



**Oregon
Farm & Home**

★ B R O K E R S ★

39986 GISLER ROAD

SCIO

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

Welcome to 39986 Gisler Road in Scio, Oregon. Here is a rare chance to buy nearly 450 acres of great farmland in Linn County. This large farm is made up of four connected tax lots (Parcel IDs: 0019733, 0026795, 0026803, 0415295) totaling 449.73 acres, with over 414 acres of land ready for growing grass seed, wheat, clover, Christmas trees, and other crops. The land is mostly flat or gently sloping with evidence of being about 85% drain tiled, facilitating efficiency and productivity. There is good access from Gisler Road and Ridge Drive.

The farm includes a 2,228 sq. ft. historic farmhouse with 4 bedrooms, 1 bathroom, an office/den, a large unfinished basement, a small private orchard, and a detached 3-car carport. There are also several large buildings: a 10,296 sq. ft. red barn, a 6,840 sq. ft. storage barn, a 2,130 sq. ft. shop, and a 3,360 sq. ft. storage shed. These buildings provide plenty of space for storage, seed cleaning, equipment, and livestock.

LOCATION

This property is located just northeast of Scio, giving you a nice mix of rural quiet and easy access to nearby towns. Highway 226 is close, and Interstate 5 is about 13 miles away, making it easy to reach Salem to the north and Eugene to the south. The area has a mix of farmland and rural homes, with nearby towns including Scio, Lyons, Stayton, and Sublimity.

Oregon has a strong farming history, especially in the Willamette Valley, which is known for growing grass seed, row crops, wine grapes, and many different kinds of vegetables and seeds. There are also nearby farms that successfully raise hazelnuts, Christmas trees, and cattle, showing the variety of farming opportunities in this area. Outdoor enthusiasts will enjoy the nearby Roaring River Fish Hatchery and Roaring River County Park, where you can fish, hike, and enjoy nature.



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 is zoned for Exclusive Farm Use (EFU), which helps keep it for farming. The soils are mostly Nekia, Jory, and Stayton series, classified as Class II and III by the USDA, making them excellent for growing grass seed and corn. Even though there are no irrigation rights, the farm has done well as a dryland operation for crops like clover, wheat, alfalfa, hay, etc.

Currently, parts of the farm are leased (187 acres and 219 acres). These leases provide immediate income opportunities while still giving new owners the chance to farm directly, raise livestock, explore ranching, or even start a Christmas tree farm. With its size, good soils, and great location, this farm is a valuable asset for expansion, family farming, or agricultural investment in Oregon.



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HISTORY OF THE GISLER HOMESTEAD

The Gisler Homestead has a rich history in Oregon farming, starting around 1911 when Alois “Louis” Gisler, a Swiss immigrant, began buying land to farm near Scio. In 1917, Louis married Philomena “Minnie” Silbernagel, and they raised eight children on the farm.

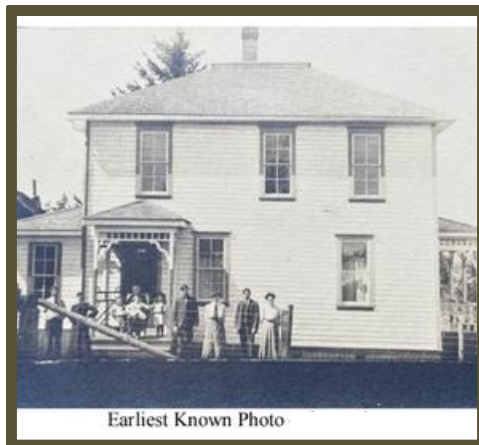
By 1934, the farm had grown to about 800 acres, mainly growing crops like wheat and oats, along with raising livestock. Over time, the focus shifted to grass seed, helping make Linn County known as the “grass seed capital of the world.”

The farm stayed in the family, with Louis and Minnie retiring in the late 1950s and passing it on to their sons, John and George, who continued the family farming under the name “Gisler Brothers.” They built a large barn for grass seed production and added a seed cleaning facility, allowing them to process seed right on the farm.

The property has seen many changes in farming, moving from manual labor and horses to modern machines, reflecting a bigger trend in farming across the United States. The outbuildings have also changed to meet the needs of the farm.

Today, the Gisler Homestead is a sign of over 100 years of farming tradition, with more than 400 acres still being farmed for grass seed. This property offers a rich farming history and a great chance for future generations to continue its legacy.

This information packet shows that the Gisler Homestead is a great agricultural investment, full of history and ready for future success. Don't miss this chance to own a piece of Oregon's farming heritage!



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LAND



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LAND

449.73 +/- Total Acres

- Parcel ID 0019733, 257.03 AC
- Parcel ID 0026795, 116.51 AC
- Parcel ID 0026803, 39.22 AC
- Parcel ID 00415295, 36.97 AC

414 +/- Tillable Acres

- Approx 85-90% +/- of Tillable Ground Is Drain Tiled

20 +/- Pasture Acres

Zoned Exclusive Farm Use

406 Acres In Lease

- 219 Acres, Leased to October 16th, 2027 for \$125 an Acre
- 187 Acres, Leased to December 31st, 2026 for \$125 an Acre

Gravel Roads

Pasture Fencing with Gates

Landscaped Around Home

Livestock Water Rights →

This Is to Certify, That

GISLER BROS. by JOHN GISLER

of Route 1, Box 21, Scio, State of Oregon 97374, has a right to the use of the waters of a spring for Tract 1, Sucker Slough for Tract 2, an unnamed stream for Tract 3, a spring for Tract 4, an unnamed stream for Tract 5, an unnamed stream for Tract 6, an unnamed stream for Tract 7 a tributary of Sucker Slough and Thomas Creek for the purpose of stock (Tract 1) and stock drinking directly from the sources and is limited not to exceed 320 head (Tracts 2, 3, 4, 5, 6 and 7)

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Linn County, and the said decree entered of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume 18, at page 15; that the priority of the right thereby confirmed dates from 1900

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.005 cubic foot per second from a spring for stock; and shall be further limited to the provisions of Finding No. 55 of said Decree.

The point of diversion is located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 34, Township 9 South, Range 1 West, Willamette Meridian, being 390 feet north and 1110 feet east from the NW $\frac{1}{4}$ corner Section 34.

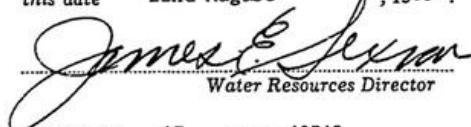
A description of the place of use under the right, and to which such right is appurtenant, is as follows:

<u>Tract 1</u> SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 34	<u>Tract 4</u> SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 3
<u>Tract 2</u> S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 34	<u>Tract 5</u> W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 2
<u>Tract 3</u> SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 34 T. 9 S., R. 1 W., W. M.	NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 11
	<u>Tract 6</u> SE $\frac{1}{4}$ SW $\frac{1}{4}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 2
	<u>Tract 7</u> W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 2 T. 10 S., R. 1 W., W. M.

And said right shall be subject to all other conditions and limitations contained in said decree. 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 Water Resources Director, affixed

this date 22nd August, 1980.


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 43, page 49349

HOME



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HOME

2,228 SqFt

- Two Story Home
- Built 1900
- 4 Bedrooms
- 1 Bathroom
- Den/Office Room
- Laundry Room
- Kitchen
 - Breakfast Nook
 - Built In Oven
 - Built In Microwave
 - Cooktop
- Electric Furnace and Heat Pump
- Daylight Unfinished Basement
- Covered Wrap Around Porch



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OUTBUILDINGS

Red Barn

- 10,296 SqFt
- Two Story
- Concrete Floor
- 110V Power

Storage Shed

- 3,360 SqFt
- 110V Power
- Dirt Floor



Storage Barn

- 6,840 SqFt
- Concrete Floor
- Multiple Bays
- 240V Power

Carport

- 3 Car
- Gravel Floor



Shop

- 2,130 SqFt
- ½ Gravel Floor and ½ Concrete Floor
- 100V Power
- Wood Stove



SYSTEMS

1 Domestic Well, 3 HP-Pump Pump House

- **Features automatic heater**

Pending New Septic System

Heat Pump 2020

SELLER PREFERRED TERMS

OREF Forms

Fidelity National Title, Albany Tara Riesterer

3 Business Day Response Time for Offers

**Personal Property Included all Conveyed at \$0 Value: Range,
Dishwasher, Microwave, Refrigerator**

Leases Provided Upon Request

NO FARM EQUIPMENT INCLUDED

***USE CAUTION IN THE RED BARN, AVOID BLOCKED AREA**

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- SURFACE WATER, WETLANDS



SCAN HERE
FOR
INTERACTIVE
MAP!



