



**Oregon
Farm & Home**

★ B R O K E R S ★

42024 CLARK SMITH DRIVE

LEBANON

“LACOMB”

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

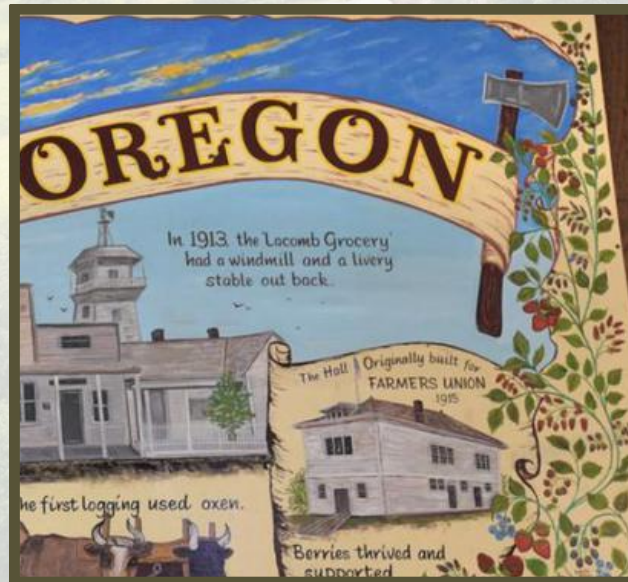
INTRODUCTION

Tucked at the base of the mountains just outside of Lacombe, this 10.23-acre property offers a serene and private setting surrounded by natural beauty. Zoned Farm Forest, it features a well-maintained manufactured home with 3 bedrooms and 2 bathrooms. The spacious kitchen is equipped with a double oven, cooktop, range, and fridge, making it ideal for home cooking. Inside, you'll also find a laundry room, walk-in closet, living room, den area, and an enclosed porch which is perfect for enjoying the peaceful surroundings year-round. The home is finished with vinyl siding, a metal roof, a cozy wood stove, a soaking tub, and a mix of carpet and vinyl flooring for comfort and functionality.

The outdoor space is equally impressive, with beautifully landscaped grounds and two inviting gazebos for relaxing or entertaining. A large 4-bay shop with a lean-to provides excellent space for projects or storage, complete with metal siding, a wood frame, concrete floors, 220 power, and an attached carport. Whether you're looking for a quiet retreat, a place to work on hobbies, or room for animals and equipment, this property offers a versatile and picturesque lifestyle in the heart of the countryside.

LOCATION

This property is located just outside of Lacombe, Oregon, in a quiet, peaceful area surrounded by natural beauty. It sits near the base of Snow Peak and is close to the stunning recreational mountains, making it a perfect spot for anyone who enjoys outdoor activities like hiking, hunting, camping, and exploring nature. The area is known for its scenic views, wildlife, and peaceful atmosphere, offering a true escape from the busyness of city life. Even though the property feels tucked away, it is still conveniently located within about 25 minutes of Lebanon, Oregon. In Lebanon, you'll find all the shopping, dining, and services you need, including grocery stores, restaurants, schools, and medical facilities. This location offers the best of both worlds—a quiet country lifestyle with easy access to town amenities whenever you need them.



