Oregon Farm & Home ★BROKERS★

0 APPLEGATE TRAIL

JUNCTION CITY

“CHESHIRE”

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

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INTRODUCTION

This bare land property, located just outside of Cheshire, Oregon, offers 167 +/- acres of potential farmland, with 156 +/- acres of that being tillable. The land is well-suited for agriculture, particularly grass seed production, with its fertile Wapato and McBee soils that are known for their exceptional productivity. These soils, combined with the property's prime location in the heart of the Willamette Valley, create a highly desirable farming environment where crops thrive, especially grass seed, a significant industry in this region.

A standout feature of the property is its access to the Long Tom River, providing valuable irrigation opportunities for farming operations. Additionally, the land comes with 100 acres of non-cancelled water rights, which significantly enhance its potential for agricultural productivity, especially during dry summer months when consistent irrigation is critical for crop growth. The combination of fertile soils and water rights ensures that this property can sustain high-yield crops year after year, making it a fantastic investment for those looking to establish or expand farming operations.

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

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.

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OPPORTUNITY

Owning 167 acres of farmland in the South Willamette Valley presents a unique and lucrative opportunity, especially with Class 3 soils, 100 acres of non-cancelled water rights, and river access. The South Willamette Valley is renowned for its fertile agricultural land, and with Class 3 soils, this property is ideally suited for a variety of crops. These soils are well-draining, highly productive, and have a proven track record of supporting crops like grass seed, small grains, and other high-value agricultural products, making it an excellent investment for both current farming operations and future growth.

The South Willamette Valley is a prime region for agricultural investment, known not only for its favorable growing conditions but also for its proximity to key markets in Eugene and beyond. This strategic location offers farmers the advantage of easy access to local infrastructure, processing facilities, and transportation routes, providing a competitive edge for getting crops to market quickly and efficiently. Whether you're looking to expand an existing farming operation or start a new venture, this 167-acre property offers a rare combination of high-quality land, water rights, and river access—key ingredients for success.

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LAND

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LAND

167 +/- Total Acres

- **156+/- Tillable Acres**
  - **Acreage is in a Year to Year Lease, Ends in August**
  - **Grass seed production, can approximately produce up to 2,000 lbs/acre of fescue**
- **Zoned Exclusive Farm Use**
  - **E40 (40 Acre Minimum)**
- **Parcel ID #4162416**
- **Parcel ID #0059061**
- **Parcel ID #0059038**

Gravel Roads

Long Tom River Frontage with Access

Contingent Upon Successful Completion of a Lot Line Adjustment of Approx 167 +/- Acres

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.

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SELLER PREFFERED 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

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PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- *PROPERTY BOUNDARIES*
- *FLOODPLAIN, WATER, WETLANDS*

SCAN HERE FOR INTERACTIVE MAP!

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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- *WAPATO*
- *MCBEE*

Code	Description	Acres	%	CPI	NCCPI	CAP
134	Wapato silty clay loam	95.63	61.07%	-	29	3w
79	McBee silty clay loam	59.44	37.96%	-	88	3w
26	Chehalis silty clay loam, occasionally flooded	1.51	0.96%	-	92	2w
Totals 156.59 ac				0 CPI Average	52 NCCPI Average	2.99 Cap. Average

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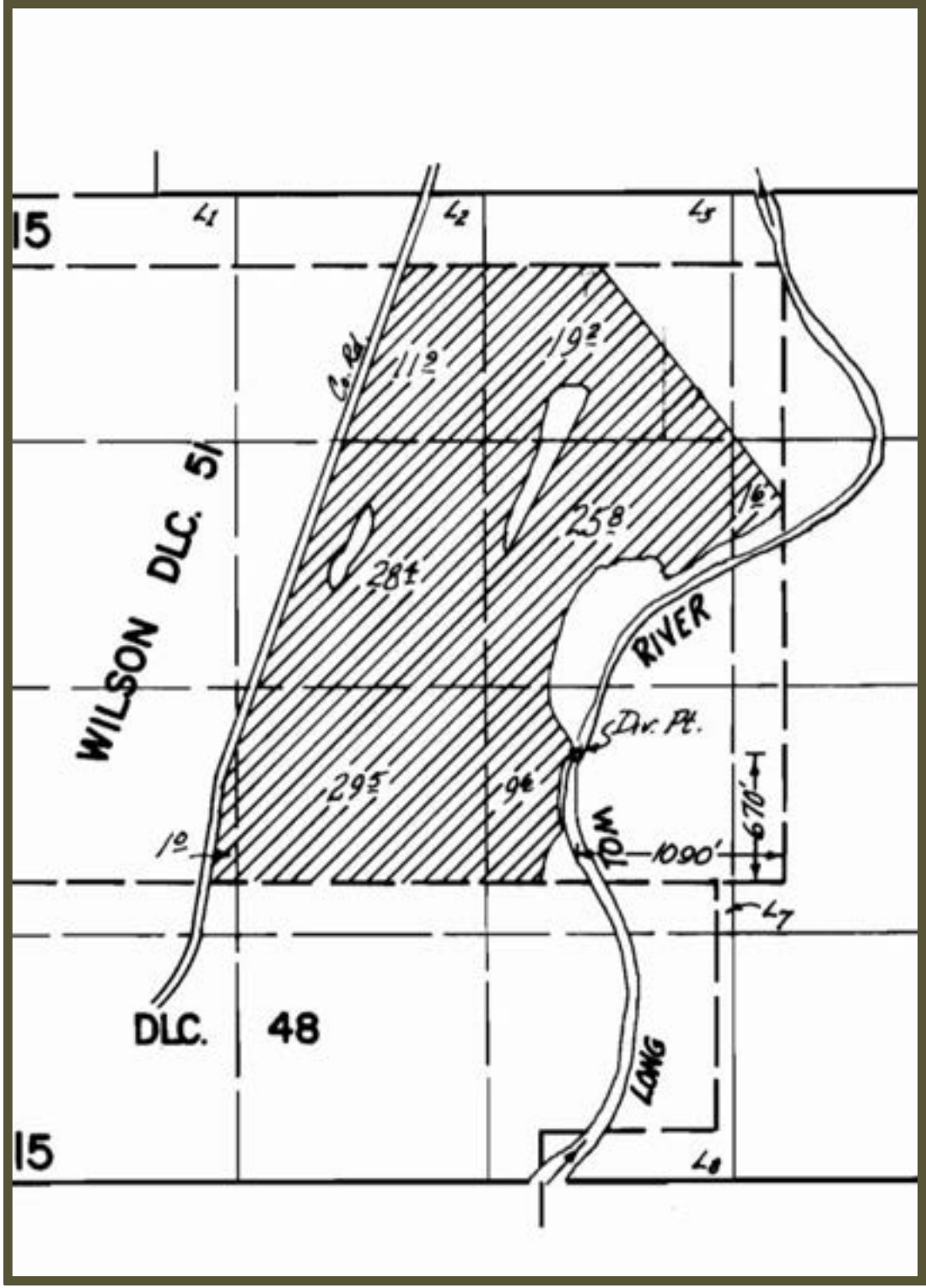
WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- *100 +/- ACRES*
- *NON-CANCELLED*
- *BUYERS TO DO THEIR OWN DUE DILIGENCE , SEE INFO BELOW*



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STATE OF OREGON

COUNTY OF LANE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That W. LYNN & ETHELMA A. BARNES of Route 1, Box 89, Halsey 97348, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Long Tom River a tributary of Willamette River for the purpose of irrigation of 100.0 acres under Permit No. 31443 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from March 21, 1966

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.88 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW¼ SE¼, as projected within Wilson DLC 51, Section 15, T. 16 S., R. 5 W., W. M., 670 feet North and 1090 feet West from SE Corner, Wilson DLC 51.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2½ acre feet per acre for each acre irrigated during the irrigation season of each year,

