

# 29250 & 29500 SW BRUCK LANE

WILSONVILLE, 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.









# Estate Home

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3,872 SqFt

5 Bedrooms, 4 Bathrooms

- Primary Bedroom
  - Attached to a Sun Room with Deck Access
  - Step In Tile Shower
  - Soaking Tub
- Fully Finished Daylight Basement
  - Patio Access
  - Kitchenette
  - Family Room with Wood Fireplace
- Open Concept Kitchen and Living Area with Oversized Windows
  - Cooktop, Oven, Dishwasher Included
- Mudroom with Step In Shower
- Immaculately Landscaped with Designated Garden Beds and Fruit Trees
- Fenced and Paved Poultry Coop
- Multi-Tiered Patio System with Built In Fire pit
- Covered Front Porch

# Farm Home

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1,608 SqFt

4 Bedrooms, 2 Bathrooms

- Primary Bedroom
  - Main Level
  - Entry to Covered Porch
- Original Hardwoods
- Pellet Stove
- South Facing Porch
- Beautiful Landscaping with Raised Garden Beds
- Fenced and Covered Poultry Coop

# Outbuildings

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## Red Barn

- 3,440 SqFt
- Cold Storage Room
- Chemical Room
- 220 Power
- Concrete Floors
- Lean To Off Side

## Lower Barn

- 1,728 SqFt
- Gravel Floors
- Recently Re-braced
- New Doors
- 220 Power
- Exterior Stairs

## Studio

- 220 Power
- Bathroom
- Studio Style Bedroom

## 4 Greenhouses

- New Coverings in 2022
- 1st Greenhouse
  - Power
  - Underground Heating
  - Concrete Flooring
- 2nd Greenhouse
  - Set Up for Grafting
  - Electricity Through Cord
- 3rd Greenhouse
  - Gravel with Plastic Flooring
- 4th Greenhouse
  - Concrete Flooring
- 3 Bay Open Shed
- Gravel Flooring

## Small Shed

## Woodshed

## Multiple Small Sheds and Barns

# Land

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121.65 Acres

- 67 +/- Tillable Acres
- 57 +/- Acres of Hazelnuts
  - 25 +/- Acres of Jefferson, 13 Years Old
  - 13 +/- Acres of McDonald, 7-9 Years Old
  - 18 +/- Acres of Sacajawea, 27 Years Old
- 2 +/- Acres of Heritage Cider Apples
- 48 +/- Acres of Canyon Land
- 69 +/- Acres of Water Rights
  - See Water Rights Certificates Below
  - 3 Irrigation Wells
    - Drip Line, Sprinklers, Irrigation Equipment Included
- Chestnuts Trees

