

23900 LOGANBERRY LANE

SHERIDAN, OR



**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.

AGENT INFORMATION



**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.

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**

STEVHELMS@KW.COM
541-979-0118



Land

Total Acres: 80.3

Kiwi Berries: 29 Acres

- Tahi Variety
 - \$1.75 to \$2 Farm Gate Value
 - 8,000 LBS Year 4, 12,000 LBS Year 6, Could Produce More Than 20,000 LBS Per Acre
- Expenses
 - Harvesting Cost: .65¢
 - Grow Cost: \$4,000 Per Acre (Pruning, Pollination, Sprays, Fertilizer, Human Pollination)
- Protected by Wind Screening

Blueberries: 42 Acres

- Draper, Calypso, Duke, Elliott and Last Call



Residence

*Loganberry Farm Home

Size: 1,712 SqFt

Year Built: 1975

Materials: Wood Frame, Wood Siding, Concrete Foundation

Features: 3 Bedrooms, 2 Bathrooms, Carpet, Laminate and Tile Flooring, Forced Air Electric

Shop

*Building 1

Size: 1,452 SqFt

Year Built: Unknown

Materials: Wood Pole Frame, Metal Siding Metal Roof, Concrete Slab, Power



Kiwi Berry Establishment Costs



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

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Tahi Kiwi establishment Loganberry Lane			
Total Cost --->			\$800,639.06
Area Preparation			\$30,750.00
Removeal of blueberry Plants			\$14,200.00
Point Land Recovery			\$16,550.00
Labor			\$11,468.18
Clear Trees			\$2,350.00
Fill in low areas			\$2,731.82
Soil Prep and Planting			\$139,588.25
Soil Prep			\$77,905.00
Deep Rip of soil			\$6,000.00
Sawdust Purchase			\$25,300.00
Sawdust application & Mounding			\$9,900.00
Incorporate Sawdust			\$18,000.00
Lime and Gypsum			\$18,705.00
Planting			\$61,683.25
Labor Nov & December			\$5,811.50
Layout Field			\$532.00
Plant Protectors			\$1,080.00
Plant Material Purchase			\$36,218.00
Male Plants			\$1,500.00
Planting Labor			\$13,570.75
Plant Grass Seed Labor			\$1,619.00
Grass seed			\$1,352.00
Irrigation			\$152,879.83
50 HP pump Mainline, Overhead			\$139,995.00
Labor, Install			\$2,576.33
Mainline Repair			\$1,150.50
Labor, Install			\$2,272.50
Labor, Install			\$6,885.50
Trellising			\$348,828.04
Phase 1			\$17,191.20
Phase 1			\$36,051.70
Phase 1			\$24,075.88

		Phase 1	-\$1,450.00
		Phase 2	\$34,118.70
		Phase 2	\$84,010.50
		Phase 2	\$5,394.20
		Phase 2	\$46,561.56
		Jan 2019 Labor	\$2,272.50
		Feb 2019 Labor	\$6,885.50
		Mar 2019 Labor	\$6,561.00
		Apr 2019 Labor	\$5,304.50
		May 2019 Labor	\$5,543.00
		June 2019 Labor	\$7,397.75
		July 2019 Labor	\$7,397.75
		Aug 2019 Labor	\$3,879.00
		Sep 2019 Labor	\$2,523.25
		Oct 2019 Labor	\$3,680.64
		Nov 2019 Labor	\$4,874.16
		Dec 2019 Labor	\$2,166.88
		Jan 2020 Labor	\$2,086.00
		Apr 2020 Labor	\$368.75
		May 2020 labor	\$3,503.75
		June 2020 Labor	\$1,550.37
		July 2020 Labor	\$7,366.50
		Aug 2020 Labor	\$3,247.00
		Sept 2020 Labor	\$2,162.87
		Oct 2020 Labor	\$222.38
		2021 Trellising	\$11,127.75
		Labor 2022	\$12,753.00
		Trellising Labor	
	WInd Screen		\$128,592.94
		David Chavez	\$50,000.00
		Contractor Botten	\$10,214.17
		Equipment Rental OVS	59,383.02
		Materials	\$8,995.75
		HFB Labor	

Maps



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

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**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
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County Information

List Packet (s) Provided Through County Records



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



Property Information Report

23900 SW LOGANBERRY LN SHERIDAN, OR 97378-9616

Ownership Information

Owner Name: HBF ENTERPRISES PARTNERSHIP OF HURST MARK D & PATRICIA D CO-PARTNERS
Mailing Address: 23301 SW MCKIBBEN RD SHERIDAN, OR 97378-9654

Property Description

County:	Yamhill	Map / Tax Lot:	R5531 /02300
Account Num:	209955	Owner Occ.:	No
Land Use:	Single Family Residential	Census:	0305.01
Subdivision:			
Legal Description:	TOWNSHIP 5S RANGE 5W SECTION 31 TAXLOT 02300		

Property Characteristics

Property Type:	SINGLE FAMILY	Building SF:	1,336	Heat:	OTHER
House Style:	1 STORY	Living Area SF:	1,336	Cooling:	
Year Built:	1975	Square Feet:	1,336	Foundation:	Concrete
Bedrooms:	2	1st Floor SF:	1,336	Exterior:	WOOD
Bathrooms:	1.00	2nd Floor SF:		Roof Style:	GABLE
Lot Size:	43,560	3rd Floor SF:		Roof Cover:	COMPOSITION SHINGLE
Acres:	1	Attic SF:		Fireplaces:	Y
Garage Type:	ATTACHED GARAGE	Bsmnt SF:		Bsmnt Type:	
Garage SF:	400	Fin Bsmt SF:			

Assessment Information

Real Market Value:	\$ 225,690	Land Value:	\$ 26,274	Imp. Value:	\$ 199,416
Total Assessed Value:	\$ 113,784	Levy Code:	48.2	M-5 Rate:	12.7702
Taxes:	\$ 1,461.33	Tax Year:	2021	Assessed Year:	2021

Previous Sale Information

Sale Amount:	Sale Date:	Document Num:
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Transaction History

No Transactions Found.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
 Accuracy of the information may vary by county.*

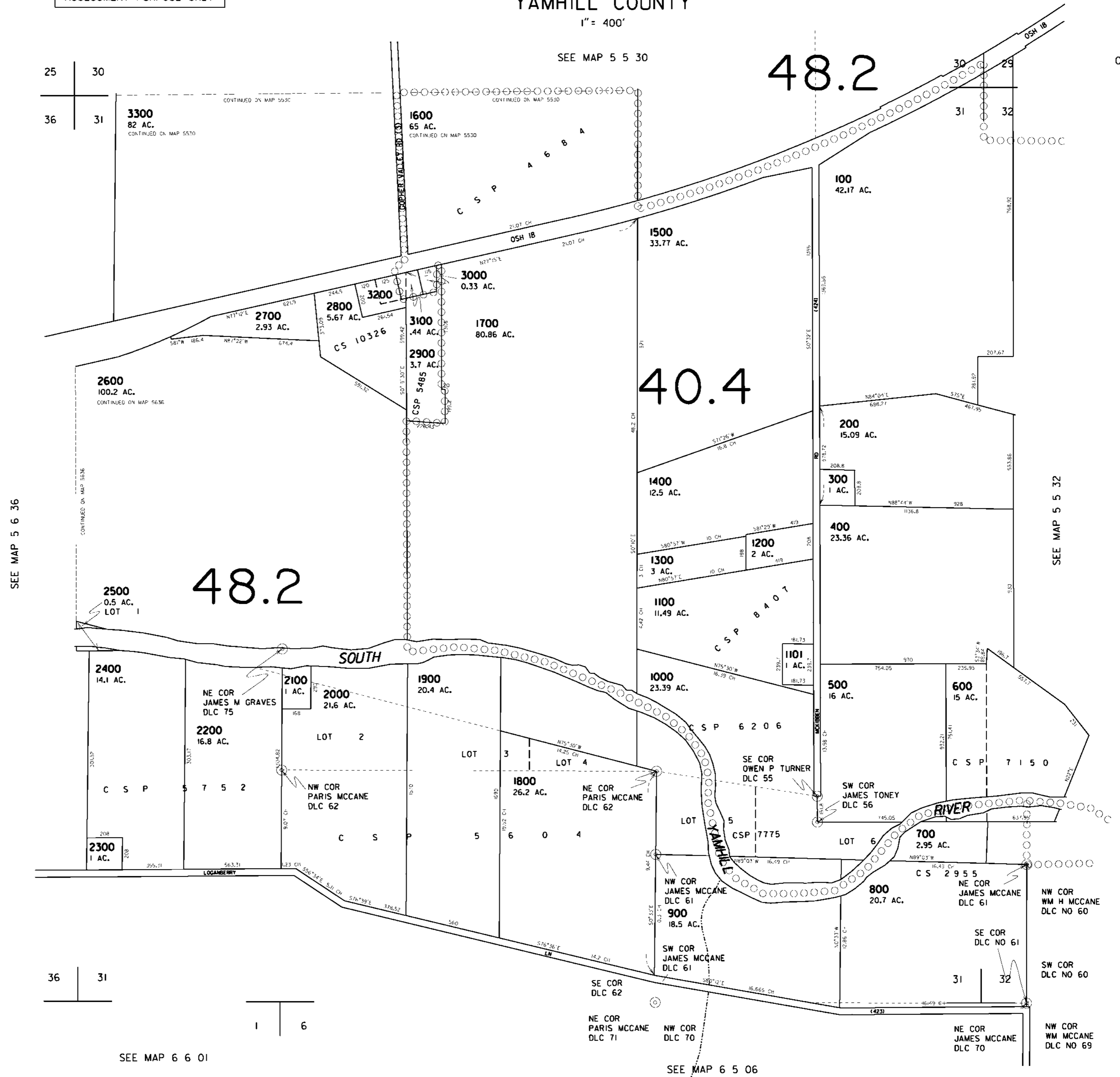
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 31 T5S R5W W.M.
YAMHILL COUNTY

5 5 31

1" = 400'

CANCELLED



REVISED 12-27-99 CT

5 5 31

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of

1301.5

C S P

208

2300



1 AC.

208

355.31

7/1/2022 to 6/30/2023 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION 23900 SW LOGANBERRY LN	ALT NO: R5531 02300 Account Acres: 1.0000	ACCOUNT NO: 209955 Tax Code Area: 48.2
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HURST MARK D & PATRICIA D CO-PARTNERS
23301 SW MCKIBBEN RD
SHERIDAN, OR 97378

2022 - CURRENT TAX BY DISTRICT:	
CHEMEKETA COMM COLLEGE	73.35
SHERIDAN SD 48J	561.17
WILLAMETTE REG ESD	34.77
EDUCATION TOTAL:	669.29
CHEMEKETA LIBRARY	9.59
SHERIDAN FIRE	131.12
SHERIDAN FIRE LOCAL OPTION	103.13
YAMHILL CO EXT SERVICE	5.26
YAMHILL CO SOIL & WATER	4.15
YAMHILL COUNTY	302.08
GENERAL GOVERNMENT TOTAL:	555.33
CHEMEKETA COLLEGE BOND	30.78
BONDS AND OTHER TOTAL:	30.78
2022 - 2023 TAX BEFORE DISCOUNT	1,255.40

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	26,274	32,556
STRUCTURES	199,416	248,377
RMV TOTAL	225,690	280,933
ASSESSED VALUE:	113,784	117,198
TOTAL TAXABLE	113,784	117,198
PROPERTY TAXES:	1,461.33	1,255.40

When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor

TOTAL (after discount): 1,217.74
Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)			
TAX PAYMENT OPTIONS			
<u>Payment Options</u>	<u>Date Due</u>	<u>Discount Allowed</u>	<u>Net Amount Due</u>
FULL PAYMENT	Nov 15, 2022	37.66 3% Discount.....	\$1,217.74
2/3 PAYMENT	Nov 15, 2022	16.74 2% Discount.....	\$820.19
1/3 PAYMENT	Nov 15, 2022	No Discount.....	\$418.46
NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.			

