Albany

Contingent Upon Successful Completion of a Lot Line Adjustment, See Map Below for Adjustment

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- *PROPERTY BOUNDARY*
- *ELEVATION*
- *CITY LIMITS, SCHOOL DISTRICT*



SCAN HERE
FOR
INTERACTIVE
MAP!



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**JUNCTION CITY
SCHOOL DISTRICT 69**

**JUNCTION
CITY**

**JUNC
SCHOOL**

HIGH PASS RD

PITNEY LN

36

TERRITORIAL HWY

HIGH PASS RD

36

VOGT RD

PURKESON

TERRITORIAL RD

**JUNCTION CITY
SCHOOL DISTRICT 69**

ALVADORE RD

36

36

APPLEGATE TRAIL

FRANKLIN RD

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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- BELLPINE
- JORY
- MCBEE

Code	Description	Acres	%	CPI	NCCPI	CAP	
11D	Bellpine silty clay loam, 12 to 20 percent slopes	20.33	35.38%	-	73	3e	
63C	Jory silty clay loam, 2 to 12 percent slopes	17.8	30.98%	-	83	2e	
11C	Bellpine silty clay loam, 3 to 12 percent slopes	7.54	13.12%	-	75	3e	
11E	Bellpine silty clay loam, 20 to 30 percent slopes	5.2	9.05%	-	67	4e	
79	McBee silty clay loam	4.61	8.02%	-	88	3w	
134	Wapato silty clay loam	1.98	3.45%	-	29	3w	
Totals		57.46 ac		0 CPI Average	75.5 NCCPI Average	2.78 Cap. Average	

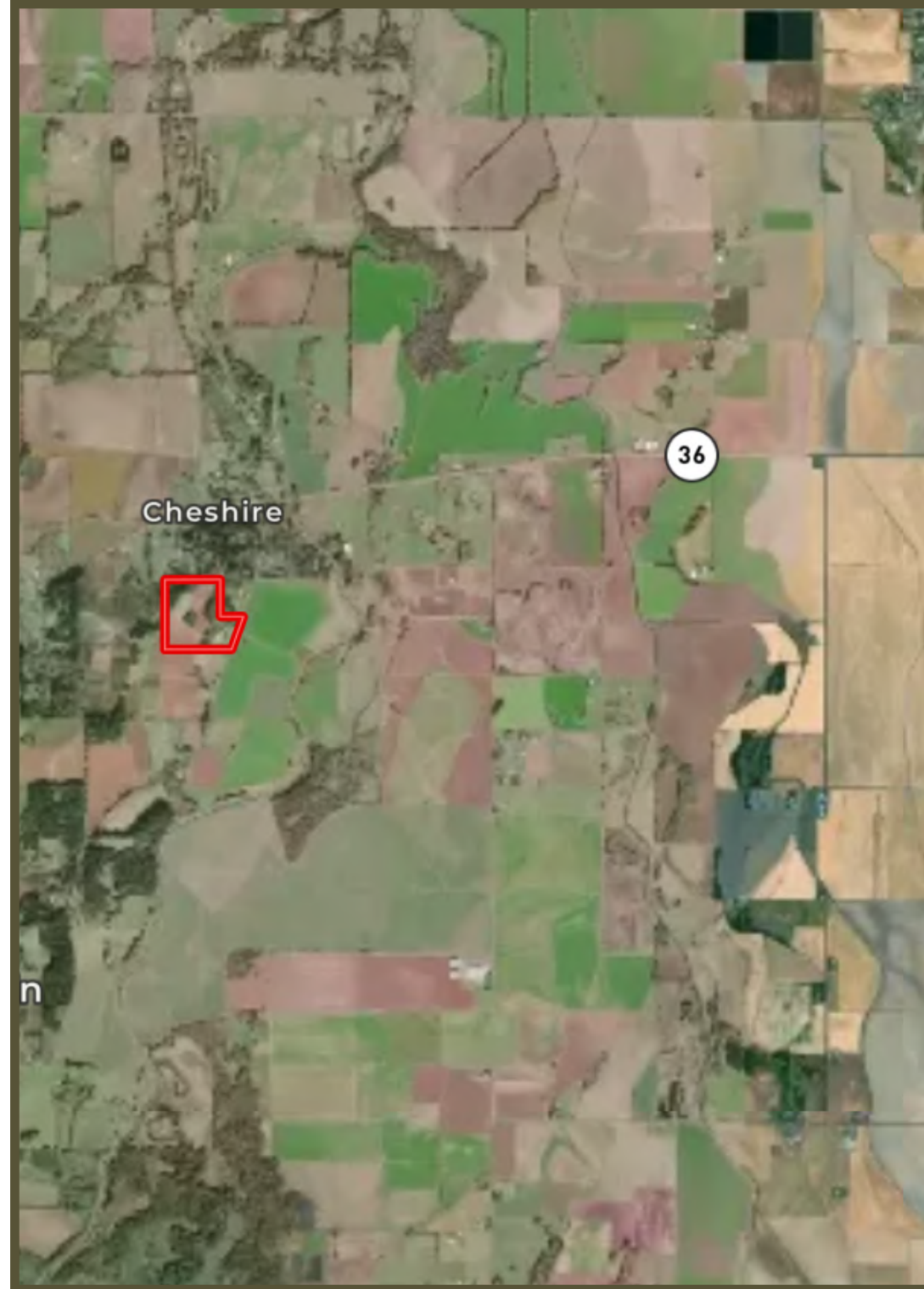


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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*

- *LOT LINE ADJUSTMENT NOT
REFLECTED IN LIST PACKS*



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Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0059038**

Tax Lot: **1605150000300**

Owner: Barnes, Gerald W

CoOwner:

Site: 92884 Applegate Trail

Junction City OR 97448

Mail: 92884 Applegate Trl

Junction City OR 97448

Zoning: County-E40 - Exclusive Farm Use (40 Acre Minimum)

Std Land

137 - Mobile Home Pp

Use:

Legal: Map Lot: 1605150000300, TRS: T16 R05 S15 Q00, Lot: TL 00300

Twtn/Rng/Sec: T:16S R:05W S:15 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$930,734.00**

Market Land: **\$889,568.00**

Market Impr: **\$41,166.00**

Assessment Year: **2024**

Assessed Total: **\$284,317.00**

Exemption:

Taxes: **\$3,054.59**

Levy Code: 06923

Levy Rate: 10.7436

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 150.86 Acres (6,571,462 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood: 694500

Lot: TL 00300

Block:

Plat/Subdiv:

School Dist: 69 - Junction City

Census: 3039 - 000402

Recreation:

SALE & LOAN INFORMATION

Sale Date: 06/21/2017

Sale Amount:

Document #: 2017-029910

Deed Type: BS

Loan

Amount:

Lender:

Loan Type:

