

Oregon Farm & Home

\* BROKERS \*

**42051 CLARK SMITH DRIVE** 

**LEBANON** "LACOMB"



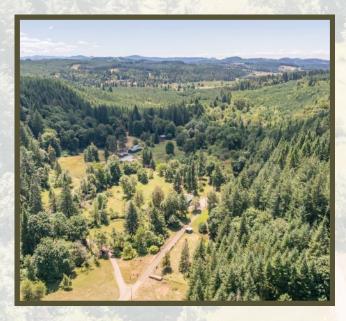
### INTRODUCTION

Located just outside of Lacomb, Oregon, this property offers beautiful scenery and a quiet country setting. The land features 61 acres of timber and 43 acres of pasture, with a seasonal creek running through it. The timber provides great opportunity for hunting ground as well as a good investment! There's also a brand-new (2025), drilled well to provide fresh water. The property sits on a private, shared road with only two other homesteads, making it peaceful and secluded. It's a great place for anyone looking for space, nature, and a slower pace of life.

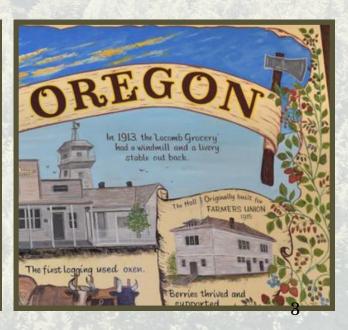
This property has a total of 98.7 acres and includes two tax lots. It is zoned as Farm Forest, making it a great spot for farming, ranching, or enjoying the peaceful outdoors. The main house has 1,884 square feet of space with four bedrooms and one bathroom. Near the house, there is a large shop, an 1,800-square-foot red barn, and a 1,740-square-foot barn, giving you lots of space for storage, animals, or farm projects.

### LOCATION

This property is located just outside of Lacomb, 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.









### **OPPORTUNITY**

Owning nearly 99 acres of Farm Forest ground offers a rare and exciting opportunity for both investment and recreation. With around 61 acres of timber, this property provides a great chance for long-term income through timber harvesting, or it could be kept as prime hunting grounds. The wooded area is ideal for wildlife, making it perfect for anyone who enjoys hunting or simply exploring the outdoors. Whether you want to manage the forest for future timber sales or enjoy it as a private retreat, this land holds strong potential for both profit and adventure.

In addition to the timberland, the property also features about 43 acres of grazing ground with fenced pastures and cattle guards already in place, making it ready for livestock. Whether you raise cattle, horses, goats, or other animals, the land is well set up to support a working farm or ranch. The multiple barns and outbuildings offer plenty of room for equipment, feed storage, and animal care, as well as space for personal projects or hobbies. This property provides everything you need to create a self-sufficient lifestyle or expand an existing agricultural operation, all in a peaceful country setting.







# LAND



















### LAND

### 98.70 Acres

- Parcel ID 0052676
- Parcel ID 0050712

**Linn County, Oregon** 

61 +/- Acres of Timber Ground

- 5 +/- Acres Approx 5 Years Old
- 7 +/- Acres Young Timber
- 49 +/- Acres of Mixed Timber and Ages

43 +/- Acres of Grazing Ground

### **Fencing**

- Cross Fenced
- Barbed Wire
- Cattle Guard

**Creek/Stream Through Property** 

**Two Ponds for Irrigation** 

**Long Asphalt Access Driveway** 

Shared with 2 Other Homesteads



### **HOME**

### 1884 SqFt

- Built 1938
- 2 Story Home
- 4 Bedrooms
- 1 Bathroom
- Wood Burning Stove
- Bonus Rooms: Office/Sewing Room and Mudroom
- Concrete Patio

### **SYSTEMS**

### Well

- Drilled 2025
- See Below for Well Logs

### Septic

Standard Septic









### STRUCTURES

### Workshop

- 1800 SqFt
- Concrete Floors
- 220 Power
- 2 Sliding Doors

### **Red Barn**

- 1740 SqFt
- Wood Frame
- Dirt Floor
- Metal Siding
- Feeders on Side
- Sliding Door

### **Barn by OG House**

- 2880 SqFt
- Concrete Floor/Dirt Floor
- Feed Lot
- Grain Silo
- Power















### **SELLER PREFFERED TERMS**

**24 Hour Notice for Showings** 

**Title: Seller's Choice** 

**3 Business Days for Offer Response** 

**OREF Forms** 

Signers: Ernie, Steve, Annette and Penny Schuld

Contingencies: Contingent upon seller finding a

replacement property

**Personal Property Included: None** 





### **PROPERTY MAPS**

### MAPS PROVIDED VIA LANDID

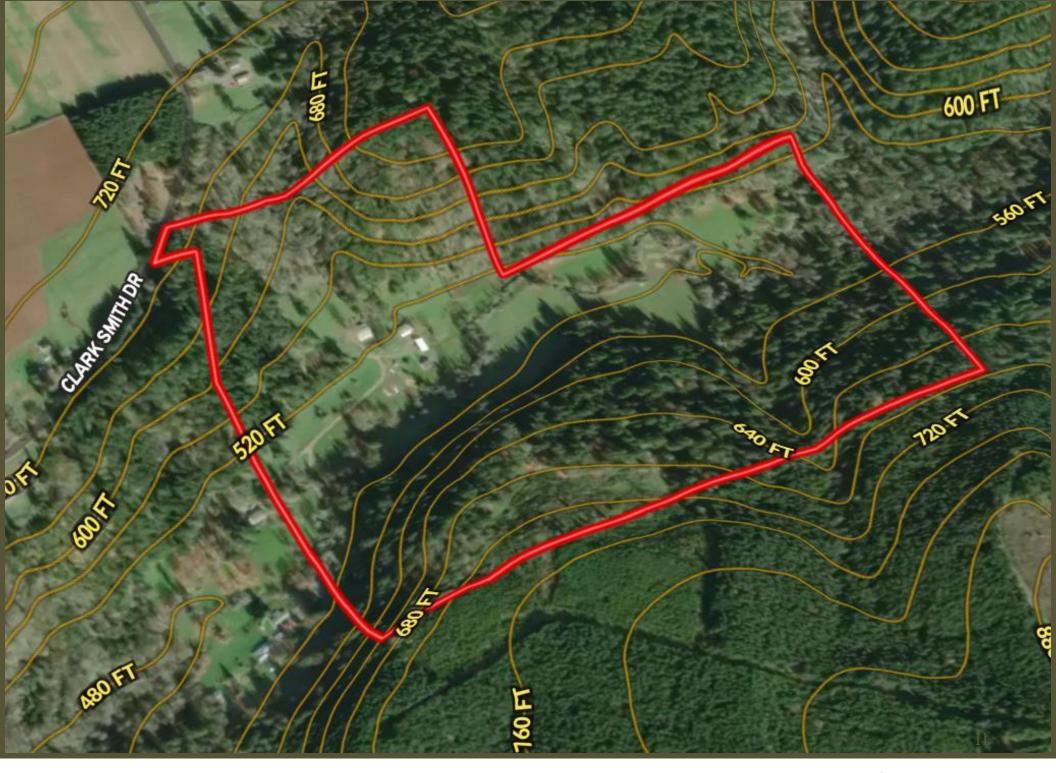
- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- TIMBER, GRAZING AND STRUCTURES