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

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

4.1 acres NW¼ NE¼
25.8 acres SW¼ NE¼
1.6 acres SE¼ NE¼
28.4 acres SE¼ NW¼
29.5 acres NE¼ SW¼
1.0 acres NW¼ SW¼
9.6 acres NW¼ SE¼
Section 15
T. 16 S., R. 5 W., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed this date. September 19, 1974

Chris L. Wheeler
State Engineer

Recorded in State Record of Water Right Certificates, Volume 32, page 40879

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:	W Lynn Barnes Rev Living Trust
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 Minimum)
Std Land Use:	CMOB - Mobile Home Parks, Trailers
Legal:	Map Lot: 1605150000300, TRS: T16 R05 S15 Q00, Lot: TL 00300
Twn/Rng/Sec:	T:16S R:05W S:15 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total:	**$769,446.00**
Market Land:	**$727,412.00**
Market Impr:	**$42,034.00**
Assessment Year:	**2023**
Assessed Total:	**$279,281.00**
Exemption:	
Taxes:	**$3,038.16**
Levy Code:	06923
Levy Rate:	10.8785

SALE & LOAN INFORMATION

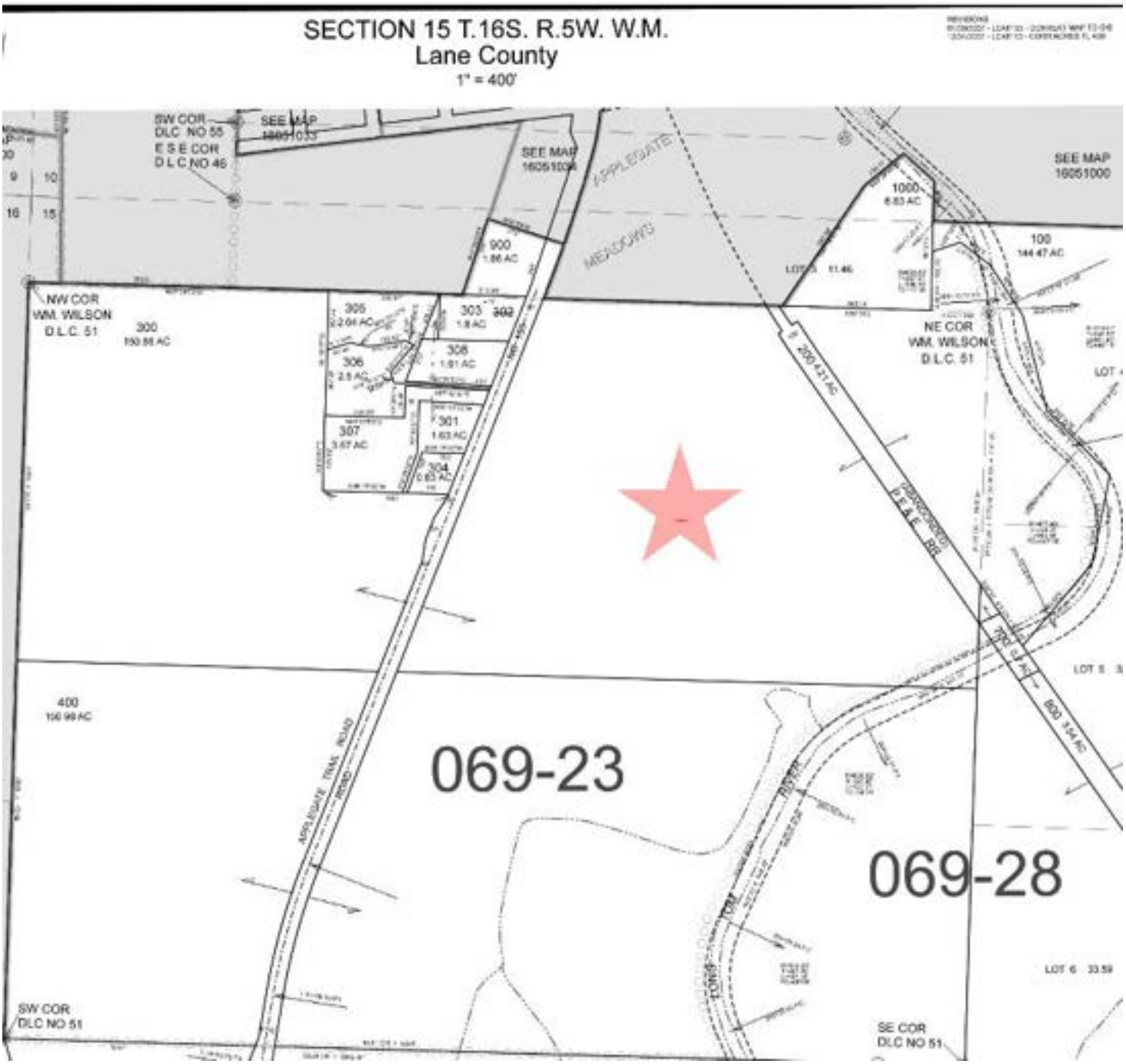
Sale Date:	06/21/2017
Sale Amount:	
Document #:	2017-029910
Deed Type:	BS
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

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:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



Parcel ID: 0059038

Site Address: 92884 Applegate Trail

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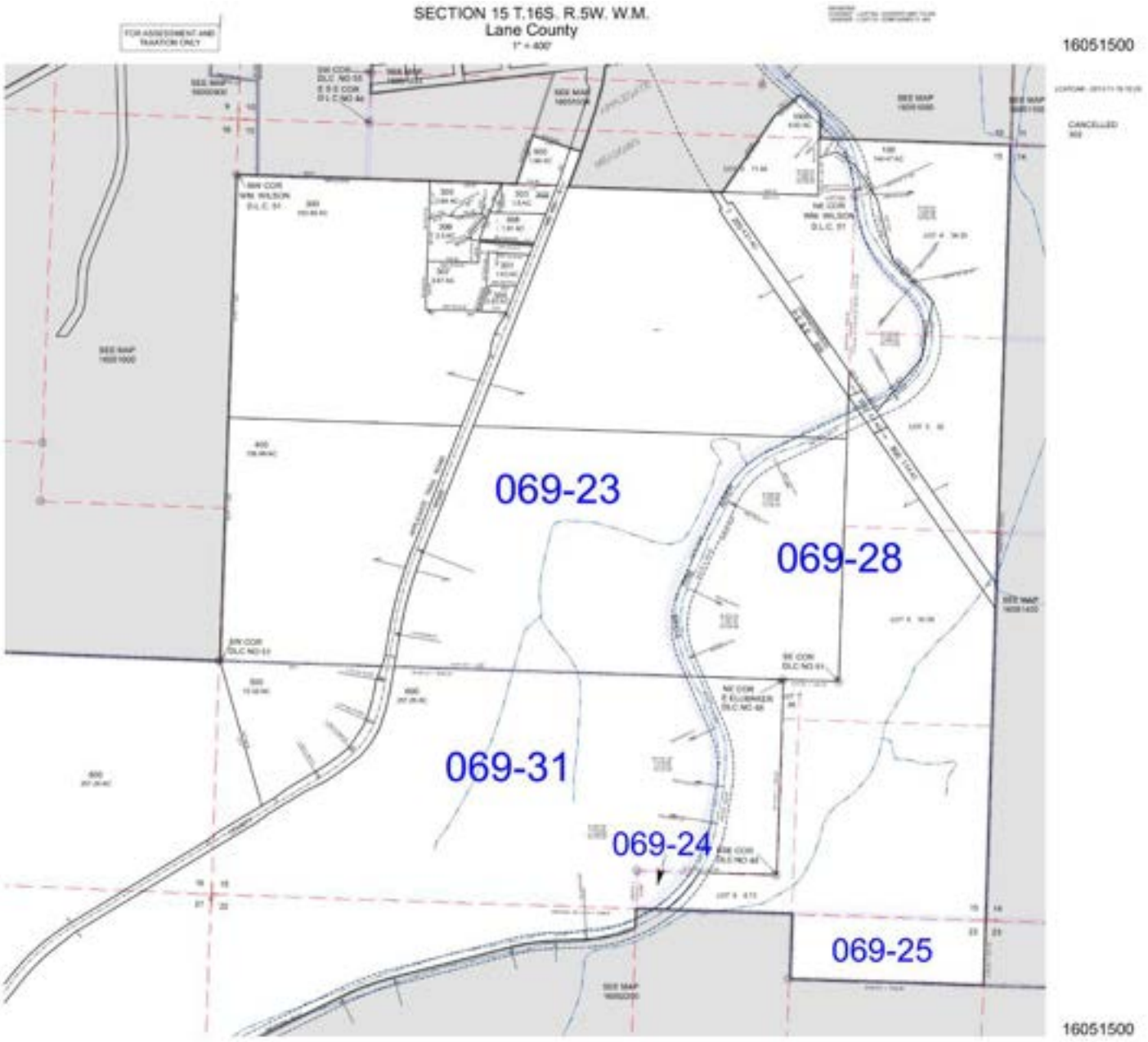
Full Assessor Map