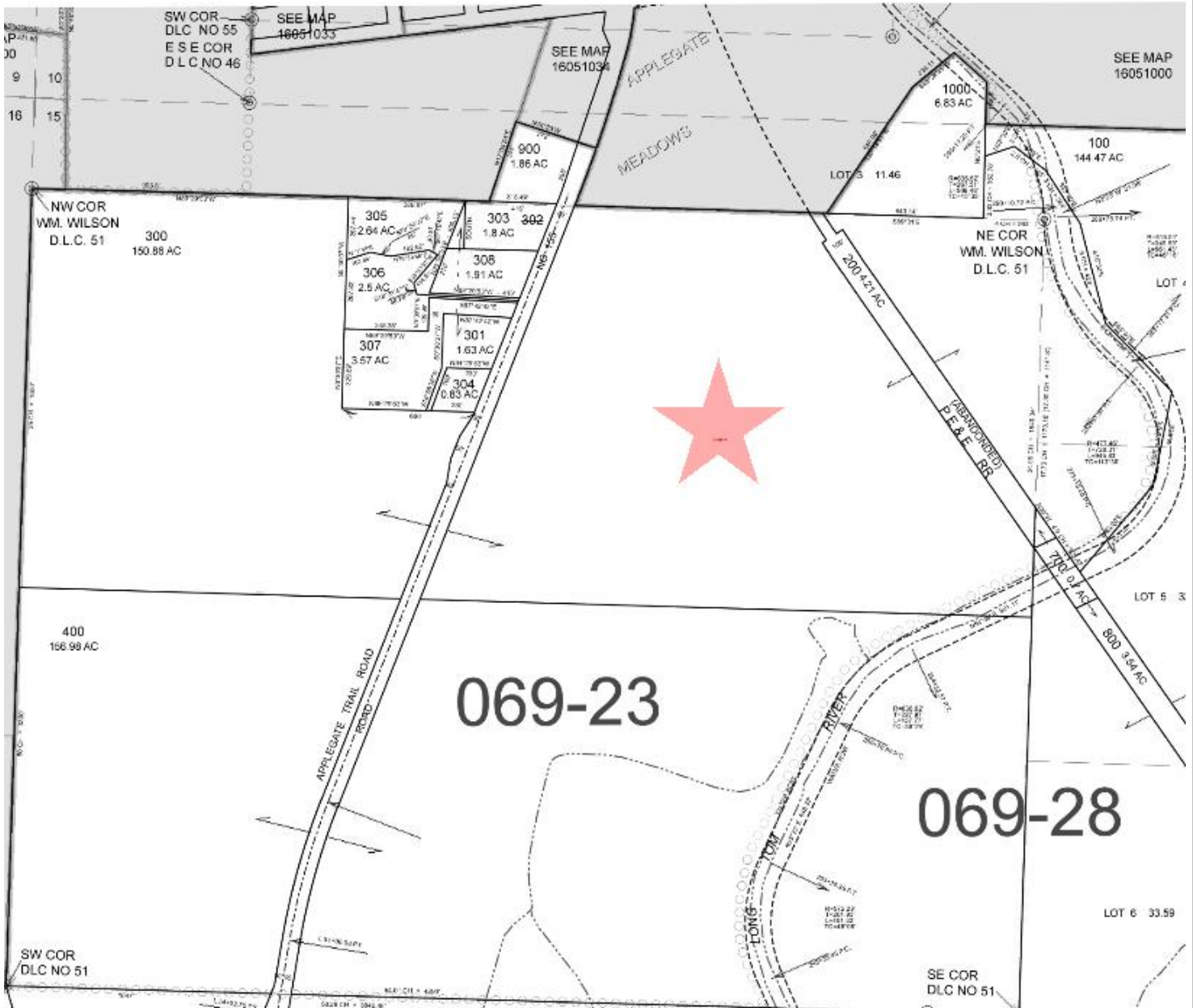
Interest

Type:

Title Co:

SECTION 15 T.16S. R.5W. W.M.
Lane County
1" = 400'

REVISIONS
01/29/2007 - LEAT155 - CONVERT MAP TO 08
12/04/2007 - LEAT155 - CORRECTS TL 400



Fidelity National Title

Parcel ID: 0059038

Site Address: 92884 Applegate Trail

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Aerial Map



Fidelity National Title

Parcel ID: 0059038

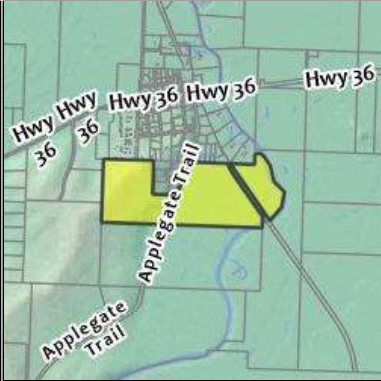
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Detailed Property Report

Address N/A Map & Taxlot# 16-05-15-00-00300 SIC N/A Tax Account# 0059038	Property Owner 1 Barnes Gerald Walter Estate of 33881 Belts Dr Harrisburg, OR 97446 Tax account acreage 150.86 Mapped taxlot acreage [†] 152.91
[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.	
Related Accts 4162416 4212740 5619997	

Maps

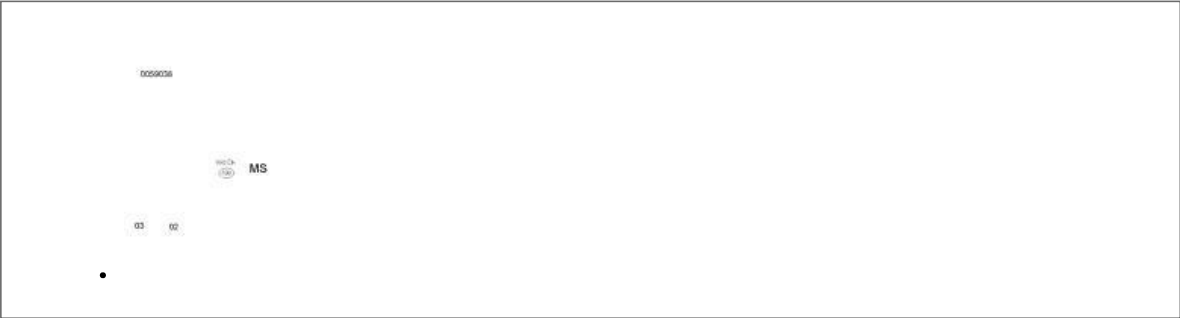
Map & Taxlot # 16-05-15-00-00300



Business Information

Improvements

Photos & Sketches for Tax Account



Site Address Information

General Taxlot Characteristics

Geographic Coordinates X 4191778 Y 929188 (State Plane X,Y) Latitude 44.1829 Longitude -123.2811		Taxlot Characteristics Incorporated City Limits none Urban Growth Boundary none Year Annexed N/A Annexation # N/A Approximate Taxlot Acreage 152.91 Approx Taxlot Sq Footage 6,660,760 Plan Designation Agriculture Eugene Neighborhood N/A Census Tract 0402 Census Block Group 3 Septic Yes Well Yes Landscaping Quality Good Historic Property Name N/A	
Zoning Zoning Jurisdiction Lane County Lane County Parent Zone E40 Exclusive Farm Use (40 acre minimum)			
Land Use General Land Use Code Description			

data not available data not available

City Historic Landmark? No
National Historical Register? No

Detailed Land Use

Code **Description**

data not available data not available

Service Providers

Fire Protection Provider Junction City Rural Fire Protection District
Ambulance Provider Lane Fire Authority
Ambulance District NC
Ambulance Service Area Northwest/Central
LTD Service Area? No
LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code **Description**

A Areas of 100-year flood, no base flood elevations determined.
X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C0600F
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
134	Wapato Silty Clay Loam	42%	3	92
79	McBee Silty Clay Loam	23%	3	3
11D	Bellpine Silty Clay Loam, 12 to 20 Percent Slopes	13%	3	0
63C	Jory Silty Clay Loam, 2 to 12 Percent Slopes	12%	2	0
11C	Bellpine Silty Clay Loam, 3 to 12 Percent Slopes	5%	3	0
11E	Bellpine Silty Clay Loam, 20 to 30 Percent Slopes	3%	4	0
W	Water	2%	8	0

