



**Oregon
Farm & Home**

★ B R O K E R S ★

0 COVILLE ROAD

DALLAS, OR

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

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

LOCATION

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



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

OPPORTUNITY

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

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

LAND



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LAND

26.30 +/- Total Acres

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

SELLER PREFERRED TERMS

OREF FORMS

5 Business Days Response Time Required for Offers

Personal Property Included: None

Seller Name: Bath Oregon Holdings Inc

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

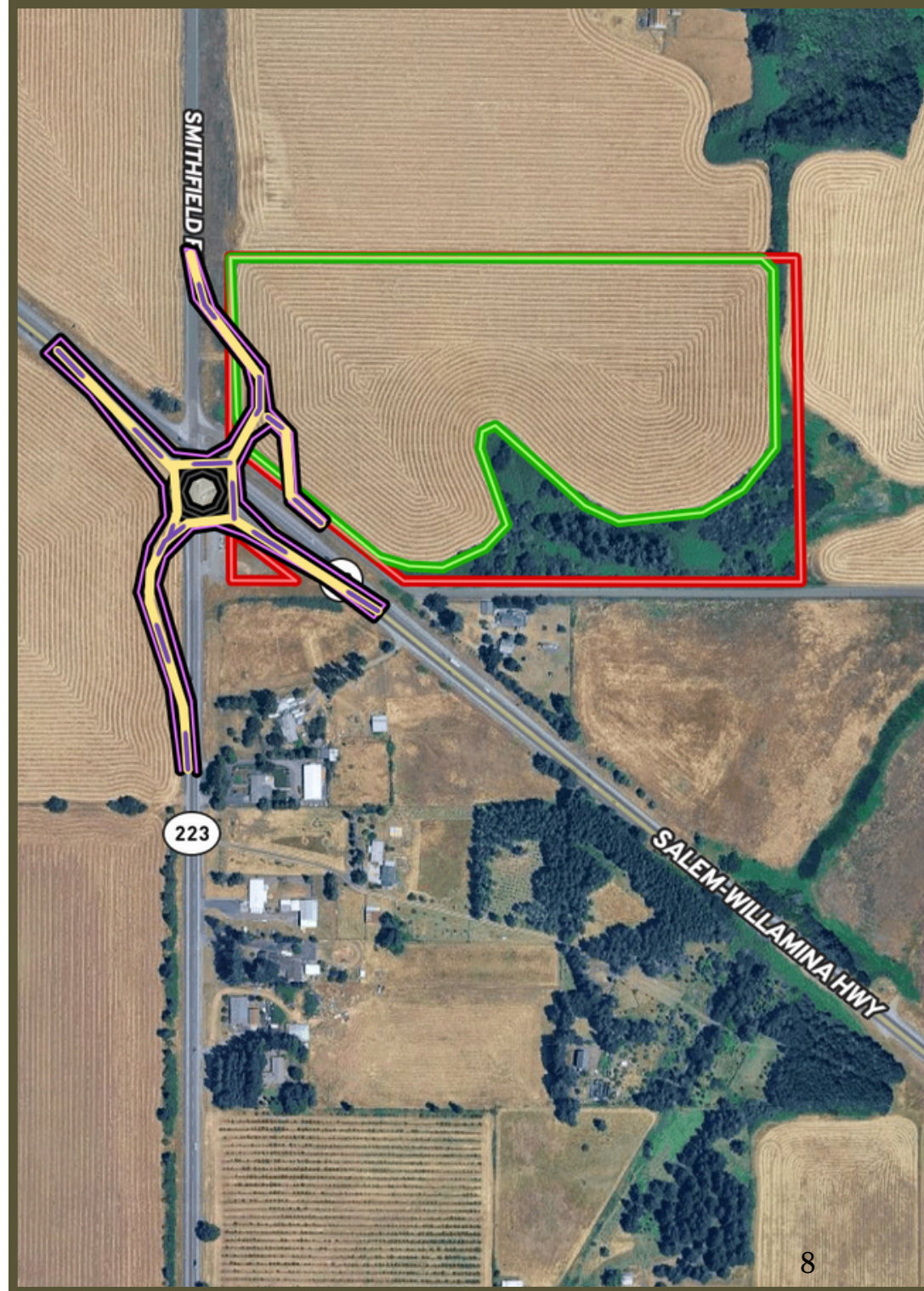
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- AREA MAP/3D



SCAN HERE
FOR
INTERACTIVE
MAP!



SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- SALKUM SILTY CLAY LOAM
- DUPEE SILT LOAM

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



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COUNTY INFO

*LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY*

Parcel #: **155371**

Tax Lot: **751500 1300**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **OR 97338**

Mail: 9358 Guide Meridian Rd

Lynden WA 98264 - 9138

Land Use: 450 Vacant H&b Use Tract Farm

Zoned Efu

Land Use: 7001 - Farm land

Legal:

Range/Sec: 07S / 05W / 15

Polk Cour



Fidelity National Title®

Polk County Property Profile Information

Parcel #: **155371**

Tax Lot: **751500 1300**

Owner: Bath Oregon Holdings Inc

CoOwner:

Site: **OR 97338**

Mail: 9358 Guide Meridian Rd

Lynden WA 98264 - 9138

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

Zoned Efu

Std Land Use: 7001 - Farm land

Legal:

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

ASSESSMENT & TAX INFORMATION

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

Market Impr:

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

Exemption:

Taxes: **\$313.73**

Levy Code: 203

Levy Rate: 12.1767

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

SALE & LOAN INFORMATION

Sale Date: 03/22/2024

Sale Amount: \$8,300,000.00

Document #: 2024-5376

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot Size Ac: 26.30 Acres

Lot Size SF: 1,145,628 SqFt

Pool:

Neighborhood:

