



**Oregon
Farm & Home**

★ B R O K E R S ★

0 AIRLIE ROAD

— MONMOUTH —

FARM | TIMBER | HOMES | RANCHES | LUXURY | DEVELOPMENT



INTRODUCTION

This 222.30-acre property, spread across two tax lots (Parcel IDs 180722 and 183707), offers a rare opportunity for those seeking a private, multifunctional retreat in a Farm Forest zone. With a mix of forested and pasture ground, sloped terrain, and partial fencing, the land presents a versatile landscape suitable for a range of agricultural and recreational uses. A hand-dug well, a seasonal creek, and a year-round pond enhance the land's natural resources, supporting potential development and long-term sustainability. While the property is potentially buildable, buyers are encouraged to conduct thorough due diligence with the county to explore residential or agricultural possibilities.

In addition to its natural beauty and agricultural potential, the property is ideal for hunting and outdoor recreation. The combination of timbered terrain, water sources, and open pasture creates a habitat that supports abundant wildlife, making it an excellent setting for deer, elk, and upland bird hunting. The sloped forest land offers varied elevation and privacy, perfect for hiking, ATV use, or setting up hunting blinds. Whether you're looking to establish a rural homestead, manage timber, or enjoy a private outdoor sanctuary, this expansive acreage provides a strong foundation for both productivity and play.

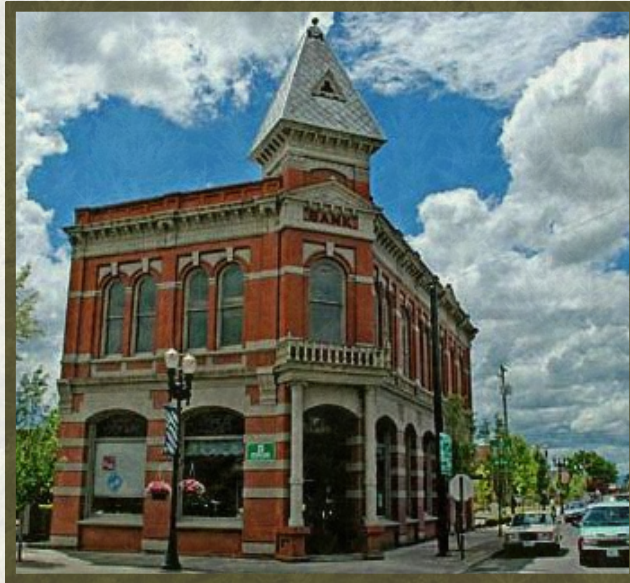
LOCAL HISTORY

The Airlie Road area, was originally inhabited by the Kalapuya people before European settlers arrived in the early 1800s. As settlers moved into the area in the mid-1800s, the region became known for its agricultural land, particularly for farming and later logging. The Airlie Road itself is a rural route that runs through the region, connecting various small communities. The area, though relatively quiet today, has retained a rural, agricultural character and is known for its scenic views of the surrounding farmland and natural landscapes.



LOCAL ATTRACTIONS

The Airlie Road area, located just outside of Independence, Oregon, is a picturesque rural region known for its rolling hills, expansive farmlands, and close-knit community feel. The road itself winds through fertile agricultural land, dotted with vineyards, orchards, and traditional farms, offering a serene, country lifestyle. This area is favored for its natural beauty, with stunning views of the nearby Coast Range to the west and the Willamette Valley stretching out to the east. It's a peaceful retreat, ideal for those who appreciate wide-open spaces, outdoor activities, and the quiet charm of rural Oregon. The Airlie Road area also provides easy access to outdoor recreation opportunities, including hiking, hunting, and exploring nearby parks and nature reserves, making it a prime location for those seeking a blend of country living and proximity to city amenities.



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HUNTING

This property offers exceptional hunting potential, particularly for deer and elk enthusiasts, with its vast expanse of diverse terrain, including dense woodlands and open meadows. The combination of varied elevations and natural water sources creates an ideal habitat for both species, attracting game throughout the year. The property is strategically located near known migration corridors and bedding areas, providing prime opportunities for hunters to track and harvest bucks and bulls. Whether you're a seasoned hunter or a newcomer, this land offers endless possibilities for pursuing game in an environment that supports healthy wildlife populations and rich, sustainable hunting experiences.

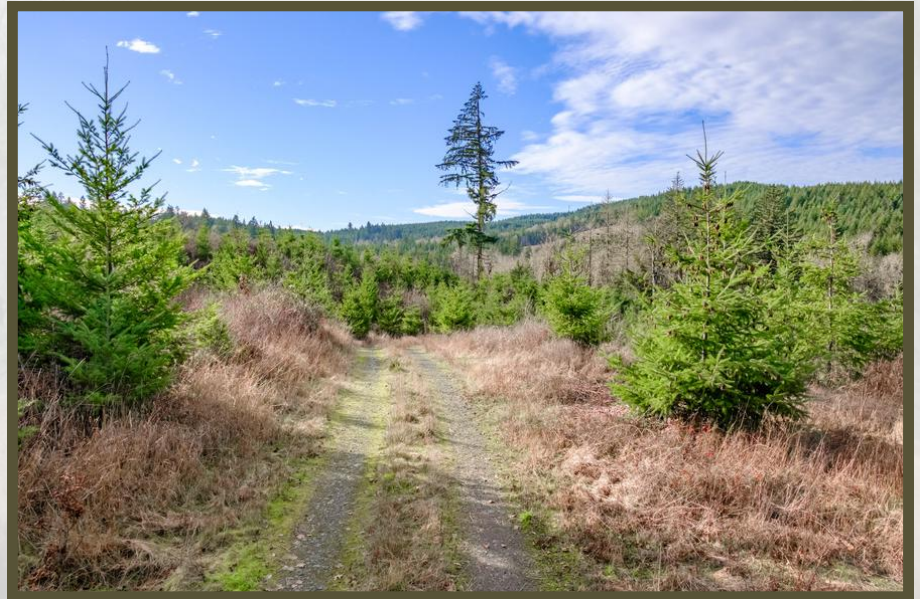
In addition to its game potential, the property is a sanctuary for a wide array of local animal populations, making it a haven for wildlife enthusiasts. From small mammals like coyotes and rabbits to bird species such as pheasant and turkeys, the area supports a rich ecosystem that fosters both biodiversity and healthy game populations. The surrounding forests and wetlands provide critical habitats for these animals, which, in turn, create a balanced and sustainable environment for hunting. Whether you're after a mature buck or hoping to spot a majestic elk, this property offers not only an excellent hunting experience but also an opportunity to connect with nature and witness the region's thriving wildlife up close.



**SCAN HERE TO
GET YOUR
OREGON TAG!**

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LAND



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LOCATION

Located off of Airlie Road, Near to the Corner of Elkins Road, Within 15 Minutes to Monmouth and Dallas and 10 Minutes to Highway 99W, Nestled Near the Coastal Range and Luckiamute River with Valley Views

LAND

222.30 Acres

Two Tax Lots

- **Parcel ID 180722**
- **Parcel ID 183707**

Zoned Farm Forest

- **Timber Cruise Below**

Forest and Pasture Ground

Sloped Terrain

Partially Fenced

Hand Dug Well

Seasonal Creek

Year Round Pond

Potentially Buildable

- **Buyer to do due diligence with county**

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LEASE

Lease

- Year to Year Lease for Pasture Ground
- April 2024 to September 2025

SELLER PREFERRED TERMS

OREF Forms

Fidelity Title

5 Business Days for Offer Response

Seller to Consider Offer with Concessions

Corps of Engineers Ordinance Removal Project:

- Ongoing with no set timeline; participation is voluntary.
- New owners can opt out but may gain benefits.
- Corps has permission to access the property for ordinance removal.

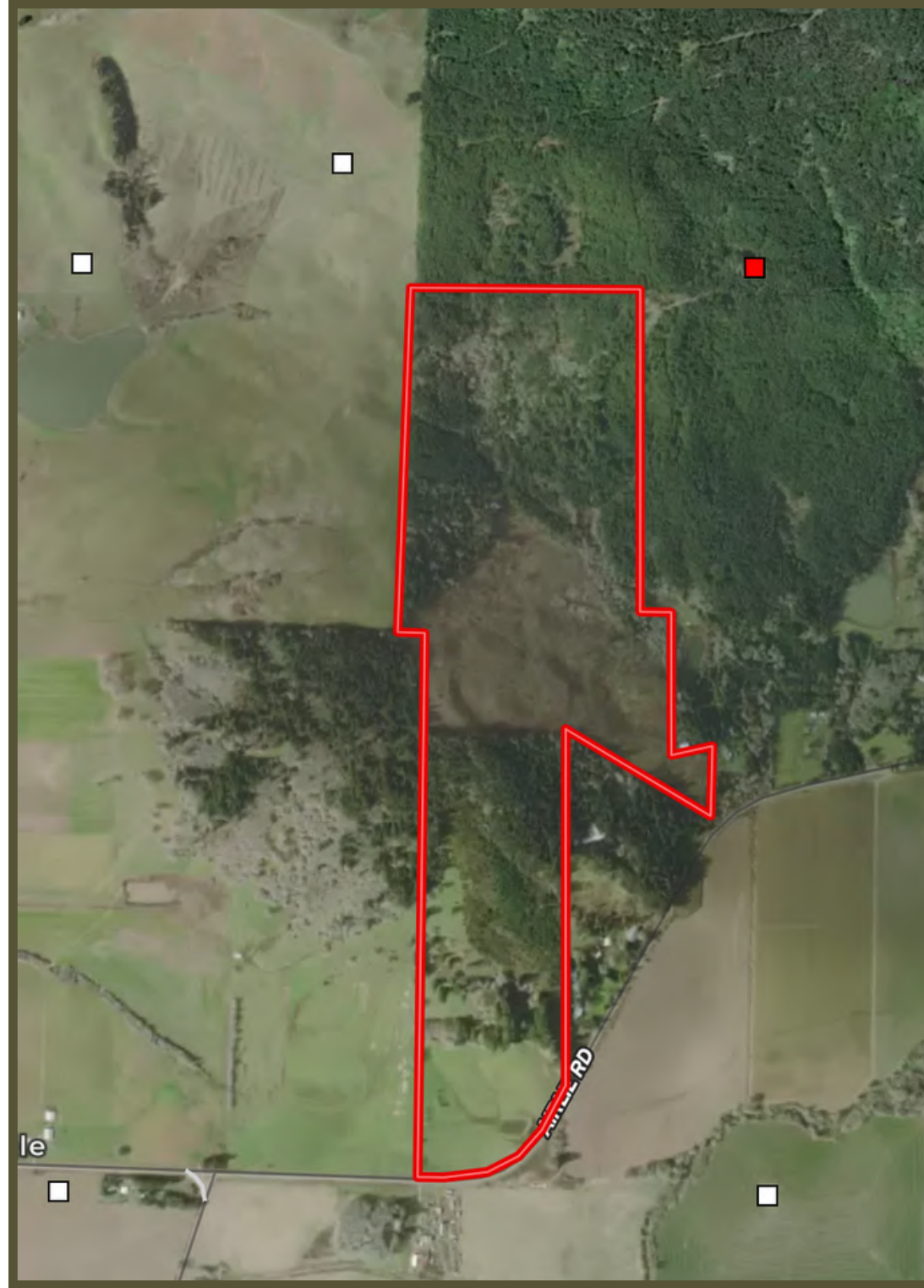
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

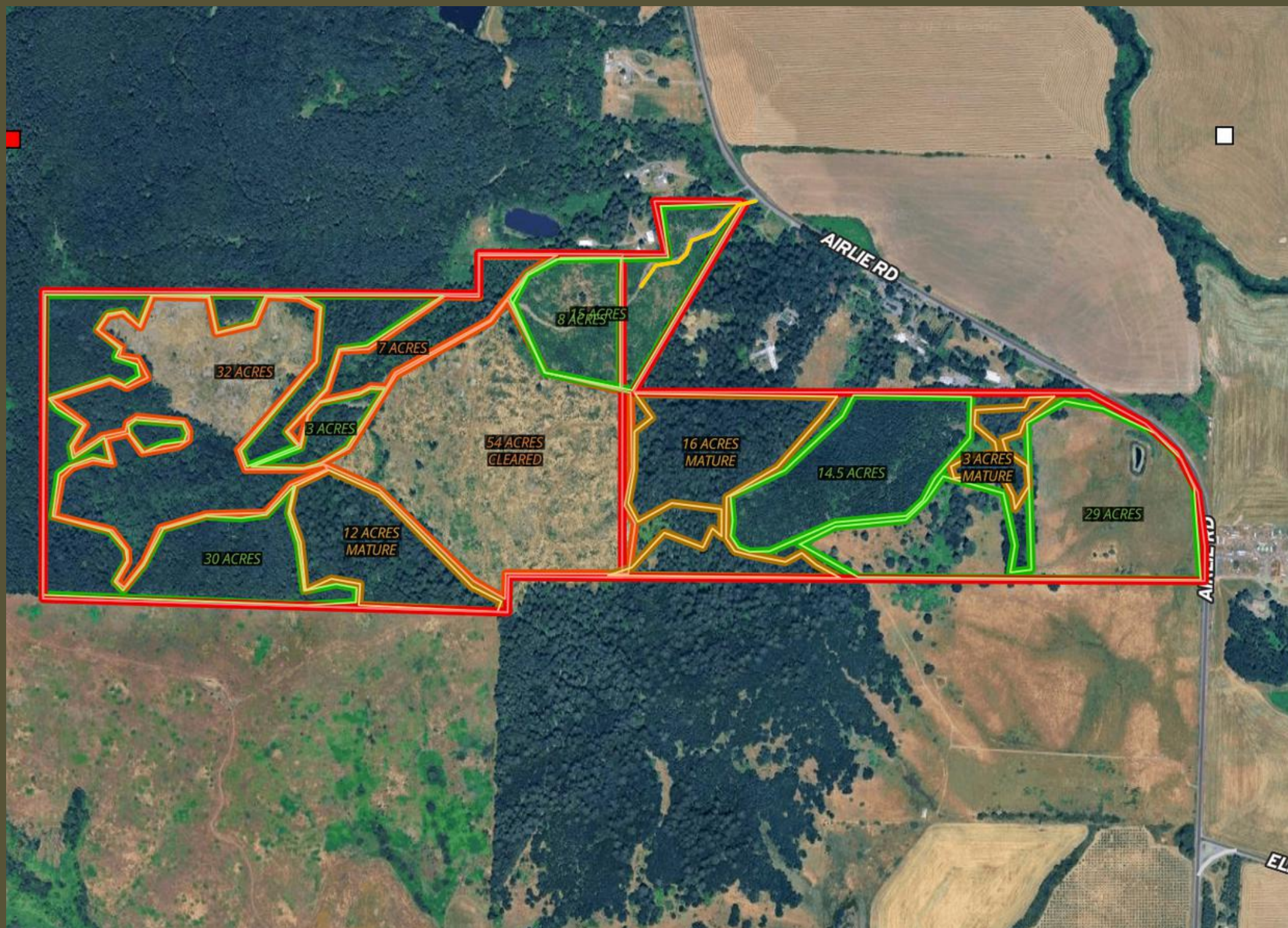
- BOUNDARY LINES
- TIMBER MAP
- TOPOGRAPHY MAP



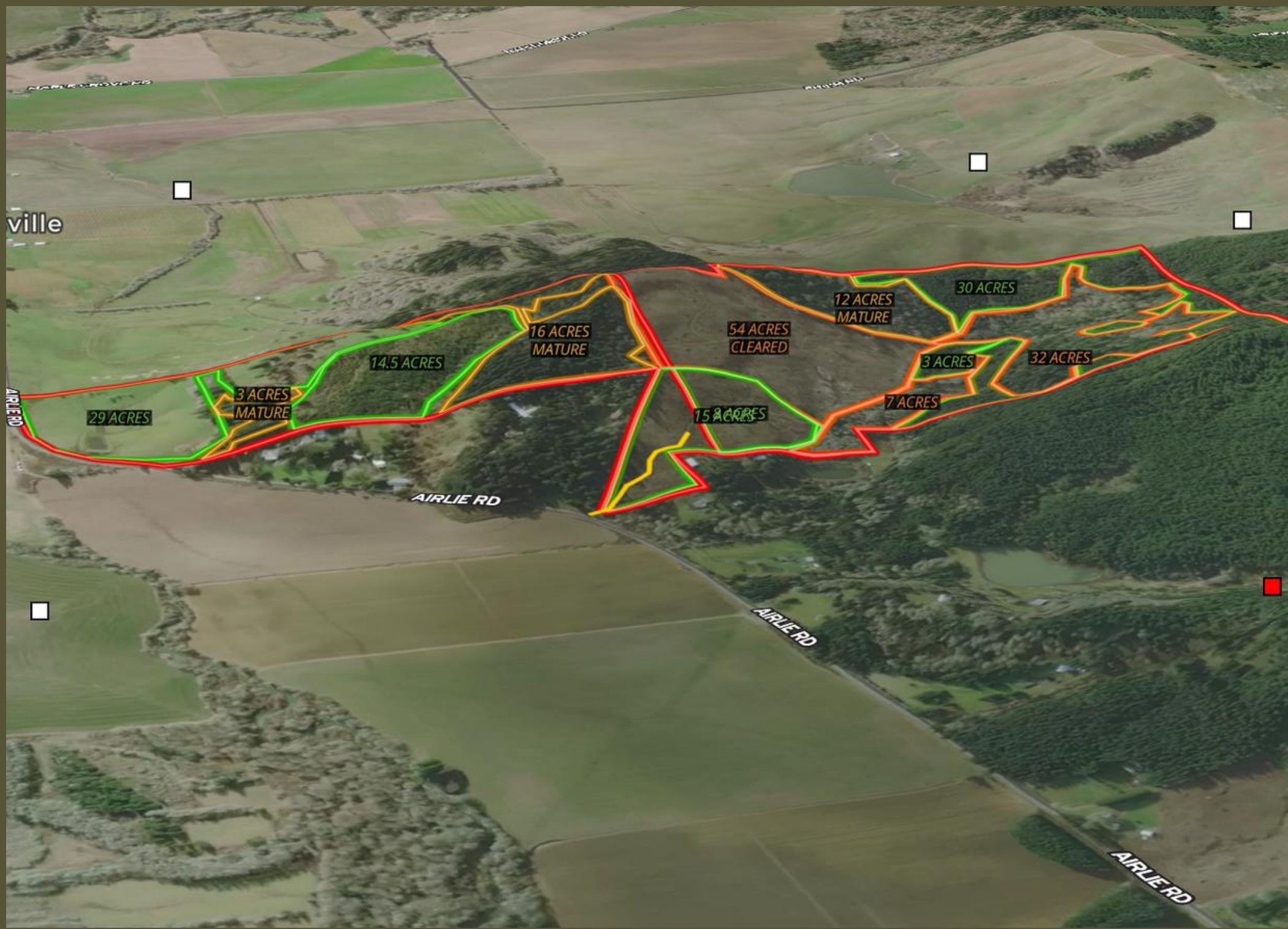
SCAN HERE
FOR
INTERACTIVE
MAP!