Schools

	Code	Name
School District	69	Junction City
Elementary School	1297	Territorial
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	717	State Representative District	14	Emerald PUD Board Zone	4
City Council Ward	N/A	State Representative	Julie Fahey	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	7	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	James I. Manning Jr.	Soil Water Cons. Dist/Zone	Upper Willamette / 1
County Commissioner	Ryan Ceniga			Creswell Water Control District	data not available
EWEB Commissioner	N/A				
LCC Board Zone	1				
Lane ESD Board Zone	data not available				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 0059038

View tax statement(s) for:

[2024](#)
[2023](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
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11/04/2024	\$2,962.95	\$2,962.95	\$91.64	\$0.00	\$3,054.59
10/22/2024	\$3,389.24	\$3,038.16	\$0.00	\$351.08	\$3,389.24
11/08/2022	\$2,803.33	\$2,803.33	\$86.70	\$0.00	\$2,890.03
11/09/2021	\$2,762.58	\$2,762.58	\$85.44	\$0.00	\$2,848.02
11/12/2020	\$2,669.80	\$2,669.80	\$82.57	\$0.00	\$2,752.37
11/15/2019	\$2,566.49	\$2,566.49	\$79.38	\$0.00	\$2,645.87

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners		
Owner	Address	City/State/Zip
Barnes Gerald Walter Estate of	33881 Belts Dr	Harrisburg, OR 97446
Taxpayer		
Party Name	Address	City/State/Zip
Barnes Bradley	33881 Belts Dr	Harrisburg, OR 97446

Data source: Lane County Assessment and Taxation

Account Status

Status	Active Account Current Tax Year				
Related Accts	4162416 4212740 5619997				
Account Status	none				
Remarks	Potential Additional Tax				
Special Assessment Program	Zoned Farm				

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage	150.86
Fire Acres	N/A
Property Class	559 - Farm, efu, manufactured structure
Statistical Class	307 - Non-living unit - farm variety
Neighborhood	694500 - Junction City Typical Rural
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

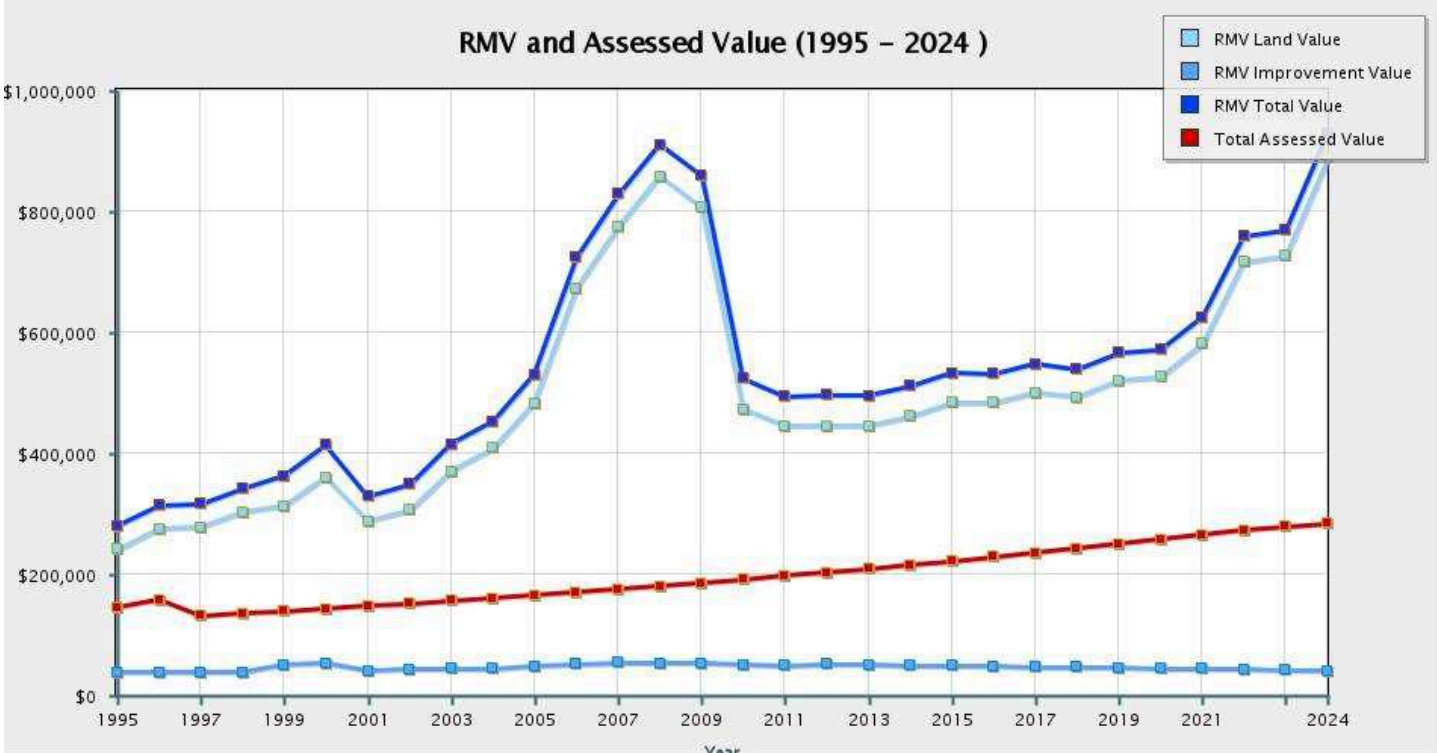
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00300	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.					
	Real Market Value (RMV)			Total Assessed Value	Tax
Year	Land	Improvement	Total		
2024	\$889,568	\$41,166	\$930,734	\$284,317	\$3,054.59
2023	\$727,412	\$42,034	\$769,446	\$279,281	\$3,038.16
2022	\$716,576	\$42,902	\$759,478	\$273,413	\$2,890.03
2021	\$582,400	\$43,770	\$626,170	\$265,480	\$2,848.02
2020	\$526,640	\$44,646	\$571,286	\$257,746	\$2,752.37
2019	\$520,939	\$45,514	\$566,453	\$250,241	\$2,645.87
2018	\$492,974	\$46,382	\$539,356	\$242,952	\$2,570.09
2017	\$500,987	\$47,250	\$548,237	\$235,877	\$2,470.88
2016	\$484,207	\$48,127	\$532,334	\$229,006	\$2,404.17
2015	\$484,207	\$48,994	\$533,201	\$222,337	\$2,004.83
2014	\$462,033	\$49,862	\$511,895	\$215,860	\$2,057.90
2013	\$445,286	\$50,730	\$496,016	\$209,570	\$2,013.15
2012	\$445,286	\$51,607	\$496,893	\$203,466	\$1,856.46
2011	\$445,286	\$49,317	\$494,603	\$197,540	\$1,678.02
2010	\$473,046	\$50,950	\$523,996	\$191,788	\$1,624.50
2009	\$806,553	\$52,630	\$859,183	\$186,199	\$1,583.77

2008	\$857,844	\$53,390	\$911,234	\$180,776	\$1,540.37
2007	\$775,535	\$54,240	\$829,775	\$175,511	\$1,522.33
2006	\$673,616	\$51,370	\$724,986	\$170,398	\$1,474.56
2005	\$482,673	\$48,240	\$530,913	\$165,435	\$1,446.13
2004	\$409,249	\$44,050	\$453,299	\$160,777	\$1,295.86
2003	\$370,991	\$44,050	\$415,041	\$156,654	\$1,518.02
2002	\$306,552	\$43,190	\$349,742	\$152,093	\$1,455.83
2001	\$288,342	\$41,130	\$329,472	\$147,661	\$1,414.65
2000	\$361,186	\$52,730	\$413,916	\$143,362	\$1,370.97
1999	\$312,620	\$50,220	\$362,840	\$139,183	\$1,333.93
1998	\$303,540	\$38,630	\$342,170	\$135,276	\$1,310.30
1997	\$278,480	\$38,630	\$317,110	\$131,336	\$1,294.39
1996	\$275,720	\$38,630	\$314,350	\$158,350	\$1,421.82
1995	\$241,860	\$38,630	\$280,490	\$145,930	\$1,323.95