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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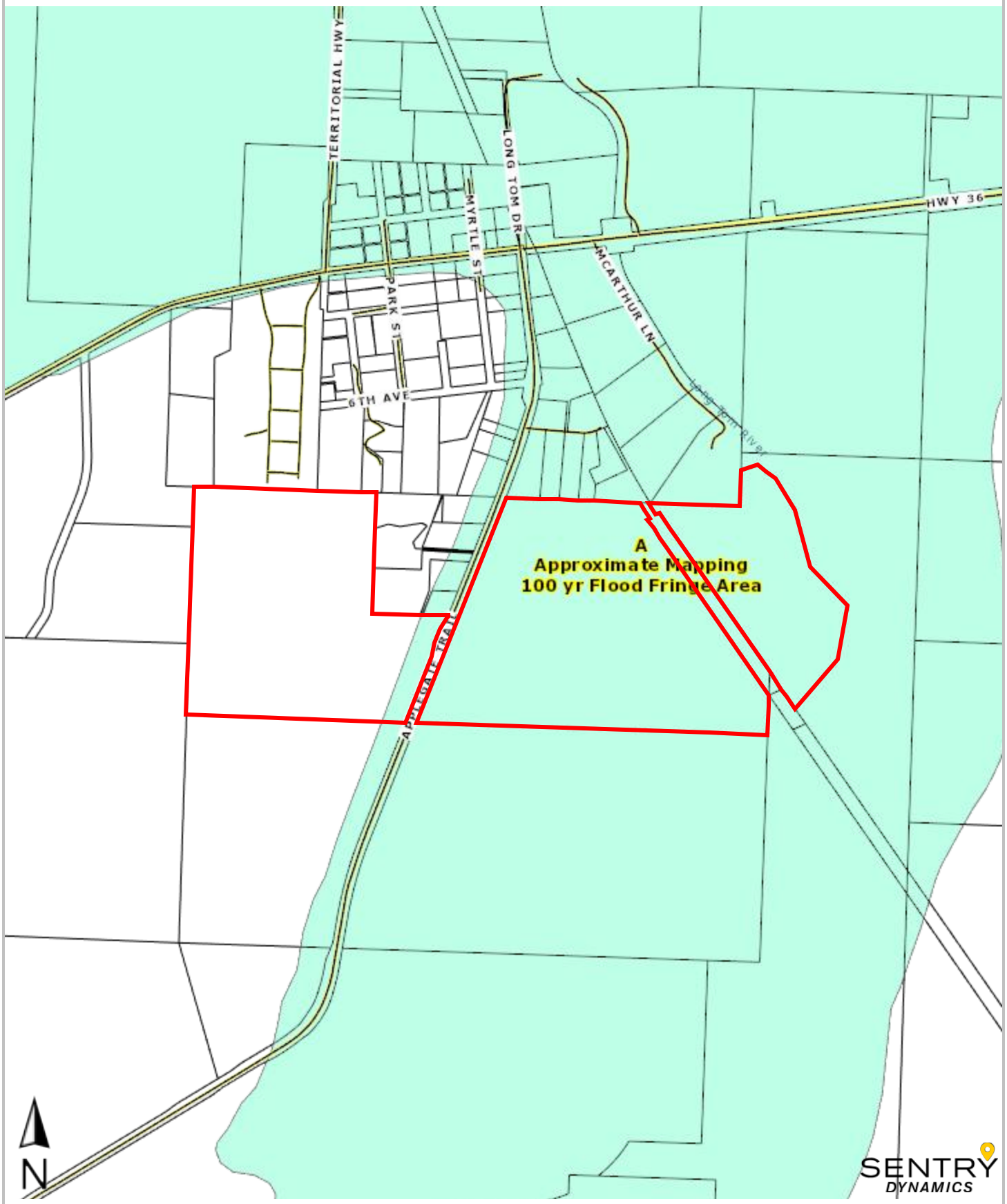


Fidelity National Title

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 company does not insure dimensions, distances, location

Detailed Property Report

Address N/A
Map & Taxlot# 16-05-15-00-00300
SIC N/A
Tax Account# 0059038

Property Owner 1
W Lynn Barnes Revocable Living Trust
92884 Applegate Trail
Junction City, OR 97448

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

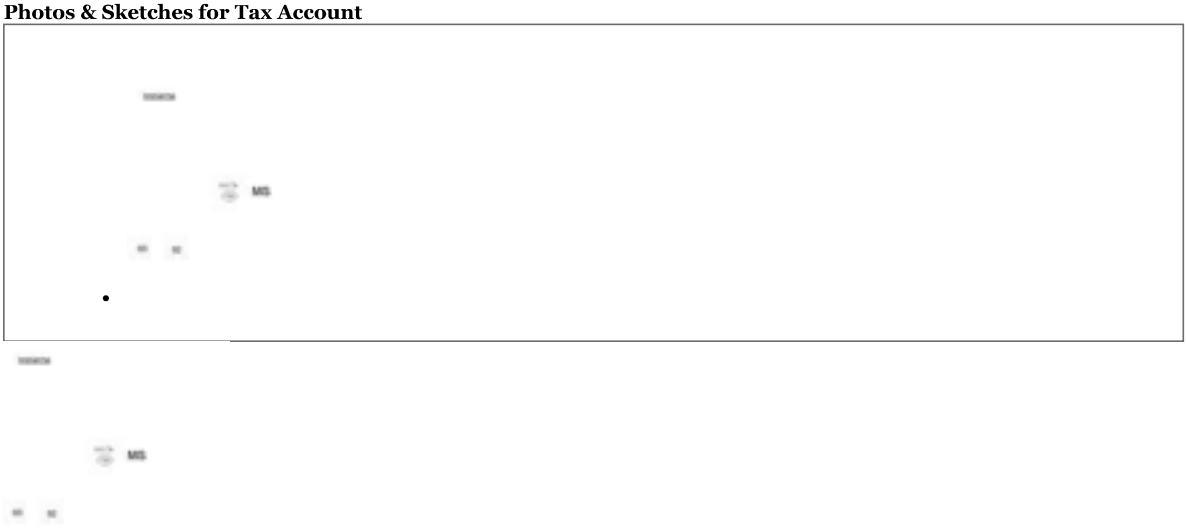
Maps

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

- 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	Yes
Well	Yes
Landscaping Quality	Good
Historic Property Name	N/A

data not available	data not available

Detailed Land Use

Code	Description
data not available	data not available

City Historic Landmark? No
National Historical Register? No

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

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
W Lynn Barnes Revocable Living Trust	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 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)
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
11/17/1998	$0	1999-43974		**K**	Yes	Barnes Ethelma A	Barnes W Lynn