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29 ACRES

3 ACRES
MATURE

14.5 ACRES

16 ACRES
MATURE

54 ACRES
CLEARED

15 ACRES

12 ACRES
MATURE

30 ACRES

3 ACRES

32 ACRES

7 ACRES

AIRLIE RD

AIRLIE RD

AIRLIE RD

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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID
MAJORITY SOIL TYPES

- JORY SILTY CLAY LOAM
- CHEHULPUM SILTY CLAY LOAM

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36D	Jory silty clay loam, 12 to 20 percent slopes	74.37	34.1	0	87	3e
36E	Jory silty clay loam, 20 to 30 percent slopes	50.13	22.98	0	80	4e
27C	Dupee silt loam, 3 to 12 percent slopes	33.61	15.41	0	81	3e
15E	Chehulpum silt loam, 12 to 40 percent slopes	14.74	6.76	0	45	6e
60D	Rickreall silty clay loam, 12 to 20 percent slopes	12.95	5.94	0	51	6e
15C	Chehulpum silt loam, 3 to 12 percent slopes	12.85	5.89	0	53	6e
27D	Dupee silt loam, 12 to 20 percent slopes	7.5	3.44	0	79	4e
8D	Bellpine silty clay loam, 12 to 20 percent slopes	5.2	2.38	0	68	3e
65B	Santiam silt loam, 3 to 6 percent slopes	4.33	1.99	0	83	2e
60E	Rickreall silty clay loam, 20 to 50 percent slopes	1.52	0.7	0	37	7e
37E	Jory silty clay loam, 30 to 50 percent slopes	0.88	0.4	0	54	6e
67C	Steiwer silt loam, 3 to 12 percent slopes	0.03	0.01	0	68	3e
TOTALS		218.1 1(*)	100%	-	76.2	3.84

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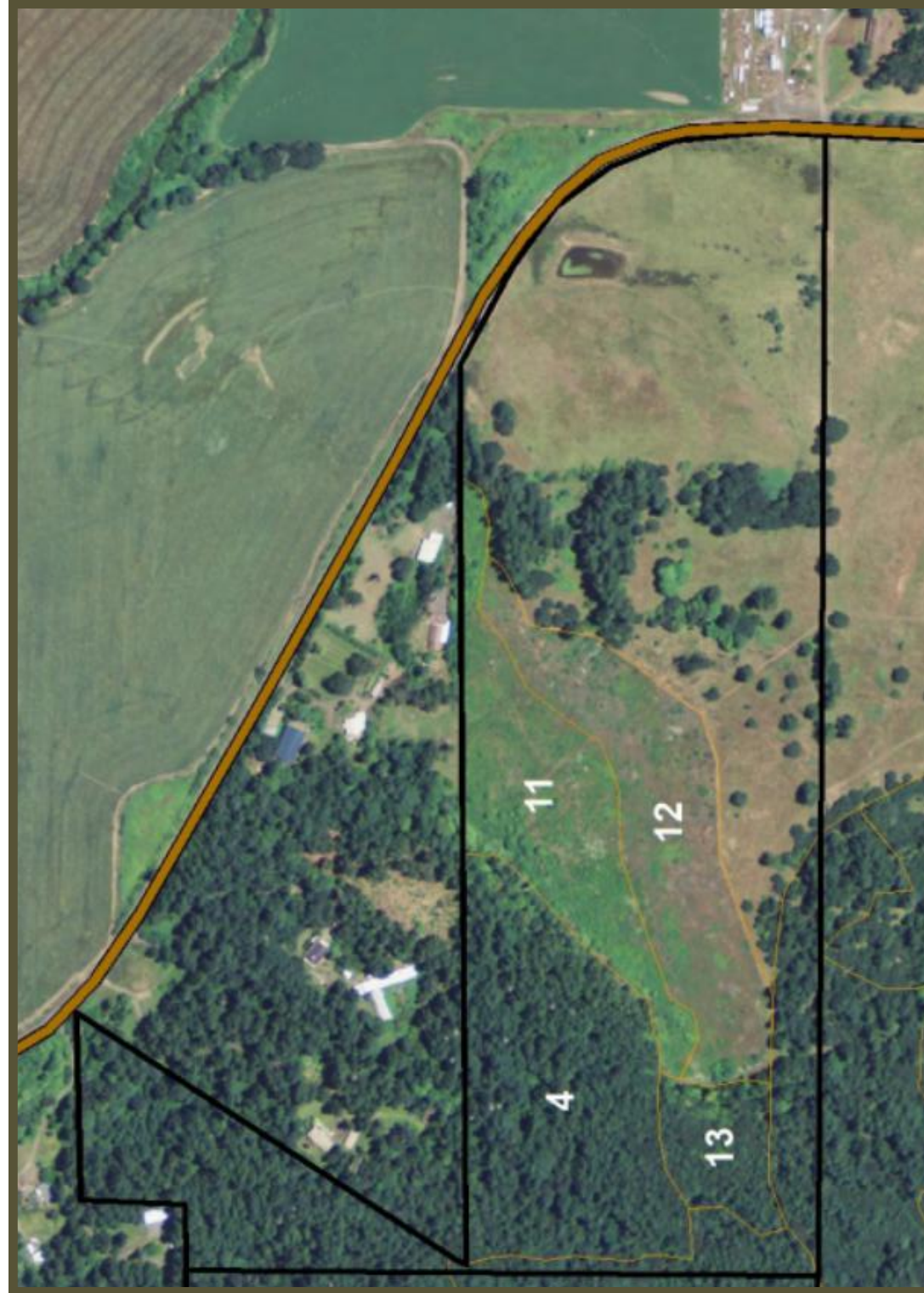


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TIMBER CRUISE

CRUISE PROVIDED BY SAM BRYANT

- PRIMARILY HARDWOOD
CONIFER TIMBER



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TIMBER BREAKDOWN

TIMBER BREAKDOWN PROVIDED BY THE SELLERS

AIRLIE DOWNS ESTATE, LLC			AIRLIE ROAD PROPERTY						
Estimated land and timber values using net timber values. Includes net merch timber and reprod values from the current cruise.									
TL	Gross Ac.	Timber Ac.	Timber Cruise Net Value \$	Timber Land \$ @\$3k/Ac.	Pasture Ac.	Pasture Land \$ @\$5k/Ac.	Oak Savanna Ac.	Oak Savanna Land \$ @\$3k/Ac.	Total \$
200	158	29	\$383,705	\$87,000	85	\$425,000	44	\$132,000	\$1,027,705
300	137	110.8	\$690,624	\$411,111	0	\$0	0	\$0	\$1,101,624
400	85	44.3	\$377,425	\$132,900	40.7	\$203,500	0	\$0	\$713,825
			\$1,451,754					Total =	----- \$2,843,154
Estimated land and timber values using 80% of net timber values. Includes 80% of net merch timber and %80 of reprod values from the current cruise.									
TL	Gross Ac.	Timber Ac.	Timber Cruise 80% Net Value \$	Timber Land \$ @\$3k/Ac.	Pasture Ac.	Pasture Land \$ @\$5k/Ac.	Oak Savanna Ac.	Oak Savanna Land \$ @\$3k/Ac.	Total \$
200	158	29	\$306,964	\$87,000	85	\$425,000	44	\$132,000	\$950,964
300	137	110.8	\$552,499	\$411,111	0	\$0	0	\$0	\$963,610
400	85	44.3	\$301,940	\$132,900	40.7	\$203,500	0	\$0	\$638,340
			\$1,161,403					Total =	----- \$2,552,914

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Sam Bryant
15350 Airlie Road
Monmouth, OR 97361

To: Timothy McGuire
Airlie Downs Estate LLC
2844 Arlington Drive NW
Albany, OR 97321

Dear Tim,

I have attached the completed timber cruise and valuation estimates for the conifer timber located on the Airlie Downs Estate Property, more particularly described as:

Airlie Road Farm
Exhibit "A"

The subject property was cruised by Sam Bryant, field data was collected between November 22nd, and November 25th, 2024. Cruise methodology and timber valuation are described in the attached cruise report. These estimations include; Estimate of Total Volume by Type (Table 1), Estimate of Volume by Timber Sort (Graph 1), Estimate of Current Gross Timber Value (Table 3), an Estimate of Logging and Hauling Costs (Table 4), and an Estimate of the Current Net Timber Value (Table 5). The report also includes a reproduction timber net present value estimate (for the cruise date of December 1st, 2024), stand descriptions for each timber type, and a breakdown of the valuation by tax lot.

Log prices and harvest costs used in this report are based on prices and costs for comparable timber and logging conditions for the cruise date of December 1st, 2024. Actual prices and costs will vary over time based on market fluctuations and management decisions made at the discretion of the Owner. The value of the merchantable timber and reproduction timber is presented in the report using two different methods for determining the value of two of the younger commercial timber types.

The total estimated timber value (using the most accurate of the presented estimates) on December 1st, 2024 for the Airlie Road property owned by Airlie Downs Estate LLC is \$1,451,754.86

Sam Bryant cannot warrant the accuracy of the enclosed estimates, however. This is because of course, cruising is not an exact science. There is always room for good faith differences among cruisers. I therefore, prepared this report upon the express condition that Sam Bryant is not warranting and is not responsible for the accuracy of the conclusions. Sam Bryant can only be held liable for the value paid for services rendered.

Thank you for allowing me to be of service to you.

Sam Bryant, Forester

Cruise Report

Cruise Method: The Airlie Downs Estate LLC cruise consisted of a variable plot sample, prism cruise. The cruise plots were measured on a grid pattern of either 100' by 100' or 100' by 200' depending on the size of the stand being cruised and the variability of the stand's composition. For a smaller or less uniform stand of timber for example, a tighter 100' by 100' pattern would be used to collect more data.

The forested acreage of the Airlie Road property owned by Airlie Downs Estate LLC was broken into 13 different timber types. Of the 13 timber types; five were cruised and the volume and valuation data is included in this report, five more were evaluated for estimated value as pre-merchantable or reproduction timber, and three additional timber types were included as non-merchantable for the purposes of this cruise.

Each stand was cruised using a specified Basal area factor (BAF) between 20 and 40 to achieve the desired 4-5 trees per plot for sampling purposes. Stands with smaller trees or lower stocking required a lower BAF to meet the standard 4-5 trees per plot necessary to produce a representative sample.

The property is home to a variety of tree species (some of which are listed below) but the vast majority of the commercial timber was both merchantable and non-merchantable Douglas-fir. A few of the cruise plots included Grand fir and various hardwood species but they were a very minor component. These hardwoods do make up much of the stand composition in the non-merchantable timber types 3, 10, and 13.

Species Represented on the subject property:

Douglas-Fir (*Pseudotsuga menziesii*), the dominant conifer species found on the Airlie Road property.

Grand Fir (*Abies grandis*), Grand fir was present in a couple timber types in very small numbers, however none of the grand fir fell within the bounds of any measurement plots during the timber cruise.

Big-Leaf Maple (*Acer macrophyllum*), this hardwood species is found all over the property both scattered around the conifer stands and in greater number along the creek/marshlands of type 3.

Oregon White Oak (*Quercus garryana*), Oregon white oak is found in every timber type on the property and is the dominant species in type 10, which is essentially an oak woodland. There are likely a few loads of oak sawlogs spread across the various timber types; however no merchantable oak sawlogs fell within the bounds of any measurement plots during the timber cruise.

Volume Determination: Timber volume was calculated using the Volume to Basal Area Ratio (V-BAR) by multiplying the Basal Area Factor (BAF) by the average number of trees per plot (TPP) and then by multiplying the result by the average VBAR.

$$\text{Volume/Acre} = (\text{BAF (20)} \times \text{Avg. TPP}) \times \text{Avg. V-BAR}$$

The volume per acre value was then applied to the total number of acres per timber type to determine the total timber volume of the property. Given current market conditions and the nature of the data collected no hardwood pulp data was collected as the cost to harvest hardwoods exceeds its merchantable value. The volume data collected in this cruise is exclusively focused on merchantable conifer timber.

Timber types 1 and 2 are older reproduction timber. These two stands are just growing large enough to be able to be cruised. The VBAR cruise methodology limits the minimum diameter at breast height (DBH) for trees that can be measured to 12 inches. Therefore, any trees with a diameter less than 12 inches DBH will not be counted. Given the age and size of the trees in types 1 and 2 the cruised volume at this stage of the stands development might not accurately reflect the true value of these timber types. Because of this a reproduction value estimate for these two stands has also been included in this report under the Reproduction Timber Summary section.

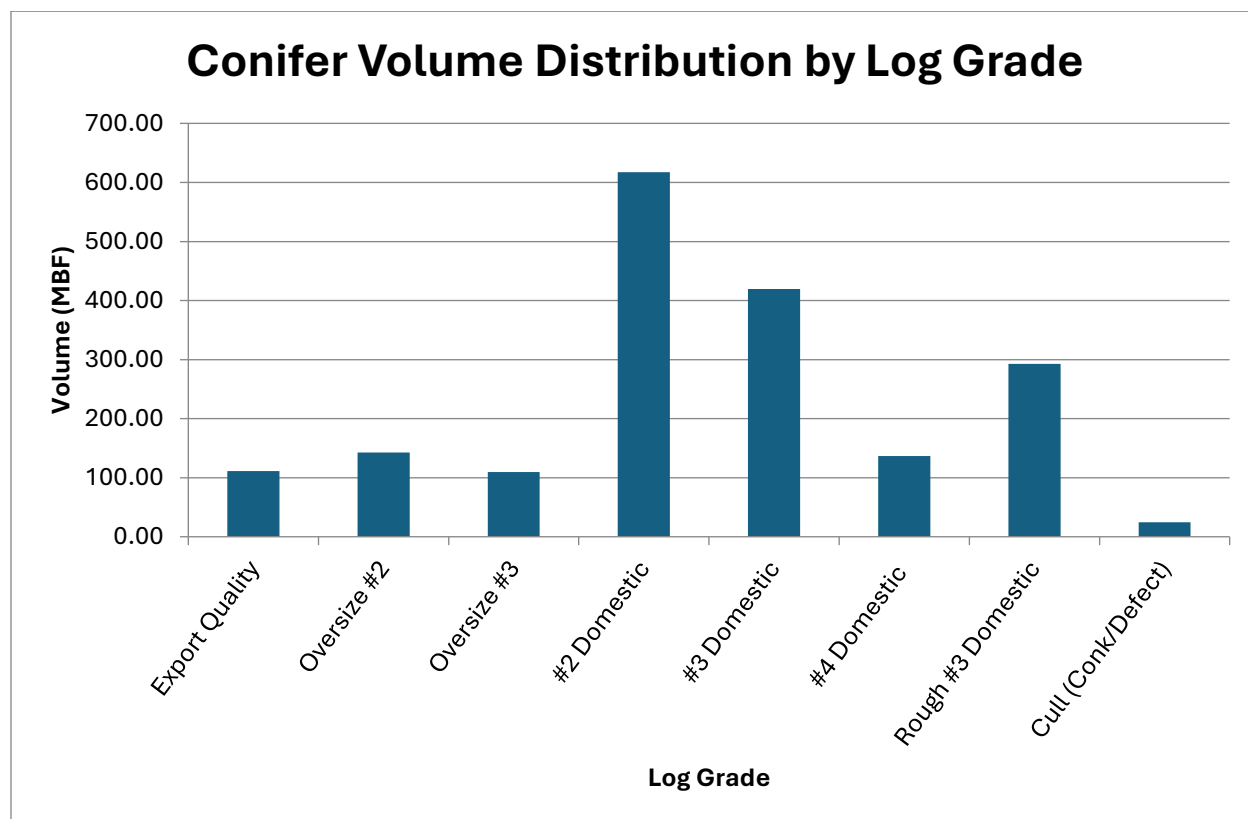
Table #1 Estimate of Total Volume by Timber Type – December 1st, 2024

Conifer Volume Summary (Cruised Stands)			
Type	Acres	Net Vol/Acre (MBF)	Total Volume (MBF)
Type 1	17.9	6.07	108.59
Type 2	21.6	6.10	131.79
Type 4	13.0	34.26	445.42
Type 6	10.9	14.60	159.18
Type 9	31.3	32.25	1009.55
Total:			1854.53

The timber was cruised in log lengths of 32 feet with the average V-BAR determined by a Volume-Basal Area Ratio Table using Scribner Decimal C log scaling rules. Volumes in the V-BAR table are derived from Mason Bruce and Girard Board Foot Volume Tables for 32' logs (Girard and Bruce 1947) and are suitable for all tree species. Log valuation was determined using sorts that included 32' log lengths. Actual log lengths at harvest will vary from those used for the purposes of this cruise.

Timber volume by species and grade are as follows. (Graph data available as table in appendix ii)

Graph #1 Log Volume Distribution by Grade – December 1st, 2024



As you can see in the graph above there is a mostly typical distribution of log sorts on the Airlie property, with the notable exception of the higher-than-average number of rough #3 low-quality logs. Most of these rough #3s are found in timber types 4 and 9 in the oldest timber on the property. Most of the price quotes I received for these logs were in the \$100-\$200 per MBF range with the highest being a quote for \$350.00 per MBF.

There is a minor component of export-quality logs found in both types 4 and 9 (most of the export quality wood in type 9 is in a small area on the western edge of the type). For the purposes of the cruise this sort was graded by traditional 'export quality' rules making these trees the very best quality on the property. Due to the distance between the subject property and the

export terminal the more realistic destination for these high-quality logs will be the local peeler mill. Peeler quality is influenced greatly by the density of the trees rings and as such can be difficult to judge without cutting the tree down to view the logs' cross-section. A peeler mill was contacted and bid received for high-quality peeler logs and this is the price that was used for the purposes of this cruise for the 'export quality' logs. In an actual harvest all of this export timber and a portion of the #2 saw log timber would end up being sold for the higher price of a peeler log, but this determination cannot be easily made until the timber is harvested.

Definitions

MBF = thousand board feet, Scribner Decimal C.

Oversize: domestic saw log with a scaling diameter greater than 28"

Cull (Conk/Defect): log that has the presence of some noticeable defect. The amount of volume in this category may increase when the timber is harvested due to the presence of defect that cannot be seen until the tree is cut down.

Domestic: logs that do not meet the requirements for export (rings/inch, knots/foot, etc.) and are too small for the oversize sort. Domestic logs are broken down by grade and by volume into #2, #3, and #4 where #2 is the highest quality log. The rough domestic sort is for logs that have an excessive number of large knots per foot of log length or have other serious defects.

ESX Export: a log that meets all the requirements to be sold at the highest quality to an export buyer.

Valuation Method: Timber valuation (Table 3 & 5) was determined using log sale prices and logging costs (Table 4) for the report date of December 1st, 2024.

