



**Oregon  
Farm & Home**

★ B R O K E R S ★

**0 COVILLE ROAD**

**DALLAS, OR**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



# **INTRODUCTION**

---

**Parcel 155371 offers a rare opportunity with its 26.30 acres zoned Exclusive Farm Use, positioned just off Coville Road with direct frontage along Highway 22, ensuring high visibility and easy access. Situated within the highly regarded Van Duzer AVA, this property benefits from a premium viticultural location known for quality grape production. The land is comprised of Dupee and Salkum silt loam soils, providing fertile, well-draining ground ideal for vineyard or agricultural development. Currently non-irrigated, the parcel holds strong potential for commercial vineyard establishment or other farm use, combining agricultural value with a strategic commercially attractive location.**



# LOCATION

This property is ideally situated just outside of Dallas, Oregon, offering both rural tranquility and convenient proximity to town amenities. Its location near Baskett Slough National Wildlife Refuge provides scenic natural surroundings, abundant wildlife, and a sense of open space, while still being positioned in a corridor of growth and activity. With direct access to Highway 22, the parcel enjoys excellent connectivity to the Salem metro area to the east and the Oregon Coast to the west, making it highly visible and accessible for travelers, commuters, and tourists alike. The combination of peaceful countryside charm, nearby recreation and conservation areas, and immediate highway frontage creates a setting that is both practical and desirable for agricultural or farm-related business ventures.



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

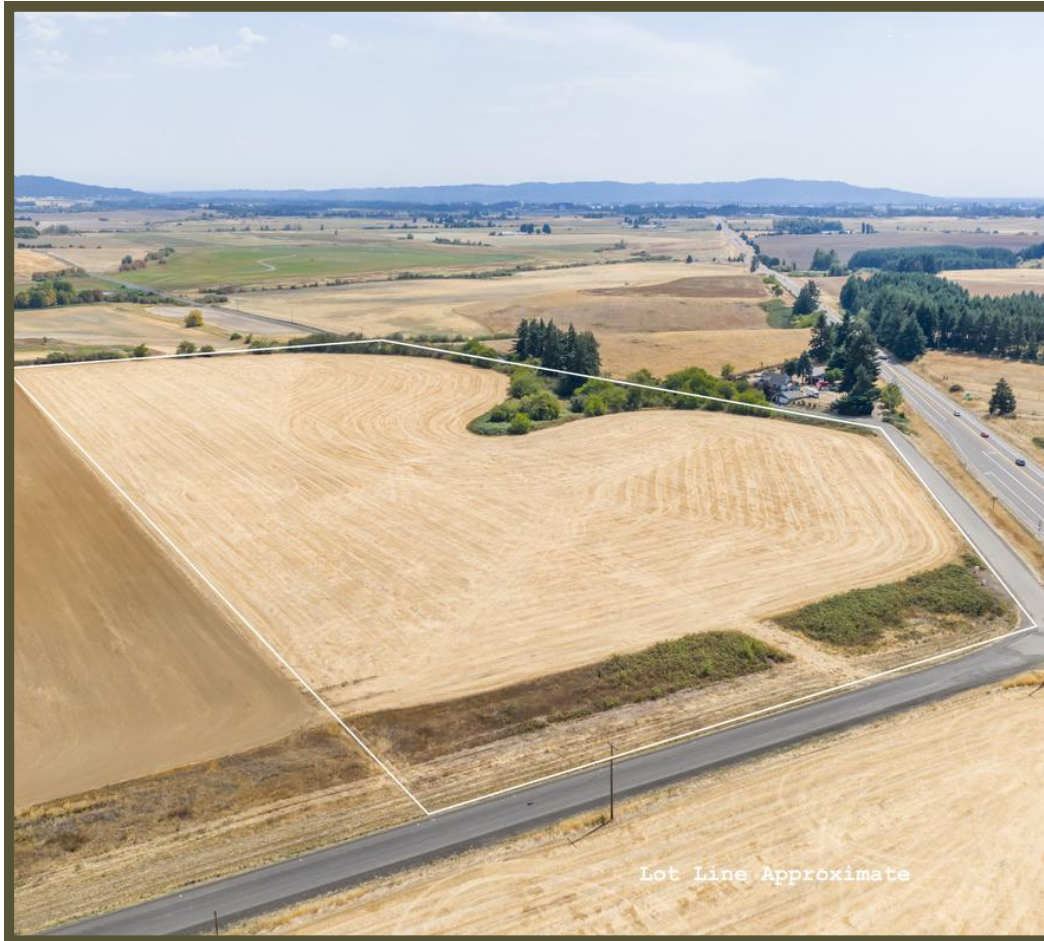
---

With its high-traffic location along Highway 22 and direct access from Coville Road, the property sits in a prime corridor that sees thousands of vehicles daily. This visibility makes it an ideal site for a farm-related enterprise that benefits from both local community engagement and tourist traffic headed through the Van Duzer AVA wine region. The combination of Exclusive Farm Use zoning and premium soils means you can cultivate high-value crops, such as wine grapes, while also exploring complementary business ventures that thrive in a destination-driven setting.

Beyond its agricultural appeal, the zoning provides flexibility for farm-related businesses, opening the door to opportunities such as tasting rooms, direct-to-consumer farm stands, agritourism experiences, or value-added product operations. Positioned at the intersection of premium farmland and commercial potential, this 26.30-acre parcel offers more than just land, it's an investment in a lifestyle and business model rooted in the region's strong agricultural identity. Whether as a vineyard paired with a tasting destination, or another innovative farm enterprise, this property stands out as a rare chance to own a piece of Oregon's thriving farm and wine country with the added advantage of a premium commercial location.



# LAND



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.