Data source: Lane County Assessment and Taxation

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:	CMOB - Mobile Home Parks, Trailers
Legal:	Map Lot: 1605150000300, TRS: T R S Q
Twn/Rng/Sec:	T:16S R:05W S:15 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total:	**$62,776.00**
Market Land:	
Market Impr:	**$62,776.00**
Assessment Year:	**2023**
Assessed Total:	**$53,511.00**
Exemption:	
Taxes:	**$592.12**
Levy Code:	06923
Levy Rate:	10.8785

SALE & LOAN INFORMATION

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

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:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Detailed Property Report

Site Address 92884 Applegate Trail Junction City, OR 97448-9604
Map & Taxlot# 16-05-15-00-00300
SIC N/A
Tax Account# 4162416 a

a Additional site address(es) are associated with this tax account

Property Owner 1
Barnes Ethel L
PO Box 282
Cheshire, OR 97419

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

image not available

Inspection Date	data not available	Effective Year Built	1978
Year Built	1978	LOIS Number	211652
Make	Sahara	Length	67
Model	data not available	Width	28
Plate #	X142487	Quality	5
Serial #	813341AB		

Square Footage

Garage	data not available	Carport	data not available
Paved Patio	data not available	Driveway	data 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

- 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

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
City Historic Landmark?	No
National Historical Register?	No

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
11/08/2022	$542.38	$542.38	$16.77	$0.00	$559.15
11/15/2021	$503.70	$503.70	$15.58	$0.00	$519.28
11/12/2020	$394.07	$394.07	$12.19	$0.00	$406.26
11/15/2019	$330.42	$330.42	$10.22	$0.00	$340.64

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

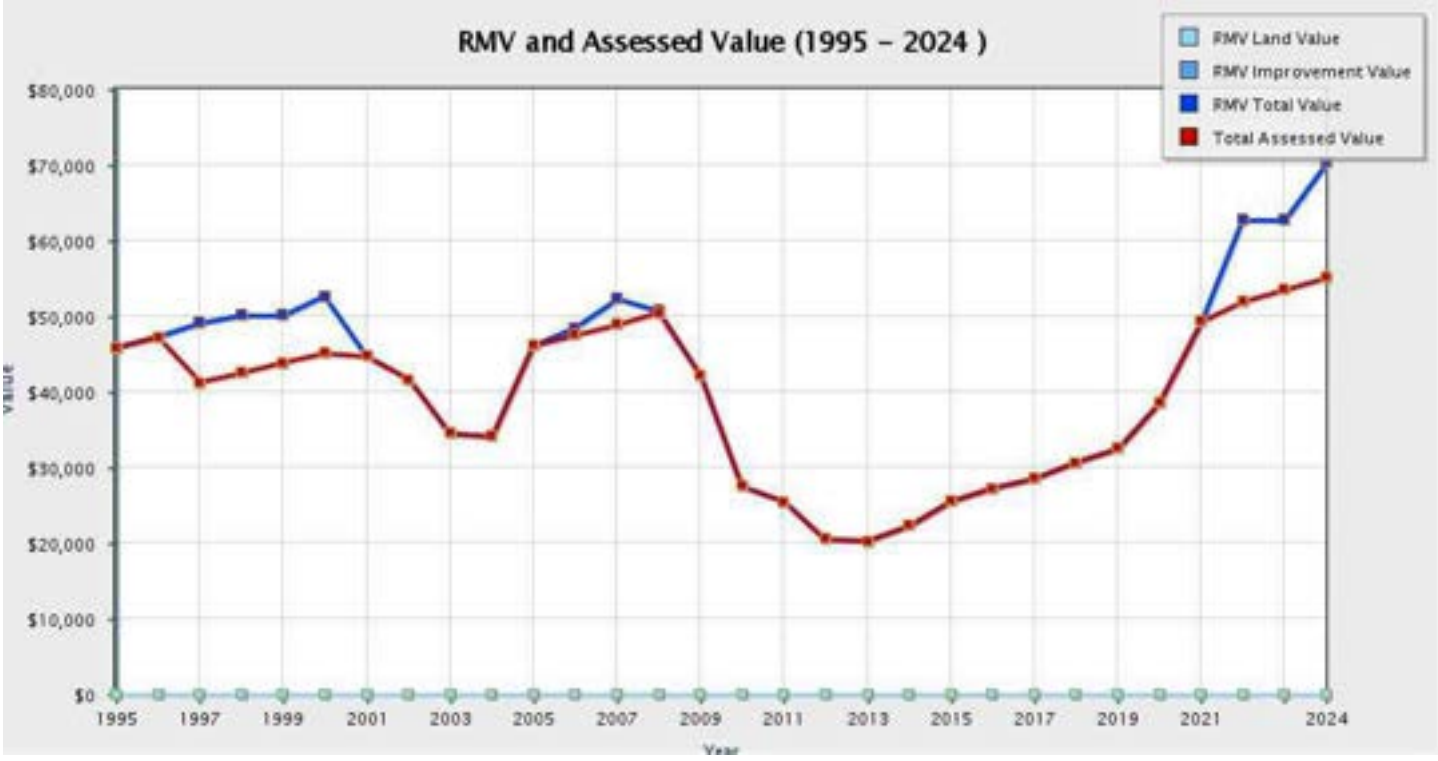
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	N/A	Recording Number	N/A

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**
Year	**Land**	**Improvement**	**Total**		
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 #:	**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:	CMOB - Mobile Home Parks, Trailers
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:	**$11,452.00**
Market Land:	
Market Impr:	**$11,452.00**
Assessment Year:	**2023**
Assessed Total:	**$5,946.00**
Exemption:	
Taxes:	
Levy Code:	06923
Levy Rate:	10.8785

SALE & LOAN INFORMATION

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

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:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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

Click to enlarge photo

Assessor Sketch

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 available	Carport	data not available
Paved Patio	data not available	Driveway	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

Detailed Land Use

Code	Description
data not available	data not available

City Historic Landmark? No
National Historical Register? No

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

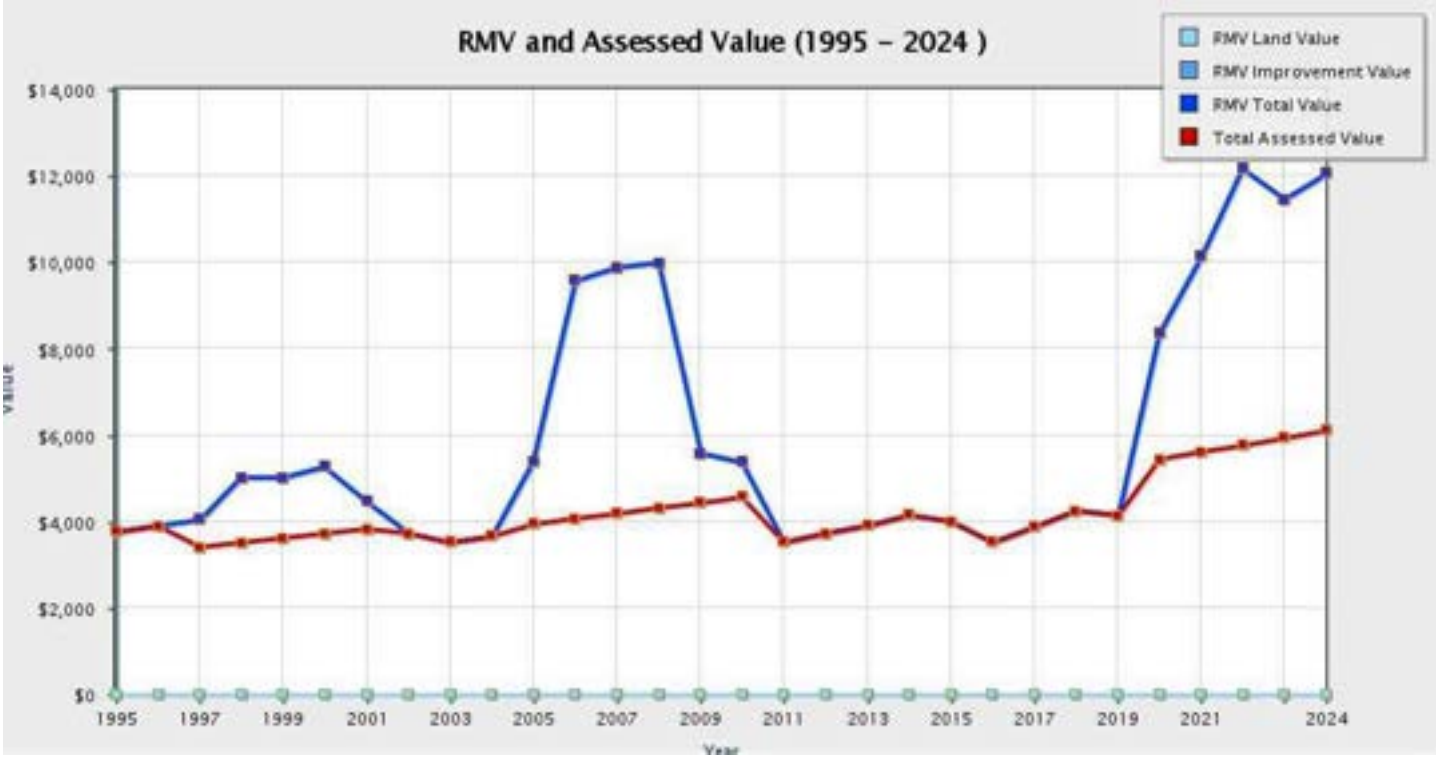
Data source: Lane County Assessment and Taxation

