



**Oregon
Farm & Home**

★ B R O K E R S ★

NEXT TO 6629 CHAMPOEG

— ST. PAUL —

OR

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

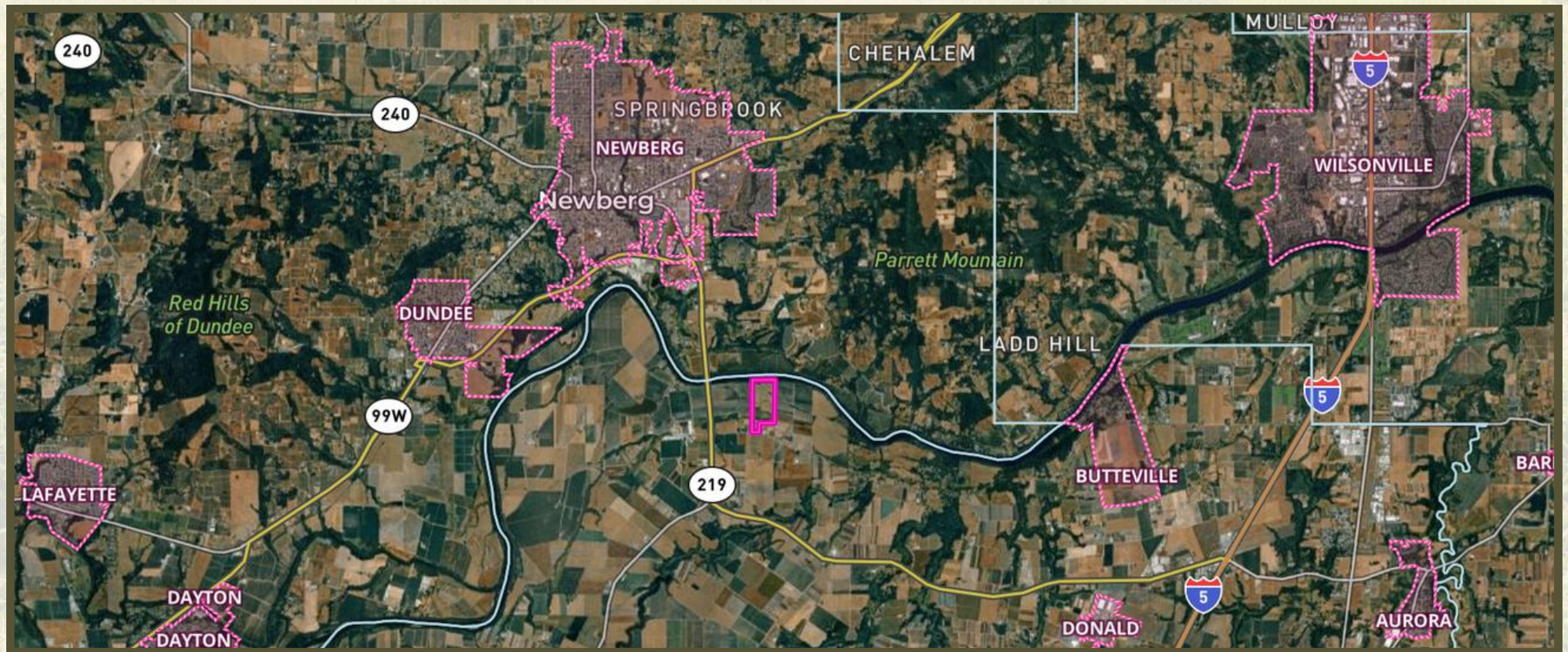
INTRODUCTION

Spanning 101± acres along the banks of the Willamette River, this exceptional farm outside of St. Paul, Oregon, offers one of the Willamette Valley's premier agricultural holdings. The property is zoned EFU, ensuring its long-term preservation for farming, while providing fertile soils, historic productivity, and valuable 1949 and 1950 irrigation rights that allow for stable, high-yield operations year after year. A rare combination of size, river frontage, and soil diversity makes this acreage highly desirable for both active farmers and land investors alike.

Well-established agricultural improvements enhance the utility of the property. The 52,000 sq. ft. free-stall barn, formerly supporting dairy operations, provides large-scale infrastructure adaptable for livestock, storage, or alternative farming enterprises. A hay cover structure supports forage or equipment storage, while the remnants of a dairy setup remain available for future use or reconfiguration. Currently leased to a neighboring farmer for crop production, the property generates immediate income while still leaving its next owner free to explore new opportunities, whether in row crops, hay, livestock, or long-term investment.

LOCATION

Nestled in the heart of the Willamette Valley, the property lies near St. Paul and Newberg, both known for their strong farming traditions and rich agricultural history. The area is renowned for its wine production, row crops, and livestock, making it one of Oregon's most sought-after farming regions. With its proximity to the Willamette River, the farm benefits not only from fertile ground but also from valuable irrigation resources that support consistent production. Convenient access to Salem, Portland, and the surrounding agricultural hubs add further appeal.



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.

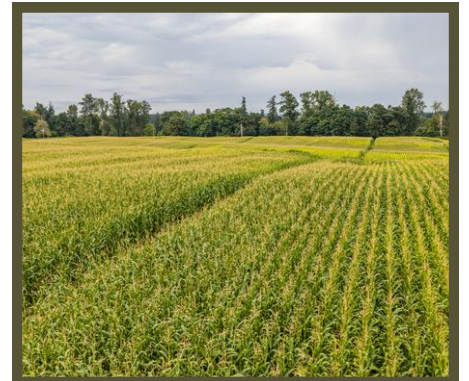
OPPORTUNITY

This farm represents a rare chance to acquire large-scale acreage with both historic productivity and modern flexibility. The combination of premium soils, irrigation rights, and existing infrastructure makes it suitable for a variety of uses, from crop and forage production to livestock and dairy operations. Investors and operators alike will appreciate the long-term value of EFU zoning and river frontage, as well as the stability of current lease income. Whether you envision continuing the farming legacy, expanding operations, or holding as a land investment in one of Oregon's premier agricultural regions, the possibilities are extensive.



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LAND



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LAND

101 +/- Acres

- **Contingent Upon Successful Completion of a Lot Line Adjustment, Reducing 54 +/- Acres of Parcel 511801**

Zoned Exclusive Farm Use

Ground is In Organic Status

Approx 3121' of Willamette River Frontage

2 Lagoons

Underground Piping for Irrigation

- **Pump Site at the River, POD at Willamette River**

Fenced and Gated

- **with Gravel Roads**
- **Several Pasture Areas**

Approx 70 +/- Acres of Farm Is In a Year to Year Lease

- **Crops Include Corn and Grass Seed**

STRUCTURES

Free Stall Barn

- 52,000 SqFt
- 220 Power
- Concrete Floor

Feeder Barn

- 8,700 SqFt
- 220 Power
- Concrete Floor

Hay Cover

- 2,880 SqFt



SYSTEMS

Buried Main Line

1 Irrigation Pump for River (In Use): 70 HP

1 Irrigation Pump for River (In Use): Unknown HP

1 Irrigation Pump for Lagoon 1: 100HP

1 Irrigation Pump for Lagoon: Unknown HP

1 Separator and Separator Pump

1 Volume Flush Pump from Pond

Buried Irrigation Pipe from River and Ponds

1 Domestic Well

- Connected to the Barn

SELLER PREFERRED TERMS

4 Hour Showing Notice

Fidelity National Title

Use OREF Forms

5 Business Day Response Time for Offers

Personal Property Included: Irrigation Pumps as Listed Above and
Perimeter Fencing