↑ TEAR PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR ↑
HERE HERE

2022 - 2023 Property Tax Payment Yamhill County, Oregon **ACCOUNT NO: 209955**
PROPERTY LOCATION: 23900 SW LOGANBERRY LN

Delinquent tax amount is included in payment options listed below

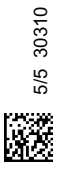
FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2022		\$1,217.74
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2022		\$820.19
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2022		\$418.46

Mailing address change on back

Enter Amount Paid

30310*79**G50**1.431**5/5*****AUTO5-DIGIT 97373
HURST MARK D & PATRICIA D CO-PARTNERS
23301 SW MCKIBBEN RD
SHERIDAN OR 97378

Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
PO BOX 6369
PORTLAND, OR 97228-6369





Yamhill County, Oregon

In the heart of the Willamette Valley

535 NE 5th Street
McMinnville, OR
97128
503-434-7521

Property Account Summary

12/12/2022



Click image above for more information

Account Number	209955	Property Address	23900 SW LOGANBERRY LN , , OR
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General Information

Alternate Property #	R5531 02300
Property Description	Township 5S Range 5W Section 31 TaxLot 02300
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	10.7118

Property Characteristics

Neighborhood	Rural West
Land Class Category	451 Tract EFU Improved
Account Acres	1.0000
Change Property Ratio	Tract Land

Parties

Role	Name
Owner	HBF ENTERPRISES PARTNERSHIP OF
Owner	HURST MARK D & PATRICIA D CO-PARTNERS

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value AVR	\$117,198	\$113,784	\$110,470	\$107,252	\$104,128
Exempt Value EAR					
Taxable Value TVR	\$117,198	\$113,784	\$110,470	\$107,252	\$104,128
Real Market Land MKLTL	\$32,556	\$26,274	\$26,083	\$18,700	\$16,872
Real Market Buildings MKITL	\$248,377	\$199,416	\$158,411	\$160,329	\$147,608
Real Market Total MKTTL	\$280,933	\$225,690	\$184,494	\$179,029	\$164,480
M5 Market Land MKLND	\$32,556	\$26,274	\$26,083	\$18,700	\$16,872
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$248,377	\$199,416	\$158,411	\$160,329	\$147,608
M50 MAV MAVMK	\$117,198	\$113,784	\$110,470	\$107,252	\$104,128
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL					

Active Exemptions

No Exemptions Found

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
10/27/2022 00:00:00	1194238	\$1,255.40	\$1,255.40	\$1,217.74	\$0.00
11/16/2021 09:19:00	1177771	\$1,461.33	\$4,880.77	\$4,734.36	\$0.00
11/20/2020 00:00:00	1137361	\$1,410.72	\$1,410.72	\$1,368.40	\$0.00
11/25/2019 00:00:00	1088433	\$1,388.44	\$1,388.44	\$1,346.79	\$0.00
11/15/2018 00:00:00	1019667	\$1,349.66	\$1,349.66	\$1,309.17	\$0.00
11/13/2017 00:00:00	971183	\$1,326.85	\$1,326.85	\$1,287.04	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/25/2011	05/25/2011	2011-06625	\$0.00	151645		S	No
04/21/2006	04/21/2006	2006-08821	\$0.00	131012		S	No
06/29/1999	06/29/1999	1999-13510	\$240,000.00	97611		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1336	0 X 0	1975	45	1	2	1	0

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Version 4.0.3.0



00371001201100066250040040

05/25/2011 12:32:32 PM

DMR-DDMR Cnt=1 Stn=2 ANITA
\$20.00 \$10.00 \$11.00 \$15.00

WARRANTY DEED

HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patty D. Hurst, Daniel S. Caldwell, and Deborah L. Caldwell, who took title to:

Parcels A and F as HBF Enterprises, an Oregon corporation;

Parcels B and C as HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patricia D. Hurst, Daniel S. Caldwell, & Deborah L. Caldwell;

Parcel D as HBF Enterprises, an Oregon general partnership, consisting of Mark D. Hurst and Patty D. Hurst;

Parcel E as HBF Enterprises, an Oregon general partnership consisting of Mark Hurst, Patty D. Hurst, Dan Caldwell, and Deborah L. Caldwell;

(hereinafter collectively "Grantor"), conveys and warrants to HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst and Patty D. Hurst co-partners (hereinafter "Grantee"), the following described real property, free of encumbrances except as specifically set forth herein:

The Legal descriptions for Parcels A, B, C, D, E, and F are attached hereto as Exhibit A and incorporated by this reference.

The true and actual consideration for this conveyance is other property or value given or promised, the receipt and sufficiency of which is hereby acknowledged by Grantor.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD OR EXTENDED POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20th day of May, 2011.

HBF Enterprises, an Oregon general partnership

Mark D. Hurst

Daniel S. Caldwell

Patty D. Hurst

Deborah L. Caldwell

AFTER RECORDING,
RETURN TO:
Churchill Leonard Lawyers
PO Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
None

STATE OF OREGON)
) ss.
County of Yamhill)

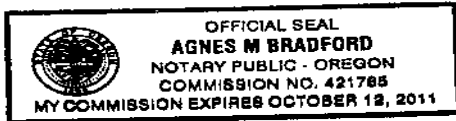
The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Mark D. Hurst and Patty D. Hurst, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON)
) ss.
County of Yamhill)

The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Daniel S. Caldwell and Deborah L. Caldwell, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

EXHIBIT A:

Legal Descriptions of Real Property

Parcel A – Stutzman:

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon described as follows:

BEGINNING at the Northeast corner of the James M. Graves Donation Land Claim No. 75 in said Section 31; thence South 00°16' West along the East line of said Graves Claim, a distance of 1304.82 feet to the Southeast corner of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along the South line of said Lot 3B, a distance of 563.31 feet; thence North 00°25'45" East, a distance of 1303.17 feet to a point on the North line of said lot; thence North 89°19'31" East along the North line of said Lot, a distance of 559.68 feet to the point of beginning.

SUBJECT TO rights of the public in streets, roads and highways

Parcel B – Brandt (14 acres):

PARCEL 1: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at a point South 00°16' West 1304.82 feet and South 89°20' West 563.31 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75, in said Section 31, to the South line of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along said South line a distance of 563.31 feet to the Southwest corner of said Lot 3B; thence North 00°35' East along the West line of said Lot 3B a distance of 1301.52 feet to the Northwest corner of said Lot 3B; thence North 89°19'30" East along the North line of said Lot a distance of 559.68 feet; thence South 00°25'45" West a distance of 1303.17 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described tract of land;

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001 said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, thence North 00°35' East 208 feet; thence North 89°30' East 208 feet, thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western and northern boundaries of said parcel for the purpose of providing Grantor access from Loganberry Lane to the point of Grantor's diversion of water from the South Yamhill River, and also an easement running diagonally across the northern portion of said parcel in a generally northeast direction to the point of diversion of water from the South Yamhill river for the purpose of the placement, maintenance, and transmission of underground electricity and water, said easements being appurtenant to other real property on which the water is being applied.

Parcel C – Brandt House (1 acre):

PARCEL 2: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001, said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence North 00°35' East 208 feet; thence North 89°30' East 208 feet; thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western boundary of said parcel for the purpose of providing Grantor access from Loganberry Lane to Parcel 1, said easement being appurtenant to other real property on which water from the South Yamhill River is being applied.

Parcel D – Palmer:

Being a part of Section 1, Township 6 South, Range 6 West and Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, and also a part of the James M. Graves Donation Land Claim No. 87, Notification No. 5240 in said Township and Range, more particularly described as follows:

Lot No. 4, which is more particularly described as follows:

BEGINNING at a stake set South 00°16' West 19.77 chains from the Northeast corner of the James M. Graves Donation Land Claim, Notification No. 5240, Claim No. 87 in Yamhill County, Oregon; thence South 00°16' West 34.807 chains to a stake set at the Southeast corner of Lot 4 and the Northeast corner of Lot 5; thence South 89°30' West 18.20 chains to the corner of Lots 1, 2, 4 and 5; thence North 00°35' East 34.807 chains to a stake at the Northeast corner of Lot 2; thence North 89°30' East 17.996 chains to the point of beginning.

EXCEPTING THEREFROM a strip of land 20 feet wide on the West side of the above described premises for roadway purposes.

ALSO SAVE AND EXCEPT THEREFROM that tract described in a certain Warranty Deed from Ellen Graves, a widow and Lacy E. Graves, grantors, to Oscar Graves and Hilda Graves, his wife, grantees, which deed is dated February 27, 1915 and recorded March 1, 1915 in Book 69, Page 247, Deed Records of Yamhill County, Oregon.

Parcel E – Homeplace (1 acre):

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at an iron pipe at the Southeast corner of the Owen P. Turner Donation Land Claim; thence North 647.68 feet along the East line of said Claim; thence North 88°32'30" West 20.01 feet to an iron rod on the West margin of County Road No. 424, said iron rod being the True Point of Beginning; thence North 88°32'30" West 181.76 feet to an iron rod; thence North 239.70 feet to an iron rod; thence South 88°32'30" East 180.53 feet to an iron rod; thence continuing South 88°32'30" East 1.20 feet to the West margin of said County Road; thence South 239.70 feet along said West margin to the True Point of Beginning.

Parcel F – Homeplace (16 acres):

Part of Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said part being a portion of the James Toney Donation Land Claim, Notification No. 2375, Claim No. 56, and being more particularly described as follows:

Beginning at the Southwest corner of said Toney Donation Land Claim; thence North 13.988 chains to a point 20 feet West of the Southwest corner of a certain tract of land conveyed to B. M. Wepster and wife by deed recorded October 30, 1958 in Film Volume 1, Page 990, Deed and Mortgage Records; thence East along the South line of said Wepster Tract and Westerly extension thereof 11.425 chains to the Northwest corner of a tract of land conveyed by Edna Rierson, et al., by deed recorded October 10, 1957 in Book 163, Page 282, Deed Records; thence South along the West line of said Rierson tract 13.988 chains to a point; thence West 11.425 chains to the place of beginning.

SUBJECT to any adverse claim based upon the assertion that some portion of the herein described premises has been removed or brought within the boundaries thereof by an avulsive movement of the South Yamhill River or has been formed by the process of accretion or reliction.



Property Information Report

Address Not Available

Ownership Information

Owner Name: HBF ENTERPRISES PARTNERSHIP OF HURST MARK D & PATRICIA D CO-PARTNERS
Mailing Address: 23301 SW MCKIBBEN RD SHERIDAN, OR 97378-9654

Property Description

County: Yamhill **Map / Tax Lot:** R6601 /00100
Account Num: 237540 **Owner Occ.:** No
Land Use: Rural/Agricultural-Vacant Land **Census:**
Subdivision:
Legal Description: TOWNSHIP 6S RANGE 6W SECTION 01 TAXLOT 00100

Property Characteristics

Property Type: VACANT LAND	Building SF:	Heat:
House Style:	Living Area SF:	Cooling:
Year Built:	Square Feet:	Foundation:
Bedrooms:	1st Floor SF:	Exterior:
Bathrooms:	2nd Floor SF:	Roof Style:
Lot Size: 2,108,304	3rd Floor SF:	Roof Cover:
Acres: 48.4	Attic SF:	Fireplaces:
Garage Type:	Bsmnt SF:	Bsmnt Type:
Garage SF:	Fin Bsmt SF:	

Assessment Information

Real Market Value: \$ 412,438	Land Value: \$ 412,438	Imp. Value: \$ 0
Total Assessed Value: \$ 36,115	Levy Code: 48.2	M-5 Rate: 12.7702
Taxes: \$ 463.82	Tax Year: 2021	Assessed Year: 2021

Previous Sale Information

Sale Amount: **Sale Date:** **Document Num:**

Transaction History

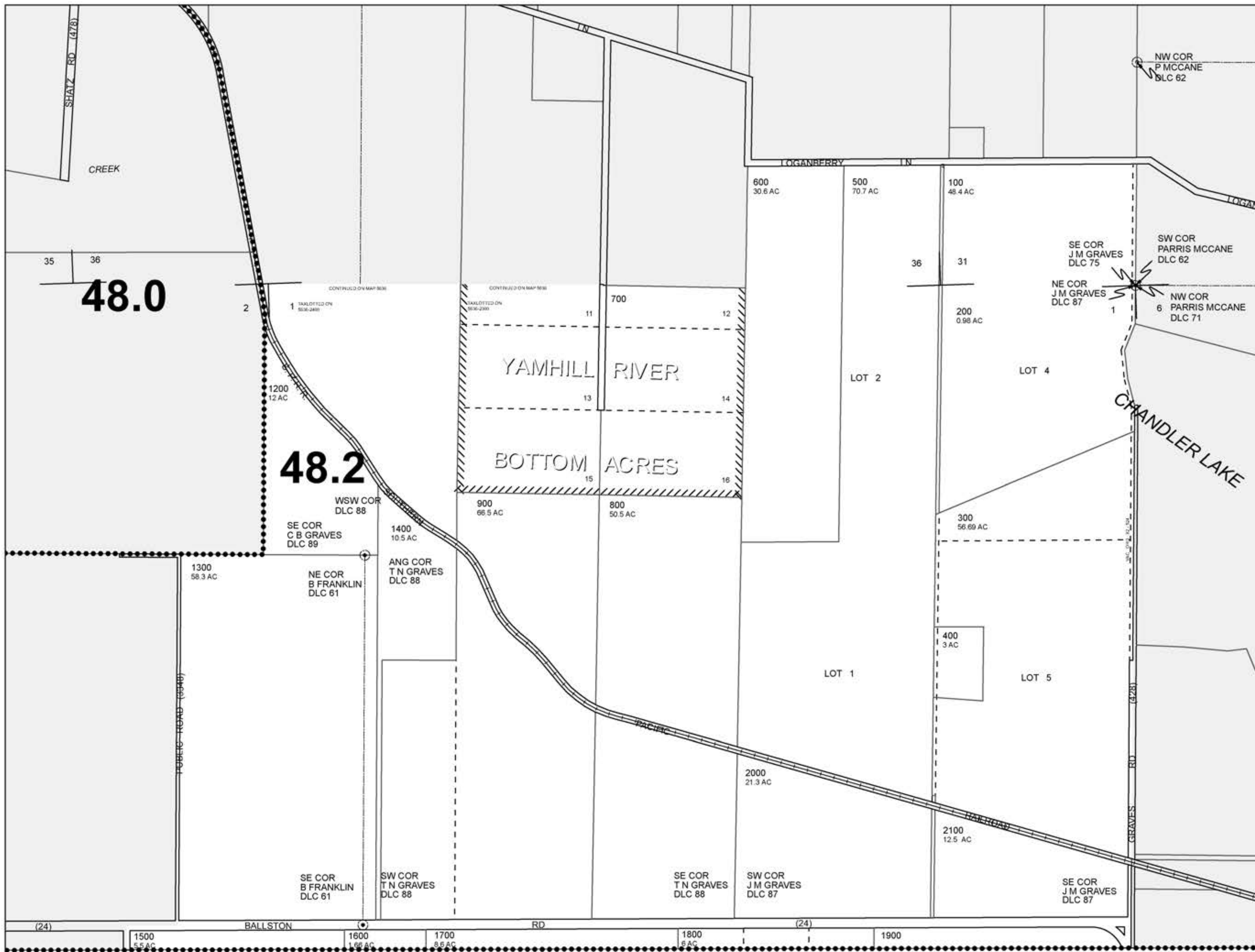
No Transactions Found.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
 Accuracy of the information may vary by county.*



ASSESSMENT & TAX
CARTOGRAPHY

SECTION 1 T.6S. R.6W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



CANCELLED TAXLOTS:
1201
1100
1000

DATE PRINTED: 11/16/2021

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of

SECTION 1 T6S R6W W.M.
YAMHILL COUNTY

1" = 400'

6 6 01



CANCELLED
1000 AC.
1100 AC.
1201

SEE MAP 5 6 36

SEE MAP 6 5 06

48.2

1800 6 AC.