School District: 2 Dallas

Primary School: Lyle Elementary School

Middle School: Lacreole Middle School

High School: Dallas High School

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

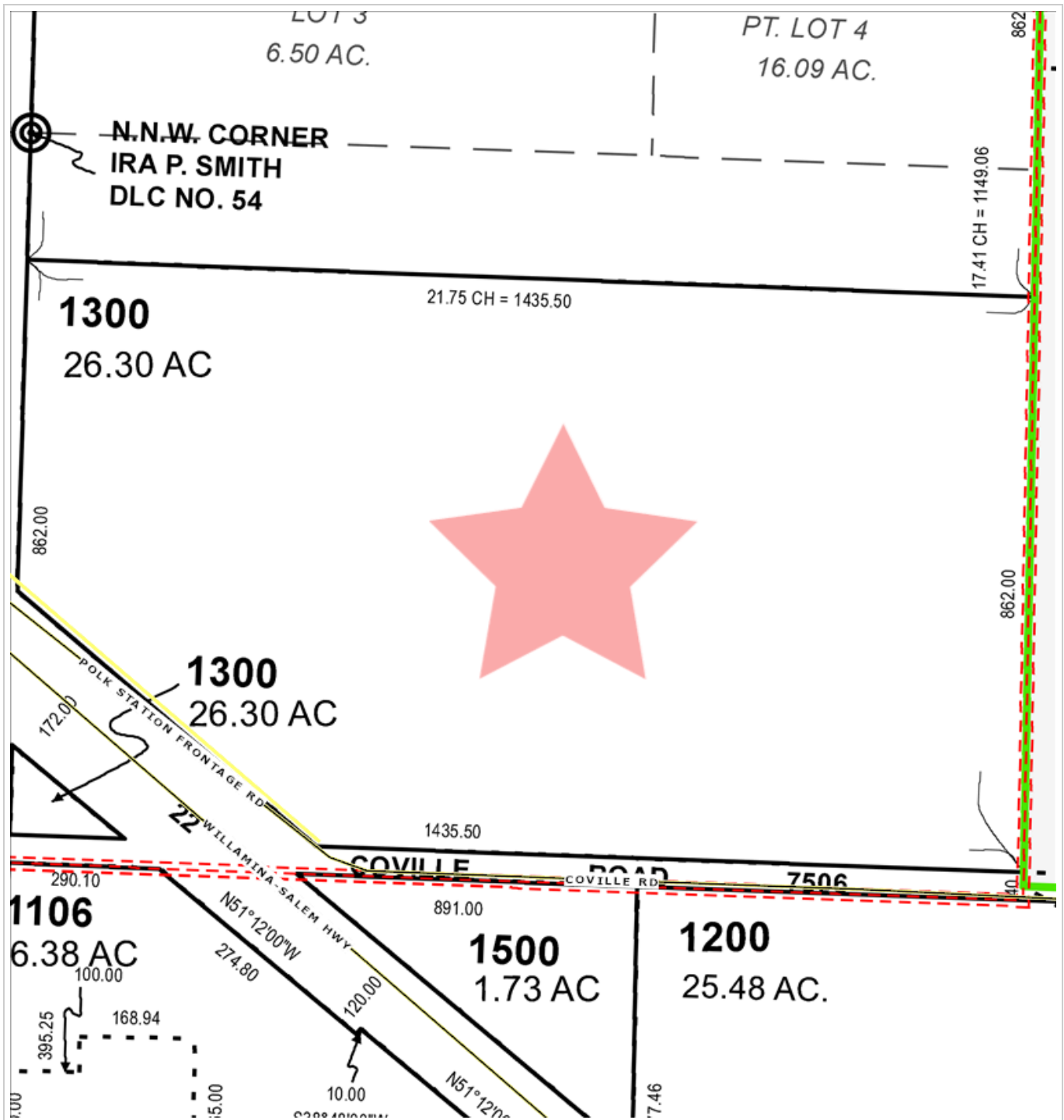
Census: 1131 - 020500

Watershed: Rickreall Creek-Willamette River

Latitude: 44.960565

Longitude: -123.281412

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



Fidelity National Title

Parcel ID: 155371

Site Address:

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THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

SEC. 15 T.7S. R.5W. W.M.
Polk County
1" = 400'

See Map 7.5.10

See Map 7.5.11

See Map 7.5.16

See Map 7.5.22

10/30/2020

7.5.15

7.5.15

2-6

2-3

2-4

Canceled No.

201A1
201N2
201A6
201A7
201A8
202
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1202

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601 0.30 AC
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139