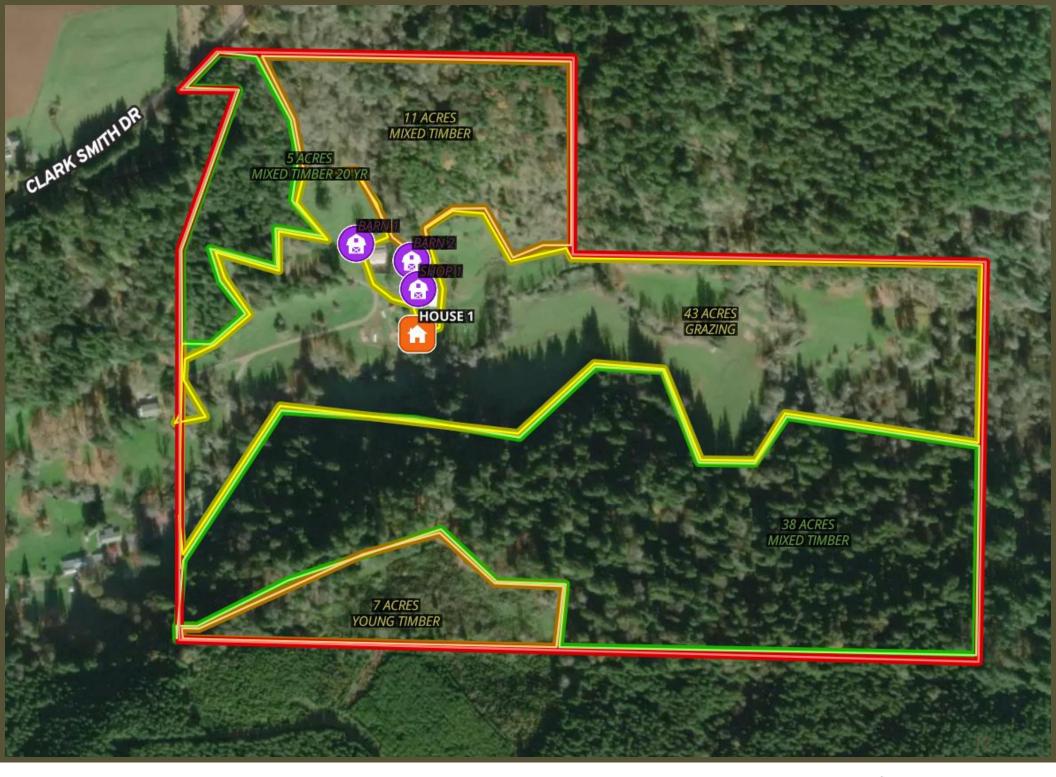














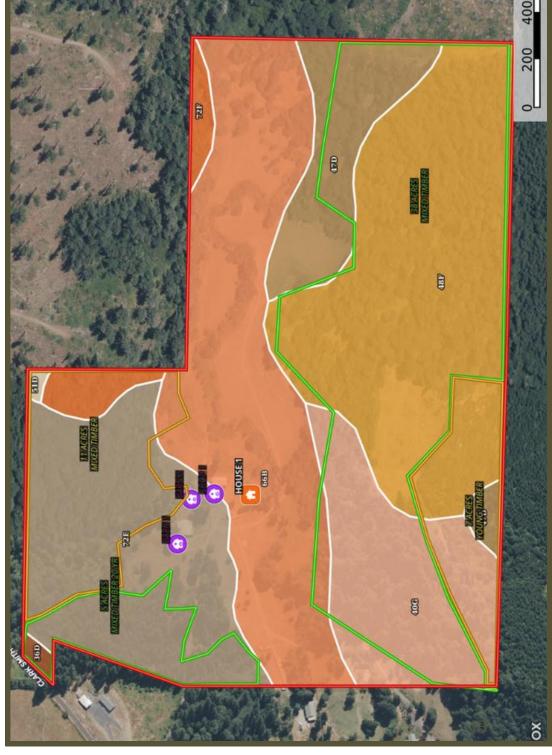
### **SOIL REPORT**

SOIL REPORT PROVIDED BY LANDID

### MAJORITY SOIL TYPES

- HONEYGROVE SILTY CLAY
- MCALPIN SILTY CLAY LOAM
- NEKIA SILTY CLAY LOAM

SOIL CODE	SOIL DESCRIPTION	ACRES
48F	Honeygrove silty clay loam, 25 to 50 percent north slopes	29.99
66B	McAlpin silty clay loam, 3 to 6 percent slopes	26.43
72E	Nekia silty clay loam, 20 to 30 percent slopes	20.23
40G	Harrington-Klickitat complex, 50 to 75 percent north slopes	13.02
47D	Honeygrove silty clay loam, 12 to 25 percent slopes	8.67
72F	Nekia silty clay loam, 30 to 50 percent slopes	2.62
36D	Dupee silt loam, 3 to 20 percent slopes	0.35
51D	Jory silty clay loam, 12 to 20 percent slopes	0.23
TOTALS		101.5 4(*)



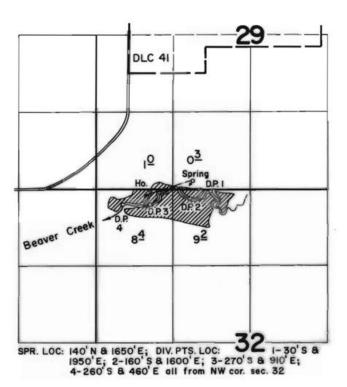


### WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

### WATER RIGHTS SUMMARY

- 15 ACRES
- APRIL 9, 1971 PRIORITY DATE
- FROM POND, FED BY BEAVER CREEK



#### STATE OF OREGON

COUNTY OF

1 TND

### CERTIFICATE OF WATER RIGHT

This Is to Certify, That

GORDON WILLIAM BEARD

of Star Route 1, Box 15, Lacomb , State of Oregon, 97354 , has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of spring & Beaver Creek

a tributary of South Santiam River domestic use for one family and irrigation of 15.0 acres for the purpose of

under Permit No. 35914 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from April 9, 1971

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.20 cubic foot per second, being 0.01 c.f.s. from spring for domestic and 0.19 c.f.s. from Beaver Creek for irrigation

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE4 SN4, Section 29; NE4 NN4, NN4 NN4, Section 32, T. 11 S., R. 1 E., W. M., spring-140 feet North and 1650 feet East; creek-No. 1 - 30 feet South and 1950 feet East; No. 2 - 160 feet South and 1600 feet East; No. 3 - 270 feet South and 910 feet East; No. 4 - 260 feet South and 460 feet East, all from the NW Corner, Section 32