Property Values & Taxes

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	$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 #:	**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:	**$2,262.00**
Market Land:	
Market Impr:	
Assessment Year:	**2023**
Assessed Total:	**$2,262.00**
Exemption:	
Taxes:	**$23.70**
Levy Code:	06923
Levy Rate:	10.8785

SALE & LOAN INFORMATION

Sale Date:	
Sale Amount:	
Document #:	
Deed Type:	
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:	()
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	
Census:	
Recreation:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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

† 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

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

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/13/2023	$22.99	$22.99	$0.71	$0.00	$23.70

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
Woodbury Energy Co Inc	PO Box 41390	Eugene, OR 97404

Taxpayer

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

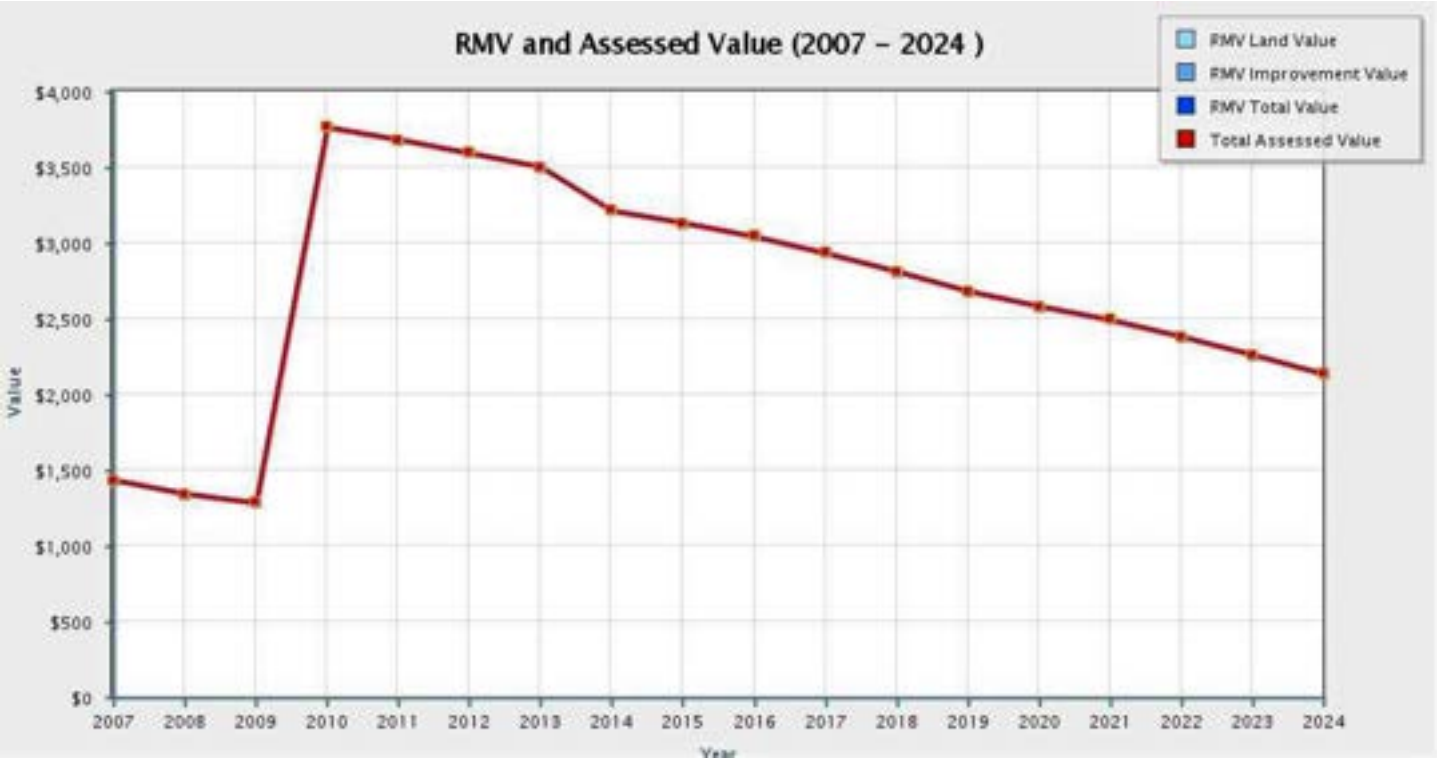
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	N/A	Recording Number	N/A

Data source: Lane County Assessment and Taxation

Property Values & Taxes

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	$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

Generated by Fidelity National Title Insurance Company of Oregon on Oct 21, 2024 at 3:08pm using Regional Land Information Database, https://www.rlid.org/

BARGAIN AND SALE DEED

W. LYNN BARNES, by his conservator, Gerald Barnes, Grantor, conveys to **W. LYNN BARNES, or his successor-in-interest, trustee of the W. Lynn Barnes Revocable Living Trust dated October 30, 2013,** Grantee, the following real property situated in Lane County, Oregon, to wit:

See attached Exhibit A

Known as 92884 Applegate Trail, Junction City, Oregon
Account No.: 0059038 Map & Tax Lot No. 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 21 day of June, 2017.

W. Lynn Barnes by Gerald Barnes

W. LYNN BARNES, by his conservator, Gerald Barnes

STATE OF OREGON)
County of Lane) ss.

This instrument was acknowledged before me on the 21 day of June, 2017, by W. Lynn Barnes, by his conservator, Gerald Barnes..

