



**Oregon
Farm & Home**
★ B R O K E R S ★

215 S 1ST AVE

STAYTON

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

This 30-acre piece of land, located along the North Santiam River, offers exceptional development potential with its low-density residential zoning. Despite being in the 100-year floodplain, the property holds a Letter of Map Amendment (LOMA) certificate, effectively removing it from the FEMA floodplain maps and ensuring it is eligible for development under standard building requirements. The land's scenic river frontage creates a stunning backdrop and could be ideal for building custom homes, vacation rentals, or a small community. With low-density residential zoning, this property offers a range of possibilities for residential development, while maintaining a peaceful, natural environment, perfect for those seeking a quiet lifestyle or a recreational retreat by the river.

The flat, bare land presents an open canvas for developers or homeowners eager to capitalize on the location's potential. The proximity to the North Santiam River offers easy access to outdoor activities such as fishing, kayaking, and hiking, making it an attractive place for nature enthusiasts. While the floodplain designation requires thoughtful planning, the LOMA certificate provides confidence that the land can be developed safely, opening the door for a variety of residential projects. With its prime location and development-friendly zoning, this 30-acre property presents a rare opportunity to create a unique residential community or an ideal private retreat.

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.

LOCATION

Stayton, OR, is ideally situated near the scenic Highway 22, offering easy access to both local recreation and nearby urban centers. The town is surrounded by a wealth of outdoor activities, including hiking and biking trails, as well as opportunities for skiing and other winter sports in the Cascade Mountains, just a short drive away. For those seeking a balance between nature and convenience, Stayton is located only 20 minutes from Salem, the state capital, providing access to a variety of services, shopping, dining, and cultural attractions. Additionally, Stayton's proximity to Interstate 5 makes it an ideal base for commuting or traveling throughout Oregon, ensuring both peaceful rural living and easy connectivity to larger cities. This blend of outdoor adventure and accessibility to urban amenities makes Stayton a highly attractive location.



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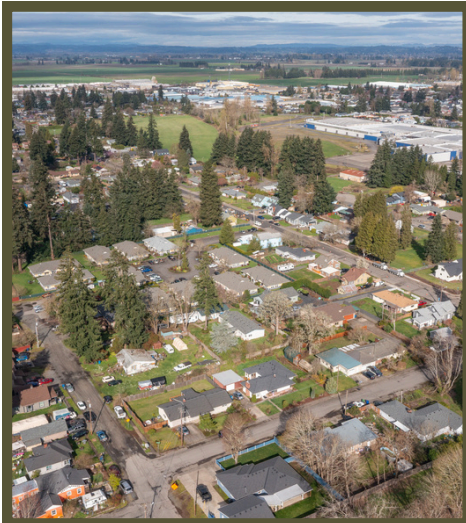
OPPORTUNITY

Owning a 30-acre piece of land with low residential zoning on the edge of town, particularly with river frontage, offers numerous possibilities. With its proximity to the town, the land could provide the perfect balance between rural serenity and easy access to urban amenities. The river frontage adds an element of natural beauty and could increase the property's value, providing a peaceful setting for residential development, hobby farming, or recreational use. The land's zoning might limit large-scale commercial developments but could still allow for limited residential projects, making it an ideal location for custom homes, vacation rentals, or private retreats. The natural landscape, combined with river access, could make it an attractive place for nature lovers, anglers, and those seeking a peaceful lifestyle while remaining close to urban conveniences. Furthermore, the potential for long-term value appreciation is significant. As towns expand and urban sprawl continues, land on the edge of town with natural features like river frontage becomes increasingly desirable. The zoning may also offer flexibility for creative solutions, such as subdividing the land into smaller parcels for residential purposes or developing amenities like riverfront trails or small community spaces. Additionally, with proper planning and local government support, low-density zoning could be adapted to meet rising demand for housing in the area. With growing interest in properties that blend nature and convenience, this land could serve as a prime location for future development or a wise investment in the long run.



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LAND



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LAND

30.93 +/- Acres

Zoned Low Density Residential

Tax ID 534794

Riverfrontage on the North Santiam River

100 Year Floodplain

- **LOMA Certificate Below**

Majority Camas Gravelly Sandy Loam

20 +/- Acres of Water Rights Dated March, 1954

SELLER PREFERRED TERMS

3 Business Day Response for Offer

OREF Forms

Fidelity National Title - Albany

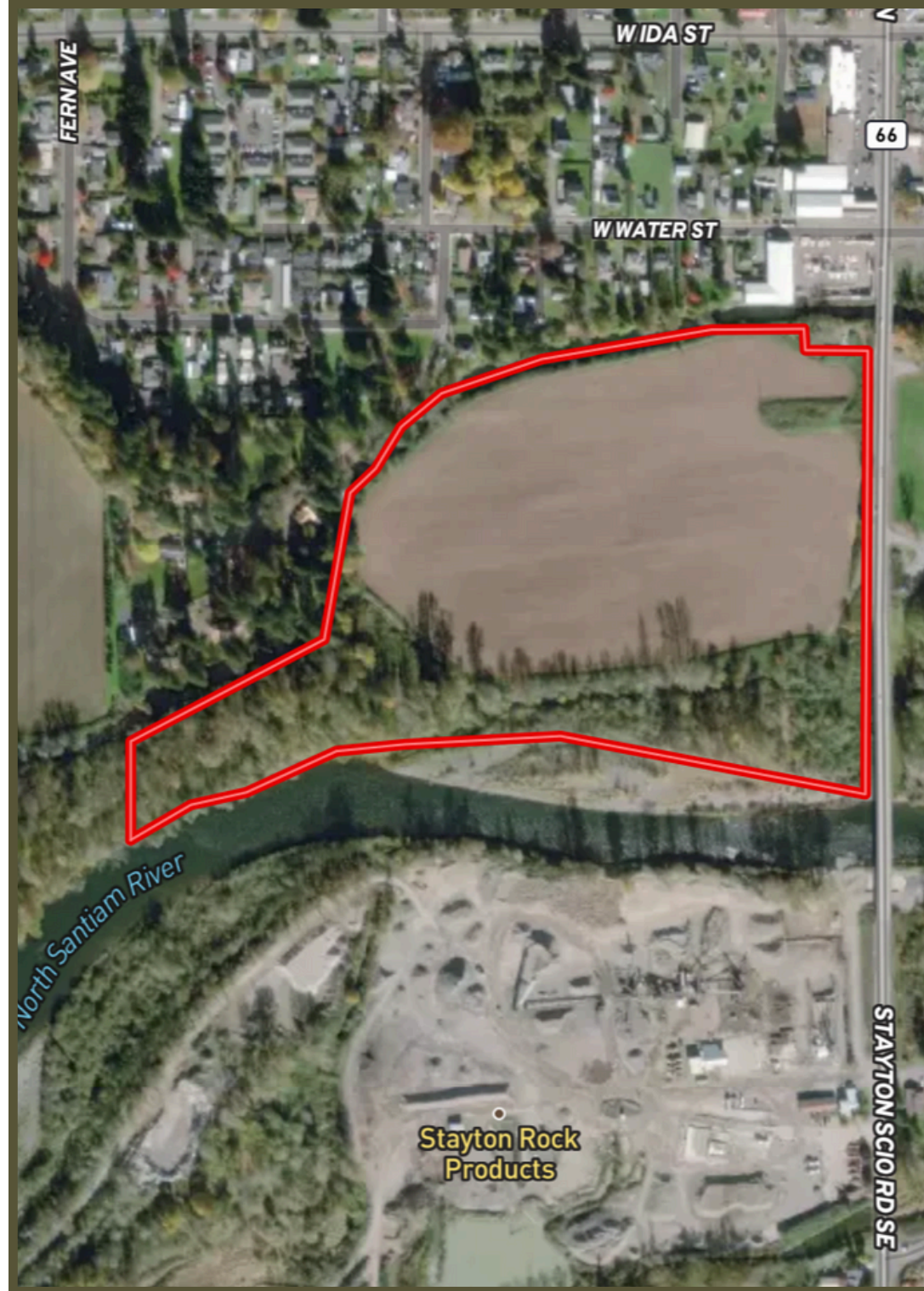
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

