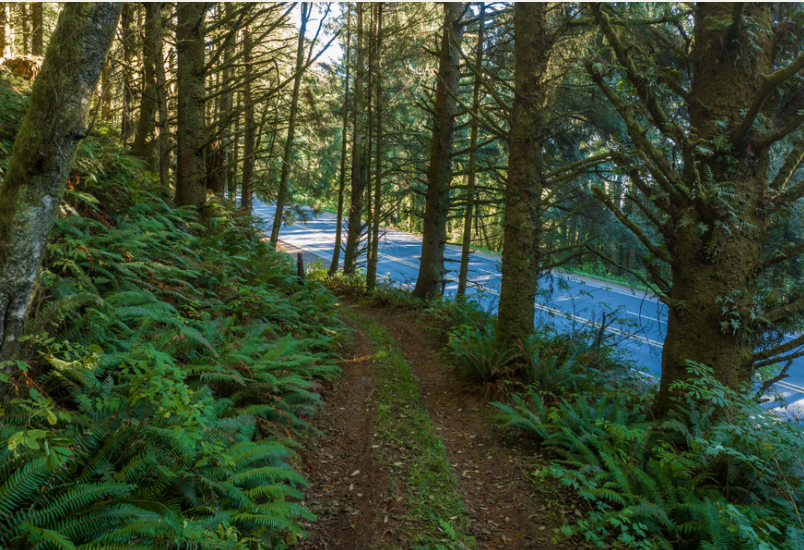


# 0 OTTER ROCK

OTTER ROCK, OR

PROPERTY LINES ARE APPROXIMATE AND INTENDED AS VISUAL REFERENCE ONLY



**Oregon  
Farm & Home**  
★ BROKERS ★

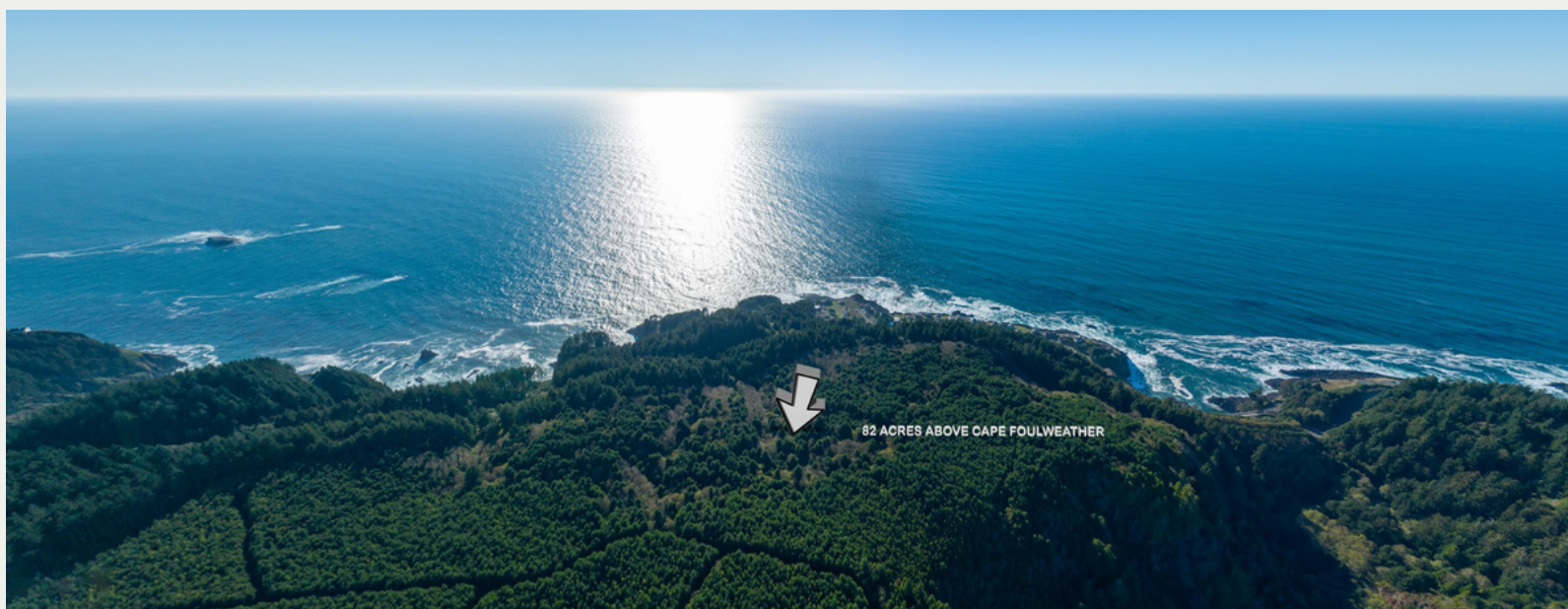
NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

# Land

---

82 Acres

- Located Off Highway 101
- Close Proximity to the Ocean
- Electricity on Property
- Potential for Home Building Site
  - Buyer to do Due Diligence
- Gravel Roads



# AGENT INFORMATION

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.