Actual timber values were obtained by multiple sources including consultation with local timber industry professionals. The trucking cost to each of these mills is estimated based on the number of trips per day and the distance of the haul. Felling, bucking, and loading costs were verified by consultation with a logging contractor and are based on similar harvest units in the Willamette Valley under similar circumstances. Actual costs at the time of harvest may vary depending on market conditions and the discretion of the harvest contractor.

Table #3 Gross Timber Valuation

The values in table #3 do not include any costs for logging, hauling, or reforestation, they are simply gross values.

Conifer Timber Gross Valuation Totals

Type	Acres	Net Vol/Acre (MBF)	Total Volume (MBF)	Avg Value/ MBF (\$)	Gross Total Value (\$)
Type 1	17.9	5.65	101.11	\$706.89	\$71,474.59
Type 2	21.6	6.10	131.79	\$723.36	\$95,331.22
Type 4	13.0	34.26	445.42	\$681.64	\$303,616.79
Type 6	10.9	14.60	159.18	\$673.97	\$107,284.65
Type 9	31.3	32.25	1009.55	\$640.03	\$646,143.21
Totals	94.7		1847.05		\$1,223,850.47

Table #4 Logging and Hauling Cost Estimates (per MBF)

Ground Conventional Logging							
	Oversize	%OVS	Domestic	%Dom	Export	%ESX	Avg. Cost
Aboard Truck	\$145.00	12.82%	\$140.00	81.09%	\$145.00	6.09%	\$140.95
Hauling	\$90.00		\$50.00		\$50.00		\$55.13
Total/MBF	\$235.00		\$190.00		\$195.00		\$196.07

Export hauling estimates are for treating the export logs as peeler logs so this haul price is to deliver the wood to the local peeler mill **not the export market.*

The table above shows the costs for harvesting timber associated with the three different mills that would hypothetically be receiving the timber in the event of a harvest. These mills are located in Willamina, Oregon and Noti, Oregon

The harvest costs were obtained via consultation with industry professionals and are based on harvests of similar timber under similar conditions. Haul rates vary depending upon the distance to the mill from the unit as a factor of the number of trips that can be made per day to the mill in question. These cost figures are estimates, it is possible in the event of an actual harvest that prices may vary from what is expressed in this report for the purposes of this cruise.

The ‘export’ sort is being assessed based on selling those logs of ‘export quality’ as peelers to the local peeler mill in Willamina, Oregon. The above hauling rates for export logs are based upon shipping to this peeler mill.

Reforestation costs include the cost of seedlings and labor for planting them, about \$1.30 per tree. Reforestation also includes the cost of the first release herbicide spray, usually done using backpack sprayers. The estimated cost of reforestation for the Airlie Road Property is \$720.00 per acre. In order to maintain the ‘free to grow’ requirements of the Oregon Forest Practices Act rules additional herbicide applications will be needed to control competing vegetation after the initial release spray. These extra sprays are not included in the valuation of this cruise.

No harvest or severance taxes were added to the costing model. In the event of cut-out, taxes will be incurred and as a result, they will reduce the aforementioned Net Revenue for the Airlie Downs Estate LLC property.

When the estimated cost per thousand board feet (MBF) is applied to the gross timber value, a net timber value can be determined for the Airlie Road Property.

Table #5 Estimate of Net Timber Valuation (Merchantable Conifer Timber)

Type	Total Vol (MBF)	Avg Value/ MBF (\$)	Gross Total Value (\$)	Harvest Cost	Net Total Value (\$)	Re-Plant & Spray	Net Value (\$) with Reforestation
Type 1	101.11	\$706.89	\$71,474.59	\$19,825.23	\$51,649.36	\$12,888.00	\$38,761.36
Type 2	131.79	\$723.36	\$95,331.22	\$25,840.51	\$69,490.71	\$15,552.00	\$53,938.71
Type 4	445.42	\$681.64	\$303,616.79	\$87,334.95	\$216,281.84	\$9,360.00	\$206,921.84
Type 6	159.18	\$673.97	\$107,284.65	\$31,211.38	\$76,073.28	\$7,848.00	\$68,225.28
Type 9	1009.55	\$640.03	\$646,143.21	\$197,945.29	\$448,197.93	\$22,536.00	\$425,661.93
Total:	1847.05		\$1,223,850.47	\$362,157.35	\$861,693.12		\$793,509.12

The total net value (Estimated) for the cruised merchantable timber found on the Airlie Road Property is \$793,509.12.

Reproduction Timber Valuation Summary

Type	Est. Year Planted	Age	Area (Acres)	NPV of PCT	NPV Thinning	NPV Final Harvest	Total NPV
Type 1	1994	30	17.9	\$0.00	\$59,777.45	\$134,073.79	\$193,851.24
Type 2	1994	30	21.7	\$0.00	\$72,467.63	\$162,536.38	\$235,004.01
Totals			39.6				\$428,855.25
Type 5	2022	2	13.1	(\$1,158.83)	\$11,159.77	\$25,030.05	\$35,031.00
Type 7	2015	9	18.6	(\$2,474.01)	\$22,295.75	\$50,006.74	\$69,828.47
Type 8	2018	6	39.9	(\$4,455.99)	\$41,315.60	\$92,666.03	\$129,525.64
Type 11	2008	16	8.2	(\$1,640.00)	\$13,830.82	\$31,020.91	\$43,211.73
Type 12	2010	14	9.6	(\$1,708.79)	\$14,686.79	\$32,940.74	\$45,918.73
Totals			89.4	(\$11,437.62)			\$323,515.57

The reproduction timber valuation summary above is an estimate of the value of the pre-merchantable reproduction timber found on the Airlie Road property. This summary has been split into two sections; the upper section is a value estimation of timber types 1 and 2 using the net present value (NPV) method for calculating the present value of a future harvest, and the lower section which shows the net present value of the rest of the pre-merchantable reproduction timber found on the Airlie Road property.

The large difference in valuation between the cruised valuation and estimated NPV of timber types 1 and 2 is the result of the age and stand dynamics at work in these timber types. Types 1 and 2 are approaching the age where they will need to be commercially thinned, however the average diameter of the trees in the stand is still small. The VBAR cruise method used for this cruise has a minimum diameter that can be measured for the purposes of determining the volume per acre. There were multiple trees in every plot in Types 1 and 2 that were too small to be counted. Over the next couple years as these smaller trees grow the ‘cruised’ volume of these stands will increase dramatically as more trees grow into being large enough to count and cruise.

Additionally, the NPV method of determining present value of future revenues includes a net present value of the timber type’s final harvest in its valuation. A cruise, on the other hand, is simply a measure and valuation of what is standing now and what it is worth at the time of the measurement.

As a result you can see the difference between the estimated and cruised values of stands 1 and 2. Due to where these trees are in their development neither the cruise nor the reproduction valuations completely value the stands accurately, the true valuation of stands 1 and 2 will likely lay somewhere between the two valuations.

For the estimation of NPV for the reproduction stands on the Airlie Road property an average interest rate of 6% was used. Pre-Commercial Thinning costs were estimated to be \$200.00 per acre, harvest costs were taken from table #4, and the timber value estimates were taken from an average of values within the cruised stands.

The revenues and costs at the actual time of harvest and expense incurred will differ from those presented in the above table. The above table is intended for estimation purposes only and is subject to change with market conditions, timber growth, and management alterations.

The total value of the reproduction timber on the Airlie Road Property (excluding the estimate provided for types 1 and 2) is \$323,515.57

Stand Descriptions

Timber Type 1

Area: 17.9 acres

Type 1 is a conifer dominant stand located in the southwest corner of tax lot 300. It was reforested after the Shady Lane fire burned through the area and is estimated to be around 30 years old. The stand is mostly uniform in diameter and height with a great deal of variation in stocking density. The terrain is slightly sloped running from the marshy area of type 3 up to the south property line. This stand has suffered from some sporadic ice and wind damage over the last few years.

Timber Type 2

Area: 21.7 acres

Type 2 is very similar to type 1 being another conifer-dominant stand but is located to the north of type 1 just on the other side of the marshy type 3. This timber type was also reforested after the fire and has similarly been damaged by ice and wind over the last few years. There is more terrain variation in type 2 than in type 1, and a slightly greater variation in tree heights (some taller trees exist in the northern area of type 2 as well as the isolated portion of type 2 that is above type 5) as well as greater species diversity. Several areas of hardwoods intermix into type 2 and a few hardwoods were included in one of the count plots during the cruise. Much of this hardwood timber is too small and of too poor form to be made into anything other than pulp.

Timber Type 3

Area: 22.9 acres

Type 3 is a marshy Riparian Management Area (RMA) that spans much of tax lot 300. There are some isolated small pockets of conifer timber within type 3 but they are largely within the protected bounds of the RMA. Type 3 is also home to several hardwood species such as Oak, Ash, and Maple. The meandering, branching nature of the stream that runs through type 3 means the RMA that surrounds it is much larger than a stream of its size would normally justify. The easternmost portion of the stream is also a small type F stream meaning that it has been classified as a fish stream so additional protections are required when working around it. Given the RMA size, wide marshy nature of the stream, and low density of the conifers here Type 3 was not cruised nor was it assigned any value for the purposes of this cruise.

Timber Type 4

Area: 13 acres

Timber type 4 is an older stand of mostly conifer timber with some scattered hardwoods mixed in, especially near its southern boundary. The terrain is slightly steeper than in other areas of the property, but this has led to a stand of timber that is slightly taller on average than type 9 (the other similarly-aged conifer stand). Type 4 is the highest volume per acre stand on the property as well as being home to some of the best quality trees that are left on the property. The southern portion of type 4 near the top of the hill was hit rather hard by ice and wind, a portion of this type was stratified out and became type 13 for the purposes of this cruise.

Timber Type 5

Area: 13 acres

Type 5 is the most recently harvested stand on the property. This type has had its slash piled and burned, seedlings planted, and multiple herbicide applications done to aid in the establishment of a new conifer stand.

Timber Type 6

Area: 10.9

Type 6 is a remnant from when type 8 was harvested. This left over area had much lower stocking than the rest of type 8 (before type 8 was harvested) and is a mix of scattered conifer trees of various sizes, hardwoods, and overgrown brush and blackberries. Silviculturally speaking the stand will need to be harvested and reforested at some point so that it can be returned to a state of productive conifer growth.

Timber Type 7

Area: 10.3 acres

Type 7 is a reproduction stand of timber that is located in the northeast corner of tax lot 300 and the north west corner of tax lot 400. The trees in this stand are free to grow and are very healthy. The next management task will be to precommercial thin this stand in 7-10 years.

Timber Type 8

Area: 39.9 acres

Type 8 is a reproduction stand of timber to the west of type 7. There is an access/harvest road that snakes its way through the middle of type 8 connecting a gravel road at the base of the hill with a seasonal one at the top. This stand will likely need additional herbicide applications before it will be fully free to grow.

Timber Type 9

Area: 31.2 acres

Type 9 is the largest merchantable timber stand on the property. The timber in this type is subject to a very high level of variability ranging from scattered large rough older 34" + DBH conifers to patches of denser 12-16" DBH conifers with scattered oak and maple between. There are some higher-quality trees in a small area at the western end of this timber type, but in general the timber in type 9 is a bit rougher than the rest of the property; many trees have defect or damage of some sort, a few have rot in the base or 'butt' log, others have broken tops, ice damage, sucker knots, split tops etc. The prevalence of this defect is responsible for the lower average price per MBF in this stand.

Timber Type 10

Area: 49.4 acres

Type 10 is an oak woodland area. There are a few scattered conifers mixed in but this area is predominately oak and maple. There is a type island of type 9 within type 10. Due to the composition of this type it was not cruised nor assigned any value for the purposes of this timber cruise.

Timber Type 11

Area: 8.3 acres

Type 11 is a reproduction stand of conifer timber. This stand is nearing the age of precommercial thinning, but due to some growth struggles in its establishing years it will likely be a few more years before PCT is required. The trees in this stand are free to grow.

Timber Type 12

Area: 9.6 acres

Type 12 is similar in age to type 11 however it has noticeably lower stocking than type 11. The brush has overtaken much of the conifer timber here and the lost areas were never reclaimed with conifer. The remaining conifer trees in this type are mostly free to grow.

Timber Type 13

Area: 2.8 acres

Type 13 isn't strictly a timber type but more of an interfacing area between types 4 and 9. This section has several hardwoods mixed in its conifers. The conifer timber in this area was hit hard by ice and wind and there are snags, blow down trees and standing dead trees throughout this area. It would likely be best to harvest this small patch when harvesting either types 4 or 9 to remove the hazard trees and snags and start this area over into conifer.

Property Valuation by Tax Lot

Tax lot 200 Valuation Summary

Net			
Type	Area	Value/Acre	Net Value
Type 8	0.9	\$3,246.26	\$2,921.63
Type 9	28	\$13,599.42	\$380,783.83
Totals			\$383,705.46

Tax lot 400 Valuation Summary

Net			
Type	Area	Value/Acre	Net Value
Type 4	13	\$15,917.06	\$206,921.84
Type 7	8.3	\$3,754.22	\$31,160.02
Type 8	1.9	\$3,246.26	\$6,167.89
Type 9	3.2	\$13,599.42	\$43,518.15
Type 11	8.3	\$5,269.72	\$43,738.70
Type 12	9.6	\$4,783.20	\$45,918.73
Totals			\$377,425.33

Valuation for Tax Lot 300 (Two methods of valuing types 1 and 2)

Tax lot 300 Valuation Summary (1&2 Cruise Value)

Net			
Type	Area	Value/Acre	Net Value
Type 1	17.9	\$2,165.44	\$38,761.36
Type 2	21.7	\$2,497.16	\$54,188.43
Type 5	13	\$2,674.12	\$34,763.58
Type 6	10.9	\$6,259.20	\$68,225.28
Type 7	10.3	\$3,754.22	\$38,668.45
Type 8	37	\$3,246.26	\$120,111.50
Totals			\$354,718.61

Tax lot 300 Valuation Summary (1&2 Reprod NPV Value)

Net			
Type	Area	Value/Acre	Net Value
Type 1	17.9	\$10,829.68	\$193,851.24
Type 2	21.7	\$10,829.68	\$235,004.01
Type 5	13	\$2,674.12	\$34,763.58
Type 6	10.9	\$6,259.20	\$68,225.28
Type 7	10.3	\$3,754.22	\$38,668.45
Type 8	37	\$3,246.26	\$120,111.50
Totals			\$690,624.07

Airlie Road Property Timber Value (Cruise method 1&2)

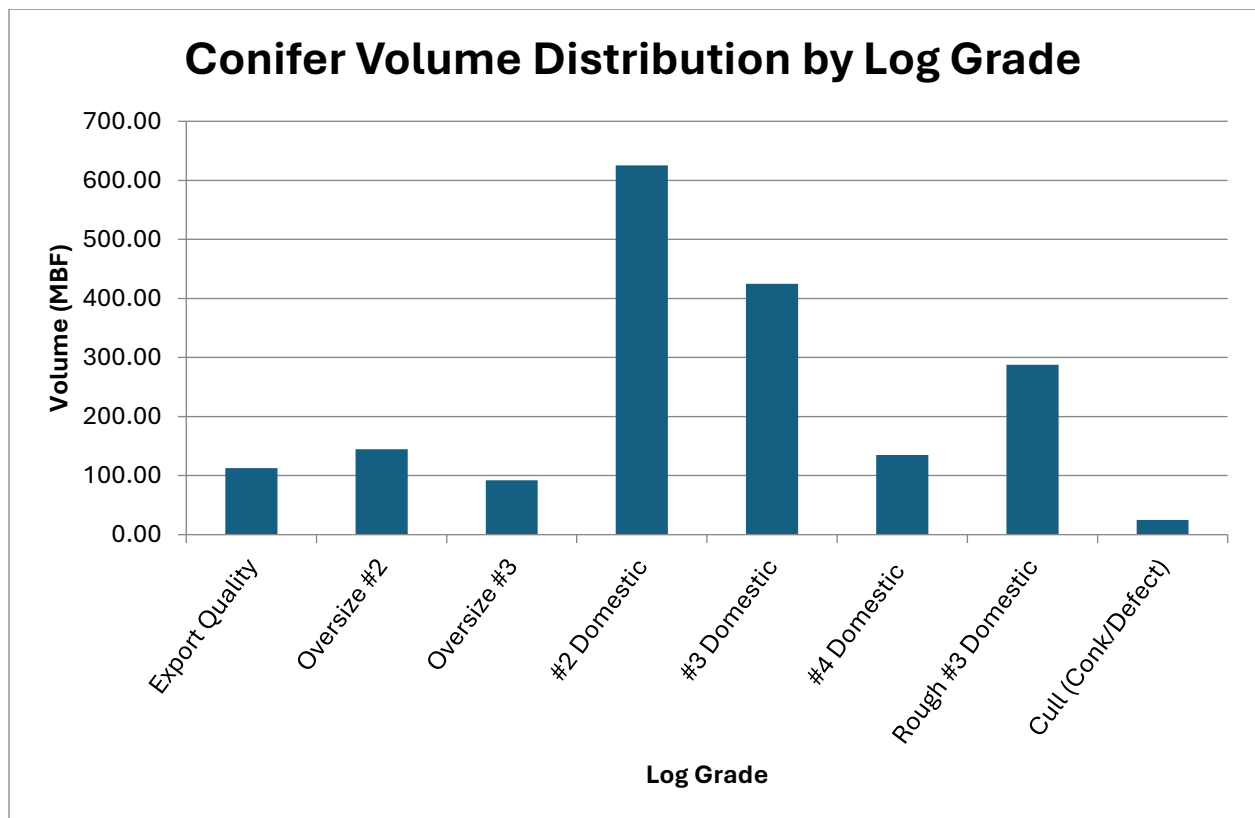
\$1,115,849.40

Airlie Road Property Timber Value (NPV method 1&2)

\$1,451,754.86

Appendix i: Volume Distribution by Grade and Species (Entire Property)