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

and shall

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

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

0.3 acre SE% SW% Section 29

9.2 acres NE% NW%
domestic & 5.5 acres NW% NW%
Section 32
T. 11 S., R. 1 E., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

is date. August

Water Resources Director



### WELL LOG

### WELL LOG PROVIDED BY OWRD

### **SUMMARY**

• 15 GPM

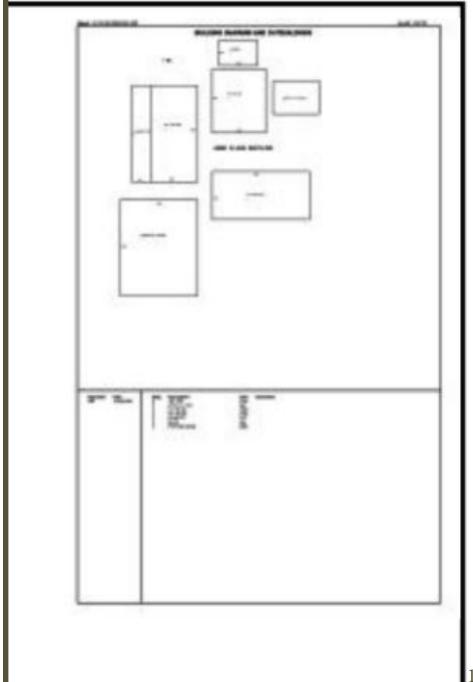


STATE OF OREGON	LINN	64884	WELL I.D. LABEL#	L 155811		rager
WATER SUPPLY WELL REPORT	LINK	U+004	START CARD #			
(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)	4/24/2	025	ORIGINAL LOG #			
(1) LAND OWNER Owner Well I.D. DR-3765						
First Name STEVE Last Name SCHULD	(	(9) LOCATIO	ON OF WELL (legal	descriptio	n)	
Company	_	County LINN	Twp 11.00 S	N/S Range	1.00 E	E/W
Address         42051 CLARK SMITH DR.           City         LEBANON         State         OR         Zip         97355			V 1/4 of the NW	_ 1/4 Tax	Lot 5000	)
(2) TYPE OF WORK New Well Deepening Convers	sion	Γax Map Number		Lot		D) 10
Alteration (complete 2a & 10) Abandonment(com	plete 5a)	at	" or 44.576822 " or -122.7195			DMS or I
(2a) PRE-ALTERATION		Jone	t address of well			DMS or l
Dia + From To Gauge Stl Plstc Wld Thrd Casing:		42051 CLARK S		rearest audies	•	
Material From To Amt sacks/lbs		LEBANON, OR				
Seal:	— l	10) STATIC	WATED LEVEL			
(3) DRILL METHOD    Rotary Air	10	10) STATIC	WATER LEVEL Da	te SWL(p	si) +	SWL(ft)
Reverse Rotary Other			/ Pre-Alteration			
		Completed W				16
(4) PROPOSED USE  Domestic  Irrigation  Community	L	LAMBON BOOK	Flowing Artesian?	Dry Ho		1.00
Industrial/ Commercial Livestock Dewatering Thermal Injection Other	W	VATER BEARIN		water was firs		
		SWL Date		st Flow SW	r(bsi) .	+ SWL(ft)
(5) BORE HOLE CONSTRUCTION Special Standard (Att Depth of Completed Well 101.00 ft.	tach copy)	4/23/2025	14 15	1		12
BORE HOLE SEAL	sacks/	4/23/2025	41 81	15		16
Dia From To Material From To Ar	mt lbs					
	2 S					
	13 6 -					
Calculated 9	.93	11) WELL LO	OG Ground Elevat	ion 514.90 I	T	
Seal placement method: A B C D E Other: POURED DRY			Material		From	To
Backfill placed from ft. to ft. Material		Boulders Layered w Rock Broken w/ Cla			10	10
Filter pack from ft. to ft. Material Size		Sandstone Blue/Gray			16	56
Explosives used:   Type   Amount	<u> </u>	Sandstone Dark Gra	Fractured		56	63
		Sandstone Dark Gra			63	65
(5a) ABANDONMENT USING UNHYDRATED BENTONITE Proposed Amount Actual Amount		Sandstone Dark Gra Sandstone Light Gra			65 70	70
(6) CASINC/LINED		Sandstone Blue/Gray			74	10
To the state of th	Shoe					
C/L Dia + From To Gauge Type Wld Thrd Shoe C C 6 X 1.4 39 0.250 ST X OUT.	Location 39					
L 4.5 1 101 Sch40 PL X	37					
						-
						-
Temp casing XYes Dia 10 From+X 1 To 19					4	
(7) PERFORATIONS/SCREENS					-	_
Perforations Method Saw Cut		Construction	P	- Inc	End Dec	
Screens Type Material Perf/ Casing/ Screen Scrn/slot Slot # of	Tele/ B	Begin Date 4/21/	2025 Begin Time 10	30	End Date	4/23/2025
Screen Liner Dia From To width length slots	Pipe size		er Well Constructor Cert			-te
Perf Liner 4.5 42 95 .125 6 108			work I performed on the this well is in complian			
		construction stand	lards. Materials used and			
			owledge and belief.			
		License Number	1974	Date 4/24/2	025	
(8) WELL TESTS: Minimum testing time is 1 hour		Signed CJ NU	GENT (E-filed)			
Yield Drill Stem/ Duratio  Type of Test (gal/min) Drawdown Pump Depth (hr)	0.0		Well Constructor Certific	ation		
Type of Test (gal/min) Drawdown Pump Depth (hr)  Air 15 95 1			oility for the construction,		Iteration	or abandon
73 1			n this well during the const			
			this time is in complia			
Temperature 53 °F Lab analysis Yes By			ards. This report is true to			ge and bel
Water quality concerns? Yes (describe below) TDS amount 128 From To Description Amount U	ppm 1 Units	License Number	664	Date 4/24/202	25	
7 Description 7 Amount C		Signed CHARI	ES NUGENT (E-filed)			
	1		Nugent Drilling Co. Le	banon OR. 54	1-258-78	16
ORIGINITY PROPERTY.	WIDOES D	A TOTAL AND AND		1 /		
ORIGINAL - WATER RESO THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES D			AYS OF COMPLETION	OF WORK	Form Ver	sion:
THE REPORT MOST DE SODMITTED TO THE WATER RESOURCES D	ALCON LINE	11111111 30 1	ALLO OF COMPLETION	OI WORK		



### **COUNTY INFO**

LIST PACK PROVIDED BY FIDELITY NATIONAL TITLE COMPANY



16

#### PRIVATE ACCESS EASEMENT

AN AREA LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, SOUTHEAST QUARTER OF SECTION 30, AND THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 11 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 INCH BRASS CAP THAT MARKS THE NORTHEAST CORNER OF SECTION 31, THENCE ALONG THE NORTH LINE OF THE LAND DESCRIBED AS "PARCEL 4" IN LINN COUNTY DEED DOCUMENT NO. 2018-07648, SOUTH 88°25'36" EAST 182.20 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 79°40'41" EAST 373.99 FEET; THENCE SOUTH 70°40'17" EAST 125.37 FEET; THENCE SOUTH 08°01'03" EAST 150.60 FEET; THENCE SOUTH 74°09'19" WEST 480.81 FEET: THENCE SOUTH 24°35'32" WEST 129.99 FEET: THENCE SOUTH 05°18'54" EAST 174.50 FEET; THENCE SOUTH 08°14'08" WEST 93.22 FEET; THENCE SOUTH 59°08'42" WEST 217.42 FEET TO A POINT ON THE WEST LINE OF SAID "PARCEL 4"; THENCE ALONG SAID WEST LINE, NORTH 00°42'56" EAST 35.21 FEET; THENCE LEAVING SAID WEST LINE, NORTH 59°08'42" EAST 184.71 FEET; THENCE NORTH 08°14'08" EAST 75.38 FEET; THENCE NORTH 05°18'54" WEST 178.95 FEET; THENCE NORTH 24°35'32" EAST 131.37 FEET; THENCE SOUTH 73°08'01" WEST 211.49 FEET TO A POINT ON THE WEST LINE OF SAID "PARCEL 4"; THENCE ALONG SAID WEST LINE, NORTH 00°42'56" EAST 31.47 FEET; THENCE LEAVING SAID WEST LINE, NORTH 73°08'01" EAST 201.98 FEET; THENCE NORTH 16°51'59" WEST 15.00 FEET; THENCE NORTH 74°09'19" EAST 422.91 FEET; THENCE NORTH 08°01'03" WEST 61.76 FEET; THENCE NORTH 70°40'17" WEST 84.13 FEET; THENCE NORTH 79°40'41" WEST 364.67 FEET; THENCE NORTH 88°25'36" WEST 186.68 FEET; THENCE NORTH 71°14'08" WEST 599.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CLARK SMITH DRIVE; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 57°52'20" EAST 77.32 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 71°14'08" EAST 541.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED AREA CONTAINS 3.05 ACRES MORE OR LESS.