Current Year Assessed Value	\$284,317
Less Exemption Amount *	N/A
Taxable Value	\$284,317
* Frozen Assessed Value	

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06923	
Taxing Districts for TCA 06923	Emerald Peoples Utility District Junction City Rural Fire Protection Dist Junction City School District 69 Lane Community College Lane County Lane Education Service District Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
10/09/2024	\$0	2024-30821	 data not available	No	W Lynn Barnes Revocable Living Trust	Barnes Gerald Walter Estate of
06/21/2017	\$0	2017-29910	 8	No	Barnes W Lynn	W Lynn Barnes Revocable Living Trust
04/17/2006	\$0	2006-26431	 6	No	Barnes Ethelma A	Barnes Lynn & Thelma



LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **4212740**

Tax Lot: **1605150000300**

Owner: Barnes, Gerald

CoOwner:

Site: 92884 Applegate Trail

Junction City OR 97448

Mail: 92884 Applegate Trail

Junction City OR 97448

Zoning: County-E40 - Exclusive Farm Use (40 Acre M

Std Land
Use: 137 - Mobile Home Pp

Legal: Map Lot: 1605150000300, TRS: T R S Q

Twn/Rng/Sec: T:17S R:04W S:04 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$12,058.00**

Market Land:

Market Impr: **\$12,058.00**

Assessment Year: **2024**

Assessed Total: **\$6,124.00**

Exemption:

Taxes:

Levy Code: 06923

Levy Rate: 10.7436

PROPERTY CHARACTERISTICS

Year Built: 1968

Eff Year Built:

Bedrooms:

Bathrooms: 1

of Stories:

Total SqFt: 672 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 152.91 Acres (6,660,882 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced hot air

Fireplace:

Bldg Condition:

Neighborhood: 694500

Lot:

Block:

Plat/Subdiv:

School Dist: 69 - Junction City

Census: 3039 - 000402

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

Detailed Property Report

Site Address N/A

Map & Taxlot#16-05-15-00-00300

SIC N/A

Tax Account# 4212740

Property Owner 1

Barnes Gerald

92884 Applegate Trail

Junction City, OR 97448

Tax account acreage data not available

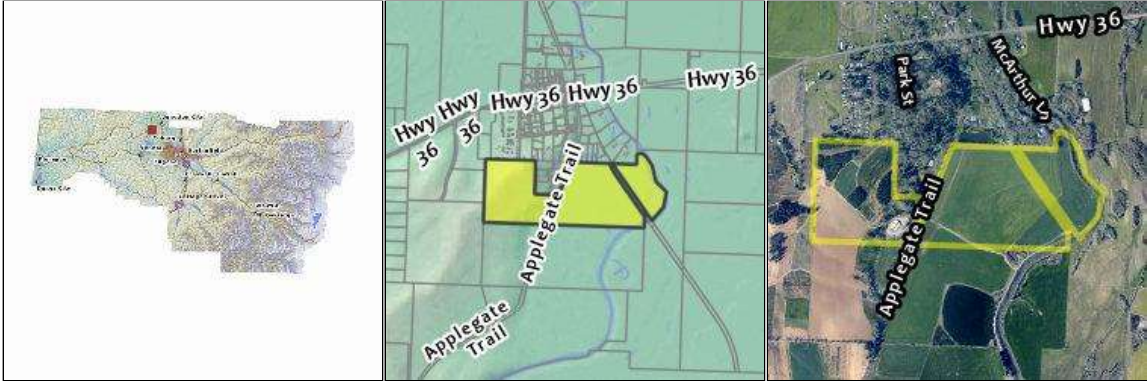
Mapped taxlot acreage[†] 152.91

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Related Accts 59038

Maps

Map & Taxlot # 16-05-15-00-00300

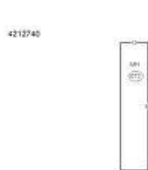


Business Information

Improvements

Dwelling 1 / Building Type » Manufactured structure

Assessor Photo Assessor Sketch



[Click to enlarge photo](#)

Inspection Date	07/16/2020	Effective Year Built	1968
Year Built	1968	LOIS Number	179270
Make	Lance	Length	56
Model	data not available	Width	12
Plate #	X100175	Quality	4-
Serial #	05899		

Square Footage

Garage data not availableCarport data not available
Paved Patio data not availableDriveway data not available

Site Address Information

General Taxlot Characteristics

Geographic Coordinates

X 4191778 Y 929188 (State Plane X,Y)
Latitude 44.1829 Longitude -123.2811

Zoning

Zoning Jurisdiction Lane County

Lane County

Parent Zone E40 Exclusive Farm Use (40 acre minimum)

Land Use

General Land Use

Code	Description
------	-------------

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	152.91
Approx Taxlot Sq Footage	6,660,760
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Census Tract	0402
Census Block Group	3
Septic	data not available
Well	data not available
Landscaping Quality	data not available
Historic Property Name	N/A

data not available data not available

City Historic Landmark? No
National Historical Register? No

Detailed Land Use

Code Description

data not available data not available

Service Providers

Fire Protection Provider Junction City Rural Fire Protection District
Ambulance Provider Lane Fire Authority
Ambulance District NC
Ambulance Service Area Northwest/Central
LTD Service Area? No
LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code Description

A Areas of 100-year flood, no base flood elevations determined.
X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C0600F
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

Soil Map Unit	Soil Type Description	% of Taxlot	Ag Class	Hydric %
134	Wapato Silty Clay Loam	42%	3	92
79	McBee Silty Clay Loam	23%	3	3
11D	Bellpine Silty Clay Loam, 12 to 20 Percent Slopes	13%	3	0
63C	Jory Silty Clay Loam, 2 to 12 Percent Slopes	12%	2	0
11C	Bellpine Silty Clay Loam, 3 to 12 Percent Slopes	5%	3	0
11E	Bellpine Silty Clay Loam, 20 to 30 Percent Slopes	3%	4	0
W	Water	2%	8	0

Schools

	Code	Name
School District	69	Junction City
Elementary School	1297	Territorial
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	717	State Representative District	14	Emerald PUD Board Zone	4
City Council Ward	N/A	State Representative	Julie Fahey	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	7	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	James I. Manning Jr.	Soil Water Cons. Dist/Zone	Upper Willamette / 1
County Commissioner	Ryan Ceniga			Creswell Water Control District	data not available
EWEB Commissioner	N/A				
LCC Board Zone	1				
Lane ESD Board Zone	data not available				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 4212740

View tax statement(s) for:

[2024](#)
[2023](#)

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
--------------	-----------------	-----	----------	----------	----------------

11/08/2022	\$59.19	\$59.19	\$1.83	\$0.00	\$61.02
11/09/2021	\$58.33	\$58.33	\$1.80	\$0.00	\$60.13
11/12/2020	\$56.37	\$56.37	\$1.74	\$0.00	\$58.11

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Barnes Gerald	92884 Applegate Trail	Junction City, OR 97448