Riverfront Location

- Views of the Molalla and Willamette River Confluence
- Beach Frontage

Across from Mollala River State Park

Newland Creek

RV Parking and Hookups

Long Private Drive

Fenced and Cross Fenced

Pathways Throughout the Grounds

Views of the Cascade Mountain Range

\*Nursery Stock is Not Included in the Sale



# SCAN QR CODE FOR MORE PHOTOS



# SCAN QR CODE FOR MORE PROPERTY DETAILS



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# Maps



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

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Farm & Home**

★ B R O K E R S ★

**KW** MID-WILLAMETTE  
KELLERWILLIAMS REALTY

**LAND**  
KELLERWILLIAMS

*Luxury*  
KELLERWILLIAMS INTERNATIONAL

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# Oregon Farm & Home

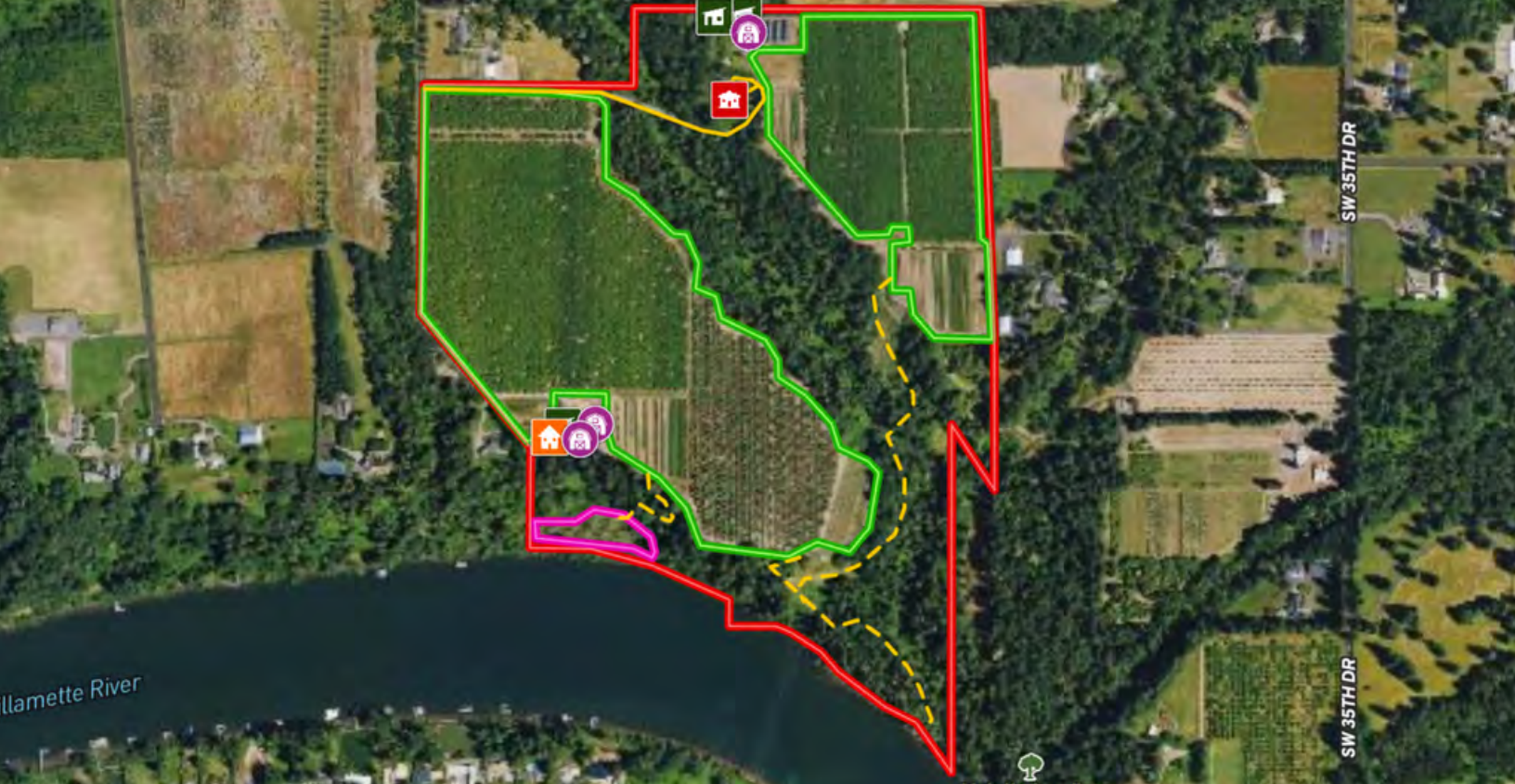
★ BROKERS ★

KW MID-WILLAMETTE  
KELLER WILLIAMS REALTY

KELLER WILLIAMS  
LAND

KELLER WILLIAMS  
Luxury  
INTERNATIONAL

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KW MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
**LAND**

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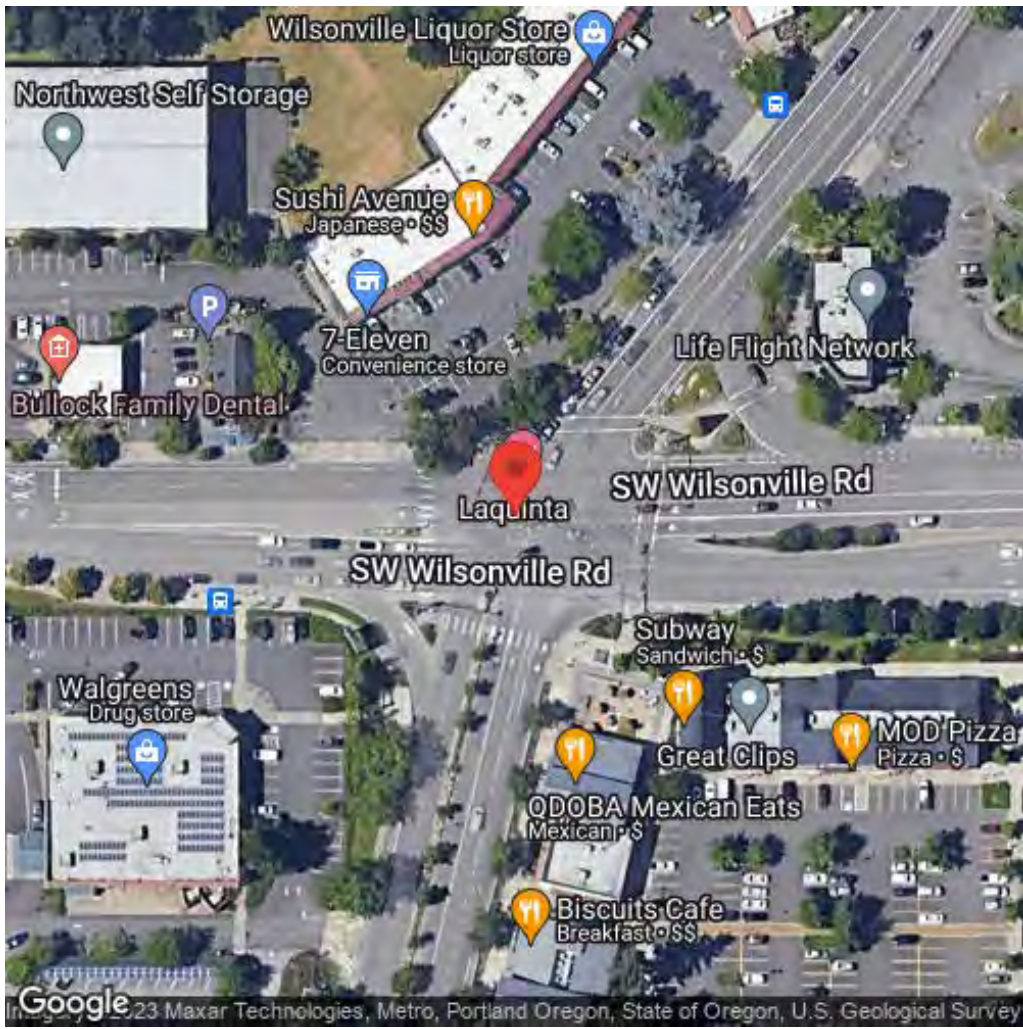
# County Information