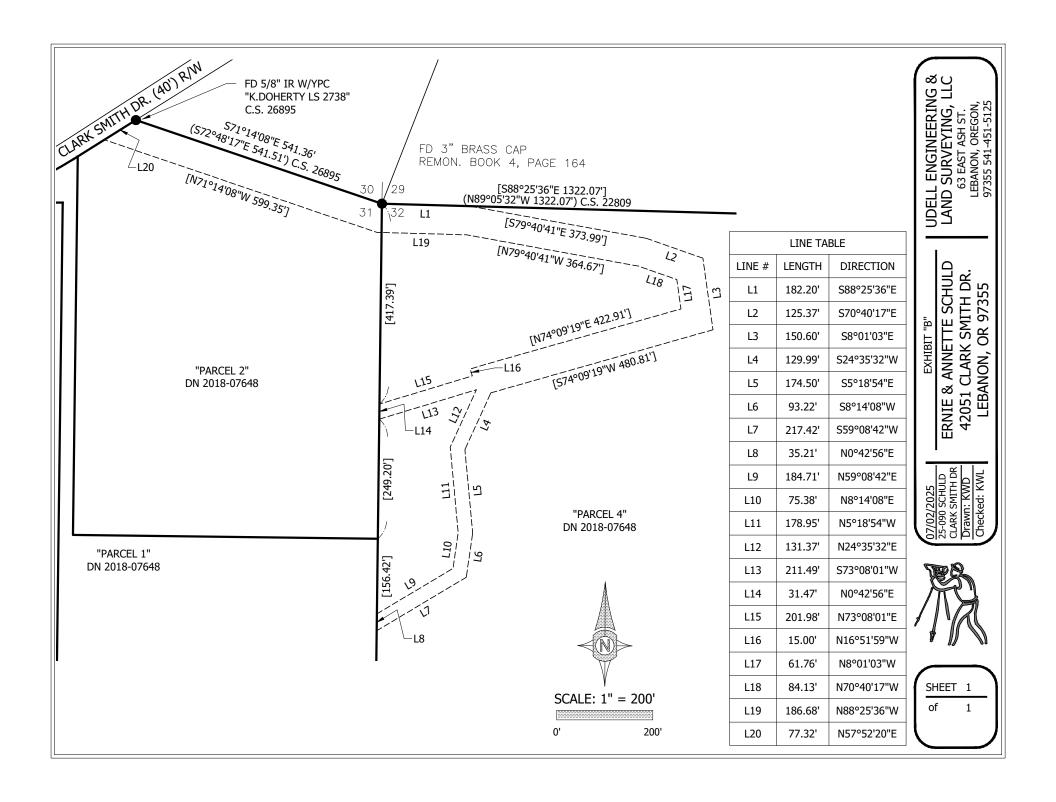
BEARINGS BASED ON GRID NORTH ON THE OREGON STATE PLANE COORDINATE SYSTEM NORTH-ZONE USING NAD83(2011 REALIZATION)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JUNE 12, 2013 KYLE W. LATIMER 80442

RENEWS: 12/31/2026

Udell Engineering & Land Surveying, LLC 63 East Ash Street, Lebanon, OR 97355 Ph: 541-451-5125 • Fax: 541-451-1366



# cs 26895

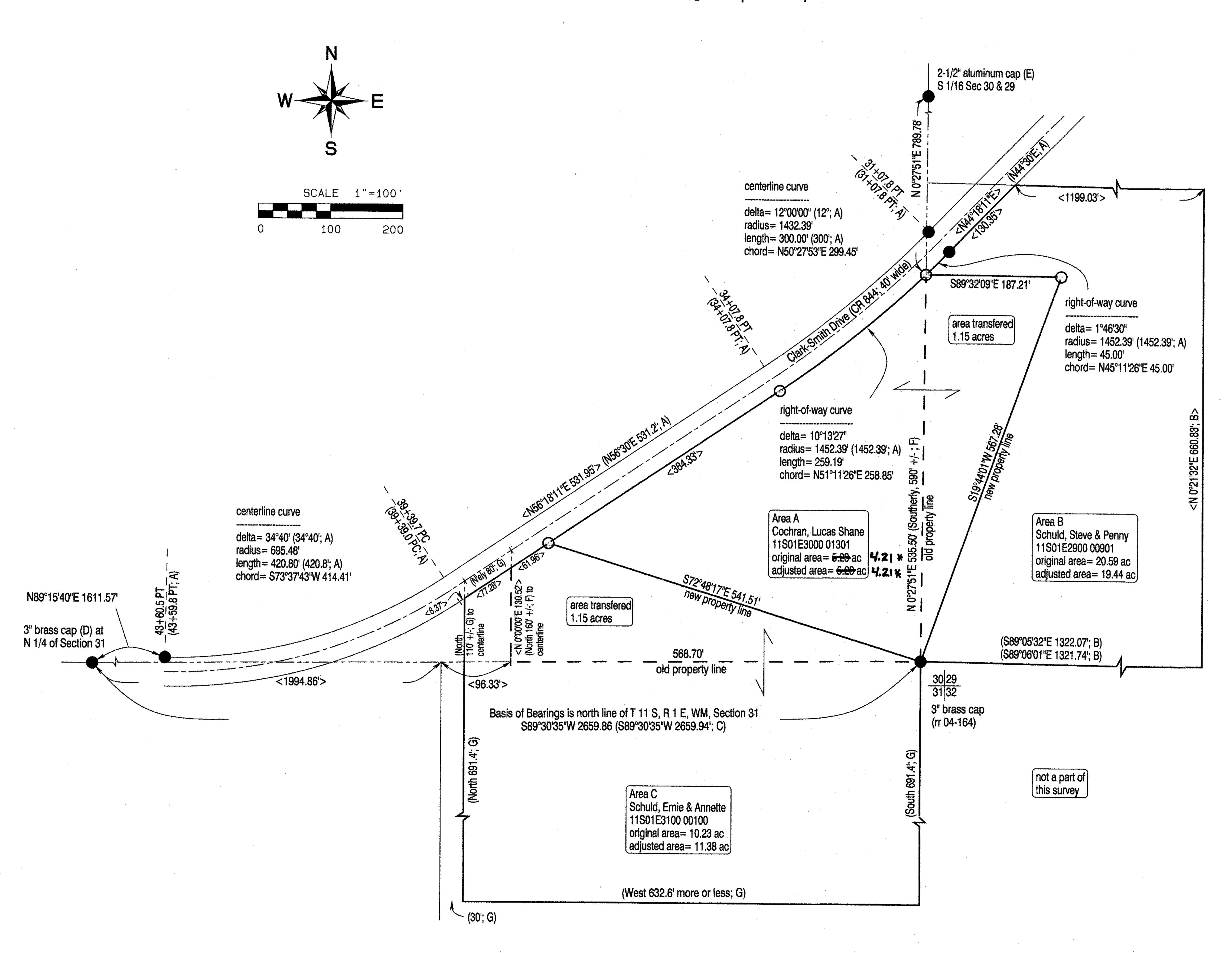
Property Line Adjustment for

# Steve & Penny Schuld and Lucas Shane Cochran

In the SE 1/4 of the SE 1/4 of Section 30, and in the SW 1/4 of the SW 1/4 of Section 29 in Township 11 South, Range 1 East of the Willamette Meridian, Linn County, Oregon

June 8, 2020

Revised October 21, 2021
Per Kelly Doherty



### Narrativ

The purpose of this survey is to monument the Property Line Adjustment authorized by and described in Linn County Planning File No. PD20-0091.

