



**Oregon
Farm & Home**

★ B R O K E R S ★

37225 JEFFERSON SCIO DR

SCIO

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



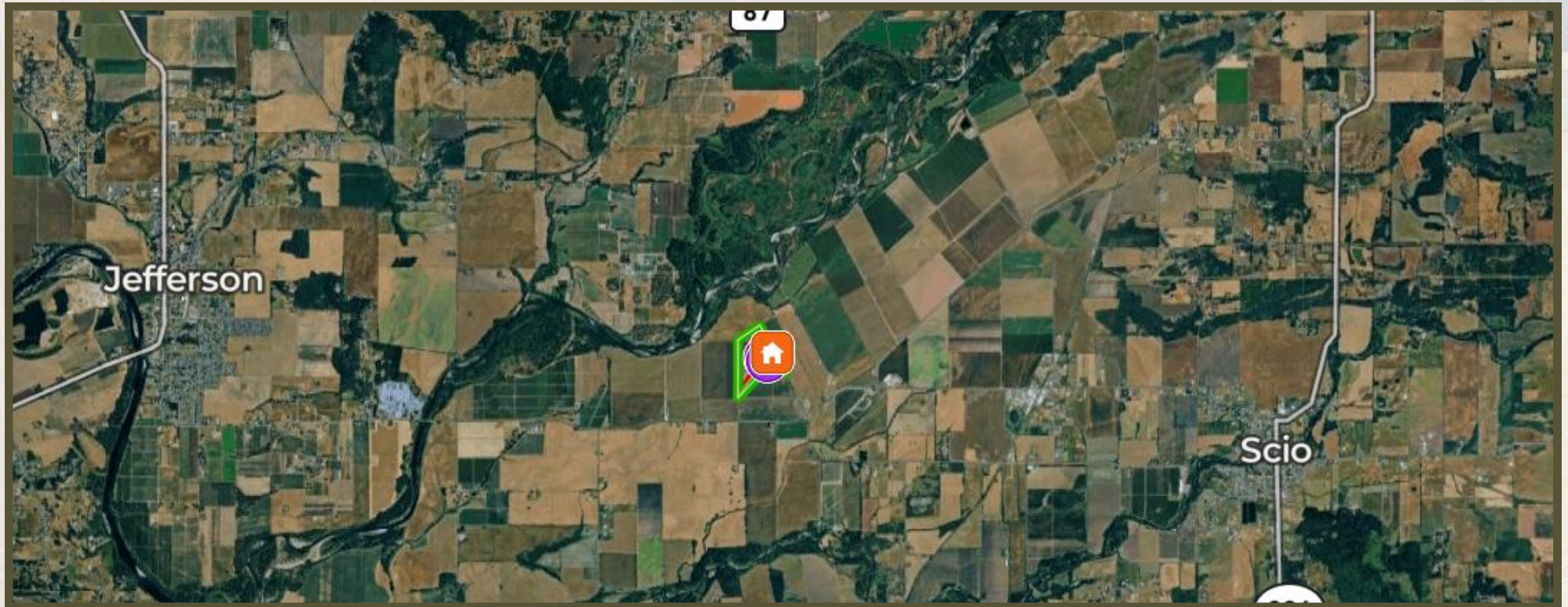
INTRODUCTION

This 60.27-acre agricultural property offers a blend of productivity and rural charm. With 56 acres of tillable land and 45.7 acres of water rights, it's well-suited for various crops, including clover, hazelnuts, grass seed, and row crops. Approximately 30 acres are currently planted with clover. The land is zoned for Exclusive Farm Use and identified by Parcel ID 0035010.

The property includes a 1,560 sq ft double-wide manufactured home featuring 3 bedrooms and 2 bathrooms. Outbuildings enhance its functionality: a 1,440 sq ft three-bay machine shed with 220 power, concrete flooring, and roll-up doors; a 1,344 sq ft machine shop; and a 1,120 sq ft finished workshop. These facilities support various agricultural and mechanical operations, making the property ideal for farming or homestead.

LOCATION

This 60-acre property is ideally located in the heart of the Willamette Valley, one of Oregon's most productive farming regions. It sits just 10 miles from I-5, with easy access between Millersburg and Scio, and only minutes from the town of Jefferson. Surrounded by other working farms and served by quality county roads, the location supports efficient transport and strong access to nearby agricultural services, suppliers, and markets.



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 property offers excellent farming potential with 56 tillable acres and 45.7 acres of established water rights, providing reliable irrigation for a wide variety of crops. With approximately 30 acres suitable for row crops, hazelnuts, or grass seed, the land is already planted in clover and is ready for continued or expanded production. The water access ensures consistent crop health and yield, making it a strong investment for experienced farmers or those looking to scale an operation in the fertile Willamette Valley.

In addition to the land, the property includes several versatile outbuildings that support both agricultural and mechanical work. A three-bay machine shed with 220 power, a finished shop, and a spacious machine shop provide ample room for equipment storage, repairs, or processing. The location—just 10 miles from I-5—makes transport and access to buyers or suppliers easy and efficient. Whether used for row crops, specialty farming, or diversified operations, this farm has the infrastructure and setting to support long-term success.