List Packet (s) Provided Through County Records



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





00767628, Wilsonville, OR



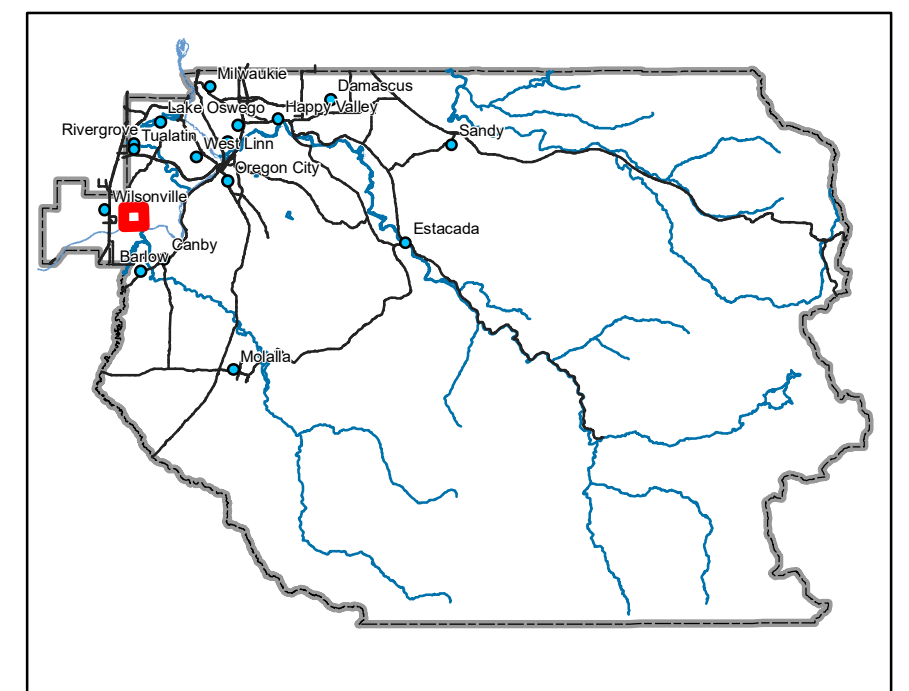
SECTION 18 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 400'