OFFICIAL STAMP
KELLY LYNNETTE COOK
NOTARY PUBLIC - OREGON
COMMISSION NO. 932188
MY COMMISSION EXPIRES SEPTEMBER 17, 2018

Kelly Lynnette Cook

Notary Public for Oregon
My Commission Expires: 9-17-2018

Bargain and Sale Deed

W. LYNN BARNES, by his conservator, Gerald Barnes, Grantor

W. LYNN BARNES, or his successor-in-interest, trutee of the W. Lynn Barnes Revocable Living Trust dated October 30, 2013, Grantee

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

Send Tax Statements to:
Gerald Barnes, Conservator
92884 Applegate Trail
Junction City, OR 97448

Lane County Clerk
Lane County Deeds and Records

2017-029910

$57.00

01656962201700299100030036

06/22/2017 11:07:06 AM

RPR-DEED Cnt=1 Stn=41 CASHIER 02
$15.00 $11.00 $21.00 $10.00

#4678 OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES 16 05 15

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON 300 69-02

YEAR	TAX LOT NO. 2	SECTION 15	TOWNSHIP 16 S.	RANGE E. ___ OR W. 5 W. M.	DEED RECORD VOL.	DEED RECORD PAGE	ACRES REMAINING
	059 038						

	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION	
1941			Beginning at the Northeast corner of the Wm. Wilson D.L.C. #51 in Township 16 South, Range 5 West WM., thence	R160 10960
1961				
1974				R665/52292
1975				R737/11170
1967	West	4.00 ch	to the Southwest corner of Lot 4 of Section 15, said Township and Range, thence	Probate #16486
	North	3.83 ch	thence	
	N.69°30'E.	2.00 ch	thence	
	S.55°E.	2.50 ch	thence	
	S.35°10'E.	4.00 ch	thence	
	S.16°30'E.	6.30 ch	thence	
	S.46°40'E.	6.00 ch	thence	
	S.9°W.	5.60 ch	thence	
	S.39°W.	7.11 ch	thence	
	N.36°W.	4.90 ch	thence	
	North	17.73 ch	to the place of beginning, containing more or less 12.06 acres.	
2007 BS			Also: Begin at the Northwest corner of Claim #51, Notf. 5123 in Section 15, Township 16 South, Range 5 West, WM., run thence	2006-026431
	East	64.00 ch	thence	
	South	24.99 ch	thence	
	West	64.01 ch	and thence	
	North	25.00 ch	to beginning, containing more or less 159.96 acres.	
			Except: 3.60 acres to Portland Eugene and Eastern Railway Company for right of way.	
			Containing more or less	168.42
			Less: 2.42 acres in County Road	
			Containing more or less	166.0
1961			Except- 16 05 15 301 by contract R.160, 10961, containing more or less 14.43 acres.	
			Containing more or less	151.57

(SEE OVER)

#4210 (2)
4678

OFFICIAL REC :D OF DESCRIPTIONS OF R .L PROPERTIES 69-02

16 05 15

OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

YEAR	TAX LOT NO. 300	SECTION 15	TOWNSHIP 16 S.	RANGE E. OR W. 5 W. M.	DEED RECORD VOL.	DEED RECORD PAGE	ACRES REMAINING
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION				
			Cont. m/l				151.57
			EXCEPT: 2.49 ac. for Re-located Rd., commonly known as Applegate Trail Rd. by R273/18075 thru 18083 inclu. 1966				
			Cont. m/l				149.08
			Ac. corr. cont. m/l				150.86

Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	**0059061**
Tax Lot:	**1605150000400**
Owner:	W Lynn Barnes Rev Living Trust
CoOwner:	
Site:	92700 Applegate Trail Junction City OR 97448
Mail:	92884 Applegate Trail Junction City OR 97448
Zoning:	County-E40 - Exclusive Farm Use (40 Acre Minimum)
Std Land Use:	CMOB - Mobile Home Parks, Trailers
Legal:	Map Lot: 1605150000400, TRS: T16 R05 S15 Q00, Lot: TL 00400
Twn/Rng/Sec:	T:16S R:05W S:15 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total:	**$587,403.00**
Market Land:	**$579,610.00**
Market Impr:	**$7,793.00**
Assessment Year:	**2023**
Assessed Total:	**$196,689.00**
Exemption:	
Taxes:	**$2,139.68**
Levy Code:	06923
Levy Rate:	10.8785

SALE & LOAN INFORMATION

Sale Date:	06/21/2017
Sale Amount:	
Document #:	2017-029911
Deed Type:	BS
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:	122.98 Acres (5,357,009 SqFt)
Garage SqFt:	560 SqFt
Garage Type:	Detached
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	694500
Lot:	TL 00400
Block:	
Plat/Subdiv:	
School Dist:	69 - Junction City
Census:	3039 - 000402
Recreation:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