# LAND

## 26.30 +/- Total Acres

- Parcel ID 155371
- Zoned Exclusive Farm Use
- Located In the Van Duzer AVA
  - This location offers the advantage of a cooler climate with consistent afternoon winds, creating ideal conditions for producing high-quality wine grapes with excellent balance and complexity. This renowned region enhances both the agricultural value and market appeal of the property, aligning it with one of Oregon's most sought-after viticultural areas.
- Salkum Silty Clay Loam and Dupee Silt Loam Soils
- Prime Location on Highway 22
- 24 Hour Traffic Volume for Highway 22
  - High Visibility Exposure
  - Roundabout Construction to Begin 2026, See ODOT Link Here for Details!
    - <https://www.oregon.gov/odot/projects/pages/project-details.aspx?project=21566>
- Level Tillable Acreage

# SELLER PREFERRED TERMS

## OREF FORMS

**5 Business Days Response Time Required for Offers**

**Personal Property Included: None**

**Seller Name: Bath Oregon Holdings Inc**

**Can Be Sold with 0 Dyck, 0 Hwy 22 and 0 Smithfield**



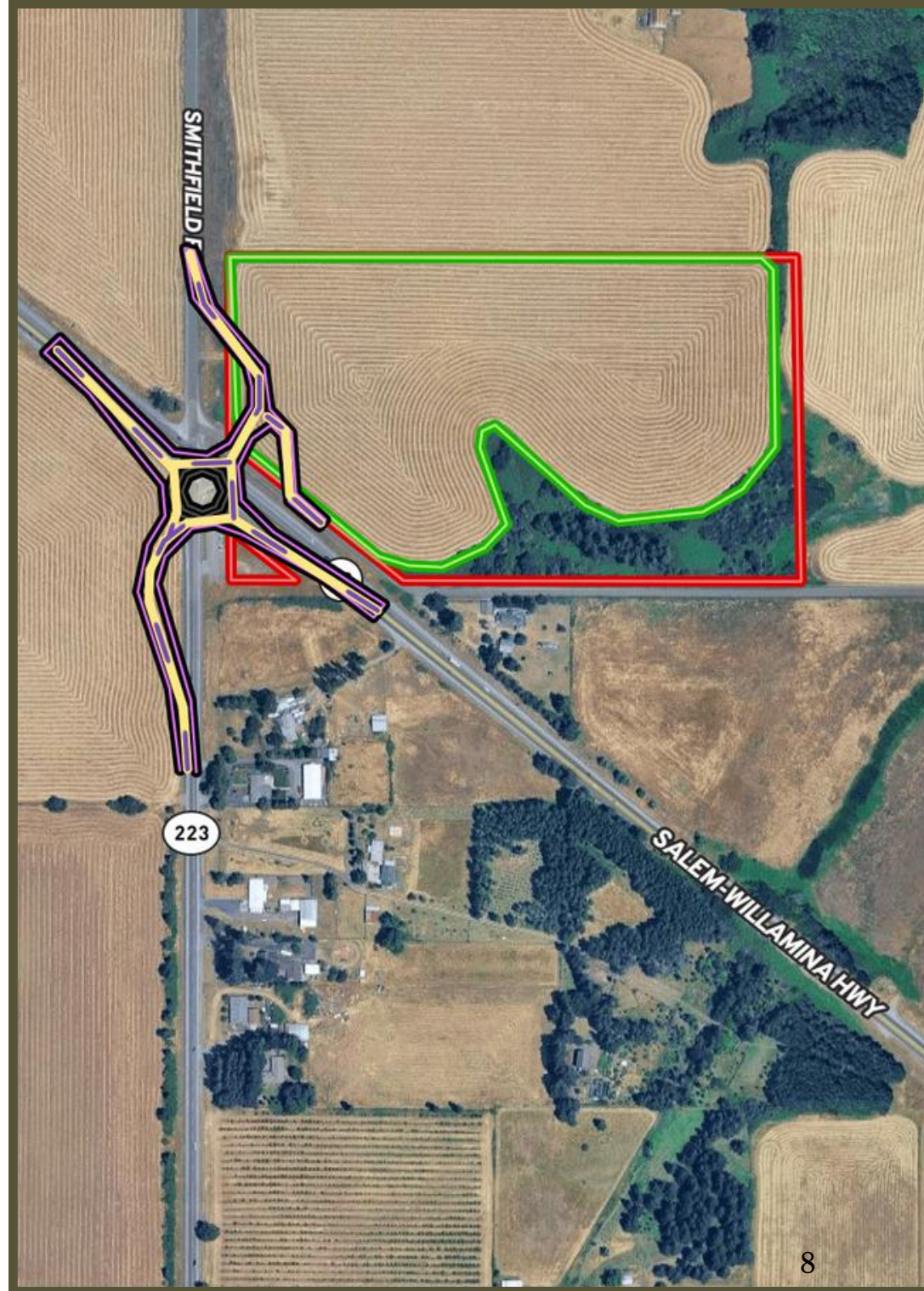
# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- AREA MAP/3D



SCAN HERE  
FOR  
INTERACTIVE  
MAP!









# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- SALKUM SILTY CLAY LOAM
- DUPEE SILT LOAM

|     |                                                   |       |
|-----|---------------------------------------------------|-------|
| 64B | Salkum silty clay loam,<br>2 to 6 percent slopes  | 10.81 |
| 27C | Dupee silt loam, 3 to 12<br>percent slopes        | 5.22  |
| 64C | Salkum silty clay loam,<br>6 to 12 percent slopes | 5.21  |
| 12D | Briedwell silt loam, 12<br>to 20 percent slopes   | 2.37  |
| 12C | Briedwell silt loam, 3 to<br>12 percent slopes    | 1.98  |



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.