Monuments were found as shown and held to control the north line of Sec 31 and the east line of Sec 30.

Road monuments were found as shown and held to control the right-of-way. Curve data was held from record and the tangent length is controlled by the curves.

The southwesterly transfered area is placed to contain a roadway, and the northeasterly transfered area made the same size.

### Legen

- Found 1"pipe (A) or as noted
- O Set 5/8" x 30" iron rod with yellow plastic cap marked "K.DOHERTY LS 2738"
- ) Record data; source noted in References
- < > Calculated data

## References

- A Linn County Road Record Nos. 844 & 8-170
- B CS 22809
- C CS 23974
- D Restoration record 18-170 of Linn County Surveyor's remonumentation records
- E BLM Dependent Resurvey of Section 29 in T. 11 S., R. 1 E., W.M. dated 7/22/2014
- F Document No. 2020-05640 of the Linn County Deed Records
- G Document No. 2018-07648 of the Linn County Deed Records

Approvals for PD20-0091

Director, Linn County Planning & Building Department Date

REGISTERED PROFESSIONAL LAND, SURVEYOR

OREGON
LANTIA BY 16, 1006

OREGON
JANUARY 16, 1996
KELLY D. DOHERTY
2738
Expires 12/31/21

Kelly D. Doherty, PLS
39182 Golden Valley Dr
Lebanon, OR 97355
(541) 451-1851

K2 Surveying

21.000



#### LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0050712

Tax Lot: 11S01E0005000

Owner: Schuld, Ernie

CoOwner: Schuld, Annette Et Al

Site: 42051 Clark Smith Dr

Lebanon OR 97355

Mail: 42051 Clark Smith Dr

Lebanon OR 97355

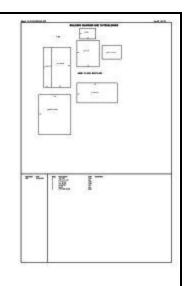
Zoning: County-F/F - Farm/Forest

Std Land

1001 - Single Family Residential

Legal:

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



#### **ASSESSMENT & TAX INFORMATION**

Market Total: \$790,430.00 Market Land: \$529,040.00 Market Impr: \$261,390.00

Assessment Year: 2024

Assessed Total: \$210,030.00

Exemption:

Taxes: **\$3,163.76** Levy Code: 00902 Levy Rate: 14.7199

### **SALE & LOAN INFORMATION**

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

Sale Date:

#### PROPERTY CHARACTERISTICS

Year Built: 1938

Eff Year Built: 1956

Bedrooms: 4

Bathrooms: 1

# of Stories: 1

Total SqFt: 1,884 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 80.00 Acres (3,484,800 SqFt)

Garage SqFt:

Garage Type:

AC: Pool:

Heat Source: Floor/Wall

Fireplace: 1

Bldg Condition: Average

Neighborhood:

Lot:

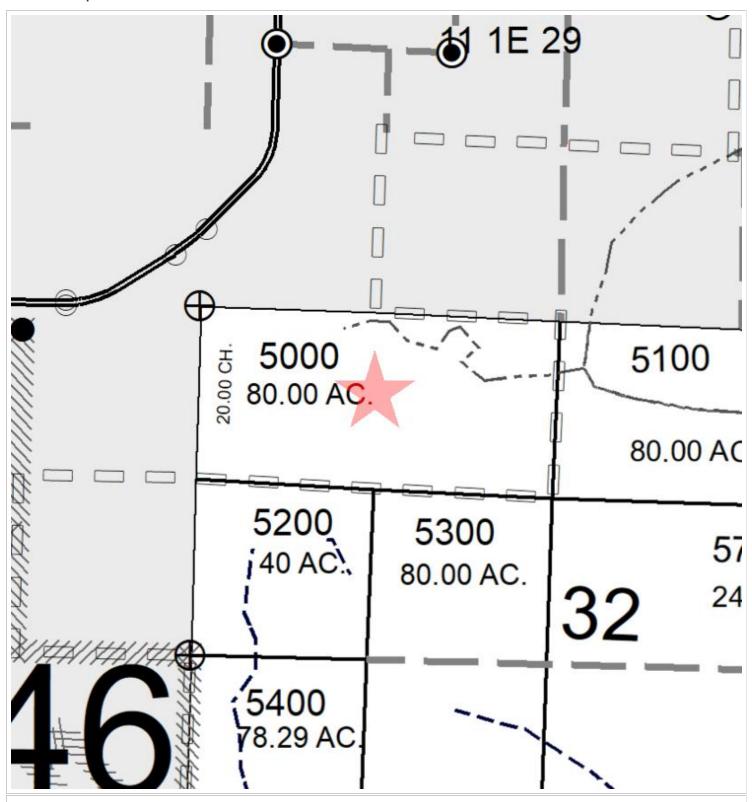
Block:

Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 1216 - 030300

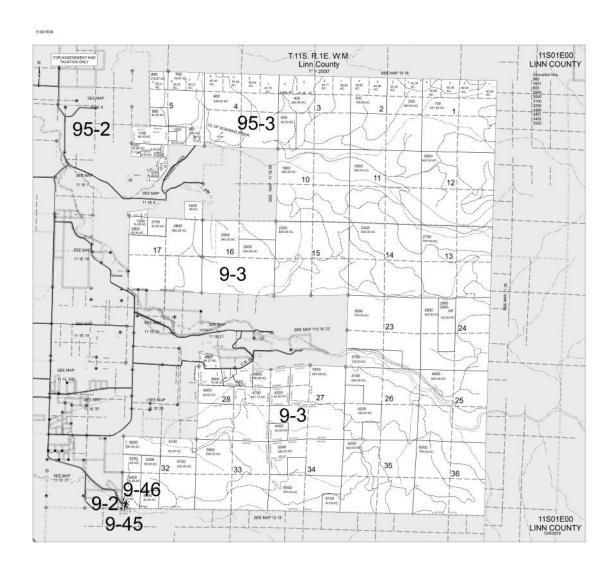
Recreation:





Parcel ID: 0050712

Site Address: 42051 Clark Smith Dr





Parcel ID: 0050712

Site Address: 42051 Clark Smith Dr





Parcel ID: 0050712

#### Flood Map





#### Parcel ID: 0050712

### **Linn County** 2024 Real Property Assessment Report

Account 50712

Мар 11S01E00-00-05000 **Tax Status** 

Assessable

Code - Tax ID 00902 - 50712 **Account Status** Subtype

NORMAL

Active

**Legal Descr** 

See Record

Mailing

SCHULD ERNIE & ANNETTE ET AL

Deed Reference # 2018-7650

42051 CLARK SMITH DR LEBANON OR 97355-9116

Sales Date/Price

05-02-2018 / \$0

Appraiser

UNKNOWN

**Property Class** 661

MA SA NH 00 001

**RMV Class** 401 05

Site Situs Address City

42051 CLARK SMITH DR **LEBANON** 

			Value Summary			
Code Are	ea	RMV	MAV	AV	RMV Exception	CPR %
00902	Land	529,040		Land	0	
	Impr	261,390		Impr	0	
Code	Area Total	790,430	202,800	210,030	0	
Gı	rand Total	790,430	202,800	210,030	0	