D. L. C.  
HEIRS OF D. S. MINKLER NO. 48

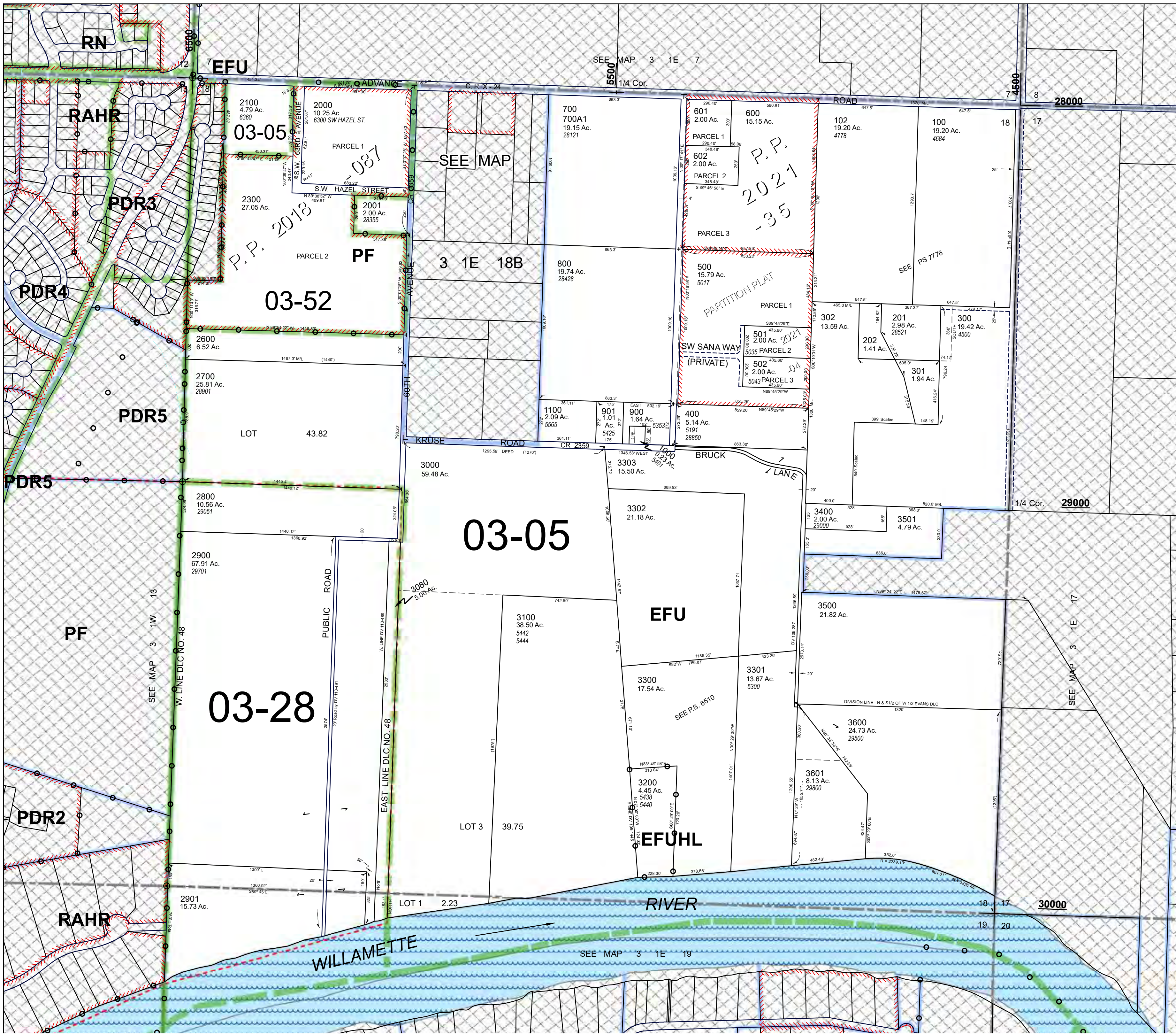
Cancelled Taxlots

- 902
- 1200
- 1300
- 1400
- 1401
- 1500
- 1600
- 1700
- 1800
- 1801
- 1901
- 1902
- 1903
- 1904
- 1905
- 1906
- 1907
- 1908
- 1909
- 1910
- 1911
- 3090
- 101
- 200
- 2200
- 2090
- 2400
- 2500

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



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 easements, acreage or other matters shown thereon.

# Property Account Summary



<b>Account Number</b>	00767628	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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General Information	
Alternate Property #	31E18 03500
Property Description	Section 18 Township 3S Range 1E TAX LOT 03500
Last Sale Price	\$0.00
Last Sale Date	01/28/2008
Last Sale Excise Number	172362
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	003-005
Remarks	

Tax Rate	
<b>Description</b>	<b>Rate</b>
Total Rate	16.614

Property Characteristics	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	15774: West Linn/Wilsonville rural all other
Land Class Category	680: Forest & Farm Land Vacant
Acreage	21.82
Change property ratio	6XX

Parties			
Role	Percent	Name	Address
Taxpayer	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070
Owner	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$20,009	\$19,438	\$18,873	\$18,328	\$17,805
Exempt					
TVR Total	\$20,009	\$19,438	\$18,873	\$18,328	\$17,805
Real Mkt Land	\$1,048,707	\$890,048	\$847,479	\$824,261	\$801,042
Real Mkt Bldg					
Real Mkt Total	\$1,048,707	\$890,048	\$847,479	\$824,261	\$801,042
M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV	\$54,174	\$54,022	\$54,567	\$54,387	\$51,901
SAVL (MAV Use Portion)	\$20,009	\$19,438	\$18,873	\$18,328	\$17,805
MAV (Market Portion)					
Mkt Exception					
AV Exception					

Parents						
Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

Children

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
No Children Found					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
01/16/2008	01/28/2008 13:22:00	Recording Processed	Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB
01/16/2008	01/28/2008 13:22:00	Taxpayer Changed	Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB
11/30/2007	12/19/2007 11:58:00	Recording Processed	Property Transfer Filing No.: 170391, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by ROMANSIE
01/12/2004	01/12/2004 10:09:00	Seg/Merge Completed	Parent in Seg/Merge SM040186, Effective: 01/02/2003 by LAURIEB
01/12/2004	01/12/2004 10:08:00	Seg/Merge Initiated	SM040186 EFFECTIVE 2004-05: ACREAGE CHANGE, +0.17 AC ADJ BY 2003-144571; BEFORE 01/01/2004 by LAURIEB
12/22/2003	01/13/2004 08:50:00	Recording Processed	Property Transfer Filing No.: 90058, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB
12/22/2003	01/13/2004 08:50:00	Taxpayer Changed	Property Transfer Filing No.: 90058 12/22/2003 by LAURIEB
12/19/2001	01/22/2002 13:17:00	Taxpayer Changed	Property Transfer Filing No.: 44849 12/19/2001 by TINACOO
12/19/2001	01/22/2002 13:17:00	Recording Processed	Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO
11/06/2000	12/06/2000 16:28:00	Recording Processed	Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Contract: 97-83690, 10/1/97, \$ 160000