Seller's Name: Veeman Dairy LLC

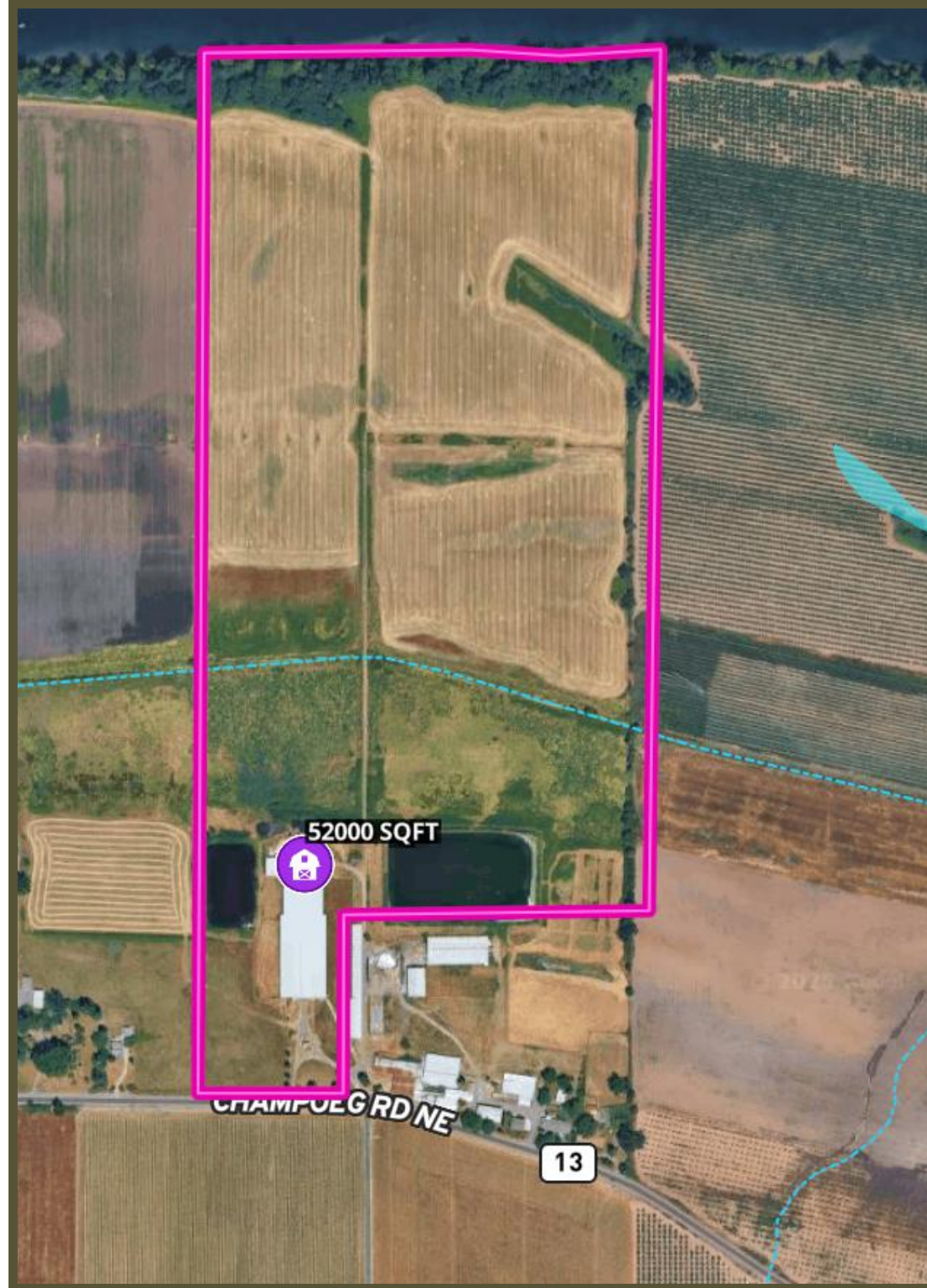
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- IRRIGATION LINES
- TOPOGRAPHIC
- FEMA



SCAN HERE
FOR
INTERACTIVE
MAP!



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Willamette River

Willamette River

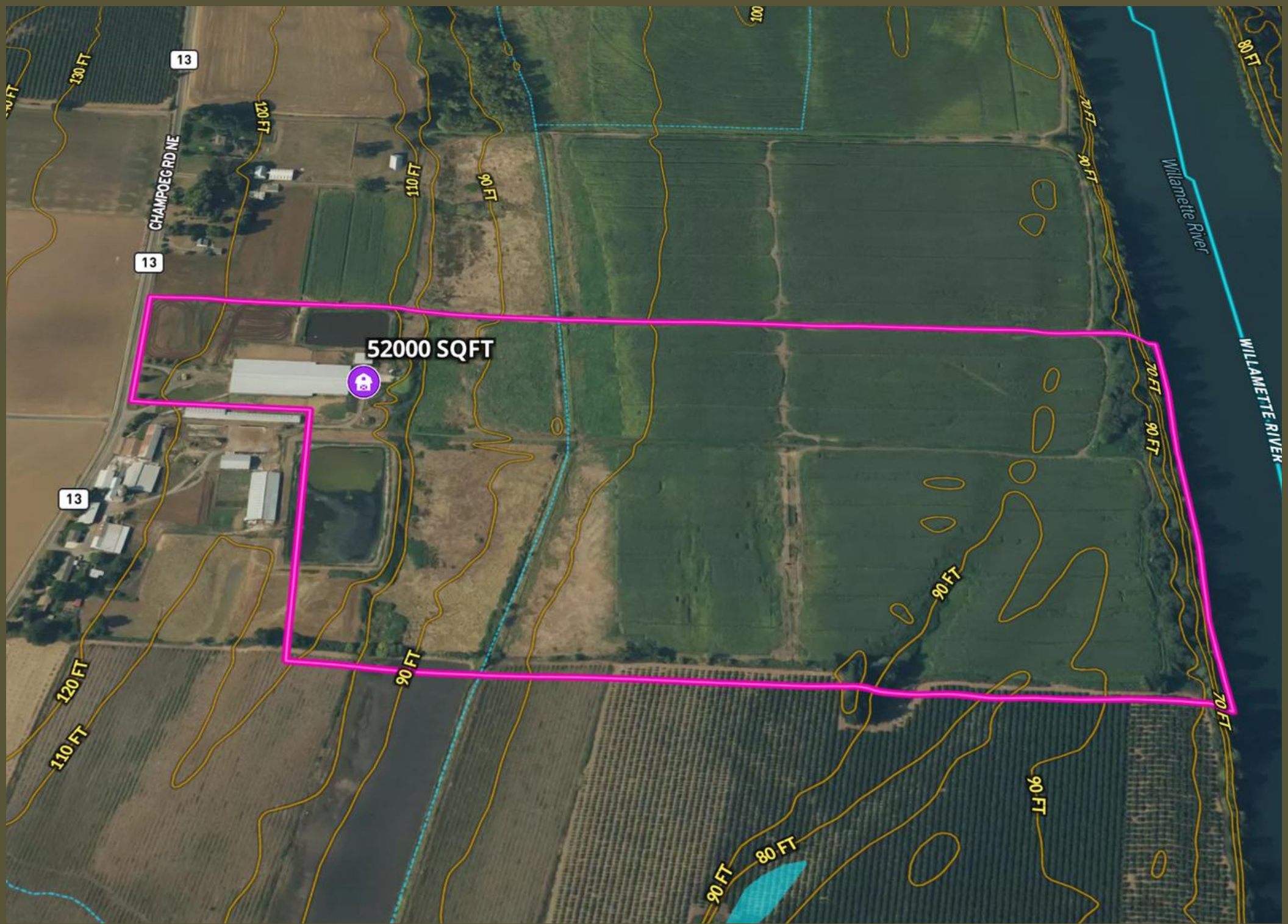
13

CHAMPOEG RD NE

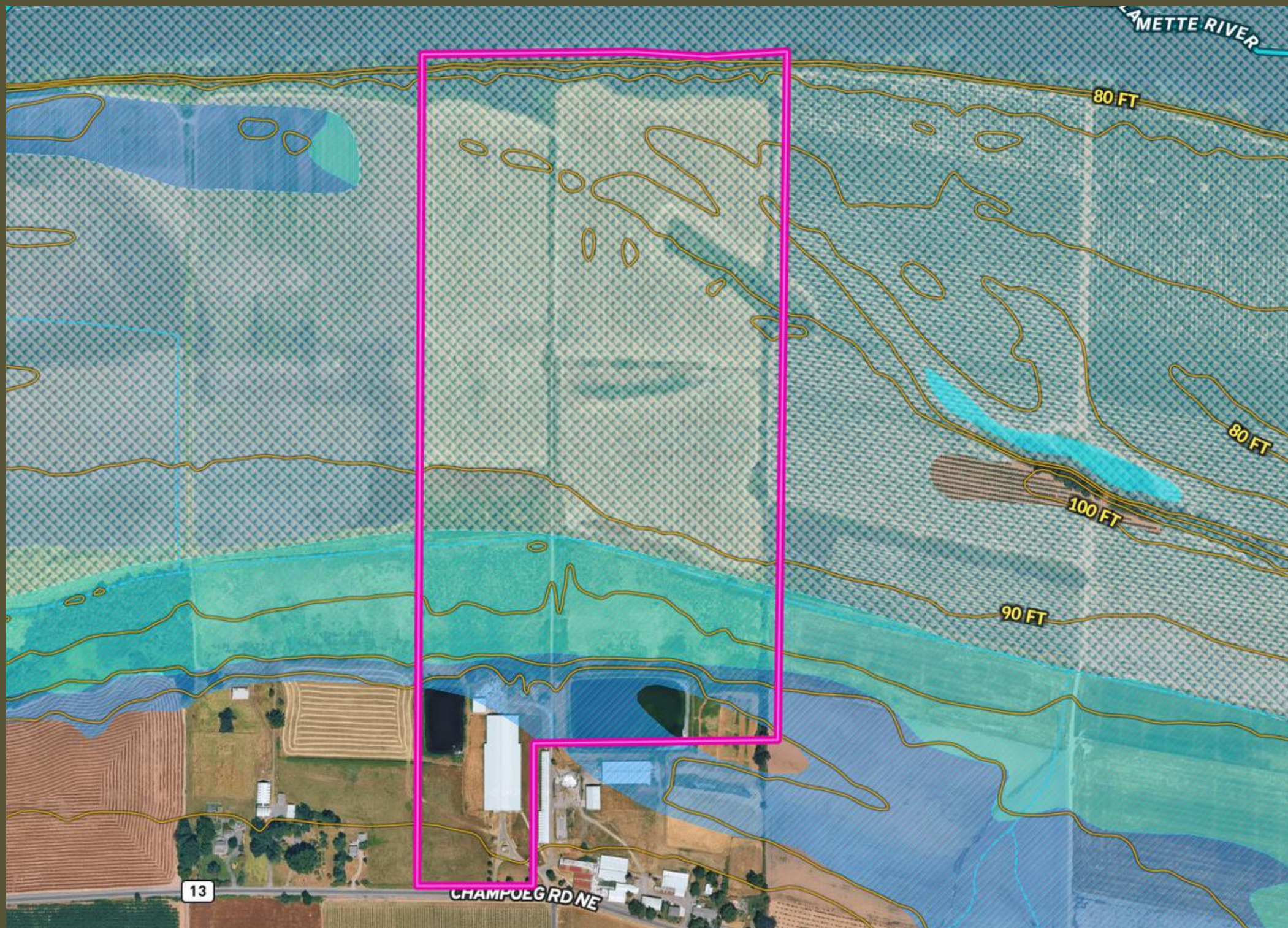
82 ACRES
TILLABLE

3.7 ACRES
TILLABLE

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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- CHEHALIS
- BASHAW
- CLOQUATO