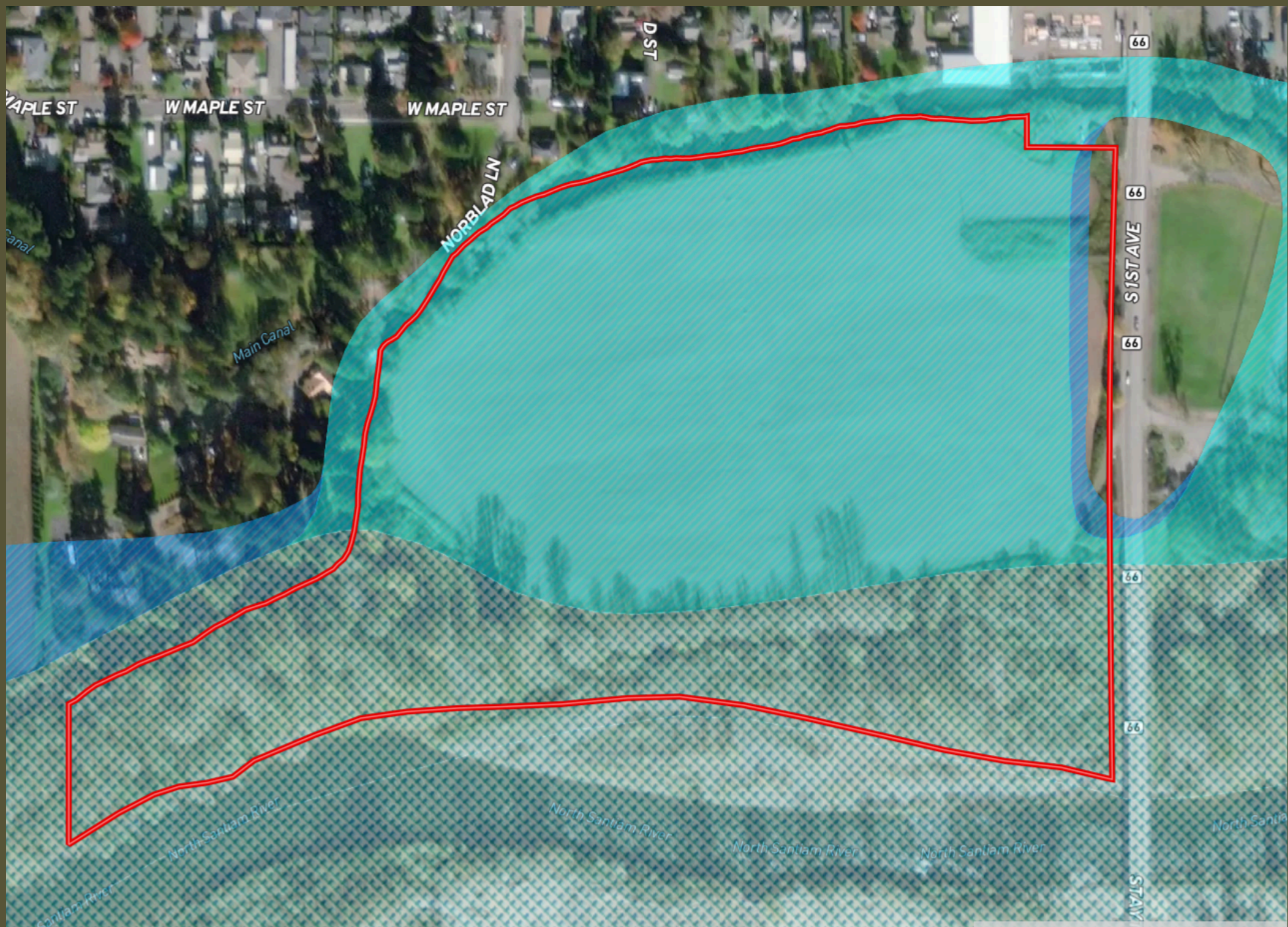
- PROPERTY BOUNDARIES
- FLOODPLAIN
- LOMA
- AREA



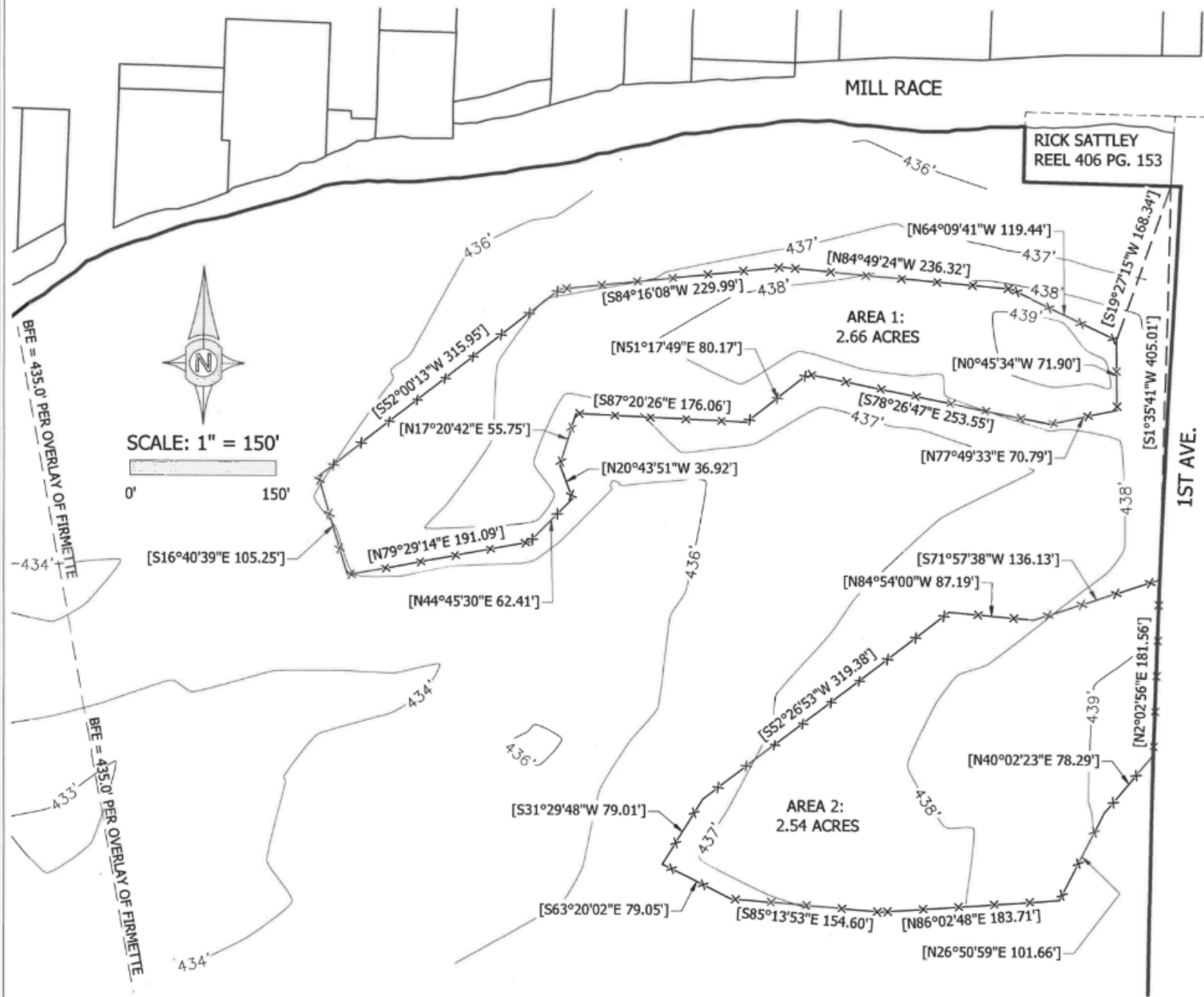
SCAN HERE
FOR
INTERACTIVE
MAP!



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**UDELL ENGINEERING
AND
LAND SURVEYING, LLC**
63 EAST ASH ST.
LEBANON, OREGON, 97355
541-451-5125

EXHIBIT "B"
JACK DARLEY
215 S. 1ST STREET
STAYTON, OR 97386

DATE 02/07/2023
PROJECT 22-202 DARLEY
STAYTON LODA
Drawn by KWD
Checked by KWL

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2024

SHEET 1
of 1

SCALE: AS NOTED

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**Oregon
Farm & Home**
* BROKERS *



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- CAMAS GRAVELLY SANDY

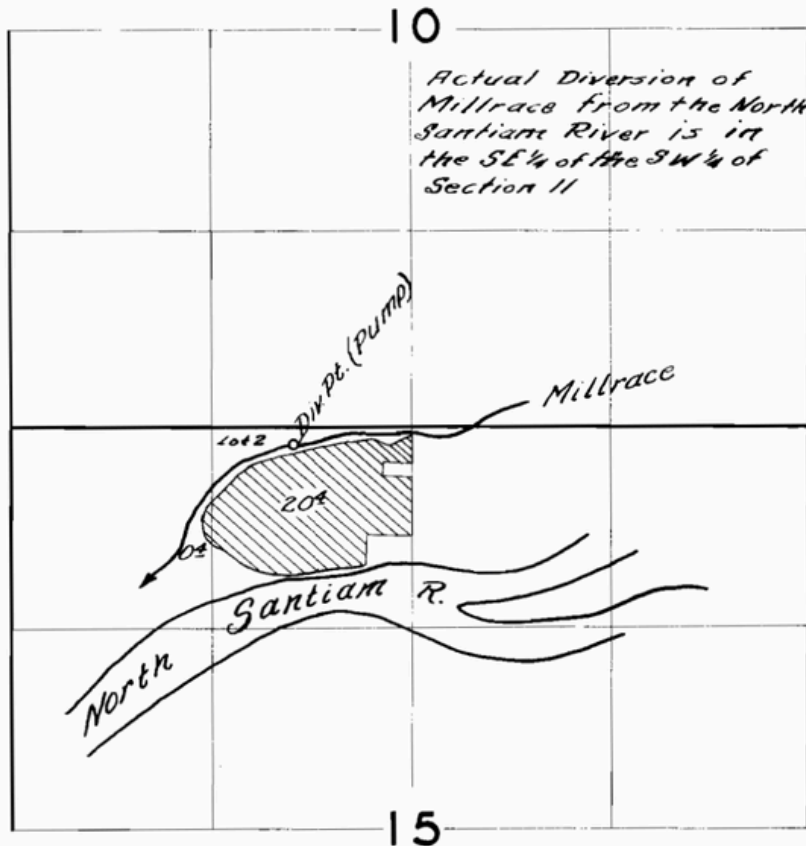
Code	Description	Acres	%	CPI	NCCPI	CAP	?
Ca	Camas gravelly sandy loam	29.45	82.59%	-	48	4w	?
Ad	Alluvial land	3.42	9.59%	-	-	8w	?
W	Water	2.77	7.77%	-	-	-	?
Cm	Cloquato silt loam	0.02	0.06%	-	88	2w	?
Totals		35.66 ac	?	0 CPI Average	39.69 NCCPI Average	4.41 Cap. Average	



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WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD



STATE OF OREGON

COUNTY OF MARION

CERTIFICATE OF WATER RIGHT

This Is to Certify, That C. H. & WANDA JEAN DARLEY

of P. O. Box 474, Stayton, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of North Santiam River a tributary of for the purpose of irrigation under Permit No. 22860 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from March 15, 1954

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.25 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE 1/4 SW 1/4, Section 11, Township 9 South, Range 1 West, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

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

20.0 acres in Lot 2 (NE 1/4 NW 1/4)
Section 15
Township 9 South, Range 1 West, W. M.