1900

NE COR
N. CONNER
DLC 59

SE COR
J. M. GRAVES
DLC 87

SW COR
J. M. GRAVES
DLC 87

SE COR
T. N. GRAVES
DLC 88

SW COR
PARRIS MCCANE
DLC 62

NW COR
PARRIS MCCANE
DLC 77

SE COR
J. M. GRAVES
DLC 75

NE COR
J. M. GRAVES
DLC 87



100
45.4 AC.

500
10.7 AC.

600
30.6 AC.

200
0.98 AC.

300
56.69 AC.

400
3 AC.

2000
21.3 AC.

2100
12.5 AC.

700

36

31

LOT 2

LOT 4

LOT 5

LOT 1

12

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C S 2 0 0 1

C S 1 6 5

C S 6 8

C S 1 5 D 3

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7/1/2022 to 6/30/2023 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION **ALT NO: R6601 00100** **ACCOUNT NO: 237540**
 Account Acres: 48.4000 Tax Code Area: 48.2

HURST MARK D & PATRICIA D CO-PARTNERS
 23301 SW MCKIBBEN RD
 SHERIDAN, OR 97378

Potential Additional Tax Liability
 For Special Assessment

2022 - CURRENT TAX BY DISTRICT:

CHEMEKETA COMM COLLEGE	23.28
SHERIDAN SD 48J	178.11
WILLAMETTE REG ESD	11.04
EDUCATION TOTAL:	212.43
CHEMEKETA LIBRARY	3.04
SHERIDAN FIRE	41.61
SHERIDAN FIRE LOCAL OPTION	32.73
YAMHILL CO EXT SERVICE	1.67
YAMHILL CO SOIL & WATER	1.32
YAMHILL COUNTY	95.87
GENERAL GOVERNMENT TOTAL:	176.24
CHEMEKETA COLLEGE BOND	9.77
BONDS AND OTHER TOTAL:	9.77
2022 - 2023 TAX BEFORE DISCOUNT	398.44

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	412,438	491,457
RMV TOTAL	412,438	491,457
M5 REAL MARKET TOTAL:	123,497	127,132
ASSESSED VALUE:	36,115	37,196
TOTAL TAXABLE	36,115	37,196
PROPERTY TAXES:	463.82	398.44

When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor

TOTAL (after discount): 386.49
 Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 15, 2022	11.95 3% Discount.....	\$386.49
2/3 PAYMENT	Nov 15, 2022	5.31 2% Discount.....	\$260.32
1/3 PAYMENT	Nov 15, 2022	No Discount.....	\$132.82

NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

2022 - 2023 Property Tax Payment Yamhill County, Oregon **ACCOUNT NO: 237540**
PROPERTY LOCATION:

Delinquent tax amount is included in payment options listed below

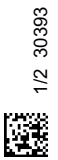
FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2022	\$386.49
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2022	\$260.32
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2022	\$132.82

Mailing address change on back

Enter Amount Paid

30393*79**G50**0.574**1/2*****AUTO5-DIGIT 97373
 HURST MARK D & PATRICIA D CO-PARTNERS
 23301 SW MCKIBBEN RD
 SHERIDAN OR 97378

Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
 PO BOX 6369
 PORTLAND, OR 97228-6369





Yamhill County, Oregon

In the heart of the Willamette Valley

535 NE 5th Street
McMinnville, OR
97128
503-434-7521

Property Account Summary

12/12/2022



Click image above for more information

Account Number	237540	Property Address	
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General Information

Alternate Property #	R6601 00100
Property Description	Township 6S Range 6W Section 01 TaxLot 00100
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	10.7118

Property Characteristics

Neighborhood	Rural West
Land Class Category	550 Farm EFU Receiving FUV/vac
Account Acres	48.4000
Change Property Ratio	Farm

Parties

Role	Name
Owner	HBF ENTERPRISES PARTNERSHIP OF
Owner	HURST MARK D & PATRICIA D CO-PARTNERS

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value AVR	\$37,196	\$36,115	\$35,077	\$34,082	\$33,128
Exempt Value EAR					
Taxable Value TVR	\$37,196	\$36,115	\$35,077	\$34,082	\$33,128
Real Market Land MKLTL	\$491,457	\$412,438	\$385,824	\$376,325	\$358,472
Real Market Buildings MKITL					
Real Market Total MKTTL	\$491,457	\$412,438	\$385,824	\$376,325	\$358,472
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$127,132	\$123,497	\$121,677	\$118,305	\$111,421
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$37,196	\$36,115	\$35,077	\$34,082	\$33,128

Active Exemptions

No Exemptions Found

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
10/27/2022 00:00:00	1194244	\$398.44	\$398.44	\$386.49	\$0.00
11/16/2021 09:19:00	1177771	\$463.82	\$4,880.77	\$4,734.36	\$0.00
11/20/2020 00:00:00	1137362	\$447.94	\$447.94	\$434.50	\$0.00
11/25/2019 00:00:00	1088430	\$441.21	\$441.21	\$427.97	\$0.00
11/15/2018 00:00:00	1019666	\$429.39	\$429.39	\$416.51	\$0.00
11/13/2017 00:00:00	971515	\$422.29	\$422.29	\$409.62	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/25/2011	05/25/2011	2011-06625	\$0.00	151646		S	No
04/21/2006	04/21/2006	2006-08804	\$605,000.00	131003		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
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WARRANTY DEED

HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patty D. Hurst, Daniel S. Caldwell, and Deborah L. Caldwell, who took title to:

Parcels A and F as HBF Enterprises, an Oregon corporation;

Parcels B and C as HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patricia D. Hurst, Daniel S. Caldwell, & Deborah L. Caldwell;

Parcel D as HBF Enterprises, an Oregon general partnership, consisting of Mark D. Hurst and Patty D. Hurst;

Parcel E as HBF Enterprises, an Oregon general partnership consisting of Mark Hurst, Patty D. Hurst, Dan Caldwell, and Deborah L. Caldwell;

(hereinafter collectively "Grantor"), conveys and warrants to HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst and Patty D. Hurst co-partners (hereinafter "Grantee"), the following described real property, free of encumbrances except as specifically set forth herein:

The Legal descriptions for Parcels A, B, C, D, E, and F are attached hereto as Exhibit A and incorporated by this reference.

The true and actual consideration for this conveyance is other property or value given or promised, the receipt and sufficiency of which is hereby acknowledged by Grantor.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTEE UNDER A STANDARD OR EXTENDED POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20th day of May, 2011.

HBF Enterprises, an Oregon general partnership

Mark D. Hurst

Daniel S. Caldwell

Patty D. Hurst

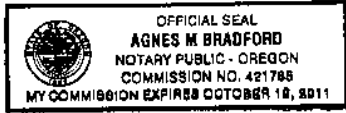
Deborah L. Caldwell

AFTER RECORDING,
RETURN TO:
Churchill Leonard Lawyers
PO Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
None

STATE OF OREGON)
) ss.
County of Yamhill)

The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Mark D. Hurst and Patty D. Hurst, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON)
) ss.
County of Yamhill)

The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Daniel S. Caldwell and Deborah L. Caldwell, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

EXHIBIT A:

Legal Descriptions of Real Property

Parcel A – Stutzman:

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon described as follows:

BEGINNING at the Northeast corner of the James M. Graves Donation Land Claim No. 75 in said Section 31; thence South 00°16' West along the East line of said Graves Claim, a distance of 1304.82 feet to the Southeast corner of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along the South line of said Lot 3B, a distance of 563.31 feet; thence North 00°25'45" East, a distance of 1303.17 feet to a point on the North line of said lot; thence North 89°19'31" East along the North line of said Lot, a distance of 559.68 feet to the point of beginning.

SUBJECT TO rights of the public in streets, roads and highways

Parcel B – Brandt (14 acres):

PARCEL 1: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at a point South 00°16' West 1304.82 feet and South 89°20' West 563.31 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75, in said Section 31, to the South line of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along said South line a distance of 563.31 feet to the Southwest corner of said Lot 3B; thence North 00°35' East along the West line of said Lot 3B a distance of 1301.52 feet to the Northwest corner of said Lot 3B; thence North 89°19'30" East along the North line of said Lot a distance of 559.68 feet; thence South 00°25'45" West a distance of 1303.17 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described tract of land;

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001 said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, thence North 00°35' East 208 feet; thence North 89°30' East 208 feet, thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western and northern boundaries of said parcel for the purpose of providing Grantor access from Loganberry Lane to the point of Grantor's diversion of water from the South Yamhill River, and also an easement running diagonally across the northern portion of said parcel in a generally northeast direction to the point of diversion of water from the South Yamhill river for the purpose of the placement, maintenance, and transmission of underground electricity and water, said easements being appurtenant to other real property on which the water is being applied.

Parcel C – Brandt House (1 acre):

PARCEL 2: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001, said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence North 00°35' East 208 feet; thence North 89°30' East 208 feet; thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western boundary of said parcel for the purpose of providing Grantor access from Loganberry Lane to Parcel 1, said easement being appurtenant to other real property on which water from the South Yamhill River is being applied.

3/4

Parcel D – Palmer:

Being a part of Section 1, Township 6 South, Range 6 West and Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, and also a part of the James M. Graves Donation Land Claim No. 87, Notification No. 5240 in said Township and Range, more particularly described as follows:

Lot No. 4, which is more particularly described as follows:

BEGINNING at a stake set South 00°16' West 19.77 chains from the Northeast corner of the James M. Graves Donation Land Claim, Notification No. 5240, Claim No. 87 in Yamhill County, Oregon; thence South 00°16' West 34.807 chains to a stake set at the Southeast corner of Lot 4 and the Northeast corner of Lot 5; thence South 89°30' West 18.20 chains to the corner of Lots 1, 2, 4 and 5; thence North 00°35' East 34.807 chains to a stake at the Northeast corner of Lot 2; thence North 89°30' East 17.996 chains to the point of beginning.

EXCEPTING THEREFROM a strip of land 20 feet wide on the West side of the above described premises for roadway purposes.

ALSO SAVE AND EXCEPT THEREFROM that tract described in a certain Warranty Deed from Ellen Graves, a widow and Lacy E. Graves, grantors, to Oscar Graves and Hilda Graves, his wife, grantees, which deed is dated February 27, 1915 and recorded March 1, 1915 in Book 69, Page 247, Deed Records of Yamhill County, Oregon.

Parcel E – Homeplace (1 acre):

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at an iron pipe at the Southeast corner of the Owen P. Turner Donation Land Claim; thence North 647.68 feet along the East line of said Claim; thence North 88°32'30" West 20.01 feet to an iron rod on the West margin of County Road No. 424, said iron rod being the True Point of Beginning; thence North 88°32'30" West 181.76 feet to an iron rod; thence North 239.70 feet to an iron rod; thence South 88°32'30" East 180.53 feet to an iron rod; thence continuing South 88°32'30" East 1.20 feet to the West margin of said County Road; thence South 239.70 feet along said West margin to the True Point of Beginning.