SOIL CODE	SOIL DESCRIPTION
Ch	Chehalis silty clay loam
Ba	Bashaw clay
Cm	Cloquato silt loam
Wc	Wapato silty clay loam
Am	Amity silt loam
Mb	McBee silty clay loam
WuD	Woodburn silt loam, 12 to 20 percent slopes
WuC	Woodburn silt loam, 3 to 12 percent slopes
WuA	Woodburn silt loam, 0 to 3 percent slopes
W	Water



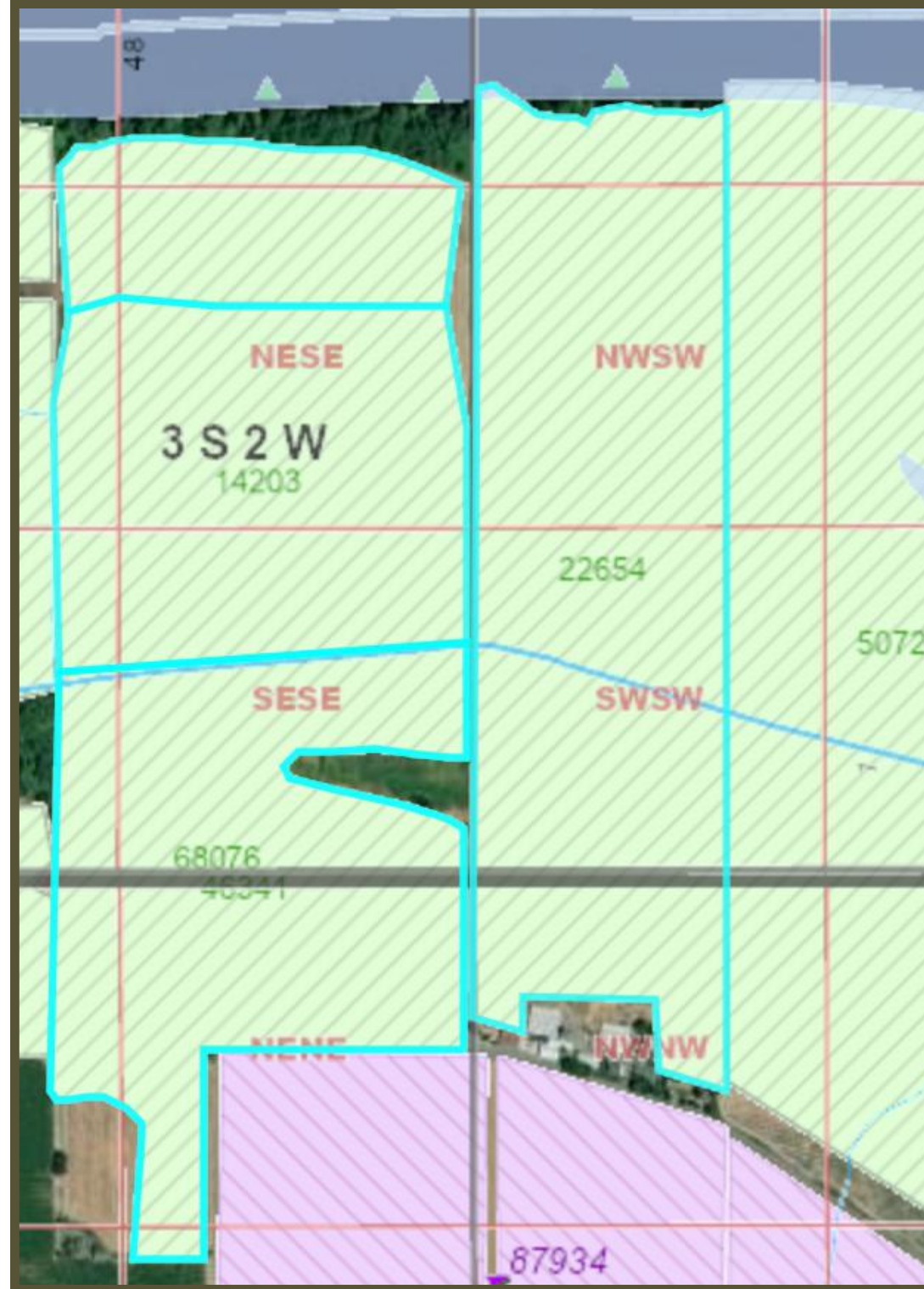
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WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- CERT 226541
 - 74.4 +/- ACRES, 1949
- CERT 14203
 - 72.9 +/- ACRES, 1950
- CERT 68076
 - 61.7 +/-ACRES, 1973



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STATE OF OREGON
COUNTY OF MARION
CERTIFICATE OF WATER RIGHT

This Is to Certify, That **LAWRENCE & ROBBINS**

of **Route 1, Aurora**, 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 **Willamette River** a tributary of for the purpose of irrigation under Permit No. **18931** 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 **August 11, 1949**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **0.72 cubic foot 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 **Lot 5 (SW $\frac{1}{4}$)**, Section **34**, Township **3 South**, Range **2 West**, **W. M.**

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 $\frac{1}{2}$ 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:

3.6 acres in Lot 5 (SW $\frac{1}{4}$)
28.8 acres in Lot 5 (NW $\frac{1}{4}$ SW $\frac{1}{4}$)
29.2 acres in Lot 9 (SW $\frac{1}{4}$ SW $\frac{1}{4}$)
Section 34
Township 3 South, Range 2 West, W. M.

12.8 acres in Lot 1 (NW $\frac{1}{4}$ SW $\frac{1}{4}$)
Section 3
Township 4 South, Range 2 West, W. M.

Land on which water is to be used is part of that described as follows:

All that portion of Lots **5 & 9** in Sec. **34**, T **3 S.**, R **2 W.**, **W.M.**, Marion County & Lot **1** in Sec. **3**, T **4 S.**, R **2 W.**, **W.M.**, Marion County, Oregon lying between the **N. line** of the Yergen Corner- Newberg road & the **Willamette River** in said county & state.

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

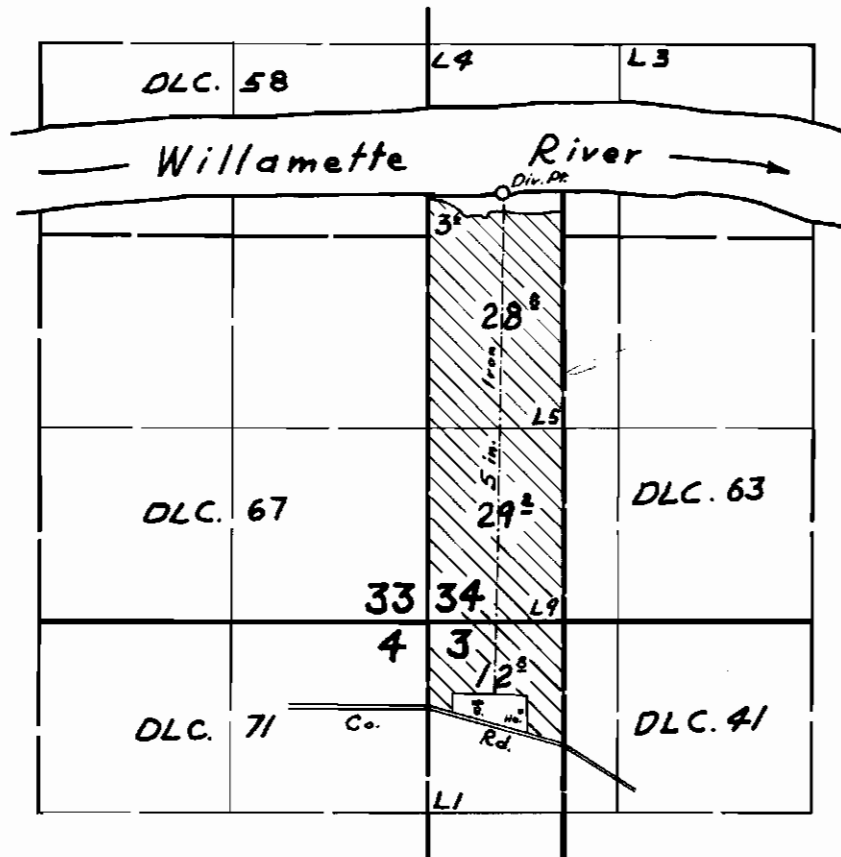
WITNESS the signature of the State Engineer, affixed

this **12th** day of **June**, 19 **57**.