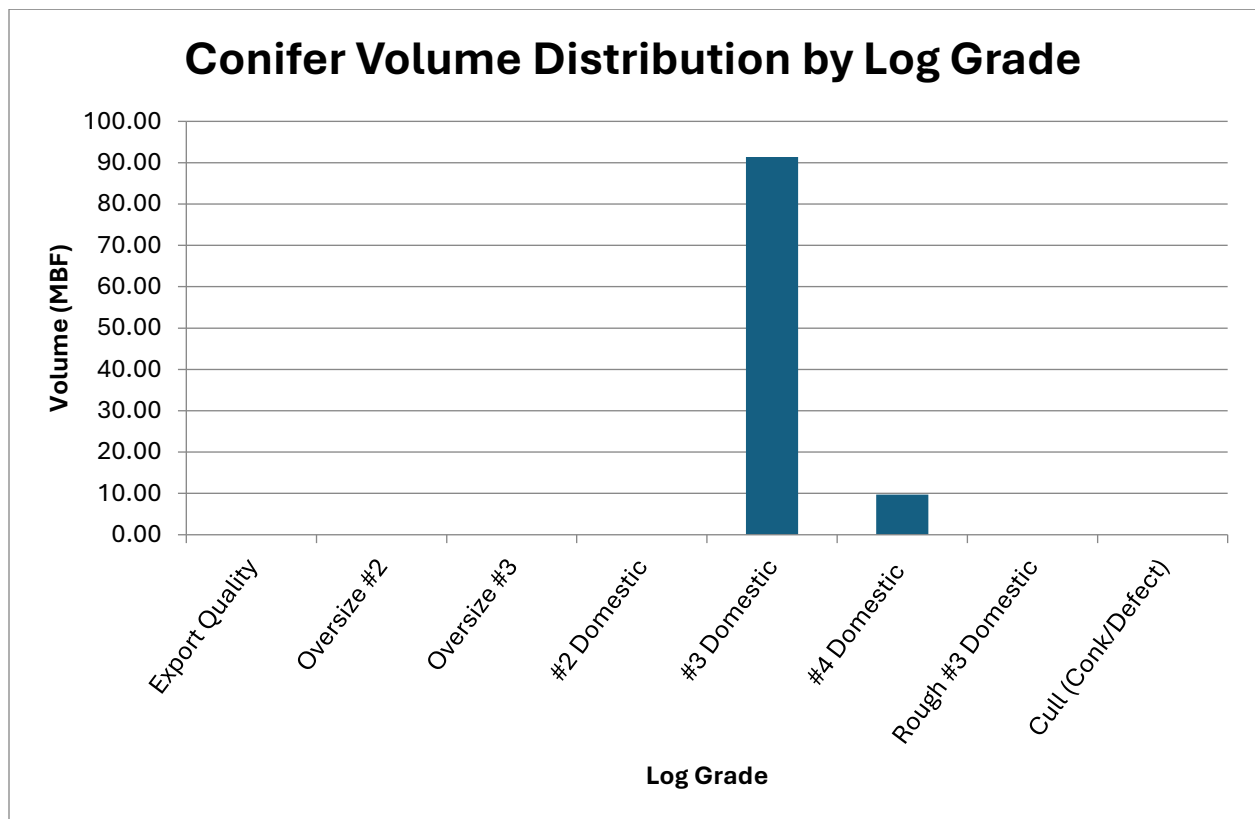
	%of Total	Vol/Grade (MBF)
Export Quality	6.09%	112.42
Oversize #2	7.83%	144.61
Oversize #3	4.99%	92.18
#2 Domestic	33.84%	625.09
#3 Domestic	23.01%	424.96
#4 Domestic	7.31%	135.11
Rough #3 Domestic	15.58%	287.82
Cull (Conk/Defect)	1.35%	24.86



Appendix ii: Volume Distribution by Grade and Species (by Timber Type)

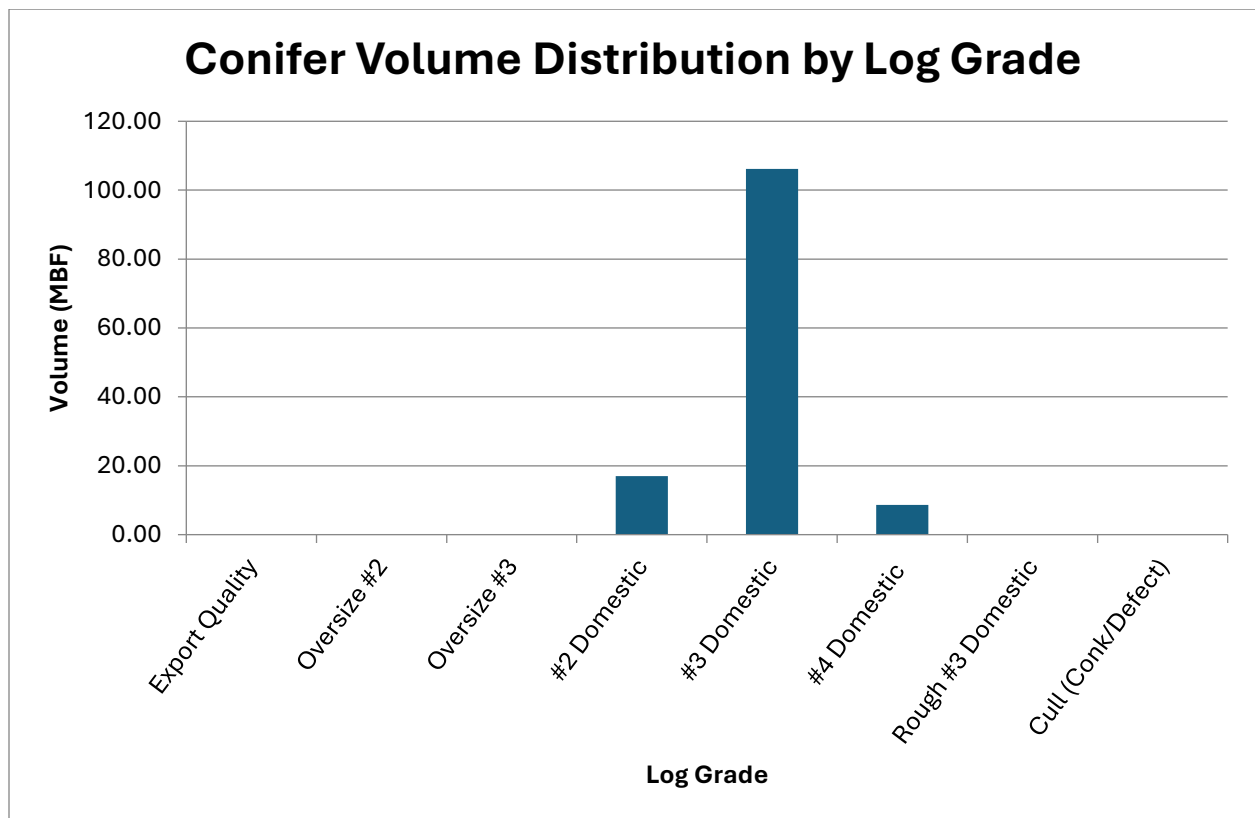
Timber Type 1

	%of Total	Vol/Grade (MBF)
Export Quality	0.00%	0.00
Oversize #2	0.00%	0.00
Oversize #3	0.00%	0.00
#2 Domestic	0.00%	0.00
#3 Domestic	90.37%	91.38
#4 Domestic	9.63%	9.74
Rough #3 Domestic	0.00%	0.00
Cull (Conk/Defect)	0.00%	0.00



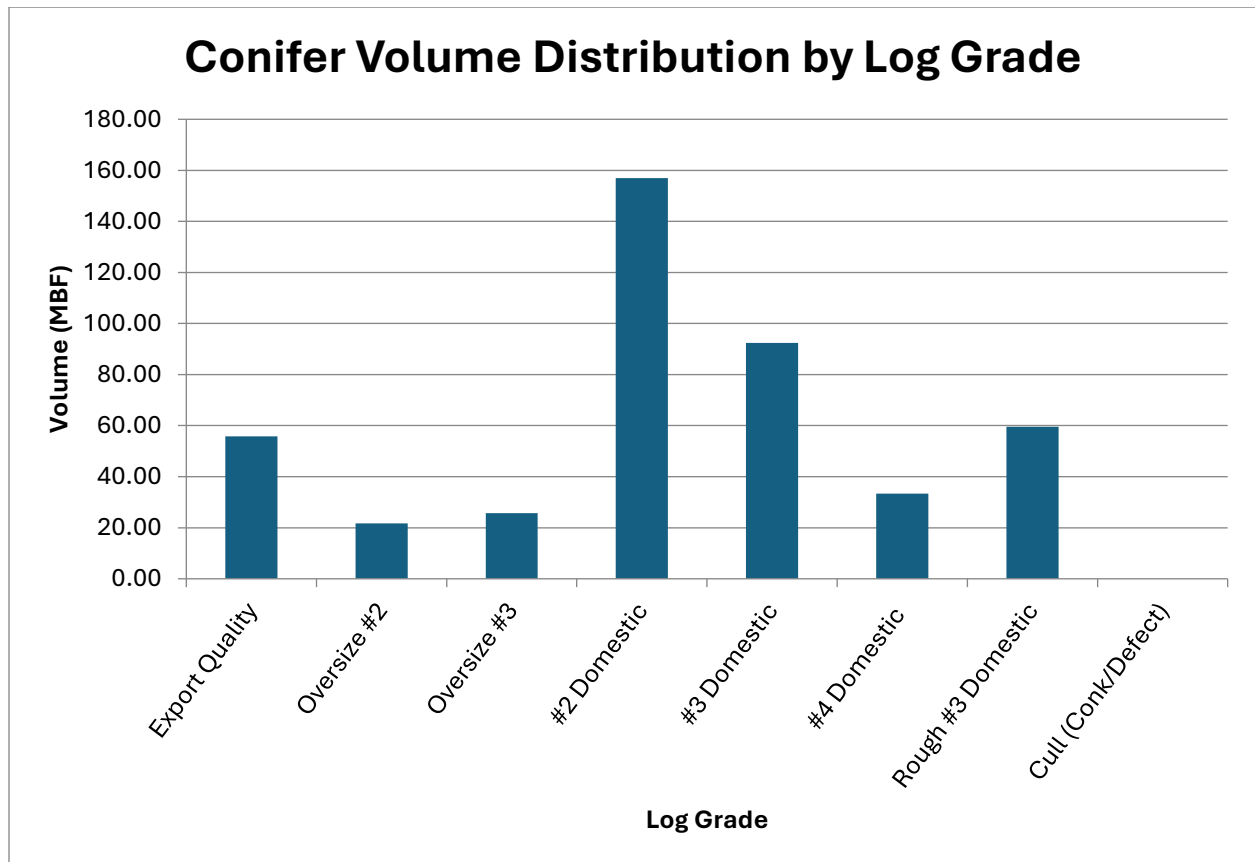
Timber Type 2

	%of Total	Vol/Grade (MBF)
Export Quality	0.00%	0.00
Oversize #2	0.00%	0.00
Oversize #3	0.00%	0.00
#2 Domestic	12.89%	16.99
#3 Domestic	80.58%	106.20
#4 Domestic	6.53%	8.60
Rough #3 Domestic	0.00%	0.00
Cull (Conk/Defect)	0.00%	0.00



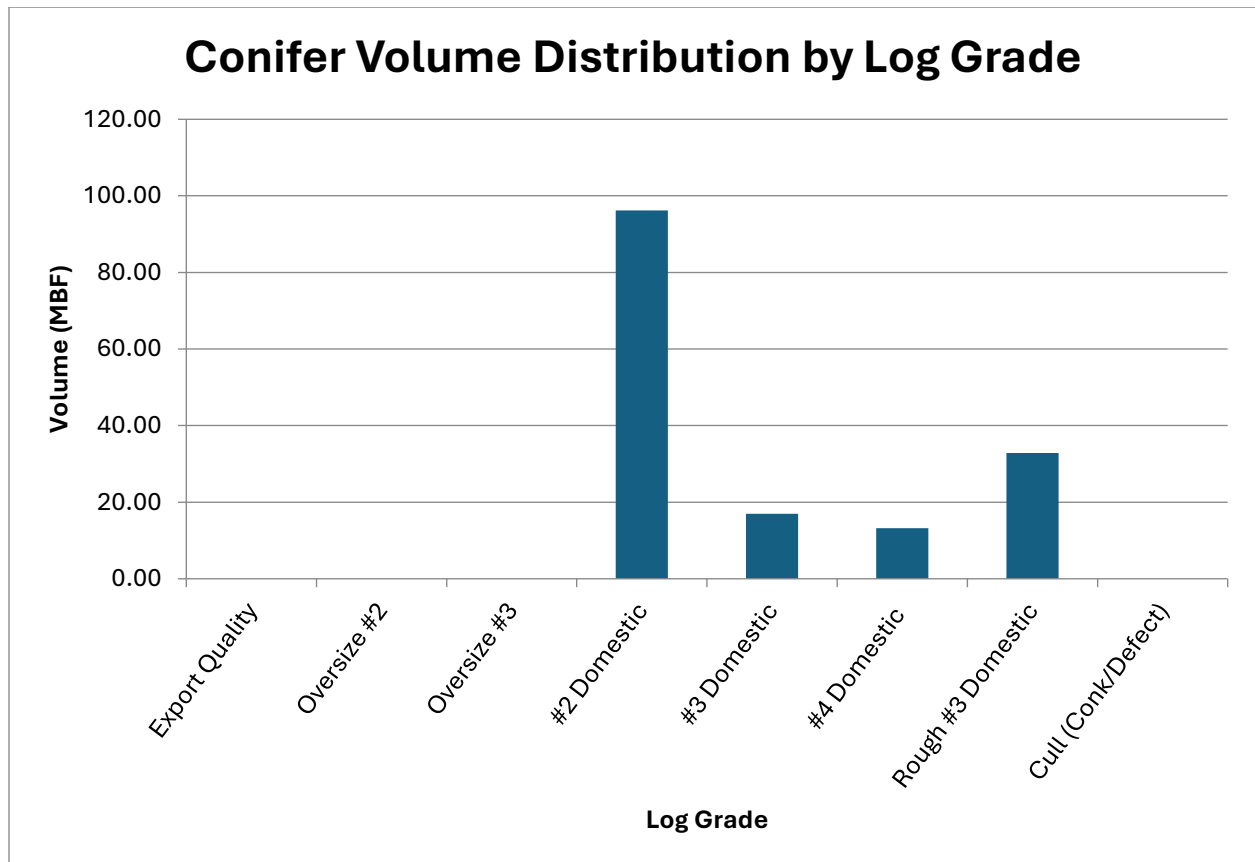
Timber Type 4

	%of Total	Vol/Grade (MBF)
Export Quality	12.51%	55.74
Oversize #2	4.86%	21.64
Oversize #3	5.78%	25.76
#2 Domestic	35.24%	156.97
#3 Domestic	20.75%	92.44
#4 Domestic	7.48%	33.31
Rough #3 Domestic	13.37%	59.57
Cull (Conk/Defect)	0.00%	0.00



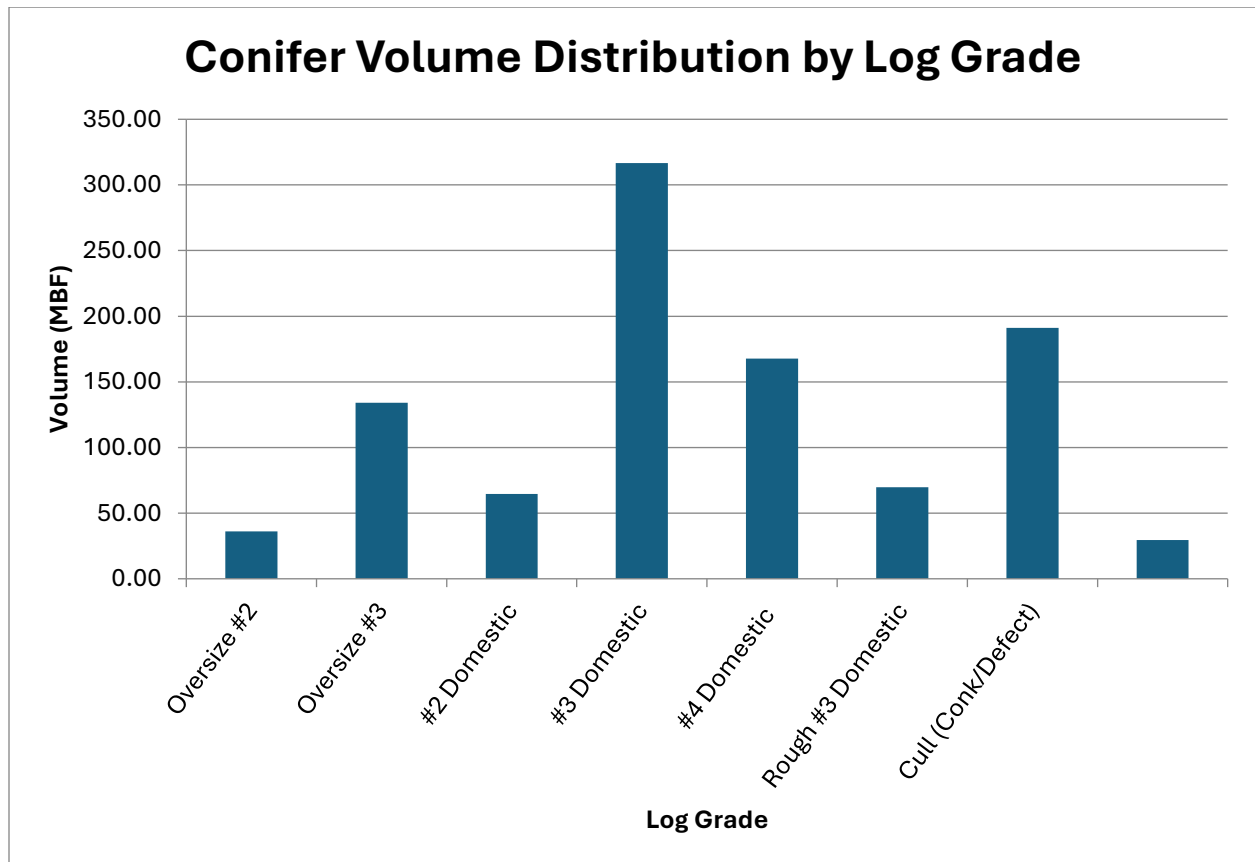
Timber Type 6

	%of Total	Vol/Grade (MBF)
Export Quality	0.00%	0.00
Oversize #2	0.00%	0.00
Oversize #3	0.00%	0.00
#2 Domestic	60.42%	96.18
#3 Domestic	10.64%	16.94
#4 Domestic	8.31%	13.23
Rough #3 Domestic	20.63%	32.83
Cull (Conk/Defect)	0.00%	0.00