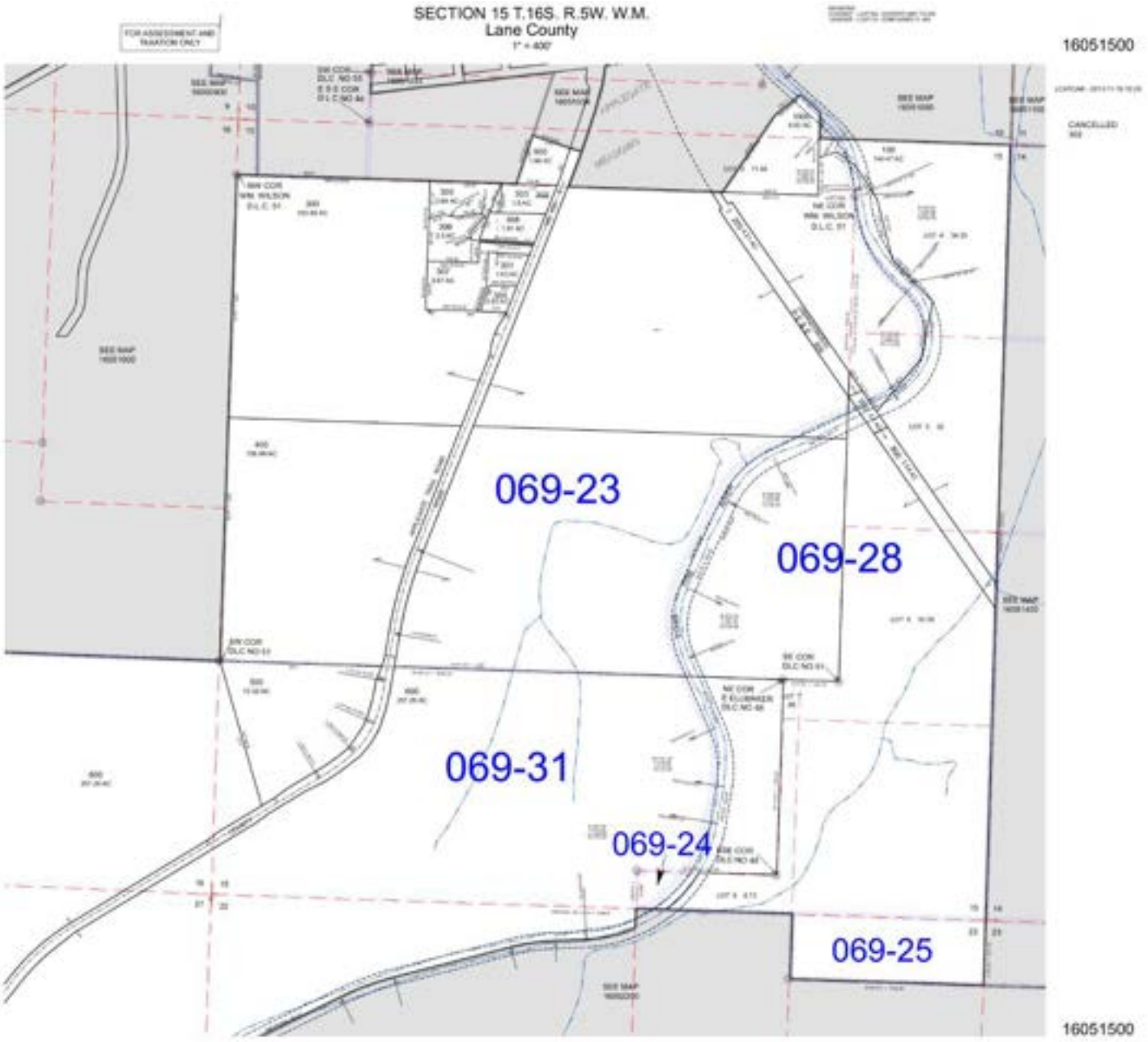
Assessor Map

Parcel ID: 0059061

Site Address: 92700 Applegate Trail

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map



Fidelity National Title

Parcel ID: 0059061

Site Address: 92700 Applegate Trail

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map

Fidelity National Title

Parcel ID: 0059061

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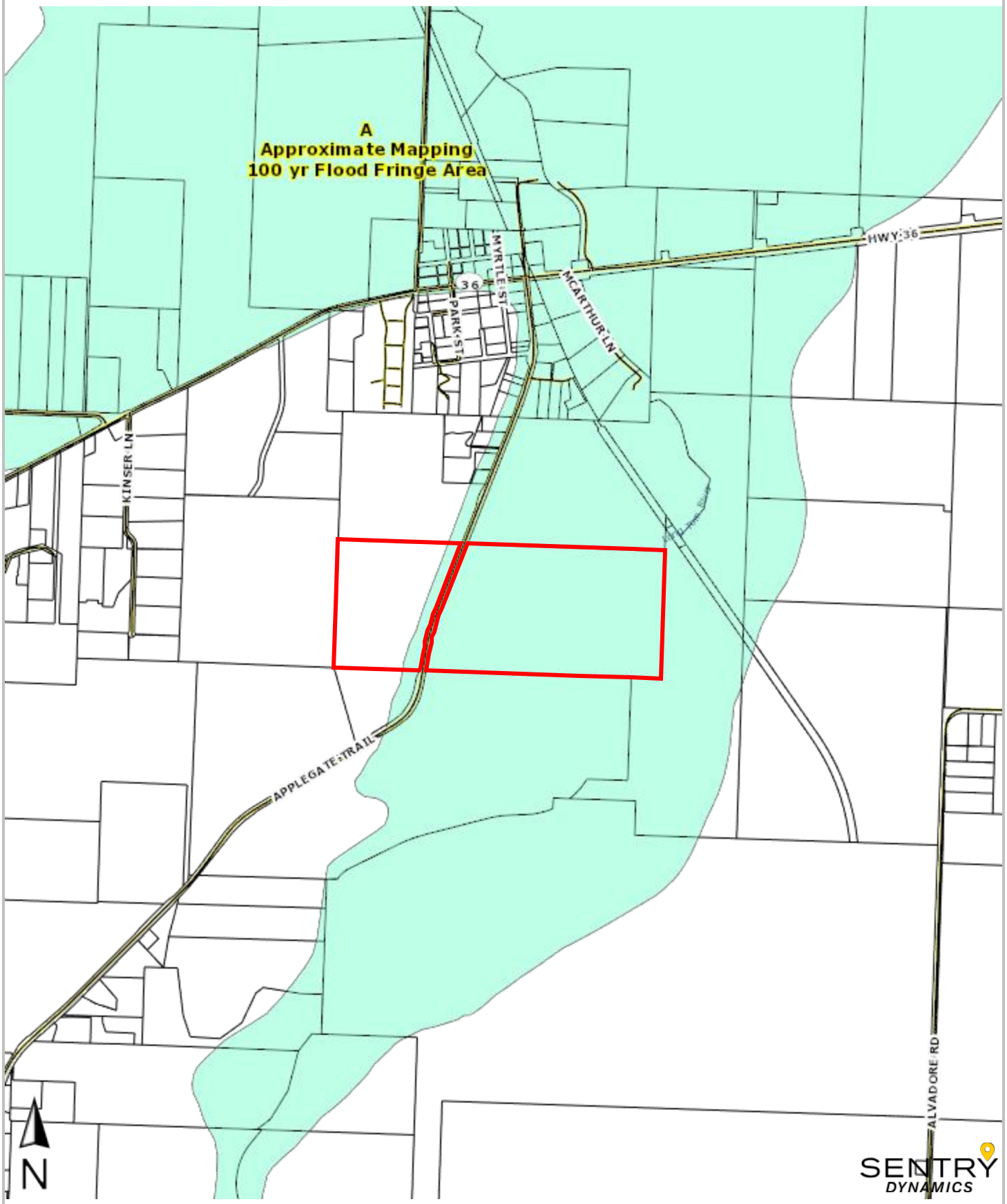


Fidelity National Title

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 company does not insure dimensions, distances, location

Detailed Property Report

Site Address N/A
Map & Taxlot# 16-05-15-00-00400
SIC N/A
Tax Account# 0059061

Property Owner 1
W Lynn Barnes Revocable Living Trust
92884 Applegate Trail
Junction City, OR 97448

Tax account acreage 122.98
Mapped taxlot acreage† 157.25

† 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.

Code Split - Other land tax account(s) associated with this taxlot 0059079
Related Accts 4239404

Maps

Map & Taxlot # 16-05-15-00-00400

Business Information

Improvements

Site Address Information

General Taxlot Characteristics

- Geographic Coordinates

X 4191533 **Y** 927568 (State Plane X,Y)
Latitude 44.1784 **Longitude** -123.2818

- 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

Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	157.25
Approx Taxlot Sq Footage	6,849,810
Plan Designation	Agriculture
Eugene Neighborhood	N/A
Census Tract	0402
Census Block Group	3
Septic	Yes
Well	Yes
Landscaping Quality	Poor
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

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 %
79	McBee Silty Clay Loam	37%	3	3
134	Wapato Silty Clay Loam	34%	3	92
11C	Bellpine Silty Clay Loam, 3 to 12 Percent Slopes	14%	3	0
11E	Bellpine Silty Clay Loam, 20 to 30 Percent Slopes	7%	4	0
11D	Bellpine Silty Clay Loam, 12 to 20 Percent Slopes	4%	3	0
W	Water	2%	8	0
26	Chehalis Silty Clay Loam, Occasionally Flooded	1%	2	0
63C	Jory Silty Clay Loam, 2 to 12 Percent Slopes	1%	2	0
85	Natroy Silty Clay Loam	0%	4	100

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#: 0059061

View tax statement(s) for:
- **2024**
- **2023**

Tax Receipts

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
09/16/2024	$2,200.00	$2,016.38	$0.00	$183.62	$2,200.00
11/08/2022	$1,984.97	$1,984.97	$61.39	$0.00	$2,046.36
11/08/2021	$1,955.27	$1,955.27	$60.47	$0.00	$2,015.74
11/12/2020	$1,881.68	$1,881.68	$58.20	$0.00	$1,939.88
11/15/2019	$1,817.11	$1,817.11	$56.20	$0.00	$1,873.31

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

Owner	Address	City/State/Zip
W Lynn Barnes Revocable Living Trust	92884 Applegate Trail	Junction City, OR 97448

Taxpayer

Party Name	Address	City/State/Zip
W Lynn Barnes Revocable Living Trust	92884 Applegate Trail	Junction City, OR 97448

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

Code Split - Other land tax account(s) associated with this taxlot **0059079**

Related Accts **4239404**

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	122.98
Fire Acres	N/A
Property Class	559 - Farm, efu, manufactured structure
Statistical Class	107 - Accessory structure(s)
Neighborhood	694500 - Junction City Typical Rural
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