LEWIS A. STANLEY

State Engineer

T. 3&4S. R. 2W. W.M.



FINAL PROOF SURVEY

UNDER

Application No. 2400/ Permit No. 18931

IN NAME OF

LAWRENCE & ROBBINS

Surveyed 26 Sept. 1956, by M. Bish

DFN-2D-85

R&S

T. 3-4S., R. 2 W., W.M.



FINAL PROOF SURVEY UNDER

Application No. 25404 Permit No. 19999
IN NAME OF

George K., Helen E. & Louise Austin

Surveyed April 12 1954, by H. L. Coffman

STATE OF OREGON
COUNTY OF MARION
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

GEORGE K., HELEN E., and LOUISE AUSTIN
ROUTE 1
AURORA, OREGON

confirms the right to use the waters of the WILLAMETTE RIVER, a tributary of the COLUMBIA RIVER, for IRRIGATING 72.9 ACRES.

This right was perfected under Permit 19999. The date of priority is OCTOBER 30, 1950. This right is limited to 0.91 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 8 (NE 1/4 SE 1/4), SECTION 33, T 3 S, R 2 W, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet 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 8 (NE 1/4 SE 1/4)	17.8 ACRES
LOT 7 (NW 1/4 SE 1/4)	2.4 ACRES
SW 1/4 SE 1/4	2.8 ACRES
SE 1/4 SE 1/4	22.4 ACRES
SECTION 33	
TOWNSHIP 3 SOUTH, RANGE 2 WEST, W.M.	
LOT 7 (NE 1/4 NE 1/4)	22.2 ACRES
LOT 12 (NE 1/4 NE 1/4)	1.7 ACRES
LOT 8 (NW 1/4 NE 1/4)	3.6 ACRES
SECTION 4	
TOWNSHIP 4 SOUTH, RANGE 2 WEST, W.M.	

This certificate describes that portion of the water right confirmed by Certificate 21479, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered DECEMBER 28, 1992, canceling a portion of said water right.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

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

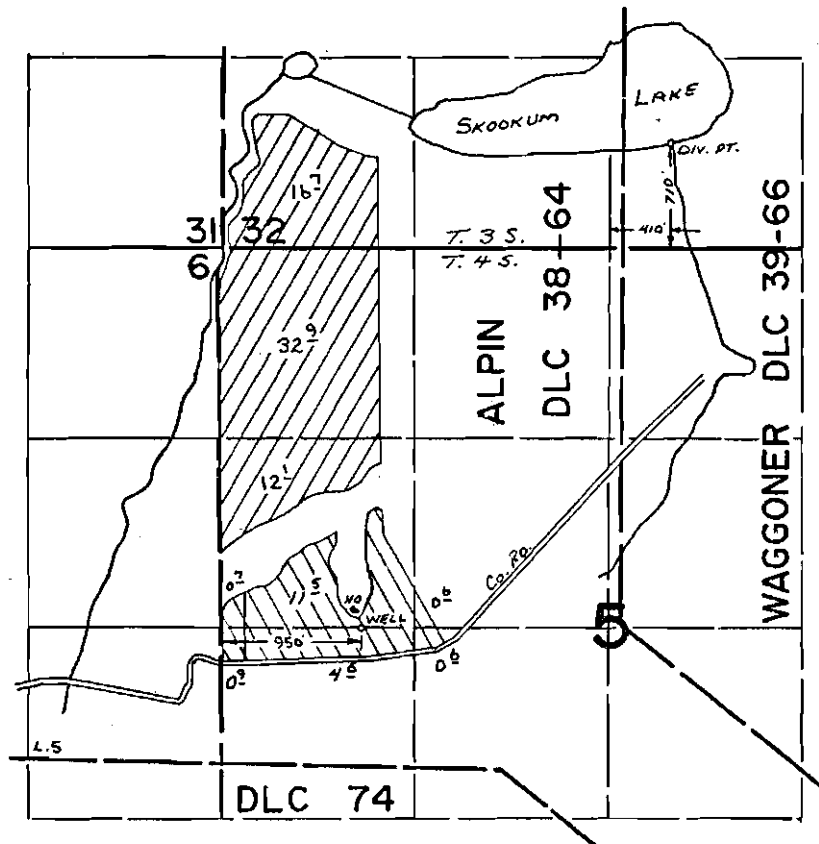
WITNESS the signature of the Water Resources Director, affixed DECEMBER 28, 1992.

/s/ MARTHA O. PAGEL

Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 68076.
25404.VRG

T.38&4S.,R.2W.,W.M.



FINAL PROOF SURVEY
UNDER

G-7052 G-6537
Application No. 50594 Permit No. 38236
IN NAME OF



JOHN SHAFER

Surveyed APRIL 19, 1976, by L. TOLL

STATE OF OREGON

COUNTY OF

MARION

CERTIFICATE OF WATER RIGHT

This Is to Certify, That

JOHN S. SHAFER

of P. O. Box 174, St. Paul, State of Oregon, 97137, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Skookum Lake

a tributary of Willamette River for the purpose of irrigation of 61.7 acres

under Permit No. 38236 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 June 4, 1973 that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.77 cubic foot 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 SW $\frac{1}{4}$ SE $\frac{1}{4}$, as projected within Waggoner DLC 66, Section 32, T. 3 S., R. 2 W., W. M., 710 feet North and 410 feet East from the S $\frac{1}{4}$ Corner, Section 32

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-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 $\frac{1}{2}$ 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:

16.7 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$
As projected within Alpin DLC 64
Section 32
T. 3 S., R. 2 W., W. M.

32.9 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
12.1 acres SW $\frac{1}{4}$ NW $\frac{1}{4}$
Both as projected within Alpin DLC 38
Section 5
T. 4 S., R. 2 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 and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. August 24, 1978


Water Resources Director

COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*

*LIST PACK 511801 DOES NOT REFLECT
PENDING LOT LINE ADJUSTMENT*

Parcel #: **511818**

Tax Lot: **032W330000100**

Owner: **Veeman Dairy LLC**

CoOwner:

Site:

Saint Paul OR 97137

Mail: **6629 Champoeg Rd NE**

Saint Paul OR 97137

Zoning: **County-EFU - Exclusive Farm Use**

Std Land
Use: **AMSC - Agricultural Misc**

Legal: **ACRES 47.37**

wn/Rng/Sec: **T:03S R:02W S:33 Q: QQ:**

ASSESSMENT & TAX INFORMATION

Market Total: **\$967,160.00**

Market Land: **\$497,560.00**

Market Impr: **\$469,600.00**

Assessment Year: **2023**

Assessed Total: **\$542,068.00**

Exemption:



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **511801**

Tax Lot: **032W340000100**

Owner: Veeman Dairy LLC

CoOwner:

Site: 6629 Champoeg Rd NE

Saint Paul OR 97137

Mail: 6629 Champoeg Rd NE

Saint Paul OR 97137

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: RSFR - Single Family Residence

Legal: ACRES 71.5, MS X# X00194670, HOME ID 251646

Twtn/Rng/Sec: T:03S R:02W S:34 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$2,212,980.00**

Market Land: **\$855,660.00**

Market Impr: **\$1,357,320.00**

Assessment Year: **2023**

Assessed Total: **\$976,253.00**

Exemption:

Taxes: **\$13,601.85**

Levy Code: 45570

Levy Rate: 13.9327

PROPERTY CHARACTERISTICS

Year Built: 1956

Eff Year Built:

Bedrooms: 5

Bathrooms: 5

of Stories: 1

Total SqFt: 2,899 SqFt

Floor 1 SqFt: 2,263 SqFt

Floor 2 SqFt:

Basement SqFt: 928 SqFt

Lot size: 71.50 Acres (3,114,540 SqFt)

Garage SqFt: 1,557 SqFt

Garage Type: Attached Finished Garage

AC:

Pool:

Heat Source: Forced Air

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 45 - St. Paul

Census: 1001 - 010100

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/12/2006

Sale Amount:

Document #: 2006-388 (25930269)

Deed Type: B&S

Loan

Amount:

Lender:

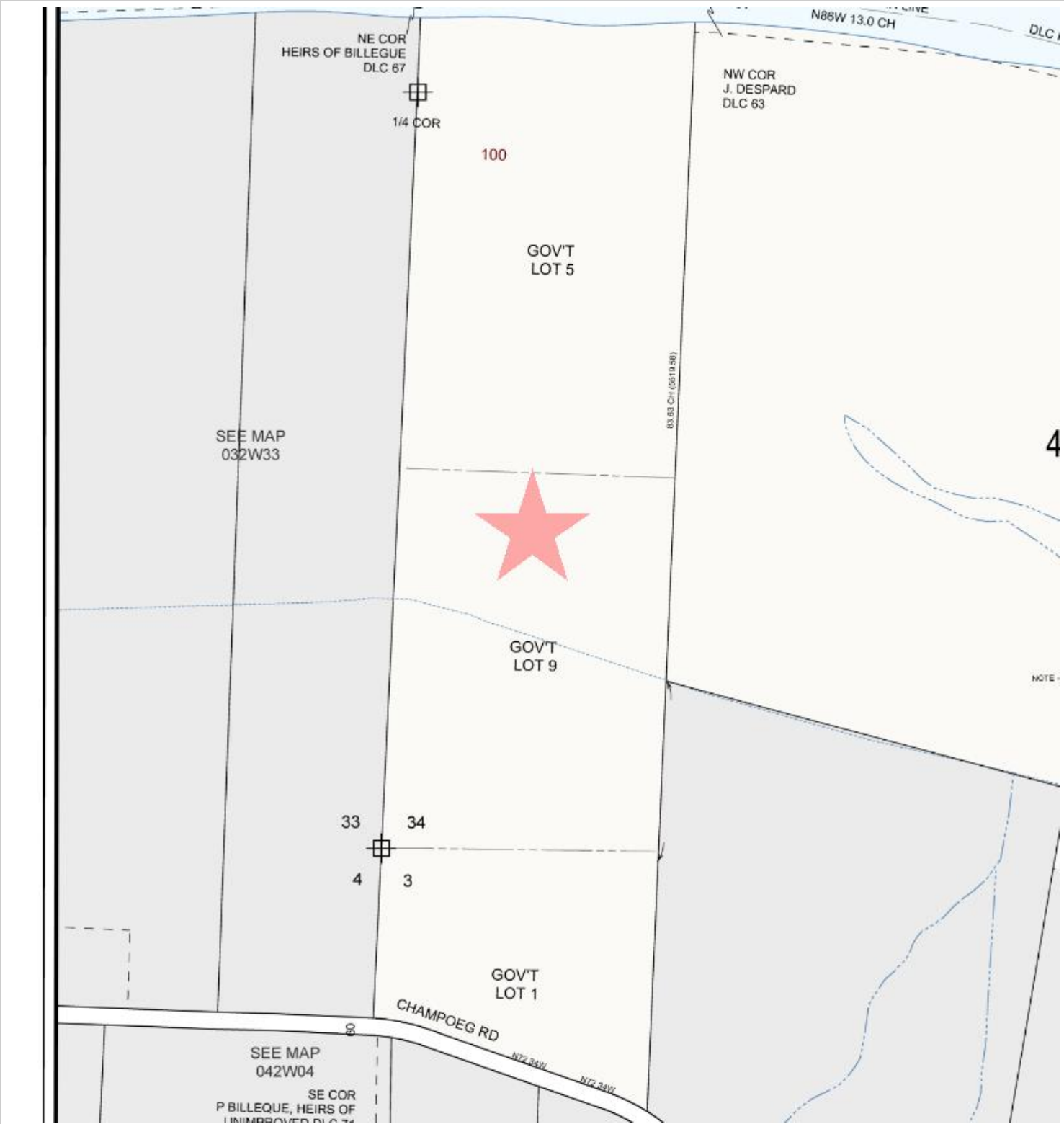
Loan Type:

Interest

Type:

Title Co:

Assessor Map



Fidelity National Title

Parcel ID: 511801

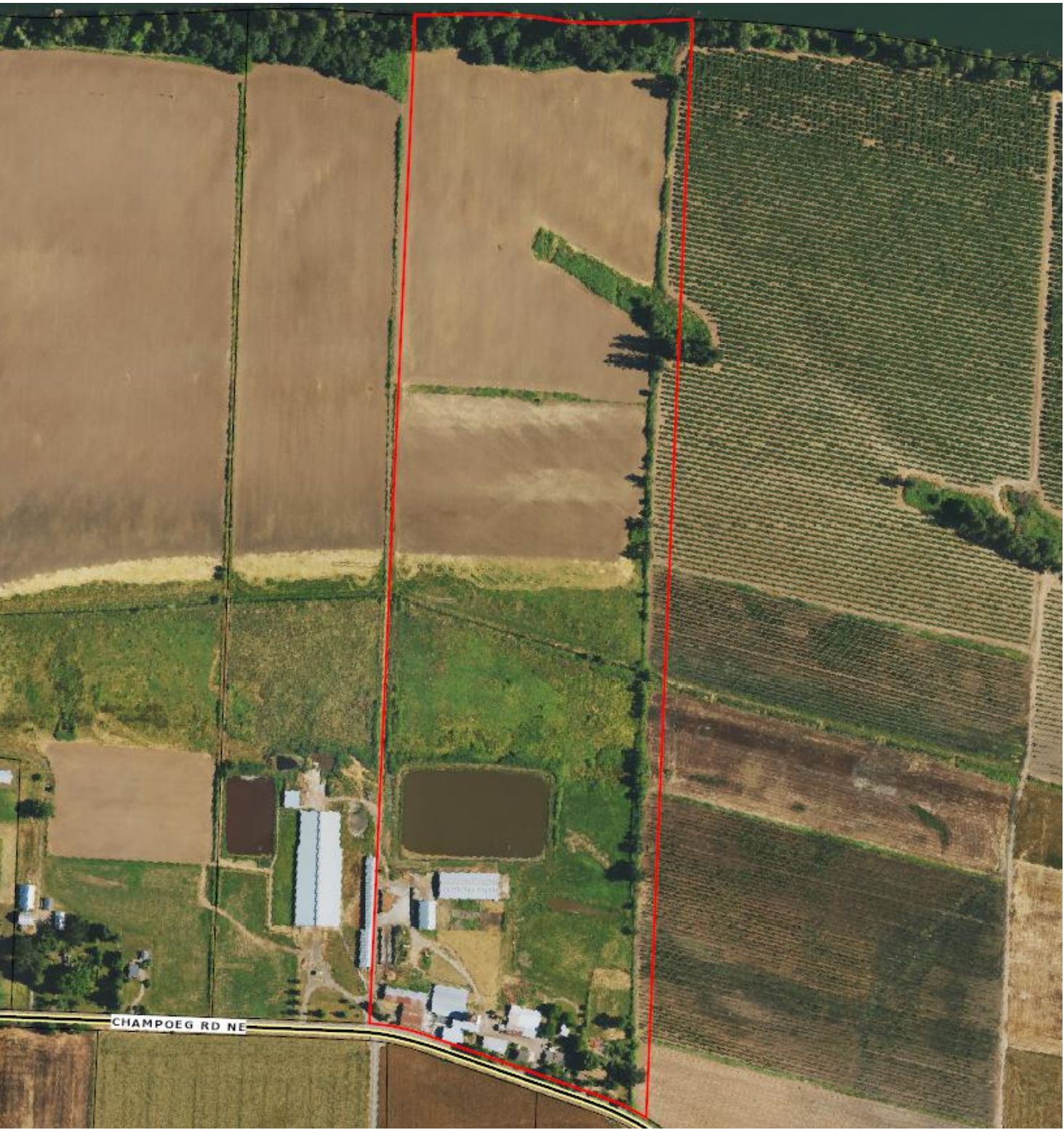
Site Address: 6629 Champoeg Rd NE

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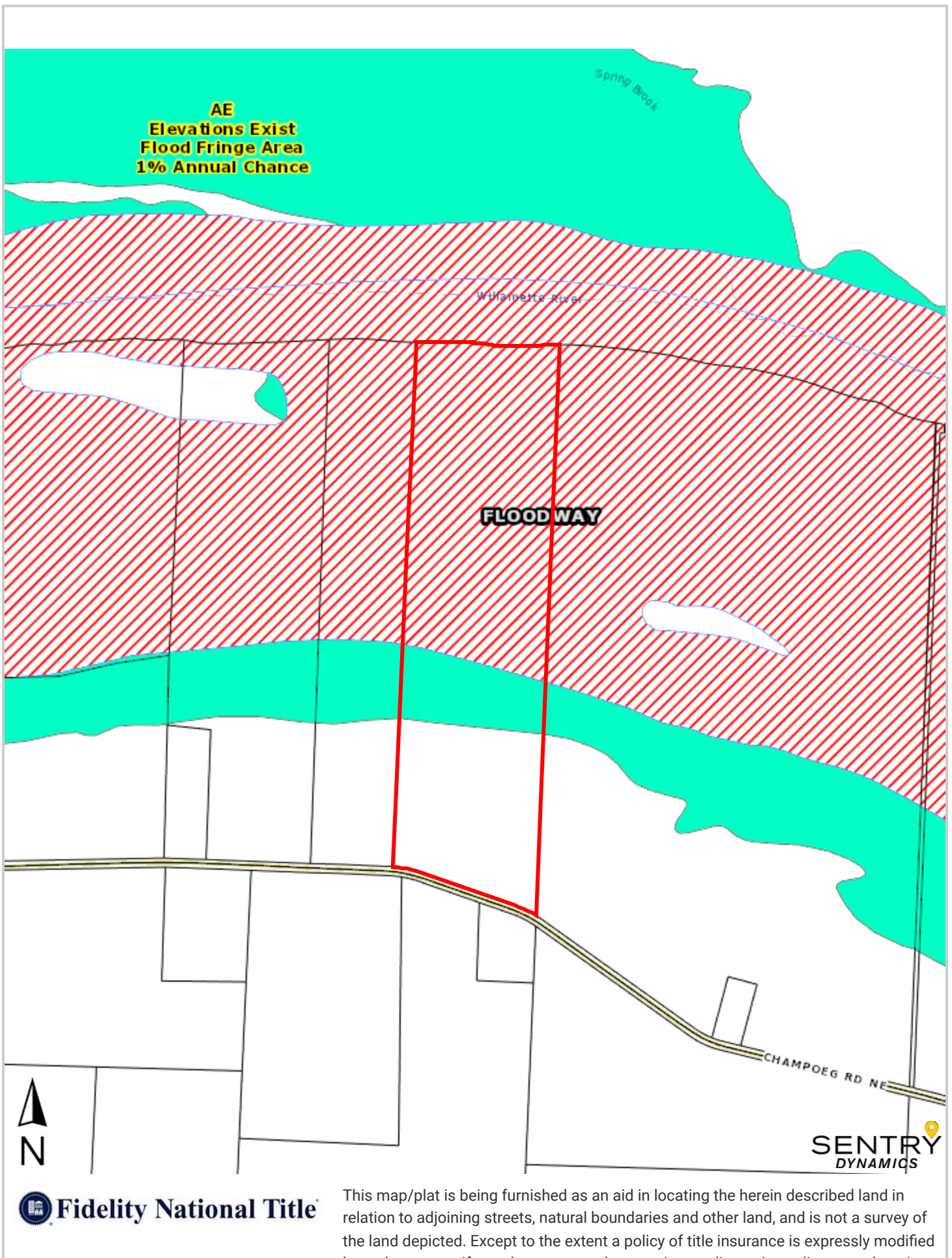
Aerial Map