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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: 8008 - Rural/Agricultural-Vacant
Land

School District: 29J - North Santiam

Middle School: Stayton Middle School

**Parcel Information**

Parcel #: **0026795**
Tax Lot: **10S01W0300100**
Site Address:
OR 97374
Owner: Gilissen, Susan
Rivas, Jane
39986 Gisler Rd
Scio OR 97374 - 9310
Twn/Range/Section: 10S / 01W / 03
Parcel Size: 116.51 Acres (5,075,176
SqFt)
Lot:
Census Tract/Block: 030202 / 2037
Levy Code Area: 02710
Levy Rate: 13.1172
Market Value Land: \$717,630.00
Market Value Impr: \$0.00
Market Value Total: \$717,630.00
Assessed Value: \$80,296.00

Tax Information

Tax Year	Annual Tax
2024	\$1,053.25
2023	\$1,022.99
2022	\$981.63

Legal**Land**

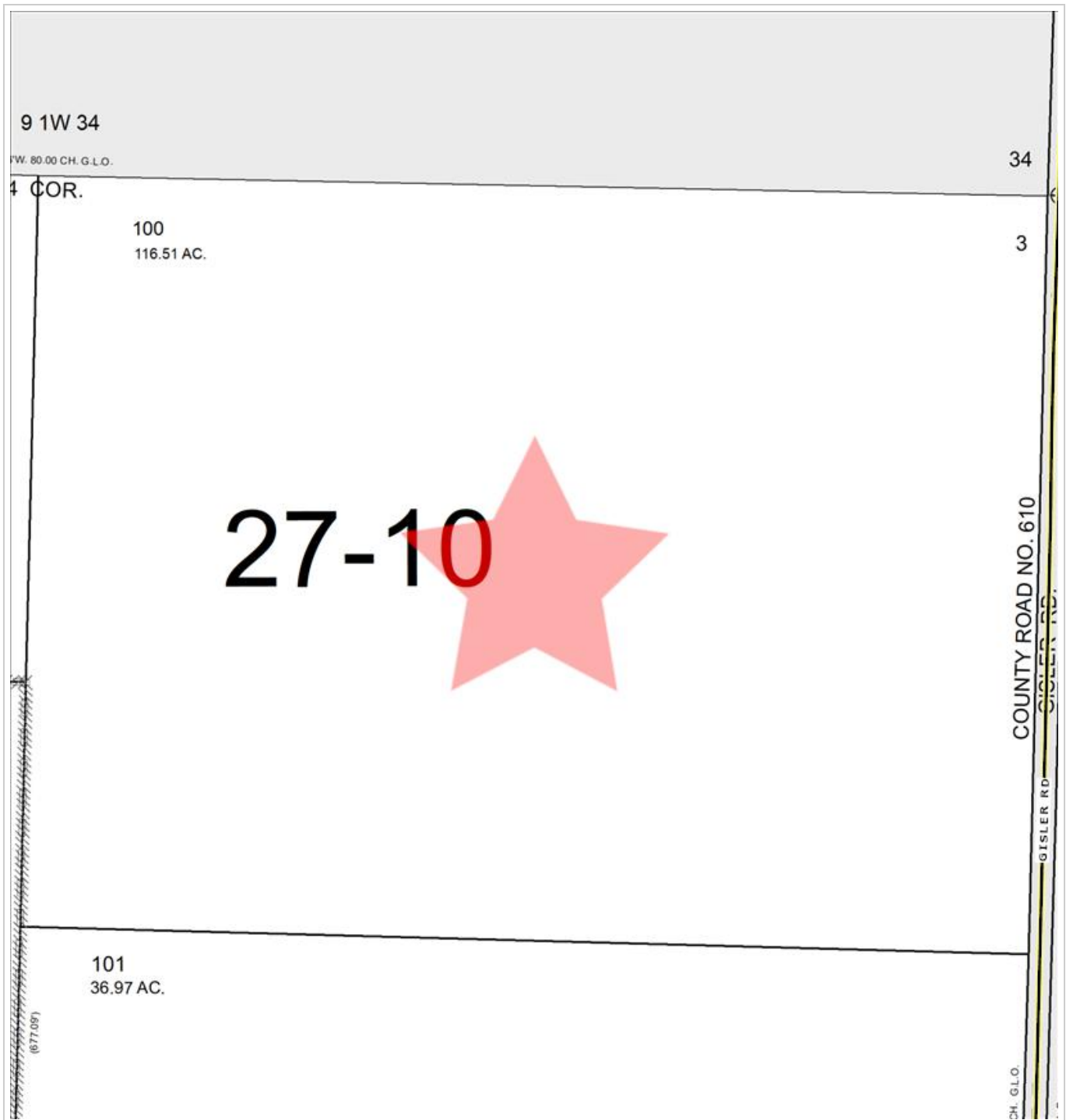
Land Use:	Zoning: County-EFU - Exclusive Farm Use
Watershed: Thomas Creek	Std Land Use: 8008 - Rural/Agricultural-Vacant Land
Recreation:	School District: 29J - North Santiam
Primary School: Stayton Elementary School	Middle School: Stayton Middle School
High School: Stayton High School	

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Pool:
Bldg Type:		

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.

Assessor Map



Fidelity National Title

Parcel ID: 0026795

Site Address:

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Full Assessor Map



Fidelity National Title

Parcel ID: 0026795

Site Address:

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Aerial Map

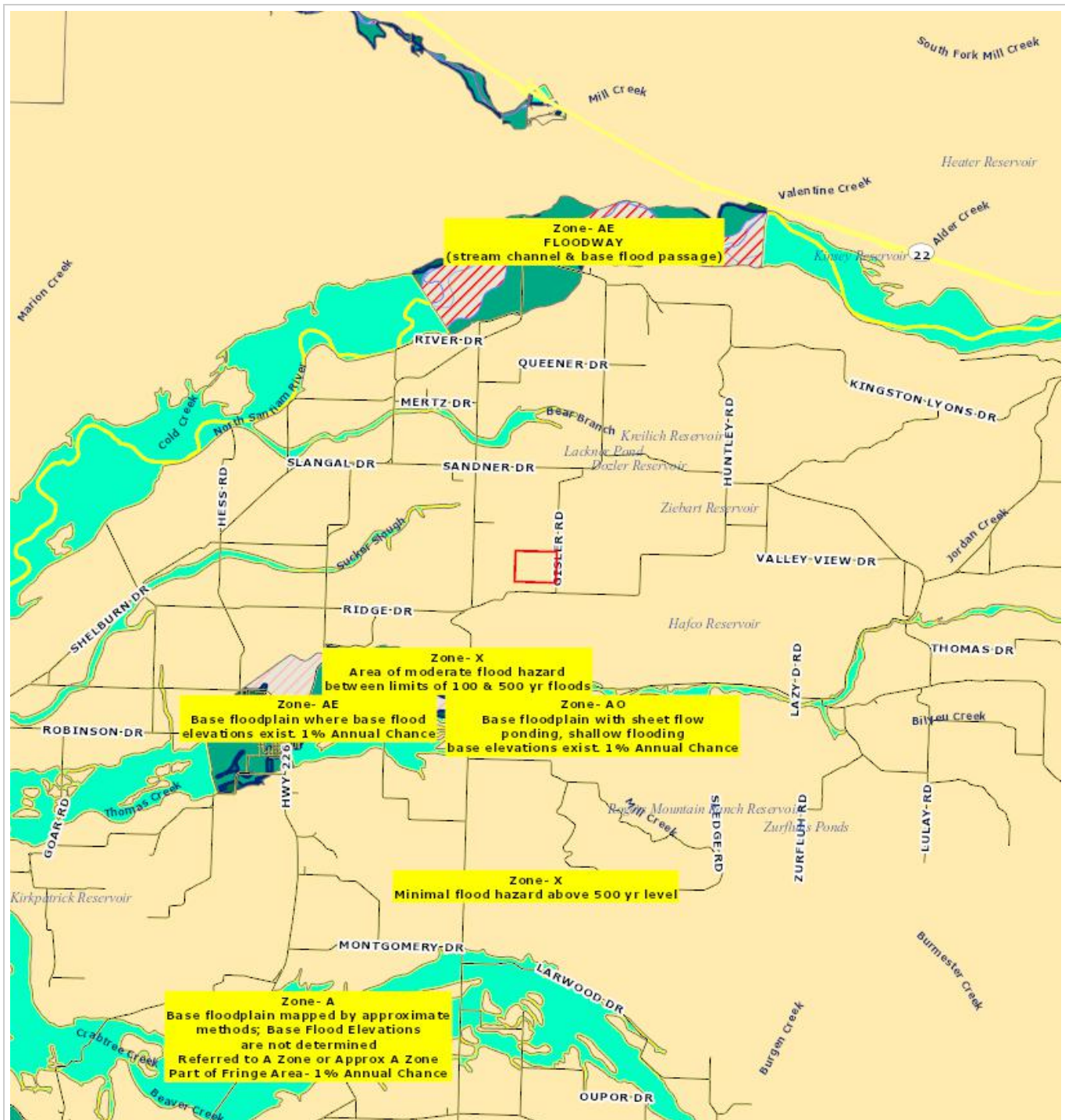


Fidelity National Title

Parcel ID: 0026795

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Flood Map

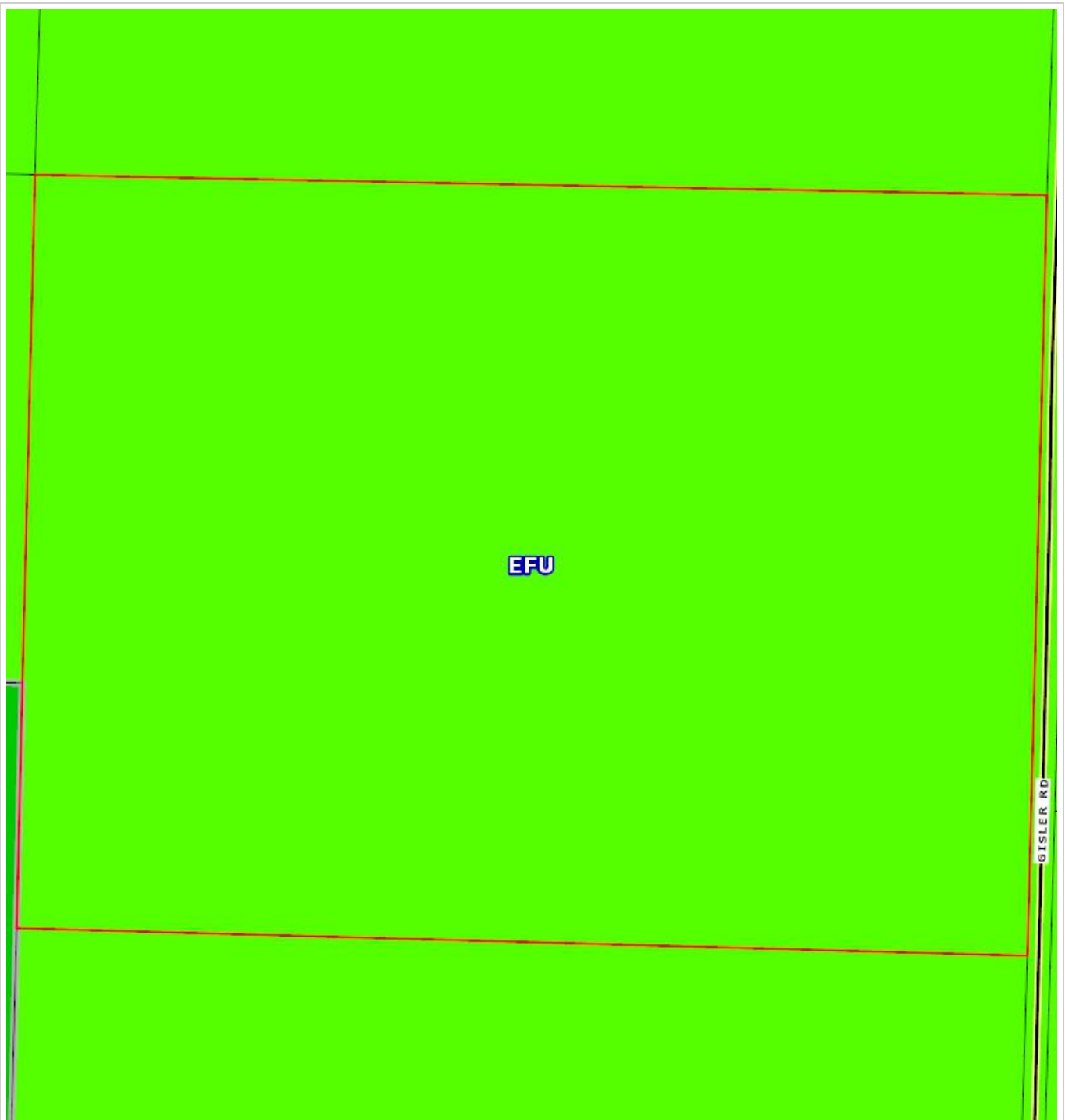


Fidelity National Title

Parcel ID: 0026795

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Zoning Map



Fidelity National Title

Parcel ID: 0026795

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Linn County
2024 Real Property Assessment Report
Account 26795

Map 10S01W03-00-00100
Code - Tax ID 02710 - 26795

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Deed Reference # 2025-7111
Sales Date/Price 06-23-2025 / \$0
Appraiser UNKNOWN

Property Class 550 **MA** **SA** **NH**
RMV Class 500 05 00 000

Site	Situs Address	City
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
02710	Land	717,630		Land	0
	Impr	0		Impr	0
Code Area Total		717,630	0	80,296	0
Grand Total		717,630	0	80,296	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
02710	1	☒			Farm Use Zoned	97	70.91 AC	3	473,910
	2	☒			Farm Use Zoned	97	45.60 AC	4	243,720
Code Area Total							116.51 AC		717,630

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

Exemptions / Special Assessments / Notations									
Notations						Amount		Tax	
■ POT'L ADD'L TAX LIABILITY ADDED 2009						0.00		0.00	

Contig Accts 26803, 19733, 415295

Comments ***** CAP NOTE - Type R *****
02MX: VALUE REVIEW - REVALUED RMV OF LAND AS FARM LAND.. 8-02 AS

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	26795	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address		Interest To	Sep 10, 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	\$1,053.25	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,022.99	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$981.63	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$872.19	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$855.57	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$851.23	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$835.65	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$813.70	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$791.01	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$763.63	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$718.10	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$684.53	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$644.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$631.35	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$593.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$591.64	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$577.29	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$588.48	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$552.47	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$538.17	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$519.13	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$467.66	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$477.25	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$457.52	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$463.09	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$442.68	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$444.42	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$450.25	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$473.99	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$494.95	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$441.27	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$464.06	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$518.40	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$566.82	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$21,642.40	

STATEMENT OF TAX ACCOUNT

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

10-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	26795	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address		Interest To	Sep 10, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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I, Marcie Richey, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Marcie Richey - County Clerk



After Recording Return To:
Milan E. Castillo
P.O. Box 350
Sublimity, OR 97385

Send Tax Statements To:
Susan Gilissen
39986 Gisler Rd.
Scio, OR 97374

The true consideration for this conveyance is \$0 (for trust administration purposes)

WARRANTY DEED

Susan Gilissen, Trustee, under the Constance Mary Gisler Trust, ("Grantor"), conveys and warrants to Susan Gilissen and Jane Rivas, each as to an undivided one-half interest as tenants in common ("Grantees"), all of Grantor's right, title, and interest in that certain real property situated in Linn County and more particularly described as:

See Exhibit "A" attached hereto.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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: June 13, 2025.

Susan M. Gilissen
Susan Gilissen, Trustee of the
Constance Mary Gisler Trust, Grantor

STATE OF Connecticut
County of Litchfield ss: Litchfield

On this 13th day of June, 2025, personally appeared **Susan Gilissen**, Trustee of the Constance Mary Gisler Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

ROBERT L. DUNCAN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES OCT. 31, 2029

Robert L. Duncan
Notary Public for Connecticut

Exhibit "A"

TRACT I:

The Southeast quarter of Section 34, Township 9 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

AND ALSO: Beginning at a point 60.00 rods South of the Northeast corner of Section 34, in Township 9 South, of Range 1 West of the Willamette Meridian, Linn County, Oregon, thence South 100.00 rods; thence West 160.00 rods; thence North 100.00 rods; thence East 160.00 rods, to the placing of beginning, all lying and being in the County of Linn, State of Oregon.

TRACT II:

The Northeast quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

SAVE AND EXCEPT the South 40.725 acres of said tract.

TRACT III:

The East half of the North half of the Northwest quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

ALSO:

The South 40.725 acres of the following:

The Northeast quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

**Parcel Information**

Parcel #: **0415295**
Tax Lot: **10S01W0300101**
Site Address:
OR 97374
Owner: Gilissen, Susan
Rivas, Jane
39986 Gisler Rd
Scio OR 97374 - 9310
Twn/Range/Section: 10S / 01W / 03 / NE
Parcel Size: 36.97 Acres (1,610,413 SqFt)
Lot:
Census Tract/Block: 030202 / 2037
Levy Code Area: 02710
Levy Rate: 13.1172
Market Value Land: \$247,080.00
Market Value Impr: \$0.00
Market Value Total: \$247,080.00
Assessed Value: \$31,347.00

Tax Information

Tax Year	Annual Tax
2024	\$411.16
2023	\$399.35
2022	\$383.22

Legal**Land**

Land Use:	Zoning: County-EFU - Exclusive Farm Use
Watershed: Thomas Creek	Std Land Use: 8008 - Rural/Agricultural-Vacant Land
Recreation:	School District: 29J - North Santiam
Primary School: Stayton Elementary School	Middle School: Stayton Middle School
High School: Stayton High School	

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Pool:
Bldg Type:		

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.

