



**Oregon  
Farm & Home**  
★ B R O K E R S ★

**0 FERN ROAD**

**PHILOMATH**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

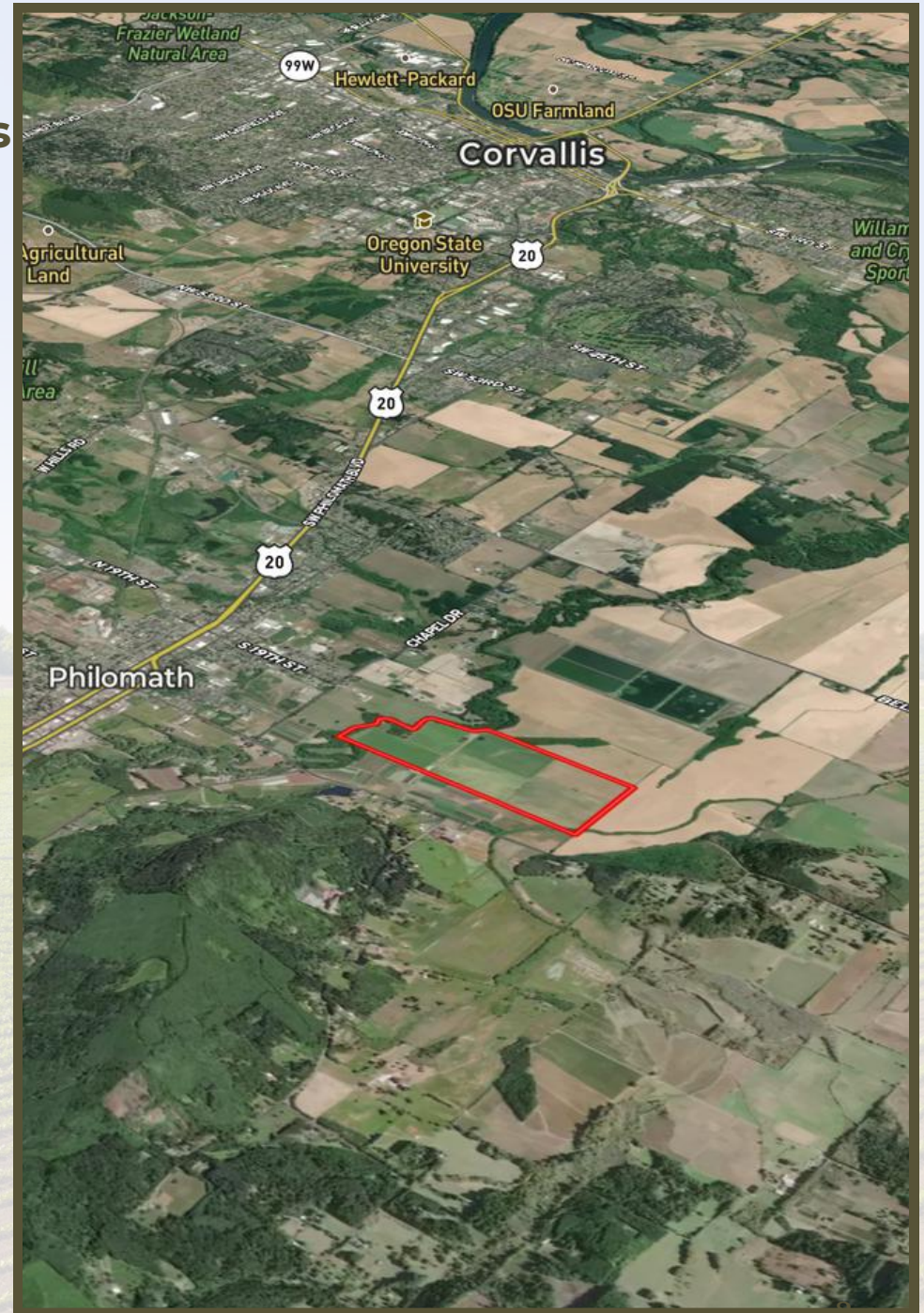
# INTRODUCTION

Located in the fertile Willamette Valley near Philomath, Oregon, this expansive agricultural estate spans 154.46 total acres across Parcel 174411, 107 acres, and Parcel 174429, 47.46 acres,—zoned Exclusive Farm Use (EFU). With approximately 3,211 feet of river frontage, the land draws upon significant water resources and benefits from full coverage of irrigation water rights. Certified organic as of September 28, 2023 (anniversary date January 1, 2026), the property is ideally positioned for sustainable production of fresh-market crops.

Currently planted in fresh-market beans, the land boasts a rich planting history including green beans, oats, peas, pasture, ryegrass, sweet corn, triticale, and wheat—demonstrating its versatility across seasonal rotations. A lease for structures and farm buildings provides an annual income of \$4,200, running through December 31st, 2026, and is available for review upon request. Access is secured via a 15-foot easement road over a neighboring parcel. Combined with its secure irrigation rights, lengthy river frontage, and certified organic status, the property represents a rare and fully permitted opportunity for commercial agriculture in Benton County.

# LOCATION

Just west of Philomath, Oregon, this farm enjoys a prime location amid the fertile landscapes of the Willamette Valley. Surrounded by a vibrant community of local farms, it benefits from the region's rich agricultural heritage. The property's proximity to major towns like Corvallis ensures convenient access to urban amenities, while its closeness to Highway 34 facilitates easy transportation and connectivity. Adding to its appeal, the farm boasts river frontage, offering picturesque views and potential for irrigation resources. This blend of rural charm and strategic location makes it an ideal spot for both farming endeavors and enjoying the natural beauty of Oregon's countryside.



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.

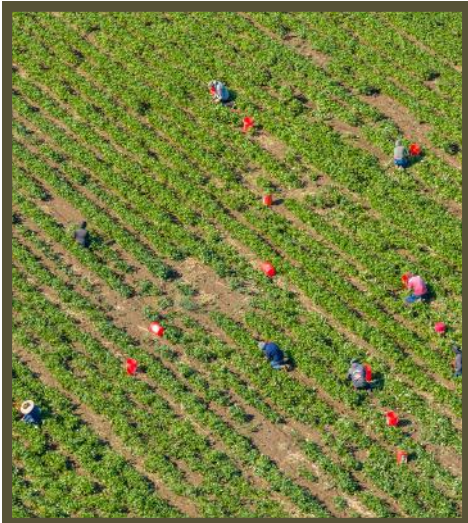
# OPPORTUNITY

This farm offers an exceptional opportunity for both established and aspiring producers seeking a premium agricultural investment. With full organic certification in place and valid through 2026, the groundwork is already laid for organic operations, providing access to higher-value markets and long-term sustainability. The rare combination of 141.9± acres of irrigation water rights and nutrient-rich Coburg and Malabon silty clay loam soils ensures consistent, high-yield production of a wide range of crops. Currently planted in fresh market beans, the farm is ready for continued cultivation or a transition to specialty or rotational crops suited for organic systems.

Adding even more value is the farm's substantial river frontage—approximately 3,211 feet—offering not only scenic beauty but also the security and long-term viability of a consistent water source. This frontage enhances the property's irrigation potential while contributing to overall ecosystem health, a major asset for organic practices. With a solid infrastructure already in place, including a current lease generating annual income and access via a 15' easement road, the farm is turnkey for immediate operation while leaving ample room for expansion, diversification, or value-added ventures.



# LAND



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# LAND

## 154.46 Acres Total

- Parcel 174411, 107 Acres
- Parcel 174429, 47.46 Acres
- 136.9 +/- Tillable Acres
- 141.9 +/- Acres of Irrigation Water Rights
- Zoned Exclusive Farm Use
- River Frontage
  - Approx 3211' of Frontage
- Organic Certification
  - Effective Date 9/28/2023, Anniversary Date 1/1/2026
- Currently Planted In Fresh Market Beans
  - Approx 30 Acres of Beans
  - Mid September Harvest
- Current Lease (Available Upon Request)
  - For Structures and Buildings
  - \$4,200 Annual Rent
  - Expires December 31<sup>st</sup>, 2026
- Access via Easement with Neighboring Parcel
  - Approx 15' Wide Gravel and Undeveloped Roads

# STRUCTURES

## Farm Shed

- 4,950 SqFt
- Concrete Slab Floor

## Miscellaneous Grain Bins

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# IRRIGATION SYSTEMS

## Turbine Well Pump with Emerson BF56A 60HP Motor

- 1 Irrigation Well
- Approx 300 GPM at 70 PSI
- Yaskawa P7 VFDs (Variable Fan and Pump Drive) Installed 2013

## River Pump with Marathon 30 HP Motor

- Approx 400 GPM at 70 PSI
- Yaskawa P7 VFDs (Variable Fan and Pump Drive) 2013



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# **SELLER PREFERRED TERMS**

**OREF Forms**

**Fidelity National Title**

**5 Business Days for Offer Response**

**Personal Property Included: Irrigation Pumps**

**Personal Property Excluded:**

- **Approx 8,000' of Powered Wheel Line Sprinkler System**
- **Approx 3,000' of 5" Aluminum Surface Mainline Pipe and Clamps, Risers and Misc Connecting Parts**
- **Approx 200' of 5" Rubber Hoses**

**Seller Name: Vital Farmland LP**

# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- WETLANDS, FEMA, SURFACE WATER

SCAN  
HERE  
FOR  
INTERACTIVE  
MAP!



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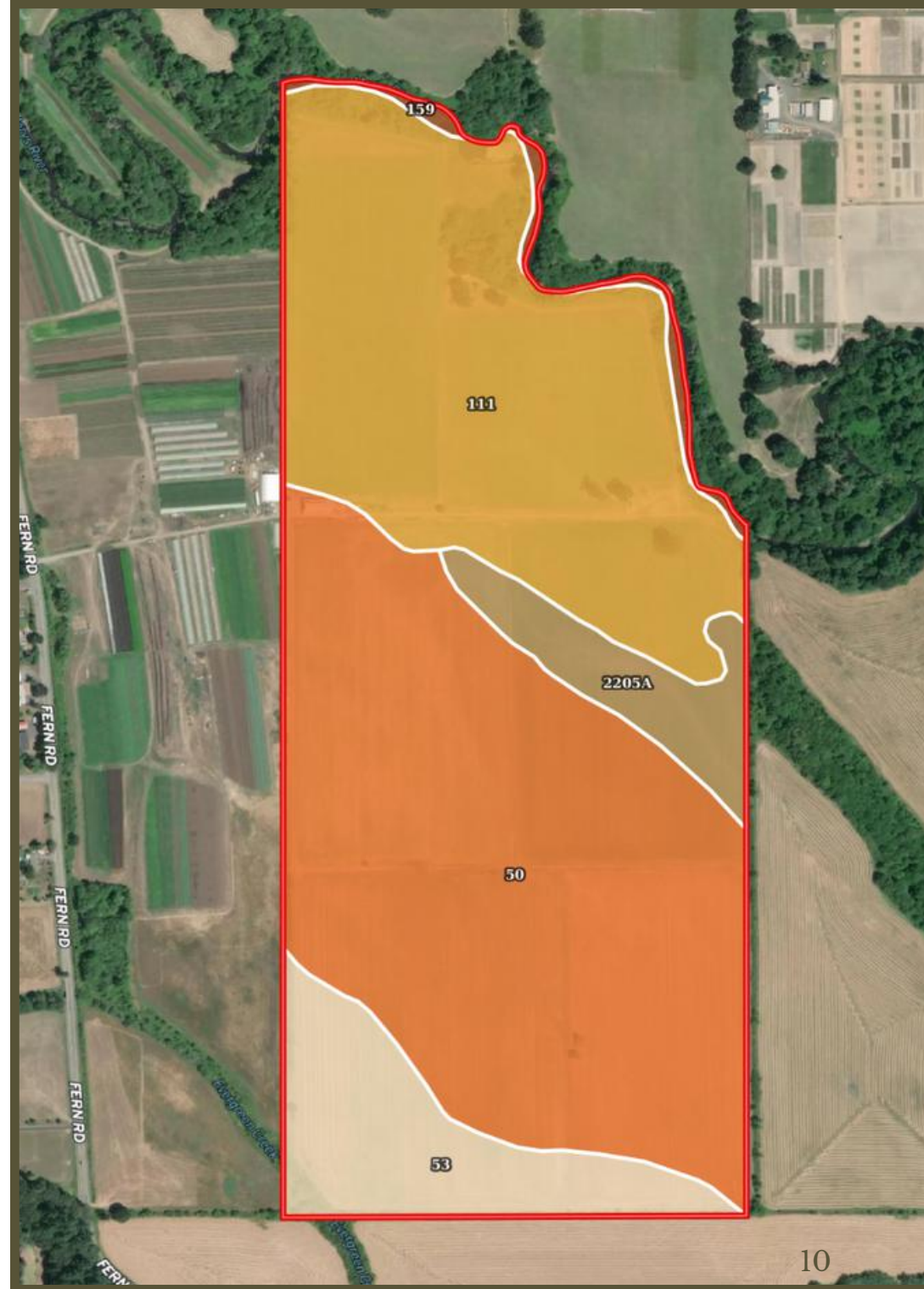
# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- COBURG SILTY CLAY LOAM
- MALABON SILTY CLAY LOAM