**STEVE  
HELMS**

STEEHELMS@KW.COM  
541-979-0118



**PAUL  
TERJESON**

PTERJY@KW.COM  
503-999-6777

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.



# Maps



KW MID-WILLAMETTE KELLERWILLIAMS **LAND** KELLERWILLIAMS *Luxury*  
KELLERWILLIAMS REALTY INTERNATIONAL

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# Oregon Farm & Home

★ BROKERS ★

KW MID-WILLAMETTE  
KELLER WILLIAMS REALTY

KELLER WILLIAMS  
LAND

KELLER WILLIAMS  
Luxury  
INTERNATIONAL

NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

# County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL



# Property Profile Report

Kafoury P Jr Living Trust

Tax Lot 091120000020000  
OR 97369

June 13, 2023

**Newport**

255 SW Coast Highway,  
Suite 100  
Newport, OR 97365  
Tel: (541) 265-2288  
Fax: (541) 265-9570

**Madras**

60 SE 6th Street  
Madras, OR 97741  
Tel: (541) 460-5107  
Fax: (541) 460-5109

**Bend**

1777 SW Chandler Avenue,  
Suite 100  
Bend, OR 97702  
Tel: (541) 389-5751  
Fax: (541) 330-1242

**Eugene**

497 Oakway Road,  
Suite 340  
Eugene, OR 97401  
Tel: (541) 485-3588  
Fax: (541) 485-3597

**Lincoln City**

3469 NW Highway 101  
Lincoln City, OR 97367  
Tel: (541) 994-8928  
Fax: (541) 994-7075

**Sisters**

330 West Hood Avenue  
Sisters, OR 97759  
Tel: (541) 548-9180  
Fax: (541) 588-6601

**Prineville**

446 NW 3rd Street,  
Suite 107  
Prineville, OR 97754  
Tel: (541) 447-7861  
Fax: (541) 447-5424

**Redmond**

153 SW 5th Street  
Redmond, OR 97756  
Tel: (541) 548-2911  
Fax: (541) 548-8601

**Roseburg**

2365 NW Kline Street,  
Suite 201  
Roseburg, OR 97471  
Tel: (541) 672-3388  
Fax: (541) 672-8110

Part of a  
FORTUNE 500 Company

*A partnership beyond expectations.*

This information is provided as a courtesy. The documents provided here may not include all those currently affecting your property. Only a full title report will provide you with all encumbrances affecting your property including any CC&R's or Homeowner Association by-laws. Western Title & Escrow Co. makes no express or implied warranty respecting the information presented and assumes no responsibility for its use.

**Parcel Information**

Parcel #:	<b>R343952</b>
Tax Lot:	<b>091120000020000</b>
Site Address:	
	OR 97369
Owner:	Kafoury P Jr Living Trust
Owner2:	
Owner Address:	25017 Alpine Rd
	Monroe OR 97456 - 9444
Twn/Range/Section:	09S / 11W / 20
Parcel Size:	82.00 Acres (3,571,920 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Census Tract/Block:	950800 / 1013
Waterfront:	

**Assessment Information**

Market Value Land:	\$195,160.00
Market Value Impr:	\$0.00
Market Value Total:	\$195,160.00
Assessed Value:	\$24,290.00

**Tax Information**

Levy Code Area:	400
Levy Rate:	10.7497
Tax Year:	2022
Annual Tax:	\$367.81

**Legal**

TWNSHP 09, RNG 11, ACRES 82.00, NON-FOREST DWELLING, DOC201409968

**Land**

Cnty Land Use:	600 - Non Designated Vacant Forest Land	Land Use Std:	AMSC - Agricultural Misc
Zoning:	T-C - Timber Conservation	Neighborhood:	RINB
Watershed:	Rock Creek-Frontal Pacific Ocean	Recreation:	
School District:	Lincoln County School District	Primary School:	YAQUINA VIEW ELEMENTARY
Middle School:	NEWPORT MIDDLE SCHOOL	High School:	NEWPORT HIGH SCHOOL