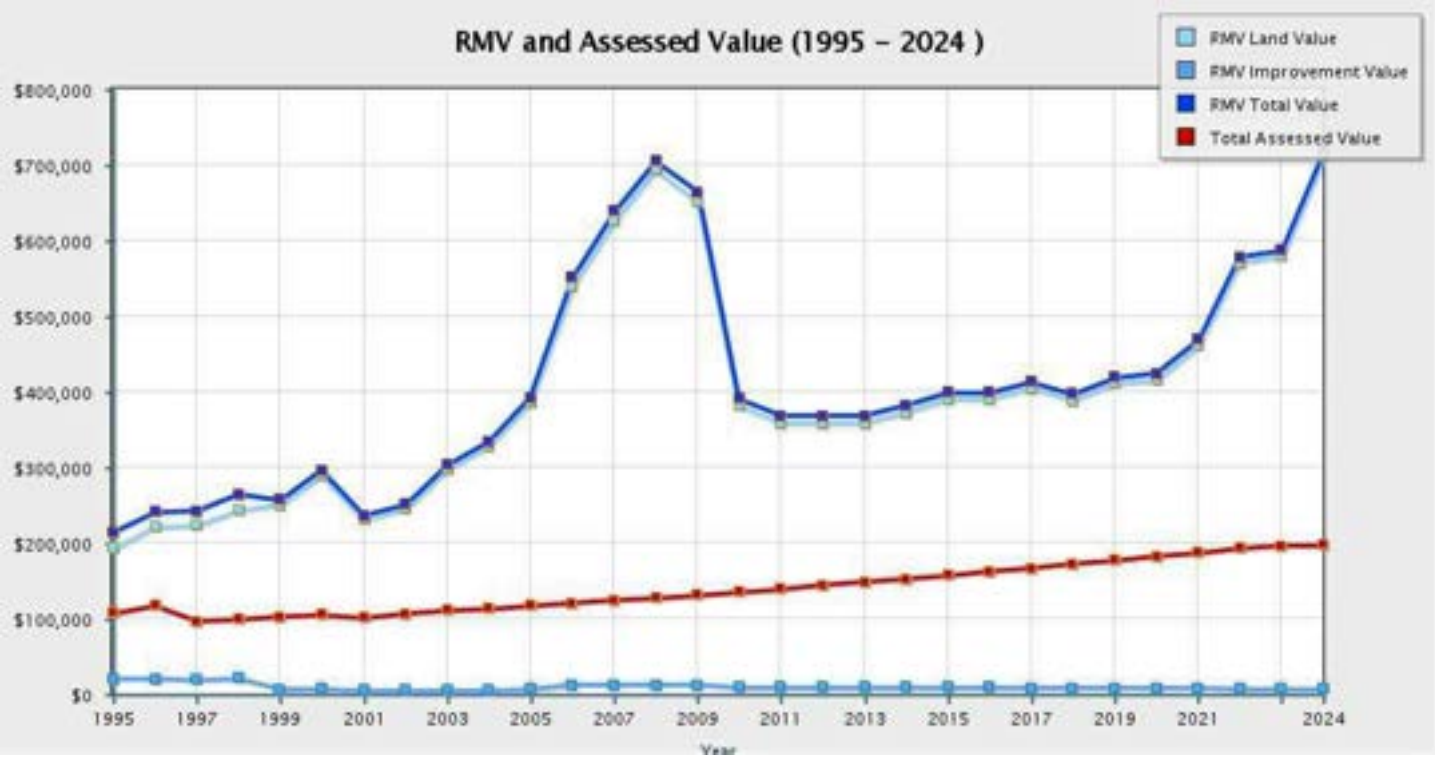
Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 00400	Recording Number	N/A

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	$711,704	$7,595	$719,299	$197,971	$2,126.92
2023	$579,610	$7,793	$587,403	$196,689	$2,139.68
2022	$570,670	$7,982	$578,652	$193,597	$2,046.36
2021	$461,356	$8,180	$469,536	$187,963	$2,015.74
2020	$415,881	$8,378	$424,259	$182,489	$1,939.88
2019	$411,275	$8,576	$419,851	$177,174	$1,873.31
2018	$388,495	$8,765	$397,260	$172,013	$1,819.66
2017	$404,292	$8,963	$413,255	$167,004	$1,749.42
2016	$390,617	$9,161	$399,778	$162,139	$1,699.76
2015	$390,617	$9,359	$399,976	$157,416	$1,418.39
2014	$372,511	$9,548	$382,059	$152,831	$1,443.32
2013	$358,862	$9,746	$368,608	$148,378	$1,411.56
2012	$358,862	$9,944	$368,806	$144,293	$1,316.56
2011	$358,862	$9,554	$368,416	$139,859	$1,188.05
2010	$381,519	$9,920	$391,439	$135,789	$1,150.17
2009	$651,600	$12,460	$664,060	$131,831	$1,121.33
2008	$693,294	$12,700	$705,994	$127,991	$1,090.60
2007	$626,308	$12,930	$639,238	$124,262	$1,077.81
2006	$539,321	$12,300	$551,621	$120,643	$1,044.00
2005	$385,246	$7,620	$392,866	$117,128	$1,023.86
2004	$328,719	$6,000	$334,719	$113,968	$ 918.58
2003	$297,858	$6,000	$303,858	$111,089	$1,076.49
2002	$245,830	$5,880	$251,710	$106,720	$1,021.52
2001	$231,225	$5,600	$236,825	$101,772	$ 975.02
2000	$289,641	$7,180	$296,821	$105,343	$1,007.40
1999	$250,690	$6,840	$257,530	$102,281	$ 980.26
1998	$243,390	$21,310	$264,700	$99,444	$ 963.22
1997	$223,290	$19,550	$242,840	$96,548	$ 951.53
1996	$221,080	$20,580	$241,660	$117,230	$1,052.60
1995	$193,930	$20,180	$214,110	$107,280	$ 973.30



Current Year Assessed Value	$197,971
Less Exemption Amount *	N/A
Taxable Value	**$197,971**

* 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)
06/21/2017	$0	2017-29911		**8**	Yes	Barnes W Lynn	Barnes W Lynn
11/17/1998	$0	1999-43974		**K**	Yes	Barnes Ethelma A	Barnes W Lynn

Data source: Lane County Assessment and Taxation

Log Off

BARGAIN AND SALE DEED

W. LYNN BARNES, by his conservator, Gerald Barnes, Grantor, conveys to **W. LYNN BARNES, or his successor-in-interest, trustee of the W. Lynn Barnes Revocable Living Trust dated October 30, 2013,** Grantee, the following real property situated in Lane County, Oregon, to wit:

See attached Exhibit A

Account Nos.: 0059079 and 0059061 Map & Tax Lot No. 16-05-15-00-00400

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 21 day of June, 2017.

W. Lynn Barnes by Gerald Barnes

W. LYNN BARNES, by his conservator, Gerald Barnes

STATE OF OREGON)
County of Lane) ss.

This instrument was acknowledged before me on the 21 day of June, 2017, by W. Lynn Barnes, by his conservator, Gerald Barnes..

OFFICIAL STAMP
KELLY LYNNETTE COOK
NOTARY PUBLIC - OREGON
COMMISSION NO. 932186
MY COMMISSION EXPIRES SEPTEMBER 17, 2018

Kelly Lynnette Cook
Notary Public for Oregon
My Commission Expires: 9-17-2018

Bargain and Sale Deed

W. LYNN BARNES, by his conservator, Gerald Barnes, Grantor

W. LYNN BARNES, or his successor-in-interest, trutee of the W. Lynn Barnes Revocable Living Trust dated October 30, 2013, Grantee

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

Send Tax Statements to:
Gerald Barnes, Conservator
92884 Applegate Trail
Junction City, OR 97448

Lane County Clerk
Lane County Deeds and Records

2017-029911

$52.00

01656963201700299110020026

06/22/2017 11:07:06 AM

RPR-DEED Cnt=1 Stn=41 CASHIER 02

$10.00 $11.00 $21.00 $10.00

#4680 . OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES 16 05 15 69-01

16 05 15 400 OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON 400 69-02

YEAR	TAX LOT NO. 3	SECTION 15	059 061 TOWNSHIP 16 S.	RANGE E ___ OR W. 5 W. M.	DEED RECORD VOL.	DEED RECORD PAGE	ACRES REMAINING
	BEARING	DISTANCE	BEARING REFERENCE OR LEGAL SUBDIVISION				
1941			South ½ of William Wilson and wife D.L.C. No. 51, Notf. 5123 in Section 15, Township 16 South, Range 5 West, WM.		144	168	
1974					R665	52292 (1959)	
			Containing more or less				160.00
			Less: 2.42 acres in County Road #155				
			Containing more or less				157.58
			EXCEPT: 3.02 ac. for re-located Rd., commonly known as Applegate Trail Rd. by R273/18075 thru 18083 inclu.,				
			1966 Cont. m/l				154.56
			Ac. corr. for 1966 Cont. m/l				156.98

Serial 4827 LW

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!

Oregon Farm & Home ★BROKERS★

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.

STEVEHELMS@KW.COM | 541-979-0118

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