| SOIL CODE | SOIL DESCRIPTION                                               |
|-----------|----------------------------------------------------------------|
| 50        | Coburg silty clay loam, rarely flooded, 0 to 3 percent slopes  |
| 111       | Malabon silty clay loam, rarely flooded, 0 to 3 percent slopes |
| 53        | Dayton silt loam, 0 to 2 percent slopes                        |
| 2205A     | Conser silty clay loam, 0 to 3 percent slopes                  |



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# WATER RIGHTS

## WATER RIGHTS PROVIDED BY OWRD

### WATER RIGHTS SUMMARY

- CERTIFICATE 36959
  - 107.7 ACRES
  - 3/7/1963 PRIORITY DATE
  - IRRIGATION
  - GROUND WATER VIA WELL
- CERTIFICATE 91973
  - 34.2 ACRES
  - 4/2/1969 PRIORITY DATE
  - IRRIGATION
  - MARY'S RIVER



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STATE OF OREGON  
COUNTY OF BENTON

**This Is to Certify, That**      **GEORGE SHROYER**

of Route 2, Box 99, Philomath, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Well No. 2

a tributary of Mary's River (Willamette River) for the purpose of  
irrigation of 107.7 acres

under Permit No. **G-2373** of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **March 7, 1963**

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 1.24 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW 1/4 SE 1/4, as projected within Hartless DLC 51, Section 13, T. 12 S., R. 6 W., W. M. Well located: 2660 feet North and 1780 feet West from SE Corner, Hartless DLC 51.

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

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

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

|            |     |     |
|------------|-----|-----|
| 2.4 acres  | NE¼ | SW¼ |
| 4.2 acres  | SE¼ | SW¼ |
| 4.9 acres  | NE¼ | SE¼ |
| 22.7 acres | NW¼ | SE¼ |
| 40.0 acres | SW¼ | SE¼ |
| 9.1 acres  | SE¼ | SE¼ |

all as projected within Hartless DLC 51  
Section 13

4.2 acres NE¼ NE¼  
18.5 acres NW¼ NE¼  
1.7 acres NE¼ NW¼

all as projected within Hartless DLC 51  
Section 24  
T. 12 S., R. 6 W., W. M.

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

**WITNESS** the signature of the State Engineer, affixed

this date.      **October 21, 1970**

CHRIS L. WHEELER

State Engineer

## STATE OF OREGON

## COUNTY OF BENTON

## CERTIFICATE OF WATER RIGHT

## THIS CERTIFICATE ISSUED TO

VITAL FARMLAND LP  
ONE MARKET SPEAR TOWER STE 3600  
SAN FRANCISCO CA 94105

confirms the right to the use of water perfected under the terms of Permit S-34297. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

SOURCE OF WATER: MARYS RIVER, TRIBUTARY TO THE WILLAMETTE RIVER

PURPOSE OR USE: IRRIGATION OF 34.2 ACRES

MAXIMUM RATE: 0.43 CUBIC FOOT PER SECOND

DATE OF PRIORITY: APRIL 2, 1969

The point of diversion is located as follows:

| Twp  | Rng | Mer | Sec | Q-Q   | DLC | Measured Distances                                        |
|------|-----|-----|-----|-------|-----|-----------------------------------------------------------|
| 12 S | 6 W | WM  | 13  | NE SE | 51  | 2610 FEET SOUTH AND 1880 FEET EAST FROM SW CORNER, DLC 45 |

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

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

A description of the place of use is as follows:

| Twp  | Rng | Mer | Sec | Q-Q   | DLC | Acres |
|------|-----|-----|-----|-------|-----|-------|
| 12 S | 6 W | WM  | 13  | SW NE | 51  | 14.6  |
| 12 S | 6 W | WM  | 13  | SE NW | 51  | 3.2   |
| 12 S | 6 W | WM  | 13  | NE SW | 51  | 1.3   |
| 12 S | 6 W | WM  | 13  | NE SE | 51  | 0.1   |
| 12 S | 6 W | WM  | 13  | NW SE | 51  | 15.0  |

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482. Pursuant to ORS 183.482, ORS 536.075 and OAR 137-003-0675, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

The quantity of water diverted at the new point of diversion shall not exceed the quantity of water lawfully available at the original point of diversion described as follows:

| Twp  | Rng | Mer | Sec | Q-Q   | DLC | Measured Distances                                       |
|------|-----|-----|-----|-------|-----|----------------------------------------------------------|
| 12 S | 6 W | WM  | 13  | SW NE | 51  | 1100 FEET SOUTH AND 830 FEET EAST FROM SW CORNER, DLC 45 |

Water use measurement conditions:

- A. The water user shall maintain the totalizing flow meter or measuring device in good working order.
- B. The water user shall allow the Watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the Watermaster shall request access upon reasonable notice.

The water user shall operate and maintain the fish screen at the new point of diversion consistent with Oregon Department of Fish and Wildlife's operational and maintenance standards.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

This certificate is issued to confirm a change in POINT OF DIVERSION approved by an order of the Water Resources Director entered December 14, 2012, at Special Order Volume 88, Page 816, approving Transfer Application 11374, and supersedes Certificate 41975, State record of Water Right Certificates.

Issued DEC 09 2016



Dwight French  
Water Right Services Division Administrator, for  
Thomas M. Byler, Director  
Oregon Water Resources Department



# ACCESS EASEMENT

EASEMENT PROVIDED BY CLIENTS

## EASEMENT DETAILS

- WITH NEIGHBORING PARCEL ID 174494
- 15' WIDE ROAD



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**After Recording Return to:**

Gina Anne Johnnie  
Sherman, Sherman, Johnnie & Hoyt, LLP  
P.O. Box 2247  
Salem, OR 97308

BENTON COUNTY, OREGON      **2018-577166**  
**DE-EAS**  
Stn=6 BRIANNE      **12/06/2018 09:56:21 AM**  
\$55.00 \$11.00 \$10.00 \$62.00 \$20.00      **\$158.00**

I, James V. Morales, County Clerk for Benton County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

James V. Morales - County Clerk

**Tax Statements:**

No Change

**ACCESS EASEMENT**

This Easement is executed by Lucy Leach, L.L.C., an Oregon limited liability company ("Grantor") and Vital Farmland LP, a Delaware limited partnership ("Grantee").

**Recitals**

Grantor owns fee title to the parcel of land described in **Exhibit A** (the "Grantor Tract"). Grantee owns fee title to an adjoining tract of land described in **Exhibit B** (the "Grantee Tract"). Grantee Tract is landlocked and Grantee is utilizing an access crossing Grantor's Tract. Grantor and Grantee have agreed to establish a recorded access easement for the benefit of the Grantee Tract.

**Grant**

Therefore, in consideration of the premises and other valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor and Grantee agree as follows:

1. **Grant of Easement.** Grantor grants to Grantee, for the benefit of the Grantee Tract, a private, perpetual, nonexclusive easement which is approximately 15' wide and runs from the common property line between the Grantor Tract and the Grantee Tract, across the Grantor Tract, to Fern Road (the "Easement"). The Easement is generally depicted on **Exhibit C** (the "Easement Area"). The Easement will be used solely for the purposes of providing vehicular and pedestrian access to and from the Grantee Tract (the "Road"); the Easement may be used for such ingress and egress purposes only by Grantee, its successors in ownership of the Grantee Tract, and the tenants, invitees, agents, and employees of Grantee and such successors (collectively, the "Users"), such use to be in common with use of the Easement Area by the owner of the Grantor Tract and its tenants, invitees, agents, employees, successors, and assigns. No above-ground structures, barriers, fences, buildings, or other improvements of any kind will be installed in the Easement Area other than roadway surfaces and improvements.

2. **Nature of Easement.** The Easement granted herein will be appurtenant to, and for the benefit of, the Grantee Tract. Any conveyance of fee title to the Grantee Tract, or any portion that is a legal lot within the Grantee Tract, will include a conveyance of the Easement, regardless of whether the Easement is specifically identified in the instrument of conveyance.

3. No Dedication. Nothing contained herein will be deemed to be a gift or dedication of any portion of the Easement Area to the general public, for the general public, or for any public use or purpose whatsoever.

4. Indemnity; Attorney Fees. Grantee will indemnify and hold Grantor harmless from and against all claims, damages, losses, causes of action, costs, and expenses (including, without limitation, attorney fees), which may be asserted against or incurred by Grantor as a result of any act or omission of Grantee or its agents, contractors, employees, tenants, or invitees related to the use of the Easement Area by any of its Users. Grantor will indemnify and hold Grantee harmless from and against all claims, damages, losses, causes of action, costs, and expenses (including, without limitation, attorney fees), which may be asserted against or incurred by Grantee as a result of any act or omission of Grantor or its agents, contractors, employees, tenants, or invitees related to the use of the Easement Area by anyone other than Grantee's Users. In the event of any litigation or other proceedings brought to enforce or interpret this Easement, the prevailing party in such proceedings will be entitled to recover from the other party the reasonable attorney fees and other costs incurred by the prevailing party in the proceedings or any appeal therefrom.

5. Successors. This Easement will be binding on, and inure to the benefit of, the owners of the Grantor Tract and the Grantee Tract and their respective heirs, successors, and assigns.

6. Amendment. This Agreement may only be amended by written instrument executed by the then current owners of the Grantor and Grantee Tracts.

7. No Partnership. None of the terms or provisions of this Easement will be deemed to create a partnership between or among the parties, nor will it cause them to be considered joint venturers or members of any joint enterprise. This Agreement is not intended nor will it be construed to create any third-party beneficiary rights in any person who is not an owner of the Grantee or Grantor Tract.