**Improvement**

Year Built:		Fin SqFt:		Bedrooms:	
Bsmt Fin SqFt:		Flr 1 SqFt:		Bathrooms:	
Bsmt UnFin SqFt:		Flr 2 SqFt:		Attic Fin SqFt:	
Deck SqFt:		Garage SqFt:		Attic Unfin SqFt:	
Carport:		Garage Desc:		Exterior:	
Roof Type:		Foundation:		Porch:	0
Roof Mtl:		AC:		Heat Type:	

**Transfer Information**

Rec. Date:	03/01/2023	Sale Price:		Doc Num:	1227	Doc Type:	Deed
Owner:	Kafoury P Jr Living Trust			Grantor:	KAFOURY PAUL JR		
Orig. Loan Amt:				Title Co:			
Finance Type:		Loan 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.



Property Owner

R343952 KAFOURY PAUL JR TSTEE & FREEMAN KATHERINE A TSTEE

Property Address

-

2023 In Process Real Market Value

\$195,160

2023 GENERAL INFORMATION

Property Status A Active
Property Type RP Residential
Legal Description TWNSHP 09, RNG 11, ACRES 82.00, NON-FOREST DWELLING, DOC202301227
Alternate Account Number -
Neighborhood RINB: IMMONEN ROAD LAND
Map Number 09-11-20-00-00200-00
Property Use 600: VACANT H&B USE FOREST - NO APPLICATION
Levy Code Area 400
Zoning T-C

RELATED PROPERTIES

Linked Properties -

2023 OWNER INFORMATION

Owner Name KAFOURY PAUL JR TSTEE & FREEMAN KATHERINE A TSTEE
Mailing Address 25017 ALPINE RD MONROE, OR 97456

2023 LAND SEGMENTS

Table with 3 columns: STATE CODE, SEGMENT TYPE, LAND SIZE. Row 1: L1, FNO: H&B USE FORESTLAND, 82.00 Acres. Row 2: TOTALS, 3571920.00 Sq. ft / 82.00 acres

CERTIFIED / IN PROCESS VALUES

Table with 6 columns: YEAR, IMPROVEMENTS, LAND, RMV, SPECIAL USE, ASSESSED VALUE

YEAR	IMPROVEMENTS	LAND	IMV	STAKEHOLD	ASSESSED VALUE	
2023 (In Process)		\$0	\$195,160	\$195,160	\$24,290	\$24,290
2022		\$0	\$195,160	\$195,160	\$24,290	\$24,290
2021		\$0	\$195,160	\$195,160	\$23,580	\$23,580
2020		\$0	\$195,160	\$195,160	\$22,890	\$22,890
2019		\$0	\$48,440	\$48,440	\$22,230	\$22,230
2018		\$0	\$32,510	\$32,510	\$21,580	\$21,580
2017		\$0	\$32,680	\$32,680	\$20,950	\$20,950
2016		\$0	\$32,060	\$32,060	\$19,750	\$19,750

### SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	KAFOURY PAUL JR & FREEMAN KATHERINE A	KAFOURY PAUL JR TSTEE & FREEMAN KATHERINE A TSTEE	202301227	-	BSD BARGAIN AND SALE DEED
	KAFOURY PAUL JR	KAFOURY PAUL JR & FREEMAN KATHERINE A	201409968	-	BSD BARGAIN AND SALE DEED
11/3/2014	KRIETZ KENNETH F TRUSTEE	KAFOURY PAUL JR	201409967	\$175,000	WD WARRANTY DEED
	EQUITY RESIDENTIAL LLC	KRIETZ KENNETH F TRUSTEE	201300296	-	BSD BARGAIN AND SALE DEED
	ALDRIDGE ROBERT J & ALDRIDGE DAWN R	EQUITY RESIDENTIAL LLC	201012651	-	DLF DEED IN LIEU
9/5/2007	EQUITY RESIDENTIAL GROUP	ALDRIDGE ROBERT J & ALDRIDGE DAWN R	200713023	\$450,000	WD WARRANTY DEED
	ROSCOE B J	EQUITY RESIDENTIAL GROUP	200602505	-	TD TRUSTEE'S DEED
	ROAD RUNNER OIL INC	ROSCOE B J	MF411- 0485	-	QCD QUIT CLAIM DEED
	ROSCOE B J	ROAD RUNNER OIL INC	MF351- 2073	-	BSD BARGAIN AND SALE DEED
10/22/1996	CLINE ROBERT E & JOAN D	ROSCOE B J	MF327- 0186	\$50,000	BSD BARGAIN AND SALE DEED
8/26/1992	SHOEMAKER ELIZABETH H	CLINE ROBERT E & JOAN D	MF249- 1268	\$95,000	WD WARRANTY DEED