	Land Breakdown								
Code Area	ID#	Plan RFPD Ex Zone	Value Source	Trend %	Size	Land Class	Trended RMV		
00902			LANDSCAPE - FAIR	100			3,000		
	6		Market	100	20.00 AC		122,760		
			RURAL OSD - AVG	100			35,000		
	2	<b>✓</b>	Rural Site	100	1.00 AC	FORST	6,140		
	3		Small Tract Forest land	100	31.00 AC	FB	190,280		
	1	<b>✓</b>	Small Tract Forest land	100	4.00 AC	FC	24,550		
	4		Small Tract Forest land	100	24.00 AC	FC	147,310		
			Code	Area Total	80.00 AC		529,040		

	Improvement Breakdown								
Code Area	ID#	Year Built		Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
00902	100	1938	138	RES One story with attic	102	1,884		191,360	
	101	1996	317	GP BUILDING	102	1,800		28,480	
	102	0	317	GP BUILDING	102	1,740		20,420	
	103	0	318	GP SHED	102	384		2,100	
	104	1992	315	FEEDER BARN	102	2,880		19,030	
					Code Area Total	8,688		261,390	

2/5/2025 1:04 PM Page 1 of 2

### **Linn County** 2024 Real Property Assessment Report

Account 50712

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 TIMBER - SOUTH	201.81	79.00	2024				
■ FORESTRY FIRE SURCHARGE	47.50		2024				

#### Comments

96MX: NEW 30X60 GP BLDG W/CONCRETE FLOOR AT THIS ADDRESS. 5/28/96 JDR ADDED GP BLDG.

VALUE 10,020. 6/4/96 JDR

2018: Changed P/C to 661 4/26/18 JMc 19MX: UPDATED RMV CLS TO MATCH PRE-CONVERSION. CONVERTED WRONG. 7/19 NB

Page 2 of 2 2/5/2025 1:04 PM

### 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 ERNIE & ANNETTE ET AL 42051 CLARK SMITH DR LEBANON OR 97355-9116

Tax Account # 50712 Account Status A

Roll Type Real
Situs Address 42051 CLARK SMITH DR LEBANON OR 97355-9116

Lender Name Loan Number

Property ID 00902 Interest To Feb 5, 2025

Tax Summary

Tax	Tax	Total	Current	Interest	Discount	Original Due	Due
Year	Туре	Due	Due	Due	Available	Due	Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,163.76	Nov 15, 202
023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,072.57	Nov 15, 202
.022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,961.75	Nov 15, 202
021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,859.47	Nov 15, 202
020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,797.41	Nov 15, 202
019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,723.41	Nov 15, 201
018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,661.15	Nov 15, 201
017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,599.82	Nov 15, 201
016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,523.42	Nov 15, 201
015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,427.90	Nov 15, 201
014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,655.53	Nov 15, 201
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,560.46	Nov 15, 201
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,535.18	Nov 15, 201
011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,514.45	Nov 15, 201
010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,409.36	Nov 15, 201
009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,377.71	Nov 15, 200
800	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,959.63	Nov 15, 200
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,877.44	Nov 15, 200
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,787.60	Nov 15, 200
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,749.49	Nov 15, 200
004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,763.46	Nov 15, 200
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,702.98	Nov 15, 200
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,561.35	Nov 15, 200
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,548.78	Nov 15, 200
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,528.41	Nov 15, 200
999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,197.77	Nov 15, 199
998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,128.80	Nov 15, 199
997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,232.02	Dec 15, 199
996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,247.57	Nov 15, 199
995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,106.80	Nov 15, 199
994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,298.33	Nov 15, 199
993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,350.52	Nov 15, 199
992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,584.04	Nov 15, 199
991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,611.06	Nov 15, 199
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$64,079.40	

### 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 ERNIE & ANNETTE ET AL 42051 CLARK SMITH DR LEBANON OR 97355-9116

Tax Account # 50712 Lender Name
Account Status A Loan Number
Roll Type Real Property ID 00902
Situs Address 42051 CLARK SMITH DR LEBANON OR 97355-9116 Interest To Feb 5, 2025

Tax Summary

Tax Year	Tax Type	•	Гotal Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
TAX NOTATION								
NOTATION CODE		DATE ADDED	DESCRIPTION					
RFPD CON	NVERSION	6-Jul-2015	CANCELLED A	CCOUNT 926035				

LINN COUNTY, OREGON

2018-07650

Cnt=1 Stn=38 S. WILSON 05/02/2018 12:03:35 PM

\$15.00 \$11.00 \$20.00 \$19.00 \$10.00

\$75.00



I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk

Steve Druckenmiller - County Clerk



### STATUTORY WARRANTY DEED

Grantor's Name:

Matt N. Schuld and Kathleen Schuld, Trustees of the Matt N. Schuld and Kathleen Schuld Revocable Living Trust dated December 17, 1992

AFTER RECORDING, RETURN TO:

Evashevski Elliott PC PO Box 781 Corvallis, OR 97339

Grantee's Name:

Ernie Schuld and Annette Schuld, as tenants by the entirety, as to an undivided one-half interest

Steve Schuld and Penny Schuld, as tenants by the entirety, as to an undivided one-half interest

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHOULD BE SENT TO: NO CHANGE

CONSIDERATION: The true consideration for this conveyance is \$0.

#### Conveyance

Matt N. Schuld and Kathleen Schuld, trustees of the Matt N. Schuld and Kathleen Schuld Revocable Living Trust dated December 17, 1992, Grantor, conveys and warrants to Ernie Schuld and Annette Schuld, as tenants by the entirety, as to an undivided one-half interest, and Steve Schuld and Penny Schuld, as tenants by the entirety, as to an undivided one-half interest, Grantee, the following-described real property, situated in Linn County, Oregon, free of encumbrances except as specifically set forth herein:

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.

Reserving an easement appurtenant for ingress and egress along the existing roadway (or any replacement roadway), for the benefit of the following described parcels of real property situated in Linn County, Oregon:

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 DEGREES 27 MINUTES 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 DEGREES 27 MINUTES 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.

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 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.

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.

Also subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 26 day of

The Matt N. Schuld and Kathleen Schuld Revocable Living Trust dated December 17, 1992 State of Oregon, County of Benton) Personally appeared before me this 2e day of April 2018, the above-named and identified Matt N. Schuld, Trustee of the Matt N. Schuld and Kathleen Schuld Revocable Living Trust dated December 17, 1992, and acknowledged the foregoing instrument to be his voluntary act and deed. OFFICIAL STAMP Notary Public for Oregon CATHY JEANNE LEE NOTARY PUBLIC-OREGON

2018, the above-named Personally appeared before me this 210 day of A001 and identified Kathleen Schuld, Trustee of the Matt N. Schuld and Kathleen Schuld Revocable Living Trust dated December 17, 1992, and acknowledged the foregoing instrument to be her

voluntary act and deed.