8. Consents. Whenever the consent or approval of a party is required to be given hereunder, such consent or approval will not be unreasonably withheld, delayed, or conditioned unless the provision in question expressly stipulates another standard of approval.

9. Notices. Any notice required or permitted by this Easement must be in writing and given by delivering the same in person to the recipient or by sending the same by registered or certified mail, return receipt requested, with postage prepaid, to the address of the Grantor or Grantee Tract, as applicable, as shown on the current records of the tax assessor for Benton County, Oregon, with respect to the Tract in question.

## EXHIBIT A

Beginning at a pipe in the center of the county road said point being 27.74 chains South and 22.47 chains East of the Northwest corner of the Eldridge Hartless Donation Land Claim #51, Township 12 South, Range 6 West, thence running along the center of said road South 11° East about 6 chains to a pipe set in the center of said county road; thence along the center of said road South 11° East 11.04 chains; thence South 4° 11' East along the center of said road 2.178 chains to a pipe in the center of the above road; thence North 89° 57' East 14196 chains to a pipe on the West line of the Allen tracts; thence North 10' West long said line 18.964 chains to a bar at the Southeast corner of the tract formerly owned by Callahan; thence South 89° 57' West on the South line of said tract 17.657 chains to beginning.

ALSO: Beginning at a point in the center of the county road on the South boundary line of the donation Land Claim No. 51, Township 12 South, Range 6 West at a point which is 28.25 chains from the Southwest corner of said claim; thence East along the South boundary line of said claim 12.077 chains; thence North 10° West 33.394 chains; thence South 89° 57' West 14.186 chains to a point in the center of said county road, thence South 4° 11' East along the center of said road 33.49 chains to beginning.

ALSO: Beginning at a point in the center of Marys River 0.83 chains South of a stone W.C. on the North bank of said stream and 39.87 chains West and 12.07 chains South of the Northeast corner of the Eldridge Hartless Donation Land Claim #51, Township 12 South, Range 6 West; thence following the thread of said stream, up stream in a Southwesterly direction to a point 1.33 chains North 41° 30' East of a stone W.C. on the South bank of said stream, said point being the most Westerly Southwest corner of the 11.18 acre tract described in Book 92, page 44; thence South 41° 30' West 4.19 chains to center of county road; thence along center of said road South 11° East 9.34 chains; thence East 16.33 chains, more or less, to a bar on the West line of the Allen tract; thence North 15.63 chains to place of beginning, all in the county of Benton and State of Oregon.

**RESERVING UNTO** Grantor and Grantor's assigns an easement and right-of-way 20 feet in width over and across the property to be used by owners and assigns (hereafter "Easement Grantee") of that property described in deeds recorded in MF36261 and MF43029, Benton County Deed Records. The siting of such easement shall be determined by the Easement Grantee taking into account the opinion of Grantee and attempting to reasonably mitigate the negative impact on Grantee's property; except, however, this easement and right-of-way shall be satisfied if Easement Grantee benefits from the road easement described in the deed recorded at MF36261, Benton County Deed Records.

**SUBJECT TO:** Rights of the public in and to that portion of the above-described property lying within the boundaries of roads, highways and the Marys River.

**TOGETHER WITH,** all of Grantor's interest in and to any and all leases, and the rents, royalties, issues and profits therefrom, pertaining to and derived from any or all of the above described real property, or any portion thereof.

**SUBJECT TO:** All easements, conditions, restrictions and encumbrances listed as exceptions to title by the document by which Grantor received record title to the property; and all easements, conditions, restrictions, and encumbrances created or suffered by the grantor and all leases entered into by grantor encumbering the property, if any, whether or not of record.

## **EXHIBIT B**

**LEGAL DESCRIPTION:** Real property in the County of Benton, State of Oregon, described as follows:

### **PARCEL I:**

**ALL THAT PART OF THE FOLLOWING LYING SOUTH OF THE CENTERLINE OF MARY'S RIVER AND NORTH OF A LINE RUNNING EAST AND WEST AND 40 CHAINS NORTH AND PARALLEL TO THE SOUTH LINE OF ELDRIDGE HARTLESS DLC NO. 51, TOWNSHIP 12 SOUTH, RANGE 6 WEST: BEGINNING 26.58 CHAINS WEST OF THE NORTHEAST CORNER OF THE DLC NO. 51, NOT. NO. 6266 OF E. HARTLESS AND LUCY HARTLESS, HIS WIFE, FROM THE GOVERNMENT OF THE UNITED STATES; THENCE SOUTH TO A POINT 26.78 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID CLAIM; THENCE WEST 13.39 CHAINS; THENCE NORTH TO A POINT 39.87 CHAINS WEST OF THE NORTHEAST CORNER OF SAID CLAIM; THENCE EAST 13.29 CHAINS TO THE PLACE OF BEGINNING; ALSO, BEGINNING AT A POINT 13.29 CHAINS WEST OF THE NORTHEAST CORNER OF THE DLC NO. 51, NOT. NO. 6266 OF E. HARTLESS AND LUCY HARTLESS, HIS WIFE, FROM THE GOVERNMENT OF THE UNITED STATES; THENCE SOUTH TO A POINT 13.39 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID CLAIM; THENCE WEST 13.39 CHAINS; THENCE NORTH TO A POINT 26.58 CHAINS WEST OF THE NORTHEAST CORNER OF SAID CLAIM; THENCE EAST 13.29 CHAINS TO THE PLACE OF BEGINNING.**

### **PARCEL II:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE SECOND PARCEL AS DESCRIBED IN DEED RECORDED IN BOOK 189, PAGE 391, BENTON COUNTY DEED RECORDS, SAID CORNER BEING 13.39 CHAINS WESTERLY ALONG THE CLAIM LINE FROM THE SOUTHEAST CORNER OF THE ELDRIDGE HARTLESS D.L.C. NO. 51 IN T. 12S., R. 6W., OF THE WILL. BASE AND MER., THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 40 CHAINS; THENCE WESTERLY PARALLEL TO SAID CLAIM LINE TO THE EAST LINE OF THE TRACTS DESCRIBED IN DEED RECORDED IN BOOK 137, PAGE 330, SAID DEED RECORDS; THENCE NORTHERLY ALONG THE LAST MENTIONED EAST LINE TO THE CENTER OF MARY'S RIVER; THENCE UPSTREAM ALONG THE CENTER OF SAID RIVER TO THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT DESCRIBED IN DEED RECORDED IN BOOK 92, PAGE 44, SAID DEED RECORDS; THENCE S. 41° 30' W, 4.19 CHAINS TO THE CENTER OF COUNTY ROAD NO. 25; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO THE SOUTH LINE OF SAID CLAIM; THENCE EASTERLY ALONG SAID CLAIM LINE TO THE POINT OF BEGINNING.**

**SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

**BEGINNING AT A PIPE IN THE CENTER OF THE COUNTY ROAD SAID POINT BEING 27.74 CHAINS SOUTH AND 22.47 CHAINS EAST OF THE NORTHWEST CORNER OF THE ELDRIDGE HARTLESS DONATION LAND CLAIM #51, TOWNSHIP 12 SOUTH, RANGE 6 WEST, THENCE RUNNING ALONG THE CENTER OF SAID ROAD SOUTH 11° EAST ABOUT 5 CHAINS TO A PIPE SET IN THE CENTER OF SAID COUNTY ROAD; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 11° EAST 11.04 CHAINS; THENCE SOUTH 4° 11' EAST ALONG THE CENTER OF SAID ROAD 2.178 CHAINS TO A PIPE IN THE CENTER OF THE ABOVE ROAD; THENCE NORTH 89°57' EAST 14.196 CHAINS TO A PIPE ON THE WEST LINE OF THE ALLEN TRACTS; THENCE NORTH 10° WEST LONG SAID LINE 18.964 CHAINS TO A BAR AT THE SOUTHEAST CORNER OF THE TRACT FORMERLY OWNED BY CALLAHAN; THENCE SOUTH 89°57' WEST ON THE SOUTH LINE OF SAID TRACT 17.657 CHAINS TO BEGINNING.**

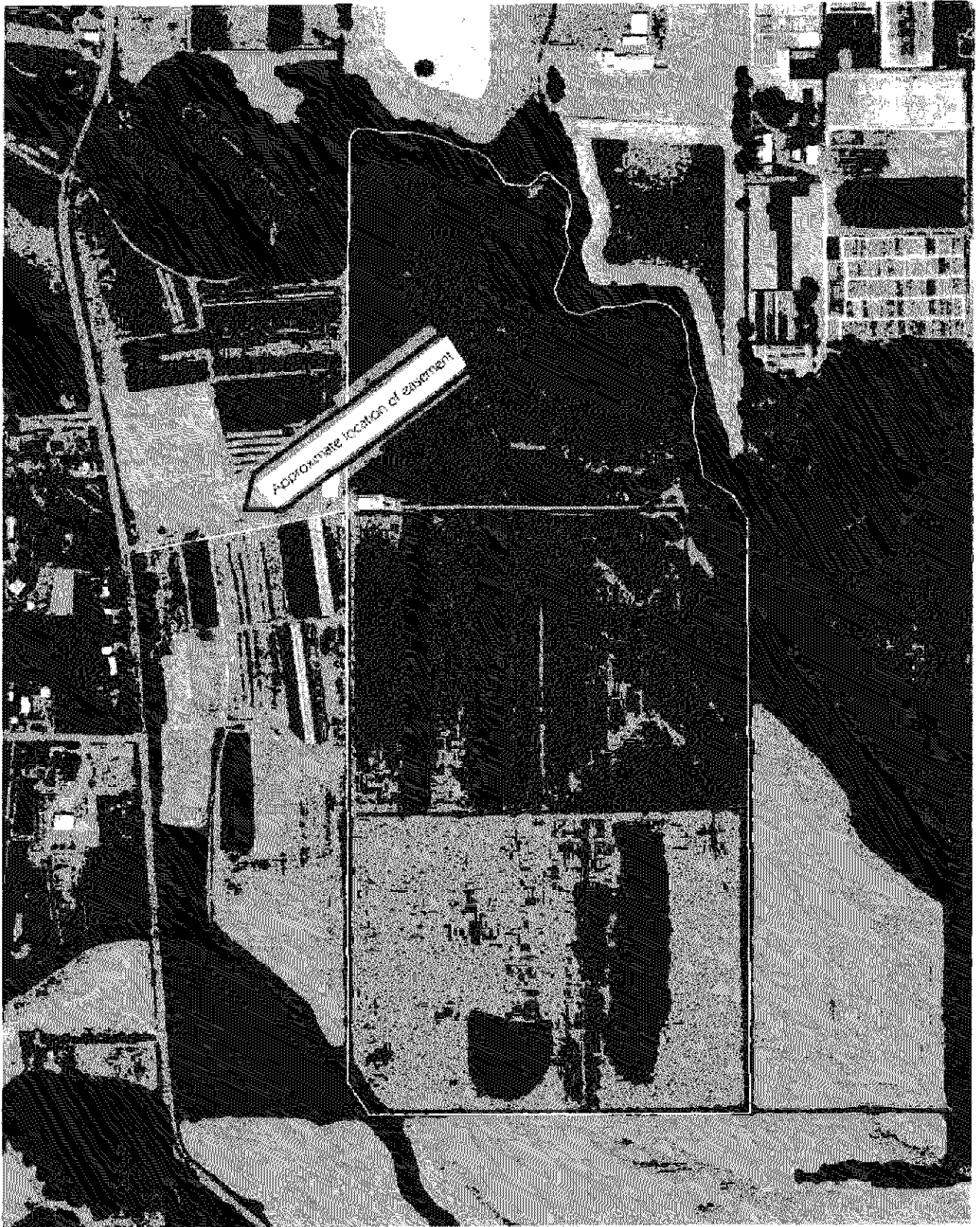
**EXHIBIT B - continued**

**ALSO: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD ON THE SOUTH BOUNDARY LINE OF THE DONATION LAND CLAIM NO. 51, TOWNSHIP 12 SOUTH, RANGE 6 WEST AT A POINT WHICH IS 28.25 CHAINS FROM THE SOUTHWEST CORNER OF SAID CLAIM; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID CLAIM 12.077 CHAINS; THENCE NORTH 10° WEST 33.394 CHAINS; THENCE SOUTH 89°57' WEST 14.196 CHAINS TO A POINT IN THE CENTER OF SAID COUNTY ROAD; THENCE SOUTH 4°11' EAST ALONG THE CENTER OF SAID ROAD 33.49 CHAINS TO BEGINNING.**