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

## TAX SUMMARY

Effective Date:  [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$367.81	\$261.12	\$106.69	\$367.81	\$0.00	-	\$0.00
2021	\$359.55	\$254.61	\$104.94	\$359.55	\$0.00	-	\$0.00
2020	\$350.05	\$250.50	\$99.55	\$350.05	\$0.00	-	\$0.00
2019	\$338.34	\$240.06	\$98.28	\$338.34	\$0.00	-	\$0.00
2018	\$328.53	\$236.65	\$91.88	\$328.53	\$0.00	-	\$0.00
2017	\$322.75	\$230.07	\$92.68	\$322.75	\$0.00	-	\$0.00
2016	\$305.06	\$217.57	\$87.49	\$305.06	\$0.00	-	\$0.00
2015	\$280.09	\$200.43	\$79.66	\$280.09	\$0.00	-	\$0.00
2014	\$275.21	\$0.00	\$0	\$275.21	\$0.00	-	\$0.00
2013	\$257.72	\$0.00	\$0	\$257.72	\$0.00	-	\$0.00
2012	\$244.78	\$0.00	\$0	\$244.78	\$0.00	-	\$0.00
2011	\$242.94	\$0.00	\$0	\$242.94	\$0.00	-	\$0.00
2010	\$229.41	\$0.00	\$0	\$229.41	\$0.00	-	\$0.00
2009	\$232.35	\$0.00	\$0	\$232.35	\$0.00	-	\$0.00
2008	\$241.64	\$0.00	\$0	\$241.64	\$0.00	-	\$0.00
2007	\$218.47	\$0.00	\$0	\$218.47	\$0.00	-	\$0.00
2006	\$214.61	\$0.00	\$0	\$214.61	\$0.00	-	\$0.00
2005	\$210.71	\$0.00	\$0	\$210.71	\$0.00	-	\$0.00
2004	\$194.55	\$0.00	\$0	\$194.55	\$0.00	-	\$0.00
2003	\$86.96	\$0.00	\$0	\$86.96	\$0.00	-	\$0.00
2002	\$86.19	\$0.00	\$0	\$86.19	\$0.00	-	\$0.00
2001	\$75.64	\$0.00	\$0	\$75.64	\$0.00	-	\$0.00
2000	\$72.54	\$0.00	\$0	\$72.54	\$0.00	-	\$0.00

## TOTAL TAXES DUE

Current Year Due \$0.00

Past Years Due \$0.00

---

Total Due \$0.00

1999	\$71.98	\$0.00	\$0	\$71.98	\$0.00	-	\$0.00
1998	\$32.52	\$0.00	\$0	\$32.52	\$0.00	-	\$0.00
1997	\$35.99	\$0.00	\$0	\$35.99	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	LINC-5118	10-31-2022	\$356.78
2021	1640474	10-28-2021	\$348.76
2020	1584908	10-29-2020	\$339.55
2019	1561741	11-18-2019	\$328.19
2018	1481137	11-1-2018	\$318.67
2017	1424464	10-30-2017	\$313.07
2016	1378803	11-3-2016	\$295.91
2015	1324698	11-4-2015	\$271.69
2014	1284082	11-14-2014	\$275.21
2013	1214250	10-31-2013	\$249.99
2012	1184592	11-15-2012	\$237.44
2011	1122494	11-8-2011	\$235.65
2010	1098048	12-16-2010	\$1,123.78
2004	889916	11-27-2006	(\$250.74)
2006	890543	11-27-2006	(\$0.87)
2006	890543	11-27-2006	\$0.87
2006	890543	11-27-2006	(\$236.00)
2006	890543	11-27-2006	\$236.00
2006	890543	11-27-2006	(\$208.17)
2006	890543	11-27-2006	\$208.17
2006	890597	11-27-2006	\$693.19
2004	889916	11-22-2006	\$250.74
2003	748117	2-23-2004	\$100.00