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

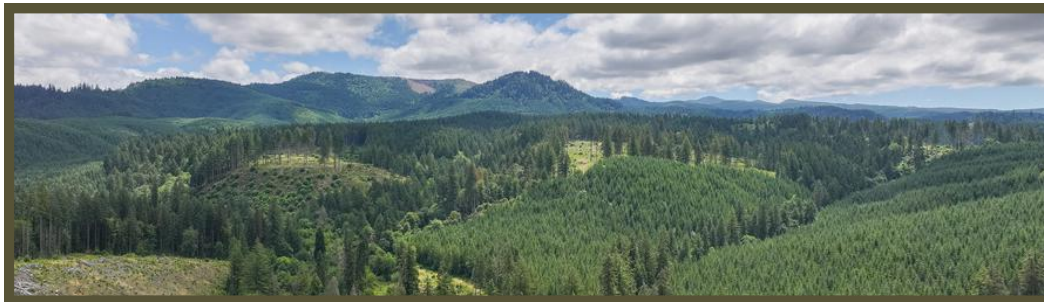
OPPORTUNITY

Owning 10.23 acres of Farm Forest ground in Lacombe, Oregon, offers a rare opportunity to enjoy a peaceful, private lifestyle surrounded by natural beauty. Nestled in a serene setting near the mountains, this property features a seasonal creek that adds to the tranquility of the land. The spacious, well-kept manufactured home provides comfort and convenience, with inviting outdoor spaces, including two gazebos that are perfect for entertaining guests or simply relaxing in the fresh country air. The property is accessed by a shared asphalt driveway serving only two other homesteads, creating a quiet, neighborly atmosphere. With a newly installed well, this property is ready for self-sufficient living or a peaceful retreat.

In addition to its residential charm, this property offers fantastic potential for projects, hobbies, or a small-scale business. The large workshop is equipped with 220-amp power, a concrete floor, an attached carport, and four bays with a lean-to, making it ideal for mechanics, woodworkers, or anyone needing ample space for equipment and storage. The Farm Forest zoning provides flexibility for agricultural uses, whether it's raising animals, growing timber, or simply enjoying the wide-open space. Whether you're seeking a quiet homestead, a base for recreational activities, or room for creative projects, this property combines functionality, comfort, and scenic beauty in one desirable package.



LAND



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LAND

10.23 Acres

- **Zoned Farm Forest**
- **Parcel ID 0427282**

Beaver Creek Runs Through Property

Two Gazebos

- **Concrete Floors**

Landscaped

Concrete Walkways and Patio

Long Asphalt Access Driveway

- **Shared with 2 Other Homesteads**

HOME



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HOME

1536 SqFt Manufactured Home

- 1978
- 3 Bedrooms
- 2 Bathrooms
 - Soaking Tub
- Woodstove
- Bonus Rooms
 - Laundry Room
 - Step Down Den/Bonus Living Room
- Tons of Builts In!



STRUCTURES

1092 SqFt Machine Shed

- 220 Power
- Concrete Floors

480 SqFt Shed

- Power
- Concrete Floors

Farm House

SYSTEMS

Well

- Drilled 2025
- See Well Logs Below
- Current Water Source: Spring Fed Water, Option to Connect to New Well

Septic

- Located Side of the Home
- Standard Septic

SELLER PREFERRED TERMS

24 Hour Notice for Showings

Title: Seller's Choice

3 Business Day Response for Offers

OREF Forms

Signers: Matt N Schuld Trust and Kathleen Schuld Trust

Personal Property Included: Dishwasher, Cooktop, Refrigerator, Oven

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC



SCAN HERE
FOR
INTERACTIVE
MAP!



10

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**Oregon
Farm & Home**
★ BROKERS ★

SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- MCALPIN SILTY CLAY
- HARRINGTON-KICKITAT

SOIL CODE	SOIL DESCRIPTION	ACRES
66B	McAlpin silty clay loam, 3 to 6 percent slopes	4.8
40G	Harrington-Klickitat complex, 50 to 75 percent north slopes	4.68
88B	Salkum silty clay loam, 2 to 8 percent slopes	0.23
72E	Nekia silty clay loam, 20 to 30 percent slopes	0.21
84G	Ritner cobbly silty clay loam, 30 to 60 percent slopes	0.19
TOTALS		10.11()