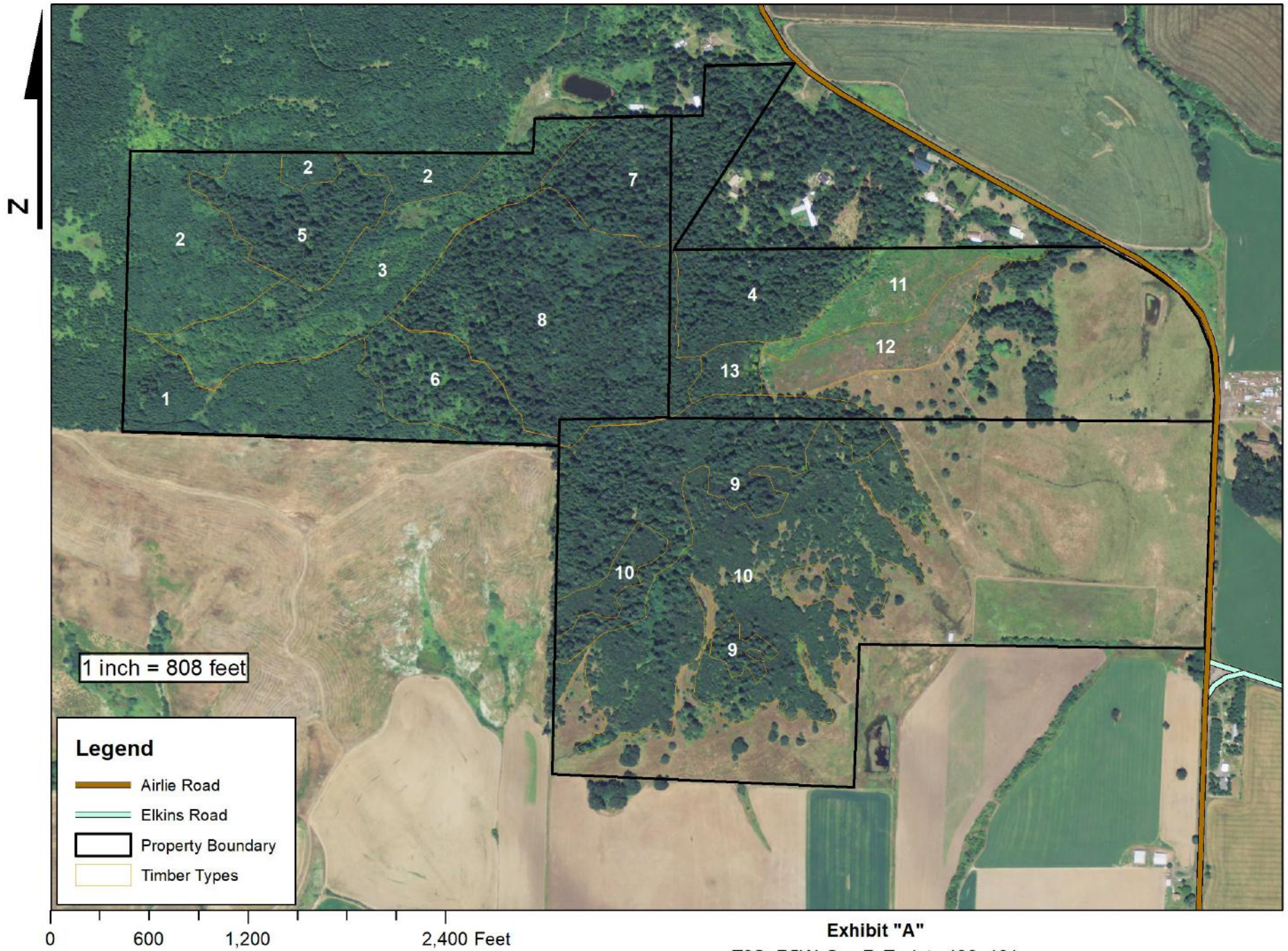


Timber Type 9

	%of Total	Vol/Grade (MBF)
Export Quality	3.57%	36.06
Oversize #2	13.29%	134.14
Oversize #3	6.39%	64.53
#2 Domestic	31.37%	316.68
#3 Domestic	16.62%	167.74
#4 Domestic	6.90%	69.65
Rough #3 Domestic	18.93%	191.15
Cull (Conk/Defect)	2.93%	29.59



Airlie Downs Estate



T9S, R5W, Sec 7, Taxlots 400, 401

T9S, R6W, Sec 12, Taxlot 300 T9S, R5W, Sec 18, Taxlot 200



HAMPTON TREE FARMS, LLC.

P.O. Box 2315
Salem, Oregon 97303-2315
Phone: (503) 365-8400
Fax: (503) 365-8900
www.hamptonaffiliates.com

DOUGLAS FIR DELIVERED TO WILLAMINA LUMBER CO.

Length & Grade	41'+				
	40'	36'-38'	30'-34'	28'	26'
#2 Mill & Better (34.1"+ butt dia inside bark)	\$ 275	\$ 267	\$ 234	\$ 234	\$ 234
17"+ #2 Mill & Better (up to 34" butt inside bark)	\$ 825	\$ 800	\$ 767	\$ 701	\$ 701
12" - 16" #2 Mill & Better	\$ 800	\$ 776	\$ 744	\$ 680	\$ 680
8"-11" #3 & 4 Mill	\$ 785	\$ 761	\$ 730	\$ 667	\$ 589
5"-7" #3 & #4 Mill	\$ 700	\$ 679	\$ 651	\$ 595	\$ 525
Oversize #3 Mill (12"+) Rough	\$ 50	\$ 49	\$ 47	\$ 43	\$ 43
Utility & Short Log	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Foreign Material and/or Burned Logs

NO PAY

WHITE FIR / HEMLOCK DELIVERED TO WILLAMINA LUMBER CO.

Length & Grade	42'+				
	40'	36'-38'	30'-34'	22'-28'	16'-20'
#2 Mill & Better (35"+ butt dia inside bark)	\$ 200	\$ 194	\$ 180	\$ 160	\$ 160
#2 Mill & Better (up to 34" butt inside bark)	\$ 200	\$ 194	\$ 180	\$ 160	\$ 160
#3 Sawmill (8"-11")	\$ 200	\$ 194	\$ 180	\$ 160	\$ 160
#3 & 4 Sawmill (6"-7")	\$ 200	\$ 194	\$ 180	\$ 160	\$ 160
Oversize #3 mill (12"+)	\$ -	\$ -	\$ -	\$ -	\$ -

5" Minimum scaling diameter inside bark on Douglas Fir.

6" Minimum scaling diameter inside bark on White Fir / Hemlock.

12" Minimum Length

12" Trim required

Prices are per thousand board feet net scale.

Prices honored to:

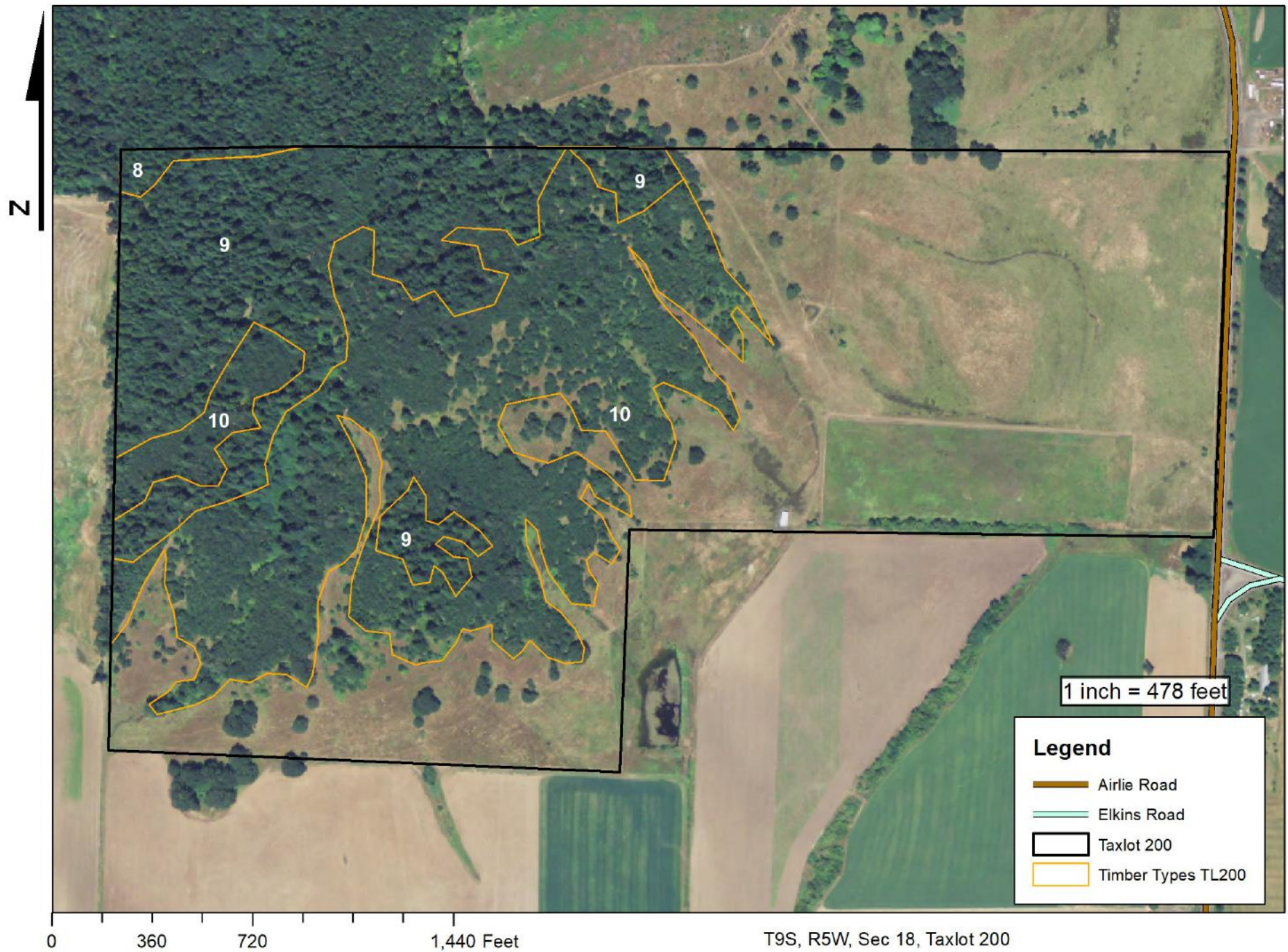
Sam Bryant
AMERICAN FARMTIMBER @ Gmail.com

12/31/2024

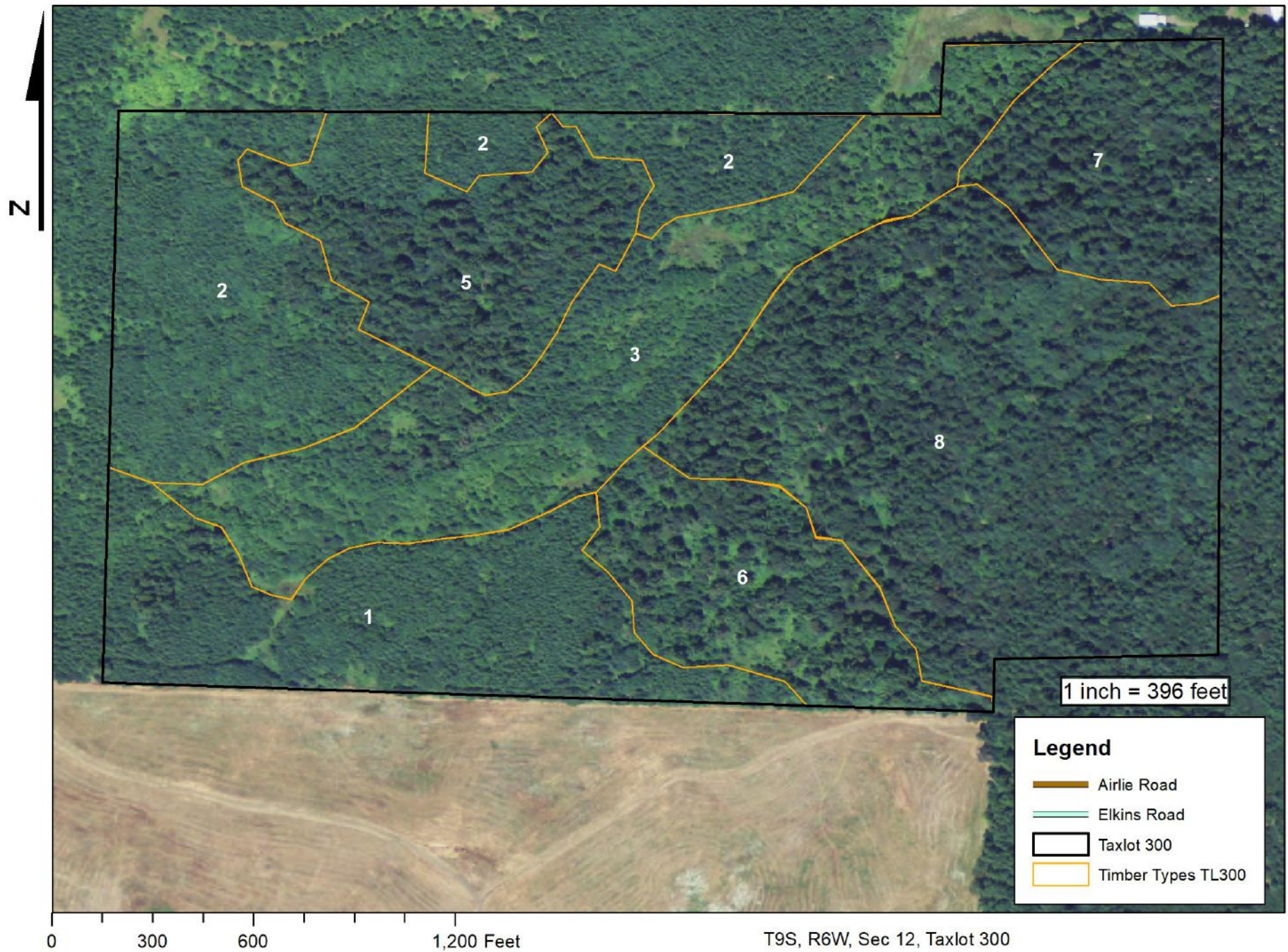


NOTE: Log yard may be closed at any time.

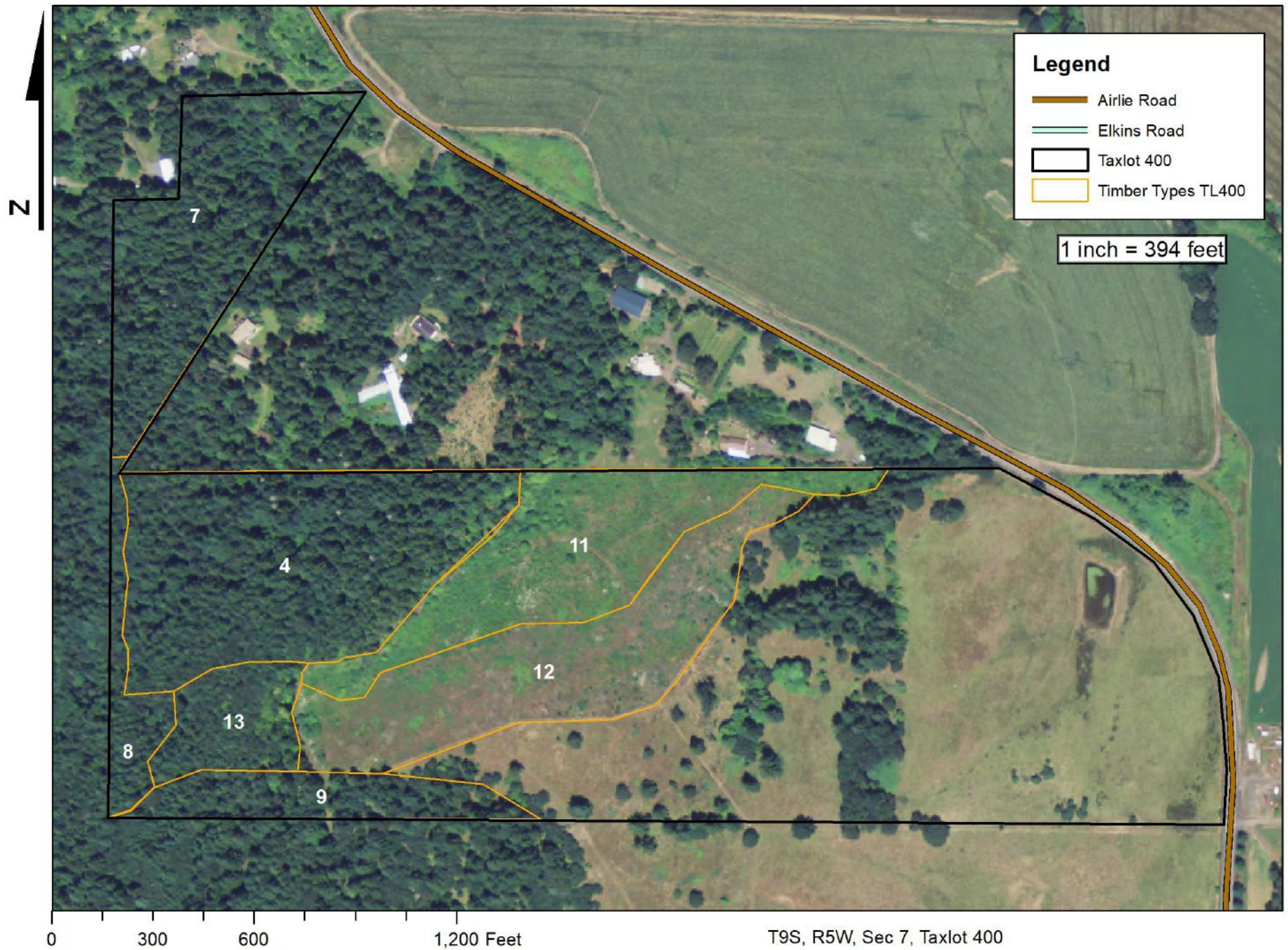
Airlie Downs Estate Tax lot 200



Airlie Downs Estate Tax lot 300



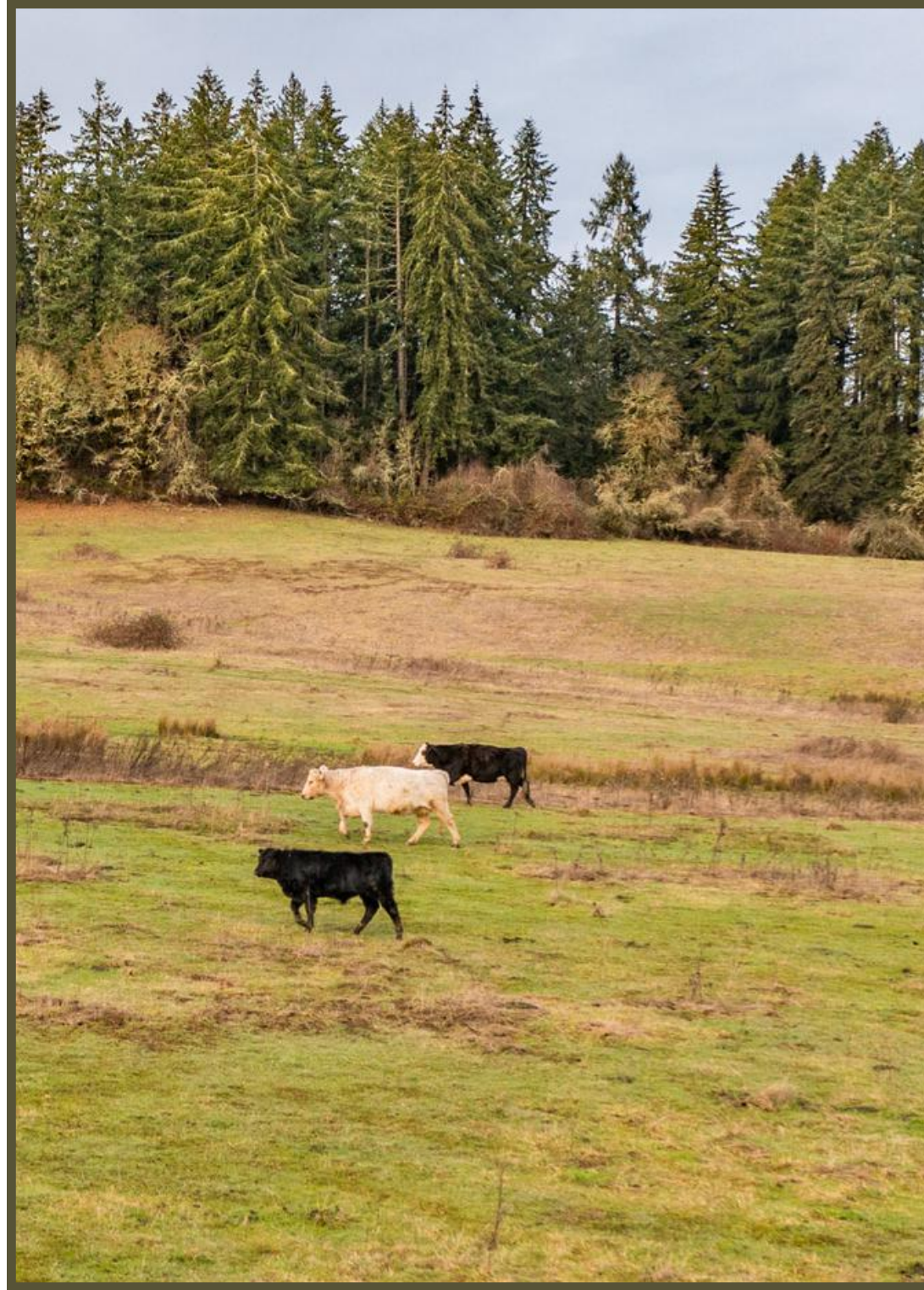
Airlie Downs Estate Tax lot 400



PASTURE LEASE

PROVIDED BY SELLER

- *YEAR TO YEAR LEASE*
- *ENDS SEPTEMBER 2025, COWS OFF AUGUST 2025*



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.