2002	694560	12-11-2002	\$2.00
2002	693893	12-2-2002	\$85.00
2001	635891	11-19-2001	\$155.00
1999	560537	6-19-2000	\$3.44
1999	550082	12-14-1999	\$152.31

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R343952

Map and Taxlot: 09-11-20-00-00200-00

Tax Year: 2023

Run Date: 6/13/2023 3:21:01 PM

**PROPERTY SITUS ADDRESS**

Maintenance Area: C-20

**GENERAL PROPERTY INFORMATION**

Prop Class: 600  
 NBH Code: RINB  
 Prop Type Code: RES  
 Prop Code: Z6: SPECIAL ASSESSMENT PROGR/  
 Next Appr Date:  
 Next Appr Reason:  
 Last Appr Date: 04/24/2020  
 Appraiser: WGS  
 Zoning: T-C  
 Code Area: 400  
 Related Accts: R510342, R346324

**VALUE HISTORY**

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2022	195,160		195,160	24,290	24,290
2021	195,160	0	195,160	23,580	23,580
2020	195,160	0	195,160	22,890	22,890
2019	48,440	0	48,440	22,230	22,230
2018	32,510	0	32,510	21,580	21,580
2017	32,680	0	32,680	20,950	20,950

**OWNER NAME AND MAILING ADDRESS**

KAFOURY PAUL JR TSTEE  
 FREEMAN KATHERINE A TSTEE  
 25017 ALPINE RD  
 MONROE, OR 97456

**ASSESSMENT INFORMATION**

Land Non-LSU:	Prior MAV:	Except RMV:
Improvement:	Prior MAV Adj:	CPR:
Non-LSU RMV Total:	Prior AV:	EX. MAV:
Land LSU:	Prior AV Adj:	LSU:
RMV Total:	AV +3%:	New M50 AV:

**LEGAL DESCRIPTION**

TWNHP 09, RNG 11, ACRES 82.00, NON-FOREST DWELLING, DOC202301227

**SALES INFORMATION**

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
11/03/2014	17			SALE	WD WARRANTY DEE	201409967
09/05/2007	13			SALE	WD WARRANTY DEE	200713023
10/22/1996	22			SALE	BSD BARGAIN AND	MF327-0186

Acres: 82      Sqft:  
 Effective Acres: 82

**BUILDING PERMITS AND INSPECTIONS**

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
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**PARCEL COMMENTS**

GenFlag- M\_10C.M\_20C.R\_NFD  
 GenCom- STOCKING SURVEY REQUIRED W/APPLICATION TO DESIGNATE FORESTLAND NO LONGER H & B FORESTLAND.

**EXEMPTIONS**

Code	Exempt RMV
------	------------

**Exceptions**

Code	Year	Amount	Method
SU	1999	0	3

**MARKET LAND INFORMATION**

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
FNO: H&B USE FORESTLAND	RFL	A	82.000	3,500	S-68		0.680	195,160
			<b>Total Acres:</b>	<b>82.000</b>		<b>Total Market Land Value:</b>		<b>195,160</b>

**LAND SPECIAL USE**

Code	SAV	Unt Pr	MSAV	Unt Pr	LSU	
F		474		296	24,290	
					<b>Total LSU:</b>	<b>24,290</b>





I, Amy A Southwell, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.



Amy A Southwell, Lincoln County Clerk

**After recording return to:**

George B. Heilig  
PO Box 473  
Corvallis, OR 97339

**Grantors:**

Paul Kafoury, Jr. and Katherine A. Freeman,  
as Tenants in Common  
25017 Alpine Rd.  
Monroe, OR 97456

**Grantees:**

Restated Paul Kafoury, Jr. Revocable Living Trust  
dated February 2023 and Katherine A. Freeman  
Revocable Living Trust dated February 2023, as  
Tenants in Common  
25017 Alpine Road  
Monroe, OR 97456

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

Restated Paul Kafoury, Jr. Revocable Living Trust  
dated February 2023 and Katherine A. Freeman  
Revocable Living Trust dated February 2023, as  
Tenants in Common  
25017 Alpine Road  
Monroe, OR 97456

**BARGAIN AND SALE DEED**

Paul Kafoury, Jr. and Katherine A. Freeman, as Tenants in Common, Grantors, does hereby grant, bargain, sell and convey unto Paul Kafoury, Jr. and Katherine A. Freeman, Trustees of the Restated Paul Kafoury, Jr. Revocable Living Trust Dated February 2023 and the Restated Katherine A. Freeman Revocable Living Trust dated February 2023, hereinafter called Grantees, all of the Grantors' right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Lincoln, State of Oregon, described as follows, to-wit:

See attached Exhibit A, subject to matter of record.