Fidelity National Title

Parcel ID: 511801

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September 10, 2024

Property Identification

Account ID:

511801

Tax Account ID:

511801

Tax Roll Type:

Real Property

Situs Address:

6629 CHAMPOEG RD NE SAINT PAUL OR 97137

Map Tax Lot:

032W340000100

Owner:

VEEMAN DAIRY LLC
6629 CHAMPOEG RD NE
SAINT PAUL, OR 97137

Manufactured Home Details:**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

130695

Owner History

Grantee	Grantor	Sales Info	Deed Info
VEEMAN DAIRY LLC 6629 CHAMPOEG RD NE SAINT PAUL OR 97137			1/12/2006 25930269 B&S 511801, 511818
VEEMAN,PETER J 6629 CHAMPOEG RD NE SAINT PAUL OR 97137			1/12/2006 25930268 B&S 511801, 511818
VEEMAN,PETER J & VEEMAN,JEAN M 6629 CHAMPOEG RD NE SAINT PAUL OR 97137			10/15/2001 18510264 B&S 511801, 511818
VEEMAN,PETER J & JEAN M 6629 CHAMPOEG RD ST PAUL OR 97137	KOOPMAN,HENRY & DELLA G	5/13/1983 \$0.00 09 2	5/13/1983 03130850 DEED 511801, 511818
KOOPMAN,HENRY & DELLA G. 6629 CHAMPOEG RD ST PAUL OR 97137	DAVIS,EARL G & RUTH M	8/28/1974 \$30,000.00 12 1	8/28/1974 01881926 WD 511801

Property Details

Property Class:

551

RMV Property Class:**AV Exemption(s):****RMV Exemption(s):****Deferral(s):**

551

Notes:

Zoning:

(Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 511801

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			45570
0	On Site Development - SA OSD - FAIR			45570
2	005 Farm Homesite 2BD TWO BENCH DRY	1	43560	45570
5	005 Farm Homesite 2BD TWO BENCH DRY	1	43560	45570
6	005 Farm Homesite 2BD TWO BENCH DRY	1	43560	45570
7	005 Farm Use - EFU 2BI TWO BENCH IRR	38	1655280	45570
8	005 Farm Use - EFU 4BI FOUR BENCH IRR	22.8	993168	45570
9	005 Pond Water Ponds, rivers, creeks, streams, lakes	3.7	161172	45570
10	005 Farm Use - EFU WST Rural WASTELAND	4	174240	45570

Improvements/Structures for Tax Account ID 511801

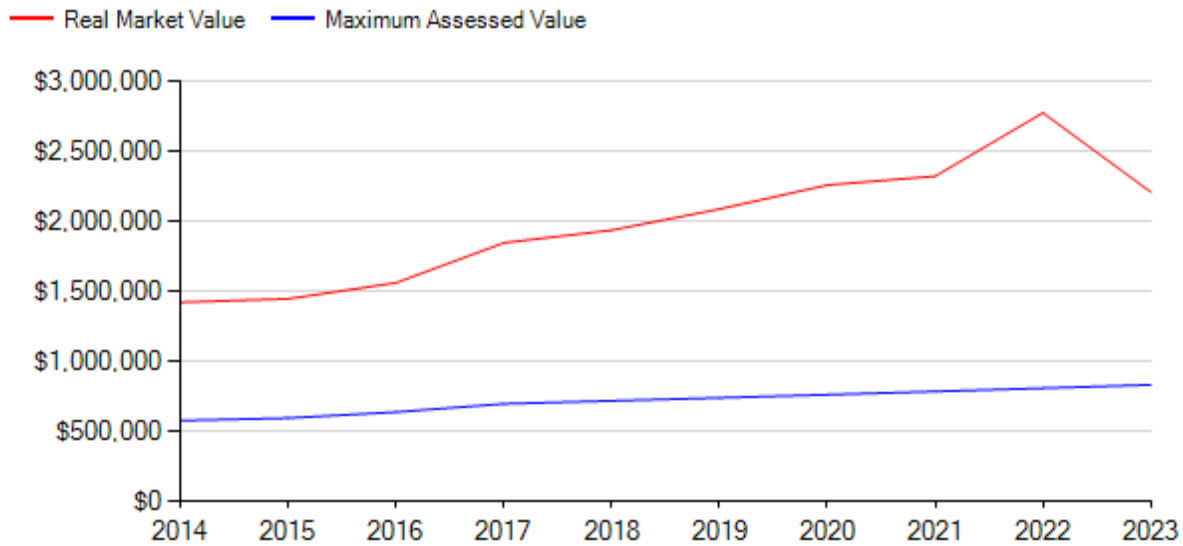
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	143 One Story with basement		4	2263	1956	45570
1.1		YARD IMPROVEMENTS GOOD			1	1990	45570
1.2		ASPHALT DRIVEWAY			10000	1990	45570
3	FARM BLDG	353 Machine Shed (MS)		5	1230	1990	45570
4	FARM BLDG	353 Machine Shed (MS)		6	1800	1990	45570
5	FARM BLDG	351 General Purpose Building (GB)		4	630	1965	45570
6	FARM BLDG	311 Feeder Barn (FB)		4	7344	1975	45570
8	FARM BLDG	353 Machine Shed (MS)		5	3360	1985	45570
9	FARM BLDG	341 Multi Purpose Shed (MP)		6	400	1995	45570
10	FARM BLDG	331 Milking Parlor (MK)		4	720	1995	45570
11	FARM BLDG	351 General Purpose Building (GB)		4	3072	1995	45570
12	FARM BLDG	321 Hay Cover (HC)		5	2880	1995	45570
13	FARM BLDG	313 Free Stall Barn (SB)		4	11420	1980	45570
14	RESIDENCE	131 One Story Only		3	636	1956	45570
14.1		CONCRETE DRIVEWAY			2928	1956	45570

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
14.2		YARD IMPROVEMENTS AVERAGE			1	1956	45570
15	FARM BLDG	313 Free Stall Barn (SB)		4	5472	1980	45570
16	FARM BLDG	313 Free Stall Barn (SB)		4	6912	1980	45570
17	FARM BLDG	322 Silos (BS) (SI)		5	0		45570
18	FARM BLDG	313 Free Stall Barn (SB)		4	18000	1990	45570
19	FARM BLDG	380 Farm M&E		0	0		45570
20	RESIDENCE	138 Res other improvements		3	0	1998	45570
21	RESIDENCE	138 Res other improvements		3	0	1998	45570
22	FARM BLDG	355 Lean-to Heavy (LTH)		4	240	1995	45570
23	RESIDENCE	138 Res other improvements		3	0	2015	45570
24	FARM BLDG	321 Hay Cover (HC)		5	4608	2012	45570
25	FARM BLDG	305 Tank/Silo/Bin		4	0	1970	45570

Value Information (per most recent certified tax roll)

RMV Land Market: \$0
RMV Land Spec. \$855,660
Assess.:
RMV Structures: \$1,357,320
RMV Total: \$2,212,980
AV: \$976,253
SAV: \$369,803
Exception RMV: \$0
RMV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$1,727,123
MAV: \$834,720
MSAV: \$142,793

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
 For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$1,357,320	\$0	\$855,660/\$142,793	None	\$976,253
2022	\$1,550,870	\$0	\$1,228,790/\$139,000	None	\$949,410
2021	\$1,259,260	\$0	\$1,066,700/\$135,310	None	\$922,120
2020	\$1,195,860	\$0	\$1,066,700/\$131,740	None	\$895,640
2019	\$1,024,920	\$0	\$1,066,700/\$128,290	None	\$869,950
2018	\$1,030,970	\$0	\$908,820/\$122,430	None	\$842,490
2017	\$1,000,890	\$0	\$849,160/\$121,620	None	\$820,710
2016	\$749,990	\$0	\$813,760/\$118,440	None	\$758,460
2015	\$635,770	\$0	\$813,760/\$115,360	None	\$711,810
2014	\$624,270	\$0	\$799,760/\$112,360	None	\$691,440