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WELL LOG

WELL LOG PROVIDED BY OWRD

WELL LOG SUMMARY

- DRILLED 2025
- 40 GPM



STATE OF OREGON WATER SUPPLY WELL REPORT (as required by ORS 537.545 & 537.765 and OAR 690-205-0210)		LINN 64885	WELL I.D. LABEL # 155810	Page 1 of 1
1) LAND OWNER Owner Well I.D. DR-3766 First Name ERNEST Last Name SCHULD Company _____ Address 42051 CLARK SMITH DR. City LEBANON State OR Zip 97355		START CARD # 1077122 ORIGINAL LOG # _____		
2) TYPE OF WORK ☒ New Well ☐ Deepening ☐ Conversion ☐ Alteration (complete 2a & 10) ☐ Abandonment (complete 5a)		(9) LOCATION OF WELL (legal description) County LINN Twp 11.00 S N/S Range 1.00 E E/W W Sec 31 SE 1/4 of the NE 1/4 Tax Lot 101 Tax Map Number _____ Lot _____ Lat _____ " or 44.57415796 DMS or DI Long _____ " or -122.72370922 DMS or DI ☒ Street address of well ☐ Nearest address 42051 CLARK SMITH DR. LEBANON, OR 97355		
a) PRE-ALTERATION Casing: _____ Seal: _____		(10) STATIC WATER LEVEL Date _____ SWL (psi) _____ + SWL (ft) _____ Existing Well / Pre-Alteration _____ Completed Well 4/25/2025 _____ 16 Flowing Artesian? ☐ Dry Hole? ☐		
b) DRILL METHOD ☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger ☐ Cable Mud ☐ Reverse Rotary ☐ Other _____		WATER BEARING ZONES Depth water was first found 32.00 SWL Date From To Est Flow SWL (psi) + SWL (ft) 4/25/2025 32 42 11 16 4/25/2025 42 82 29 16		
3) PROPOSED USE ☒ Domestic ☐ Irrigation ☐ Community ☐ Industrial/ Commercial ☐ Livestock ☐ Dewatering ☐ Thermal ☐ Injection ☐ Other _____		(11) WELL LOG Ground Elevation 494.17 FT Material From To Topsoil 0 2 Clay Brown w/ Grit 2 8 Clay Dark Brown w/ Occasional Cobbles 8 14 Clay Gray 14 21 Sandstone Gray w/ Dark Gray Claystone Traces 21 26 Sandstone Gray/Blue Fractured 26 32 Sandstone Gray/Blue Brown Mixed 32 38 Sandstone Dark Gray 38 42 Sandstone Gray w/ Coal 42 44 Sandstone Gray Slightly Fractured 44 52 Sandstone Gray/Blue 52 101		
4) BORE HOLE CONSTRUCTION Special Standard ☐ (Attach copy) Depth of Completed Well 101.00 ft. BORE HOLE Dia From To Material SEAL Amt lbs 10 0 30 Bentonite 0 30 14 S 6 30 101 Calculated 13.69 Calculated _____				
Seal placement method: ☐ A ☐ B ☐ C ☐ D ☒ Other: POURED DRY Backfill placed from _____ ft. to _____ ft. Material _____ Filter pack from _____ ft. to _____ ft. Material _____ Size _____ Explosives used: ☐ Type _____ Amount _____ Seal Placement Begin Date 4/24/2025 Begin Time 17 30				
a) ABANDONMENT USING UNHYDRATED BENTONITE Proposed Amount _____ Actual Amount _____				
b) CASING/LINER C/L Dia + From To Gauge Mat. Type Wid Thrd Shoe Location C 6 1.4 30 0.250 ST X X OUT 30 L 4.5 1 101 Sch40 PL X X _____				
Temp casing ☐ Yes Dia _____ From + _____ To _____				
c) PERFORATIONS/SCREENS Perforations Method Saw Cut Screens Type _____ Material _____ Perf/ Casing/ Screen Dia From To Scrn/slot Slot # of Tele/ Screen Liner Dia From To width length slots Pipe size Perf Liner 4.5 34 99 .125 6 126 _____				
d) WELL TESTS: Minimum testing time is 1 hour Type of Test Yield (gal/min) Drawdown Pump Depth Duration (hr) Air 40 _____ 95 1 Temperature 53 °F Lab analysis ☐ Yes By _____ Water quality concerns? ☐ Yes (describe below) TDS amount 188 ppm From To Description Amount Units _____ _____ _____ _____ _____				
ORIGINAL - WATER RESOURCES DEPARTMENT THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK 13 New exempt use wells must be submitted with a map and recording fee.				

COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*

LINN COUNTY

Parcel #: 0427282

Tax Lot: 11S01E3100101

Owner: Schuld, Matt N Trust

CoOwner: Schuld, Kathleen Trust

Site: 42051 Clark Smith Dr

Lebanon OR 97355

Mail: 42051 Clark Smith Dr

Lebanon OR 97355

Zoning: County-F/F - Farm/Forest

Std Land Use: 1006 - Mobile/Manufact Home (regardle

Legal:

n/Rng/Sec: T:11S R:01E S:31 Q: QQ:

ASSESSMENT & TAX INFORMATI

14



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0427282**

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ASSESSMENT & TAX INFORMATION

Market Total: **\$504,320.00**

Market Land: **\$401,620.00**

Market Impr: **\$102,700.00**

Assessment Year: **2024**

Assessed Total: **\$70,040.00**

Exemption:

Taxes: **\$1,103.11**

Levy Code: 00902

Levy Rate: 14.7199

PROPERTY CHARACTERISTICS

Year Built: 1978

Eff Year Built: 1988

Bedrooms: 3

Bathrooms: 2

of Stories: 1

Total SqFt: 1,536 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 10.23 Acres (445,619 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced air unit

Fireplace: 1

Bldg Condition: Fair

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 1216 - 030300

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

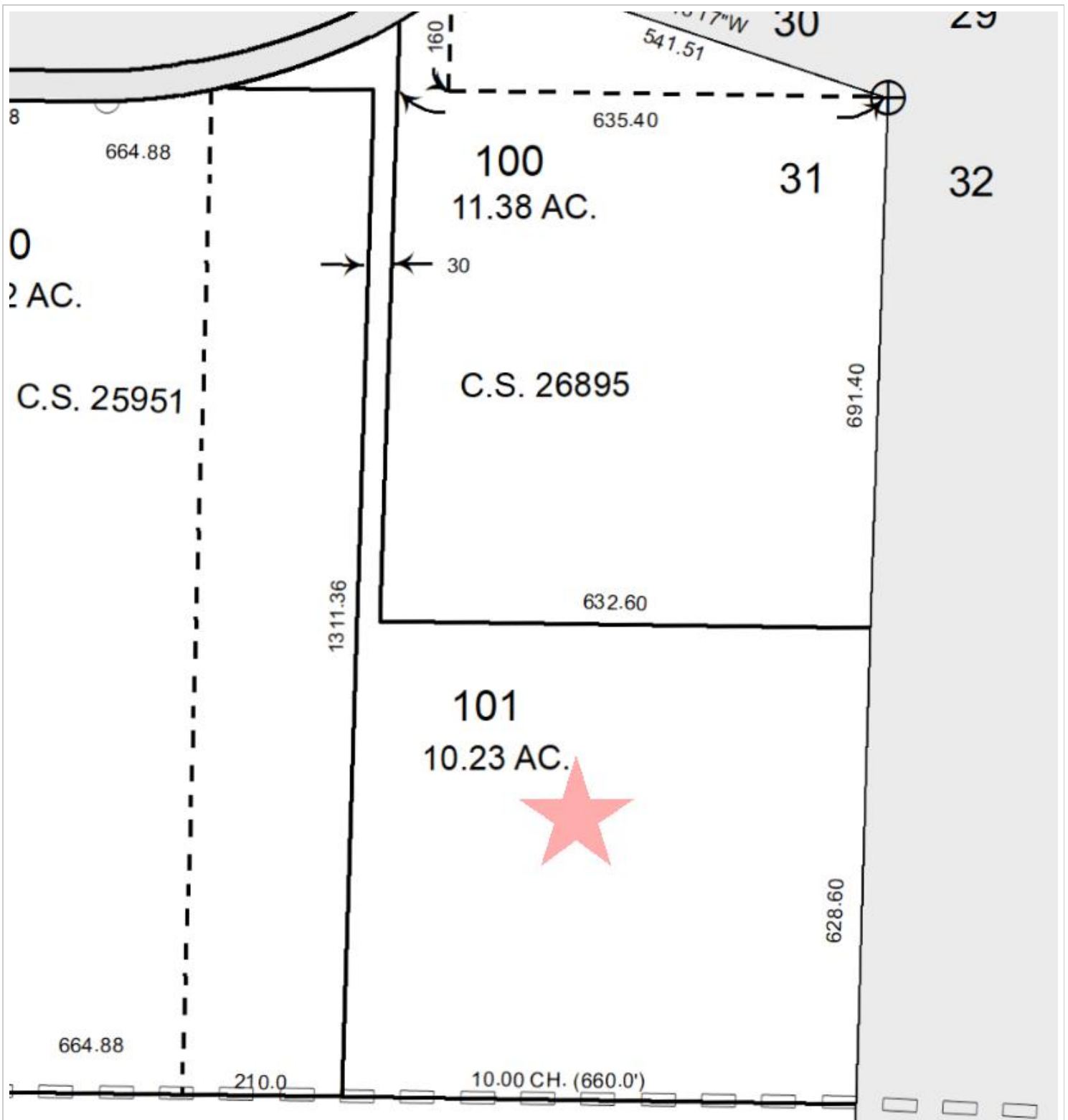
Lender:

Loan Type:

Interest

Type:

Title Co:



Fidelity National Title

Parcel ID: 0427282

Site Address: 42051 Clark Smith Dr

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.

[illegible]

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Aerial Map

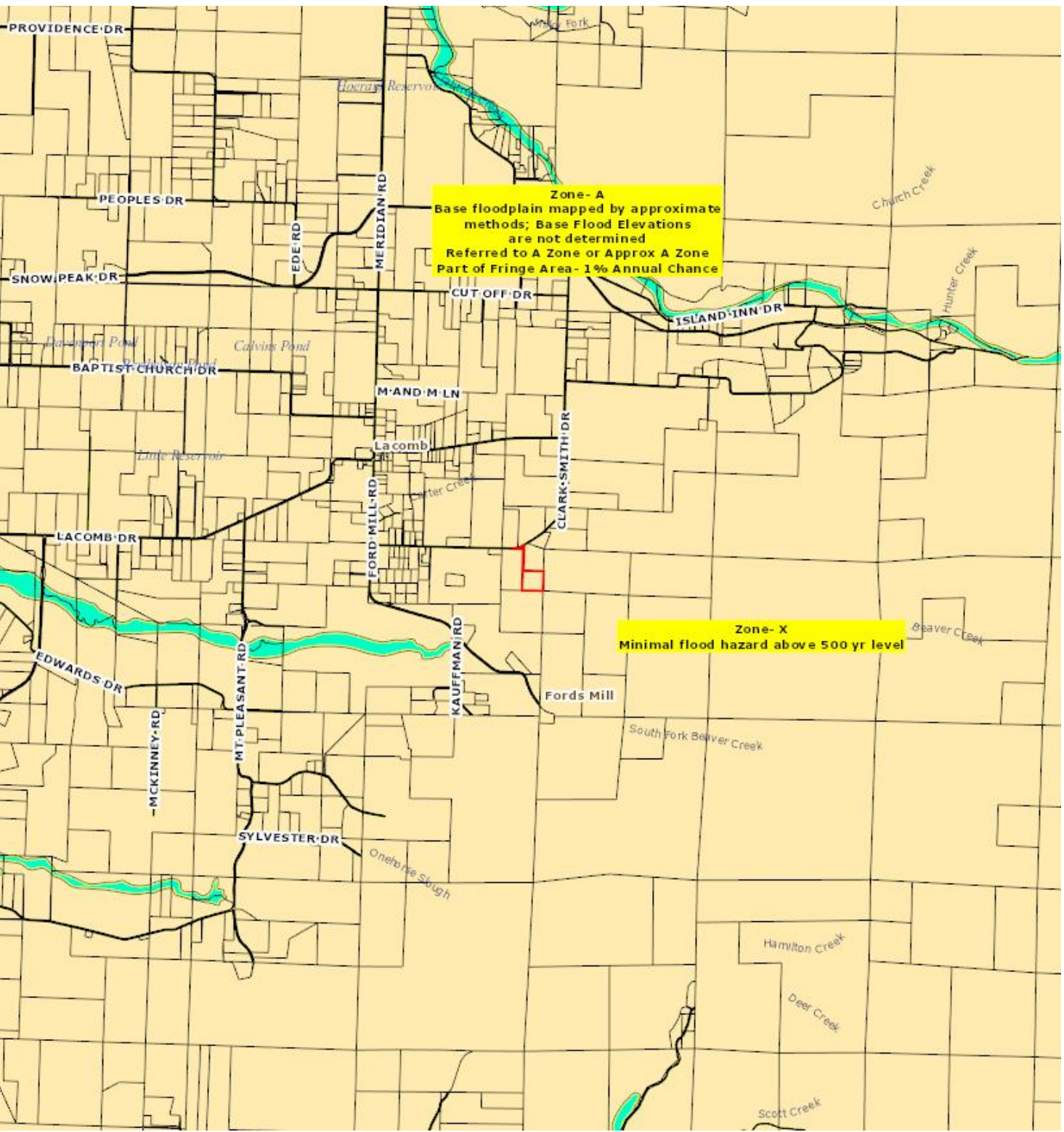


Fidelity National Title

Parcel ID: 0427282

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Flood Map



Zone- A
Base floodplain mapped by approximate methods; Base Flood Elevations are not determined
Referred to A Zone or Approx A Zone
Part of Fringe Area- 1% Annual Chance

Zone- X
Minimal flood hazard above 500 yr level



Fidelity National Title

Parcel ID: 0427282

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Linn County
2024 Real Property Assessment Report
Account 427282

Map 11S01E31-00-00101
Code - Tax ID 00902 - 427282

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing SCHULD MATT N & KATHLEEN TR
42051 CLARK SMITH DR
LEBANON OR 97355-9116

Deed Reference # See Record
Sales Date/Price See Record
Appraiser UNKNOWN

Property Class 661 **MA** **SA** **NH**
RMV Class 409 05 00 001

Site	Situs Address	City