# COUNTY INFO

---

*LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY*

Parcel #: **155371**

Tax Lot: **751500 1300**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **OR 97338**

Mail: 9358 Guide Meridian Rd  
Lynden WA 98264 - 9138

Land Use: 450 Vacant H&b Use Tract Farm  
Zoned Efu

Land Use: 7001 - Farm land

Legal:

Range/Sec: 07S / 05W / 15

Polk Cour





# Fidelity National Title

## Polk County Property Profile Information

Parcel #: **155371**

Tax Lot: **751500 1300**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **OR 97338**

Mail: 9358 Guide Meridian Rd

Lynden WA 98264 - 9138

Land Use: 450 Vacant H&b Use Tract Farm Def

Zoned Efu

Std Land Use: 7001 - Farm land

Legal:

Twtnshp/Range/Sec: 07S / 05W / 15

### ASSESSMENT & TAX INFORMATION

Market Land: **\$146,520.00**

Market Impr:

Market Total: **\$146,520.00**

Exemption:

Taxes: **\$313.73**

Levy Code: 203

Levy Rate: 12.1767

Assessed Total: **\$26,539.00**

### SALE & LOAN INFORMATION

Sale Date: 03/22/2024

Sale Amount: \$8,300,000.00

Document #: 2024-5376

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

### PROPERTY CHARACTERISTICS

Lot Size Ac: 26.30 Acres

Lot Size SF: 1,145,628 SqFt

Pool:

Neighborhood:

School District: 2 Dallas

Primary School: Lyle Elementary School

Middle School: Lacreole Middle School

High School: Dallas High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

Census: 1131 - 020500

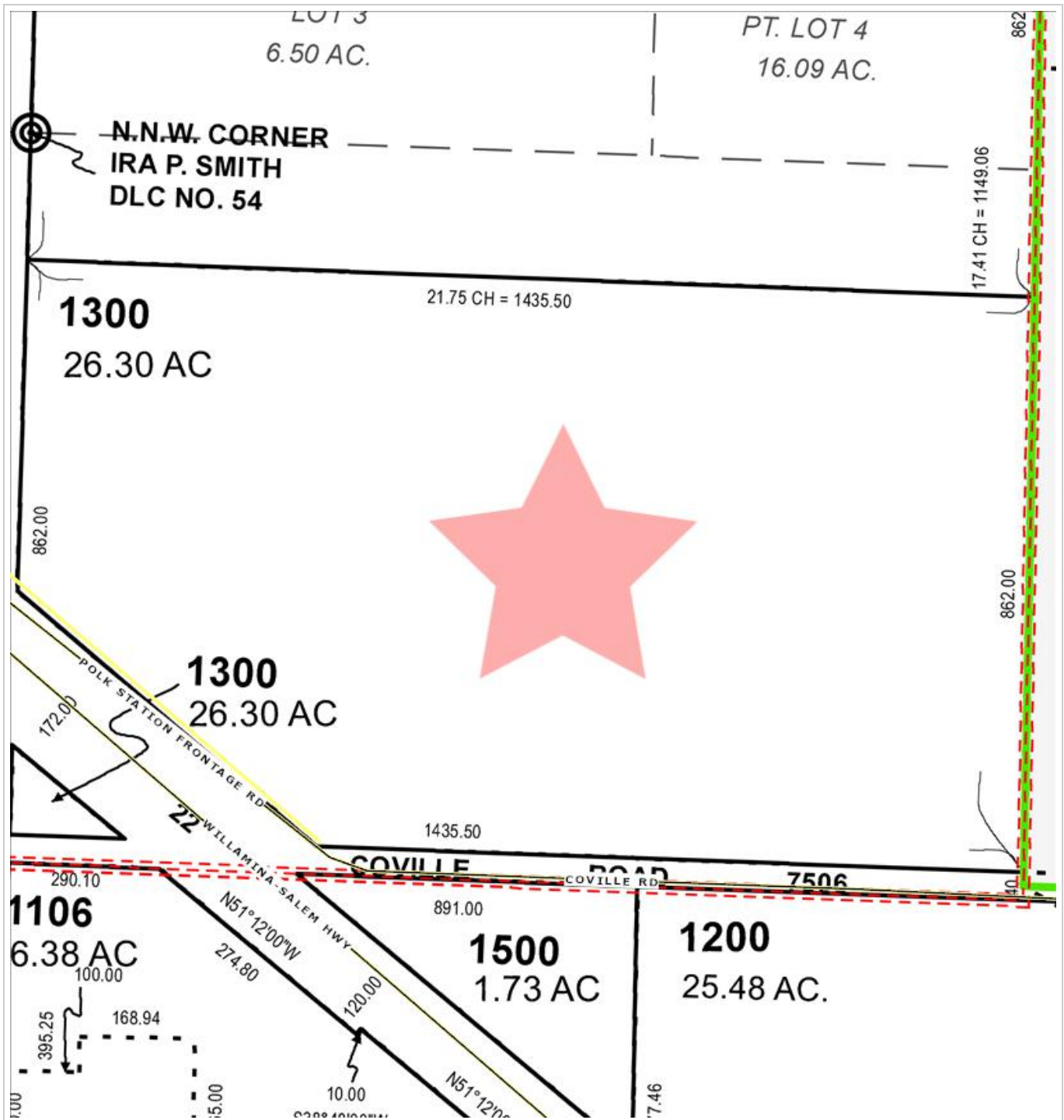
Watershed: Rickreall Creek-Willamette River