27-10

27-11

Aerial Map

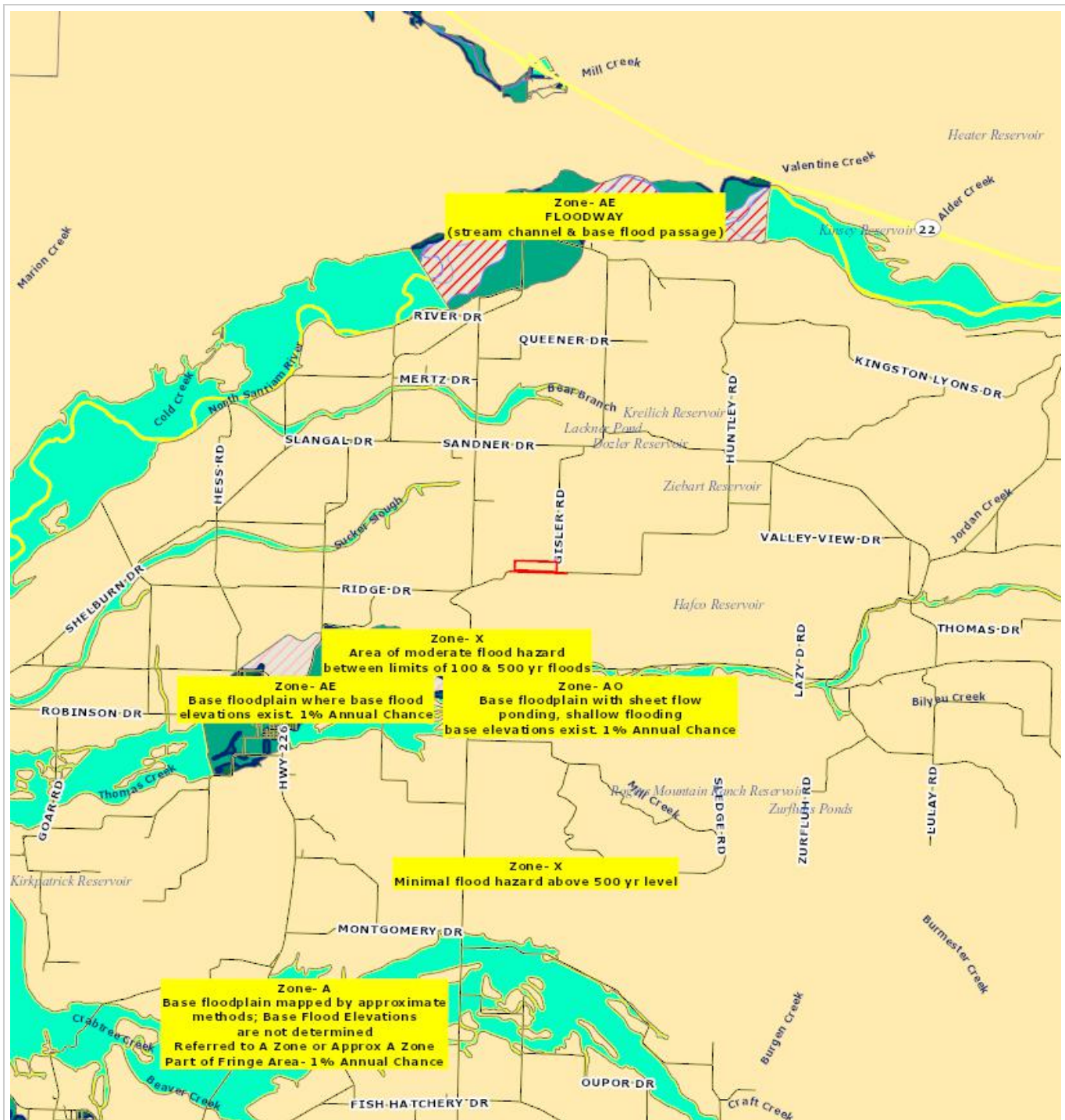


Fidelity National Title

Parcel ID: 0415295

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

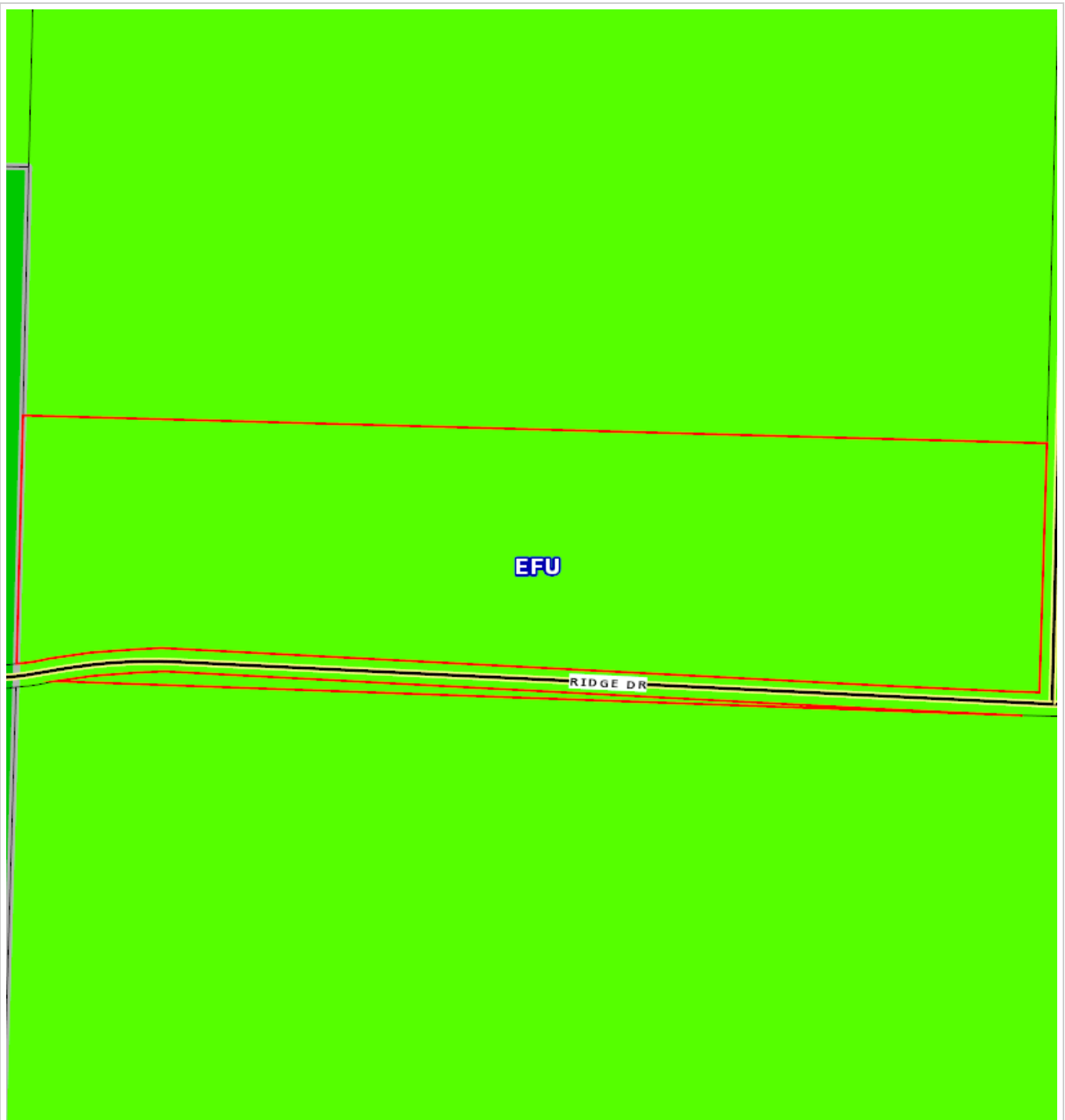


Fidelity National Title

Parcel ID: 0415295

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: 0415295

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Linn County
2024 Real Property Assessment Report
Account 415295

Map 10S01W03-00-00101
Code - Tax ID 02710 - 415295

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Deed Reference # 2025-7111
Sales Date/Price 06-23-2025 / \$0
Appraiser UNKNOWN

Property Class 550 **MA** **SA** **NH**
RMV Class 500 05 00 000

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

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
02710	Land	247,080		Land	0
	Impr	0		Impr	0
Code Area Total		247,080	0	31,347	0
Grand Total		247,080	0	31,347	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
02710	1	☒			Farm Use Zoned	97	36.97 AC	3	247,080
Code Area Total							36.97 AC		247,080

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

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Contig Accts 19733, 26795, 26803

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	415295	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address		Interest To	Sep 10, 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	\$411.16	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$399.35	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$383.22	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$340.51	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$333.99	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.30	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$326.25	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.63	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$308.81	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$298.10	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$290.48	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$274.81	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$257.02	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$250.02	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.37	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.98	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.44	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$229.17	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.21	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.72	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.41	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$179.63	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$183.33	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$175.63	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.77	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$169.93	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$170.61	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$172.85	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$173.05	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.08	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$151.66	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.72	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$190.21	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$208.24	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$8,375.66	

STATEMENT OF TAX ACCOUNT

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

10-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	415295	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address		Interest To	Sep 10, 2025

Tax Summary

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



00494019202500071110020020

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

Marcie Richey - County Clerk

After Recording Return To:

Milan E. Castillo
P.O. Box 350
Sublimity, OR 97385

Send Tax Statements To:

Susan Gilissen
39986 Gisler Rd.
Scio, OR 97374

The true consideration for this conveyance is \$0 (for trust administration purposes)

WARRANTY DEED

Susan Gilissen, Trustee, under the Constance Mary Gisler Trust, ("Grantor"), conveys and warrants to Susan Gilissen and Jane Rivas, each as to an undivided one-half interest as tenants in common ("Grantees"), all of Grantor's right, title, and interest in that certain real property situated in Linn County and more particularly described as:

See Exhibit "A" attached hereto.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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: June 13, 2025.