	42051 CLARK SMITH DR	LEBANON

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00902	Land	401,620		Land	0
	Impr	102,700		Impr	0
Code Area Total		504,320	50,940	70,040	0
Grand Total		504,320	50,940	70,040	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00902	3	☒			Forest Site	100	1.00 AC		35,340
					S.A. OSD	100			40,000
	1	☒			Small Tract Forest land	100	4.00 AC	FC	141,400
	1				Small Tract Forest land	100	5.23 AC	FC	184,880
Code Area Total							10.23 AC		401,620

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00902	101		110	Residential Other Improvements	100	0			9,180
	600	1978	452	MS Double wide	100	1,536		E-918691	86,140
	601	1980	328	MACHINE SHED	100	480			2,200
	602	1980	328	MACHINE SHED	100	1,092			5,180
Code Area Total						3,108			102,700

Exemptions / Special Assessments / Notations									
Notations						Amount		Tax	
■ POT'L ADD'L TAX LIABILITY ADDED 2009						0.00		0.00	
■ FIRE PATROL ADDED 2015									
■ SMALL TRACT FST									
Code Area 00902									
Fire Patrol						Amount		Acres	Year
■ FORESTRY FIRE SURCHARGE						47.50			2024
■ FORESTRY FIRE TIMBER - SOUTH						26.13		10.23	2024