Tax Balance
No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.
<b>Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.</b>
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2022"/>

Receipts						
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change	
11/17/2022 00:00:00	5327457 (ReceiptDetail.aspx? receiptnumber=5327457)	\$332.43	\$332.43	\$322.46	\$0.00	
11/01/2021 00:00:00	5022444 (ReceiptDetail.aspx? receiptnumber=5022444)	\$314.36	\$314.36	\$304.93	\$0.00	
11/09/2020 00:00:00	4846017 (ReceiptDetail.aspx? receiptnumber=4846017)	\$317.84	\$317.84	\$308.30	\$0.00	
11/06/2019 00:00:00	4652411 (ReceiptDetail.aspx? receiptnumber=4652411)	\$301.01	\$301.01	\$291.98	\$0.00	
11/06/2018 00:00:00	4459323 (ReceiptDetail.aspx? receiptnumber=4459323)	\$290.36	\$290.36	\$281.65	\$0.00	

Sales History										
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
01/15/2008	01/28/2008	01/16/2008	2008-003361	\$0.00	172362		M	BRUCK EARL R TRUSTEE	BRUCK VERNON E & PENNY L	No
11/28/2007	12/19/2007	11/30/2007	2007-100291	\$350,000.00	170391		X	BRUCK EARL R TRUSTEE	BRUCK EARL R TRUSTEE	No
11/06/2000	12/06/2000	11/06/2000	2000-072218	\$160,000.00	22791				HOLLAND DELMA E	No

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



# Detailed Statement

<b>Parcel Number</b>	00767628	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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**As Of Date:** 5/5/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-005	\$215.78	\$0.00	\$0.00	11/15/1993
1994	Property Tax Principal	003-005	\$207.10	\$0.00	\$0.00	11/15/1994
1995	Property Tax Principal	003-005	\$126.35	\$0.00	\$0.00	11/15/1995
1996	Property Tax Principal	003-005	\$166.16	\$0.00	\$0.00	11/15/1996
1997	Property Tax Principal	003-005	\$132.87	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	003-005	\$145.28	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	003-005	\$134.15	\$0.00	\$0.00	11/15/1999
2000	Property Tax Principal	003-005	\$160.97	\$0.00	\$0.00	11/15/2000
2001	Property Tax Principal	003-005	\$169.34	\$0.00	\$0.00	11/15/2001
2002	Property Tax Principal	003-005	\$173.38	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	003-005	\$177.82	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	003-005	\$183.36	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	003-005	\$189.59	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	003-005	\$194.86	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	003-005	\$203.67	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	003-005	\$207.07	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	003-005	\$222.08	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	003-005	\$230.32	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	003-005	\$237.40	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	003-005	\$243.94	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	003-005	\$248.36	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	003-005	\$254.24	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	003-005	\$265.50	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	003-005	\$273.12	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	003-005	\$279.71	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	003-005	\$290.36	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	003-005	\$301.01	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	003-005	\$317.84	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	003-005	\$314.36	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	003-005	\$332.43	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 05/05/2023					\$0.00	

AFTER RECORDING RETURN TO:  
Reif, Reif & Thalhofer, Attorneys  
P. O. Box 729  
Canby, OR 97013-0729

Clackamas County Official Records  
Sherry Hall, County Clerk

2008-003361

UNTIL OTHERWISE REQUESTED,  
SEND TAX STATEMENTS TO:  
Vernon Bruck  
P O Box 2837  
Wilsonville OR 97070



\$41.00

01179583200800033610030035

01/16/2008 09:18:33 AM

D-D Cnt=1 Stn=9 DIANNAW  
\$15.00 \$16.00 \$10.00

**BARGAIN AND SALE DEED  
(Deed of Gift)**

**RECITALS:**

1. **VERNON BRUCK** and **PENNY BRUCK** are husband and wife.
2. **EARL R. BRUCK** and **LOUISE I. BRUCK** are husband and wife.
3. **VERNON BRUCK** and **PENNY BRUCK** own an undivided one-third (1/3) interest in the real property described in the attached Exhibit A.
4. **EARL R. BRUCK** is Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, and is also the Trustee of the **LOUISE I. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, as to an undivided two-thirds (2/3) interest.
5. It is the intent of this deed for **EARL R. BRUCK**, Individually and as the Trustee of the Trust described in Recital 4 above and **LOUISE I. BRUCK**, Individually, to transfer as a gift the real property described in Exhibit A to **VERNON BRUCK** and **PENNY BRUCK**.

**NOW, THEREFORE,**

KNOW ALL MEN BY THESE PRESENTS, that **EARL R. BRUCK**, Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, **EARL R. BRUCK**, Trustee of the **LOUISE I. BRUCK REVOCABLE TRUST**, dated July 3, 1991, as amended and restated May 15, 1992, and **EARL R. BRUCK** and **LOUISE I. BRUCK**, husband and wife, as individuals, hereinafter collectively called **GRANTOR**, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **VERNON BRUCK** and **PENNY BRUCK**, husband and wife, hereinafter called **GRANTEE**, and unto **GRANTEE'S** heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to wit:

SEE EXHIBIT A.