Susan M. Gilissen
Susan Gilissen, Trustee of the
Constance Mary Gisler Trust, Grantor

STATE OF Connecticut

) ss: Litchfield

County of Litchfield

On this 13th day of June, 2025, personally appeared **Susan Gilissen**, Trustee of the Constance Mary Gisler Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

ROBERT L. DUNCAN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES OCT. 31, 2029

Robert L. Duncan
Notary Public for Connecticut

Exhibit "A"

TRACT I:

The Southeast quarter of Section 34, Township 9 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

AND ALSO: Beginning at a point 60.00 rods South of the Northeast corner of Section 34, in Township 9 South, of Range 1 West of the Willamette Meridian, Linn County, Oregon, thence South 100.00 rods; thence West 160.00 rods; thence North 100.00 rods; thence East 160.00 rods, to the placing of beginning, all lying and being in the County of Linn, State of Oregon.

TRACT II:

The Northeast quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

SAVE AND EXCEPT the South 40.725 acres of said tract.

TRACT III:

The East half of the North half of the Northwest quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

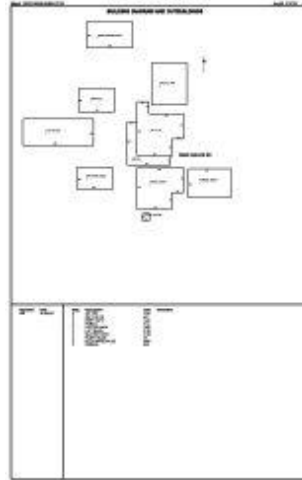
ALSO:

The South 40.725 acres of the following:

The Northeast quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

**Parcel Information**

Parcel #: **0019733**
 Tax Lot: **09S01W3400400**
 Site Address: 39986 Gisler Rd
 Scio OR 97374 - 9310
 Owner: Gilissen, Susan
 Rivas, Jane
 39986 Gisler Rd
 Scio OR 97374 - 9310
 Twn/Range/Section: 09S / 01W / 34 / SE
 Parcel Size: 257.03 Acres (11,196,227 SqFt)
 Lot:
 Census Tract/Block: 030202 / 2037
 Levy Code Area: 02710
 Levy Rate: 13.1172
 Market Value Land: \$1,652,150.00
 Market Value Impr: \$418,510.00
 Market Value Total: \$2,070,660.00
 Assessed Value: \$486,430.00

**Tax Information**

Tax Year	Annual Tax
2024	\$6,380.60
2023	\$6,200.01
2022	\$5,952.26

Legal**Land**

Land Use:	Zoning: County-EFU - Exclusive Farm Use
Watershed: Thomas Creek	Std Land Use: 1001 - Single Family Residential
Recreation:	School District: 29J - North Santiam
Primary School: Stayton Elementary School	Middle School: Stayton Middle School
High School: Stayton High School	

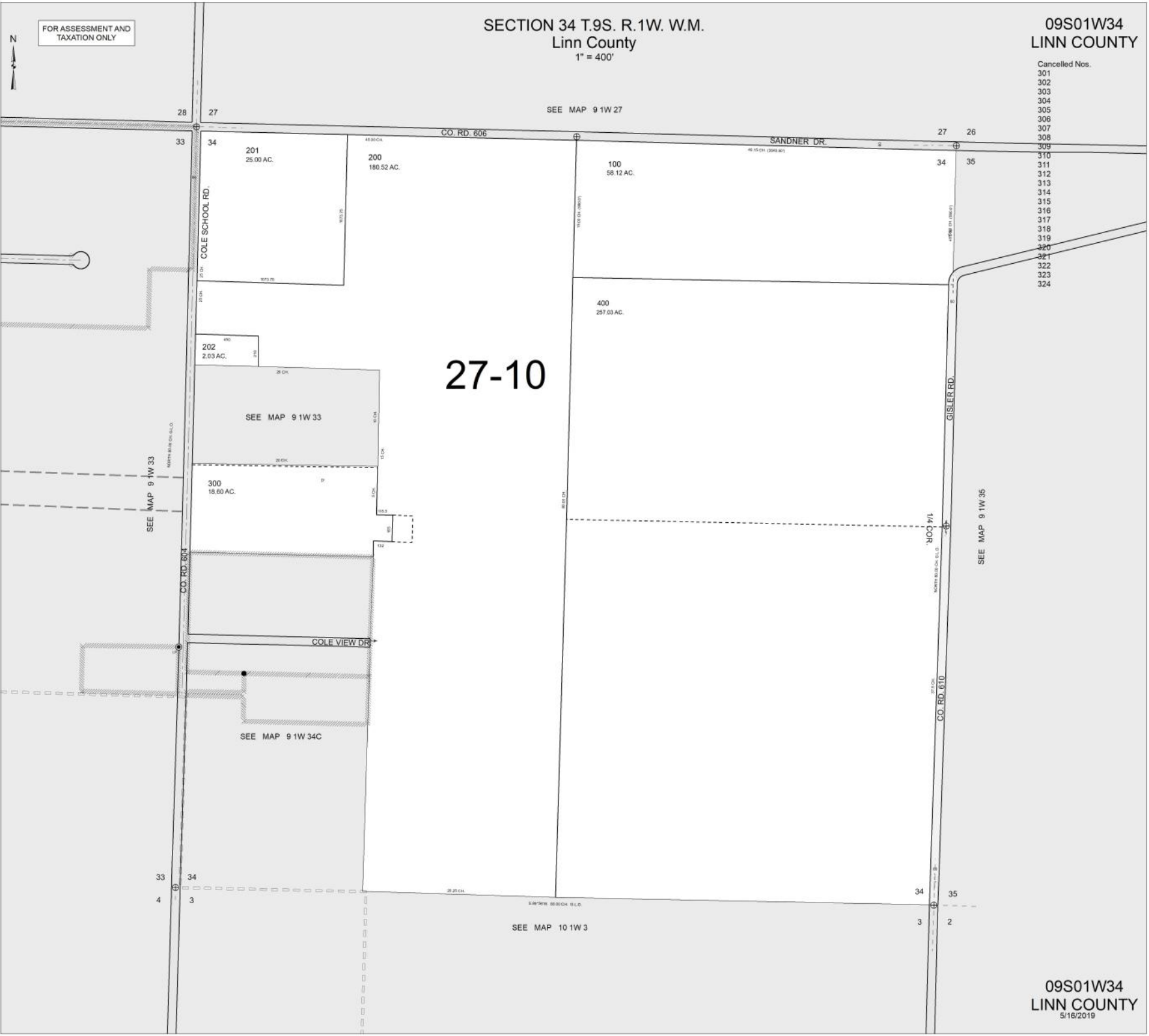
Improvement

Year Built: 1900	Stories: 2	Finished Area: 2,166 SqFt
Bedrooms: 4	Bathrooms: 1	Pool:
Bldg Type: 134 - Two Story With Basement		

Transfer Information

Loan Date: 04/24/2015	Loan Amt:	Doc Num: 5694	Doc Type: Intrafamily Transfer & Dissolution
Loan Type:	Finance Type:	Lender:	

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.