Latitude: 44.960565

Longitude: -123.281412

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**

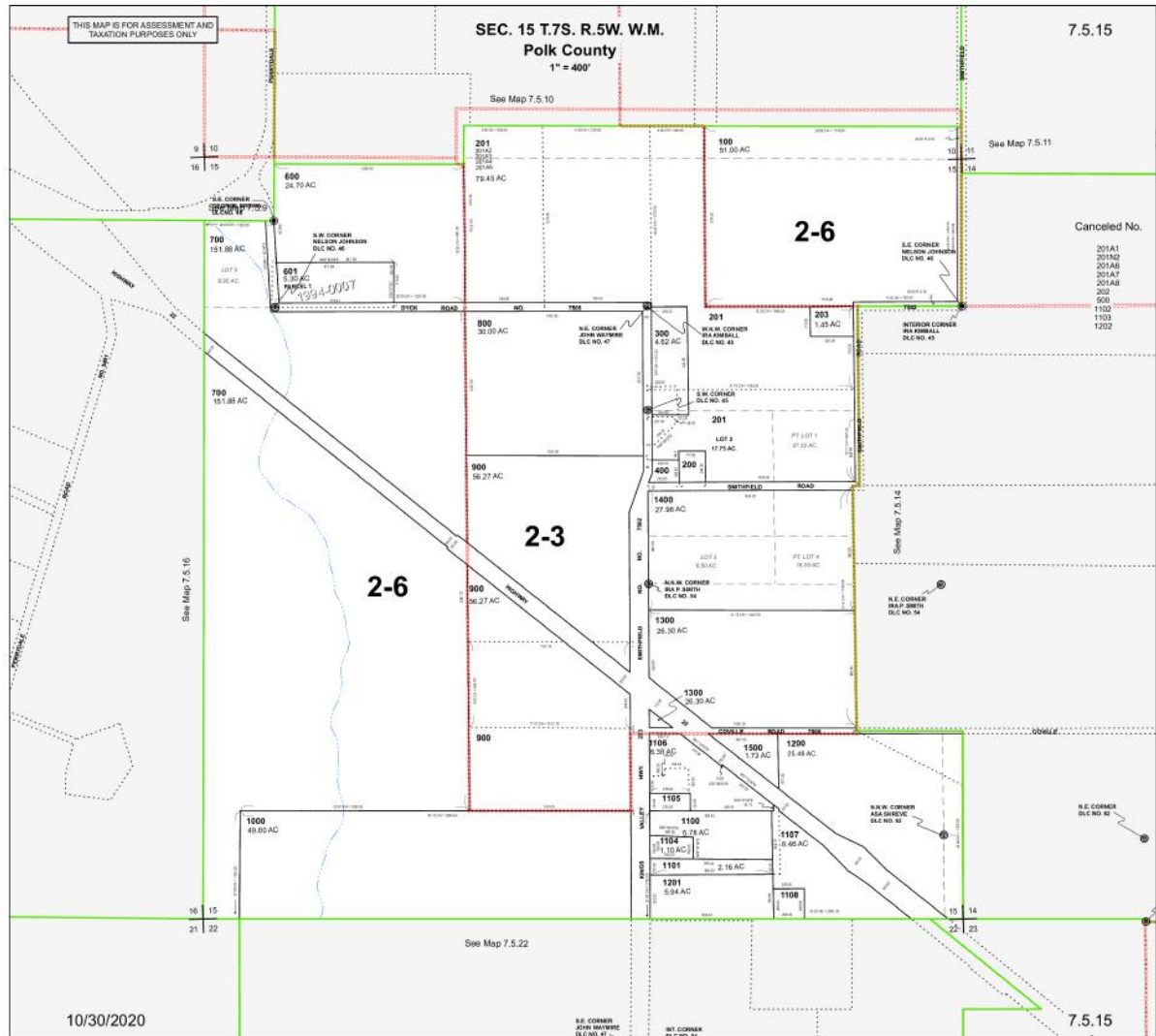
Parcel ID: 155371

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.



## Full Assessor Map



## Fidelity National Title®

Parcel ID: 155371

**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



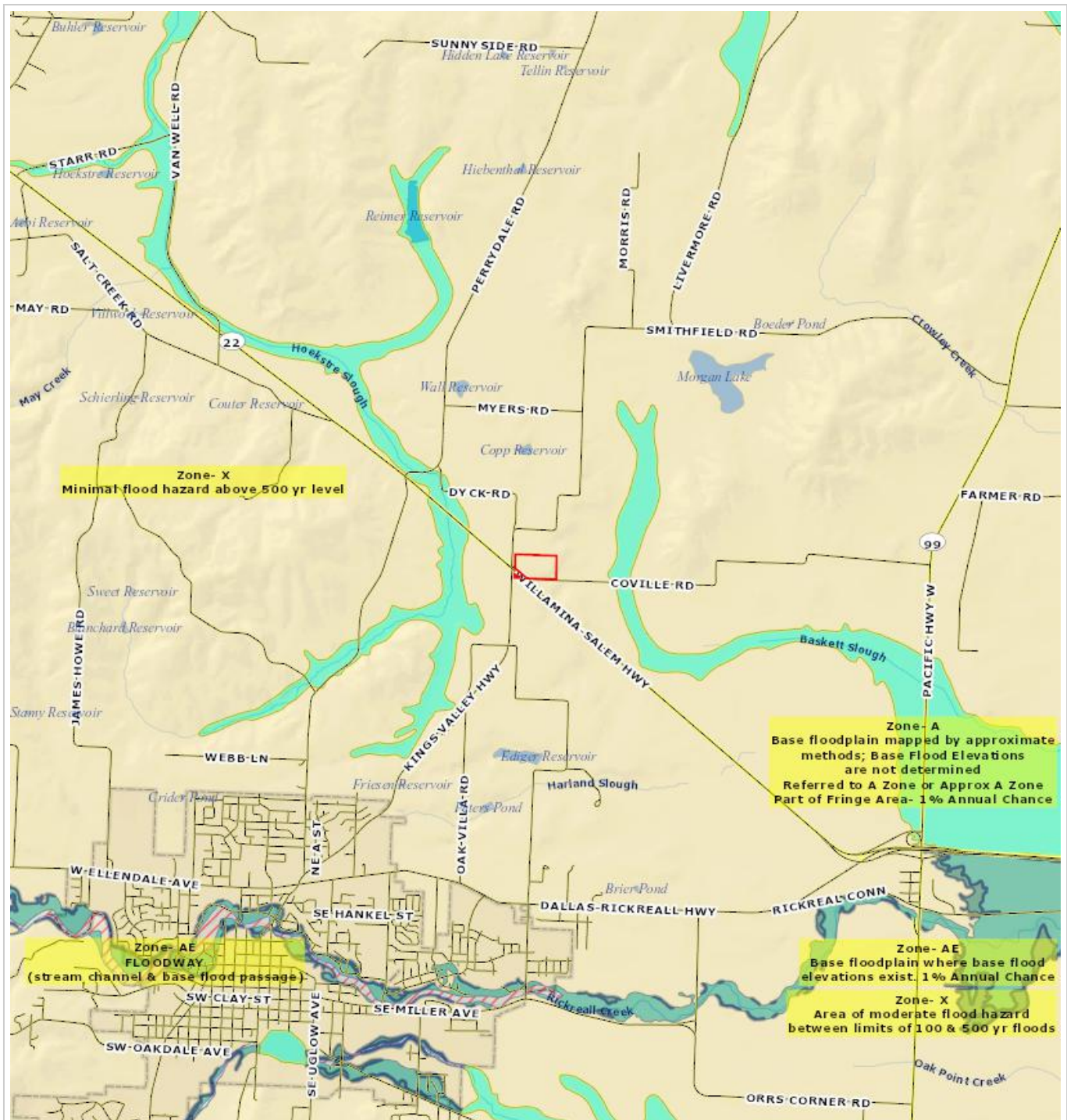
**Fidelity National Title**

**Parcel ID: 155371**

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.