Parcel F – Homeplace (16 acres):

Part of Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said part being a portion of the James Toney Donation Land Claim, Notification No. 2375, Claim No. 56, and being more particularly described as follows:

Beginning at the Southwest corner of said Toney Donation Land Claim; thence North 13.988 chains to a point 20 feet West of the Southwest corner of a certain tract of land conveyed to B. M. Wepster and wife by deed recorded October 30, 1958 in Film Volume 1, Page 990, Deed and Mortgage Records; thence East along the South line of said Wepster Tract and Westerly extension thereof 11.425 chains to the Northwest corner of a tract of land conveyed by Edna Rierson, et al., by deed recorded October 10, 1957 in Book 163, Page 282, Deed Records; thence South along the West line of said Rierson tract 13.988 chains to a point; thence West 11.425 chains to the place of beginning.

SUBJECT to any adverse claim based upon the assertion that some portion of the herein described premises has been removed or brought within the boundaries thereof by an avulsive movement of the South Yamhill River or has been formed by the process of accretion or reliction.



Property Information Report

Address Not Available

Ownership Information

Owner Name: HBF ENTERPRISES PARTNERSHIP OF HURST MARK D & PATRICIA D CO-PARTNERS
Mailing Address: 23301 SW MCKIBBEN RD SHERIDAN, OR 97378-9654

Property Description

County: Yamhill **Map / Tax Lot:** R5531 /02200
Account Num: 209946 **Owner Occ.:** No
Land Use: Rural/Agricultural-Vacant Land **Census:**
Subdivision:
Legal Description: TOWNSHIP 5S RANGE 5W SECTION 31 TAXLOT 02200

Property Characteristics

Property Type: VACANT LAND	Building SF:	Heat:
House Style:	Living Area SF:	Cooling:
Year Built:	Square Feet:	Foundation:
Bedrooms:	1st Floor SF:	Exterior:
Bathrooms:	2nd Floor SF:	Roof Style:
Lot Size: 731,808	3rd Floor SF:	Roof Cover:
Acres: 16.8	Attic SF:	Fireplaces:
Garage Type:	Bsmnt SF:	Bsmnt Type:
Garage SF:	Fin Bsmt SF:	

Assessment Information

Real Market Value: \$ 257,122	Land Value: \$ 257,122	Imp. Value: \$ 0
Total Assessed Value: \$ 9,381	Levy Code: 48.2	M-5 Rate: 12.7702
Taxes: \$ 120.48	Tax Year: 2021	Assessed Year: 2021

Previous Sale Information

Sale Amount: **Sale Date:** **Document Num:**

Transaction History

No Transactions Found.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
 Accuracy of the information may vary by county.*

80.86 AC.

CS 1052

2900
3.7 AC.

CSP 5485

2600
100.2 AC.

CONTINUED ON MAP 5636

SEE MAP 5 6 36

48.2

2500
0.5 AC.
LOT 1

2400
14.1 AC.

SOUTH

NE COR
JAMES M GRAVES
DLC 75

2100
1 AC.

2000
21.6 AC.

1900
20.4 AC.

2200
16.8 AC.



LOT 2

LOT 3

C S P

5 7 5 2

NW COR
PARIS MCCANE
DLC 62

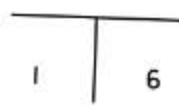
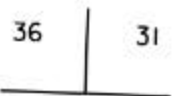
C S P

5 6 0

2300
1 AC.

1800
26.2 AC.

LOGANBERRY



SEE MAP 6 6 01

REVISED 12-27-99 CT

7/1/2022 to 6/30/2023 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION	ALT NO: R5531 02200	ACCOUNT NO: 209946
--------------------------	----------------------------	---------------------------

Account Acres: 16.8000 Tax Code Area: 48.2

HURST MARK D & PATRICIA D CO-PARTNERS
23301 SW MCKIBBEN RD
SHERIDAN, OR 97378

Potential Additional Tax Liability
For Special Assessment

2022 - CURRENT TAX BY DISTRICT:	
CHEMEKETA COMM COLLEGE	6.04
SHERIDAN SD 48J	46.23
WILLAMETTE REG ESD	2.86
EDUCATION TOTAL:	55.13
CHEMEKETA LIBRARY	0.79
SHERIDAN FIRE	10.80
SHERIDAN FIRE LOCAL OPTION	8.49
YAMHILL CO EXT SERVICE	0.43
YAMHILL CO SOIL & WATER	0.34
YAMHILL COUNTY	24.88
GENERAL GOVERNMENT TOTAL:	45.73
CHEMEKETA COLLEGE BOND	2.53
BONDS AND OTHER TOTAL:	2.53
2022 - 2023 TAX BEFORE DISCOUNT	103.39

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	257,122	323,037
RMV TOTAL	257,122	323,037
M5 REAL MARKET TOTAL:		
ASSESSED VALUE:	9,381	9,652
TOTAL TAXABLE	9,381	9,652
PROPERTY TAXES:		
	120.48	103.39

When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor

TOTAL (after discount): 100.29
Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions) TAX PAYMENT OPTIONS			
<u>Payment Options</u>	<u>Date Due</u>	<u>Discount Allowed</u>	<u>Net Amount Due</u>
FULL PAYMENT	Nov 15, 2022	3.10 3% Discount.....	\$100.29
2/3 PAYMENT	Nov 15, 2022	1.38 2% Discount.....	\$67.55
1/3 PAYMENT	Nov 15, 2022	No Discount.....	\$34.47
NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.			

↑ TEAR PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR ↑
HERE HERE

2022 - 2023 Property Tax Payment Yamhill County, Oregon **ACCOUNT NO: 209946**
PROPERTY LOCATION:

Delinquent tax amount is included in payment options listed below

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2022	\$100.29
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2022	\$67.55
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2022	\$34.47


Mailing address change on back

Enter Amount Paid

30310*79**G50**1.431**4/5*****AUTO5-DIGIT 97373
HURST MARK D & PATRICIA D CO-PARTNERS
23301 SW MCKIBBEN RD
SHERIDAN OR 97378

Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
PO BOX 6369
PORTLAND, OR 97228-6369

4/5 30310





Yamhill County, Oregon

In the heart of the Willamette Valley

535 NE 5th Street
McMinnville, OR
97128
503-434-7521

Property Account Summary

12/12/2022



Click image above for more information

Account Number	209946	Property Address	
----------------	--------	------------------	--

General Information

Alternate Property #	R5531 02200
Property Description	Township 5S Range 5W Section 31 TaxLot 02200
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	10.7118

Property Characteristics

Neighborhood	Rural West
Land Class Category	550 Farm EFU Receiving FUV/vac
Account Acres	16.8000
Change Property Ratio	Farm

Parties

Role	Name
Owner	HBF ENTERPRISES PARTNERSHIP OF
Owner	HURST MARK D & PATRICIA D CO-PARTNERS

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value AVR	\$9,652	\$9,381	\$9,111	\$8,856	\$8,601
Exempt Value EAR					
Taxable Value TVR	\$9,652	\$9,381	\$9,111	\$8,856	\$8,601
Real Market Land MKLTL	\$323,037	\$257,122	\$245,683	\$231,892	\$203,393
Real Market Buildings MKITL					
Real Market Total MKTTL	\$323,037	\$257,122	\$245,683	\$231,892	\$203,393
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$33,230	\$32,275	\$31,812	\$30,922	\$29,122
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$9,652	\$9,381	\$9,111	\$8,856	\$8,601

Active Exemptions

No Exemptions Found

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
10/27/2022 00:00:00	1194239	\$103.39	\$103.39	\$100.29	\$0.00
11/16/2021 09:19:00	1177771	\$120.48	\$4,880.77	\$4,734.36	\$0.00
11/20/2020 00:00:00	1137363	\$116.35	\$116.35	\$112.86	\$0.00
11/25/2019 00:00:00	1088431	\$114.65	\$114.65	\$111.21	\$0.00
11/15/2018 00:00:00	1019664	\$111.48	\$111.48	\$108.14	\$0.00
11/13/2017 00:00:00	970723	\$109.75	\$109.75	\$106.46	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/25/2011	05/25/2011	2011-06625	\$0.00	151644		S	No
08/29/2003	08/29/2003	2003-21980	\$0.00	115969		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
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00371001201100066250040040

05/25/2011 12:32:32 PM

DMR-DDMR Cnt=1 Stn=2 ANITA
\$20.00 \$10.00 \$11.00 \$15.00

WARRANTY DEED

HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patty D. Hurst, Daniel S. Caldwell, and Deborah L. Caldwell, who took title to:

Parcels A and F as HBF Enterprises, an Oregon corporation;

Parcels B and C as HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patricia D. Hurst, Daniel S. Caldwell, & Deborah L. Caldwell;

Parcel D as HBF Enterprises, an Oregon general partnership, consisting of Mark D. Hurst and Patty D. Hurst;

Parcel E as HBF Enterprises, an Oregon general partnership consisting of Mark Hurst, Patty D. Hurst, Dan Caldwell, and Deborah L. Caldwell;

(hereinafter collectively "Grantor"), conveys and warrants to HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst and Patty D. Hurst co-partners (hereinafter "Grantee"), the following described real property, free of encumbrances except as specifically set forth herein:

The Legal descriptions for Parcels A, B, C, D, E, and F are attached hereto as Exhibit A and incorporated by this reference.

The true and actual consideration for this conveyance is other property or value given or promised, the receipt and sufficiency of which is hereby acknowledged by Grantor.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD OR EXTENDED POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20th day of May, 2011.

HBF Enterprises, an Oregon general partnership

Mark D. Hurst

Daniel S. Caldwell

Patty D. Hurst

Deborah L. Caldwell

AFTER RECORDING,
RETURN TO:
Churchill Leonard Lawyers
PO Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
None

STATE OF OREGON)
) ss.
County of Yamhill)

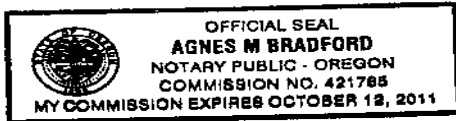
The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Mark D. Hurst and Patty D. Hurst, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON)
) ss.
County of Yamhill)

The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Daniel S. Caldwell and Deborah L. Caldwell, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

EXHIBIT A:

Legal Descriptions of Real Property

Parcel A – Stutzman:

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon described as follows:

BEGINNING at the Northeast corner of the James M. Graves Donation Land Claim No. 75 in said Section 31; thence South 00°16' West along the East line of said Graves Claim, a distance of 1304.82 feet to the Southeast corner of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along the South line of said Lot 3B, a distance of 563.31 feet; thence North 00°25'45" East, a distance of 1303.17 feet to a point on the North line of said lot; thence North 89°19'31" East along the North line of said Lot, a distance of 559.68 feet to the point of beginning.

SUBJECT TO rights of the public in streets, roads and highways

Parcel B – Brandt (14 acres):

PARCEL 1: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at a point South 00°16' West 1304.82 feet and South 89°20' West 563.31 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75, in said Section 31, to the South line of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along said South line a distance of 563.31 feet to the Southwest corner of said Lot 3B; thence North 00°35' East along the West line of said Lot 3B a distance of 1301.52 feet to the Northwest corner of said Lot 3B; thence North 89°19'30" East along the North line of said Lot a distance of 559.68 feet; thence South 00°25'45" West a distance of 1303.17 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described tract of land;

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001 said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, thence North 00°35' East 208 feet; thence North 89°30' East 208 feet, thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western and northern boundaries of said parcel for the purpose of providing Grantor access from Loganberry Lane to the point of Grantor's diversion of water from the South Yamhill River, and also an easement running diagonally across the northern portion of said parcel in a generally northeast direction to the point of diversion of water from the South Yamhill river for the purpose of the placement, maintenance, and transmission of underground electricity and water, said easements being appurtenant to other real property on which the water is being applied.

Parcel C – Brandt House (1 acre):

PARCEL 2: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001, said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence North 00°35' East 208 feet; thence North 89°30' East 208 feet; thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western boundary of said parcel for the purpose of providing Grantor access from Loganberry Lane to Parcel 1, said easement being appurtenant to other real property on which water from the South Yamhill River is being applied.

314

Parcel D – Palmer:

Being a part of Section 1, Township 6 South, Range 6 West and Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, and also a part of the James M. Graves Donation Land Claim No. 87, Notification No. 5240 in said Township and Range, more particularly described as follows:

Lot No. 4, which is more particularly described as follows:

BEGINNING at a stake set South 00°16' West 19.77 chains from the Northeast corner of the James M. Graves Donation Land Claim, Notification No. 5240, Claim No. 87 in Yamhill County, Oregon; thence South 00°16' West 34.807 chains to a stake set at the Southeast corner of Lot 4 and the Northeast corner of Lot 5; thence South 89°30' West 18.20 chains to the corner of Lots 1, 2, 4 and 5; thence North 00°35' East 34.807 chains to a stake at the Northeast corner of Lot 2; thence North 89°30' East 17.996 chains to the point of beginning.

EXCEPTING THEREFROM a strip of land 20 feet wide on the West side of the above described premises for roadway purposes.