To have and to hold the same for Grantee's heirs, successors and assigns forever.

Consideration: Other than money which is the whole consideration

In construing this Deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this Deed shall apply equally to corporations and individuals.




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

In Witness Whereof, the Grantors have executed this instrument this 2/22, 2023.

**GRANTORS:**

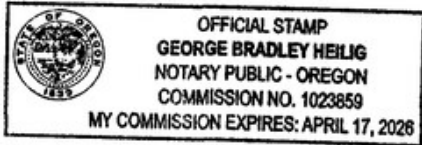
  
Paul Kaboury, Jr

  
Katherine A. Freeman

NOTARY PROVISIONS ON NEXT PAGE

STATE OF OREGON, County of Benton ) ss.

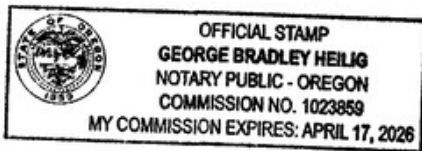
The foregoing instrument was acknowledged before me on February 22, 2023, by Paul Kafoury, Jr., as Grantor.



George B Heilig  
Notary Public for Oregon  
My Commission Expires: 4/17/2026

STATE OF OREGON, County of Benton ) ss.

The foregoing instrument was acknowledged before me on February 22, 2023, by ~~Paul Kafoury, Jr.~~, as Grantor.  
Katherine A. Freeman