Taxes: Levy, Owed

Taxes Levied 2023-24: \$13,601.85
Tax Rate: 13.9327
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$13,601.85	\$13,601.85

Year	Total Tax Levied	Tax Paid
2022	\$13,278.94	\$13,278.94
2021	\$12,957.64	\$12,957.64
2020	\$11,843.95	\$11,843.95
2019	\$11,596.56	\$11,596.56
2018	\$11,265.61	\$11,265.61
2017	\$11,144.92	\$11,144.92

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3915928	-\$13,601.85	\$408.06	\$0.00	\$13,193.79	11/14/2023
2022	3896154	-\$13,278.94	\$398.37	\$0.00	\$12,880.57	11/8/2022
2021	3888040	-\$4,319.21	\$0.00	\$0.00	\$4,319.21	5/10/2022
2021	3886260	-\$4,319.21	\$0.00	\$0.00	\$4,319.21	2/17/2022
2021	3880503	-\$4,319.22	\$0.00	\$0.00	\$4,319.22	11/17/2021
2020	3868552	-\$3,947.98	\$0.00	\$0.00	\$3,947.98	5/18/2021
2020	3865842	-\$3,947.98	\$0.00	\$0.00	\$3,947.98	2/22/2021
2020	3859856	-\$3,947.99	\$0.00	\$0.00	\$3,947.99	11/17/2020
2019	20443	-\$3,865.52	\$0.00	\$0.00	\$3,865.52	5/21/2020
2019	29896	-\$3,865.52	\$0.00	\$0.00	\$3,865.52	2/25/2020
2019	46745	-\$3,865.52	\$0.00	\$0.00	\$3,865.52	11/21/2019
2018	200358	-\$11,265.61	\$337.97	\$0.00	\$10,927.64	11/20/2018
2017	411241	-\$11,144.92	\$334.35	\$0.00	\$10,810.57	11/13/2017

BARGAIN AND SALE DEED

PETER J. VEEMAN, Grantor, conveys to VEEMAN DAIRY, LLC, Grantee, his undivided interest in the following described real property:

Parcel I

Beginning in the center of the County Road 751 feet North of the Southeast corner of the Peter Belleque Donation Land Claim, in Township 4 South, Range 2 West of the Willamette Meridian, said point being on the East line of the Belleque Donation Land Claim; thence North along the Section line Land Claim line 3552.86 feet to the Northeast corner of the Peter Belleque Donation Land Claim; thence South 85° 57' West along the claim line 555.88 feet to a point North 92.20 feet of a pipe; thence South 3532 feet to the center of the County Road; thence East 554.00 feet, more or less, along the center of the County Road to the place of beginning, situate in Marion County, Oregon.

Parcel II

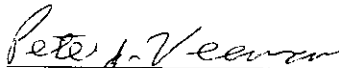
All that portion of Lots Five (5) and Nine (9) in Section 34, Township 3 South, Range 2 West of the Willamette Meridian, and Lot One (1), in Section 3, Township 4 South, Range 2 West of the Willamette Meridian, lying between the North line of the Yergen corner-Newberg Road and the Willamette River in said County and State.

SAVE AND EXCEPT any portion of the above described premises which may be below the meander line of the mean high water mark of the Willamette Meridian.

The true and actual consideration for this conveyance is other property or value given or promised.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

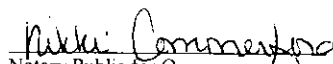
Dated this 12th day of January, 2006.


Peter J. Veeman

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 12th day of January, 2006, by Peter J. Veeman.




Nikki Commerford
Notary Public for Oregon
My Commission expires: 11/3/09

cc:/ 10209 deed to LLC.doc/ncc

AFTER RECORDING,
RETURN TO:
✓ Churchill Leonard
P.O. Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
No Change

REEL:2593

PAGE: 269

January 12, 2006, 04:28 pm.

CONTROL #: 158504

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 26.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



Fidelity National Title

Trusted everywhere,
every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



**If you suspect that a scam is in effect,
immediately report it to local law
enforcement and file a complaint with
the FBI Internet Crime Complaint Center.**

Kelli Terjeson

Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com





Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **511818**

Tax Lot: **032W330000100**

Owner: Veeman Dairy LLC

CoOwner:

Site:

Saint Paul OR 97137

Mail: 6629 Champoeg Rd NE

Saint Paul OR 97137

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: AMSC - Agricultural Misc

Legal: ACRES 47.37

Twn/Rng/Sec: T:03S R:02W S:33 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$967,160.00**

Market Land: **\$497,560.00**

Market Impr: **\$469,600.00**

Assessment Year: **2023**

Assessed Total: **\$542,068.00**

Exemption:

Taxes: **\$7,552.46**

Levy Code: 45570

Levy Rate: 13.9327

PROPERTY CHARACTERISTICS

Year Built: 1985

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt: 52,000 SqFt

Floor 1 SqFt: 52,000 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 47.37 Acres (2,063,437 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 45 - St. Paul

Census: 1001 - 010100

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/12/2006

Sale Amount:

Document #: 2006-388 (25930269)

Deed Type: B&S

Loan

Amount:

Lender:

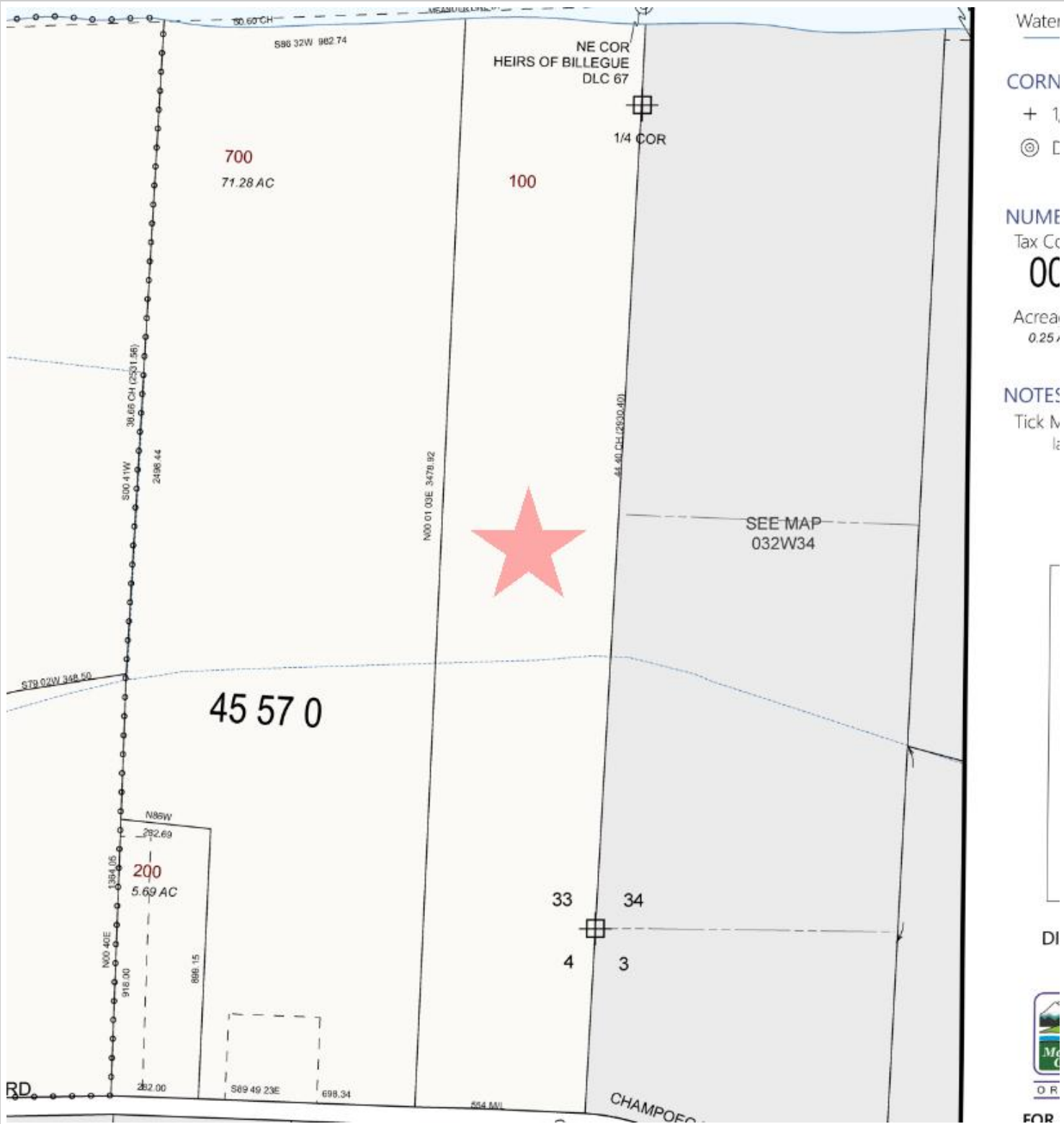
Loan Type:

Interest

Type:

Title Co:

Assessor Map



Fidelity National Title

Parcel ID: 511818

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.



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Aerial Map



Fidelity National Title

Parcel ID: 511818

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.