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LAND

60.27 Total Acres

- **56 Tillable Acres**
- **45.7 Acres of Water Rights**
- **Flat Acreage**

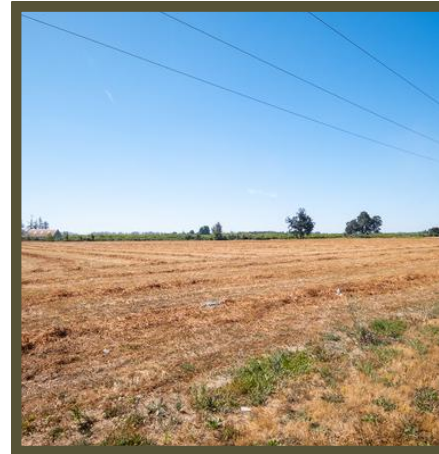
Zoned Exclusive Farm Use

Parcel ID 0035010

**Past Crops Include: Clover, Grass
Seed, Fescue**

**Suitable for Row Crops, Hazelnuts,
Grass Seed**

Room for RV Parking



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STRUCTURES



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HOME

1560 SqFt Double Wide Manufactured Home

- 3 Bedrooms
- 2 Bathrooms

STRUCTURES

3 Bay Machine Shed

- 1440 SqFt
- 220 Power
- Concrete Floor
- Roll Up Doors

Machine Shop

- 1344 SqFt

Finished Work Shop

- 1120 SqFt

SYSTEMS

Septic

- North of of House, Drain Field North

Well

- 2 (Domestic and Irrigation) East of the Home
- Log on File

SELLER PREFERRED TERMS

OREF FORMS

Home Is Sold “As-Is”