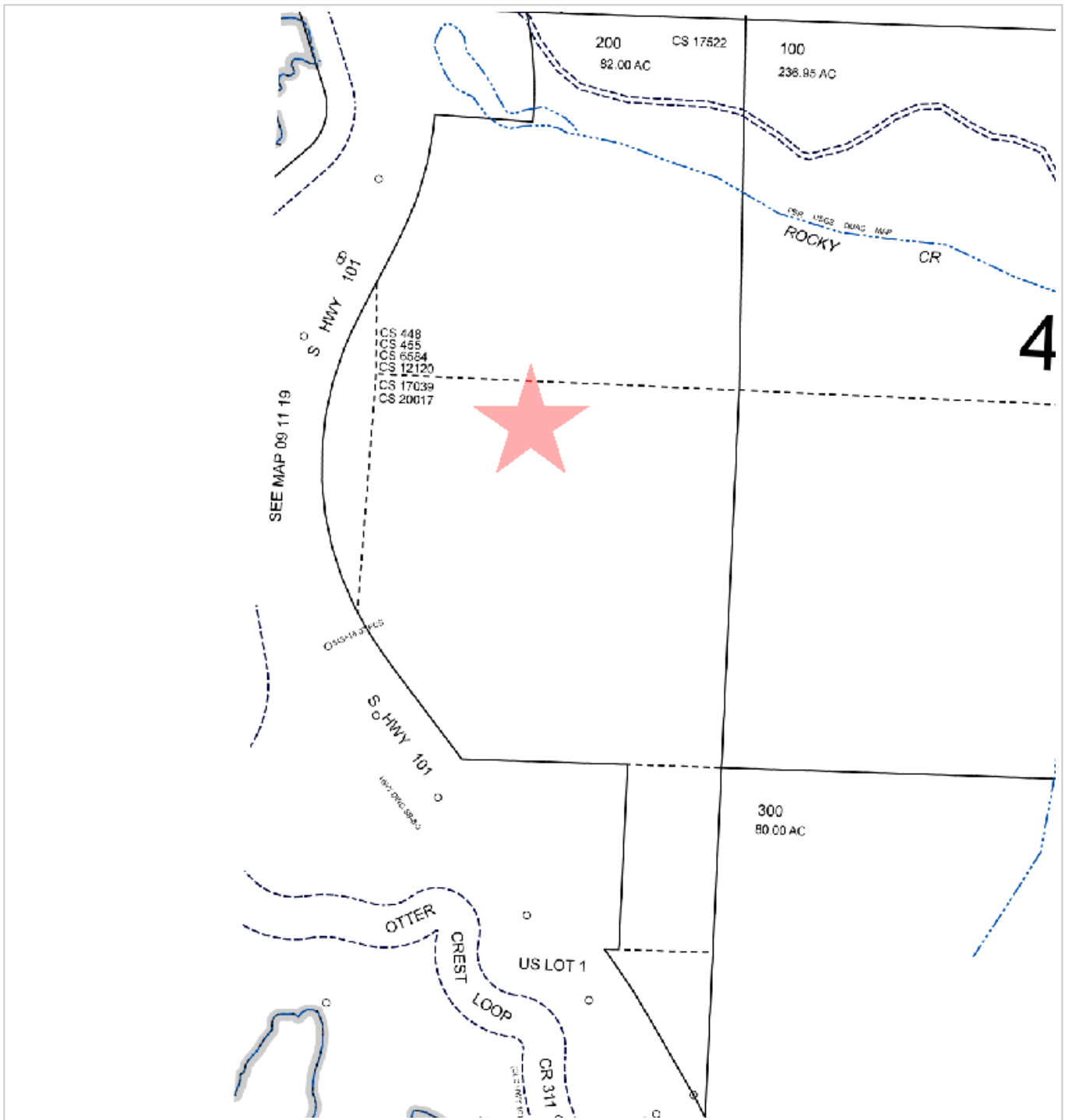


George B Heilig  
Notary Public for Oregon  
My Commission Expires: 4/17/2026

EXHIBIT A  
LEGAL DESCRIPTION

That portion of U.S. Lots 2 and 3 of Section 19 lying Easterly of the State Highway right-of-way; the West one-half of the Southwest quarter of the Northwest quarter and the West one-half of the Northwest quarter of the Southwest quarter of Section 20, the East one-half of the Southwest quarter of the Northwest quarter and the East one-half of the Northwest quarter of the Southwest quarter of Section 20, and the Southeast quarter and the East one-half of the Northeast quarter of U.S. Lot 1 of Section 20, in Township 9 South, Range 11 West, Willamette Meridian, except that portion of the above-described real estate that was conveyed to the State of Oregon, by and through the State Highway Commission, in an instrument that was recorded August 29, 1952, on page 34 of Book 154 of the official records of Lincoln County, and amendments thereto recorded February 5, 1954, on Page 139 of Book 162, and on February 9, 1965, on Page 106 of Book 252 Microfilm Records of Lincoln County, Oregon.

Assessor Map



**Parcel ID: R343952**

**Site Address:**

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



Aerial Map



**Parcel ID: R343952**

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# Timber Cruise



KW MID-WILLAMETTE KELLER WILLIAMS **LAND** KELLER WILLIAMS *Luxury*  
KELLER WILLIAMS REALTY KELLER WILLIAMS INTERNATIONAL

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NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING 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.

## Otter Rock Property Summary Report

Prepared September 4, 2023

Subject Property: Portions of 80 acre parcel as shown on Exhibit "B"

Site evaluation was done by Frank Ball, Consulting Forester on September 1, 2023.

### General observations:

The property is located just above the small community of Otter Rock along Highway 101. The northern portion of the property has very steep slopes draining into Rocky Creek. Rocky Creek supplies domestic water for the community of Otter Rock. There is a 7 acre stand of mature Sitka Spruce on the northern slopes of Rocky Creek. Due to the proximity and steep slope to Rocky Creek, a buffer strip of 100 feet would generally be required to prevent erosion into the creek. The southern portion of the property has moderate slopes, with evidence of abandoned roads over grown with brush and scattered Sitka Spruce.

Access to the subject property is through a locked gate along Rocky Creek and on to property owned by Starker Forests.

### Disclaimer

This site evaluation is based upon an onsite walk of the eastern and central proportion of the subject property using aerial photos and GPS locations. The findings are not guaranteed or warranted.