ALSO SAVE AND EXCEPT THEREFROM that tract described in a certain Warranty Deed from Ellen Graves, a widow and Lacy E. Graves, grantors, to Oscar Graves and Hilda Graves, his wife, grantees, which deed is dated February 27, 1915 and recorded March 1, 1915 in Book 69, Page 247, Deed Records of Yamhill County, Oregon.

Parcel E – Homeplace (1 acre):

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at an iron pipe at the Southeast corner of the Owen P. Turner Donation Land Claim; thence North 647.68 feet along the East line of said Claim; thence North 88°32'30" West 20.01 feet to an iron rod on the West margin of County Road No. 424, said iron rod being the True Point of Beginning; thence North 88°32'30" West 181.76 feet to an iron rod; thence North 239.70 feet to an iron rod; thence South 88°32'30" East 180.53 feet to an iron rod; thence continuing South 88°32'30" East 1.20 feet to the West margin of said County Road; thence South 239.70 feet along said West margin to the True Point of Beginning.

Parcel F – Homeplace (16 acres):

Part of Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said part being a portion of the James Toney Donation Land Claim, Notification No. 2375, Claim No. 56, and being more particularly described as follows:

Beginning at the Southwest corner of said Toney Donation Land Claim; thence North 13.988 chains to a point 20 feet West of the Southwest corner of a certain tract of land conveyed to B. M. Wepster and wife by deed recorded October 30, 1958 in Film Volume 1, Page 990, Deed and Mortgage Records; thence East along the South line of said Wepster Tract and Westerly extension thereof 11.425 chains to the Northwest corner of a tract of land conveyed by Edna Rierson, et al., by deed recorded October 10, 1957 in Book 163, Page 282, Deed Records; thence South along the West line of said Rierson tract 13.988 chains to a point; thence West 11.425 chains to the place of beginning.

SUBJECT to any adverse claim based upon the assertion that some portion of the herein described premises has been removed or brought within the boundaries thereof by an avulsive movement of the South Yamhill River or has been formed by the process of accretion or reliction.



Property Information Report

Address Not Available

Ownership Information

Owner Name: HBF ENTERPRISES PARTNERSHIP OF HURST MARK D & PATRICIA D CO-PARTNERS
Mailing Address: 23301 SW MCKIBBEN RD SHERIDAN, OR 97378-9654

Property Description

County:	Yamhill	Map / Tax Lot:	R5531 /02400
Account Num:	209893	Owner Occ.:	No
Land Use:	Rural/Agricultural-Vacant Land	Census:	
Subdivision:			
Legal Description:	TOWNSHIP 5S RANGE 5W SECTION 31 TAXLOT 02400		

Property Characteristics

Property Type:	VACANT LAND	Building SF:		Heat:	
House Style:		Living Area SF:		Cooling:	
Year Built:		Square Feet:		Foundation:	
Bedrooms:		1st Floor SF:		Exterior:	
Bathrooms:		2nd Floor SF:		Roof Style:	
Lot Size:	614,196	3rd Floor SF:		Roof Cover:	
Acres:	14.1	Attic SF:		Fireplaces:	
Garage Type:		Bsmnt SF:		Bsmnt Type:	
Garage SF:		Fin Bsmt SF:			

Assessment Information

Real Market Value:	\$ 229,468	Land Value:	\$ 229,468	Imp. Value:	\$ 0
Total Assessed Value:	\$ 11,000	Levy Code:	48.2	M-5 Rate:	12.7702
Taxes:	\$ 141.27	Tax Year:	2021	Assessed Year:	2021

Previous Sale Information

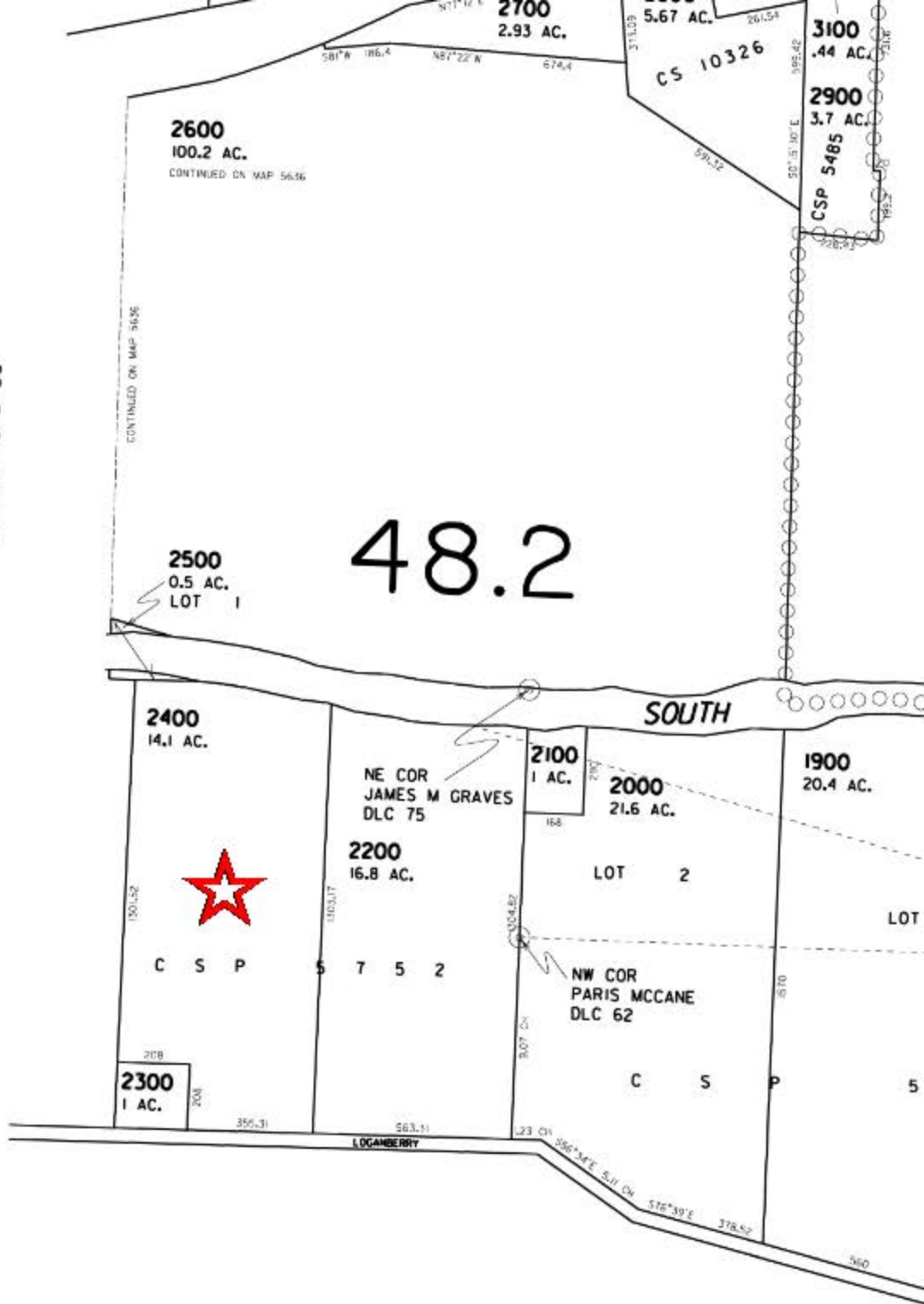
Sale Amount:		Sale Date:		Document Num:	
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Transaction History

No Transactions Found.

*All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
 Accuracy of the information may vary by county.*

SEE MAP 5 6 36



36 | 31

1 | 6

SEE MAP 6 6 01

REVISED 12-27-99 CT

7/1/2022 to 6/30/2023 REAL PROPERTY TAX STATEMENT

YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

PROPERTY LOCATION	ALT NO: R5531 02400	ACCOUNT NO: 209893
--------------------------	----------------------------	---------------------------

Account Acres: 14.1000 Tax Code Area: 48.2

HURST MARK D & PATRICIA D CO-PARTNERS
23301 SW MCKIBBEN RD
SHERIDAN, OR 97378

Potential Additional Tax Liability
For Special Assessment

2022 - CURRENT TAX BY DISTRICT:	
CHEMEKETA COMM COLLEGE	7.09
SHERIDAN SD 48J	54.24
WILLAMETTE REG ESD	3.36
EDUCATION TOTAL:	64.69
CHEMEKETA LIBRARY	0.93
SHERIDAN FIRE	12.68
SHERIDAN FIRE LOCAL OPTION	9.97
YAMHILL CO EXT SERVICE	0.51
YAMHILL CO SOIL & WATER	0.40
YAMHILL COUNTY	29.20
GENERAL GOVERNMENT TOTAL:	53.69
CHEMEKETA COLLEGE BOND	2.98
BONDS AND OTHER TOTAL:	2.98
2022 - 2023 TAX BEFORE DISCOUNT	121.36

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	229,468	289,811
RMV TOTAL	229,468	289,811
M5 REAL MARKET TOTAL:	37,622	38,730
ASSESSED VALUE:	11,000	11,330
TOTAL TAXABLE	11,000	11,330
PROPERTY TAXES:	141.27	121.36

When a mortgage company requests your tax information this statement is yellow and for your records only.

Online or Telephone payment options available - for instructions and conditions go to: www.co.yamhill.or.us/assessor

TOTAL (after discount): 117.72
Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)			
TAX PAYMENT OPTIONS			
<u>Payment Options</u>	<u>Date Due</u>	<u>Discount Allowed</u>	<u>Net Amount Due</u>
FULL PAYMENT	Nov 15, 2022	3.64 3% Discount.....	\$117.72
2/3 PAYMENT	Nov 15, 2022	1.62 2% Discount.....	\$79.29
1/3 PAYMENT	Nov 15, 2022	No Discount.....	\$40.46
NO STATEMENTS ARE SENT FOR THE FEBRUARY 15 OR MAY 15 INSTALLMENT DATES IF PAYING THE 2/3 OR 1/3 OPTION.			

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions TEAR HERE ↑

2022 - 2023 Property Tax Payment Yamhill County, Oregon ACCOUNT NO: 209893

PROPERTY LOCATION:

Delinquent tax amount is included in payment options listed below

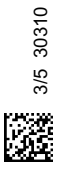
FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2022		\$117.72
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2022		\$79.29
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2022		\$40.46

Mailing address change on back

Enter Amount Paid

30310*79**G50**1.431**3/5*****AUTO5-DIGIT 97373
HURST MARK D & PATRICIA D CO-PARTNERS
23301 SW MCKIBBEN RD
SHERIDAN OR 97378

Please make payment to:
YAMHILL COUNTY TAX COLLECTOR
PO BOX 6369
PORTLAND, OR 97228-6369





Yamhill County, Oregon

In the heart of the Willamette Valley

535 NE 5th Street
McMinnville, OR
97128
503-434-7521

Property Account Summary

12/12/2022



Click image above for more information

Account Number	209893	Property Address	
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General Information

Alternate Property #	R5531 02400
Property Description	Township 5S Range 5W Section 31 TaxLot 02400
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	48.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	10.7118

Property Characteristics

Neighborhood	Rural West
Land Class Category	550 Farm EFU Receiving FUV/vac
Account Acres	14.1000
Change Property Ratio	Farm

Parties

Role	Name
Owner	HBF ENTERPRISES PARTNERSHIP OF
Owner	HURST MARK D & PATRICIA D CO-PARTNERS

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Assessed Value AVR	\$11,330	\$11,000	\$10,684	\$10,381	\$10,091
Exempt Value EAR					
Taxable Value TVR	\$11,330	\$11,000	\$10,684	\$10,381	\$10,091
Real Market Land MKLTL	\$289,811	\$229,468	\$219,721	\$206,709	\$179,806
Real Market Buildings MKITL					
Real Market Total MKTTL	\$289,811	\$229,468	\$219,721	\$206,709	\$179,806
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$38,730	\$37,622	\$37,068	\$36,040	\$33,943
M5 Market Buildings MKIMP					
M50 MAV MAVMK					
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUUse Portion) SAVL	\$11,330	\$11,000	\$10,684	\$10,381	\$10,091

Active Exemptions

No Exemptions Found

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
10/27/2022 00:00:00	1194240	\$121.36	\$121.36	\$117.72	\$0.00
11/16/2021 09:19:00	1177771	\$141.27	\$4,880.77	\$4,734.36	\$0.00
11/20/2020 00:00:00	1137365	\$136.44	\$136.44	\$132.35	\$0.00
11/25/2019 00:00:00	1088432	\$134.39	\$134.39	\$130.36	\$0.00
11/15/2018 00:00:00	1019665	\$130.79	\$130.79	\$126.87	\$0.00
11/13/2017 00:00:00	970896	\$128.62	\$128.62	\$124.76	\$0.00

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/25/2011	05/25/2011	2011-06625	\$0.00	151643		S	No
04/21/2006	04/21/2006	2006-08821	\$0.00	131011		S	No
06/29/1999	06/29/1999	1999-13510	\$240,000.00	97610		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

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Version 4.0.3.0



00371001201100066250040040

05/25/2011 12:32:32 PM

DMR-DDMR Cnt=1 Stn=2 ANITA
\$20.00 \$10.00 \$11.00 \$15.00

WARRANTY DEED

HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patty D. Hurst, Daniel S. Caldwell, and Deborah L. Caldwell, who took title to:

Parcels A and F as HBF Enterprises, an Oregon corporation;

Parcels B and C as HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst, Patricia D. Hurst, Daniel S. Caldwell, & Deborah L. Caldwell;

Parcel D as HBF Enterprises, an Oregon general partnership, consisting of Mark D. Hurst and Patty D. Hurst;

Parcel E as HBF Enterprises, an Oregon general partnership consisting of Mark Hurst, Patty D. Hurst, Dan Caldwell, and Deborah L. Caldwell;

(hereinafter collectively "Grantor"), conveys and warrants to HBF Enterprises, an Oregon general partnership consisting of Mark D. Hurst and Patty D. Hurst co-partners (hereinafter "Grantee"), the following described real property, free of encumbrances except as specifically set forth herein:

The Legal descriptions for Parcels A, B, C, D, E, and F are attached hereto as Exhibit A and incorporated by this reference.