FOR ASSESSMENT AND
TAXATION ONLY

SECTION 34 T.9S. R.1W. W.M.
Linn County
1" = 400'

09S01W34
LINN COUNTY

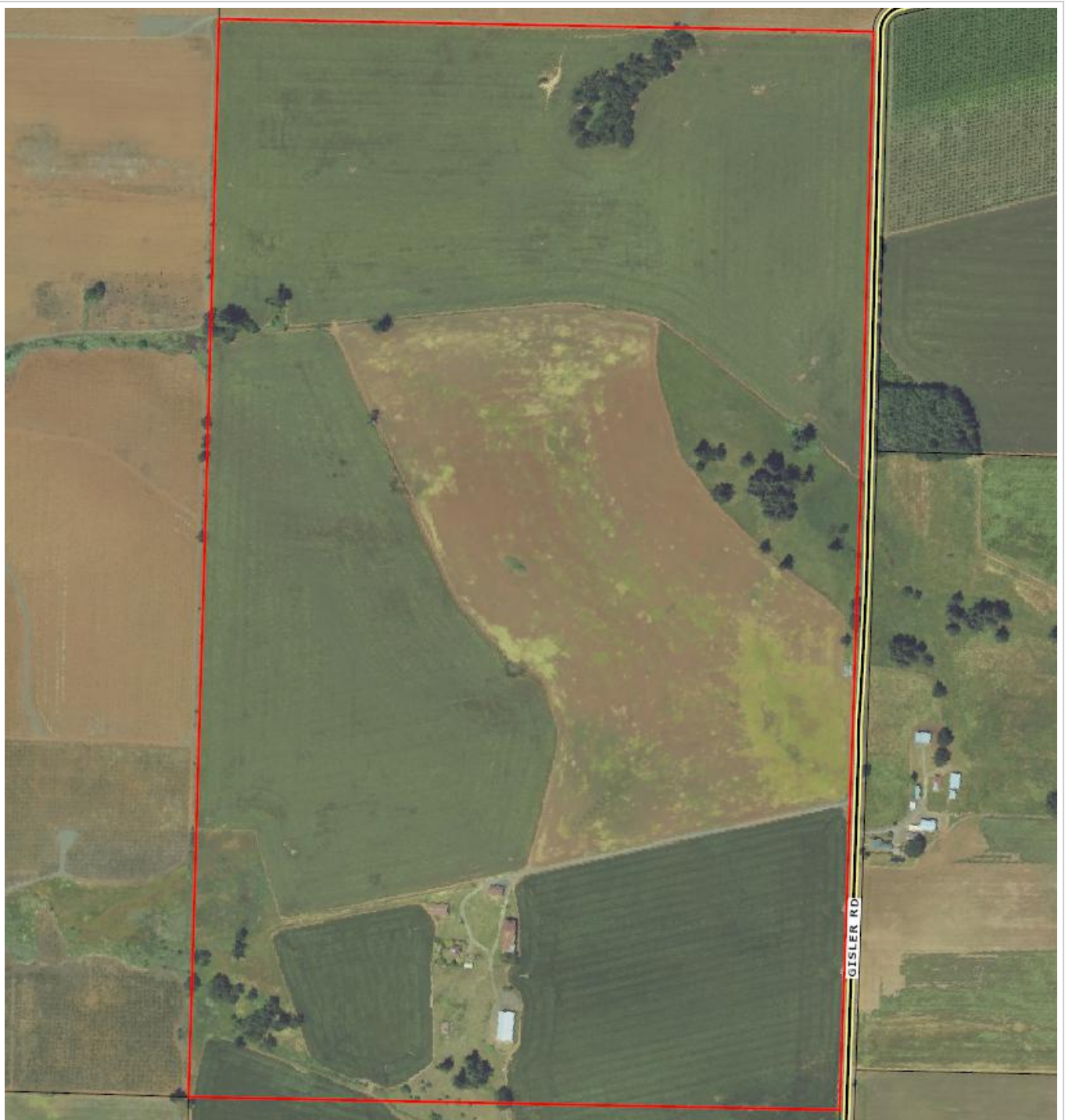
Cancelled Nos.

- 301
- 302
- 303
- 304
- 305
- 306
- 307
- 308
- 309
- 310
- 311
- 312
- 313
- 314
- 315
- 316
- 317
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- 319
- 320
- 321
- 322
- 323
- 324