**ALSO: BEGINNING AT A POINT IN THE CENTER OF MARY'S RIVER 0.83 CHAINS SOUTH OF A STONE W.C. ON THE NORTH BANK OF SAID STREAM AND 39.87 CHAINS WEST AND 12.07 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE ELDRIDGE HARTLESS DONATION LAND CLAIM #51, TOWNSHIP 12 SOUTH, RANGE 6 WEST; THENCE FOLLOWING THE THREAD OF SAID STREAM, UP STREAM IN A SOUTHWESTERLY DIRECTION TO A POINT 1.33 CHAINS NORTH 41°30' EAST OF A STONE W.C. ON THE SOUTH BANK OF SAID STREAM, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 11.18 ACRE TRACT DESCRIBED IN BOOK 82, PAGE 44; THENCE SOUTH 41°30' WEST 4.19 CHAINS TO CENTER OF COUNTY ROAD; THENCE ALONG CENTER OF SAID ROAD SOUTH 11° EAST 9.34 CHAINS; THENCE EAST 16.33 CHAINS, MORE OR LESS, TO A BAR ON THE WEST LINE OF THE ALLEN TRACT; THENCE NORTH 15.63 CHAINS TO PLACE OF BEGINNING, ALL IN THE COUNTY OF BENTON AND STATE OF OREGON.**

**NOTE: This Legal Description was created prior to January 1, 2008.**

## EXHIBIT C



# COUNTY INFO

LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY

## PARCEL SUMMARY

- PARCEL ID 174411
  - 107 ACRES
  - ZONED EXCLUSIVE FARM USE
- PARCEL 174429
  - 47.46 ACRES
  - ZONED EXCLUSIVE FARM USE



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

## BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **174411**

Tax Lot: **126130000401**

Owner: Vital Farmland Lp

CoOwner:

Site:

Philomath OR 97370

Mail: 80 E Sir Frances Drake Blvd Ste 3b

Larkspur CA 94939

Zoning: County-EFU - Exclusive Farm Use

Std Land  
Use: 7001 - Farm land

Legal:

Twtn/Rng/Sec: T:12S R:06W S:13 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$565,680.00**

Market Land: **\$565,680.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$103,336.00**

Exemption:

Taxes: **\$1,604.18**

Levy Code: 1704

Levy Rate: 15.5239

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 107.00 Acres (4,660,920 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 17J - Philomath

Census: 1001 - 010300

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 10/21/2024

Sale Amount:

Document #: 2024-648129

Deed Type: Warranty Deed

Loan

Amount:

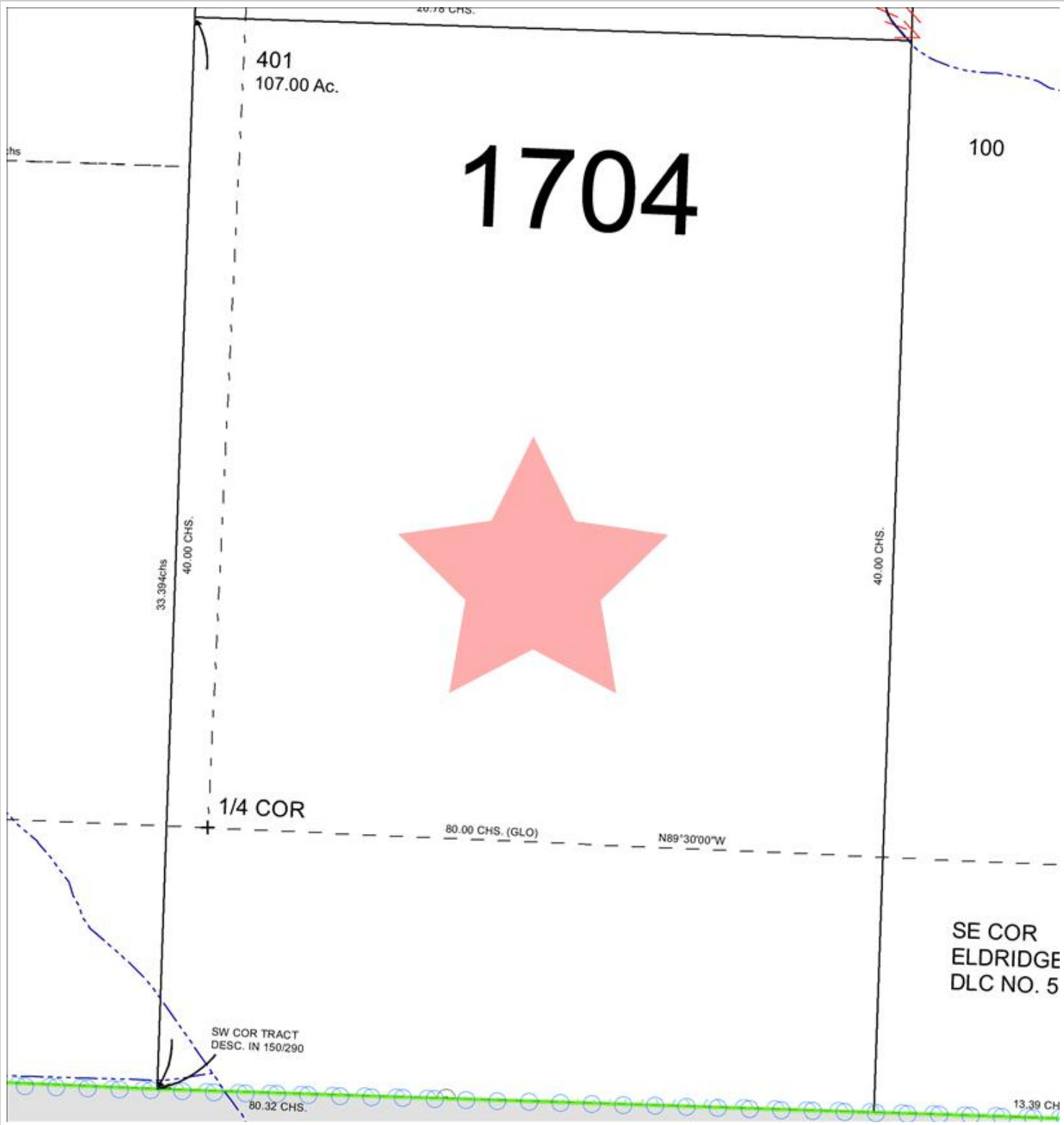
Lender:

Loan Type:

Interest

Type:

Title Co:

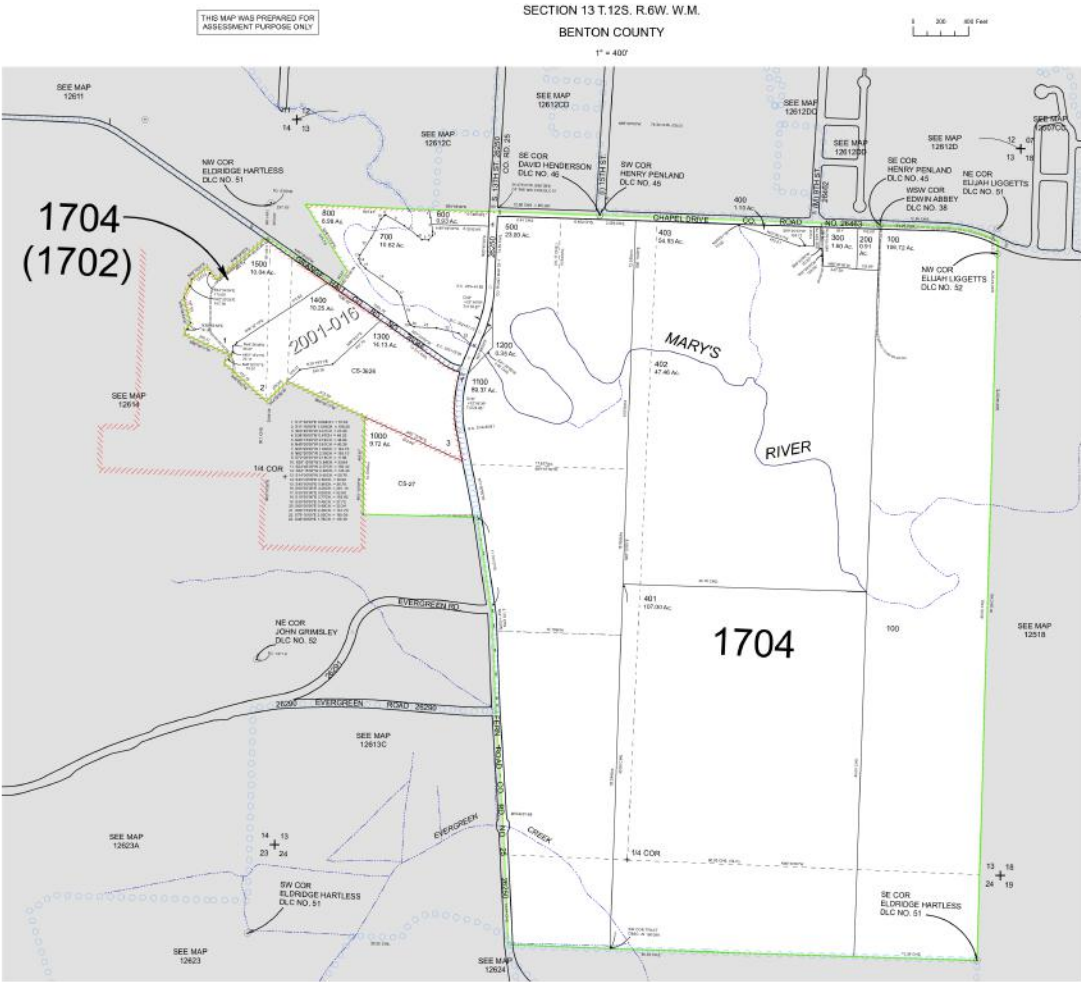


**Fidelity National Title**

Parcel ID: 174411

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.