The true and actual consideration for this conveyance is other property or value given or promised, the receipt and sufficiency of which is hereby acknowledged by Grantor.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD OR EXTENDED POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20th day of May, 2011.

HBF Enterprises, an Oregon general partnership

Mark D. Hurst

Daniel S. Caldwell

Patty D. Hurst

Deborah L. Caldwell

AFTER RECORDING,
RETURN TO:
Churchill Leonard Lawyers
PO Box 804
Salem, OR 97308

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
None

STATE OF OREGON)
) ss.
County of Yamhill)

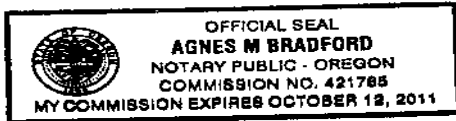
The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Mark D. Hurst and Patty D. Hurst, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON)
) ss.
County of Yamhill)

The forgoing instrument was acknowledged before me this 20th day of May 2011, 2011, by Daniel S. Caldwell and Deborah L. Caldwell, on behalf of HBF Enterprises, an Oregon general partnership, to be its voluntary act and deed.



Agnes M Bradford
Notary Public for Oregon
My Commission Expires:

EXHIBIT A:

Legal Descriptions of Real Property

Parcel A – Stutzman:

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon described as follows:

BEGINNING at the Northeast corner of the James M. Graves Donation Land Claim No. 75 in said Section 31; thence South 00°16' West along the East line of said Graves Claim, a distance of 1304.82 feet to the Southeast corner of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along the South line of said Lot 3B, a distance of 563.31 feet; thence North 00°25'45" East, a distance of 1303.17 feet to a point on the North line of said lot; thence North 89°19'31" East along the North line of said Lot, a distance of 559.68 feet to the point of beginning.

SUBJECT TO rights of the public in streets, roads and highways

Parcel B – Brandt (14 acres):

PARCEL 1: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at a point South 00°16' West 1304.82 feet and South 89°20' West 563.31 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75, in said Section 31, to the South line of Lot 3B of County Survey No. 2001 in Yamhill County, Oregon; thence South 89°30' West along said South line a distance of 563.31 feet to the Southwest corner of said Lot 3B; thence North 00°35' East along the West line of said Lot 3B a distance of 1301.52 feet to the Northwest corner of said Lot 3B; thence North 89°19'30" East along the North line of said Lot a distance of 559.68 feet; thence South 00°25'45" West a distance of 1303.17 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described tract of land;

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001 said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, thence North 00°35' East 208 feet; thence North 89°30' East 208 feet, thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western and northern boundaries of said parcel for the purpose of providing Grantor access from Loganberry Lane to the point of Grantor's diversion of water from the South Yamhill River, and also an easement running diagonally across the northern portion of said parcel in a generally northeast direction to the point of diversion of water from the South Yamhill river for the purpose of the placement, maintenance, and transmission of underground electricity and water, said easements being appurtenant to other real property on which the water is being applied.

Parcel C – Brandt House (1 acre):

PARCEL 2: A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3B of County Survey No. 2001, said corner being South 0°16' West 1304.82 feet and South 89°30' West 1126.62 feet from the Northeast corner of the James M. Graves Donation Land Claim No. 75 in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon; thence North 00°35' East 208 feet; thence North 89°30' East 208 feet; thence South 00°35' West 208 feet; thence South 89°30' West 208 feet to the point of beginning.

RESERVING to Grantor, their successors and assigns, an exclusive, perpetual easement parallel with and adjacent to the western boundary of said parcel for the purpose of providing Grantor access from Loganberry Lane to Parcel 1, said easement being appurtenant to other real property on which water from the South Yamhill River is being applied.

Parcel D – Palmer:

Being a part of Section 1, Township 6 South, Range 6 West and Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, and also a part of the James M. Graves Donation Land Claim No. 87, Notification No. 5240 in said Township and Range, more particularly described as follows:

Lot No. 4, which is more particularly described as follows:

BEGINNING at a stake set South 00°16' West 19.77 chains from the Northeast corner of the James M. Graves Donation Land Claim, Notification No. 5240, Claim No. 87 in Yamhill County, Oregon; thence South 00°16' West 34.807 chains to a stake set at the Southeast corner of Lot 4 and the Northeast corner of Lot 5; thence South 89°30' West 18.20 chains to the corner of Lots 1, 2, 4 and 5; thence North 00°35' East 34.807 chains to a stake at the Northeast corner of Lot 2; thence North 89°30' East 17.996 chains to the point of beginning.

EXCEPTING THEREFROM a strip of land 20 feet wide on the West side of the above described premises for roadway purposes.

ALSO SAVE AND EXCEPT THEREFROM that tract described in a certain Warranty Deed from Ellen Graves, a widow and Lacy E. Graves, grantors, to Oscar Graves and Hilda Graves, his wife, grantees, which deed is dated February 27, 1915 and recorded March 1, 1915 in Book 69, Page 247, Deed Records of Yamhill County, Oregon.

Parcel E – Homeplace (1 acre):

A tract of land in Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

BEGINNING at an iron pipe at the Southeast corner of the Owen P. Turner Donation Land Claim; thence North 647.68 feet along the East line of said Claim; thence North 88°32'30" West 20.01 feet to an iron rod on the West margin of County Road No. 424, said iron rod being the True Point of Beginning; thence North 88°32'30" West 181.76 feet to an iron rod; thence North 239.70 feet to an iron rod; thence South 88°32'30" East 180.53 feet to an iron rod; thence continuing South 88°32'30" East 1.20 feet to the West margin of said County Road; thence South 239.70 feet along said West margin to the True Point of Beginning.

Parcel F – Homeplace (16 acres):

Part of Section 31, Township 5 South, Range 5 West of the Willamette Meridian in Yamhill County, Oregon, said part being a portion of the James Toney Donation Land Claim, Notification No. 2375, Claim No. 56, and being more particularly described as follows:

Beginning at the Southwest corner of said Toney Donation Land Claim; thence North 13.988 chains to a point 20 feet West of the Southwest corner of a certain tract of land conveyed to B. M. Wepster and wife by deed recorded October 30, 1958 in Film Volume 1, Page 990, Deed and Mortgage Records; thence East along the South line of said Wepster Tract and Westerly extension thereof 11.425 chains to the Northwest corner of a tract of land conveyed by Edna Rierson, et al., by deed recorded October 10, 1957 in Book 163, Page 282, Deed Records; thence South along the West line of said Rierson tract 13.988 chains to a point; thence West 11.425 chains to the place of beginning.

SUBJECT to any adverse claim based upon the assertion that some portion of the herein described premises has been removed or brought within the boundaries thereof by an avulsive movement of the South Yamhill River or has been formed by the process of accretion or reliction.

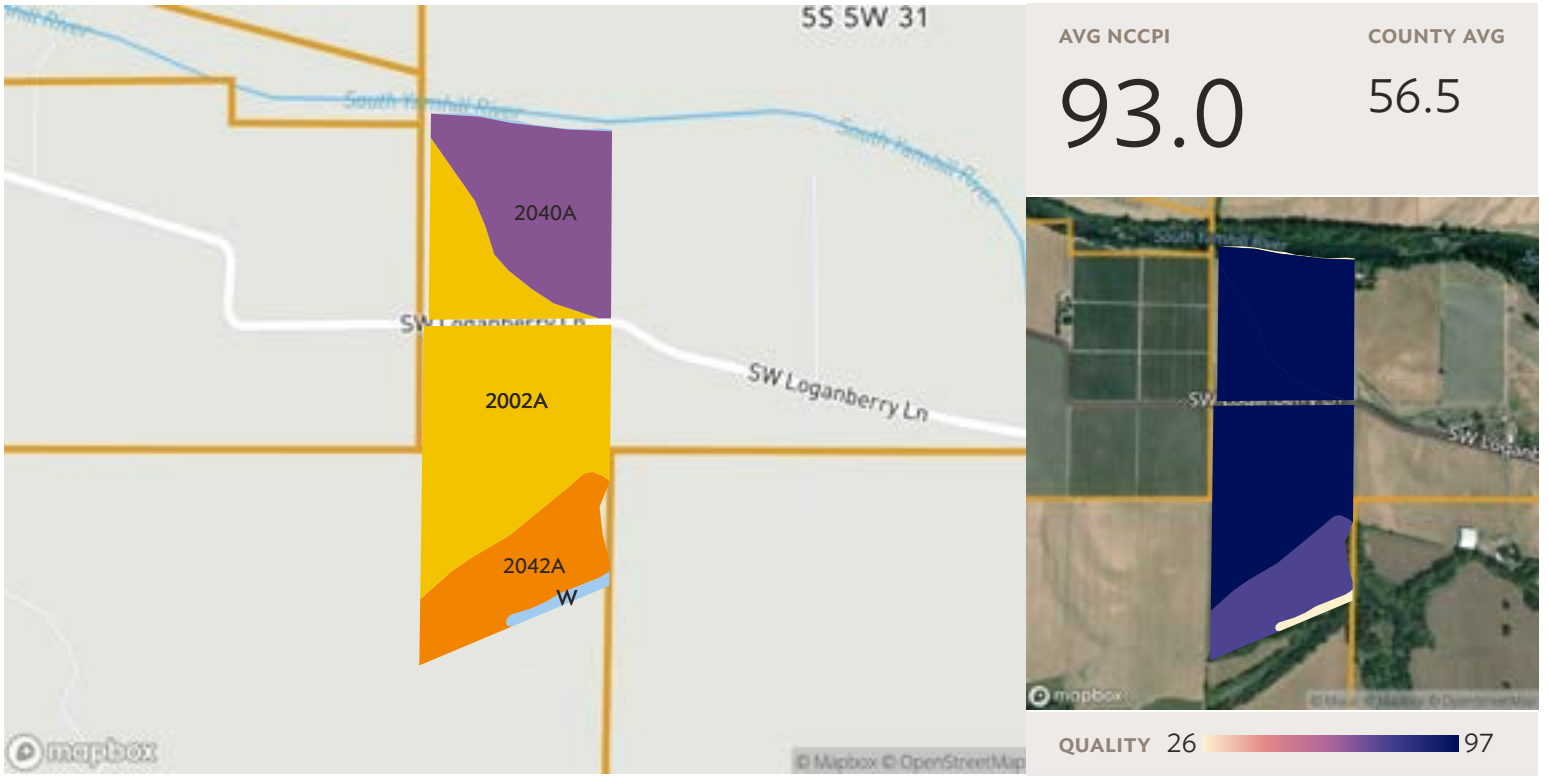
Soil Reports



KW MID-WILLAMETTE KELLERWILLIAMS LAND KELLERWILLIAMS LUXURY KELLERWILLIAMS INTERNATIONAL
KELLERWILLIAMS REALTY

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.