Taxpayer

Party Name	Address	City/State/Zip
Barnes Gerald	92884 Applegate Trail	Junction City, OR 97448

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Related Accts [59038](#)

Account Status	none
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available

Fire Acres	N/A
Property Class	409 - Tract, manufactured structure
Statistical Class	199 - MS personal property/moveable
Neighborhood	694500 - Junction City Typical Rural
Category	Manufactured Struct. moveable

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	N/A	Recording Number	N/A

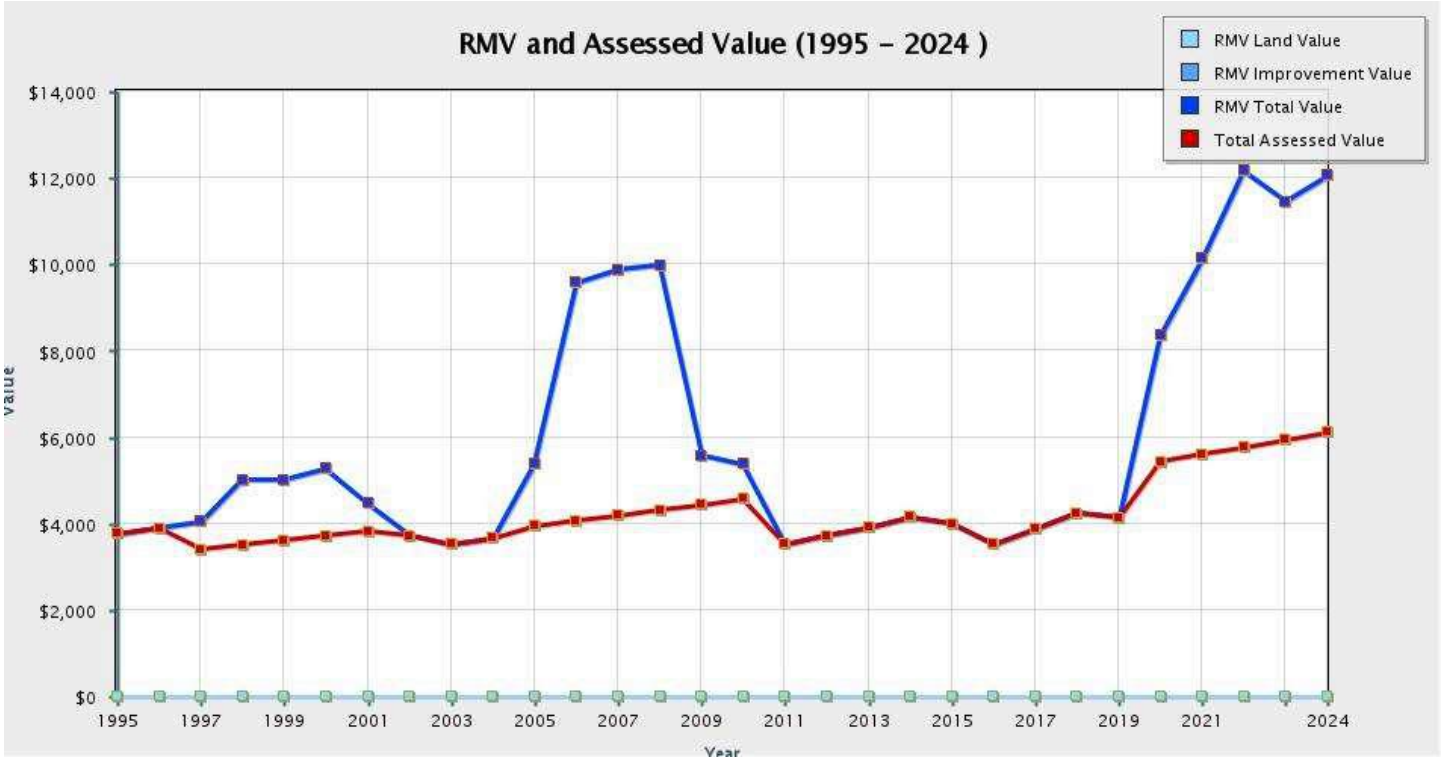
Data source: Lane County Assessment and Taxation

Property Values & Taxes

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<u>Year</u>	Real Market Value (RMV)			Total Assessed Value	Tax
	<u>Land</u>	<u>Improvement</u>	<u>Total</u>		
2024	\$0	\$12,058	\$12,058	\$6,124	\$ 0.00
2023	\$0	\$11,452	\$11,452	\$5,946	\$ 0.00
2022	\$0	\$12,180	\$12,180	\$5,773	\$ 61.02
2021	\$0	\$10,142	\$10,142	\$5,605	\$ 60.13
2020	\$0	\$8,359	\$8,359	\$5,442	\$ 58.11
2019	\$0	\$4,147	\$4,147	\$4,147	\$ 0.00
2018	\$0	\$4,242	\$4,242	\$4,242	\$ 0.00
2017	\$0	\$3,885	\$3,885	\$3,885	\$ 0.00
2016	\$0	\$3,534	\$3,534	\$3,534	\$ 0.00
2015	\$0	\$3,991	\$3,991	\$3,991	\$ 6.00
2014	\$0	\$4,160	\$4,160	\$4,160	\$ 6.00
2013	\$0	\$3,904	\$3,904	\$3,904	\$ 6.00
2012	\$0	\$3,712	\$3,712	\$3,712	\$ 6.00
2011	\$0	\$3,520	\$3,520	\$3,520	\$ 6.00
2010	\$0	\$5,380	\$5,380	\$4,572	\$ 6.00
2009	\$0	\$5,570	\$5,570	\$4,439	\$ 58.18
2008	\$0	\$9,980	\$9,980	\$4,310	\$ 57.99
2007	\$0	\$9,880	\$9,880	\$4,184	\$ 54.91
2006	\$0	\$9,590	\$9,590	\$4,062	\$ 53.77

2005	\$0	\$5,390	\$5,390	\$3,944	\$ 52.53
2004	\$0	\$3,670	\$3,670	\$3,670	\$ 48.85
2003	\$0	\$3,530	\$3,530	\$3,530	\$ 47.29
2002	\$0	\$3,720	\$3,720	\$3,720	\$ 50.26
2001	\$0	\$4,480	\$4,480	\$3,829	\$ 53.04
2000	\$0	\$5,270	\$5,270	\$3,717	\$ 52.04
1999	\$0	\$5,020	\$5,020	\$3,609	\$ 49.45
1998	\$0	\$5,020	\$5,020	\$3,504	\$ 48.33
1997	\$0	\$4,050	\$4,050	\$3,402	\$ 47.17
1996	\$0	\$3,890	\$3,890	\$3,890	\$ 47.50
1995	\$0	\$3,780	\$3,780	\$3,780	\$ 46.48



Current Year Assessed Value

\$6,124

Less Exemption Amount *

N/A

Taxable Value

\$6,124

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year

06923

Taxing Districts for TCA 06923

Emerald Peoples Utility District

Junction City Rural Fire Protection Dist

Junction City School District 69

Lane Community College

Lane County

Lane Education Service District

Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

No sales or ownership change data available.