**Fidelity National Title**

Parcel ID: 174411

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

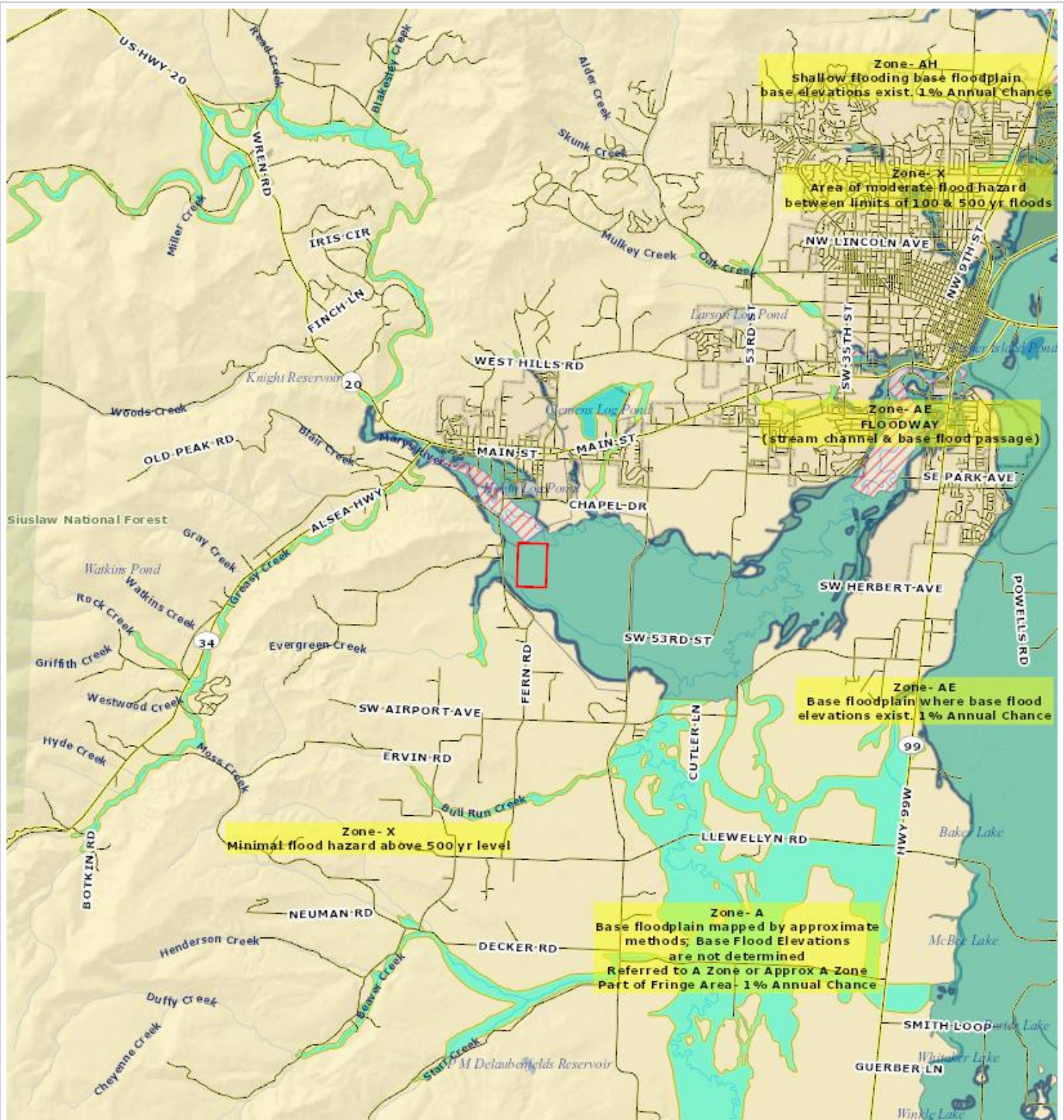


**Fidelity National Title**

**Parcel ID: 174411**

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## Flood Map



**Fidelity National Title**

Parcel ID: 174411

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.

# PROPERTY SUMMARY

## Account Information

Account #: 174411  
Map Taxlot: [126130000401](#)  
Acreage: 107  
Property Class: 550  
Tax Code Area: 1704  
Situs Address:  
[UNASSIGNED](#)  
[PHILOMATH, OR 97370](#)

FOR ASSESSMENT AND TAX PURPOSES ONLY

## Last Certified Values

Market Land: \$565,680.00  
Market Structure: \$0.00  
Total Real \$565,680.00  
Market:  
Special Assessed Taxable Land: \$103,336.00  
Assessed: \$103,336.00  
Exemption: \$0.00  
Net Taxable: \$103,336.00

[Property Valuation History](#)



# OWNER INFORMATION

## Owner:

VITAL FARMLAND LP  
80 E SIR FRANCES DRAKE BLVD STE 3B  
LARKSPUR, CA 94939

## Taxpayer:

VITAL FARMLAND LP  
80 E SIR FRANCES DRAKE BLVD STE 3B  
LARKSPUR, CA 94939

# TAXES

Tax Code Area: 1704  
2024 Property Tax \$1,604.18

## WARNING

This account may have potential tax liabilities, taxes due, or other special development conditions.

# PROPERTY IMPROVEMENTS

# SALES HISTORY

| Sales Date | Deed Ref.                  | Sale Price     |
|------------|----------------------------|----------------|
| 10/21/2024 | 2024-648129                | \$0.00         |
| 04/26/2023 | 2023-636212                | \$1,625,000.00 |
| 02/26/2010 | <a href="#">M462500-10</a> | \$750,000.00   |

# PROPERTY SKETCHES

# Assessment Property Tax Statement

07/01/2024 to 06/31/2025

BENTON COUNTY PROPERTY TAX STATEMENT  
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 174411  
SITUS ADDRESS: UNASSIGNED PHILOMATH , OR 97370

|                |                   |                   |                                 |               |
|----------------|-------------------|-------------------|---------------------------------|---------------|
| PROP CLASS:    | 550               |                   | <b>LAST YEARS TAX</b>           |               |
| PROP TCA:      | 1704              |                   | Bond LinnBenton CC              | 16.02         |
| PROP MAP:      | 12613000040       | ACRES:            | Bonds Philomath SD 17J 2010     | 220.93        |
|                | 1                 | 107.00            | LinnBenton CC Bond 2022         | 7.10          |
|                |                   |                   | Philomath Fire and Rescue Bond  | 41.45         |
| <b>VALUES</b>  | <b>LAST YEAR</b>  | <b>THIS YEAR</b>  | <b>Bonds - Other</b>            | <b>285.50</b> |
| Real Market    | 565,680.00        | 565,680.00        |                                 |               |
| Value Land     |                   |                   | LinnBenton CC                   | 51.86         |
| Real Market    | 0.00              | 0.00              | LinnBentonLincoln ESD           | 31.51         |
| Value          |                   |                   | Philomath SD #17                | 502.87        |
| Structure      |                   |                   | Philomath SD LO 2022            | 155.00        |
| Real Market    | 565,680.00        | 565,680.00        | <b>Education</b>                | <b>741.24</b> |
| Value Total    |                   |                   | 911 Emergency Service Dist      | 46.50         |
| Special        | 100,269.00        | 103,336.00        | Benton County                   | 227.88        |
| Assessed       |                   |                   | Benton County Extension Dist    | 8.27          |
| Value          |                   |                   | Benton County Library           | 40.79         |
| Assessed       | 100,269.00        | 103,336.00        | Benton County Local Option 2021 | 93.00         |
| Value          |                   |                   | Benton County Soil & Water      | 5.17          |
| Exemptions     | 0.00              | 0.00              | Philomath Fire and Rescue       | 155.83        |
| <b>Net</b>     | <b>100,269.00</b> | <b>103,336.00</b> | <b>General Government</b>       | <b>577.44</b> |
| <b>Taxable</b> |                   |                   |                                 |               |

If a mortgage company pays your taxes, this statement is for your records only.

|                     |                    |                    |
|---------------------|--------------------|--------------------|
| <b>Full Payment</b> | <b>2/3 Payment</b> | <b>1/3 Payment</b> |
| <b>3% Discount</b>  | <b>2% Discount</b> | <b>No Discount</b> |
| 1,556.05            | 1,048.06           | 534.72             |

|                                   |                 |
|-----------------------------------|-----------------|
| <b>2024 - 2025 TAXES</b>          | <b>1,604.18</b> |
| 2023 - 2024 DELINQUENT TAXES      | 0.00            |
| TOTAL TAXES OUTSTANDING           | 1,604.18        |
| <b>TOTAL TAX (After Discount)</b> | <b>1,556.05</b> |

|               |               |
|---------------|---------------|
| TAX COLLECTOR | (541)766-6808 |
| ASSESSOR      | (541)766-6855 |
| WEBSITE:      |               |

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR  
PAYMENT

Cut Here

ACCOUNT NUMBER:

174411

Full Payment if paid by

11/15/2024:

**1,556.05**

or 2/3 Payment if paid by

11/15/2024

with final 1/3 due

05/15/2025:

**1,048.06**

or 1/3 Payment if paid by

11/15/2024, 02/15/2025,

05/15/2025:

**534.72**

**INCLUDES DELINQUENT TAXES OWING, IF ANY.**

**DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.**

\$ Enter Payment Amount

Please make checks payable to:

**Benton County Tax Collector**

**PO Box 964**

**Corvallis, OR 97339-0964**

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov/>.

BENTON COUNTY, OREGON **2024-648129**  
DE-WD  
Stn=53 LH 10/21/2024 02:07:47 PM  
\$30.00 \$11.00 \$10.00 \$62.00 \$20.00 **\$153.00**  
\$20.00  
I, James V. Morales, County Clerk for Benton County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.  
James V. Morales - County Clerk

**After Recording, Return To:**

Vital Farmland, LP  
80 E. Sir Francis Drake Blvd, Suite 3B  
Larkspur, CA 94939-1709

**Send Tax Statements to:**

Vital Farmland, LP  
80 E. Sir Francis Drake Blvd, Suite 3B  
Larkspur, CA 94939-1709

**WARRANTY DEED**

Wesley R. Smidt, an individual, "Grantor," hereby conveys and warrants to Vital Farmland, LP, a Delaware limited partnership, "Grantee," the following described real property, free of encumbrances except as specifically set forth herein.