## Flood Map

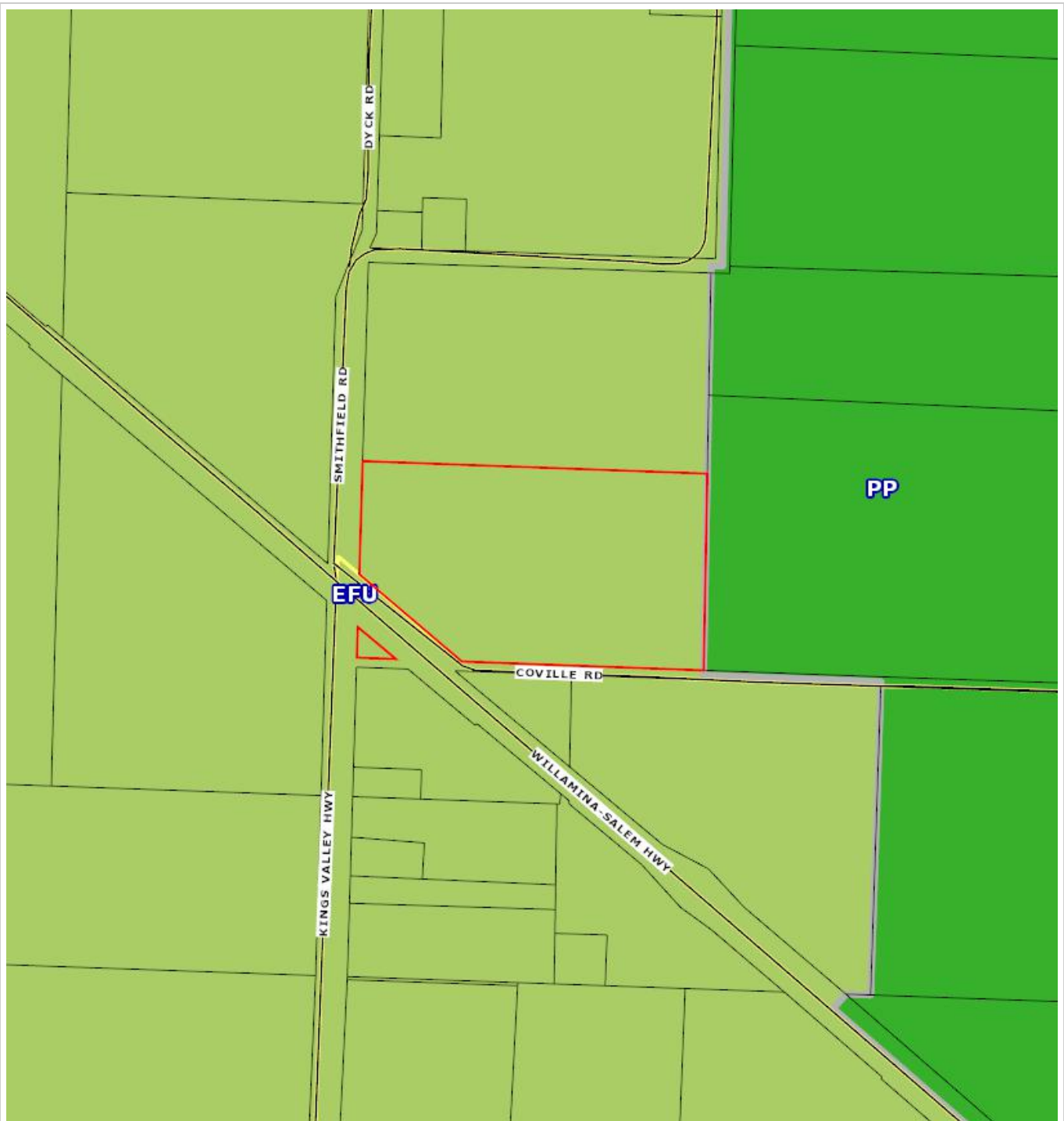


**Fidelity National Title**

**Parcel ID: 155371**

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.

## Zoning Map



**Fidelity National Title**

**Parcel ID: 155371**

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



**Polk County**  
**2025 Real Property Assessment Report**  
Account 155371  
NOT OFFICIAL VALUE

**Map** 07515-00-01300  
**Code - Tax ID** 0203 - 155371

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** BATH OREGON HOLDINGS INC  
ATTN: SUKI BATH  
9358 GUIDE MERIDIAN RD  
LYNDEN WA 98264

**Deed Reference #** 2024-5376  
**Sales Date/Price** 03-22-2024 / \$8,300,000  
**Appraiser** SONDAY, MIKE

**Property Class** 450    **MA**    **SA**    **NH**  
**RMV Class** 400    01    21    000

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

| Value Summary   |      |         |        |        |                        |
|-----------------|------|---------|--------|--------|------------------------|
| Code Area       |      | RMV     | MAV    | AV     | RMV Exception    CPR % |
| 0203            | Land | 146,520 |        | Land   | 0                      |
|                 | Impr | 0       |        | Impr   | 0                      |
| Code Area Total |      | 146,520 | 88,320 | 26,539 | 0                      |
| Grand Total     |      | 146,520 | 88,320 | 26,539 | 0                      |

| Land Breakdown  |      |                                     |    |           |                |         |          |            |      |             |
|-----------------|------|-------------------------------------|----|-----------|----------------|---------|----------|------------|------|-------------|
| Code Area       | ID # | RFPD                                | Ex | Plan Zone | Value Source   | Trend % | Size     | Land Class | LUC  | Trended RMV |
| 0203            | 0    | <input checked="" type="checkbox"/> |    | EFU       | Farm Use Zoned | 100     | 21.80 AC | H2         | 006* | 121,450     |
|                 | 0    | <input checked="" type="checkbox"/> |    | EFU       | Farm Use Zoned | 100     | 4.50 AC  | H6         | 006* | 25,070      |
| Code Area Total |      |                                     |    |           |                |         | 26.30 AC |            |      | 146,520     |