TO HAVE AND TO HOLD the same unto the said **GRANTEE** and **GRANTEE'S** heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a Deed of Gift for which the fair market value is \$700,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this day of 15<sup>th</sup> of Jan, 2008.

Earl R. Bruck  
Earl R. Bruck, Trustee of the Earl R. Bruck Revocable Living Trust - Grantor

Earl R. Bruck  
Earl R. Bruck, Trustee of the Louise I. Bruck Revocable Living Trust - Grantor

Earl R. Bruck  
Earl R. Bruck, Individually

Louise I. Bruck  
Louise I. Bruck, Individually

STATE OF OREGON )  
County of Clackamas ) ss.

January 15, 2008

Before me personally appeared the above named **EARL R. BRUCK**, Individually, and as Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST and as Trustee of the LOUISE I. BRUCK REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.



Diane R. Weirich  
Notary Public for Oregon  
My Commission Expires: February 2, 2010

STATE OF OREGON )  
County of Clackamas ) ss.

January 15, 2008

Before me personally appeared the above named **LOUISE I. BRUCK**, Individually, and acknowledged the foregoing instrument to be her voluntary act and deed.



Diane R. Weirich  
Notary Public for Oregon  
My Commission Expires: February 2, 2010

**Exhibit "A"**

Real property in the County of Clackamas, State of Oregon, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH  $00^{\circ} 30' 00''$  WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH  $00^{\circ} 29' 00''$  EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH  $89^{\circ} 24' 22''$  EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH  $34^{\circ} 25' 56''$  EAST, 1426.58 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH  $00^{\circ} 58' 35''$  EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $05^{\circ} 11' 22''$  (THE CHORD OF WHICH BEARS NORTH  $49^{\circ} 16' 44''$  WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $10^{\circ} 40' 32''$  (THE CHORD OF WHICH BEARS NORTH  $57^{\circ} 12' 41''$  WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $13^{\circ} 53' 18''$  (THE CHORD OF WHICH BEARS NORTH  $69^{\circ} 29' 36''$  WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $21^{\circ} 33' 45''$  (THE CHORD OF WHICH BEARS NORTH  $87^{\circ} 13' 08''$  WEST, 349.94 FEET); THENCE NORTH  $00^{\circ} 29' 00''$  WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH  $40^{\circ} 34' 34''$  WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH  $00^{\circ} 29' 00''$  WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Tax Parcel Number: 00767646





## Property Information Report

Address Not Available

### Ownership Information

**Owner Name:** Please see attached vesting deed for current ownership.  
**Mailing Address:** PO BOX 2837 WILSONVILLE, OR 97070-2837

### Property Description

<b>County:</b>	Clackamas	<b>Map / Tax Lot:</b>	31E17 /00800
<b>Account Num:</b>	00767174	<b>Owner Occ.:</b>	No
<b>Land Use:</b>	Private Preserve, Open Space-Vacant Land (Forest Land, Conservation)	<b>Census:</b>	
<b>Subdivision:</b>			
<b>Legal Description:</b>	SECTION 17 TOWNSHIP 3S RANGE 1E TAX LOT 00800		

### Property Characteristics

<b>Property Type:</b>	VACANT LAND	<b>Building SF:</b>		<b>Heat:</b>	
<b>House Style:</b>		<b>Living Area SF:</b>		<b>Cooling:</b>	
<b>Year Built:</b>		<b>Square Feet:</b>		<b>Foundation:</b>	
<b>Bedrooms:</b>		<b>1st Floor SF:</b>		<b>Exterior:</b>	
<b>Bathrooms:</b>		<b>2nd Floor SF:</b>		<b>Roof Style:</b>	
<b>Lot Size:</b>	249,599	<b>3rd Floor SF:</b>		<b>Roof Cover:</b>	
<b>Acres:</b>	5.73	<b>Attic SF:</b>		<b>Fireplaces:</b>	
<b>Garage Type:</b>		<b>Bsmnt SF:</b>		<b>Bsmnt Type:</b>	
<b>Garage SF:</b>		<b>Fin Bsmt SF:</b>			

### Assessment Information

<b>Real Market Value:</b>	\$ 606,739	<b>Land Value:</b>	\$ 606,739	<b>Imp. Value:</b>	\$ 0
<b>Total Assessed Value:</b>	\$ 3,071	<b>Levy Code:</b>	003-005	<b>M-5 Rate:</b>	17.4310
<b>Taxes:</b>	\$ 51.02	<b>Tax Year:</b>	2022	<b>Assessed Year:</b>	2022