Data source: Lane County Assessment and Taxation

Log Off



Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **4162416**

Tax Lot: **1605150000300**

Owner: Barnes, Ethel L

CoOwner:

Site: 92884 Applegate Trail

Junction City OR 97448

Mail: PO Box 282

Cheshire OR 97419

Zoning: County-E40 - Exclusive Farm Use (40 Acre Minimum)

Std Land Use: 137 - Mobile Home Pp

Legal: Map Lot: 1605150000300, TRS: T R S Q

Twtn/Rng/Sec: T:16S R:05W S:15 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$70,399.00**

Market Land:

Market Impr: **\$70,399.00**

Assessment Year: **2024**

Assessed Total: **\$55,116.00**

Exemption:

Taxes: **\$602.14**

Levy Code: 06923

Levy Rate: 10.7436

PROPERTY CHARACTERISTICS

Year Built: 1978

Eff Year Built:

Bedrooms:

Bathrooms: 2

of Stories:

Total SqFt: 1,876 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 152.91 Acres (6,660,882 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced hot air

Fireplace:

Bldg Condition:

Neighborhood: 694500

Lot:

Block:

Plat/Subdiv:

School Dist: 69 - Junction City

Census: 3039 - 000402

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

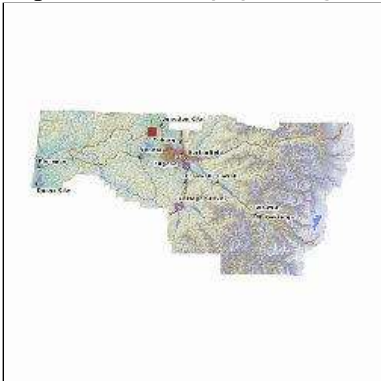
Type:

Title Co:

Detailed Property Report

Site Address 92884 Applegate Trail Junction City, OR 97448-9604	Property Owner 1
Map & Taxlot #16-05-15-00-00300	Barnes Ethel L
SIC N/A	PO Box 282
Tax Account # 4162416 ^a	Cheshire, OR 97419
	Tax account acreage data not available
	Mapped taxlot acreage [†] 152.91
^a Additional site address(es) are associated with this tax account	
[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.	
Related Accts 59038	

Maps

Map & Taxlot # 16-05-15-00-00300		
		

Business Information

Improvements

Dwelling 1 / Building Type » Manufactured structure

Assessor Photo

Assessor Sketch



image not available

Inspection Datedata not availableEffective Year Built1978

Year Built1978LOIS Number211652

MakeSaharaLength67

Modeldata not availableWidth28

Plate #X142487Quality5

Serial #813341AB

Square Footage

Garage data not availableCarport data not available

Paved Patiodata not availableDrivewaydata not available

Site Address Information

92884 Applegate Trail Junction City, OR 97448-9604					
House #	92884	Suffix	N/A	Pre-directional	N/A
Street Name	Applegate Trail	Street Type	N/A	Unit type / #	N/A
Mail City	Junction City	State	OR	Zip Code	97448
Zip + 4	9604				
Land Use 5961 Feed Grain & Hay Stores / Ret					
USPS Carrier Route N/A					
Additional site address(es) attached to this tax account					
92900 Applegate Trail					

General Taxlot Characteristics

■ Geographic Coordinates X 4190802 Y 928721 (State Plane X,Y) Latitude 44.1815 Longitude -123.2848			Taxlot Characteristics Incorporated City Limits Urban Growth Boundary Year Annexed Annexation # Approximate Taxlot Acreage Approx Taxlot Sq Footage Plan Designation Eugene Neighborhood Census Tract Census Block Group Septic Well Landscaping Quality Historic Property Name City Historic Landmark? National Historical Register? none none N/A N/A 152.91 6,660,760 Agriculture N/A 0402 3 data not available data not available data not available N/A No No		
■ Zoning Zoning Jurisdiction Lane County Lane County Parent Zone E40 Exclusive Farm Use (40 acre minimum)					
■ Land Use General Land Use Code Description data not available data not available Detailed Land Use Code Description data not available data not available					

Service Providers

Fire Protection Provider Junction City Rural Fire Protection District	
Ambulance Provider	Lane Fire Authority
Ambulance District	NC
Ambulance Service Area	Northwest/Central
LTD Service Area?	No
LTD Ride Source?	No

Environmental Data

FEMA Flood Hazard Zone

Code

Description

A Areas of 100-year flood, no base flood elevations determined.

X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C0600F

Community Number 039C

Post-FIRM Date data not available

Panel Printed? Yes

Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
134	Wapato Silty Clay Loam	42%	3	92
79	McBee Silty Clay Loam	23%	3	3
11D	Bellpine Silty Clay Loam, 12 to 20 Percent Slopes	13%	3	0
63C	Jory Silty Clay Loam, 2 to 12 Percent Slopes	12%	2	0
11C	Bellpine Silty Clay Loam, 3 to 12 Percent Slopes	5%	3	0
11E	Bellpine Silty Clay Loam, 20 to 30 Percent Slopes	3%	4	0
W	Water	2%	8	0

Schools

Code Name		
School District	69	Junction City
Elementary School	1297	Territorial
Middle School	596	Oaklea
High School	597	Junction City

Political Districts

Election Precinct	709	State Representative District	9	Emerald PUD Board Zone	4
City Council Ward	N/A	State Representative	Boomer Wright	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	5	Central Lincoln PUD Board Zone	N/A
County Commissioner District 1 (West Lane)		State Senator	Dick Anderson	Soil Water Cons. Dist/Zone	Upper Willamette / 1
County Commissioner	Ryan Ceniga			Creswell Water Control District	No
EWEB Commissioner	N/A				
LCC Board Zone	1				
Lane ESD Board Zone	4				

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 4162416

View tax statement(s) for:
[2024](#)
[2023](#)

Tax Receipts					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners		
Owner	Address	City/State/Zip
Barnes Ethel L	PO Box 282	Cheshire, OR 97419

Taxpayer		
Party Name	Address	City/State/Zip
Barnes Ethel L	PO Box 282	Cheshire, OR 97419

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Related Accts [59038](#)

Account Status	Delinquency
Remarks	none
Special Assessment Program	N/A

Data source: Lane County Assessment and Taxation

General Tax Account Information

Tax Account Acreage data not available	
Fire Acres	N/A
Property Class	409 - Tract, manufactured structure
Statistical Class	199 - MS personal property/moveable
Neighborhood	694500 - Junction City Typical Rural
Category	Manufactured Struct. moveable