RECORDED BY OLD REPUBLIC TITLE AS AN ACCOMMODATION  
ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR  
FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

COMMERCIAL  
OLD REPUBLIC TITLE 5516000199A

Real property in the City of Philomath, County of Benton, State of Oregon, described as follows:

PARCEL I:

ALL THAT PART OF THE FOLLOWING LYING SOUTH OF THE CENTERLINE OF MARY'S RIVER AND NORTH OF A LINE RUNNING EAST AND WEST AND 40 CHAINS NORTH AND PARALLEL TO THE SOUTH LINE OF ELDRIDGE HARTLESS DLC NO. 51, TOWNSHIP 12 SOUTH, RANGE 6 WEST: BEGINNING 26.58 CHAINS WEST OF THE NORTHEAST CORNER OF THE DLC NO. 51, NOT. NO. 6266 OF E. HARTLESS AND LUCY HARTLESS, HIS WIFE, FROM THE GOVERNMENT OF THE UNITED STATES; THENCE SOUTH TO A POINT 26.78 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID CLAIM; THENCE WEST 13.39 CHAINS; THENCE NORTH TO A POINT 39.87 CHAINS WEST OF THE NORTHEAST CORNER OF SAID CLAIM; THENCE EAST 13.29 CHAINS TO THE PLACE OF BEGINNING; ALSO, BEGINNING AT A POINT 13.29 CHAINS WEST OF THE NORTHEAST CORNER OF THE DLC NO. 51, NOT. NO. 6266 OF E. HARTLESS AND LUCY HARTLESS, HIS WIFE, FROM THE GOVERNMENT OF THE UNITED STATES; THENCE SOUTH TO A POINT 13.39 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID CLAIM; THENCE WEST 13.39 CHAINS; THENCE NORTH TO A POINT 26.58 CHAINS WEST OF THE NORTHEAST CORNER OF SAID CLAIM; THENCE EAST 13.29 CHAINS TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE SOUTHEAST CORNER OF THE SECOND PARCEL AS DESCRIBED IN DEED RECORDED IN BOOK 189, PAGE 391, BENTON COUNTY DEED RECORDS, SAID CORNER BEING 13.39 CHAINS WESTERLY ALONG THE CLAIM LINE FROM THE SOUTHEAST CORNER OF THE ELDRIDGE HARTLESS D.L.C. NO. 51 IN T. 12S., R. 6W., OF THE WILL. BASE AND MER., THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 40 CHAINS; THENCE WESTERLY PARALLEL TO SAID CLAIM LINE TO THE EAST LINE OF THE TRACTS DESCRIBED IN DEED RECORDED IN BOOK 137, PAGE 330, SAID DEED RECORDS; THENCE NORTHERLY ALONG THE LAST MENTIONED EAST LINE TO THE CENTER OF MARY'S RIVER; THENCE UPSTREAM ALONG THE CENTER OF SAID RIVER TO THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT DESCRIBED IN DEED RECORDED IN BOOK 92, PAGE 44, SAID DEED RECORDS; THENCE S. 41° 30' W, 4.19 CHAINS TO THE CENTER OF COUNTY ROAD NO. 25; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO THE SOUTH LINE OF SAID CLAIM; THENCE EASTERLY ALONG SAID CLAIM LINE TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A PIPE IN THE CENTER OF THE COUNTY ROAD SAID POINT BEING 27.74 CHAINS SOUTH AND 22.47 CHAINS EAST OF THE NORTHWEST CORNER OF THE ELDRIDGE HARTLESS DONATION LAND CLAIM #51, TOWNSHIP 12 SOUTH, RANGE 6 WEST, THENCE RUNNING ALONG THE CENTER OF SAID ROAD SOUTH 11° EAST ABOUT 5 CHAINS TO A PIPE SET IN THE CENTER OF SAID COUNTY ROAD; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 11° EAST 11.04 CHAINS; THENCE SOUTH 4° 11' EAST ALONG THE CENTER OF SAID ROAD 2.178 CHAINS TO A PIPE IN THE CENTER OF THE ABOVE ROAD; THENCE NORTH 89°57' EAST 14.196 CHAINS TO A PIPE ON THE WEST LINE OF THE ALLEN TRACTS; THENCE NORTH 10° WEST LONG SAID LINE 18.964 CHAINS TO A BAR AT THE SOUTHEAST CORNER OF THE TRACT FORMERLY OWNED BY CALLAHAN; THENCE SOUTH 89°57' WEST ON THE SOUTH LINE OF SAID TRACT 17.657 CHAINS TO BEGINNING.

ALSO: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD ON THE SOUTH BOUNDARY LINE OF THE DONATION LAND CLAIM NO. 51, TOWNSHIP 12 SOUTH, RANGE 6 WEST AT A POINT WHICH IS 28.25 CHAINS FROM THE SOUTHWEST CORNER OF SAID CLAIM; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID CLAIM 12.077 CHAINS; THENCE NORTH 10° WEST 33.394 CHAINS; THENCE SOUTH 89°57' WEST 14.196 CHAINS TO A POINT IN THE CENTER OF SAID COUNTY ROAD; THENCE SOUTH 4°11' EAST ALONG THE CENTER OF SAID ROAD 33.49 CHAINS TO BEGINNING.

ALSO: BEGINNING AT A POINT IN THE CENTER OF MARY'S RIVER 0.83 CHAINS SOUTH OF A STONE W.C. ON THE NORTH BANK OF SAID STREAM AND 39.87 CHAINS WEST AND 12.07 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE ELDRIDGE HARTLESS DONATION LAND CLAIM #51, TOWNSHIP 12 SOUTH, RANGE 6 WEST; THENCE FOLLOWING THE THREAD OF SAID STREAM, UP STREAM IN A SOUTHWESTERLY DIRECTION TO A POINT 1.33 CHAINS NORTH 41°30' EAST OF A STONE W.C. ON THE SOUTH BANK OF SAID STREAM, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 11.18 ACRE TRACT DESCRIBED IN BOOK 82, PAGE 44; THENCE SOUTH 41°30' WEST 4.19 CHAINS TO CENTER OF COUNTY ROAD; THENCE ALONG CENTER OF SAID ROAD SOUTH 11° EAST 9.34 CHAINS; THENCE EAST 16.33 CHAINS, MORE OR LESS, TO A BAR ON THE WEST LINE OF THE ALLEN TRACT; THENCE NORTH 15.63 CHAINS TO PLACE OF BEGINNING, ALL IN THE COUNTY OF BENTON AND STATE OF OREGON.

NOTE: This Legal Description was created prior to January 1, 2008.

APN: 174411 and 174429

TOGETHER WITH all riparian, overlying, prescriptive, appropriative, statutory, contract, salvage and other surface and subsurface water rights of every kind and description and all water-related easements, rights of way, contract rights and other rights, including without limitation rights related to irrigation and drainage, which belong, or in any manner pertain, to the parcel being conveyed herein as fully as those water rights and water-related easements and other rights belonged, or in any manner pertained, to that parcel prior to this conveyance being made.

TOGETHER WITH non-exclusive easements on and over existing irrigation and drainage ditches, pipelines and other water facilities serving the parcel being conveyed herein together with the right to use non-exclusively for water-related purposes on that parcel all 1) access and utility easements, 2) easements for agricultural and other water-related activities, and 3) related water facilities. Absent agreement to the contrary, the cost of operation of joint facilities (including power costs), maintenance and replacement shall be shared based on the acreage of the parcels entitled to joint use. The owners of servient parcels may at said owners' sole cost relocate or modify easements and facilities on said owners' parcels provided that the service to the dominant parcels is not significantly diminished and there is no increase in cost of operation, maintenance or replacement to the dominant parcel owners.

Subject to and excepting the items contained on Exhibit A hereto and incorporated herein by this reference.

The true consideration for this conveyance is other than money and is acknowledged and accepted by Grantor.

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.

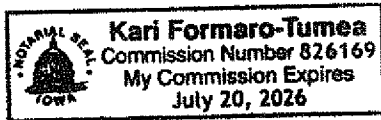
Dated this 16<sup>th</sup> day of Oct, 2024.

Wesley R. Smidt  
Wesley R. Smidt, an individual

STATE OF IOWA )  
County of Polk ) ss.

On this 16<sup>th</sup> day of October, 2024, before me personally appeared Wesley R. Smidt, and he acknowledged the foregoing instrument to be his voluntary act and deed.

Kari Formaro-Tumea  
Notary Public for IOWA  
My Commission expires: 07-20-2026



## EXHIBIT A

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.



# Fidelity National Title

## BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **174429**

Tax Lot: **126130000402**

Owner: Vital Farmland Lp

CoOwner:

Site:

Philomath OR 97370

Mail: 80 E Sir Frances Drake Blvd Ste 3b

Larkspur CA 94939

Zoning: County-EFU - Exclusive Farm Use

Std Land  
Use: 7001 - Farm land

Legal:

Twtn/Rng/Sec: T:12S R:06W S:13 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$451,830.00**

Market Land: **\$451,830.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$48,378.00**

Exemption:

Taxes: **\$751.02**

Levy Code: 1704

Levy Rate: 15.5239

### PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 47.46 Acres (2,067,358 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 17J - Philomath

Census: 1001 - 010300

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 10/21/2024

Sale Amount:

Document #: 2024-648129

Deed Type: Warranty Deed

Loan

Amount:

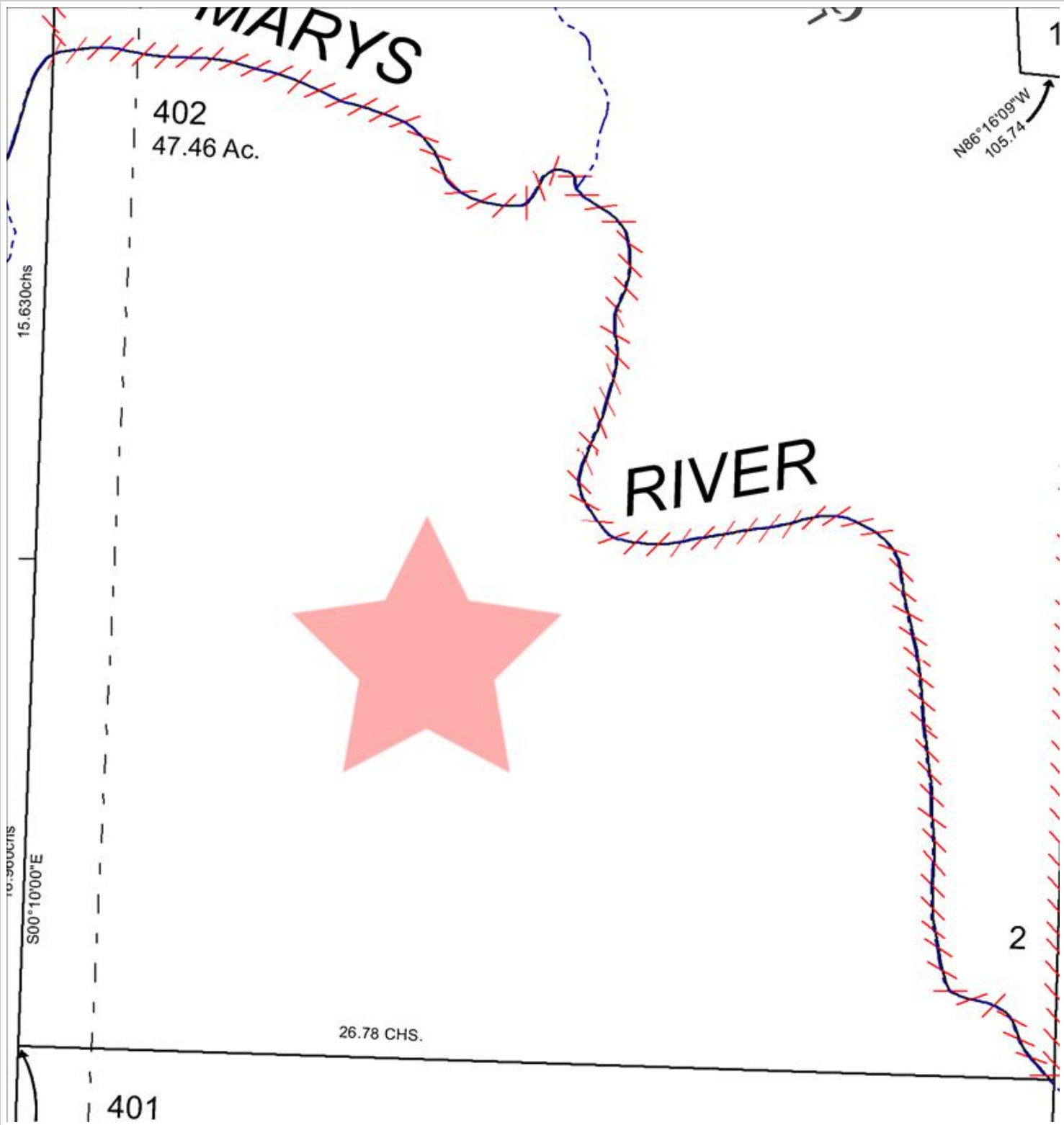
Lender:

Loan Type:

Interest

Type:

Title Co:

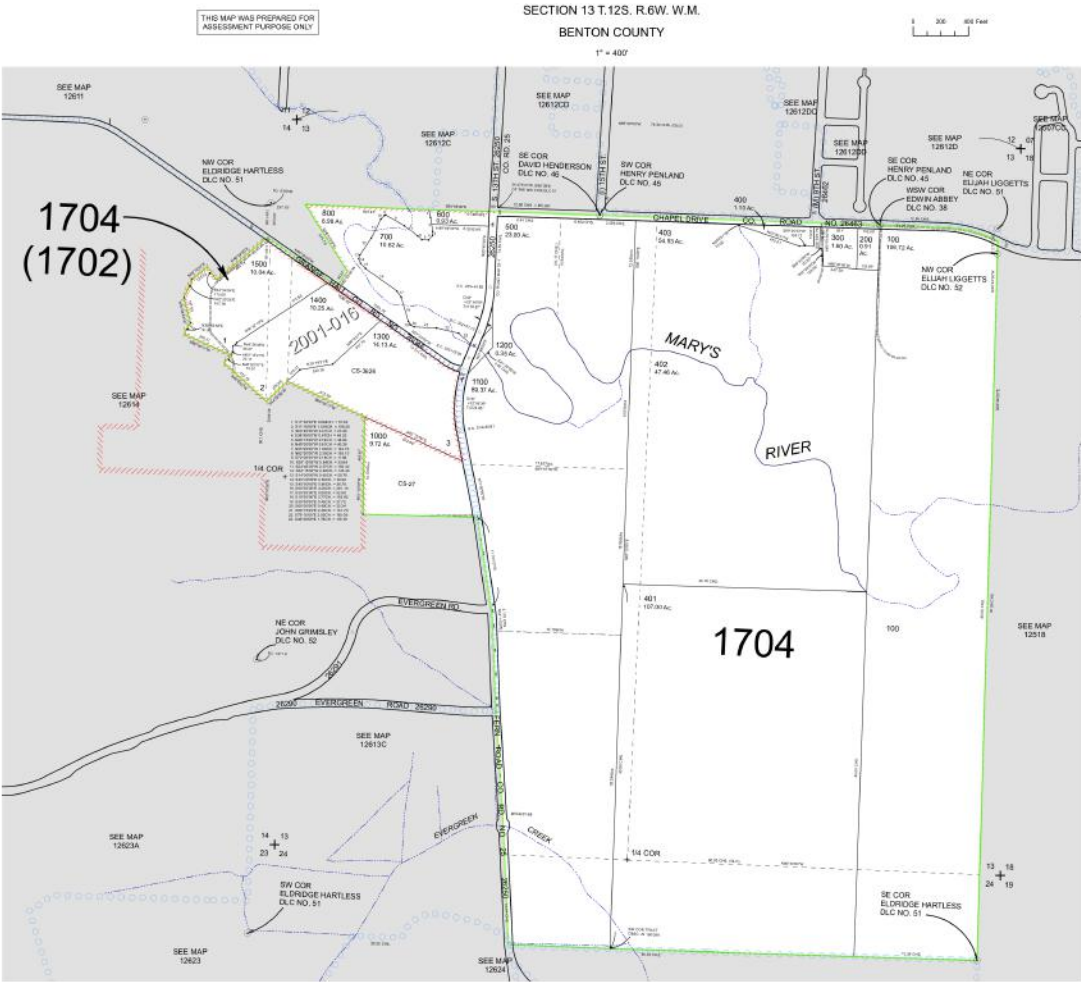


**Fidelity National Title**

Parcel ID: 174429

Site Address:

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**Fidelity National Title**

Parcel ID: 174429

Site Address:

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Aerial Map

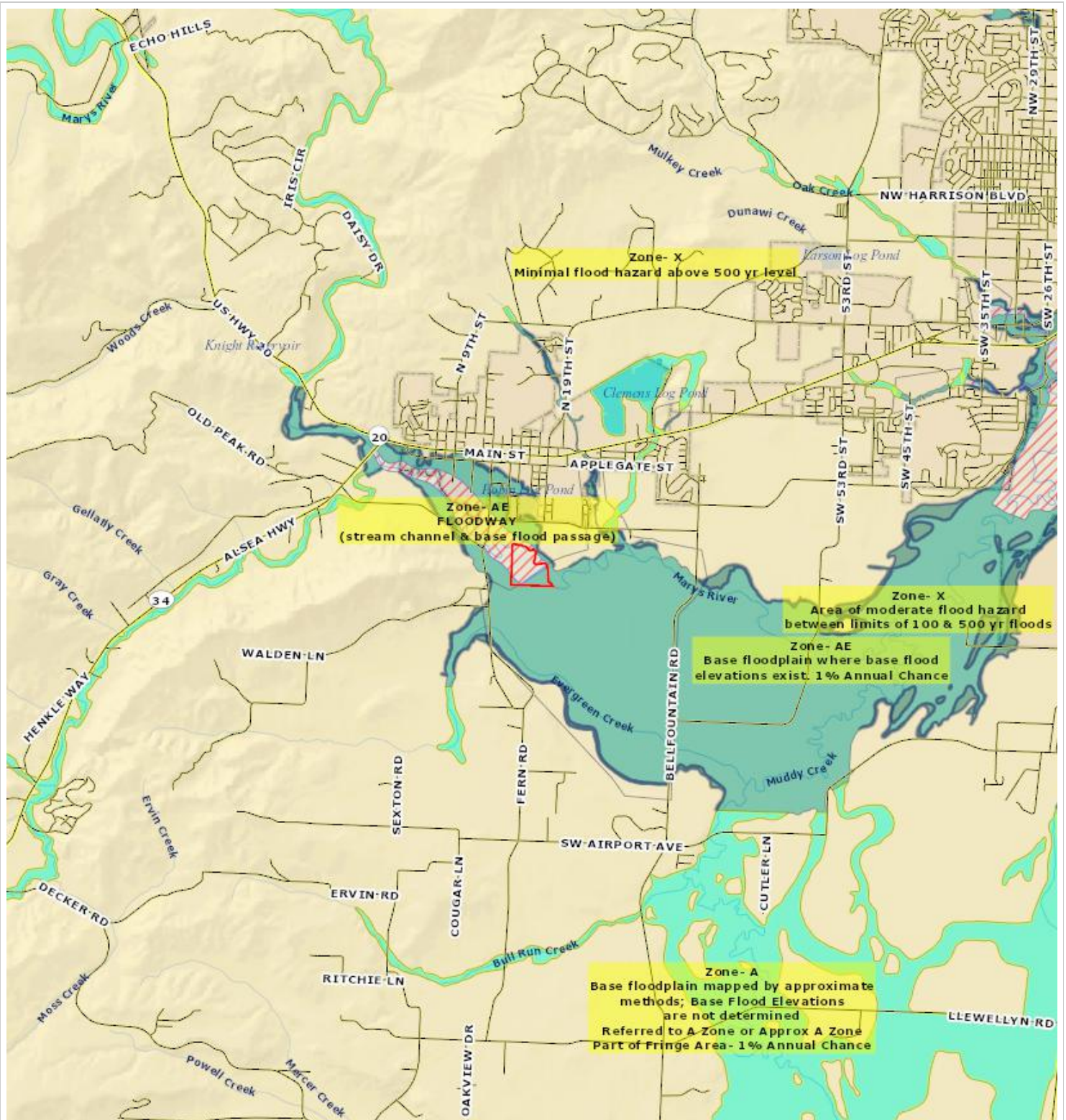


**Fidelity National Title**

**Parcel ID: 174429**

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## Flood Map



**Fidelity National Title**

Parcel ID: 174429

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# PROPERTY SUMMARY

## Account Information

Account #: 174429  
Map Taxlot: [126130000402](#)  
Acreage: 47.46  
Property Class: 550  
Tax Code Area: 1704  
Situs Address:  
[UNASSIGNED](#)  
[PHILOMATH, OR 97370](#)

FOR ASSESSMENT AND TAX PURPOSES ONLY

## Last Certified Values

Market Land: \$451,830.00  
Market Structure: \$0.00  
Total Real \$451,830.00  
Market:  
Special Assessed Taxable Land: \$48,378.00  
Assessed: \$48,378.00  
Exemption: \$0.00  
Net Taxable: \$48,378.00

[Property Valuation History](#)



# OWNER INFORMATION

## Owner:

VITAL FARMLAND LP  
80 E SIR FRANCES DRAKE BLVD STE 3B  
LARKSPUR, CA 94939

## Taxpayer:

VITAL FARMLAND LP  
80 E SIR FRANCES DRAKE BLVD STE 3B  
LARKSPUR, CA 94939

# TAXES

Tax Code Area: 1704  
2024 Property Tax \$751.02

## WARNING

This account may have potential tax liabilities, taxes due, or other special development conditions.

# PROPERTY IMPROVEMENTS

# SALES HISTORY

| Sales Date | Deed Ref.                  | Sale Price     |
|------------|----------------------------|----------------|
| 10/21/2024 | 2024-648129                | \$0.00         |
| 04/26/2023 | 2023-636212                | \$1,625,000.00 |
| 02/26/2010 | <a href="#">M462500-10</a> | \$750,000.00   |

# PROPERTY SKETCHES

# Assessment Property Tax Statement

07/01/2024 to 06/31/2025

BENTON COUNTY PROPERTY TAX STATEMENT  
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 174429  
SITUS ADDRESS: UNASSIGNED PHILOMATH , OR 97370

|                |                  |                  |                                 |               |
|----------------|------------------|------------------|---------------------------------|---------------|
| PROP CLASS:    | 550              |                  | <b>LAST YEARS TAX</b>           |               |
| PROP TCA:      | 1704             |                  | Bond LinnBenton CC              | 7.50          |
| PROP MAP:      | 12613000040      | ACRES:           | Bonds Philomath SD 17J 2010     | 103.43        |
|                | 2                | 47.46            | LinnBenton CC Bond 2022         | 3.32          |
|                |                  |                  | Philomath Fire and Rescue Bond  | 19.40         |
| <b>VALUES</b>  | <b>LAST YEAR</b> | <b>THIS YEAR</b> | <b>Bonds - Other</b>            | <b>133.65</b> |
| Real Market    | 451,830.00       | 451,830.00       |                                 |               |
| Value Land     |                  |                  | LinnBenton CC                   | 24.28         |
| Real Market    | 0.00             | 0.00             | LinnBentonLincoln ESD           | 14.75         |
| Value          |                  |                  | Philomath SD #17                | 235.44        |
| Structure      |                  |                  | Philomath SD LO 2022            | 72.57         |
| Real Market    | 451,830.00       | 451,830.00       | <b>Education</b>                | <b>347.04</b> |
| Value Total    |                  |                  | 911 Emergency Service Dist      | 21.77         |
| Special        | 46,965.00        | 48,378.00        | Benton County                   | 106.69        |
| Assessed       |                  |                  | Benton County Extension Dist    | 3.87          |
| Value          |                  |                  | Benton County Library           | 19.09         |
| Assessed       | 46,965.00        | 48,378.00        | Benton County Local Option 2021 | 43.54         |
| Value          |                  |                  | Benton County Soil & Water      | 2.42          |
| Exemptions     | 0.00             | 0.00             | Philomath Fire and Rescue       | 72.95         |
| <b>Net</b>     | <b>46,965.00</b> | <b>48,378.00</b> | <b>General Government</b>       | <b>270.33</b> |
| <b>Taxable</b> |                  |                  |                                 |               |

If a mortgage company pays your taxes, this statement is for your records only.

|                     |                    |                    |
|---------------------|--------------------|--------------------|
| <b>Full Payment</b> | <b>2/3 Payment</b> | <b>1/3 Payment</b> |
| <b>3% Discount</b>  | <b>2% Discount</b> | <b>No Discount</b> |
| 728.49              | 490.67             | 250.34             |

|                                   |               |
|-----------------------------------|---------------|
| <b>2024 - 2025 TAXES</b>          | <b>751.02</b> |
| 2023 - 2024 DELINQUENT TAXES      | 0.00          |
| TOTAL TAXES OUTSTANDING           | 751.02        |
| <b>TOTAL TAX (After Discount)</b> | <b>728.49</b> |

|               |               |
|---------------|---------------|
| TAX COLLECTOR | (541)766-6808 |
| ASSESSOR      | (541)766-6855 |
| WEBSITE:      |               |

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR  
PAYMENT

Cut Here

ACCOUNT NUMBER:

174429

Full Payment if paid by

11/15/2024:

**728.49**

or 2/3 Payment if paid by

11/15/2024

with final 1/3 due

05/15/2025:

**490.67**

or 1/3 Payment if paid by

11/15/2024, 02/15/2025,

05/15/2025:

**250.34**

**INCLUDES DELINQUENT TAXES OWING, IF ANY.**

**DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.**

\$ Enter Payment Amount

Please make checks payable to:

**Benton County Tax Collector**

**PO Box 964**

**Corvallis, OR 97339-0964**

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov/>.