24 Hour Notice For Showings, Home Is Farm Worker Occupied

Fidelity National Title

Seller's Name: Eric E. Simon

Personal Property Included: Range

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PROPERTY MAPS

MAPS PROVIDED VIA LANDID

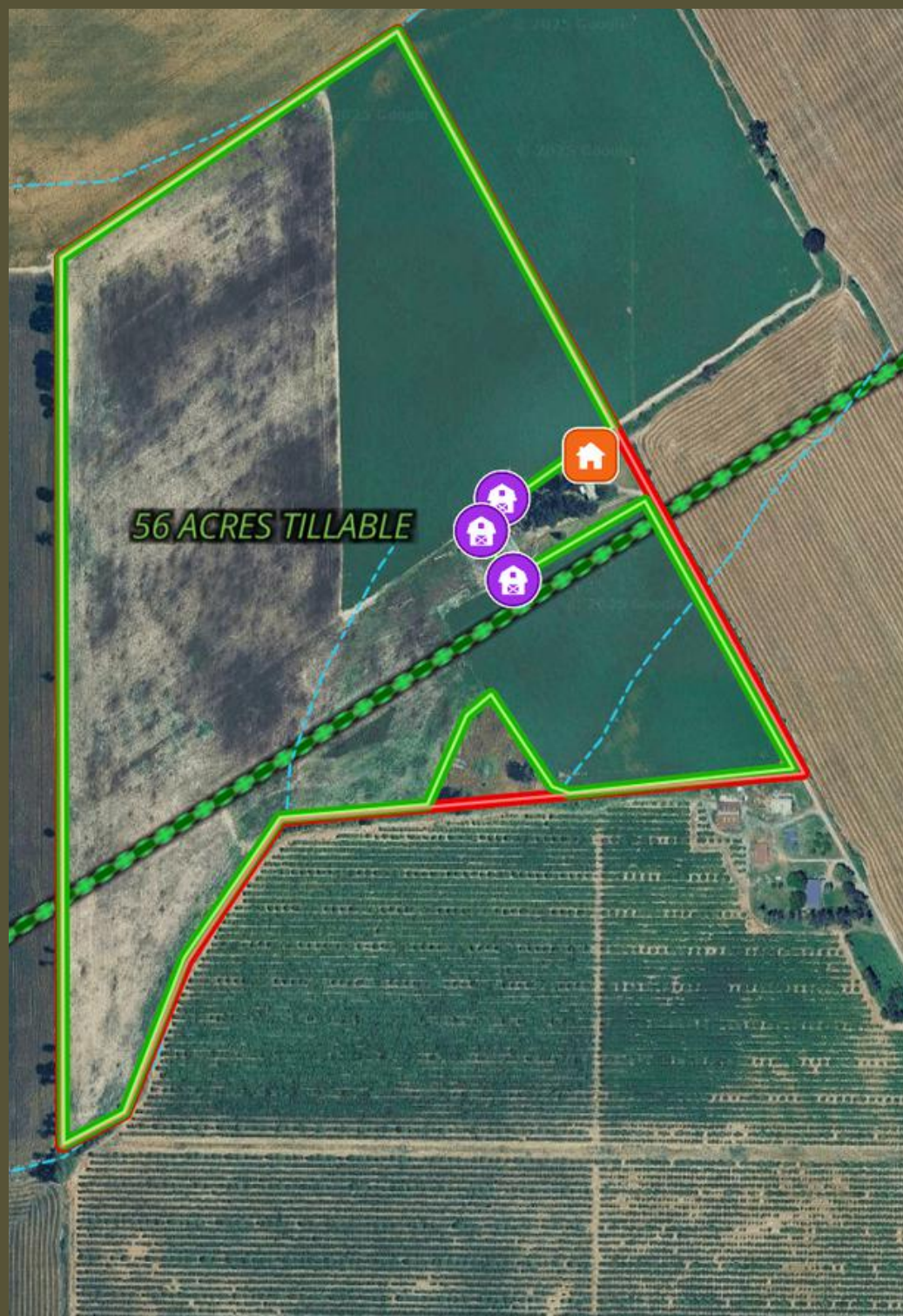
- PROPERTY BOUNDARIES
- STRUCTURES, TRANSMISSION LINES
- WATER, WETLANDS



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- WOODBURN SILT LOAM
- CONCORD SILT LOAM
- HOLCOMB SILT LOAM

SOIL CODE	SOIL DESCRIPTION	ACRES
106A	Woodburn silt loam, 0 to 3 percent slopes	24.19
3	Amity silt loam	14.83
27	Concord silt loam	12.48
46	Holcomb silt loam	6.02
23	Clackamas gravelly silt loam	1.16
TOTALS		58.68(*)



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WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- 45.7 ACRES OF IRRIGATION
- PRIORITY DATE 09/28/1993

STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

confirms the right to use the waters of A WELL in the NORTH SAN
IRRIGATION OF 45.7 ACRES.

This right was perfected under Permit G-12074. The date of priority
amount of water to which this right is entitled is limited to an amount
shall not exceed 0.57 CUBIC FOOT PER SECOND, or its equivalent
the well.

The well is located as follows:

LOT 3 (NE 1/4 SW 1/4), SECTION 10, TOWNSHIP
W.M.; 1040 FEET SOUTH AND 560 FEET EAST FROM THE IN
STEWART DLC 54.

The amount of water used for irrigation, together with the amount se
existing for the same lands, is limited to ONE-EIGHTIETH of one c
its equivalent for each acre irrigated and shall be further limited to a
acre-feet per acre for each acre irrigated during the irrigation season

The use shall conform to such reasonable rotation system as may be
officer.

STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

TRACY E. MOUNT
37225 JEFFERSON-SCIO ROAD
SCIO, OREGON 97374

confirms the right to use the waters of A WELL in the NORTH SANTIAM RIVER BASIN for IRRIGATION OF 45.7 ACRES.

This right was perfected under Permit G-12074. The date of priority is SEPTEMBER 28, 1993. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.57 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the well.

The well is located as follows:

LOT 3 (NE 1/4 SW 1/4), SECTION 10, TOWNSHIP 10 SOUTH, RANGE 2 WEST, W.M.; 1040 FEET SOUTH AND 560 FEET EAST FROM THE INTERIOR ELL CORNER OF STEWART DLC 54.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is 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 1/2 acre-feet per acre for each acre irrigated during the irrigation season of each year.

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

A description of the place of use to which this right is appurtenant is as follows:

LOT 2 (SW 1/4 NW 1/4)	19.2 ACRES
LOT 3 (NE 1/4 SW 1/4)	4.9 ACRES
NW 1/4 SW 1/4	21.6 ACRES
SECTION 10	
TOWNSHIP 10 SOUTH, RANGE 2 WEST, W.M.	

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

Measurement, recording and reporting conditions:

- A. The water user shall maintain a 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.
- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

The water user shall obtain a static water-level measurement for each well during March of each year and report the measurement to the Department within thirty days. The measurement shall be made by a certified water rights examiner, registered professional geologist, certified engineering geologist, professional engineer, licensed well constructor, pump installer licensed by the Construction Contractors Board or the permittee/appropriator. Water levels shall be reported as depth-to water below ground level and shall be accompanied by supporting calculations. Reports and calculations shall be provided to the Department on forms provided by the Department and shall be certified as to their accuracy by the individual making the measurements. If a well listed on this right displays a total static water-level decline of 25 or more feet over any period of years, as compared to the reference level, then the water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well. Such action shall be taken until the Department determines, based on the water user's or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The referenced level for water-level declines shall be the second annual measurement taken after water user begins under the terms of this right. The water user shall in no instance allow excessive decline to occur within the aquifer as a result of use under this right.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

The source of water under this right is limited to the water contained in the alluvial material below the clay layer at about 80 to 120 feet below land surface.

The Director may require pump test results every ten years.

Failure to comply with any of the provision of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

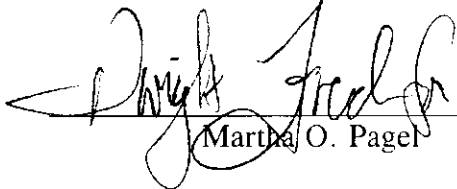
The right to use water for the above purpose is restricted to beneficial use, without waste, on the lands or place of use described. The water user is advised that new regulations may require use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The Director finds the use of water described by this right, as conditioned, will not impair or be detrimental to the public interest.