**Site Address:**

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Aerial Map

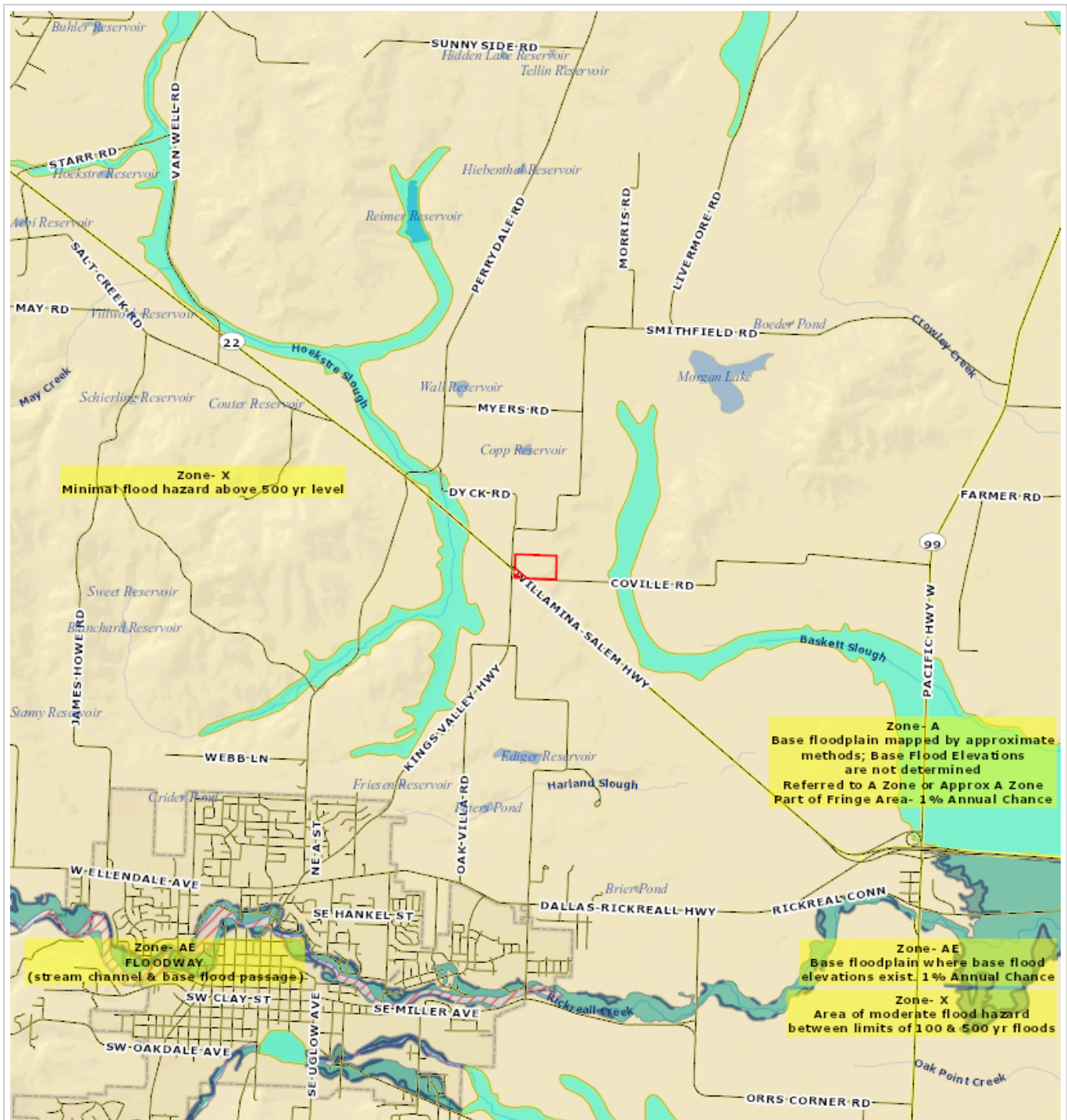


Fidelity National Title

Parcel ID: 155371

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Flood Map

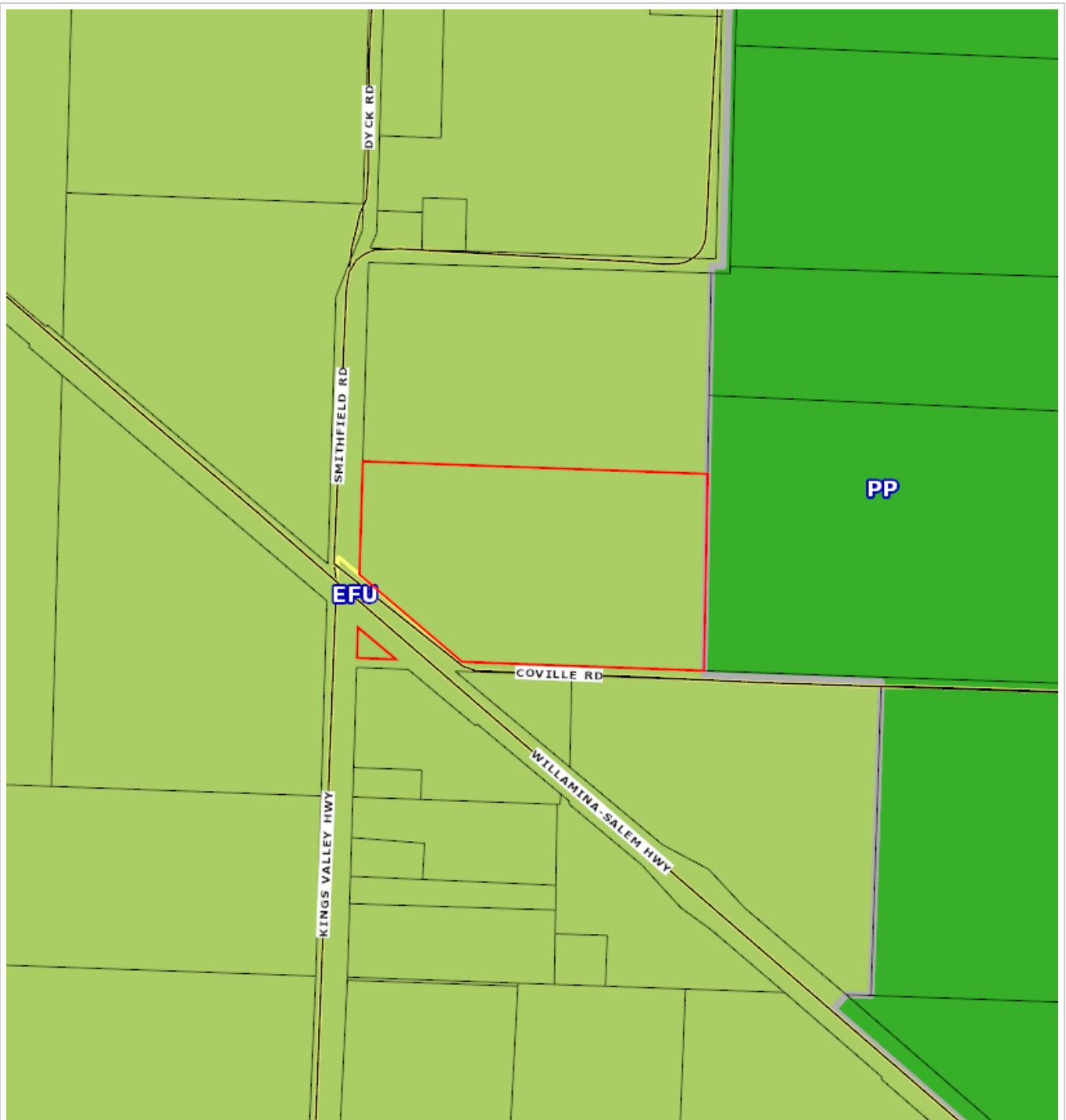


Fidelity National Title

Parcel ID: 155371

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Zoning Map



Fidelity National Title

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

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

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

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

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

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

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

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

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

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

Exemptions / Special Assessments / Notations										
Notations										
■ FARM POT'L ADD'L TAX LIABILITY										
■ MEASURE 37 CLAIM WAIVER ADDED 2007										

Contig Accts 155355, 155368, 173520

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

28-Jul-2025

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

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

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$313.73	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$300.47	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$292.53	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$264.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$255.79	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$248.95	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$242.95	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$231.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$220.65	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.77	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.93	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$200.62	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.19	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$191.50	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$182.09	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$174.61	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.97	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.78	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$163.24	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$162.09	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.36	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$150.17	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.35	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$140.52	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.38	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$141.72	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$128.43	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$132.71	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$140.71	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$138.89	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$135.57	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$150.44	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$153.18	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$160.52	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$179.83	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.70	Nov 15, 1989
1988	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$143.10	Nov 15, 1988

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

28-Jul-2025

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

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

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
	Total	\$0.00	\$0.00	\$0.00	\$0.00		

RE-RECORDING COVER SHEET

After recording return to:

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

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005376

07/18/2024 02:18:02 PM

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

\$146.00

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

The corrections are at:

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

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-005325

07/17/2024 08:37:02 AM

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

\$141.00

RE-RECORDING COVER SHEET

After recording return to:

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

1. Document Title:

Bargain and Sale Deed

2. Grantors/Direct Parties:

Meduri Farms, Inc.

Estella L.L.C.

3. Grantee/Indirect Parties:

Bath Oregon Holdings, Inc.