4 fields, 82 acres in Yamhill County, OR



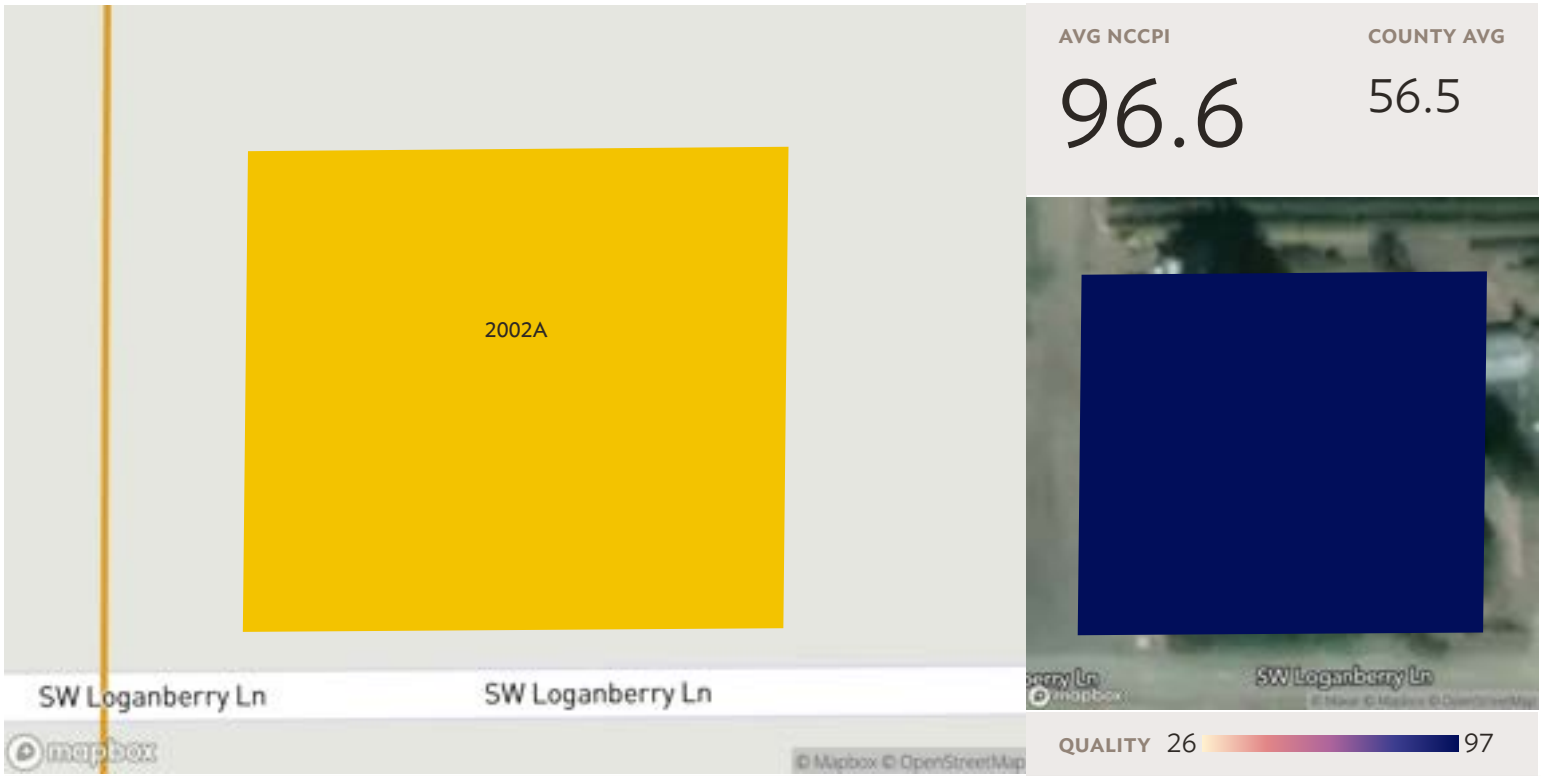
Source: NRCS Soil Survey

All fields

82 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2002A	Chehalis silty clay loam, 0 to 3 percent slopes	43.85	53.7%	2	96.6
2040A	Chehalis silt loam, 0 to 3 percent slopes	21.69	26.6%	2	96.9
2042A	Chehalem silty clay loam, 0 to 3 percent slopes, occasionally flooded	14.81	18.1%	2	76.4
W	Water	1.30	1.6%	8	N/A
		80.36	98.4%		93.0

4 fields, 82 acres in Yamhill County, OR



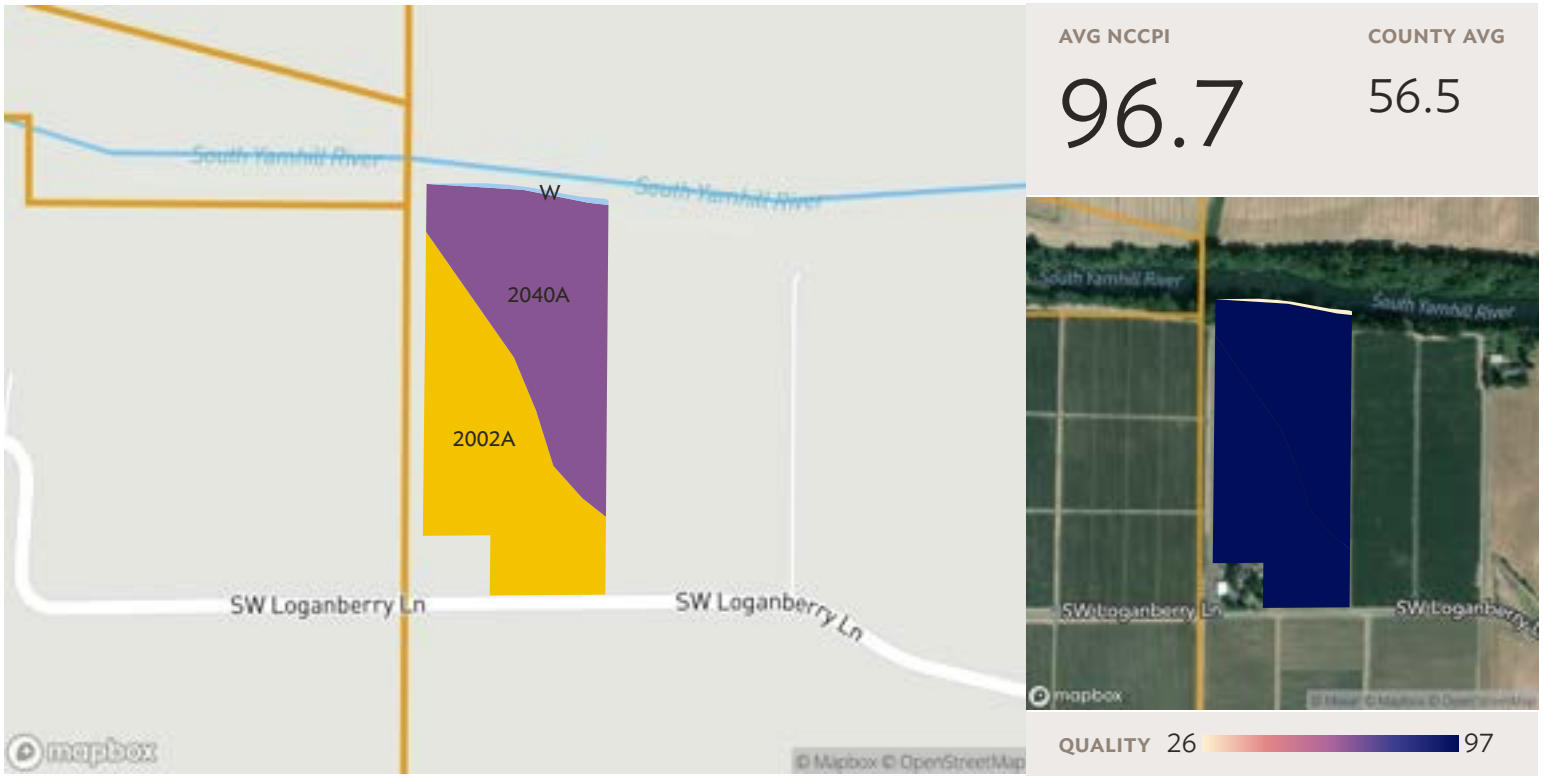
Field 1

Source: NRCS Soil Survey

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2002A	Chehalis silty clay loam, 0 to 3 percent slopes	0.90	100.0%	2	96.6
		0.90			96.6

4 fields, 82 acres in Yamhill County, OR



AVG NCCPI **96.7** COUNTY AVG 56.5

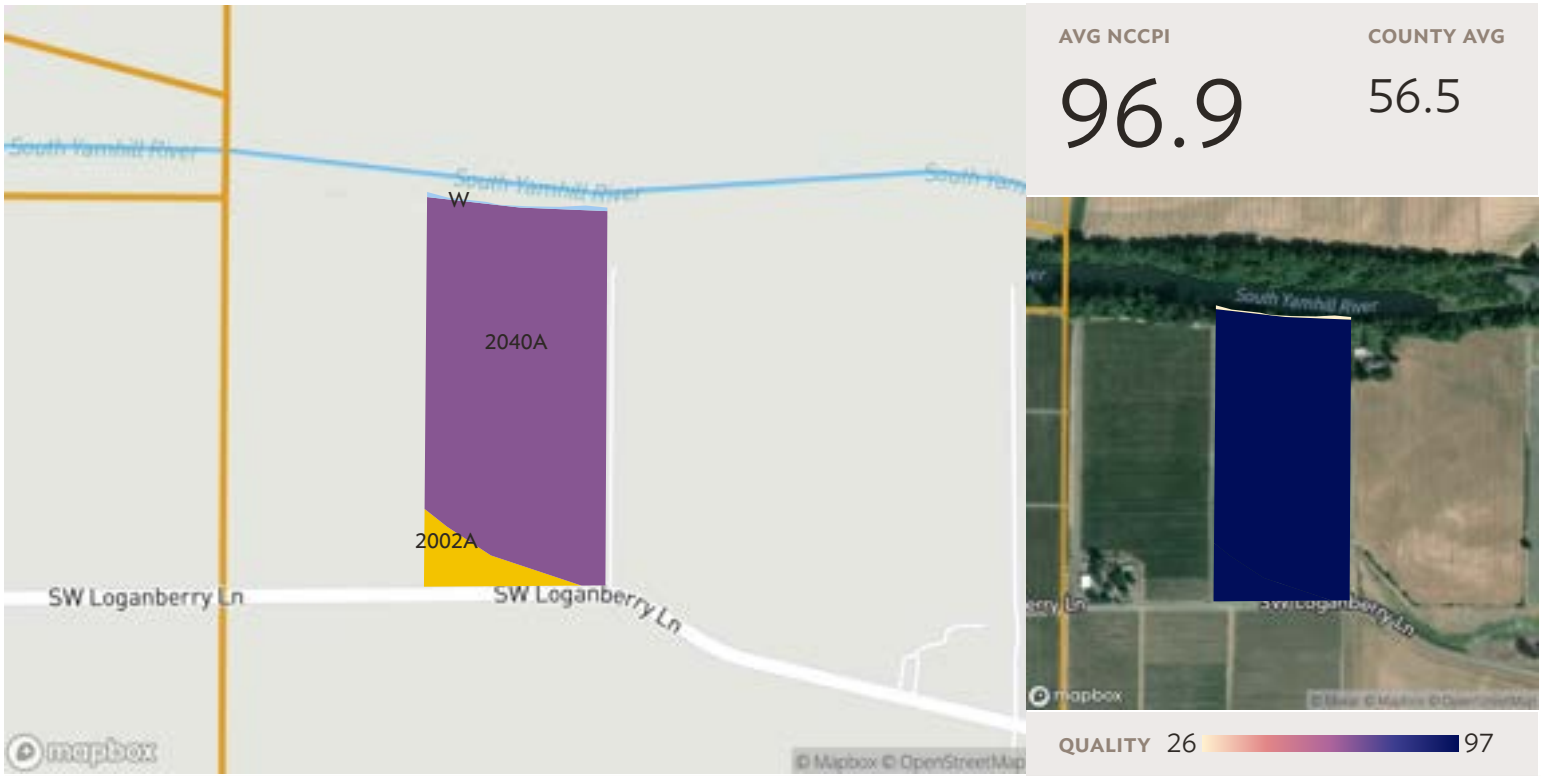
Field 2

Source: NRCS Soil Survey

16 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2002A	Chehalis silty clay loam, 0 to 3 percent slopes	7.95	51.0%	2	96.6
2040A	Chehalis silt loam, 0 to 3 percent slopes	7.50	48.1%	2	96.9
W	Water	0.15	0.9%	8	N/A
		15.45	99.1%		96.7