WITNESS the signature of the Water Resources Director, affixed MAY 10, 2000.


Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 76538.

WELL LOG

WELL LOG PROVIDED BY OWRD

LINN 6573

- 300 GPM

RECEIVED
MAY 3 1995
10s/2w/10
77021

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)
Instructions for completing this report are on the last page of this form.

WATER RESOURCES DEPT. (START CARD) # 77021
SALEM, OREGON

(1) OWNER: Well Number 2823
Name Tracy Mount
Address 37225 Jefferson Scio Dr.
City Scio State OR Zip 97374

(2) TYPE OF WORK
☐ New Well ☒ Deepening ☒ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:
☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other

(4) PROPOSED USE:

(5) LOCATION OF WELL by legal description:
County LINN Latitude _____ Longitude _____
Township 10 N or S Range 2 E or W W.M.
Section 10 1/4 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 37225 Jefferson Scio Dr. Scio, OR 97374

(10) STATIC WATER LEVEL:
_____ ft. below land surface. Date 5-22-95
Artesian pressure _____ lb. per square inch. Date _____

WATER BEARING ZONES:
which water was first found 1165

From	To	Estimated Flow Rate	SWL
<u>65</u>	<u>190</u>	<u>200</u>	<u>18</u>
<u>15</u>	<u>221</u>	<u>100</u>	<u>18</u>
<u>45</u>	<u>255</u>	<u>30</u>	<u>18</u>

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other _____
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: <u>10</u>	<u>2</u>	<u>199</u>	<u>250</u>	☒	☐	☒	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
				☐	☐	☐	☐
Liner: <u>NONE</u>				☐	☐	☐	☐
				☐	☐	☐	☐

Final location of shoe(s) NONE

(7) PERFORATIONS/SCREENS:
☒ Perforations Method Hotte
☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
<u>140</u>	<u>195</u>	<u>1/4x1</u>	<u>2400</u>		<u>10"</u>	☒	☐
						☐	☐
						☐	☐
						☐	☐

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Flowing	Time
<u>300</u>		<u>198</u>	<u>1 hr.</u>

Temperature of water 56° Depth Artesian Flow Found _____
Was a water analysis done? ☐ Yes By whom _____
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
Depth of strata: _____

Date started 5-18-95 Completed 5-22-95

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
Signed David J. [Signature] WWC Number 1279 Date 5-30-95

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
Signed David J. [Signature] WWC Number 514 Date 5-30-95

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



Fidelity Nat

LINN COUNTY PROPERTY PRO

Parcel #: 0035010

Tax Lot: 10S02W1000501

Owner: Simon, Eric E

CoOwner:

Site: 37225 Jefferson Scio Dr

Scio OR 97374

Mail: 34905 Ranch Dr

Brownsville OR 97327

Zoning: County-EFU - Exclusive Farm Use

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

Legal:

/Rng/Sec: T:10S R:02W S:10 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: \$561,200.00

Market Land: \$470,580.00

Market Impr: \$90,620.00

Assessment Year: 2024

Assessed Total: \$99,405.00

Exemption:

Ef

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Oregon
Farm & Home
★ BROKERS ★



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0035010**

Tax Lot: **10S02W1000501**

Owner: Simon, Eric E

CoOwner:

Site: 37225 Jefferson Scio Dr

Scio OR 97374

Mail: 34905 Ranch Dr

Brownsville OR 97327

Zoning: County-EFU - Exclusive Farm Use

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

Legal:

Twn/Rng/Sec: T:10S R:02W S:10 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$561,200.00**

Market Land: **\$470,580.00**

Market Impr: **\$90,620.00**

Assessment Year: **2024**

Assessed Total: **\$99,405.00**

Exemption:

Taxes: **\$1,357.65**

Levy Code: 09508

Levy Rate: 11.6374

PROPERTY CHARACTERISTICS

Year Built: 1978

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories:

Total SqFt: 1,560 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 60.27 Acres (2,625,361 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 14J - Jefferson

Census: 2001 - 030100

Recreation:

SALE & LOAN INFORMATION

Sale Date: 02/16/2021

Sale Amount: \$372,500.00

Document #: 3908

Deed Type: Warranty Deed

Loan

Amount:

Lender:

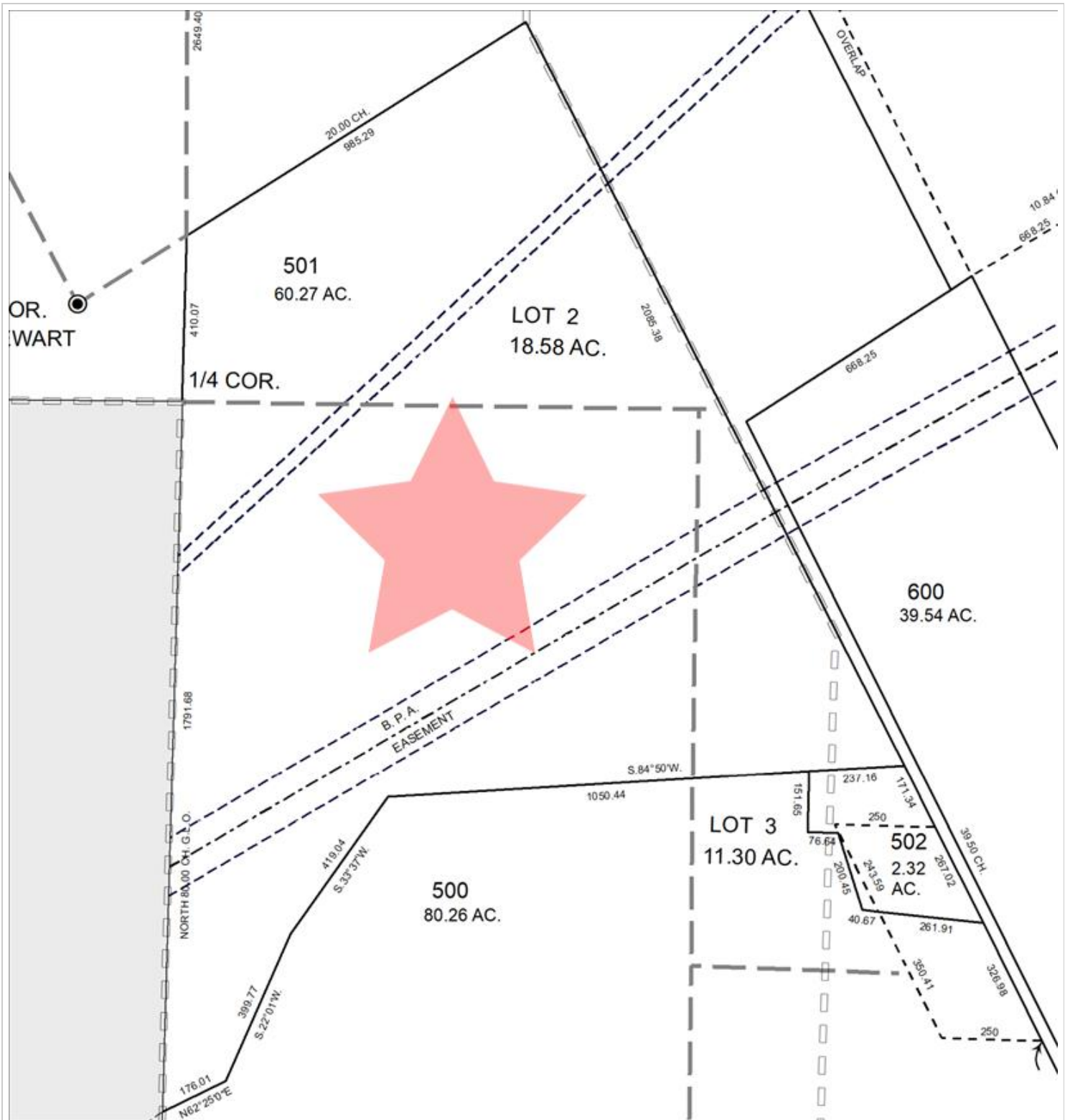
Loan Type:

Interest

Type:

Title Co: FIDELITY NATL TTL CO OF OR

Assessor Map

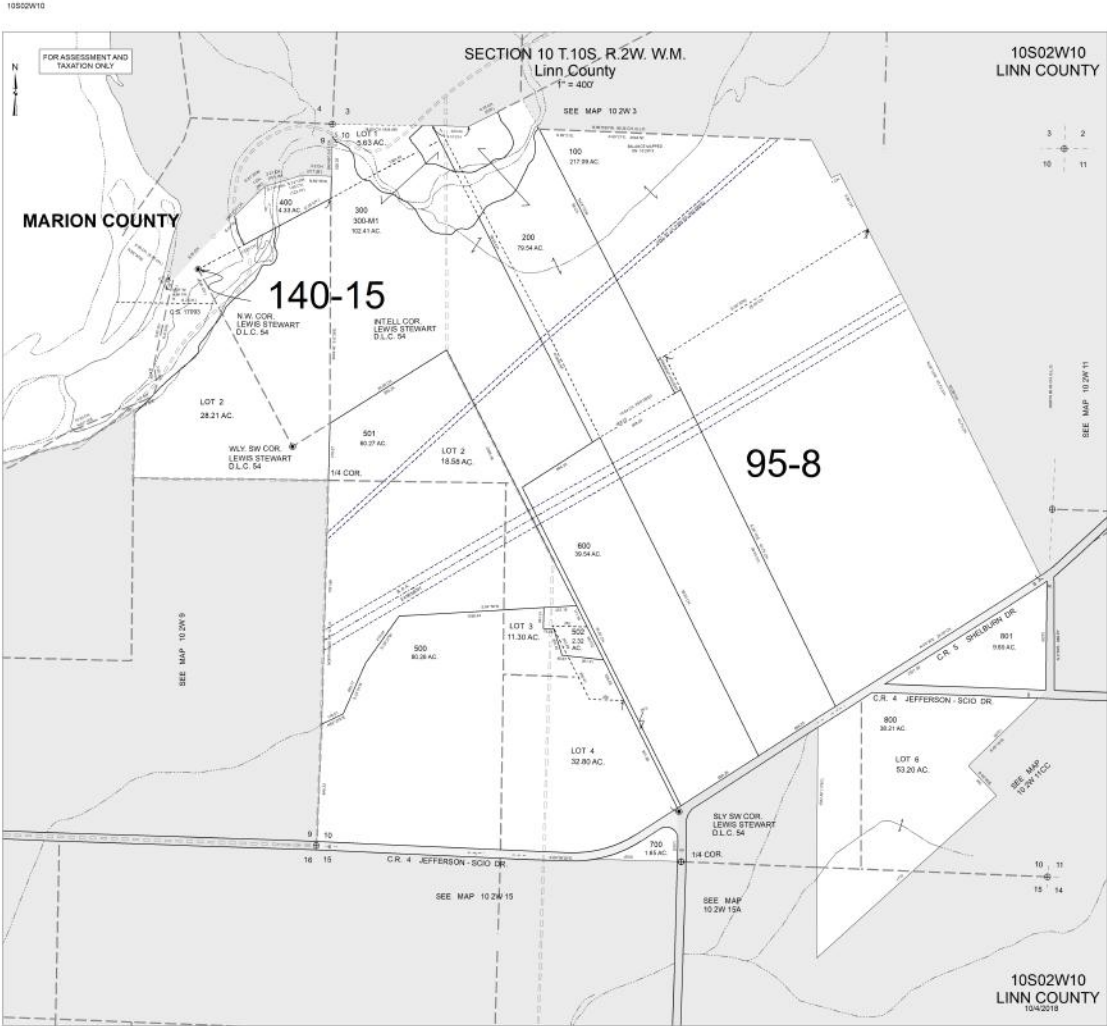


Fidelity National Title

Parcel ID: 0035010

Site Address: 37225 Jefferson Scio Dr

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



Fidelity National Title

Parcel ID: 0035010

Site Address: 37225 Jefferson Scio Dr

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Aerial Map

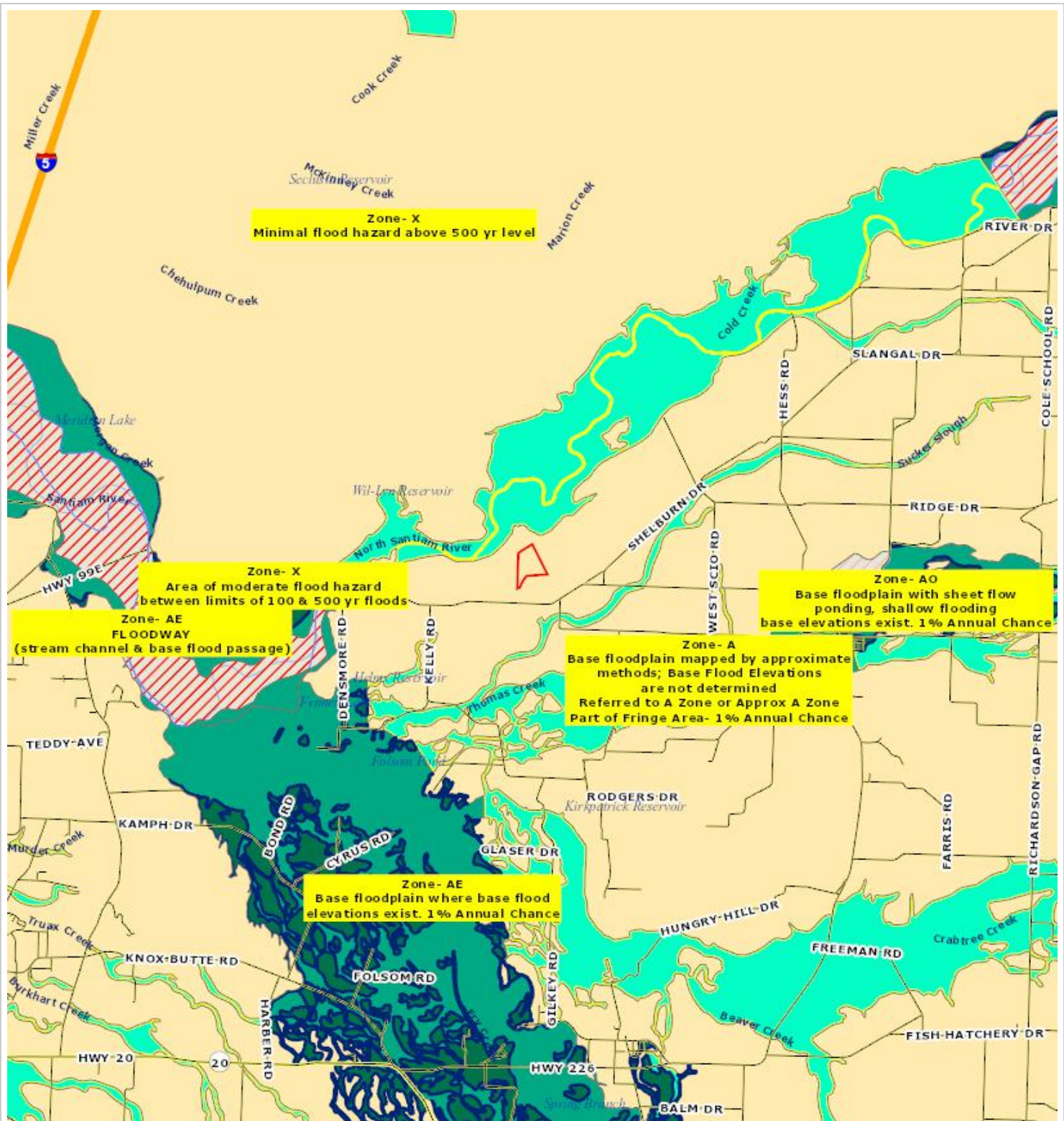


Fidelity National Title

Parcel ID: 0035010

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Flood Map



Fidelity National Title

Parcel ID: 0035010

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Linn County
2024 Real Property Assessment Report
Account 35010

Map 10S02W10-00-00501
Code - Tax ID 09508 - 35010
14015 - 925930
Legal Descr See Record
Mailing SIMON ERIC E
34905 RANCH DR
BROWNSVILLE OR 97327

Tax Status Assessable
Account Status Active
Subtype NORMAL
Deed Reference # 2024-9895
Sales Date/Price 08-22-2024 / \$0
Appraiser VANDERWOOD, LISA

Property Class 559 **MA** **SA** **NH**
RMV Class 509 02 00 000

Site	Situs Address	City
	37225 JEFFERSON SCIO DR	SCIO
1	37225 JEFFERSON SCIO DR	SCIO

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
09508	Land	7,180		Land	0
	Impr	0		Impr	0
Code Area Total		7,180	0	781	0
14015	Land	463,400		Land	0
	Impr	90,620		Impr	0
Code Area Total		554,020	47,700	98,624	0
Grand Total		561,200	47,700	99,405	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
09508	1	☒			Farm Use Zoned	97	0.92 AC	3 7,180
					Code Area Total		0.92 AC	7,180
14015	1	☒			Farm Use Zoned	97	11.00 AC	2I 95,280
	8	☒			Farm Use Zoned	97	28.40 AC	3 221,490
	2	☒			Farm Use Zoned	97	9.00 AC	3I 73,070
	3	☒			Farm Use Zoned	97	9.95 AC	5 19,010
					LANDSCAPE - AVERAGE	100		5,000
					RURAL OSD - AVG	100		35,000
	5	☒			Rural Site	97	1.00 AC	FARM 14,550
Code Area Total							59.35 AC	463,400
Grand Total							60.27 AC	470,580

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
14015	100	1978	442	MS Double wide	97	1,560	R-524781	60,670
	101	0	328	MACHINE SHED	97	1,344		17,880
	102	0	317	GP BUILDING	97	1,120		22,160
	103	0	317	GP BUILDING	97	1,440		41,050
	104	0	110	Residential Other Improvements	97	0		9,530
Code Area Total						5,464		151,290

Linn County
2024 Real Property Assessment Report
Account 35010

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00
■ RP AG RETURN - COUNTY RESPONSIBILITY ADDED 2023		

MS Accounts 14015 - R-524781
*** The Real MS value is not included in the total of the real account

Appraisal Maint 2024-MAINTENANCE (OUTBUILDING - NEW CONSTRUCTION), 2025-MAINTENANCE (OUTBUILDING - NEW CONSTRUCTION), 2026-MAINTENANCE (OUTBUILDING - NEW CONSTRUCTION)

Comments 97MX: LAND +6730, LINES 6 & 7, DISQ. RTR
97MX: LAND +3470, LINES 1 & 2, IRRIGATION. RTR
MAV correction 8/18 JMc