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

WITNESS the signature of the State Engineer, affixed

this 12th day of September, 1957.

LEWIS A. STANLEY

State Engineer

Recorded in State Record of Water Right Certificates, Volume 16, page 23114.

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



MARION COUNTY P

Parcel #: **534794**

Tax Lot: **091W15B000100**

Owner: Darleys Plantation LLC

CoOwner:

Site: 215 S 1st Ave

Stayton OR 97383

Mail: 1250 Highland Ct

Stayton OR 97383

Zoning: Stayton-LD - Low Density Residential

Std Land

8000 - Vacant Land (General)

Use:

Legal: ACRES 30.93

TwN/Rng/Sec: T:09S R:01W S:15 Q:NW QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$370,050.00**

Market Land: **\$370,050.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$31,680.00**

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Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **534794**

Tax Lot: **091W15B000100**

Owner: Darleys Plantation LLC

CoOwner:

Site: 215 S 1st Ave

Stayton OR 97383

Mail: 1250 Highland Ct

Stayton OR 97383

Zoning: Stayton-LD - Low Density Residential

Std Land
Use: 8000 - Vacant Land (General)

Legal: ACRES 30.93

Twtn/Rng/Sec: T:09S R:01W S:15 Q:NW QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$370,050.00**

Market Land: **\$370,050.00**

Market Impr:

Assessment Year: **2024**

Assessed Total: **\$31,680.00**

Exemption:

Taxes: **\$518.61**

Levy Code: 29040

Levy Rate: 16.3700

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 30.93 Acres (1,347,311 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 29J - North Santiam

Census: 3023 - 010701

Recreation:

SALE & LOAN INFORMATION

Sale Date: 12/26/2002

Sale Amount:

Document #: 2002-14416 (20500449)

Deed Type: WD

Loan

Amount:

Lender:

Loan Type:

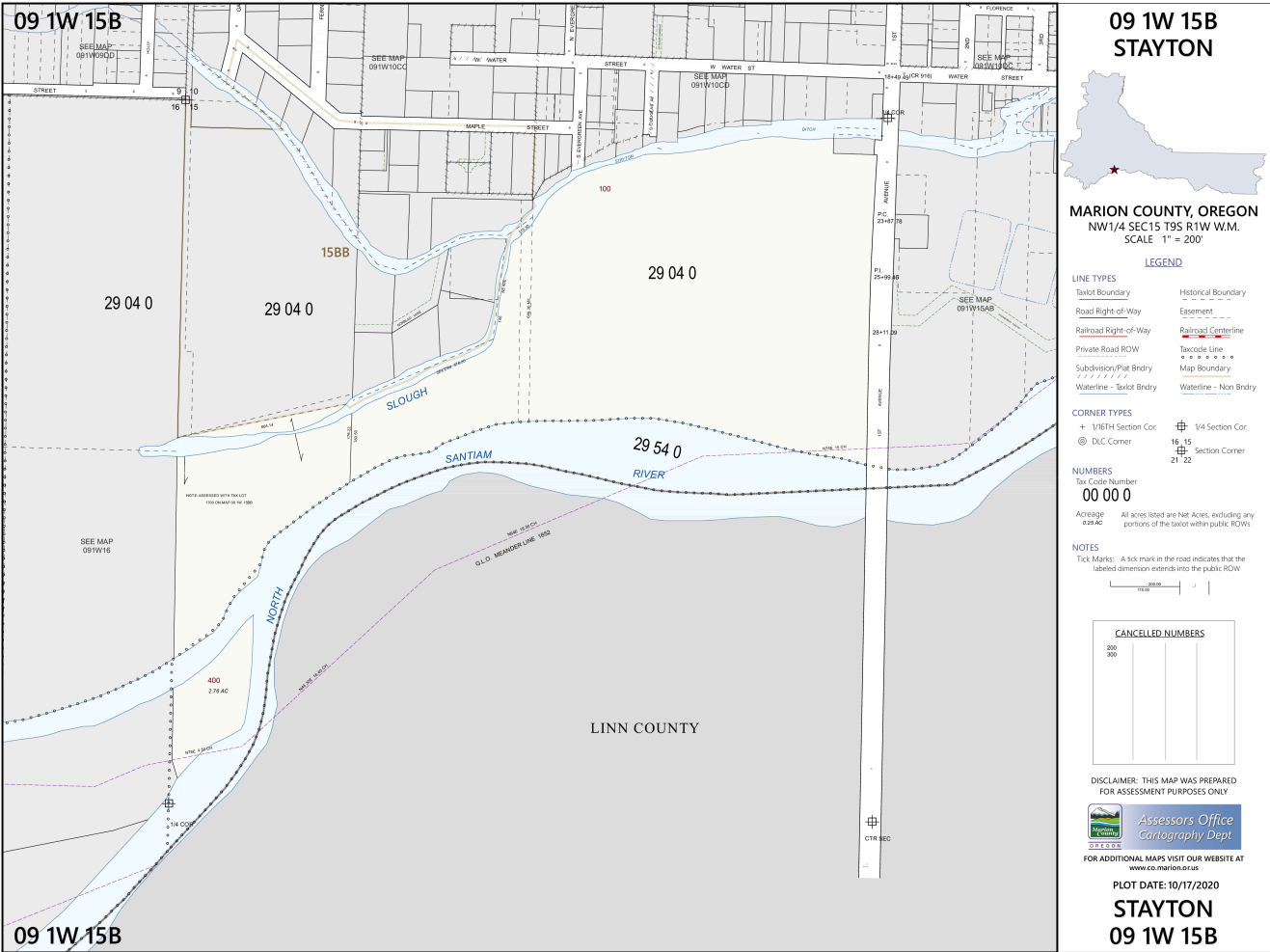
Interest

Type:

Title Co:

[illegible]