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	N/A	Recording Number	N/A

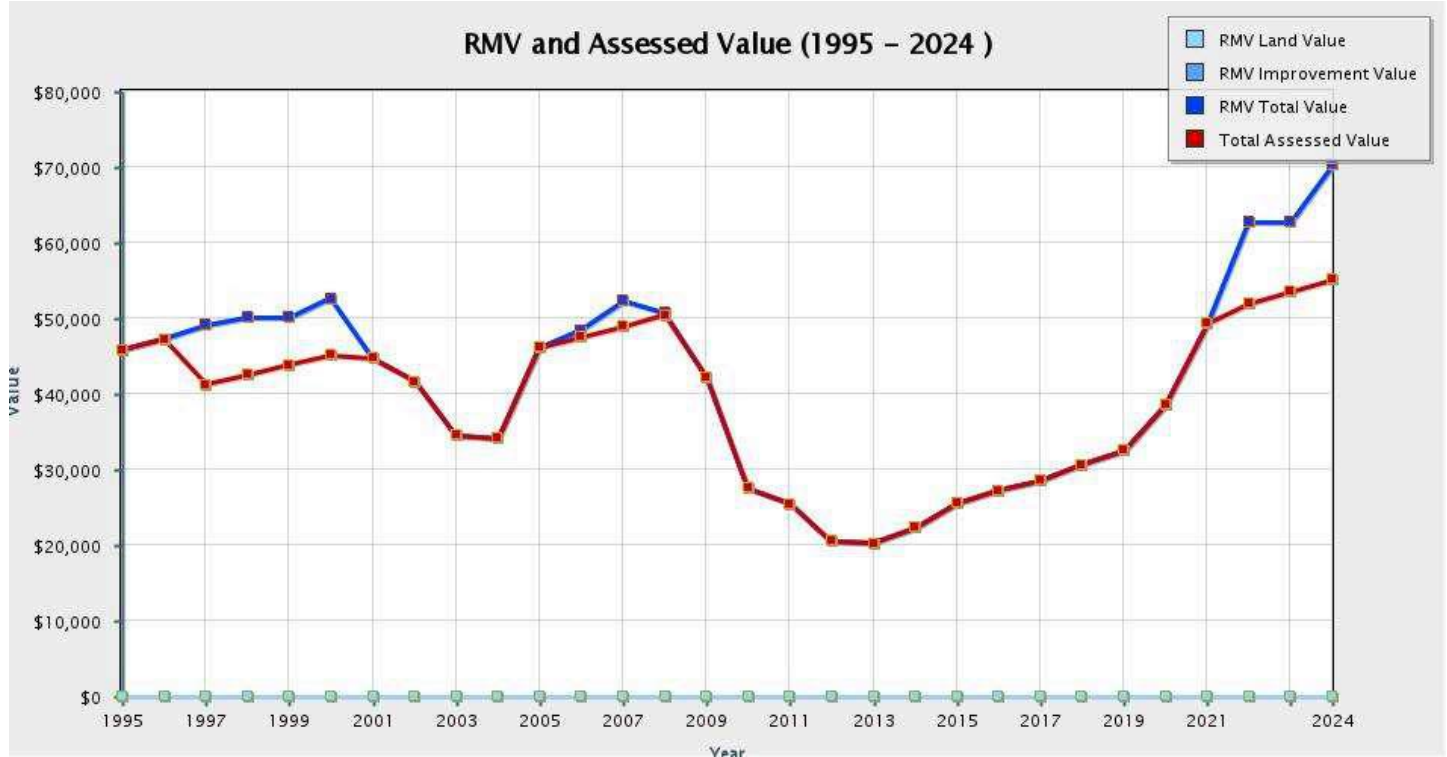
Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Real Market Value (RMV)	Total Assessed Value	Tax
-------------------------	----------------------	-----

<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>		
2024	\$0	\$70,399	\$70,399	\$55,116	\$ 602.14
2023	\$0	\$62,776	\$62,776	\$53,511	\$ 624.12
2022	\$0	\$62,776	\$62,776	\$51,953	\$ 559.15
2021	\$0	\$49,324	\$49,324	\$49,324	\$ 519.28
2020	\$0	\$38,562	\$38,562	\$38,562	\$ 406.26
2019	\$0	\$32,509	\$32,509	\$32,509	\$ 340.64
2018	\$0	\$30,611	\$30,611	\$30,611	\$ 321.50
2017	\$0	\$28,512	\$28,512	\$28,512	\$ 297.19
2016	\$0	\$27,214	\$27,214	\$27,214	\$ 284.74
2015	\$0	\$25,510	\$25,510	\$25,510	\$ 225.76
2014	\$0	\$22,338	\$22,338	\$22,338	\$ 209.96
2013	\$0	\$20,295	\$20,295	\$20,295	\$ 192.78
2012	\$0	\$20,594	\$20,594	\$20,594	\$ 185.61
2011	\$0	\$25,454	\$25,454	\$25,454	\$ 211.98
2010	\$0	\$27,520	\$27,520	\$27,520	\$ 228.02
2009	\$0	\$42,150	\$42,150	\$42,150	\$ 347.55
2008	\$0	\$50,780	\$50,780	\$50,440	\$ 417.18
2007	\$0	\$52,350	\$52,350	\$48,971	\$ 427.93
2006	\$0	\$48,470	\$48,470	\$47,545	\$ 402.92
2005	\$0	\$46,160	\$46,160	\$46,160	\$ 390.91
2004	\$0	\$34,190	\$34,190	\$34,190	\$ 267.80
2003	\$0	\$34,540	\$34,540	\$34,540	\$ 326.80
2002	\$0	\$41,610	\$41,610	\$41,610	\$ 387.53
2001	\$0	\$44,740	\$44,740	\$44,740	\$ 416.61
2000	\$0	\$52,640	\$52,640	\$45,121	\$ 437.49
1999	\$0	\$50,130	\$50,130	\$43,807	\$ 422.85
1998	\$0	\$50,130	\$50,130	\$42,531	\$ 414.97
1997	\$0	\$49,150	\$49,150	\$41,292	\$ 409.96
1996	\$0	\$47,260	\$47,260	\$47,260	\$ 427.35
1995	\$0	\$45,880	\$45,880	\$45,880	\$ 419.25



Current Year Assessed Value \$55,116
Less Exemption Amount * N/A
Taxable Value \$55,116
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06923

Taxing Districts for TCA 06923

Emerald Peoples Utility District
Junction City Rural Fire Protection Dist
Junction City School District 69
Lane Community College
Lane County
Lane Education Service District
Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

No sales or ownership change data available.

Data source: Lane County Assessment and Taxation

Log Off



Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **5619997**

Tax Lot:

Owner: Woodbury Energy Co Inc

CoOwner:

Site: 92884 Applegate Trail

Junction City OR 97448

Mail: PO Box 41390

Eugene OR 97404

Zoning:

Std Land

Use:

Legal: Map Lot: , TRS: T R S Q

Twn/Rng/Sec: T: R: S: Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$2,137.00**

Market Land:

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$2,137.00**

Exemption:

Taxes: **\$22.10**

Levy Code: 06923

Levy Rate: 10.7436

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

Detailed Property Report

Site Address N/A Map & Taxlot# data not available SIC N/A Tax Account# 5619997	Property Owner 1 Woodbury Energy Co Inc PO Box 41390 Eugene, OR 97404 Tax account acreage data not available Mapped taxlot acreage [†] data not available
Related Accts 59038	

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

Business Information

Improvements

Site Address Information

General Taxlot Characteristics

Service Providers

Environmental Data

Schools

Political Districts

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov . For questions or concerns, please contact support@rlid.org .

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 5619997					
View tax statement(s) for:					
2024					
2023					
<u>Tax Receipts</u>					
Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/13/2024	\$21.44	\$21.44	\$0.66	\$0.00	\$22.10
11/13/2023	\$22.99	\$22.99	\$0.71	\$0.00	\$23.70
Data source: Lane County Assessment and Taxation					

Owner/Taxpayer

<u>Owners</u>		
Owner	Address	City/State/Zip
Woodbury Energy Co Inc	PO Box 41390	Eugene, OR 97404
<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
Woodbury Energy Co Inc	PO Box 41390	Eugene, OR 97404
Data source: Lane County Assessment and Taxation		

Account Status

Status Active Account Current Tax Year	
Related Accts 59038	
Account Status	none
Remarks	none
Special Assessment Program	N/A
Data source: Lane County Assessment and Taxation	