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

| Exemptions / Special Assessments / Notations |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------|--|--|--|--|--|--|--|--|--|--|
| <b>Notations</b>                             |  |  |  |  |  |  |  |  |  |  |
| ■ FARM POT'L ADD'L TAX LIABILITY             |  |  |  |  |  |  |  |  |  |  |
| ■ MEASURE 37 CLAIM WAIVER ADDED 2007         |  |  |  |  |  |  |  |  |  |  |

**Contig Accts** 155355, 155368, 173520

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

28-Jul-2025

BATH OREGON HOLDINGS INC  
ATTN: SUKI BATH  
9358 GUIDE MERIDIAN RD  
LYNDEN WA 98264

|                |        |             |              |
|----------------|--------|-------------|--------------|
| Tax Account #  | 155371 | Lender Name |              |
| Account Status | A      | Loan Number |              |
| Roll Type      | Real   | Property ID | 0203         |
| Situs Address  |        | Interest To | Jul 28, 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             | \$313.73     | Nov 15, 2024 |
| 2023     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$300.47     | Nov 15, 2023 |
| 2022     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$292.53     | Nov 15, 2022 |
| 2021     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$264.55     | Nov 15, 2021 |
| 2020     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$255.79     | Nov 15, 2020 |
| 2019     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$248.95     | Nov 15, 2019 |
| 2018     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$242.95     | Nov 15, 2018 |
| 2017     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$231.08     | Nov 15, 2017 |
| 2016     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$220.65     | Nov 15, 2016 |
| 2015     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$215.77     | Nov 15, 2015 |
| 2014     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$206.93     | Nov 15, 2014 |
| 2013     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$200.62     | Nov 15, 2013 |
| 2012     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$195.19     | Nov 15, 2012 |
| 2011     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$191.50     | Nov 15, 2011 |
| 2010     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$182.09     | Nov 15, 2010 |
| 2009     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$174.61     | Nov 15, 2009 |
| 2008     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$164.97     | Nov 15, 2008 |
| 2007     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$168.78     | Nov 15, 2007 |
| 2006     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$163.24     | Nov 15, 2006 |
| 2005     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$162.09     | Nov 15, 2005 |
| 2004     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$156.36     | Nov 15, 2004 |
| 2003     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$150.17     | Nov 15, 2003 |
| 2002     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$144.35     | Nov 15, 2002 |
| 2001     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$140.52     | Nov 15, 2001 |
| 2000     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$135.38     | Nov 15, 2000 |
| 1999     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$141.72     | Nov 15, 1999 |
| 1998     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$128.43     | Nov 15, 1998 |
| 1997     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$132.71     | Dec 15, 1997 |
| 1996     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$140.71     | Nov 15, 1996 |
| 1995     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$138.89     | Nov 15, 1995 |
| 1994     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$135.57     | Nov 15, 1994 |
| 1993     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$150.44     | Nov 15, 1993 |
| 1992     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$153.18     | Nov 15, 1992 |
| 1991     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$160.52     | Nov 15, 1991 |
| 1990     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$179.83     | Nov 15, 1990 |
| 1989     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$164.70     | Nov 15, 1989 |
| 1988     | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$143.10     | Nov 15, 1988 |



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

28-Jul-2025

BATH OREGON HOLDINGS INC  
ATTN: SUKI BATH  
9358 GUIDE MERIDIAN RD  
LYNDEN WA 98264

|                |        |             |              |
|----------------|--------|-------------|--------------|
| Tax Account #  | 155371 | Lender Name |              |
| Account Status | A      | Loan Number |              |
| Roll Type      | Real   | Property ID | 0203         |
| Situs Address  |        | Interest To | Jul 28, 2025 |

Tax Summary

| Tax<br>Year | Tax<br>Type | Total<br>Due | Current<br>Due | Interest<br>Due | Discount<br>Available | Original<br>Due | Due<br>Date |
|-------------|-------------|--------------|----------------|-----------------|-----------------------|-----------------|-------------|
|             | Total       | \$0.00       | \$0.00         | \$0.00          | \$0.00                |                 |             |

## RE-RECORDING COVER SHEET

After recording return to:

First American Title Insurance Company  
200 SW Market Street, Suite 250  
Portland OR 97201

**1. Document Title:**

Bargain and Sale Deed

**2. Grantors/Direct Parties:**

Meduri Farms, Inc.

Estella L.L.C.

**3. Grantee/Indirect Parties:**

Bath Oregon Holdings, Inc.

RECORDED IN POLK COUNTY  
Kimberly Williams, County Clerk

**2024-005376**

07/18/2024 02:18:02 PM

REC-COR Cnt=1 Stn=5 O. DUTY  
\$60.00 \$11.00 \$10.00 \$60.00 \$5.00

**\$146.00**

This instrument is being Re-Recorded at the request of First American Title Insurance Company to correct typographical errors in the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on July 17, 2024 as Fee No. 2024-005325.

The corrections are at:

- Page 5 – deleting the last paragraph from Tract B; and
- Page 8 – deleting duplicate text in last paragraph.



RECORDED IN POLK COUNTY  
Kimberly Williams, County Clerk

2024-005325

07/17/2024 08:37:02 AM

REC-COR Crt=1 Stn=5 O. DUTY  
\$55.00 \$11.00 \$10.00 \$60.00 \$5.00

\$141.00

## RE-RECORDING COVER SHEET

### After recording return to:

First American Title Insurance Company  
200 SW Market Street, Suite 250  
Portland OR 97201

**1. Document Title:**

Bargain and Sale Deed

**2. Grantors/Direct Parties:**

Meduri Farms, Inc.

Estella L.L.C.

**3. Grantee/Indirect Parties:**

Bath Oregon Holdings, Inc.

This instrument is being Re-Recorded at the request of First American Title Insurance Company to add a paragraph to the Exhibit A Legal Description in the Bargain and Sale Deed previously recorded on March 37, 2024 as Fee No. 2024-002113. The attachment evidencing correction is at page 7.