Linn County
2024 Real Property Assessment Report
Account 427282

Comments

***** CAP NOTE - Type F *****
1990 FOREST HOMESITE RTR

***** CAP NOTE - Type M *****
99MX: MH GONE TO REAL... 7-99 AS
2018: Changed P/C to 661-409 5/1/18 JMc

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

5-Feb-2025

SCHULD MATT N & KATHLEEN TR
42051 CLARK SMITH DR
LEBANON OR 97355-9116

Tax Account #	427282	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	42051 CLARK SMITH DR LEBANON OR 97355	Interest To	Feb 5, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,103.11	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,077.94	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,060.22	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,025.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,014.02	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$997.60	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$981.99	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$969.61	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$956.38	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$910.52	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$864.80	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$811.72	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$838.17	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$875.08	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$839.99	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$796.80	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$833.10	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$796.45	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$761.64	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$746.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$751.91	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$717.46	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$668.85	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$664.74	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$625.34	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$511.79	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$277.12	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$285.56	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$271.64	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$274.90	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.76	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$372.39	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$430.17	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$427.27	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$24,902.77	

STATEMENT OF TAX ACCOUNT

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

5-Feb-2025

SCHULD MATT N & KATHLEEN TR
42051 CLARK SMITH DR
LEBANON OR 97355-9116

Tax Account #	427282	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	42051 CLARK SMITH DR LEBANON OR 97355	Interest To	Feb 5, 2025

Tax Summary

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

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	6-Jul-2015	CANCELLED ACCOUNT 924173

12 - 30 - 92

Filed for Record at Request of:

When recorded return to:

Name: Mr. & Mrs. Matt Schuld
Address: 42051 Clark Smith Drive
Lebanon, Oregon 97355

VOL 0624 PAGE 915

QUITCLAIM DEED

WE, Matt N. Schuld and Kathleen Schuld,
husband and wife

for and in consideration of love and affection
do hereby CONVEY and QUITCLAIM

TO: Matt N. Schuld and Kathleen Schuld, as
Trustees of the Matt N. Schuld and Kathleen
Schuld Revocable Living Trust, dated the 17 day of Dec, 1992.

the following described real estate situated in the County of Linn, State of Oregon, including any after
acquired title:

PARCEL NO. 1: Beginning on the East line of and South 691.4 feet from the Northeast corner
of Section 31 in Township 11 South, Range 1 East of the Willamette Meridian, Linn County,
Oregon; and running thence West, parallel to the North line of said Section 31, a distance of 632.6
feet, more or less, to a point 30 feet East of the West line of the East half of the Northeast quarter
of the Northeast quarter of said Section 31; thence North parallel to said West line, 691.4 feet to
the North line of said Section 31; thence due North 110 feet, more or less, to the centerline of the
County Road; thence Southwesterly, along said centerline, 220 feet, more or less, to a point which
is North 0° 27' East of a point on the North line of and West 831.8 feet from the Northeast corner
of said Section 31; thence South 0° 27' West to the North line of said Section 31; thence East 166.4
feet to the Northwest corner of the East half of the Northeast quarter of the Northeast quarter of
said Section 31; thence South 1320 feet, more or less, to the Southwest corner of the East half of
the Northeast quarter of the Northeast quarter of said Section 31; thence East 660 feet, more or
less, to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 31;
thence North 628.6 feet, more or less, to the point of beginning, subject to the rights of the public
in the use of said County Road.

PARCEL NO. 2: Beginning at the Northeast corner of Section 31 in Township 11 South, Range
1 East of the Willamette Meridian, Linn County, Oregon; and running thence South, along the
Section line, 691.4 feet; thence West, parallel to the North line of said Section 31, a distance of
632.6 feet, more or less, to a point 30 feet East of the West line of the East half of the Northeast
quarter of the Northeast quarter of said Section 31; thence North, parallel to said West line, 691.4
feet to the North line of said Section 31; thence due North 110 feet, more or less, to the centerline
of the County Road; thence Northeasterly, along said centerline, 80 feet; thence South 160 feet,
more or less, to a point on the North line of said Section 31; thence East 568.7 feet, more or less,
to the point of beginning, subject to the rights of the public in the use of said county road.