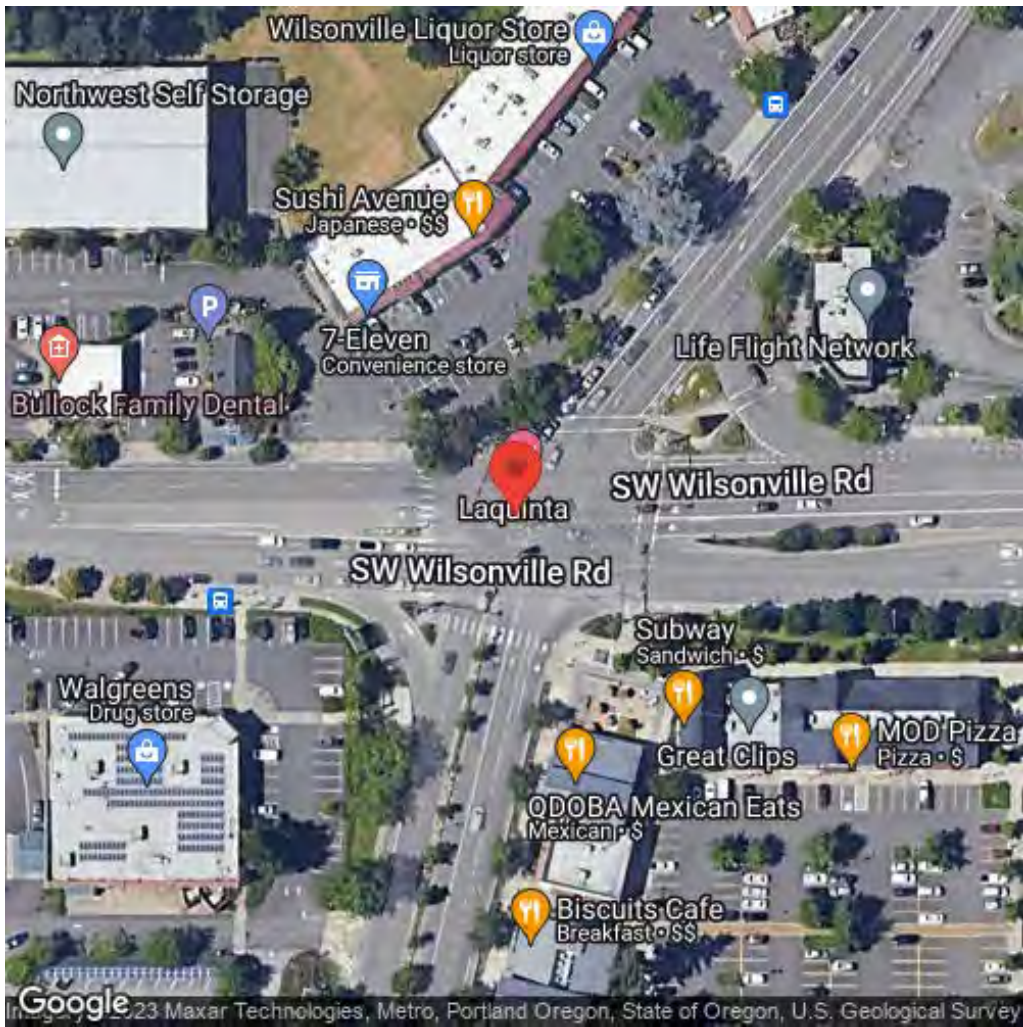
### Previous Sale Information

<b>Sale Amount:</b>		<b>Sale Date:</b>		<b>Document Num:</b>	
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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.*



00767174, Wilsonville, OR



# Property Account Summary



<b>Account Number</b>	00767174	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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General Information	
Alternate Property #	31E17 00800
Property Description	Section 17 Township 3S Range 1E TAX LOT 00800
Last Sale Price	\$0.00
Last Sale Date	01/28/2008
Last Sale Excise Number	172362
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	003-005
Remarks	

Tax Rate	
<b>Description</b>	<b>Rate</b>
Total Rate	16.614

Property Characteristics	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	15774: West Linn/Wilsonville rural all other
Land Class Category	680: Forest & Farm Land Vacant
Acreage	5.73
Change property ratio	6XX

Parties			
Role	Percent	Name	Address
Taxpayer	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070
Owner	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$3,071	\$2,977	\$2,890	\$2,807	\$2,728
Exempt					
TVR Total	\$3,071	\$2,977	\$2,890	\$2,807	\$2,728
Real Mkt Land	\$606,739	\$514,945	\$490,317	\$476,884	\$463,450
Real Mkt Bldg					
Real Mkt Total	\$606,739	\$514,945	\$490,317	\$476,884	\$463,450
M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV	\$5,970	\$5,813	\$5,814	\$5,434	\$5,203
SAVL (MAV Use Portion)	\$3,071	\$2,977	\$2,890	\$2,807	\$2,728
MAV (Market Portion)					
Mkt Exception					
AV Exception					