COMMISSION NO. 940093 MY COMMISSION EXPIRES JUNE 18, 2019

State of Cregon, County of Benton

OFFICIAL STAMP CATHY JEANNE LEE NOTARY PUBLIC-OREGON COMMISSION NO. 940093 MY COMMISSION EXPIRES JUNE 18, 2019



#### LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0052676

Tax Lot: 11S01E2900901
Owner: Schuld, Steve
CoOwner: Schuld, Penny

Site:

OR 97355

Mail: 42051 Clark Smith Dr Lebanon OR 97355

Zoning: County-F/F - Farm/Forest

Std Lanc

8000 - Vacant Land (General)

Use: Legal:

Twn/Rng/Sec: T:11S R:01E S:29 Q: QQ:

#### ASSESSMENT & TAX INFORMATION

Market Total: \$304,460.00 Market Land: \$304,460.00

Market Impr:
Assessment Year: 2024
Assessed Total: \$6,370.00

Exemption:

Taxes: **\$125.11** Levy Code: 00902 Levy Rate: 14.7199

#### **SALE & LOAN INFORMATION**

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

#### PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
# of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 18.70 Acres (814,572 SqFt)
Garage SqFt:

Garage Type:
AC:
Pool:

Heat Source: Fireplace: Bldg Condition:

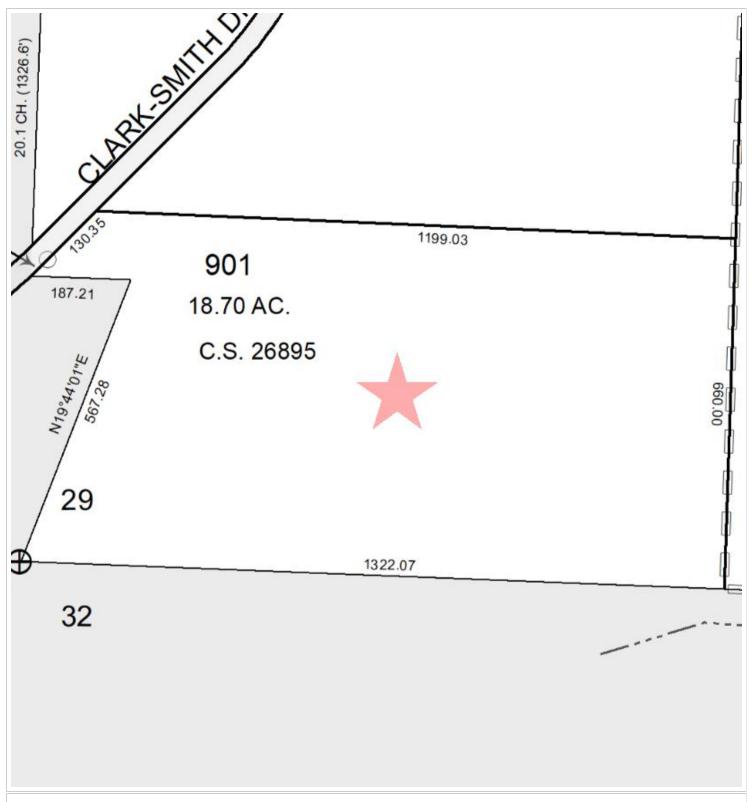
Neighborhood:

Block:
Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 1216 - 030300

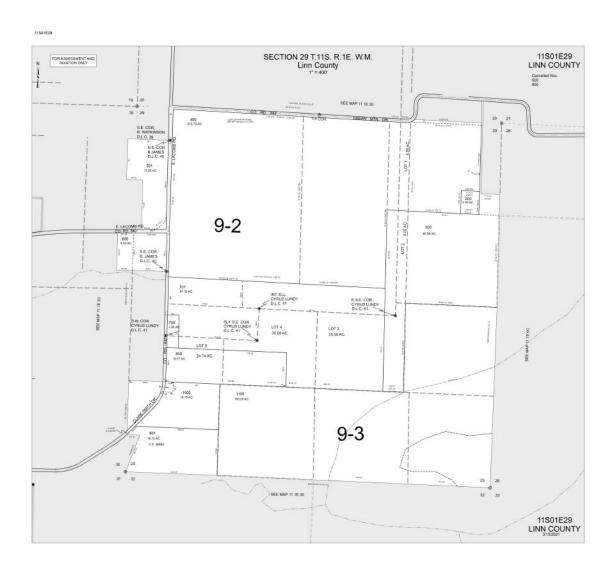
Recreation:





Parcel ID: 0052676

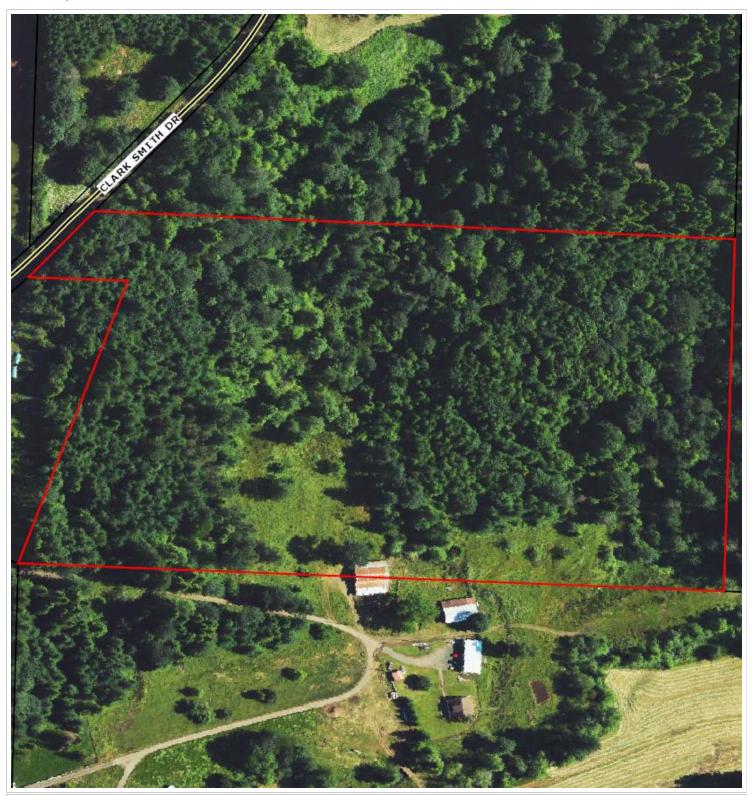
Site Address:





Parcel ID: 0052676

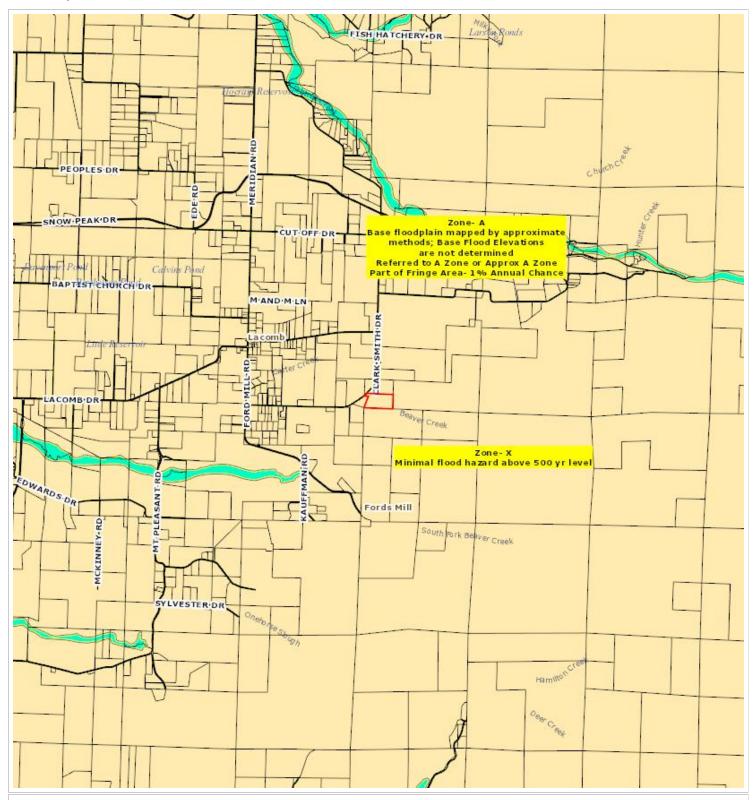
Site Address:





Parcel ID: 0052676

#### Flood Map





#### Parcel ID: 0052676

### **Linn County** 2024 Real Property Assessment Report

Account 52676

11S01E29-00-00901 Map

**Tax Status** 

Assessable

Code - Tax ID 00902 - 52676 **Account Status** Subtype

Active **NORMAL** 

**Legal Descr** 

See Record

SCHULD STEVE & PENNY Mailing

Deed Reference # 2021-5853

42051 CLARK SMITH DR LEBANON OR 97355-9116

Sales Date/Price

03-09-2021 / \$0

**Appraiser** 

**UNKNOWN** 

**Property Class** 

660

MA

SA NH

**RMV Class** 

400

05 00

001

Site Situs Address

City

			Value Summary			
Code Are	ea	RMV	MAV	AV	RMV Exception	CPR %
00902	Land	304,460		Land	0	
	Impr	0		Impr	0	
Code A	Area Total	304,460	4,700	6,370	0	
Gı	rand Total	304,460	4,700	6,370	0	

	Land Breakdown							
Code		Plan		Trend				
Area	ID#	RFPD Ex Zone	Value Source	%	Size	Land Class	Trended RMV	
00902	2		Market	100	1.00 AC		16,280	
	1		Small Tract Forest land	100	17.70 AC	FD	288,180	
			Code		304,460			

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

Exemptions / Special Assessments / Notations							
Notations	Amount	Tax					
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00					
■ FIRE PATROL ADDED 2016							
<ul> <li>SMALL TRACT FST</li> </ul>							
Fire Patrol	Amount	Acres	Year				
<ul> <li>FORESTRY FIRE SURCHARGE</li> </ul>	0.00		2024				
Code Area 00902							
Fire Patrol	Amount	Acres	Year				
■ FORESTRY FIRE TIMBER - SOUTH	47.77	18.70	2024				

Comments

2018 Changed P/C to 660 4/26/18 JMc

'21 LLA: Lot Line Adjustment moves 1.15 AC from #52676 (TL 901) to #347712 (TL 1301), then recompute #52676 (901) to 18.7 AC. Then 1.23 AC from #347712 (TL 1301), Then recompute #347712 (TI 1301). All unimproved SA land. Managed RF/FP. 5/21-JG-

2/5/2025 2:57 PM Page 1 of 1

### 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 STEVE & PENNY 42051 CLARK SMITH DR LEBANON OR 97355-9116

Tax Account # 52676 Account Status A Roll Type Real

Lender Name Loan Number

Property ID 00902 Interest To Feb 5, 2025

Tax Summary

Situs Address

Tax	Tax	Total	Current	Interest	Discount	Original	Due
Year	Туре	Due	Due	Due	Available	Due	Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.11	Nov 15, 202
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$117.88	Nov 15, 202
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$103.09	Nov 15, 202
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$103.95	Nov 15, 202
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$104.03	Nov 15, 202
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$99.72	Nov 15, 201
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$98.47	Nov 15, 201
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$95.43	Nov 15, 201
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$92.39	Nov 15, 201
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$87.47	Nov 15, 201
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$87.14	Nov 15, 201
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$85.62	Nov 15, 201
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$83.04	Nov 15, 201
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.94	Nov 15, 201
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.21	Nov 15, 201
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$74.32	Nov 15, 200
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$73.54	Nov 15, 200
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.68	Nov 15, 200
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.75	Nov 15, 200
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.91	Nov 15, 200
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.07	Nov 15, 200
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.58	Nov 15, 200
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.34	Nov 15, 200
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.11	Nov 15, 200
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.59	Nov 15, 200
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.59	Nov 15, 199
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.09	Nov 15, 199
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.48	Dec 15, 199
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.01	Nov 15, 199
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.48	Nov 15, 199
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$103.42	Nov 15, 199
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$110.61	Nov 15, 199
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$121.00	Nov 15, 199
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$121.61	Nov 15, 199
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$2,801.67	

### 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 STEVE & PENNY 42051 CLARK SMITH DR LEBANON OR 97355-9116

Tax Account # 52676

Α

Real

Loan Number
Property ID 00902
Interest To Feb 5, 2025

Lender Name

Tax Summary

Account Status

Situs Address

Roll Type

Tax	Tax	Total	Current	Interest	Discount	Original	Due
Year	Type	Due	Due	Due	Available	Due	Date

© 1990-2012 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR www.stevensness.com FORM No. 723 - BARGAIN AND SALE DEED. NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS. BLS Shone Cochron 2021-05853 LINN COUNTY, OREGON Cnt=1 Stn=10130 COUNTER 03/09/2021 10:38:17 AM \$105.00 \$5.00 \$11.00 \$60.00 \$19.00 \$10.00 After recording, return to (Name and Address) I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk Steve Druckenmiller - County Clerk bomon OR BARGAIN AND, SALE DEED, KNOW ALL BY THESE PRESENTS that LUCIS Shave CochYIL hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto \_\_\_\_\_ Ernie + Annette 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 any way appertaining, situated in \_\_\_\_\_\_ State of Oregon, described as follows (legal description of property): A portion of that Lucas Shane Cochran tract described in Document No. 2020-5640 of the Linn County Deed Records, being more particularly described as follows: Beginning at a 3" brass cap marking the corner common to sections 29, 30, 31 & 32 in Township 11 South, Range 1 East of the Willamette Meridian, in Linn County, Oregon, and running thence S89°30'35"W along the north line of said Section 31 a distance of 568.70 feet to a point; thence N 0°00'00"E 130.52 feet to a point on the southeasterly right-of-way line of Clark-Smith Drive (CR 844); thence N56°18'11"E along said southeasterly right-of-way line a distance of 61.96 feet to a 5/8" iron rod with a yellow plastic cap marked "K.DOHERTY LS 2738"; thence S72°48'17"E 541.51 feet to the point of beginning, containing 1.15 acres. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) Line Adjustment To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Property Live ® However, the actual consideration consists of or includes other property or value given or promised which is  $\square$  part of the  $\nearrow$ the whole (indicate which) consideration. (The sentence between the symbols of, if not applicable, should be deleted. See ORS 93.030.) In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to, individuals. IN WITNESS WHEREOF, grantor has executed this instrument on \_\_\_\_3/8/2021 signature on behalf of a business or other entity is made with the authority of that entity. 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 INCLURE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS. IF ANY, UNDER ORS 195.300. 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 SÉCTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. This instrument was acknowledged before me on The 8th Day of March 2021 by UCCS Shand Cochran This instrument was acknowledged before me on \_\_\_\_\_\_ Notary Public for Oregon OFFICIAL STAMP TAWNY LORETTA MILLER NOTARY PUBLIC - OREGON COMMISSION NO. 965700 MY COMMISSION EXPIRES AUGUST 17, 2021

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



# 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







## 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 INTERÉSTS, STEVÉ IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEVEHELMS@KW.COM | 541-979-0118