27-10

09S01W34
LINN COUNTY
5/16/2019

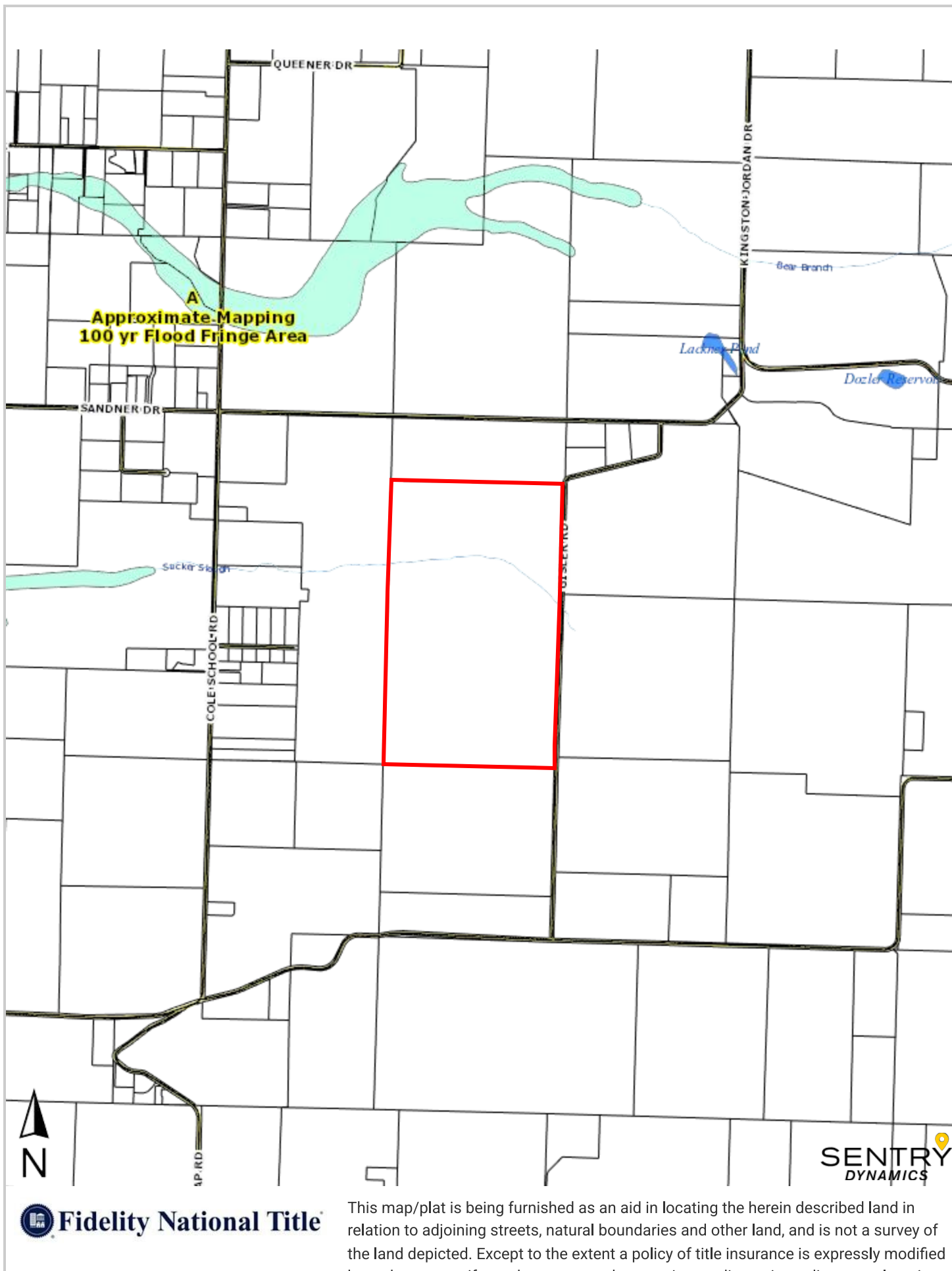
Aerial Map



Fidelity National Title

Parcel ID: 0019733

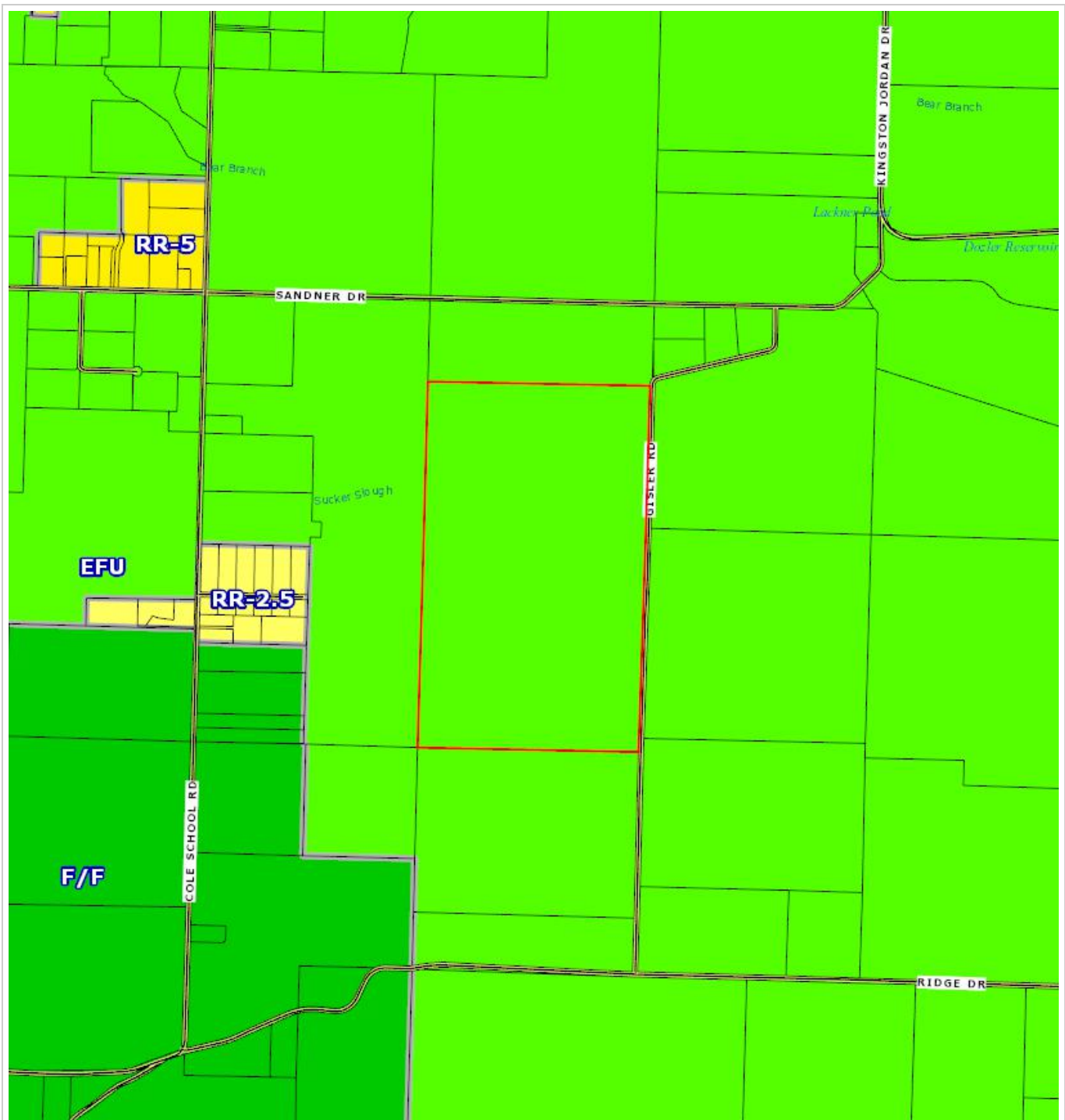
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Fidelity National Title

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 by endorsement, if any, the company does not insure dimensions, distances, location

Zoning Map



Fidelity National Title

Parcel ID: 0019733

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Linn County
2024 Real Property Assessment Report
Account 19733

Map 09S01W34-00-00400
Code - Tax ID 02710 - 19733

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Deed Reference # 2025-7111
Sales Date/Price 06-23-2025 / \$0
Appraiser UNKNOWN

Property Class 551 **MA** **SA** **NH**
RMV Class 501 05 00 000

Site	Situs Address	City
1	39986 GISLER RD	SCIO

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
02710	Land	1,652,150		Land	0
	Impr	418,510		Impr	0
Code Area Total		2,070,660	285,770	486,430	0
Grand Total		2,070,660	285,770	486,430	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
02710	5	☒			Farm Site	97	1.00 AC	FARM 38,800
	1	☒			Farm Use Zoned	97	206.00 AC	3 1,376,760
	2	☒			Farm Use Zoned	97	32.00 AC	4 171,030
	3	☒			Farm Use Zoned	97	15.00 AC	5 24,300
	4	☒			Farm Use Zoned	97	3.03 AC	7 1,260
					S.A. OSD	100		40,000
Code Area Total							257.03 AC	1,652,150

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
02710	100	1900	134	RES Two story with basement	97	2,166		316,370
	101	0	315	FEEDER BARN	97	3,456		5,700
	102	0	327	LOFT BARN	97	5,192		17,140
	103	0	328	MACHINE SHED	97	2,160		12,550
	105	0	110	Residential Other Improvements	97	0		490
	107	0	334	SEED WAREHOUSE	97	6,960		46,920
	120	0	317	GP BUILDING	97	600		8,440
	301		800	Mach. & Equip. County	100	0		10,900
Code Area Total						20,534		418,510

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

Linn County
2024 Real Property Assessment Report
Account 19733

Contig Accts	26795, 26803, 415295
Comments	15MX: LAND AND IMPS TO TABLE. 7/15 MW

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

9-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	19733	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address	39986 GISLER RD SCIO OR 97374-9310	Interest To	Sep 9, 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	\$6,380.60	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,200.01	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,952.26	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,291.45	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,193.27	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,169.72	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,077.96	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,947.24	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,812.37	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,648.48	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,528.13	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,106.60	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,867.53	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,746.00	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,954.89	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,918.17	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,825.22	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,890.81	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,616.50	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,524.25	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,400.88	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,064.97	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,129.18	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.79	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,031.64	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,897.91	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,909.17	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,947.09	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,998.29	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,239.99	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,929.35	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,177.88	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,799.25	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,039.32	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$137,217.17	

STATEMENT OF TAX ACCOUNT

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

9-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	19733	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address	39986 GISLER RD SCIO OR 97374-9310	Interest To	Sep 9, 2025

Tax Summary

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

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

Marcie Richey - County Clerk



After Recording Return To:
Milan E. Castillo
P.O. Box 350
Sublimity, OR 97385

Send Tax Statements To:
Susan Gilissen
39986 Gisler Rd.
Scio, OR 97374

The true consideration for this conveyance is \$0 (for trust administration purposes)

WARRANTY DEED

Susan Gilissen, Trustee, under the Constance Mary Gisler Trust, ("Grantor"), conveys and warrants to Susan Gilissen and Jane Rivas, each as to an undivided one-half interest as tenants in common ("Grantees"), all of Grantor's right, title, and interest in that certain real property situated in Linn County and more particularly described as:

See Exhibit "A" attached hereto.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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: June 13, 2025.

Susan M. Gilissen
Susan Gilissen, Trustee of the
Constance Mary Gisler Trust, Grantor

STATE OF Connecticut
County of Litchfield ss: Litchfield

On this 13th day of June, 2025, personally appeared **Susan Gilissen**, Trustee of the Constance Mary Gisler Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

ROBERT L. DUNCAN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES OCT. 31, 2029

Robert L. Duncan
Notary Public for Connecticut

Exhibit "A"

TRACT I:

The Southeast quarter of Section 34, Township 9 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

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TRACT II:

The Northeast quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

SAVE AND EXCEPT the South 40.725 acres of said tract.

TRACT III:

The East half of the North half of the Northwest quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

ALSO:

The South 40.725 acres of the following:

The Northeast quarter of Section 3, Township 10 South, Range 1 West of the Willamette Meridian, Linn County, Oregon.

**Parcel Information**

Parcel #: **0026803**
Tax Lot: **10S01W0300200**
Site Address:
OR 97374
Owner: Gilissen, Susan
Rivas, Jane
39986 Gisler Rd
Scio OR 97374 - 9310
Twn/Range/Section: 10S / 01W / 03
Parcel Size: 39.22 Acres (1,708,423 SqFt)
Lot:
Census Tract/Block: 030202 / 2037
Levy Code Area: 02710
Levy Rate: 13.1172
Market Value Land: \$209,620.00
Market Value Impr: \$0.00
Market Value Total: \$209,620.00
Assessed Value: \$17,349.00

Tax Information

Tax Year	Annual Tax
2024	\$227.57
2023	\$221.03
2022	\$212.08

Legal**Land**

Land Use:	Zoning: County-EFU - Exclusive Farm Use
Watershed: Thomas Creek	Std Land Use: 8008 - Rural/Agricultural-Vacant Land
Recreation:	School District: 29J - North Santiam
Primary School: Stayton Elementary School	Middle School: Stayton Middle School
High School: Stayton High School	

Improvement

Year Built:	Stories:	Finished Area:
Bedrooms:	Bathrooms:	Pool:
Bldg Type:		

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.

S.89°56'W. 80.

1/4 C

200
39.22 AC.