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: 534794

Site Address: 215 S 1st Ave

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Aerial Map

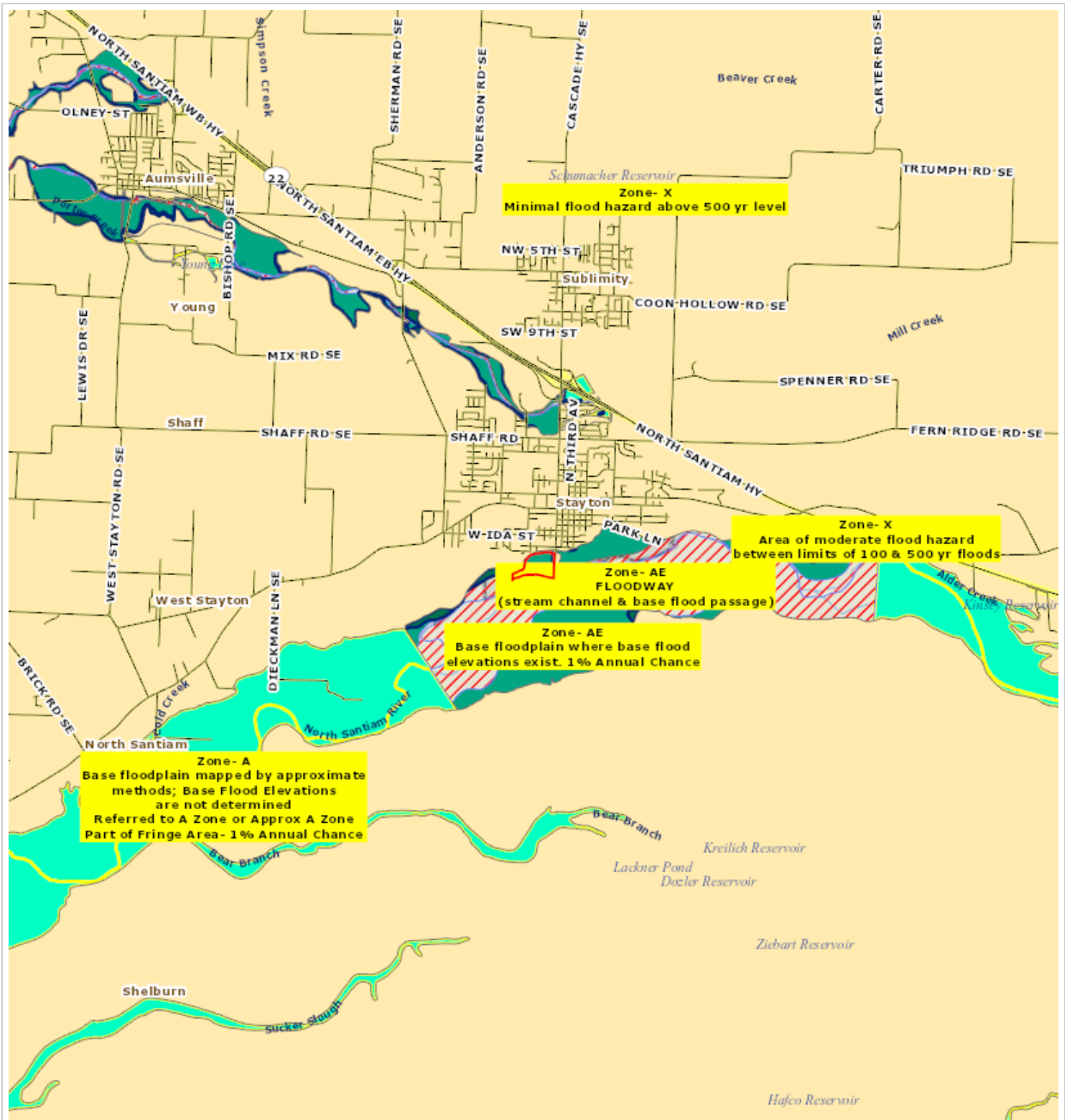


Fidelity National Title

Parcel ID: 534794

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Flood Map



Fidelity National Title

Parcel ID: 534794

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Property Identification

Account ID:

534794

Tax Account ID:

534794

Tax Roll Type:

Real Property

Situs Address:

215 S 1ST AVE STAYTON OR 97383

Map Tax Lot:

091W15B000100

Owner:

DARLEYS PLANTATION LLC

1250 HIGHLAND CT

STAYTON, OR 97383

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

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:**Related Accounts:**

Owner History

Grantee	Grantor	Sales Info	Deed Info
DARLEYS PLANTATION LLC 1250 HIGHLAND CT STAYTON OR 97383			12/26/2002 20500449 WD 531209, 534794, 535287, 535288, 535306, 564529, 564532, 564534, 564536
DARLEY,SUZANNE C 25% & DARLEY,JACK C 25% & DARLEY-VANIS,JILL 25% 1250 HIGHLAND CT STAYTON OR 97383	DARLEY,C H & WANDA JEAN-TRUSTEES PO BOX 128 STAYTON OR 97383	12/26/2002 \$0.00 06 9	12/26/2002 20460227 WD 531209, 534794, 535287, 535288, 535306, 564529, 564532, 564534, 564536
MISSING OWNERSHIP INFORMATION			7/1/1998 14580696 DEED 103964, 103965, 531209, 534794, 535287, 535288, 535306, 564529, 564532, 564534, 564536
MISSING OWNERSHIP INFORMATION			7/1/1998 11410635 DEED 531209, 534794, 535287, 535288, 535306, 564529, 564532, 564534, 564536
MISSING OWNERSHIP INFORMATION			7/1/1998 05200274 DEED 531209, 534794, 535287, 535288, 535306, 564529, 564532, 564534, 564536

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 01580079 DEED 531209, 534794, 535287, 535306, 564529, 564532, 564534, 564536
SMITH,MAX E 1 MT JEFFERSON TERRACE STAYTON OR 97383	GREEN TREE DEVELOPMENT CO	2/24/1986 \$10,000.00 20 2	2/24/1986 04450249 DE 534794, 561795

Property Details

Property Class:
540

RMV Property Class:
400

Zoning:
NREST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 534794

ID	Type	Acres	Sq Ft	Levy Code Area
1	004 Farm Use - Non EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	22.3	971388	29040
2	004 Woodlot 4HD FOUR HILL DRY	8.63	375923	29040