General Tax Account Information

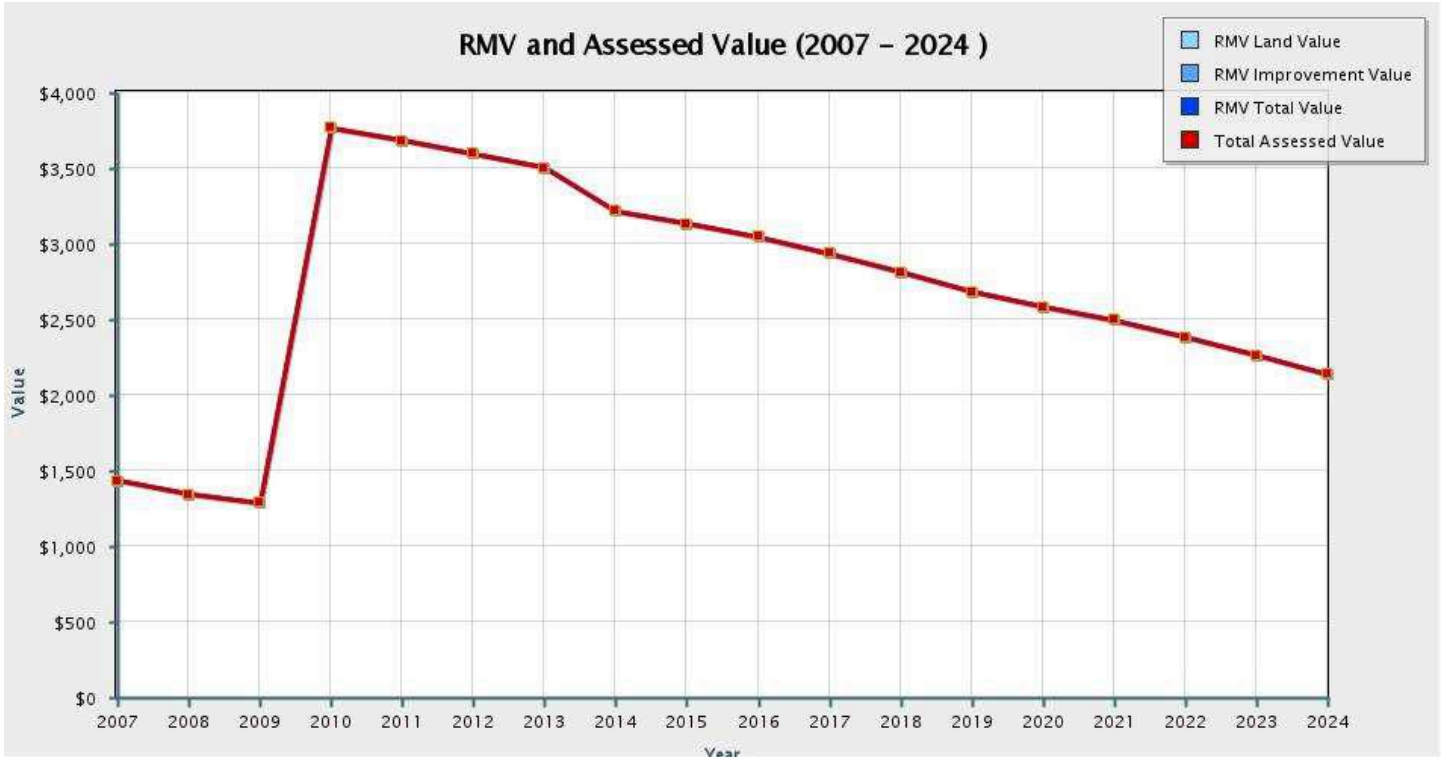
Tax Account Acreage data not available	
Fire Acres	N/A
Property Class	N/A
Statistical Class	N/A
Neighborhood	data not available
Category	Personal Property Account
Data source: Lane County Assessment and Taxation	

Township-Range-Section / Subdivision Data

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	N/A	Recording Number	N/A
Data source: Lane County Assessment and Taxation					

Property Values & Taxes

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	Real Market Value (RMV)			Total Assessed Value	Tax
<u>Year</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>		
2024	\$0	\$0	\$2,137	\$2,137	\$ 22.10
2023	\$0	\$0	\$2,262	\$2,262	\$ 23.70
2022	\$0	\$0	\$2,382	\$2,382	\$ 24.22
2021	\$0	\$0	\$2,500	\$2,500	\$ 25.81
2020	\$0	\$0	\$2,582	\$2,582	\$ 26.53
2019	\$0	\$0	\$2,685	\$2,685	\$ 27.32
2018	\$0	\$0	\$2,812	\$2,812	\$ 28.62
2017	\$0	\$0	\$2,937	\$2,937	\$ 29.58
2016	\$0	\$0	\$3,049	\$3,049	\$ 30.79
2015	\$0	\$0	\$3,133	\$3,133	\$ 27.00
2014	\$0	\$0	\$3,217	\$3,217	\$ 29.38
2013	\$0	\$0	\$3,504	\$3,504	\$ 32.25
2012	\$0	\$0	\$3,600	\$3,600	\$ 31.40
2011	\$0	\$0	\$3,684	\$3,684	\$ 29.81
2010	\$0	\$0	\$3,766	\$3,766	\$ 30.39
2009	\$0	\$0	\$1,289	\$1,289	\$ 10.45
2008	\$0	\$0	\$1,344	\$1,344	\$ 10.91
2007	\$0	\$0	\$1,435	\$1,435	\$ 11.88



Current Year Assessed Value \$2,137
Less Exemption Amount * N/A
Taxable Value **\$2,137**
* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 06923
Taxing Districts for TCA 06923
Emerald Peoples Utility District
Junction City Rural Fire Protection Dist
Junction City School District 69
Lane Community College
Lane County
Lane Education Service District
Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

No sales or ownership change data available.

Data source: Lane County Assessment and Taxation

Log Off

BARGAIN AND SALE DEED

VERN BENSON, trustee of the W. Lynn Barnes Trust dated October 30, 2013
Grantor, conveys to **BRADLEY BARNES, personal representative of the Gerald Walter Barnes Estate**, Grantee, the following real property situated in Lane County, Oregon, to wit:

See attached Exhibit A

Known as 92884 Applegate Trail, Junction City, OR 97448

Account No. 0059038

Map & Tax Lot 16-05-15-00-00300

The true consideration for this conveyance is other than cash.

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. 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.

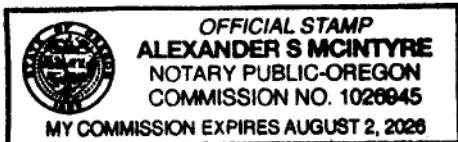
DATED this 9th day of October, 2024.

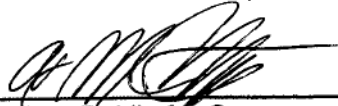
After recording return to
Phil Wasley at Wasley Law
OFFICES 142 W 8th Ave Eugene
OR 97401 as well as Tozer


VERN BENSON, Trustee of the W. Lynn Barnes Trust dated October 30, 2013

STATE OF OREGON)
County of Lane) ss.

This instrument was acknowledged before me on the 9th day of October, 2024, by Vern Benson, Trustee of the W. Lynn Barnes Trust dated October 30, 2013.




Notary Public for Oregon
My Commission Expires: 8/2/2026

Bargain and Sale Deed

VERN BENSON, Trustee of the W. Lynn Barnes Trust dated October 13, 2013,, Grantor

Bradley Barnes, personal representataive of the Gerald Walter Barnes Estate Grantee

After Recording Return to:
Robert Cole Tozer
Attorney at Law
975 Oak St., Suite 615
Eugene, OR 97401

Send Tax Statements to:
Bradley Barnes, Personal Representative
33881 Belts Dr.
Harrisburg, OR 97446

Lane County Clerk
Lane County Deeds and Records

2024-030821



02135737202400308210030031

\$97.00

10/22/2024 02:26:27 PM

RPR-DEED Cnt=1 Pgs=3 Stn=40 ACE
\$15.00 \$11.00 \$61.00 \$10.00



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.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

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.

STEEVEHELMS@KW.COM | 541-979-0118



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