**After recording, return to:**

Bath Holdings Corporation  
Attn: Suki Bath  
9358 Guide Meridian Road  
Lynden, WA 98264

**Until a change is requested, send all tax statements to:**

Bath Holdings Corporation  
Attn: Suki Bath  
9358 Guide Meridian Road  
Lynden, WA 98264

RECORDED IN POLK COUNTY  
Kimberly Williams, County Clerk

**2024-002113**

03/27/2024 02:24:02 PM

REC-BS Cnt=1 Stn=5 O. DUTY  
\$45.00 \$11.00 \$10.00 \$60.00 \$5.00

**\$131.00**

**BARGAIN & SALE DEED**

FOR VALUABLE CONSIDERATION, Meduri Farms, Inc., an Oregon corporation, and Estella L.L.C., an Oregon limited liability company, Grantors, convey to Bath Oregon Holdings, Inc., Grantee, all of Grantors' right, title and interest in and to that certain real property located in Polk and Linn Counties, Oregon, and more particularly described on Exhibit A attached hereto.

The true consideration for this conveyance is \$8,300,000.

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 22 day of March, 2024, to be effective March 27, 2024.



GRANTOR:

Meduri Farms, Inc.

By: [Signature]

Name: Joseph J. Meduri

Title: ~~President~~ CHAIRMAN

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22<sup>nd</sup>, 2024, by Joseph J. Meduri, ~~President~~ CHAIRMAN of Meduri Farms, Inc.



[Signature]  
Notary Public for the State of Oregon  
My Commission Expires: 10/8/2024

GRANTOR:

Estella L.L.C.

By: [Signature]

Name: Joseph J. Meduri

Title: Member

STATE OF OREGON

County of Polk

This record was acknowledged before me on March 22<sup>nd</sup>, 2024, by Joseph J. Meduri, Member of Estella L.L.C.



[Signature]  
Notary Public for the State of Oregon  
My Commission Expires: 10/8/2024

## EXHIBIT A

### LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Polk and Linn, State of Oregon, and is described as follows:

#### PARCEL I:

A tract of land situated in the Northwest quarter of Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the Donation Land Claim of Nelson Johnson and wife, Claim Number 46, Notification No. 1978, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, State of Oregon; and running thence East 20.0 chains; thence North 15.0 chains; thence West 20.0 chains; and thence South 15.0 chains to the place of beginning.

SAVE AND EXCEPT Parcel I of Partition Plat No. 1994-0007 in the Northwest Quarter of Section 15, Township 7 South, Range 5 West of the Willamette Meridian, in Polk County, Oregon.

ALSO SAVE AND EXCEPT that portion lying within the County Road.

#### PARCEL II:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of John Waymire and wife Notification No. 1935, Claim No. 47, in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as beginning at the Northeast corner of said Donation Land Claim and running thence West 1292 feet; thence South 1027 feet to an iron pipe; thence East 1292 feet; thence North 1027 feet to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

#### PARCEL III:

#### TRACT A:



A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

The Northerly sixty-two acres off of the following:

Beginning at the Northeast corner of the John Waymire Donation Land Claim No. 47 in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon, thence South 1225 feet; thence South  $21^{\circ} 35'$  West 205-  $\frac{1}{2}$  feet; thence South 2065.6 feet; thence North  $89^{\circ} 41'$  West 1137 feet; thence North 3446.4 feet; thence South  $89^{\circ} 56'$  East 1262.7 feet to the place of beginning.

EXCEPTING 21 acres heretofore deeded to Elizabeth Peters.

ALSO EXCEPTING that portion of the above deeded to Helena G. Hiebenthal and Joe Hiebenthal by deed recorded in Volume 99 at Page 237, Deed Records for Polk County, Oregon.

SAVE AND EXCEPT that portion lying within the County Road.

EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.

TRACT B:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point North  $89^{\circ} 56'$  West 19.12 chains and South 44.76 chains from the Northeast corner of the John Waymire and Wife Donation Land Claim Notification No. 1935, in Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon said point being the Northwest corner of lands now owned by 1st parties; thence South 9.00 chains thence South  $89^{\circ} 41'$  East 17.23 chains; thence North 9.00 chains; thence North  $89^{\circ} 41'$  West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

~~ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 23, 1957 in Volume 164 at Page 91, Deed Records for Polk County, Oregon.~~

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South  $89^{\circ}56'$  West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South  $89^{\circ}41'$  East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South  $88^{\circ}40'$  West 40.45 chains to an iron pipe; thence North  $0^{\circ}28'$  West 3.85 chains to an

TRACT C:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point South  $89^{\circ}56'$  West 19.12 chains and 35.04 chains South of the Northeast corner of the Donation Land Claim of John Waymire and wife, Claim No. 47 in Township 7 South, Range 5 West of Willamette Meridian, Polk County, Oregon; thence South 9.00 chains; thence South  $89^{\circ}41'$  East 17.23 chains; thence North 9.00 chains; thence West 17.23 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL IV:

A tract of land situated in Section 15, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at an iron pipe which is 43.08 chains South and 60.60 chains West from the Northwest corner of the Donation Land Claim of H.M. Waller, No. 59 in Township 7 South, Range 5 West of Willamette Meridian in Polk County, Oregon, thence running South 862 feet to the North line of the County Road; thence West 21.75 chains to an iron pipe; thence North 862 feet to an iron pipe; thence East 21.75 chains to the place of beginning.

SAVE AND EXCEPT that portion lying within the County Road.

ALSO EXCEPTING from above that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 27, 1957 in Volume 164 at Page 106, Deed Records for Polk County, Oregon.