Fidelity National Title

Parcel ID: 0026803

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: 0026803

Site Address:

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Aerial Map

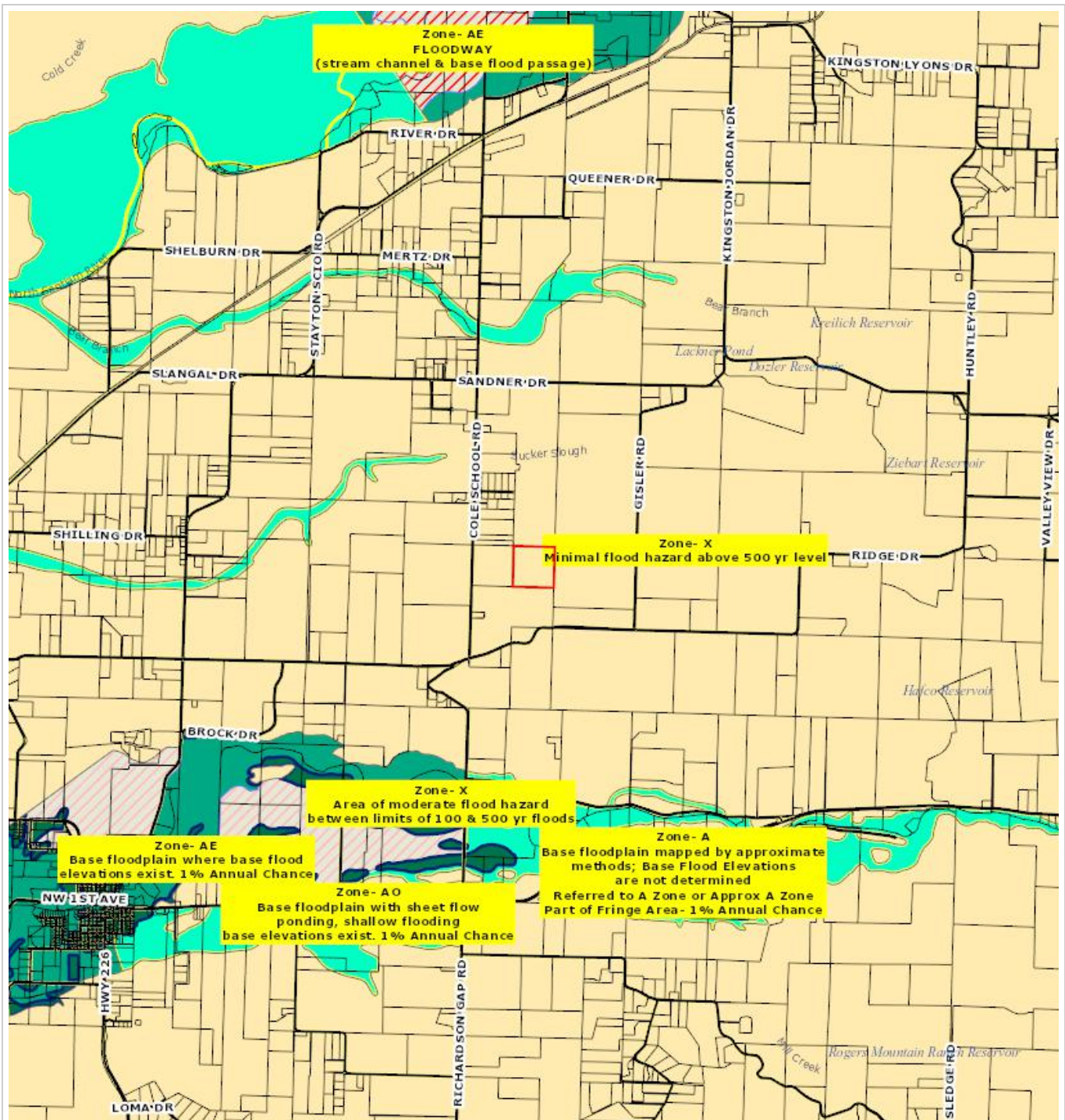


Fidelity National Title

Parcel ID: 0026803

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Flood Map

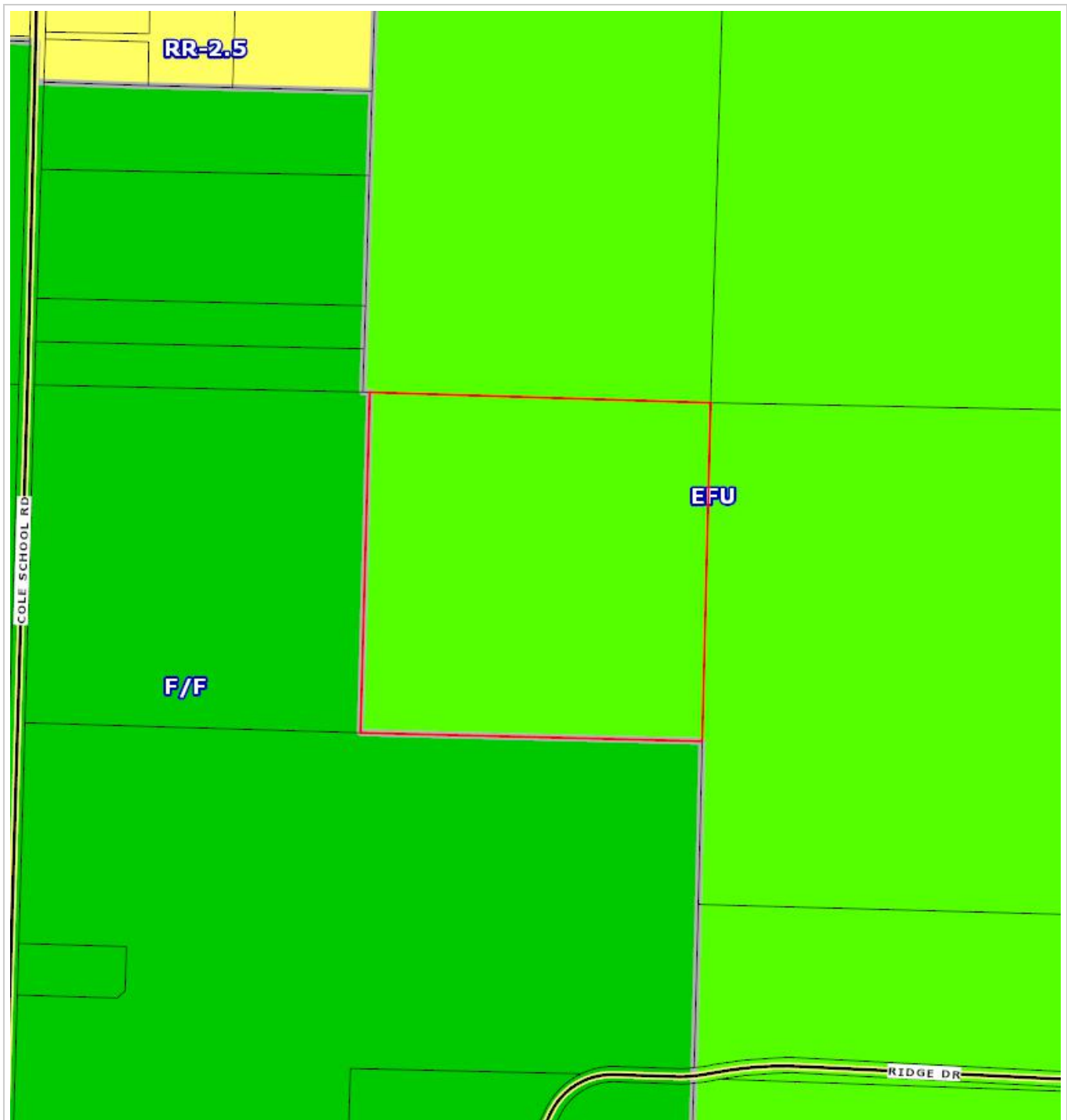


Fidelity National Title

Parcel ID: 0026803

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Zoning Map



Fidelity National Title

Parcel ID: 0026803

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Linn County
2024 Real Property Assessment Report
Account 26803

Map 10S01W03-00-00200
Code - Tax ID 02710 - 26803

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Deed Reference # 2025-7111
Sales Date/Price 06-23-2025 / \$0
Appraiser UNKNOWN

Property Class 550 **MA** **SA** **NH**
RMV Class 500 05 00 000

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

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
02710	Land	209,620		Land	0
	Impr	0		Impr	0
Code Area Total		209,620	0	17,349	0
Grand Total		209,620	0	17,349	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
02710	1	☒			Farm Use Zoned	97	39.22 AC	4	209,620
Code Area Total							39.22 AC		209,620

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

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

Contig Accts 26795, 415295, 19733

Comments 2014 Specially assessed Zero market acre review

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

10-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	26803	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address		Interest To	Sep 10, 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	\$227.57	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$221.03	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.08	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$188.45	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.85	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$183.91	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$180.55	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$175.81	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$170.90	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.99	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.75	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.29	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.28	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$130.53	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.48	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.69	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.49	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.98	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$125.08	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$121.85	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$117.53	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$105.87	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$108.04	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$103.59	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$104.84	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.23	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$100.62	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$101.94	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$122.31	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$112.01	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$129.45	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$111.05	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$126.12	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$138.03	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$4,795.19	

STATEMENT OF TAX ACCOUNT

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

10-Sep-2025

GILISSEN SUSAN & RIVAS JANE
C/O SUSAN GILISSEN
39986 GISLER RD
SCIO OR 97374

Tax Account #	26803	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	02710
Situs Address		Interest To	Sep 10, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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I, Marcie Richey, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Marcie Richey - County Clerk



After Recording Return To:
Milan E. Castillo
P.O. Box 350
Sublimity, OR 97385

Send Tax Statements To:
Susan Gilissen
39986 Gisler Rd.
Scio, OR 97374

The true consideration for this conveyance is \$0 (for trust administration purposes)

WARRANTY DEED

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DATED: June 13, 2025.

Susan M. Gilissen
Susan Gilissen, Trustee of the
Constance Mary Gisler Trust, Grantor

STATE OF Connecticut)
County of Litchfield) ss: Litchfield

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ROBERT L. DUNCAN
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES OCT. 31, 2029

Robert L. Duncan
Notary Public for Connecticut

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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!