2019: NAHLC. AERIAL VIEW SHOWED SOME CHANGES TO BLDG ON PROPERTY. UPDATED APPRAISAL AS RMV CHANGE ONLY. 1/19 LV
'22MX: The poultry farm has not broke ground yet on the broiler operation. Retro permit for machine shed that was already added as RmV. 2/22-JG-
23MX: SPOKE W/OWNER BY PHONE 9/22/22. NO PROGRESS MADE ON STARTING BLDG'S OR CHICKEN OPERATION. POSSIBLE START SPRING/SUMMER 2023. SEE FOR 2024. 9/22 LV
24MX: SPOKE W/OWNER BY PHONE 11/28/23. NO START ON BLDG'S. SEE FOR 2025. 11/23 LV

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

23-Jun-2025

SIMON ERIC E
34905 RANCH DR
BROWNSVILLE OR 97327

Tax Account #	35010	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	09508
Situs Address	37225 JEFFERSON SCIO DR SCIO OR 97374	Interest To	Jun 23, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9.08	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8.86	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8.60	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8.20	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8.09	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.93	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.69	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.48	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.29	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7.07	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6.50	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6.70	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6.63	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6.48	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.80	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.70	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$687.36	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$671.38	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$634.40	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$632.93	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$617.79	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$598.09	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$614.38	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$585.88	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$585.98	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$579.75	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$576.11	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$565.43	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$490.90	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$468.18	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$536.89	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$627.47	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$733.02	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$773.61	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$11,097.65	