Pasture Lease Agreement

Identification of Parties:

It is agreed between the following parties:

Landlord / Property Owner:

McGuire Family Trust Attn. Tim McGuire
2844 NW Arlington Dr.
Albany, OR 97321

Tenant:

Butch Whitaker
PO Box 190
Jefferson, OR 97352

Contact:

Tim McGuire
503-245-8035

Contact:

541-711-2922

Description of Premises:

The landlord shall rent to the tenant the following property described as:

A part of tax lot 200 in sec 18, T9S, R5W and a part of tax lot 400 in sec 7, T9S, R5W, located in Polk County, Oregon generally shown in Exhibit A, and containing 160 acres, more or less.

Term:

This agreement shall commence on April 15, 2024 and shall run to expire on April 15, 2025

Rent:

1. The tenant shall pay the landlord rent in the amount of \$3,000 per year. Rent is to be paid as follows: \$1,500 with execution of this agreement and the remaining \$1,500 on, or before, July 15, 2024

Use of the premises:

1. The tenant shall use the premises for the general purposes of grazing cattle.
2. The tenant is only entitled to use that portion of the premises designated in the "description of premises".
3. Use of the premises includes using water from the 2 ponds and use of all fencing and cross fencing.
4. Tenant shall not exceed 50 pair of cattle during the time period or April 15 through November 15.
5. Tennant shall not exceed 20 cattle total during the period of November 16 through April 14. Additionally, the tenant shall make a reasonable effort to minimize damage from cattle to the pasture during the winter months. This shall include, to the extent reasonable, keeping cattle confined to the hillside pasture and feeding in locations that minimize damage to the pastures.

Responsibility of Tenant:

1. The tenant shall care for and maintain the premises in a manor consistent with good farming practices including controlling soil erosion, and not over grazing of the pastures.
2. The tenant shall be responsible for all operation, repair, and maintenance of the fences. This shall include powering the electric fence and securing the gates. (Gates may be locked provided that Landlord is also given keys or separate locks.)
3. Tenant shall assume all responsibility and liabilities associated with livestock on the property. This shall include damage to adjacent properties, livestock on the highway or damage to fences or structures on the property.

Right of Entry:

The landlord shall have full right of entry to the property for any purpose that does not significantly disrupt tenants use of the property.

Signatures:

Landlord



Date

April 15, 2024

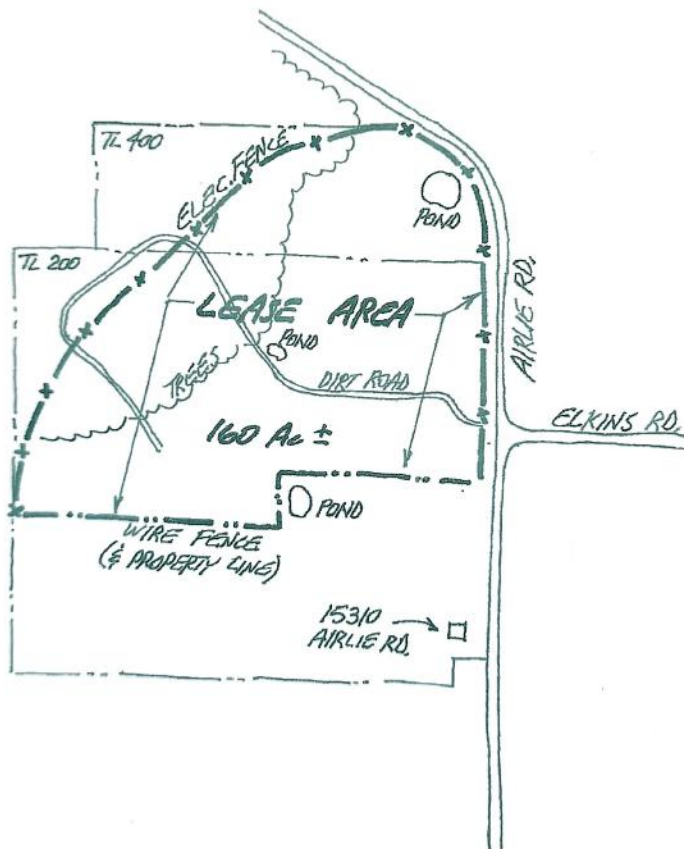
Tenant



Date

5/14/24

EXHIBIT 'A'



COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



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.



Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **183707**

Tax Lot: **961200 300**

Owner: Airlie Downs Estate LLC

CoOwner:

Site:

OR 97361

Mail: 2844 Arlington Dr NW

Albany OR 97321

Zoning: County-TC - Timber Conservation Zone

Std Land
Use: AMSC - Agricultural Misc

Legal:

Twn/Rng/Sec: T:09S R:06W S:12 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$142,680.00**

Market Land: **\$142,680.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$16,148.00**

Exemption:

Taxes: **\$378.19**

Levy Code: 228

Levy Rate: 11.6799

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 136.90 Acres (5,963,364 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 2 - Dallas

Census: 5018 - 020400

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/30/2009

Sale Amount:

Document #: 2010-5486

Deed Type: WD

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

2-28

300
136.90 AC.

401
8.53 AC.

102
3.94 AC.

LOT 6 - 4.48 AC.
8.84 CH = 280.51

LOT 7 - 2.92 AC

S.W. CORNER
DLC NO. 39

N.E. CORNER
DLC NO. 41

N.W. CORNER
JOHN LEWIS
DLC NO. 40

N.E. CORNER
DLC NO. 41

N.W. CORNER
JOHN LEWIS
DLC NO. 40

See Map 9.6.13



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.



Site Address:

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.

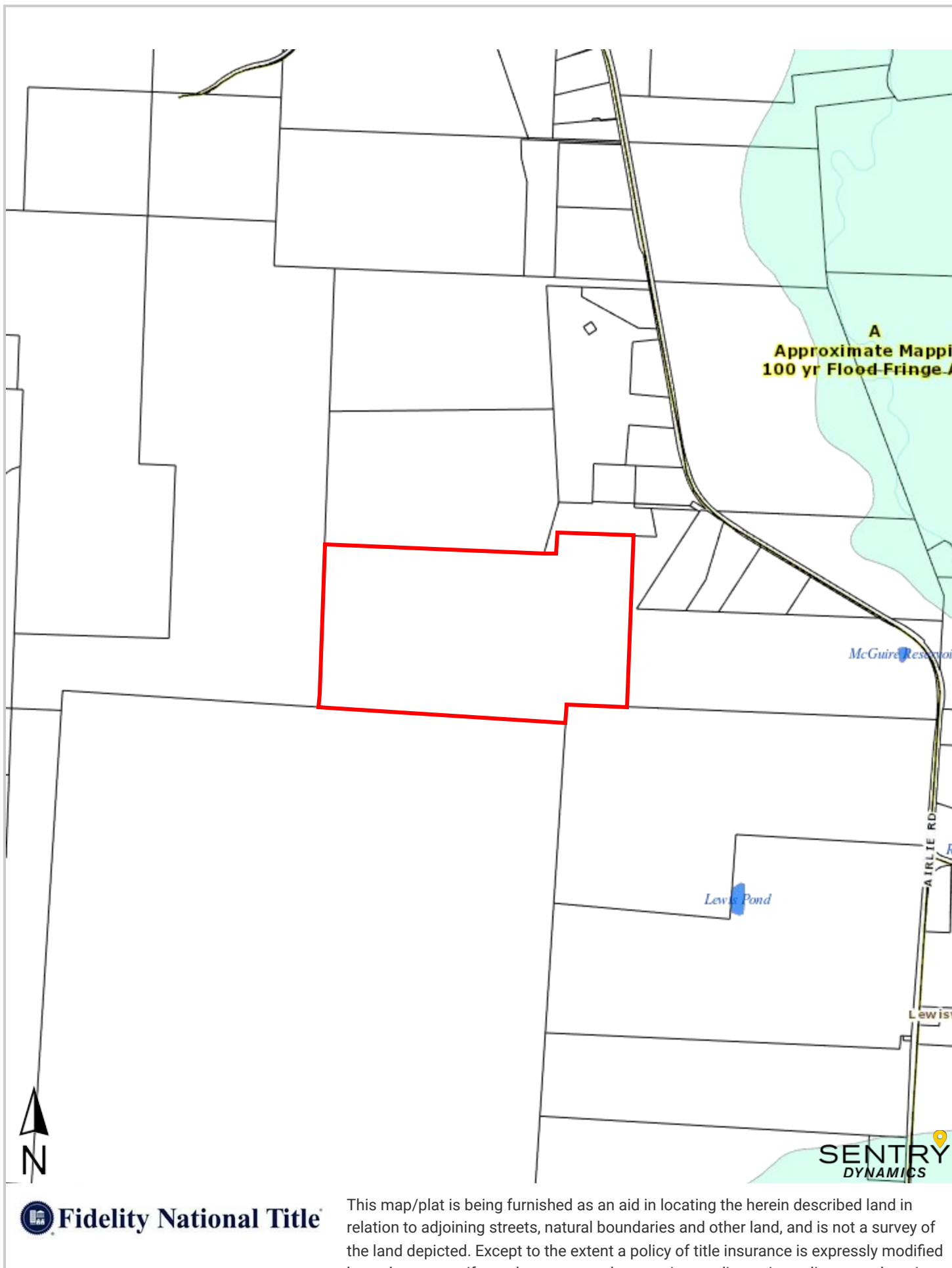
Aerial Map



Fidelity National Title

Parcel ID: 183707

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.



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

Polk County
2024 Real Property Assessment Report
 Account 183707
 NOT OFFICIAL VALUE

Map	09612-00-00300	Tax Status	Assessable
Code - Tax ID	0228 - 183707	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	AIRLIE DOWNS ESTATE LLC 2844 ARLINGTON DR NW ALBANY OR 97321		
		Deed Reference #	2020-19297
		Sales Date/Price	12-17-2020 / See Record
		Appraiser	GRAHAM, PEGGY
Property Class	600	MA	SA
RMV Class	500	05	26 000

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0228	Land	164,640		Land	0
	Impr	0		Impr	0
Code Area Total		164,640	139,900	16,148	0
Grand Total		164,640	139,900	16,148	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0228	0			TC	Small Tract Forest land	108	55.95 AC	FB	007*	74,940
	0			TC	Small Tract Forest land	108	72.94 AC	FC	007*	82,020
	0			TC	Small Tract Forest land	108	8.01 AC	FD	007*	7,680
Code Area Total							136.90 AC			164,640

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

Exemptions / Special Assessments / Notations										
Notations										
<ul style="list-style-type: none"> ■ FP/RFPD OVERLAP ZONE - NO CODE SPLIT ■ SMALL TRACT FOREST LAND POT'L TAX LIABILITY ADDED 2004 ■ FORESTRY PER ACRE PROTECTION CHARGE ■ STF ADDED 2004 Deferral #852 										
Fire Patrol						Amount		Acres		Year
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE SURCHARGE 						0.00				2024
Code Area 0228										
Fire Patrol						Amount		Acres		Year
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE TIMBER 						249.43		136.90		2024

Contig Accts 180722, 186188

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Aug-2024

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	183707	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0228
Situs Address		Interest To	Aug 29, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$378.19	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$329.06	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$322.07	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.90	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$302.68	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.20	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$281.45	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$275.34	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$259.45	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$255.10	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.63	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.54	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.93	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$200.29	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$209.99	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$224.66	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$196.75	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.72	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$188.42	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$163.62	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.54	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$234.18	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.38	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.16	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.68	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$204.70	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$223.43	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.73	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$202.01	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$777.33	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$751.99	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$709.58	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$741.96	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$652.48	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$580.02	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$512.12	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Aug-2024

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	183707	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0228
Situs Address		Interest To	Aug 29, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantor:

Timothy W. McGuire, Trustee
2844 NW Arlington Drive
Albany, OR 97321

Mail tax statements to Grantee:

Airlie Downs Estate, LLC
2844 NW Arlington Drive
Albany, OR 97321

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2020-019297



\$106.00

00390851202000192970040043

12/23/2020 12:46:25 PM

REC-WD Cnt=1 Stn=1 K. WILLIAMS
\$20.00 \$10.00 \$11.00 \$60.00 \$5.00

WARRANTY DEED

Timothy W. McGuire, Trustee of the William S. McGuire Family Trust dated August 13, 2009; and Timothy W. McGuire, Trustee of the Joan D. McGuire Living Trust dated November 13, 1997; and Timothy W. McGuire, Trustee of the McGuire OSMP Trust dated August 13, 2009, hereinafter called Grantors, do hereby grant, convey, and warrant unto Airlie Downs Estate, LLC, an Oregon limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including all standing timber rights, free of encumbrances except as specifically set forth herein, situated in the County of Polk, State of Oregon, described as follows, to-wit:

See Exhibit A.

This property is free from encumbrances except covenants, easements, and restrictions of record.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

This is a transfer to a limited liability company, and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and wills defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of Grantor to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

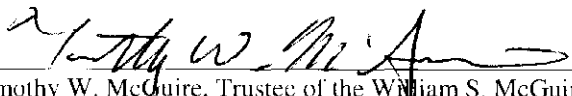
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


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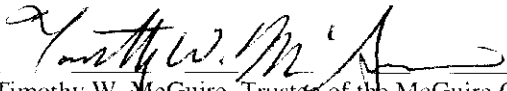
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In Witness Whereof, Grantor has executed this instrument December 17, 2020.

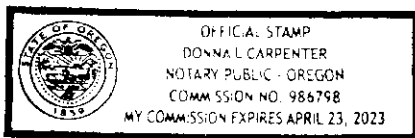

Timothy W. McGuire, Trustee of the William S. McGuire
Family Trust dated August 13, 2009


Timothy W. McGuire, Trustee of the Joan D. McGuire
Living Trust dated November 13, 1997


Timothy W. McGuire, Trustee of the McGuire OSMP
Trust dated August 13, 2009

STATE OF OREGON)
) ss.
County of Benton)

This Warranty Deed is acknowledged before me this 17th day of December, 2020, by Timothy W. McGuire, Trustee of the William S. McGuire Family Trust dated August 13, 2009; by Timothy W. McGuire, Trustee of the Joan D. McGuire Living Trust dated November 13, 1997; and by Timothy W. McGuire, Trustee of the McGuire OSMP Trust dated August 13, 2009, Grantor.




Notary Public for Oregon

EXHIBIT A

TRACT 1:

Commencing at a point on the East boundary line of the John Lewis Donation Land Claim, Notification No. 2458, Claim No. 54 in Township 9 South, Range 5 West of the Willamette Meridian, said point being South 1° 24' West a distance of 24.34 chains from the Northeast corner of said Donation Land Claim and running thence South 1° 24' West a distance of 22.39 chains, thence West a distance of 17.76 chains, thence South a distance of 7.07 chains to the south line of the North half of said Donation Land Claim No. 54; thence West a distance of 10.50 chains; thence North 2° East a distance of 33.33 chains; thence South 89° East a distance of 24.04 chains; thence South a distance of 3.88 chains; thence East a distance of 3.88 chains to the place of beginning. ALSO, beginning at a point South 1° 24' West a distance of 32.75 chains from the Northwest corner of the Donation Land Claim of John Lewis, Claim No. 54 in Township 9 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; thence South 1° 24' West a distance of 20.00 chains to the southwest corner of the North half of said Donation Land Claim; thence South 89° East along said Division line a distance of 31.74 chains; thence North 2° East a distance of 18.50 chains; thence North 86° West a distance of 32.00 chains, more or less, to the place of beginning.

TRACT 2:

Beginning at a rock in the center of the County Road which is North 22° 57' West a distance of 13.18 chains, and West a distance of 34.64 chains from the Northwest corner of the Donation Land Claim of David H. Lewis, Claim No. 55 in Township 9 South, Range 5 West of the Willamette Meridian; and running thence West 33 rods to an iron pipe; thence South 17 rods to an iron pipe; thence East 18½ rods to a fence; thence North 31° East 21½ rods to the place of beginning. EXCEPT a strip of land 30 feet wide across the East end of said tract. ALSO EXCEPT an easement for a roadway 20 feet in width along the North boundary of said tract. Subject to an easement for a roadway granted to Roy C. Rowland and Frances B.

TRACT 3:

Beginning at the Southeast corner of the Donation Land Claim of Jonathan Liggett and wife, Notification No. 2697 in Township 9 South, Ranges 5 and 6 West of the Willamette Meridian, and running North 1° 24' East a distance of 16 chains; thence West a distance of 62.49 chains; thence South a distance of 16 chains; thence East a distance of 62.49 chains to the place of beginning.