4 fields, 82 acres in Yamhill County, OR



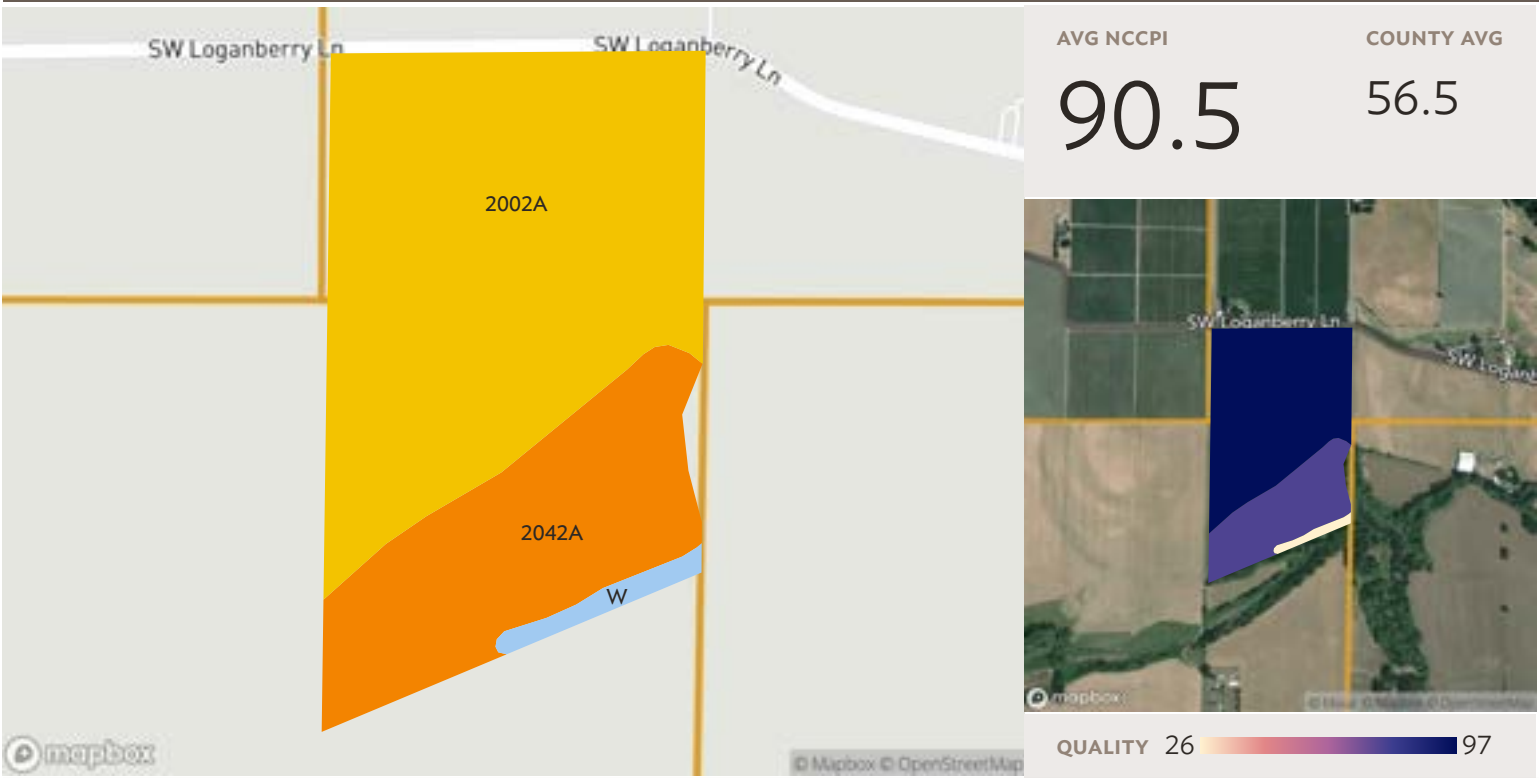
Field 3

Source: NRCS Soil Survey

15 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 2040A	Chehalis silt loam, 0 to 3 percent slopes	14.19	92.2%	2	96.9
■ 2002A	Chehalis silty clay loam, 0 to 3 percent slopes	1.10	7.2%	2	96.6
■ W	Water	0.10	0.6%	8	N/A
		15.29	99.4%		96.9

4 fields, 82 acres in Yamhill County, OR



Field 4

Source: NRCS Soil Survey

50 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
2002A	Chehalis silty clay loam, 0 to 3 percent slopes	33.90	68.1%	2	96.6
2042A	Cehalem silty clay loam, 0 to 3 percent slopes, occasionally flooded	14.81	29.8%	2	76.4
W	Water	1.06	2.1%	8	N/A
		48.71	97.9%		90.5

Water Rights Report



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

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Hurst Berry Farm

Sheridan, OR

Re: Water Right Report

Subject Property:

Situs Address	Account No.	Map No.
23301 SW McKibben Rd.	209786	R5531 00500
23220 SW McKibben Rd.	439314	R5531 01101
23900 SW Loganberry Ln.	237540	R6601 00100
23900 SW Loganberry Ln.	209946	R5531 02200
23900 SW Loganberry Ln.	209955	R5531 02300
23900 SW Loganberry Ln.	209893	R5531 02400

The water rights that are pertinent to this property are as follows:

Doc No.	Priority Date	Source	Acreage	Rate (cfs or gpm)	Duty (acre-foot/ac.)
Cert. 45979	9/25/1969	S. Yamhill R.	15.0	0.16 or 72	2.5
Cert. 56862	4/29/1974	S. Yamhill R.	114.7	1.43 or 642	2.5
Cert. 57371	9/25/1969	S. Yamhill R.	62.1	0.66 or 296	2.5
Cert. 61966	3/2/1981	S. Yamhill R.	12.7	0.12 or 54	2.5

1. All of Certificate 45979 is on the subject property at Loganberry Ln.
2. All of Certificate 61966 is on the subject property at McKibben Rd.

3. Certificate 56862 is partially on the subject property; 46.3 acres of the total 114.7.
4. Certificate 57371 is partially on the subject property; 16.5 acres of the total 62.1.
5. All authorized points of diversion (POD) for the four water rights appear to be on the subject property. It is recommended to be aware of any assumed access to these PODs by neighboring land owners covered by portions of Certificates 56862 or 57371. They are not required access without a valid easement to the pump site, but often there is some agreement between existing land owners when water rights split property lines.
6. The POD for Certificate 56862 is only 10' N and 10' W of the POD for Cert. 57371. It should be confirmed whether these are two separate pump sites or if they have been consolidated to one at some point. Cert. 45979 also has a separate authorized POD at the NE corner of the Loganberry property. If pump site consolidation is desired, a transfer application to authorize one POD might be necessary.
7. Standard irrigation rates for the Willamette Valley are 1/80th cfs per acre. Cert. 45979 has a slightly less than standard rate at 0.16 cfs (instead of 0.19 cfs). Cert. 61966 is also slightly less than the standard rate at 0.12 cfs (instead of 0.16 cfs). Cert. 57371 is more significantly under the standard rate at 0.66 cfs (instead of 0.78 cfs).
8. The respective rates for the portions of Cert. 56862 and 57371 on the subject property would be 0.58 cfs (259 gpm) and 0.18 cfs (79 gpm).
9. There is a minimal portion of tax lot 1101 that appears it could be irrigated, but is not covered by water rights. The more significant gap is at the South end of tax lot 100, there is an approximate 2-acre gap in coverage. It appears this may have been cleared at some point to start farming this area.

New water right coverage for this area will be difficult to achieve in this area. The best chance of coverage if desired would be through a transfer application to move an existing 2-acre portion of water rights to this area.

10. New water is not available from the South Yamhill River between June and October. Any new application for irrigation wells on this property would likely be found to interfere with surface water and be subject to the same season.
11. If certificate water rights have five consecutive years of non-use in the last 15, they can be subject to forfeiture.
12. On tax lots 500 and 2300, small portions of the water rights cover buildings. Since these are certificate rights, they cannot be moved due to the non-use rule. Evidence of use in the last five years is required to transfer certificates.
13. The allowed irrigation season for this area is April 1 – September 30.
14. It appears that there are some domestic wells on the property. If so, they can be used for the following exemptions: 0.5 acres of irrigation for non-commercial lawn or garden,

5,000 gallons per day for one industrial or commercial use, livestock use, and up to 15,000 gallons per day for domestic use.

15. If the berry processing on the McKibben property uses surface water like the irrigation system, this is not exempt and would require a water right for industrial or commercial uses. If it does operate on a well, it is exempt up to the 5,000 gallons per day. If it uses more than that, a water right would still be required. No industrial or commercial water rights were found tied to this property.
16. Reuse of surface water is exempt. If necessary, recaptured irrigation water can be used for other uses.
17. Upon purchase of the property, ownership update forms should be completed and submitted to Oregon Water Resources Department (OWRD) for each individual certificate.

This report is based on OWRD records and our best knowledge without being onsite. Please note that recommendations are subject to change.



William E. McGill, CWRE



Grant A. McGill

Water Rights

Documents Provided Through OWRD



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

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STATE OF OREGON

COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

This Is to Certify, That GRACE STUTZMAN

of Rt. 1, Box 35, Sheridan, State of Oregon, 97378, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of South Yamhill River

a tributary of Yamhill River for the purpose of the irrigation of 15.0 acres

under Permit No. 34700 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 September 25, 1969

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 0.16 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 NW 1/4 SW 1/4, as projected within McCane DLC 62, Section 31, T. 5 S., R. 5 W., W. M., 570 feet North and 30 feet West from the NW Corner, McCane DLC 62

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:

8.2 acres NW 1/4 SW 1/4
6.8 acres SW 1/4 SW 1/4
Both as projected within Graves DLC 75
Section 31
T. 5 S., R. 5 W., W. M.

This certificate is issued to confirm a change in point of diversion approved by an order of the Water Resources Director entered May 15, 1974 and together with certificate of water right recorded on page 43621, Volume 35, State Record of Water Right Certificates supersedes certificate of water right recorded on page 39112, Volume 31, State Record of Water Right Certificates.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described. and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. June 22, 1978

[Signature]
Water Resources Director

STATE OF OREGON

COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

THIS IS TO CERTIFY, that OTTO P. BRANDT, of ROUTE 1 BOX 38, SHERIDAN, OREGON 97378, has a right to the use of the waters of SOUTH YAMHILL RIVER, a tributary of YAMHILL RIVER, for the purpose of IRRIGATING 62.1 ACRES.

The right has been perfected under Permit 34700. The date of priority is SEPTEMBER 25, 1969. The right is limited to not more than 0.66 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 1 (NW1/4 SW1/4), Section 31, T5S, R5W, WM; 630 feet North & 630 feet West from NW Corner, McCane DLC 62

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.

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

SEE NEXT PAGE

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

	NE1/4 SW1/4	1.7	ACRES
	AS PROJECTED WITHIN TURNER DLC 55		
LOT 3	(NE1/4 SW1/4)	3.4	ACRES
	NE1/4 SW1/4	0.7	ACRE
	AS PROJECTED WITHIN MCCANE DLC 62		
	NW/14 SW1/4	9.3	ACRES
	SW1/4 SW1/4	7.2	ACRES
	BOTH AS PROJECTED WITHIN GRAVES DLC 75		
	SE1/4 SW1/4	6.4	ACRES
	AS PROJECTED WITHIN MCCANE DLC 62		
	SECTION 31		
	TOWNSHIP 5 SOUTH, RANGE 5 WEST, WM		
LOT 1	(NE1/4 SE1/4)	0.6	ACRE
	NE1/4 SE1/4	18.6	ACRES
	SE1/4 SE1/4	14.2	ACRES
	BOTH AS PROJECTED WITHIN GRAVES DLC 47		
	SECTION 36		
	Township 5 South, Range 6 West, W.M.		

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

This certificate describes that portion of the water right confirmed by certificate 43621, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered February 7, 1978, approving transfer application 3832.

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

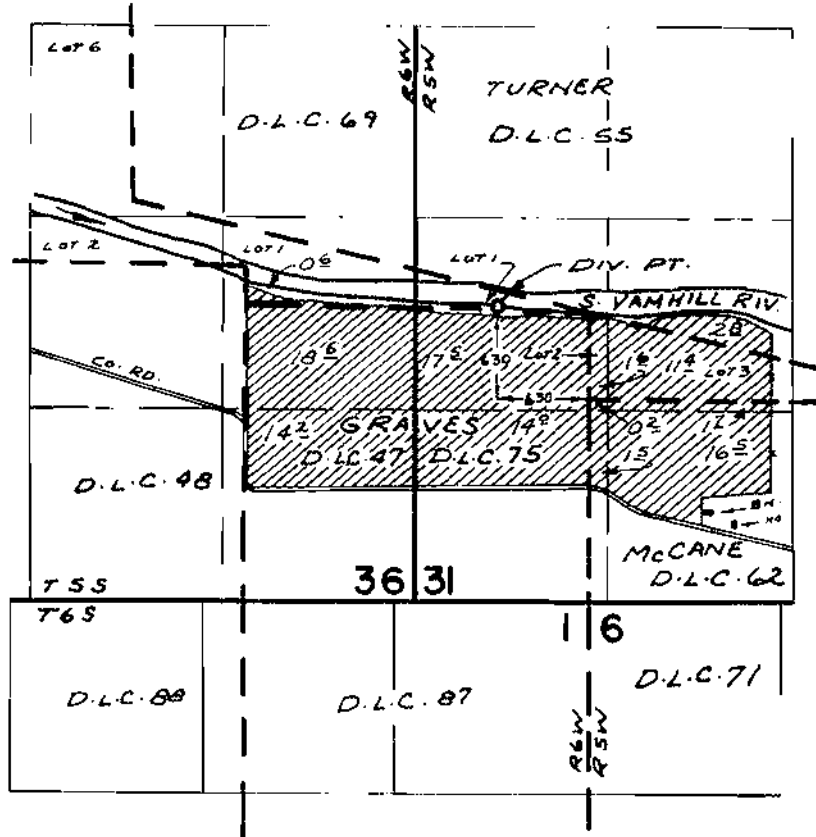
WITNESS the signature of the Water Resources Director, affixed this date July 26, 1988.

/S/ WILLIAM H. YOUNG
Water Resources Director

Recorded in State Record of Water Right Certificates numbered 57371

T-3832

T.58&6 S.R.5&6 W.W.M.



FINAL PROOF SURVEY UNDER

Application No. 46941... Permit No. 34700...
IN NAME OF

OTTO P. BRANDT

Surveyed FEB. 2, 1973, by R. MUCKEN