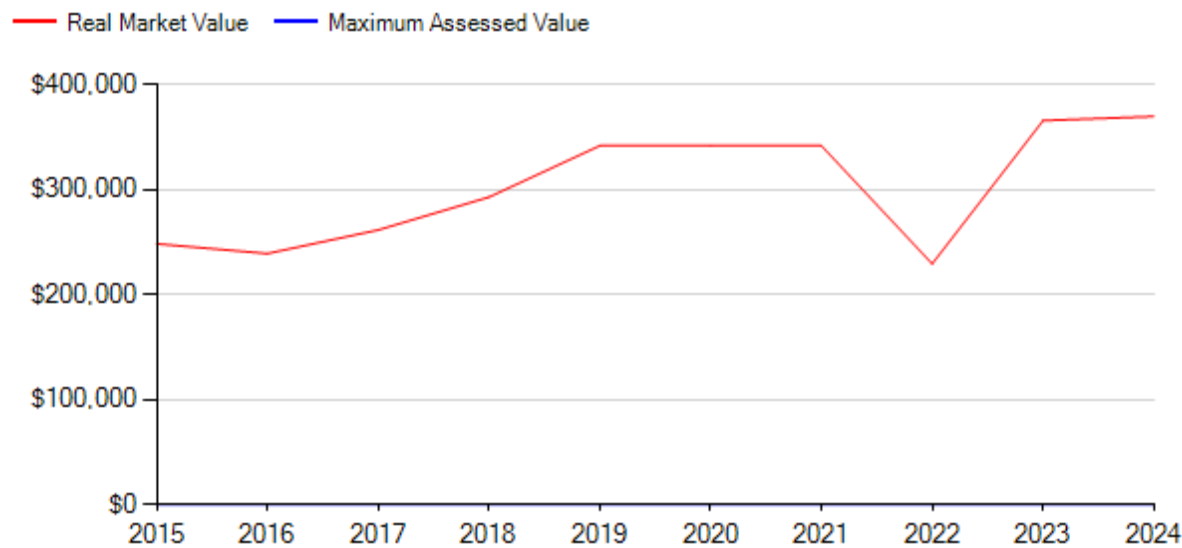
Improvements/Structures for Tax Account ID 534794

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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No Improvement Details

Value Information (per most recent certified tax roll)	
RMV Land Market:	\$0
RMV Land Spec.	\$370,050
Assess.:	
RMV Structures:	\$0
RMV Total:	\$370,050
AV:	\$31,680
SAV:	\$87,653
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$87,653
MAV:	\$0
MSAV:	\$31,680

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



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2024	\$0	\$0	\$370,050/\$31,680	None	\$31,680
2023	\$0	\$0	\$366,030/\$30,757	None	\$30,757
2022	\$0	\$0	\$229,520/\$26,374	None	\$26,374
2021	\$0	\$0	\$342,100/\$25,600	None	\$25,600
2020	\$0	\$0	\$342,100/\$24,850	None	\$24,850
2019	\$0	\$0	\$342,100/\$24,130	None	\$24,130
2018	\$0	\$0	\$293,140/\$22,740	None	\$22,740
2017	\$0	\$0	\$261,740/\$22,740	None	\$22,740
2016	\$0	\$0	\$239,300/\$22,080	None	\$22,080
2015	\$0	\$0	\$248,530/\$21,440	None	\$21,440

Taxes: Levy, Owed

Taxes Levied 2024-25:	\$518.61
Tax Rate:	16.37
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2024	\$518.61	\$518.61
2023	\$503.92	\$503.92
2022	\$428.34	\$428.34
2021	\$393.16	\$393.16
2020	\$374.20	\$374.20
2019	\$368.65	\$368.65
2018	\$350.49	\$350.49

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3935319	-\$518.61	\$15.56	\$0.00	\$503.05	11/13/2024
2023	3917241	-\$503.92	\$15.12	\$0.00	\$488.80	11/16/2023
2022	3898392	-\$428.34	\$12.85	\$0.00	\$415.49	11/15/2022
2021	3881179	-\$393.16	\$11.79	\$0.00	\$381.37	11/19/2021
2020	3857430	-\$374.20	\$11.23	\$0.00	\$362.97	11/10/2020
2019	77658	-\$368.65	\$11.06	\$0.00	\$357.59	11/13/2019
2018	267079	-\$350.49	\$10.51	\$0.00	\$339.98	11/8/2018

After recording, return to: Duncan, Tiger & Niegel P. O. Box 248 Stayton, OR 97383 ✓	Until a change is requested, all tax statements shall be sent to: Jack C. Darley 1250 Highland Ct. Stayton, Oregon 97383
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **Suzanne C. Darley, Jack C. Darley, Jill Darley-Vanis and Margaret Jean Darley Dutton**, each as to an undivided one-fourth interest, as tenants in common, hereinafter called "grantor", for the consideration hereinafter stated, to grantor paid by **Darley's Plantation LLC**, an Oregon Limited Liability Company, hereinafter called "grantee", do hereby grant, bargain, sell and convey unto the grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Marion County, State of Oregon, described as follows

See Exhibit "A" attached hereto and incorporated herein by this reference.

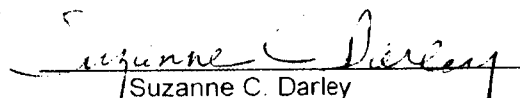
To Have and to Hold the same unto grantee and grantee's successors and assigns forever.

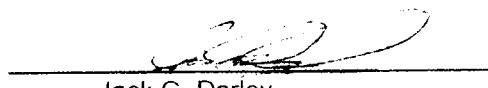
And grantors hereby covenant to and with grantees and grantee's successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances whatsoever and that grantors will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances

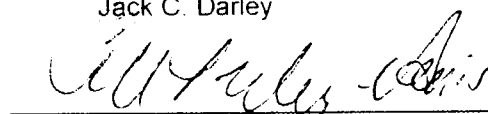
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

IN WITNESS WHEREOF, the grantors have executed this instrument this
26th day of December, 2002.


Suzanne C. Darley

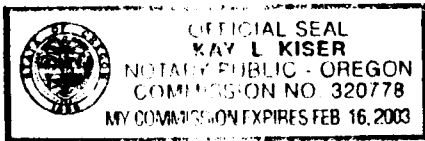

Jack C. Darley


Jill Darley-Vanis

Margaret J. Darley Dutton
Margaret Jean Darley Dutton

STATE OF OREGON)
) ss.
County of Marion)

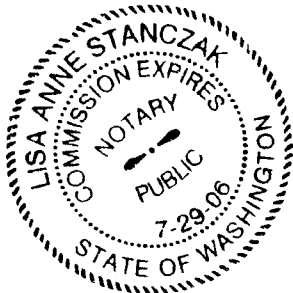
This instrument was acknowledged before me on this 26th day of December, 2002, by Suzanne C. Darley, Jack C. Darley, and Margaret Jean Darley Dutton.



Kay L. Kiser
Notary Public for Oregon

STATE OF Washington)
County of Clark) ss.

This instrument was acknowledged before me on this 31 day of December, 2002, by Jill Darley-Vanis.