BENTON COUNTY, OREGON **2024-648129**  
DE-WD  
Stn=53 LH 10/21/2024 02:07:47 PM  
\$30.00 \$11.00 \$10.00 \$62.00 \$20.00 **\$153.00**  
\$20.00  
I, James V. Morales, County Clerk for Benton County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.  
James V. Morales - County Clerk

**After Recording, Return To:**

Vital Farmland, LP  
80 E. Sir Francis Drake Blvd, Suite 3B  
Larkspur, CA 94939-1709

**Send Tax Statements to:**

Vital Farmland, LP  
80 E. Sir Francis Drake Blvd, Suite 3B  
Larkspur, CA 94939-1709

**WARRANTY DEED**

Wesley R. Smidt, an individual, "Grantor," hereby conveys and warrants to Vital Farmland, LP, a Delaware limited partnership, "Grantee," the following described real property, free of encumbrances except as specifically set forth herein.

RECORDED BY OLD REPUBLIC TITLE AS AN ACCOMMODATION  
ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR  
FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

COMMERCIAL  
OLD REPUBLIC TITLE 5516000199A

Real property in the City of Philomath, County of Benton, State of Oregon, described as follows:

PARCEL I:

ALL THAT PART OF THE FOLLOWING LYING SOUTH OF THE CENTERLINE OF MARY'S RIVER AND NORTH OF A LINE RUNNING EAST AND WEST AND 40 CHAINS NORTH AND PARALLEL TO THE SOUTH LINE OF ELDRIDGE HARTLESS DLC NO. 51, TOWNSHIP 12 SOUTH, RANGE 6 WEST: BEGINNING 26.58 CHAINS WEST OF THE NORTHEAST CORNER OF THE DLC NO. 51, NOT. NO. 6266 OF E. HARTLESS AND LUCY HARTLESS, HIS WIFE, FROM THE GOVERNMENT OF THE UNITED STATES; THENCE SOUTH TO A POINT 26.78 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID CLAIM; THENCE WEST 13.39 CHAINS; THENCE NORTH TO A POINT 39.87 CHAINS WEST OF THE NORTHEAST CORNER OF SAID CLAIM; THENCE EAST 13.29 CHAINS TO THE PLACE OF BEGINNING; ALSO, BEGINNING AT A POINT 13.29 CHAINS WEST OF THE NORTHEAST CORNER OF THE DLC NO. 51, NOT. NO. 6266 OF E. HARTLESS AND LUCY HARTLESS, HIS WIFE, FROM THE GOVERNMENT OF THE UNITED STATES; THENCE SOUTH TO A POINT 13.39 CHAINS WEST OF THE SOUTHEAST CORNER OF SAID CLAIM; THENCE WEST 13.39 CHAINS; THENCE NORTH TO A POINT 26.58 CHAINS WEST OF THE NORTHEAST CORNER OF SAID CLAIM; THENCE EAST 13.29 CHAINS TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT THE SOUTHEAST CORNER OF THE SECOND PARCEL AS DESCRIBED IN DEED RECORDED IN BOOK 189, PAGE 391, BENTON COUNTY DEED RECORDS, SAID CORNER BEING 13.39 CHAINS WESTERLY ALONG THE CLAIM LINE FROM THE SOUTHEAST CORNER OF THE ELDRIDGE HARTLESS D.L.C. NO. 51 IN T. 12S., R. 6W., OF THE WILL. BASE AND MER., THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 40 CHAINS; THENCE WESTERLY PARALLEL TO SAID CLAIM LINE TO THE EAST LINE OF THE TRACTS DESCRIBED IN DEED RECORDED IN BOOK 137, PAGE 330, SAID DEED RECORDS; THENCE NORTHERLY ALONG THE LAST MENTIONED EAST LINE TO THE CENTER OF MARY'S RIVER; THENCE UPSTREAM ALONG THE CENTER OF SAID RIVER TO THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT DESCRIBED IN DEED RECORDED IN BOOK 92, PAGE 44, SAID DEED RECORDS; THENCE S. 41° 30' W, 4.19 CHAINS TO THE CENTER OF COUNTY ROAD NO. 25; THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO THE SOUTH LINE OF SAID CLAIM; THENCE EASTERLY ALONG SAID CLAIM LINE TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A PIPE IN THE CENTER OF THE COUNTY ROAD SAID POINT BEING 27.74 CHAINS SOUTH AND 22.47 CHAINS EAST OF THE NORTHWEST CORNER OF THE ELDRIDGE HARTLESS DONATION LAND CLAIM #51, TOWNSHIP 12 SOUTH, RANGE 6 WEST, THENCE RUNNING ALONG THE CENTER OF SAID ROAD SOUTH 11° EAST ABOUT 5 CHAINS TO A PIPE SET IN THE CENTER OF SAID COUNTY ROAD; THENCE ALONG THE CENTER OF SAID ROAD SOUTH 11° EAST 11.04 CHAINS; THENCE SOUTH 4° 11' EAST ALONG THE CENTER OF SAID ROAD 2.178 CHAINS TO A PIPE IN THE CENTER OF THE ABOVE ROAD; THENCE NORTH 89°57' EAST 14.196 CHAINS TO A PIPE ON THE WEST LINE OF THE ALLEN TRACTS; THENCE NORTH 10° WEST LONG SAID LINE 18.964 CHAINS TO A BAR AT THE SOUTHEAST CORNER OF THE TRACT FORMERLY OWNED BY CALLAHAN; THENCE SOUTH 89°57' WEST ON THE SOUTH LINE OF SAID TRACT 17.657 CHAINS TO BEGINNING.

ALSO: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD ON THE SOUTH BOUNDARY LINE OF THE DONATION LAND CLAIM NO. 51, TOWNSHIP 12 SOUTH, RANGE 6 WEST AT A POINT WHICH IS 28.25 CHAINS FROM THE SOUTHWEST CORNER OF SAID CLAIM; THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID CLAIM 12.077 CHAINS; THENCE NORTH 10° WEST 33.394 CHAINS; THENCE SOUTH 89°57' WEST 14.196 CHAINS TO A POINT IN THE CENTER OF SAID COUNTY ROAD; THENCE SOUTH 4°11' EAST ALONG THE CENTER OF SAID ROAD 33.49 CHAINS TO BEGINNING.

ALSO: BEGINNING AT A POINT IN THE CENTER OF MARY'S RIVER 0.83 CHAINS SOUTH OF A STONE W.C. ON THE NORTH BANK OF SAID STREAM AND 39.87 CHAINS WEST AND 12.07 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE ELDRIDGE HARTLESS DONATION LAND CLAIM #51, TOWNSHIP 12 SOUTH, RANGE 6 WEST; THENCE FOLLOWING THE THREAD OF SAID STREAM, UP STREAM IN A SOUTHWESTERLY DIRECTION TO A POINT 1.33 CHAINS NORTH 41°30' EAST OF A STONE W.C. ON THE SOUTH BANK OF SAID STREAM, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 11.18 ACRE TRACT DESCRIBED IN BOOK 82, PAGE 44; THENCE SOUTH 41°30' WEST 4.19 CHAINS TO CENTER OF COUNTY ROAD; THENCE ALONG CENTER OF SAID ROAD SOUTH 11° EAST 9.34 CHAINS; THENCE EAST 16.33 CHAINS, MORE OR LESS, TO A BAR ON THE WEST LINE OF THE ALLEN TRACT; THENCE NORTH 15.63 CHAINS TO PLACE OF BEGINNING, ALL IN THE COUNTY OF BENTON AND STATE OF OREGON.

NOTE: This Legal Description was created prior to January 1, 2008.

APN: 174411 and 174429

TOGETHER WITH all riparian, overlying, prescriptive, appropriative, statutory, contract, salvage and other surface and subsurface water rights of every kind and description and all water-related easements, rights of way, contract rights and other rights, including without limitation rights related to irrigation and drainage, which belong, or in any manner pertain, to the parcel being conveyed herein as fully as those water rights and water-related easements and other rights belonged, or in any manner pertained, to that parcel prior to this conveyance being made.

TOGETHER WITH non-exclusive easements on and over existing irrigation and drainage ditches, pipelines and other water facilities serving the parcel being conveyed herein together with the right to use non-exclusively for water-related purposes on that parcel all 1) access and utility easements, 2) easements for agricultural and other water-related activities, and 3) related water facilities. Absent agreement to the contrary, the cost of operation of joint facilities (including power costs), maintenance and replacement shall be shared based on the acreage of the parcels entitled to joint use. The owners of servient parcels may at said owners' sole cost relocate or modify easements and facilities on said owners' parcels provided that the service to the dominant parcels is not significantly diminished and there is no increase in cost of operation, maintenance or replacement to the dominant parcel owners.

Subject to and excepting the items contained on Exhibit A hereto and incorporated herein by this reference.

The true consideration for this conveyance is other than money and is acknowledged and accepted by Grantor.

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.

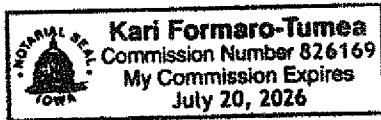
Dated this 16<sup>th</sup> day of Oct, 2024.

Wesley R. Smidt  
Wesley R. Smidt, an individual

STATE OF IOWA )  
County of Polk ) ss.

On this 16<sup>th</sup> day of October, 2024, before me personally appeared Wesley R. Smidt, and he acknowledged the foregoing instrument to be his voluntary act and deed.

Kari Formaro-Tumea  
Notary Public for IOWA  
My Commission expires: 07-20-2026



## EXHIBIT A

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.



# PAUL TERJESON

---

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

PTERJY@KW.COM | 503-999-6777



SCAN HERE  
TO LEARN  
MORE  
ABOUT THE  
TEAM!

# STEVE HELMS

---

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

STEEVEHELMS@KW.COM | 541-979-0118



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