**AE
Elevations Exist
Flood Fringe Area
1% Annual Chance**

Willamette River

Spring Brook

FLOODWAY

CHAMPOEG RD NE



SENTRY
DYNAMICS

 **Fidelity National Title**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified

September 10, 2024

Property Identification

Account ID:

511818

Tax Account ID:

511818

Tax Roll Type:

Real Property

Situs Address:**Map Tax Lot:**

032W330000100

Owner:

VEEMAN DAIRY LLC
6629 CHAMPOEG RD NE
SAINT PAUL, OR 97137

Manufactured Home Details:**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
VEEMAN DAIRY LLC 6629 CHAMPOEG RD NE SAINT PAUL OR 97137			1/12/2006 25930269 B&S 511801, 511818
VEEMAN,PETER J 6629 CHAMPOEG RD NE SAINT PAUL OR 97137			1/12/2006 25930268 B&S 511801, 511818
VEEMAN,PETER J & VEEMAN,JEAN M 6629 CHAMPOEG RD NE SAINT PAUL OR 97137			10/15/2001 18510264 B&S 511801, 511818
VEEMAN,PETER J & JEAN M 6629 CHAMPOEG RD ST PAUL OR 97137	KOOPMAN,HENRY & DELLA G	5/13/1983 \$0.00 09 2	5/13/1983 03130850 DEED 511801, 511818
KOOPMAN,HENRY & DELLA ST PAUL OR 97137	ROCKHILL,RICHARD R	10/1/1979 \$100,000.00 19 1	10/1/1979 01871069 DEED 511818

Property Details

Property Class:

551

RMV Property Class:

551

AV Exemption(s):**RMV Exemption(s):****Deferral(s):****Notes:**

Zoning:

REST (Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 511818

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BI TWO BENCH IRR	29	1263240	45570
2	005 Farm Use - EFU 4BI FOUR BENCH IRR	16	696960	45570
3	005 Farm Use - EFU WST Rural WASTELAND	2.37	103237	45570

Improvements/Structures for Tax Account ID 511818

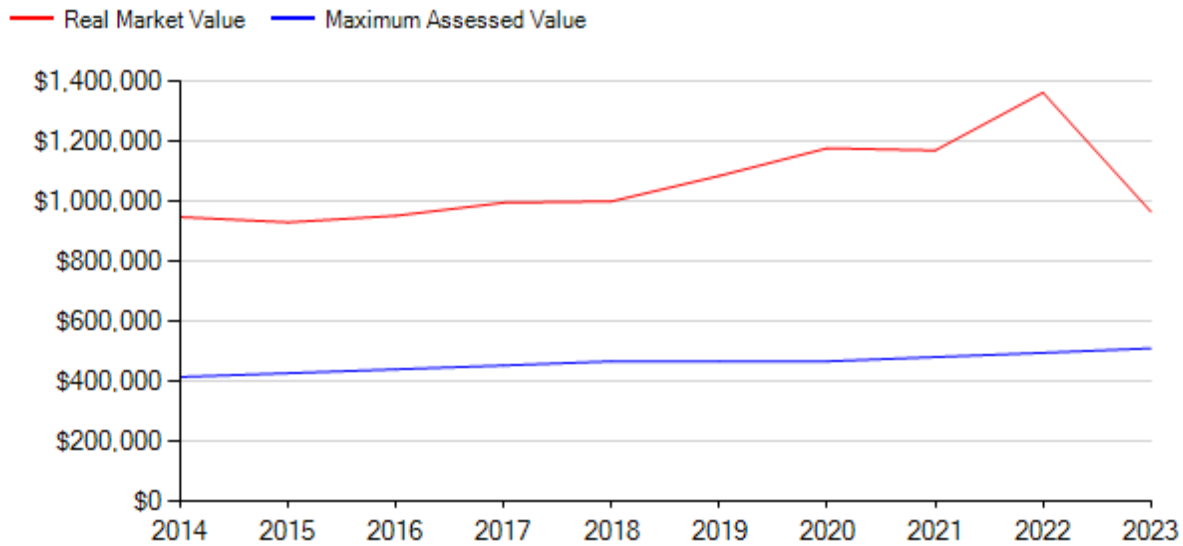
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	313 Free Stall Barn (SB)		6	52000	1985	45570
2	FARM BLDG	341 Multi Purpose Shed (MP)		5	200	1985	45570
3	FARM BLDG	311 Feeder Barn (FB)		5	8700	1990	45570
4	FARM BLDG	321 Hay Cover (HC)		5	2880	2005	45570
5	FARM BLDG	322 Silos (BS) (SI)		5	0	2005	45570

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$497,560
Assess.:	
RMV Structures:	\$469,600
RMV Total:	\$967,160
AV:	\$542,068
SAV:	\$241,609
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$711,209
MAV:	\$511,210
MSAV:	\$72,468

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$469,600	\$0	\$497,560/\$72,468	None	\$542,068
2022	\$607,950	\$0	\$756,600/\$70,357	None	\$566,687
2021	\$509,330	\$0	\$662,160/\$68,290	None	\$550,170
2020	\$516,840	\$0	\$662,160/\$66,310	None	\$534,160
2019	\$424,570	\$0	\$662,160/\$64,370	None	\$488,940
2018	\$447,980	\$0	\$553,670/\$60,670	None	\$508,650
2017	\$484,270	\$0	\$512,700/\$60,670	None	\$514,900
2016	\$465,550	\$0	\$488,400/\$58,920	None	\$499,920
2015	\$443,320	\$0	\$488,400/\$57,190	None	\$485,350
2014	\$460,990	\$0	\$488,400/\$55,520	None	\$471,210

Taxes: Levy, Owed

Taxes Levied 2023-24: \$7,552.46
Tax Rate: 13.9327
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$7,552.46	\$7,552.46

Year	Total Tax Levied	Tax Paid
2022	\$7,925.95	\$7,925.95
2021	\$7,730.98	\$7,730.98
2020	\$7,063.73	\$7,063.73
2019	\$6,523.56	\$6,523.56
2018	\$6,801.57	\$6,801.57
2017	\$6,992.16	\$6,992.16

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3915928	-\$7,552.46	\$226.57	\$0.00	\$7,325.89	11/14/2023
2022	3896154	-\$7,925.95	\$237.78	\$0.00	\$7,688.17	11/8/2022
2021	3888040	-\$2,576.99	\$0.00	\$0.00	\$2,576.99	5/10/2022
2021	3886260	-\$2,576.99	\$0.00	\$0.00	\$2,576.99	2/17/2022
2021	3880503	-\$2,577.00	\$0.00	\$0.00	\$2,577.00	11/17/2021
2020	3868552	-\$2,354.57	\$0.00	\$0.00	\$2,354.57	5/18/2021
2020	3865842	-\$2,354.58	\$0.00	\$0.00	\$2,354.58	2/22/2021
2020	3859856	-\$2,354.58	\$0.00	\$0.00	\$2,354.58	11/17/2020
2019	20442	-\$2,174.52	\$0.00	\$0.00	\$2,174.52	5/21/2020
2019	29895	-\$2,174.52	\$0.00	\$0.00	\$2,174.52	2/25/2020
2019	46744	-\$2,174.52	\$0.00	\$0.00	\$2,174.52	11/21/2019
2018	200357	-\$6,801.57	\$204.05	\$0.00	\$6,597.52	11/20/2018
2017	411240	-\$6,992.16	\$209.76	\$0.00	\$6,782.40	11/13/2017

BARGAIN AND SALE DEED

PETER J. VEEMAN, Grantor, conveys to VEEMAN DAIRY, LLC, Grantee, his undivided interest in the following described real property:

Parcel I

Beginning in the center of the County Road 751 feet North of the Southeast corner of the Peter Belleque Donation Land Claim, in Township 4 South, Range 2 West of the Willamette Meridian, said point being on the East line of the Belleque Donation Land Claim; thence North along the Section line Land Claim line 3552.86 feet to the Northeast corner of the Peter Belleque Donation Land Claim; thence South 85° 57' West along the claim line 555.88 feet to a point North 92.20 feet of a pipe; thence South 3532 feet to the center of the County Road; thence East 554.00 feet, more or less, along the center of the County Road to the place of beginning, situate in Marion County, Oregon.

Parcel II

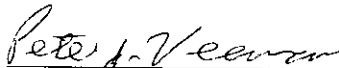
All that portion of Lots Five (5) and Nine (9) in Section 34, Township 3 South, Range 2 West of the Willamette Meridian, and Lot One (1), in Section 3, Township 4 South, Range 2 West of the Willamette Meridian, lying between the North line of the Yergen corner-Newberg Road and the Willamette River in said County and State.

SAVE AND EXCEPT any portion of the above described premises which may be below the meander line of the mean high water mark of the Willamette Meridian.

The true and actual consideration for this conveyance is other property or value given or promised.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

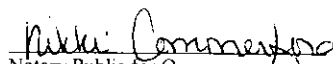
Dated this 12th day of January, 2006.


Peter J. Veeman

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 12th day of January, 2006, by Peter J. Veeman.




Nikki Commerford
Notary Public for Oregon
My Commission expires: 11/3/09

ceh/ 10209 deed to LLC.doc/ncc

AFTER RECORDING,
RETURN TO:
✓ Churchill Leonard
P.O. Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
No Change

REEL:2593

PAGE: 269

January 12, 2006, 04:28 pm.

CONTROL #: 158504

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 26.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.



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.

STEVHELMS@KW.COM | 541-979-0118



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