TRACT 4:

Beginning at a point on the East boundary line of the John Lewis Donation Land Claim No. 54, Notification No. 2458, Township 9 South, Range 5 West of the Willamette Meridian, which point is South 1° 24' West a distance of 20.46 chains from the Northeast corner of said Claim; thence South 1° 24' West a distance of 3 chains 88 links along the East boundary line of said Claim; thence West a distance of 3 chains, 88 links; thence North 1° 23' East a distance of 3 chains, 88 links; and thence East a distance of 3 chains, 88 links to the place of beginning, being a part of Section 18, Township 9 South, Range 5 West of the Willamette Meridian. ALSO, beginning at the Northeast corner of the Donation Land Claim of John Lewis and wife, No. 54, Notification No. 2458, Township 9 South, Range 5 West of the Willamette Meridian; and running thence West along the North line of said Claim a distance of 60 chains to the Northwest corner; thence South 1° 24' West along the West line of said Claim, a distance of 32.75 chains to the Northwest corner of the 63.00 acre tract deeded by Claude M. Lewis and wife, to Percy L. Lewis; thence South 86° East 32.00 chains, to the Northeast corner of the 63 acre tract deeded by Claude M. Lewis and wife, to Percy L. Lewis; thence North 2° East a distance of 14.83 chains to a rock at the Northwest corner of the land of D. W. Lewis; thence South 89° East a distance of 27.92 chains to the East boundary line of said Claim; thence North 1° 24' East along said boundary line a distance of 20.46 chains to the place of beginning. ALSO, that parcel of land located in the Donation Land Claim of Jonathan Liggett, Claim No. 39 in Township 9 South, Range 6 West of the Willamette Meridian, described as beginning at the Southwest corner of said Donation Land Claim; thence East a distance of 37.35 chains; thence North a distance of 24.10 chains; thence West a distance of 37.35 chains; thence South a distance of 24.10 chains to the place of beginning. ALSO, a part of Lot No. 2 of Section 12, Township 9 South, Range 6 West of the Willamette Meridian, described as beginning at the Southwest corner of

said Liggett Donation Land Claim aforesaid; and running thence East a distance of 10 chains to the quarter Section line running North and South through Section 12; and running thence South to the North boundary line of the Andrew J. Welch Donation Land Claim No. 41; thence North 85° West along the North boundary line of said Welch Donation Land Claim to a point due South of the place of beginning; thence North to the place of beginning. ALSO, Lots 6 and 7 of Section 12, Township 9 South, Range 6 West of the Willamette Meridian. ALSO, beginning at a point North 22° 57' West a distance of 13.18 chains and West a distance of 34.64 chains and South 31° West a distance of 5.53 chains from an angle on the East line of the Jonathan Liggett Donation Land Claim, said angle being the Northwest corner of the Donation Land Claim of D. R. Lewis and wife, No. 55 in Township 9 South, Range 5 West of the Willamette Meridian; thence running West a distance of 20.75 chains; thence South a distance of 11.58 chains; thence East a distance of 13.73 chains; and thence North 31° East to the place of beginning.

TRACT 5:

Beginning at the Southeast corner of the North half of the John Lewis Donation Land Claim, Notification No. 2458, Claim No. 54, in Township 9 South, Range 5 West of the Willamette Meridian; thence North 1° 24' West along the East line of said Donation Land Claim a distance of 7.07 chains to a point; thence West a distance of 17.76 chains to a point which is the Northwest corner of that certain tract deeded to Ida May Grant by the certain deed recorded in Deed Book 80, Page 433 of the Records for Polk County; thence South a distance of 7.07 chains to the Southwest corner of said tract described in Deed Book 80, Page 433, which is a point on the South line of the North half of said Donation Land Claim; thence East along the said South line of the North half of said Donation Land Claim, a distance of 17.76 chains to the place of beginning. SAVE AND EXCEPTING THEREFROM, that certain tract described as follows, to-wit: Beginning at the Southeast corner of the North half of the John Lewis Donation Land Claim, Notification No. 2458, Claim No. 54 in Township 9 South, Range 5 West of the Willamette Meridian; thence North 1° 24' West along the East line of said Donation Land Claim 8 rods and 10 feet to a point; thence West a distance of 2.18 chains to a point; thence South 8 rods and 10 feet to a point on the South line of the North half of said Donation Land Claim; thence East along said South line a distance of 2.18 chains to the place of beginning, in the County of Polk, State of Oregon.

SAVE AND EXCEPT from the above tracts that certain area conveyed by Bruce Starker, et ux, to Polk County, Oregon, by instrument dated February 24, 1954 and recorded February 26, 1954 in Volume 153, Page 82, Deed Records for Polk County, Oregon.

ALSO SAVE AND EXCEPT any of the above described premises lying within the boundaries of public roads and highways.

TO BE EXCEPTED FROM ALL THE ABOVE DESCRIBED TRACTS:

Beginning at the Northeast corner of the John Lewis Donation Land Claim No. 54, Township 9 South, Range 5 West of the Willamette Meridian; thence South 01° 24' 02" West, along the East line of said Claim, a distance of 1345.18 feet to the true point of beginning; thence North 89° 09' 53" West, 13.19 feet to a 5/8" iron rod on the Westerly right-of-way line of Airlie Road; thence continuing North 89° 09' 53" West, 2025.80 feet to a 5/8" iron rod; thence South 01° 36' 52" West, 902.41 feet to a 5/8" iron rod; thence North 87° 18' 51" West, 1918.55 feet to a 5/8" iron rod on the West line of the John Lewis Donation Land Claim No. 40, Township 9 South, Range 6 West of the Willamette Meridian; thence South 01° 36' 52" West, along said West line, a distance of 1384.80 feet to a 5/8" iron rod at the Southwest corner of the North half of said Claims 40 and 54; thence South 89° 53' 09" East, along the South line of said North half, a distance of 3822.62 feet to a 5/8" Iron rod at the Southwest corner of that tract described by deed recorded as Book 185, Page 786 of the Polk County Deed Records; thence North 01° 24' 02" East, 142.00 feet to a 5/8" iron rod at the Northwest corner of said deed; thence South 89° 53' 09" East, along the North lines of said deed and deed recorded as Book 130, Page 416 of the Polk County Deed Records, a distance of 113.87 feet to a 5/8" iron rod on the Westerly right-of-way line of Airlie Road; thence continuing South 89° 53' 09" East 30.01 feet to the East line of said Claim No. 54; thence North 01° 24' 02" East, 2033.24 feet to the true point of beginning.

EXCEPTING THEREFROM: Any of the above described premises lying within a public roadway.



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





Fidelity National Title

POLK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **180722**

Tax Lot: **95 700 400**

Owner: Airlie Downs Estate LLC

CoOwner:

Site:

OR 97361

Mail: 2844 Arlington Dr NW

Albany OR 97321

Zoning: County-FF - Farm/Forest Zone

Std Land

Use:

Legal:

Twn/Rng/Sec: T:09S R:05W S:07 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$4,100.00**

Market Land: **\$4,100.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$470.00**

Exemption:

Taxes: **\$349.91**

Levy Code: 226

Levy Rate: 11.5826

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 85.40 Acres (3,720,024 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 2 - Dallas

Census: 5018 - 020400

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/30/2009

Sale Amount:

Document #: 2010-5486

Deed Type: WD

Loan

Amount:

Lender:

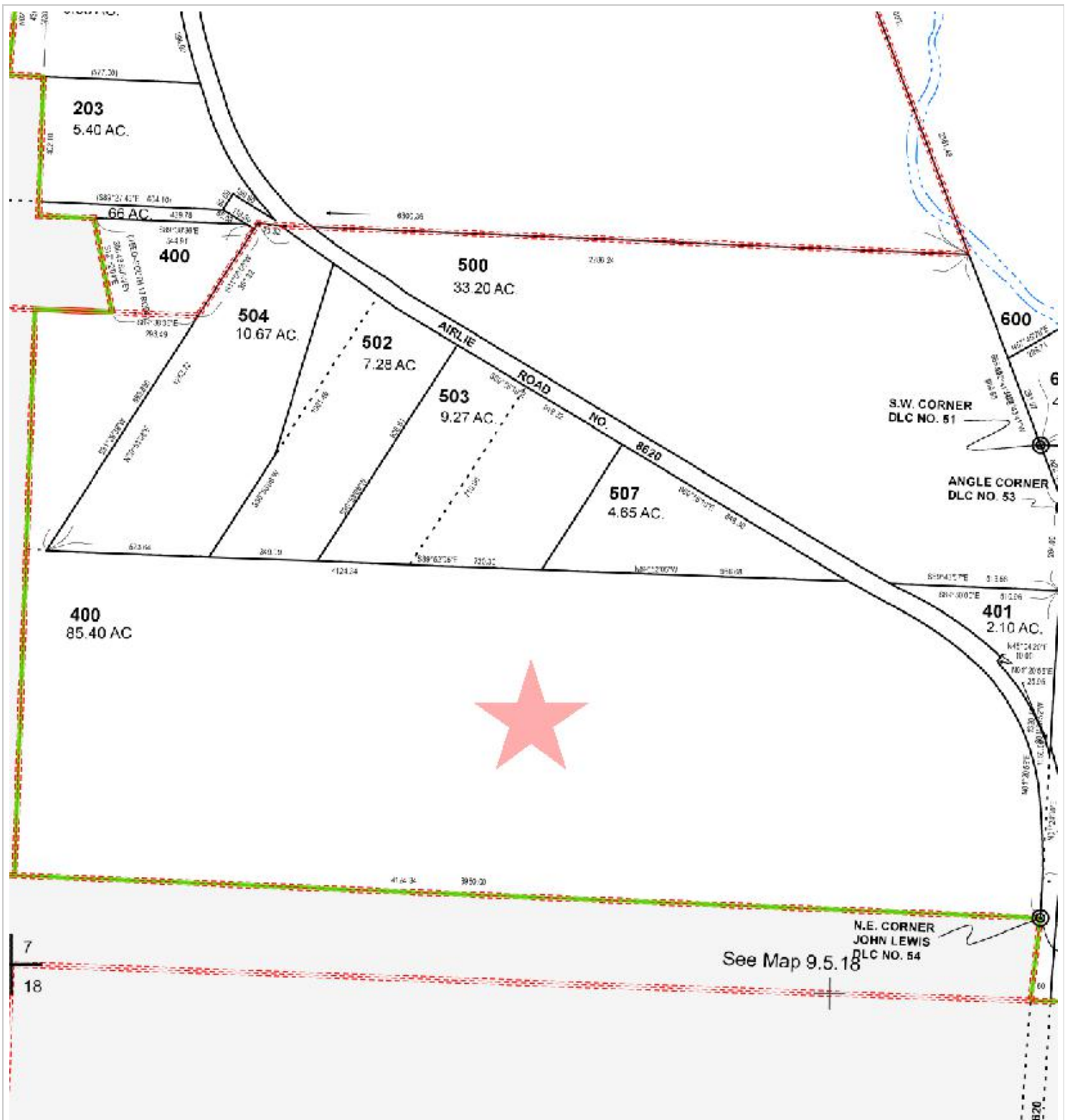
Loan Type:

Interest

Type:

Title Co:

Assessor Map

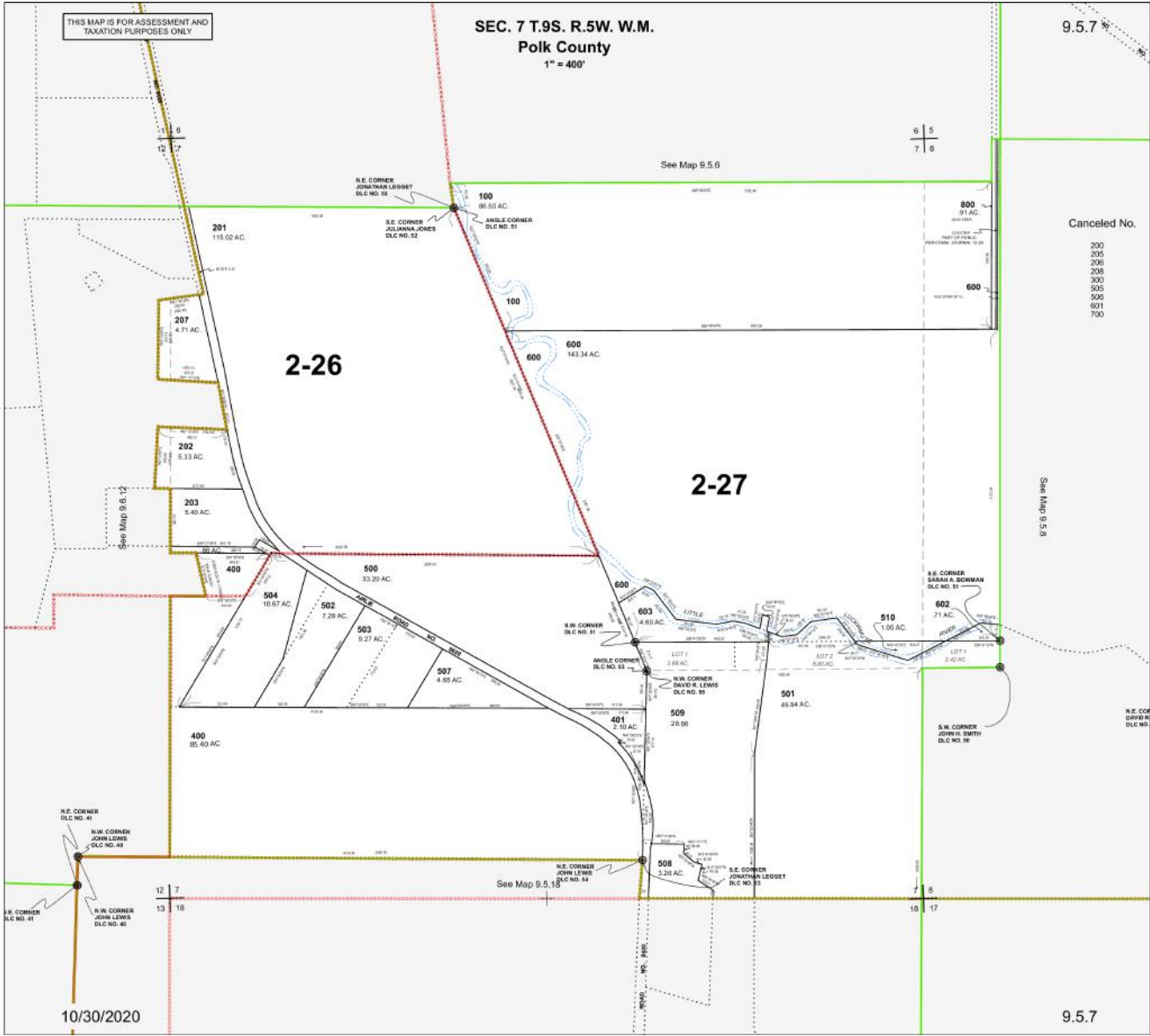


Fidelity National Title

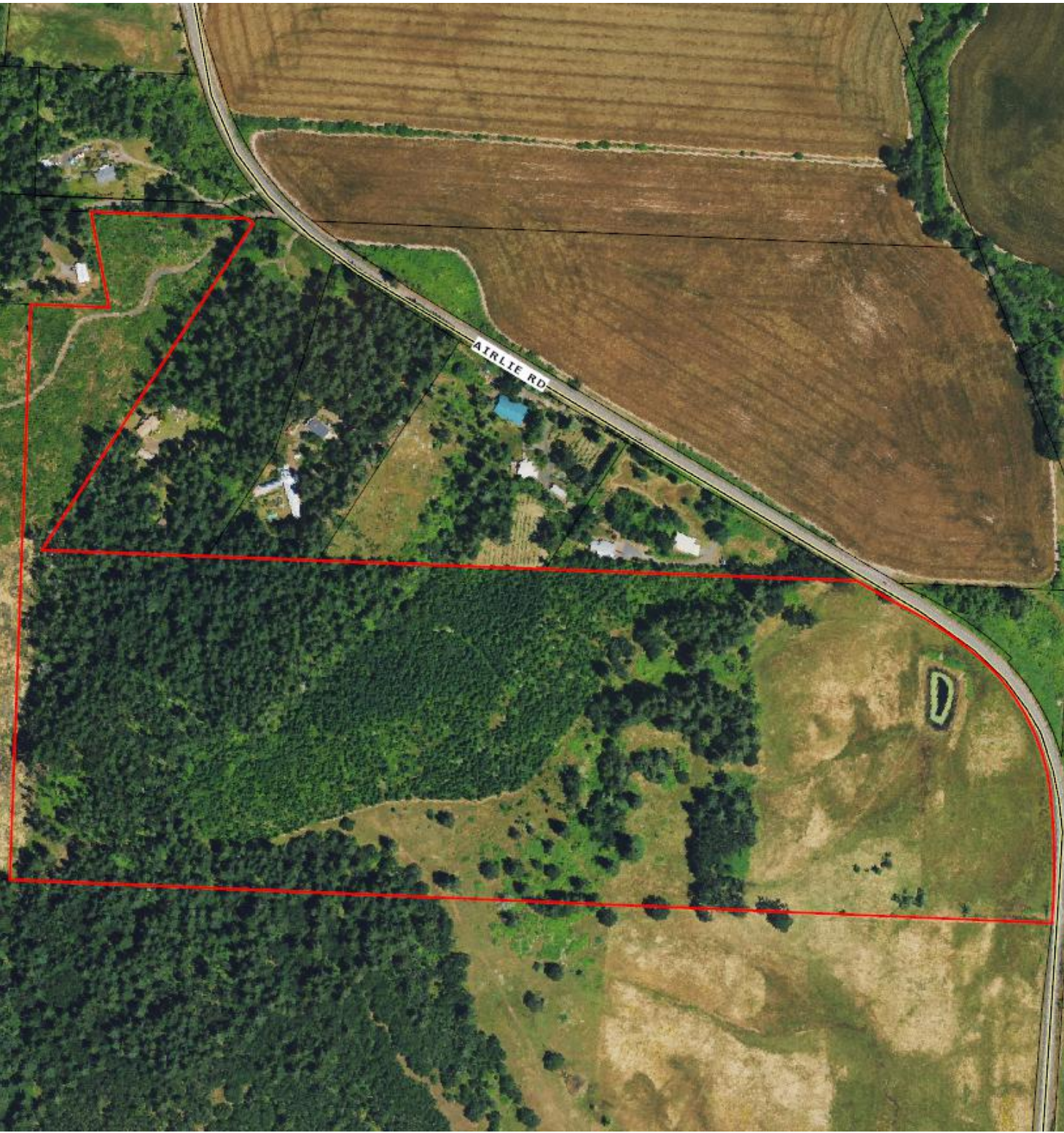
Parcel ID: 180722

Site Address:

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.