Leave tax statement same

Quitclaim Deed
Page 1 of 2

12 - 30 - 92

REF: VOL 0624 PAGE 916

PARCEL NO. 3: The South half of the Southwest quarter of the Southwest quarter of Section 29, Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon. SAVE AND EXCEPT that portion lying Northwesterly of the County Road.

PARCEL NO. 4: The North half of the Northwest quarter of Section 32, Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon.

Tax statements are to continue to be sent to the address on the current tax rolls until a change is requested. We further give special power of attorney to the Trustee to execute title transfers as may be required.

True consideration for assignment and conveyance is \$0.00 (Zero Dollars).

IN WITNESS WHEREOF, We have set our hands this 17 day of Dec, 1992.

Matt N. Schuld
MATT N. SCHULD, GRANTOR

Kathleen Schuld
KATHLEEN SCHULD, GRANTOR

INDIVIDUAL ACKNOWLEDGEMENT FORM:

State of Oregon }
County of Linn } ss.

On this day before me personally appeared Matt N. Schuld and Kathleen Schuld, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, consisting of 2 pages, and acknowledged that he & she executed it.

WITNESS my hand and official seal.

Margaret G. Harman
Notary Public for Oregon



My Commission Expires: 10-10-96

Quitclaim Deed
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NOTE AND MORTGAGE

THE MORTGAGOR, MATT N. SCHULD and KATHLEEN SCHULD

mortgages to the STATE OF OREGON, represented and acting by the Director of Veterans' Affairs, pursuant to ORS 407.030, the following described real property located in the State of Oregon and County of LINN

PARCEL NO. 1: Beginning on the East line of and South 691.4 feet from the Northeast corner of Section 31 in Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon; and running thence West, parallel to the North line of said Section 31, a distance of 632.6 feet, more or less, to a point 30 feet East of the West line of the East half of the Northeast quarter of the Northeast quarter of said Section 31; thence North, parallel to said West line, 691.4 feet to the North line of said Section 31; thence due North 110 feet, more or less, to the centerline of the County Road; thence Southwesterly, along said centerline, 220 feet, more or less, to a point which is North 0° 27' East of a point on the North line of and West 831.8 feet from the Northeast corner of said Section 31; thence South 0° 27' West to the North line of said Section 31; thence East 166.4 feet to the Northwest corner of the East half of the Northeast quarter of the Northeast quarter of said Section 31; thence South 1320 feet, more or less, to the Southwest corner of the East half of the Northeast quarter of the Northeast quarter of said Section 31; thence East 660 feet, more or less, to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 31; thence North 628.6 feet, more or less, to the point of beginning, subject to the rights of the public in the use of said County Road.

PARCEL NO. 2: Beginning at the Northeast corner of Section 31 in Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon; and running thence South, along the Section line, 691.4 feet; thence West, parallel to the North line of said Section 31, a distance of 632.6 feet, more or less, to a point 30 feet East of the West line of the East half of the Northeast quarter of the Northeast quarter of said Section 31; thence North, parallel to said West line, 691.4 feet to the North line of said Section 31; thence due North 110 feet, more or less, to the centerline of the County Road; thence Northeasterly, along said centerline, 80 feet; thence South 160 feet, more or less, to a point on the North line of said Section 31; thence East 568.7 feet, more or less, to the point of beginning. Subject to the rights of the public in the use of said county road.

PARCEL NO. 3: The South half of the Southwest quarter of the Southwest quarter of Section 29, Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon. SAVE AND EXCEPT that portion lying Northwesterly of the County Road.

PARCEL NO. 4: The North half of the Northwest quarter of Section 32, Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon.

STATE OF OREGON
County of Linn

I hereby certify that the attached
was received and duly recorded
by me in Linn County records.

STEVE DRUCKER MILLER
Linn County Clerk

By Steve Drucker Miller, Deputy

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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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TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

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

STEEVEHELMS@KW.COM | 541-979-0118



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