Lisa Anne Stanczak
Notary Public for Washington

EXHIBIT "A"

PARCEL ONE- First Willamette Valley Water Company (Home Place, 35.32 + 7.38 acres)

Tracts 20, 21, 22, 23 and 24 of Plat B of the Willamette Valley Irrigated Land Company as the same appears of record in the office of the county recorder of Marion County, Oregon, together with water rights appurtenant thereto fully paid except for annual maintenance and operation charges
SAVE AND EXCEPT therefrom that portion of Tract 20 above which is described in Deed recorded in Reel 1836 Page 387, Marion County Deed Records, and
ALSO SAVE AND EXCEPT therefrom that portion of Tract 20 which is described in Deed recorded in Reel 1642 Page 193, Marion County Deed Records

PARCEL TWO- Second Willamette Valley Water Company (Home Place, 9.15 + 16.26 acres)

All of tracts nineteen (19), and twenty-five (25) and that part of tract eighteen (18) beginning at the Northwest corner of said tract 18, thence running South 258 feet, thence East 562 feet, thence South 50 feet to the Northwest corner of the School ground, thence East 511 feet along the North boundary of said school ground to the East boundary of said tract 18; thence North 308 feet along said East boundary to the Northeast corner of said tract 18, thence West along the North line of said tract 1,072 feet, more or less, to the place of beginning, all of said tracts being in Plat B, Willamette Valley Irrigated Lands Company as the same appears of record in Marion County, Oregon, together with water rights appurtenant thereto, fully paid and subject only to the payment of operation and maintenance charges.

PARCEL THREE- Leonard Walker (35.14 acres)

Beginning at a point located North 89° 30' West 29.90 chains and North 23.81 chains from the Southeast corner of the Donation Land Claim of Calvin Neal and wife in Township 9 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, thence South 89° 41' East 13.28 chains; thence South 3.86 chains; thence North 89° 30' West 24.75 chains; thence North 26.35 chains thence South 89° 41' East 11.47 chains; thence South 22.60 chains to the point of beginning.
EXCEPTING from the above described area a 60 foot strip heretofore granted for irrigation canal use as now located and adjoining the extreme North boundary line.

PARCEL FOUR- Mary F. Stowell (30.93 acres)

Beginning at a point 162 rods South of the center of Section 10, in Township 9 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, thence South to the North bank of the Santiam River, thence Westerly along said North bank to the East line of a tract of land conveyed to Abner Sloper by deed recorded in Volume 22, Page 99, Marion County, Deed Records; thence North, along said East line, to the center of the Mill Race; thence Easterly up the Mill Race to the place of beginning. Save and except a tract of land 100 by 200 feet in the Northeast corner of the above described premises mapped as follows: Beginning in the center of a slough 40 feet South of the Southwest corner of the Southeast quarter of Section 10 in Township 9 South of Range 1 West of the Willamette Meridian, in Stayton, Marion County, Oregon, running thence South 100 feet; thence West 200 feet; thence North 100 feet; thence East 200 feet to the place of beginning.

PARCEL FIVE- Paul Haynes (Two tracts, consisting of 9.9 acres)

Tract One: All of Tract 17 of Plat "B" of the Willamette Valley Irrigated Land Co., in Marion County, Oregon.
SAVE AND EXCEPT therefrom that portion thereof deeded to School District No. 61, in Marion

County, Oregon by deed recorded March 13, 1912, in Volume 125, page 263, Deed Records of Marion County, Oregon

ALSO SAVE AND EXCEPT the following Beginning at a point where the East line of Lot 17, Plat "B", Willamette Valley Irrigated Land Co., intersects the South line of premises conveyed to School District No. 61 in Marion County, Oregon, by deed recorded in Volume 125, page 263, Deed Records for said County, and running thence West 396 feet, thence South 110 feet, thence East 396 feet, to the East line of said Lot, thence North 110 feet to the place of beginning

Tract Two: All of Tract 18, of Plat "B" of the Willamette Valley Irrigated Land Co. in Marion County, Oregon

SAVE AND EXCEPT THEREFROM THAT PORTION THEREOF DEEDED TO School District No. 61, in Marion County, Oregon, by deed recorded March 13, 1912, in Volume 125, page 263, Deed Records of Marion County, Oregon

ALSO SAVE AND EXCEPT therefrom that portion thereof included in deed to C. H. Darley, also known as Charles Herman Darley, and Wanda Jean Darley, his wife, recorded November 20, 1940, in Volume 253, page 209, Deed Records of Marion County, Oregon, described as follows Beginning at the Northwest corner of said Tract 18, thence running South 258 feet, thence East 562 feet, thence South 50 feet to the Northwest corner of the School ground, thence East 511 feet along the North boundary of said School group to the East boundary of said Tract 18, thence North 308 feet along the East boundary to the North east corner of said Tract 18, thence West along to the North line of said tract 1,072 feet, more or less, to the place of beginning

PARCEL SIX- Pioneer Trust Company (Munkers - 75.47 acres)

Beginning at the southwest corner of what is known as Mill property in the Town of Aumsville being also 30 feet west and 9.40 chains south $1^{\circ} 30'$ west from the northwest corner of Block 10 in said Town of Aumsville, thence south $88^{\circ} 30'$ east along the south line of said Mill property, 14.39 chains to the southeast corner thereof; thence south $67^{\circ} 45'$, east 17.08 chains to the middle of the S.P.R.R. track thence south $0^{\circ} 30'$ west along the middle of said track, a distance of 9.07 chains thence north $89^{\circ} 15'$ west, parallel with the division line through the McHaley Donation Land Claim, 32.67 chains to the middle of the Ale and Aumsville County Road; thence north 9° east along the middle of said Road, a distance of 15.63 chains; thence south $88^{\circ} 30'$ east, a distance of 34 links to the place of beginning, being situated in the Donation Land Claim of John McHaley and wife in Township 8 South, Ranges 1 and 2 West of the Willamette Meridian in Marion County, Oregon.

ALSO Beginning at a stone 18 x 10 x 10 inches from which an oak 6 inches in diameter bears south $4^{\circ} 30'$ west 101 links, said stone being in the center of the County Road leading from Ale to Aumsville and on the division line between the north and south half of the Donation Land Claim of John McHaley and wife in Township 8 South, Ranges 1 and 2 West of the Willamette Meridian in Marion County, Oregon thence north 9° east along the center of said County Road, a distance of 15 chains; thence south $89^{\circ} 15'$ east, parallel with the division line, 32.67 chains to the middle of the S.P.R.R. tracks; thence south $0^{\circ} 30'$ west along the middle of said track, a distance of 14.82 chains to the division line aforesaid; thence north $89^{\circ} 15'$ west along the division line, a distance of 34.78 chains to the place of beginning.