Frank Ball

Forester

554 S Main St.

Jefferson, OR 97352

541 979 3660

[fvbmpb@gmail.com](mailto:fvbmpb@gmail.com)







Otter Rock Kathy

Map Legend

Soil Report

View Tutorial

Contact

Steve Helms, Paul Terjeson  
503-979-0118

regonFarmandHomeBrokers.c



Click on the map to start drawing a shape

id

44.7733, -124.0482

3D

Otter Rock Kathy



Basemap >

Oregon



id 44.7758, -124.0525 3D

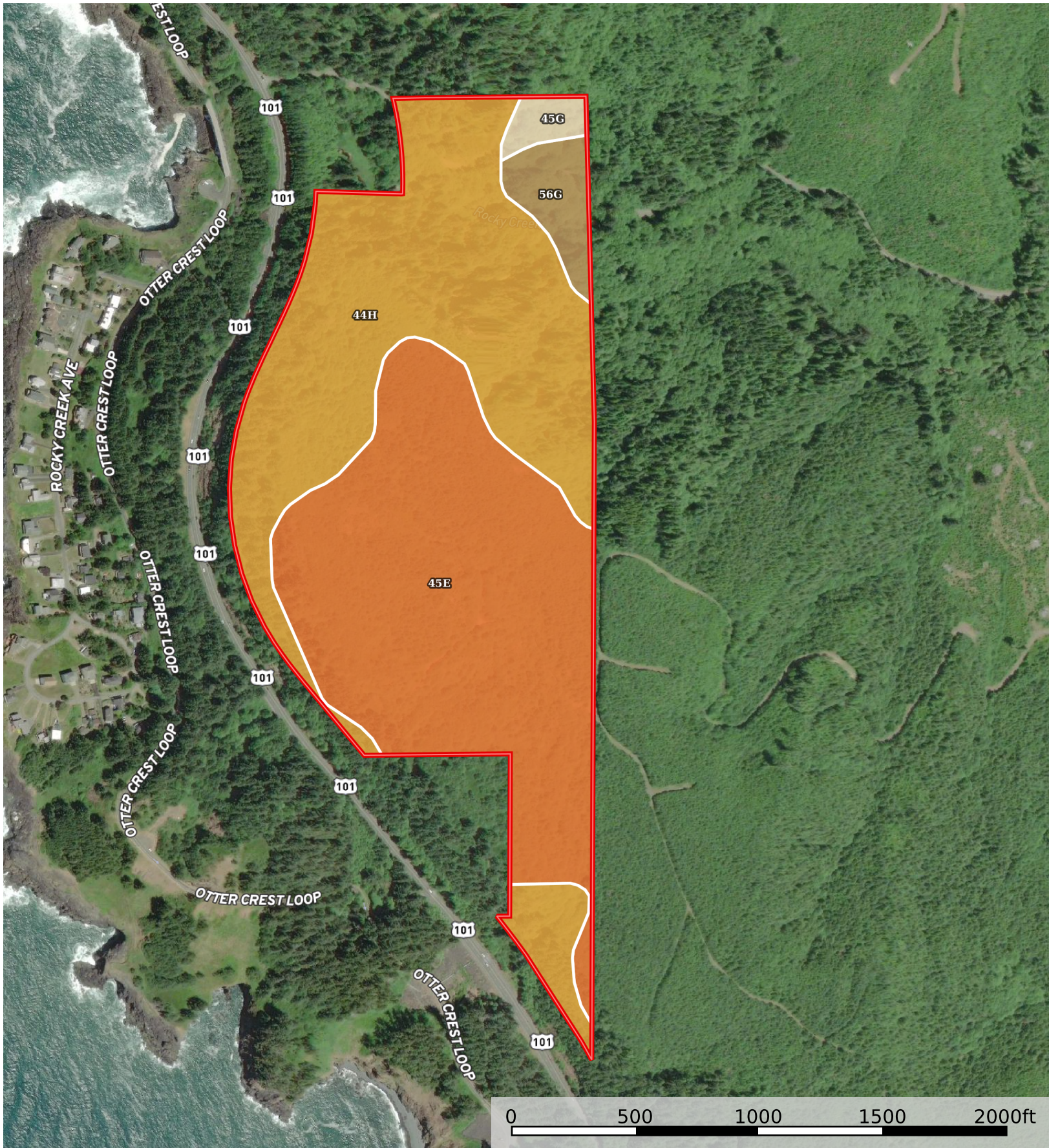
# Soil Report



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Boundary

|  Boundary 81.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
45E	Neskowin-Salander silt loams, 5 to 35 percent slopes	40.21	49.13	0	54	6e
44H	Neskowin-Rock outcrop complex, 20 to 99 percent slopes	37.07	45.3	0	9	6e
56G	Tolovana-Reedsport complex, 35 to 60 percent slopes	3.19	3.9	0	16	6e
45G	Neskowin-Salander silt loams, 35 to 65 percent slopes	1.37	1.67	0	15	6e
TOTALS		81.84(*)	100%	-	31.48	6.0









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water