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

After recording, return to:

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

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

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

RECORDED IN POLK COUNTY
Kimberly Williams, County Clerk

2024-002113

03/27/2024 02:24:02 PM

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

\$131.00

BARGAIN & SALE DEED

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

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

GRANTOR:

Meduri Farms, Inc.

By: [Signature]

Name: Joseph J. Meduri

Title: ~~President~~ CHAIRMAN

STATE OF OREGON

County of Polk

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



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

GRANTOR:

Estella L.L.C.

By: [Signature]

Name: Joseph J. Meduri

Title: Member

STATE OF OREGON

County of Polk

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



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

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL I:

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

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

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

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

PARCEL II:

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

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

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL III:

TRACT A:

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

The Northerly sixty-two acres off of the following:

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

EXCEPTING 21 acres heretofore deeded to Elizabeth Peters.

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

SAVE AND EXCEPT that portion lying within the County Road.

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

TRACT B:

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

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

SAVE AND EXCEPT that portion lying within the County Road.

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

TRACT C:

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

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

SAVE AND EXCEPT that portion lying within the County Road.

PARCEL IV:

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

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

SAVE AND EXCEPT that portion lying within the County Road.

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

PARCEL V:

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

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

TRACT C:

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

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

SAVE AND EXCEPT that portion lying within the County Road.

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

PARCEL IV:

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

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

SAVE AND EXCEPT that portion lying within the County Road.

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

PARCEL V:

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

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

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

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

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

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

PARCEL VI:

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

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

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

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

PARCEL VII:

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

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

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

PARCEL VIII:

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

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

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

SAVE AND EXCEPT:

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

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

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

PARCEL IX:

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

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

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

036714\00005\17028669v1



PAUL TERJESON

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

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

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

STEEHELMS@KW.COM | 541-979-0118



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