PARCEL V:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22 of Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, which pipe is 20.22 chains North of the Southeast corner of said Claim No. 54; thence South  $88^{\circ}40'$  West 40.45 chains to an iron pipe; thence North  $0^{\circ}28'$  West 3.85 chains to an



iron pipe at the Northeast corner of a tract of land conveyed to Henry R. Kliever and Augusta L. Kliever, husband and wife by deed recorded in Volume 179, Page 454, Deed Records for Polk County, Oregon; thence South 89° 59' West 13.03 chains to an iron pipe on the East boundary of the County Road; thence North 0° 26' East 13.32 chains to an iron pipe on the East boundary of the County Road; thence North 89° 47' East 2.38 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence North 36° 54' East 4.28 chains to an iron pipe on the East boundary of the old railroad right-of-way; thence East 20.07 chains to the West boundary of a County Road; thence South 0° 33' East 3.33 chains to an iron pipe at the angle of the County Road; thence North 89° 35' East 28.25 chains to a railroad spike at the angle of the road; thence South 0° 38' East 16.525 chains to the place of beginning.

SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Volume 179, Page 527, Deed Records for Polk County, Oregon.

ALSO SAVE AND EXCEPT the following described portion of the above described property:

Beginning at an iron pipe on the West line of the County Road Number 757, said iron pipe being North 20.22 chains, North 0° 38' West 16.525 chains, South 89° 35' West 28.25 chains from the Southeast corner of the Ira P. Smith Donation Land Claim, Notification No. 1961, Claim No. 54, in Section 22, Township 7 South, Range 5 West of the Willamette Meridian, Polk County, Oregon; thence North 0° 35' 30" West 219.78 feet; thence North 89° 55' 45" West 1302.02 feet to the East line of State Highway No. 223; thence South 40° 08' West along the East line of said Highway a distance of 303.82 feet; thence North 89° 35' East 1500.16 feet to the point of beginning.

#### PARCEL VI:

A tract of land situated in Section 22, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of the Donation Land Claim of Ira P. Smith and wife Notification No. 1961, Claim No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon; and running thence West 40.64 chains; thence North 19.81 chains; ~~thence North 89° 30'~~ thence North 89° 30' East 40.65 chains; thence South 20.23 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises conveyed to Bertha Charles, by deed recorded in Volume 207, Page 389, Deed Records for Polk County, Oregon.

FURTHER SAVE AND EXCEPT that portion of the above described tracts of land lying within the boundaries of public roads and highways.

PARCEL VII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

Beginning at a point 30 links South of the Southeast corner of the Donation Land Claim of Ira P. Smith and wife, Notification No. 54 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, and running thence West 16.80 chains; thence South 14.88 chains, thence East 16.80 chains; thence North 14.88 chains to the place of beginning.

SAVE AND EXCEPT that portion of the herein described real premises which was included in Volume 201, Page 579, Deed Records for Polk County, Oregon.

PARCEL VIII:

A tract of land situated in the Northeast quarter of Section 27, Township 7 South Range 5 West of the Willamette Meridian, in Polk County, Oregon, being more particularly described as follows:

A part of the Donation Land Claim of Asa Shreve and wife, Notification No. 2250, Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, more particularly described as follows:

Beginning at a point which is 15.18 chains South of the Southeast corner of the Donation Land Claim of Ira P. Smith in said Township and Range; and running thence West 16.80 chains; thence South 10.63 chains; thence East 16.80 chains; thence North 10.63 chains to the place of beginning.

SAVE AND EXCEPT:

Beginning on the West line of the Asa Shreve Donation Land Claim No. 62 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, at a point which is 788.17 feet North 0° 03' West from the Southwest corner of said Claim; thence South 0° 03' East along the West line of said claim, 392.83

feet; thence South 89° 50' East 1114.20 feet; thence North 392.83 feet; thence North 89° 50' West 1114.50 feet to the place of beginning.

FURTHER SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

PARCEL IX:

A tract of land situated in Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of Section 8, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon; thence North 00°02'53" West, on the West boundary of said Section 8, 30.00 feet to a 5/8 inch iron rod on the Northerly right-of-way of Jefferson-Scio Drive and the point of beginning for this description; thence on said West boundary North 00° 02' 53" West 1090.99 feet to a 5/8 inch iron rod with yellow plastic cap marked Bateman LS 1068; thence leaving said West boundary North 66° 48' 25" East 342.31 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 43' 53" East 182.82 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 42' 27" East 329.60 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 73° 09' 16" East 194.80 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 65° 32' 21" East 118.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 05' 32" East 86.72 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 43° 24' 47" East 249.54 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 60° 34' 08" East 70.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 84° 45' 47" East 135.11 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 65° 35' 51" East 103.68 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 83° 49' 31" East 274.27 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 87° 21' 45" East 152.65 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 86° 58' 04" East 183.51 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence South 74° 50' 39" East 358.45 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 80° 23' 04" East 273.25 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 52° 25' 14" East 74.77 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1068; thence North 59° 08' 55" East 979.04 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 41' 56" East 324.85 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 20' 44" East 102.35 feet to a 5/8" iron rod with yellow plastic cap



marked Bateman LS 1608; thence North 79° 35' 20" East 418.52 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 84° 43' 21" East 156.13 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 74° 07' 36" East 227.64 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 71° 17' 58" East 210.67 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; thence North 85° 45' 29" East 169.00 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608; and the East boundary of said Section 8; thence on said East boundary South 00° 23' 15" East 244.81 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 on the North Boundary of the William A. Starkweather Donation Land Claim (DLC) No. 62; thence leaving said East boundary and on said North boundary South 89° 55' 29" East 452.20 feet to a 5/8" iron rod with yellow plastic cap marked Bateman LS 1608 at the Northwest corner of the property described in Book B, page 415, Linn County Deed Records; thence leaving said North boundary and on the West boundary of said property South 00° 23' 27" East 2632.68 feet to said Northerly right-of- way; thence leaving said West boundary and on said Northerly right-of- way South 89° 38' 43" West 987.13 feet; thence 390.13 feet on the arc of a 924.93 foot radius curve to the right (the long chord of which bears North 78° 16' 16" West 387.25 feet); thence North 66° 11' 15" West 398.26 feet; thence 413.59 feet on the arc of a 984.93 foot radius curve to the left (the long chord of which bears North 78° 13' 01" West 410.56 feet); thence South 89° 45' 12" West 3654.52 feet to the point of beginning.

036714\00005\17028669v1



# 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



SCAN HERE  
TO LEARN  
MORE  
ABOUT THE  
TEAM!