SAVE AND EXCEPT that part of the herein described premises lying in the Southern Pacific Company Railroad right of way.

ALSO SAVE AND EXCEPT Beginning in the center of the County Road (Market Road No. 40) leading from Ale to Aumsville and on the division line between the north one half and the south one half of the John McHaley Donation Land Claim in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence south $89^{\circ} 15'$ east along said division line, a distance of 1412 feet, thence north $7^{\circ} 51'$ east, a distance of 435.60 feet; thence north $89^{\circ} 15'$ west, a distance of 540.80 feet; thence north $7^{\circ} 58'$ east, a distance of 871.20 feet to a point in the center of said

County Road, thence south 7° 58' west along the center of said County Road, a distance of 589.03 feet to the place of beginning. Save and Except Roads and Roadways.

PARCEL SEVEN- Elsie C. Laiky

All that part and parcel of a tract of land described as: Beginning at a point which is 30 feet West and 620 feet South and 639 feet East from the Northwest corner of Lot 4, Block 10 of the Town of Aumsville in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence East 311 feet, thence north 266 feet to the South Bank of the water power ditch serving the Aumsville Flour Mill, thence Westerly along the South bank of said water power ditch 311 feet to a point due North of the place of beginning, thence South 292 feet to the place of beginning which lies South of the center line of Mill Creek which extends easterly and westerly through said tract. The part and parcel hereby conveyed is described as follows: Beginning at the Southwest corner of the tract first above described and running thence East 311 feet, thence north approximately 20 feet to the center of said Mill Creek, thence Northwesterly along the center line of said Mill Creek to a point due north of the place of beginning, thence South approximately 110 feet to the place of beginning.

PARCEL EIGHT - Doris E. Ransom (69.50 acres)

Beginning at a point 28.85 chains North of the Southwest corner of the Donation Land Claim of Calvin Neal and wife, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon running thence North 85 links to an angle in the West line of said Claim; thence North 1° 8' East 8 chains, thence South 89° 41' East 39.95 chains; thence South 8.87 chains; thence North 89° 30' West 39.95 chains to the place of beginning, in Marion County, Oregon.

AND,

ALSO, the following tract, to-wit: Beginning at a point 29.70 chains North and 8 chains North 1° 8' East of the Southwest corner of the Calvin Neal Donation Land Claim aforesaid; thence North 1° 8' East of the Southwest corner of the Calvin Neal Donation Land Claim aforesaid; thence North 1° 8' East 8.59 chains to a point that is 34.075 chains South 1° 8' West from the Northwest corner of said Donation Land Claim, thence South 89° 41' East 39.95 chains; thence South 8.61 chains; thence North 89° 30' West 39.95 chains to the place of beginning; all of said two tracts being a part of the Calvin Neal Donation Land Claim No. 46, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

SAVE AND EXCEPT that portion lying within the boundaries of public roads and highways.

PARCEL NINE- Dorland Ray

Beginning at the Southwest corner of what is known as Mill Property in the Town of Aumsville, Marion County, Oregon, being also 30 feet West and 9.40 chains South 1° 30' West from the Northwest corner of Block 10 in said Town of Aumsville, Marion County, Oregon, thence South 88° 30' East along the south line of said Mill Property 158 feet to the center of Mill Creek which is the point of beginning of the property conveyed herein, thence 240 feet to a North and South fence; thence 125 feet in a northerly direction along said fence to the center of Mill Creek; thence Southwesterly along the centerline of said Mill Creek to the point of beginning.

PARCEL 10- West of Stowell

Beginning in the center of the Willamette Valley Water Ditch at a point which is 660.00 feet East and 506.50 feet South from the Northwest corner of Section 15 in Township 9 nSouth, Range 1 West of the Willamette Meridian in Marion County, Oregon, thence upstream along the center of said Water Ditch S. 44° 26' E. 113.00 feet; thence S. 76° 18' E. 92.00 feet; thence N. 60° 02' E. 212.80 feet; thence South

205.90 feet, thence East 183.00 feet to the center of a stream, thence along the center of said stream N. 5° 40' E. 240.65 feet to a point which is 30.00 feet East from the center of the Willamette Valley Water Ditch headgate, thence N. 54° 05' E. along the center of said stream 115.30 feet, thence South 646.30 feet, more or less, to the North bank of the North Santiam River, thence southwesterly along the North bank of said North Santiam River to a point due South from the place of beginning, thence North 777.20 feet, more or less, to the place of beginning and containing 9.60 acres of land, more or less.

Together with the right of ingress and egress over existing roadway from Lot 3, Block 4, Burson's Addition to Stayton, Marion County, Oregon to the property described with the privilege to drive over headgate. Save and except grantors reserve ownership of headgate and further reserve for grantor and its successors or assigns the right of ingress and egress over said headgate and over existing roadway 20 feet in width beyond the thread of stream and adjacent to South bank of stream, together with right to enlarge, construct and maintain the stream channels lying on the North and East of the above described premises. Said right to enlarge, construct and maintain is reserved free and without cost to grantors.

SAVE AND EXCEPT

Beginning at a point which is 1012.15 feet East and 541.00 feet South from the Northwest corner of Section 15, in Township 9 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, thence South 167.50 feet, thence East 183.00 feet to the center of a stream, thence South 5° 40' West along the center of said stream 145.00 feet to the center of the Tail Race, thence South 64° 23' West along the center of said Tail Race 578.30 feet to a point which is 660.00 feet East from the West line of said Section 15, thence North 596.70 feet to the center of the Willamette Valley Water Ditch, thence South 44° 26' East along the center of said ditch 113.00 feet, thence South 76° 18' East along the center of said ditch 92.00 feet, thence North 60° 02' East along the center of said ditch 212.80 feet to a point due North from the place of beginning, thence South 38.40 feet to the place of beginning.

Together with the right of ingress and egress over existing roadway from Lot 3, Block 4, Burson's Addition to Stayton, Marion County, Oregon, to the property described with the privilege to drive over headgate. Save and except Willamette Valley Water Company reserves the ownership of headgate and further reserves for the Willamette Valley Water Company and its successors or assigns the right of ingress and egress over said headgate and over existing roadway 20 feet in width adjacent to and beyond the South bank of the stream, together with right to enlarge, construct and maintain the said stream channels lying on the North, East and South of the above described premises. Said right to enlarge, construct and maintain is reserved free and without cost to said Willamette Valley Water Company, an Oregon corporation.

REEL:2050

PAGE: 449

January 09, 2003, 11:17 am.

CONTROL #: 75542

State of Oregon
County of Marion

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

FEE: \$ 51.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

JAN 09 2003



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



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