STATEMENT OF TAX ACCOUNT

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

23-Jun-2025

SIMON ERIC E
34905 RANCH DR
BROWNSVILLE OR 97327

Tax Account #	35010	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	09508
Situs Address	37225 JEFFERSON SCIO DR SCIO OR 97374	Interest To	Jun 23, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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STATEMENT OF TAX ACCOUNT

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

23-Jun-2025

SIMON ERIC E
34905 RANCH DR
BROWNSVILLE OR 97327

Tax Account #	925930	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	14015
Situs Address	37225 JEFFERSON SCIO DR SCIO OR 97374	Interest To	Jun 23, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,348.57	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,312.39	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,272.85	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,214.45	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,196.86	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,176.08	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,146.93	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,110.73	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$967.19	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$940.44	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$911.53	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$868.06	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$845.53	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$818.97	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$720.89	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$705.31	Nov 15, 2009
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$16,556.78	

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:

Darrell Mount

GRANTEE'S NAME:

Eric Edward Simon and Brandie Nichol Simon

AFTER RECORDING RETURN TO:

Eric Edward Simon and Brandie Nichol Simon
34905 Ranch DR
Brownsville, OR 97327

SEND TAX STATEMENTS TO:

Eric Edward Simon and Brandie Nichol Simon
34905 Ranch DR
Brownsville, OR 97327

FNT Order No.: 60222007522-TR

APN: 0925930

0035010

0524781

Map: 10S02W1000 00501

37225 Jefferson Scio Drive, Scio, OR 97374

LINN COUNTY, OREGON

2021-03908

D-WD

Stn=10118 R. BELDON

02/16/2021 01:37:01 PM

\$10.00 \$11.00 \$10.00 \$60.00 \$19.00

\$110.00

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

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Darrell Mount, Grantor, conveys and warrants to

Eric E. Simon and Brandie N. Simon, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Beginning at a 1/2" iron rod on the West line of Section 10, Township 10 South, Range 2 West of the Willamette Meridian, Linn County, Oregon, distant thereon South 0° 35' West 1791.68 feet from the West quarter corner thereof; thence North 0° 35' East 1791.68 feet along the West line of said Section 10 to the said West quarter corner; thence North 0° 08' West along the West line of said Section 410.07 feet to the Southerly boundary of the Lewis Stewart Donation Land Claim No. 54; thence North 55° 54' East along the Southerly boundary of said Claim, 985.29 feet to the Interior Ell corner thereof; thence South 28° 15' East along the Claim line, 2085.38 feet to a 1/2" iron rod; thence South 84° 50' West 1287.60 feet to a 1/2" iron rod; thence South 33° 37' West 419.04 feet to a 1/2" iron rod; thence South 22° 01' West 399.77 feet to a 1/2" iron rod; thence South 62° 25' West 176.01 feet to the place of beginning.

ALSO the following: a Non-exclusive easement to be used in common with others over the following described premises: Beginning at a point on the Southerly Southwest corner of Donation Land Claim No. 54, in Section 10, Township 10 South, Range 2 West of the Willamette Meridian, Linn County, Oregon; thence North 28° 15' West along the West line of said Claim, 39.5 chains; thence North 55° 30' East 29.5 feet to the Northwest corner of that certain tract recorded February 21, 1940, in Book 151, Page 181, Deed Records; thence South 28° 15' East along the West line of said tract, 39.5 chains to the South line of Donation Land Claim No. 54; thence South 55° 30' West along the South line of said Donation Land Claim, 29.5 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS Three Hundred Seventy-Two Thousand Five Hundred And No/100 Dollars **(\$372,500.00)**. (See ORS 93.030).

Subject to:

- I. The Land has been classified as Farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 35010 and 925930

- II. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

- III. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission line
Recording Date: May 12, 1970
Recording No: Book 348, Page 847
Affects: Reference is hereby made to said document for full particulars

Fidelity National Title # 60222007522

STATUTORY WARRANTY DEED
(continued)

IV. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Scio Mutual Telephone Association
Purpose: Underground telecommunications cable system
Recording Date: August 11, 2008
Recording No: 2008-15897
Affects: Reference is hereby made to said document for full particulars

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

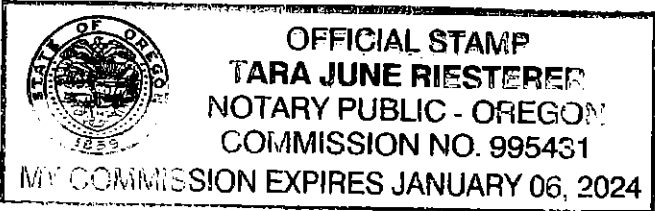
Dated: 2-11-2021
Darrell Mount
Darrell Mount

State of Oregon, County of Union

This instrument was acknowledged before me on FEB 11, 2021 by Darrell Mount.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 01062024





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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TEAM!