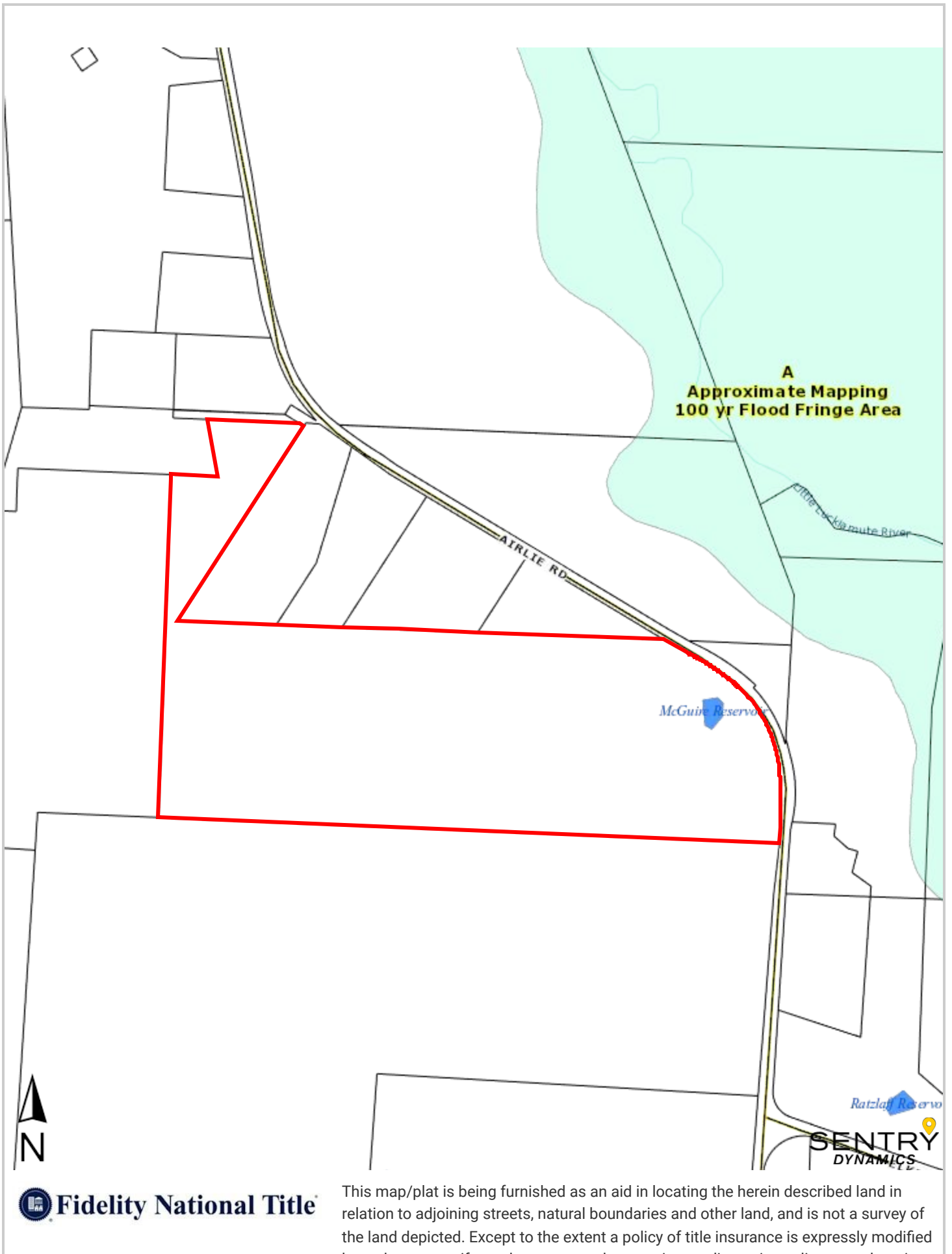
Aerial Map



Fidelity National Title

Parcel ID: 180722

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.



Polk County
2024 Real Property Assessment Report
 Account 180722
 NOT OFFICIAL VALUE

Map	09507-00-00400	Tax Status	Assessable
Code - Tax ID	0226 - 180722 0227 - 364698	Account Status	Active
Legal Descr	See Record	Subtype	NORMAL
Mailing	AIRLIE DOWNS ESTATE LLC 2844 ARLINGTON DR NW ALBANY OR 97321	Deed Reference #	2020-19297
		Sales Date/Price	12-17-2020 / See Record
		Appraiser	GRAHAM, PEGGY

Property Class	550	MA	SA	NH
RMV Class	500	05	26	000

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0226	Land	4,430		Land	0
	Impr	0		Impr	0
Code Area Total		4,430	3,140	470	0
0227	Land	225,420		Land	0
	Impr	0		Impr	0
Code Area Total		225,420	92,330	22,852	0
Grand Total		229,850	95,470	23,322	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0226	0			FF	Farm Use Zoned	108	3.15 AC	H7	006*	4,430
Code Area Total							3.15 AC			4,430
0227	0			FF	Farm Use Zoned	108	6.00 AC	H3	006*	45,360
	0			FF	Farm Use Zoned	108	10.00 AC	H4	006*	54,000
	0			FF	Farm Use Zoned	108	1.00 AC	H5	006*	3,240
	0			FF	Farm Use Zoned	108	25.50 AC	H6	006*	63,340
	0			FF	Farm Use Zoned	108	39.75 AC	H7	006*	55,810
	0	<input checked="" type="checkbox"/>		FF	Pond C - Resource	108	0.00 AC	PONDC	006*	3,670
Code Area Total							82.25 AC			225,420
Grand Total							85.40 AC			229,850

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

Polk County
2024 Real Property Assessment Report
 Account 180722
 NOT OFFICIAL VALUE

Exemptions / Special Assessments / Notations			
Notations			
<ul style="list-style-type: none"> ■ FP/RFPD OVERLAP ZONE - WITH CODE SPLIT ■ FARM POT'L ADD'L TAX LIABILITY ■ CODE SPLIT/NO FP MIN ASS'D ON THIS ACCOUNT ■ CODE SPLIT/ALL FP ASS'D ON THIS ACCOUNT ■ FORESTRY PER ACRE PROTECTION CHARGE 			
Fire Patrol	Amount	Acres	Year
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE SURCHARGE 	0.00		2024
Code Area 0227			
Fire Patrol	Amount	Acres	Year
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE TIMBER 	149.86	82.25	2024
Code Area 0226			
Fire Patrol	Amount	Acres	Year
<ul style="list-style-type: none"> ■ OR FORESTRY FIRE TIMBER 	5.74	3.15	2024

Contig Accts 183707, 186188

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Aug-2024

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	180722	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0226
Situs Address		Interest To	Aug 29, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9.60	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8.45	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8.28	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.94	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.75	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.40	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.19	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.09	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6.73	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6.57	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6.05	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.66	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.70	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.22	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.41	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.69	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.08	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.92	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.26	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.53	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.42	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4.02	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.87	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.99	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.79	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.24	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.40	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.22	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.17	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2.37	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.43	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.71	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3.19	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.50	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.05	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Aug-2024

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	180722	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0226
Situs Address		Interest To	Aug 29, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Aug-2024

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	364698	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0227
Situs Address		Interest To	Aug 29, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$349.91	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.35	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$309.94	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$298.69	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$291.74	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$278.60	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$269.41	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$267.92	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$256.18	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$249.33	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.54	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$220.73	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.75	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$204.71	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.48	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.31	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$200.39	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.71	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.77	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$172.78	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$174.69	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.94	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$158.63	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$150.59	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$157.05	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$147.81	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$159.54	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.71	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$150.41	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.24	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$159.24	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$154.22	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.74	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.09	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.43	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.62	Nov 15, 1988
Total		\$0.00	\$0.00	\$0.00	\$0.00		

STATEMENT OF TAX ACCOUNT
POLK COUNTY TAX COLLECTOR
850 MAIN ST
DALLAS, OREGON 97338-3184
(503) 623-9264

29-Aug-2024

AIRLIE DOWNS ESTATE LLC
2844 ARLINGTON DR NW
ALBANY OR 97321

Tax Account #	364698	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0227
Situs Address		Interest To	Aug 29, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantor:

Timothy W. McGuire, Trustee
2844 NW Arlington Drive
Albany, OR 97321

Mail tax statements to Grantee:

Airlie Downs Estate, LLC
2844 NW Arlington Drive
Albany, OR 97321

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2020-019297



\$106.00

00390851202000192970040043

12/23/2020 12:46:25 PM

REC-WD Cnt=1 Stn=1 K. WILLIAMS
\$20.00 \$10.00 \$11.00 \$60.00 \$5.00

WARRANTY DEED

Timothy W. McGuire, Trustee of the William S. McGuire Family Trust dated August 13, 2009; and Timothy W. McGuire, Trustee of the Joan D. McGuire Living Trust dated November 13, 1997; and Timothy W. McGuire, Trustee of the McGuire OSMP Trust dated August 13, 2009, hereinafter called Grantors, do hereby grant, convey, and warrant unto Airlie Downs Estate, LLC, an Oregon limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including all standing timber rights, free of encumbrances except as specifically set forth herein, situated in the County of Polk, State of Oregon, described as follows, to-wit:

See Exhibit A.

This property is free from encumbrances except covenants, easements, and restrictions of record.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

This is a transfer to a limited liability company, and there is no consideration for the transfer.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and wills defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of Grantor to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

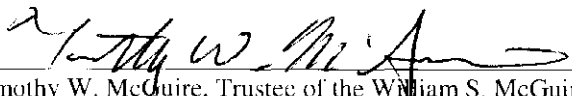
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


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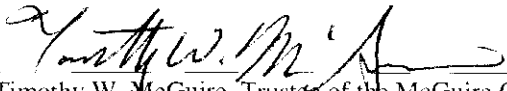
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In Witness Whereof, Grantor has executed this instrument December 17, 2020.

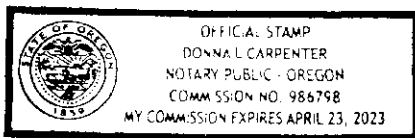

Timothy W. McGuire, Trustee of the William S. McGuire
Family Trust dated August 13, 2009


Timothy W. McGuire, Trustee of the Joan D. McGuire
Living Trust dated November 13, 1997


Timothy W. McGuire, Trustee of the McGuire OSMP
Trust dated August 13, 2009

STATE OF OREGON)
) ss.
County of Benton)

This Warranty Deed is acknowledged before me this 17th day of December, 2020, by Timothy W. McGuire, Trustee of the William S. McGuire Family Trust dated August 13, 2009; by Timothy W. McGuire, Trustee of the Joan D. McGuire Living Trust dated November 13, 1997; and by Timothy W. McGuire, Trustee of the McGuire OSMP Trust dated August 13, 2009, Grantor.




Notary Public for Oregon

EXHIBIT A

TRACT 1:

Commencing at a point on the East boundary line of the John Lewis Donation Land Claim, Notification No. 2458, Claim No. 54 in Township 9 South, Range 5 West of the Willamette Meridian, said point being South 1° 24' West a distance of 24.34 chains from the Northeast corner of said Donation Land Claim and running thence South 1° 24' West a distance of 22.39 chains, thence West a distance of 17.76 chains, thence South a distance of 7.07 chains to the south line of the North half of said Donation Land Claim No. 54; thence West a distance of 10.50 chains; thence North 2° East a distance of 33.33 chains; thence South 89° East a distance of 24.04 chains; thence South a distance of 3.88 chains; thence East a distance of 3.88 chains to the place of beginning. ALSO, beginning at a point South 1° 24' West a distance of 32.75 chains from the Northwest corner of the Donation Land Claim of John Lewis, Claim No. 54 in Township 9 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; thence South 1° 24' West a distance of 20.00 chains to the southwest corner of the North half of said Donation Land Claim; thence South 89° East along said Division line a distance of 31.74 chains; thence North 2° East a distance of 18.50 chains; thence North 86° West a distance of 32.00 chains, more or less, to the place of beginning.

TRACT 2:

Beginning at a rock in the center of the County Road which is North 22° 57' West a distance of 13.18 chains, and West a distance of 34.64 chains from the Northwest corner of the Donation Land Claim of David H. Lewis, Claim No. 55 in Township 9 South, Range 5 West of the Willamette Meridian; and running thence West 33 rods to an iron pipe; thence South 17 rods to an iron pipe; thence East 18½ rods to a fence; thence North 31° East 21½ rods to the place of beginning. EXCEPT a strip of land 30 feet wide across the East end of said tract. ALSO EXCEPT an easement for a roadway 20 feet in width along the North boundary of said tract. Subject to an easement for a roadway granted to Roy C. Rowland and Frances B.

TRACT 3:

Beginning at the Southeast corner of the Donation Land Claim of Jonathan Liggett and wife, Notification No. 2697 in Township 9 South, Ranges 5 and 6 West of the Willamette Meridian, and running North 1° 24' East a distance of 16 chains; thence West a distance of 62.49 chains; thence South a distance of 16 chains; thence East a distance of 62.49 chains to the place of beginning.

TRACT 4:

Beginning at a point on the East boundary line of the John Lewis Donation Land Claim No. 54, Notification No. 2458, Township 9 South, Range 5 West of the Willamette Meridian, which point is South 1° 24' West a distance of 20.46 chains from the Northeast corner of said Claim; thence South 1° 24' West a distance of 3 chains 88 links along the East boundary line of said Claim; thence West a distance of 3 chains, 88 links; thence North 1° 23' East a distance of 3 chains, 88 links; and thence East a distance of 3 chains, 88 links to the place of beginning, being a part of Section 18, Township 9 South, Range 5 West of the Willamette Meridian. ALSO, beginning at the Northeast corner of the Donation Land Claim of John Lewis and wife, No. 54, Notification No. 2458, Township 9 South, Range 5 West of the Willamette Meridian; and running thence West along the North line of said Claim a distance of 60 chains to the Northwest corner; thence South 1° 24' West along the West line of said Claim, a distance of 32.75 chains to the Northwest corner of the 63.00 acre tract deeded by Claude M. Lewis and wife, to Percy L. Lewis; thence South 86° East 32.00 chains, to the Northeast corner of the 63 acre tract deeded by Claude M. Lewis and wife, to Percy L. Lewis; thence North 2° East a distance of 14.83 chains to a rock at the Northwest corner of the land of D. W. Lewis; thence South 89° East a distance of 27.92 chains to the East boundary line of said Claim; thence North 1° 24' East along said boundary line a distance of 20.46 chains to the place of beginning. ALSO, that parcel of land located in the Donation Land Claim of Jonathan Liggett, Claim No. 39 in Township 9 South, Range 6 West of the Willamette Meridian, described as beginning at the Southwest corner of said Donation Land Claim; thence East a distance of 37.35 chains; thence North a distance of 24.10 chains; thence West a distance of 37.35 chains; thence South a distance of 24.10 chains to the place of beginning. ALSO, a part of Lot No. 2 of Section 12, Township 9 South, Range 6 West of the Willamette Meridian, described as beginning at the Southwest corner of

said Liggett Donation Land Claim aforesaid; and running thence East a distance of 10 chains to the quarter Section line running North and South through Section 12; and running thence South to the North boundary line of the Andrew J. Welch Donation Land Claim No. 41; thence North 85° West along the North boundary line of said Welch Donation Land Claim to a point due South of the place of beginning; thence North to the place of beginning. ALSO, Lots 6 and 7 of Section 12, Township 9 South, Range 6 West of the Willamette Meridian. ALSO, beginning at a point North 22° 57' West a distance of 13.18 chains and West a distance of 34.64 chains and South 31° West a distance of 5.53 chains from an angle on the East line of the Jonathan Liggett Donation Land Claim, said angle being the Northwest corner of the Donation Land Claim of D. R. Lewis and wife, No. 55 in Township 9 South, Range 5 West of the Willamette Meridian; thence running West a distance of 20.75 chains; thence South a distance of 11.58 chains; thence East a distance of 13.73 chains; and thence North 31° East to the place of beginning.

TRACT 5:

Beginning at the Southeast corner of the North half of the John Lewis Donation Land Claim, Notification No. 2458, Claim No. 54, in Township 9 South, Range 5 West of the Willamette Meridian; thence North 1° 24' West along the East line of said Donation Land Claim a distance of 7.07 chains to a point; thence West a distance of 17.76 chains to a point which is the Northwest corner of that certain tract deeded to Ida May Grant by the certain deed recorded in Deed Book 80, Page 433 of the Records for Polk County; thence South a distance of 7.07 chains to the Southwest corner of said tract described in Deed Book 80, Page 433, which is a point on the South line of the North half of said Donation Land Claim; thence East along the said South line of the North half of said Donation Land Claim, a distance of 17.76 chains to the place of beginning. SAVE AND EXCEPTING THEREFROM, that certain tract described as follows, to-wit: Beginning at the Southeast corner of the North half of the John Lewis Donation Land Claim, Notification No. 2458, Claim No. 54 in Township 9 South, Range 5 West of the Willamette Meridian; thence North 1° 24' West along the East line of said Donation Land Claim 8 rods and 10 feet to a point; thence West a distance of 2.18 chains to a point; thence South 8 rods and 10 feet to a point on the South line of the North half of said Donation Land Claim; thence East along said South line a distance of 2.18 chains to the place of beginning, in the County of Polk, State of Oregon.

SAVE AND EXCEPT from the above tracts that certain area conveyed by Bruce Starker, et ux, to Polk County, Oregon, by instrument dated February 24, 1954 and recorded February 26, 1954 in Volume 153, Page 82, Deed Records for Polk County, Oregon.

ALSO SAVE AND EXCEPT any of the above described premises lying within the boundaries of public roads and highways.

TO BE EXCEPTED FROM ALL THE ABOVE DESCRIBED TRACTS:

Beginning at the Northeast corner of the John Lewis Donation Land Claim No. 54, Township 9 South, Range 5 West of the Willamette Meridian; thence South 01° 24' 02" West, along the East line of said Claim, a distance of 1345.18 feet to the true point of beginning; thence North 89° 09' 53" West, 13.19 feet to a 5/8" iron rod on the Westerly right-of-way line of Airlie Road; thence continuing North 89° 09' 53" West, 2025.80 feet to a 5/8" iron rod; thence South 01° 36' 52" West, 902.41 feet to a 5/8" iron rod; thence North 87° 18' 51" West, 1918.55 feet to a 5/8" iron rod on the West line of the John Lewis Donation Land Claim No. 40, Township 9 South, Range 6 West of the Willamette Meridian; thence South 01° 36' 52" West, along said West line, a distance of 1384.80 feet to a 5/8" iron rod at the Southwest corner of the North half of said Claims 40 and 54; thence South 89° 53' 09" East, along the South line of said North half, a distance of 3822.62 feet to a 5/8" Iron rod at the Southwest corner of that tract described by deed recorded as Book 185, Page 786 of the Polk County Deed Records; thence North 01° 24' 02" East, 142.00 feet to a 5/8" iron rod at the Northwest corner of said deed; thence South 89° 53' 09" East, along the North lines of said deed and deed recorded as Book 130, Page 416 of the Polk County Deed Records, a distance of 113.87 feet to a 5/8" iron rod on the Westerly right-of-way line of Airlie Road; thence continuing South 89° 53' 09" East 30.01 feet to the East line of said Claim No. 54; thence North 01° 24' 02" East, 2033.24 feet to the true point of beginning.

EXCEPTING THEREFROM: Any of the above described premises lying within a public roadway.



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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



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

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





PAUL TERJESON

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

PTERJY@KW.COM | 503-999-6777



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STEVE HELMS

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

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