Parents						
Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

Children



# Detailed Statement

<b>Parcel Number</b>	00767174	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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**As Of Date:** 5/5/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-005	\$215.13	\$0.00	\$0.00	11/15/1993
1994	Property Tax Principal	003-005	\$205.43	\$0.00	\$0.00	11/15/1994
1995	Property Tax Principal	003-005	\$32.77	\$0.00	\$0.00	11/15/1995
1996	Property Tax Principal	003-005	\$27.61	\$0.00	\$0.00	11/15/1996
1997	Property Tax Principal	003-005	\$21.65	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	003-005	\$25.08	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	003-005	\$23.44	\$0.00	\$0.00	11/15/1999
2000	Property Tax Principal	003-005	\$24.54	\$0.00	\$0.00	11/15/2000
2001	Property Tax Principal	003-005	\$25.51	\$0.00	\$0.00	11/15/2001
2002	Property Tax Principal	003-005	\$25.33	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	003-005	\$26.68	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	003-005	\$27.91	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	003-005	\$28.86	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	003-005	\$29.66	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	003-005	\$30.97	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	003-005	\$31.56	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	003-005	\$33.90	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	003-005	\$35.13	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	003-005	\$36.28	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	003-005	\$37.25	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	003-005	\$38.00	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	003-005	\$38.92	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	003-005	\$40.59	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	003-005	\$41.83	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	003-005	\$42.81	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	003-005	\$44.48	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	003-005	\$46.10	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	003-005	\$48.67	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	003-005	\$48.15	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	003-005	\$51.02	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 05/05/2023					\$0.00	

3  
7  
Until a change is requested, all tax statements shall be sent to:

No Change

Clackamas County Official Records  
Sherry Hall, County Clerk

2003-164552



\$36.00

00618821200301645520030039

12/22/2003 11:50:06 AM

D-D Cnt=1 Stn=6 MIKE  
\$15.00 \$11.00 \$10.00

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that EARL R. BRUCK, hereinafter referred to as "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto EARL R. BRUCK, Trustee of the EARL R. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, and EARL R. BRUCK, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, as tenants in common, hereinafter referred to as "Grantee," and unto Grantee's heirs, successors, and assigns, all of the Grantor's right, title, and interest in and to that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration for this transfer is love and affection.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS**

**After recording, return to:**

Vernon L. Burda, P.C.  
Attorney at Law  
P. O. Box 427  
Wilsonville, OR 97070

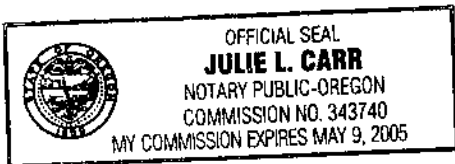
**INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10<sup>th</sup> day of October, 2003.

Earl R. Bruck  
Earl R. Bruck

STATE OF OREGON            )  
  ) ss.  
County of Clackamas        )

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2003, by EARL R. BRUCK.



Julie L. Carr  
Notary Public for Oregon



## Exhibit A

A tract of land located in the Northeast one-quarter of the Southeast one-quarter and Lot 1 of Section 18, and in the Northwest one-quarter of the Southwest one-quarter and Lot 4 of Section 17, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Commencing at the North one-quarter section corner of Section 18, T. 3 S., R. 1 E., W.M.; thence S.  $00^{\circ}30'00''$  W., 2310 feet to an iron pipe in the center of Homer Kruse Road; thence East, 1346.53 feet to a 5/8-inch iron rod at the Northeast corner of Deed Fee No. 99-064550; thence along the east line of said Deed Fee, S.  $00^{\circ}29'00''$  E., 897.78 feet to the true point -of- beginning; thence N.  $89^{\circ}24'22''$  E., 1478.67 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence S.  $34^{\circ}25'56''$  E., 1426.58 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering"; thence S.  $00^{\circ}58'35''$  E., 1480.25 feet to the Willamette River; thence along said river the following courses: 602.55 feet along the arc of a 6652.64 foot radius non tangent curve to the left, through a central angle of  $05^{\circ}11'22''$  (the chord of which bears N.  $49^{\circ}16'44''$  W., 602.34 feet); 601.01 feet along the arc of a 3225.60 foot radius curve to the left, through a central angle of  $10^{\circ}40'32''$  (the chord of which bears N.  $57^{\circ}12'41''$  W., 600.14 feet); 542.75 feet along the arc of a 2239.10 foot radius curve to the left, through a central angle of  $13^{\circ}53'18''$  (the chord of which bears N.  $69^{\circ}29'36''$  W., 541.42 feet); 352.01 feet along the arc of a 935.36 foot radius curve to the left, through a central angle of  $21^{\circ}33'45''$  (the chord of which bears N.  $87^{\circ}13'08''$  W., 349.94 feet); thence N.  $00^{\circ}29'00''$  W., 424.47 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence N.  $40^{\circ}34'34''$  W., 742.65 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering" on the east line of deed fee No. 99-064550; thence along said east line, N.  $00^{\circ}29'00''$  W., 728.24 feet to the true point of beginning, containing 3,677,463 square feet (84.42 acres), more or less.

TOGETHER with an easement for road purposes over that tract of land described in Book 109, pages 286 and 287, Clackamas County Deed Records.

3



## Property Information Report

29500 SW BRUCK LN WILSONVILLE, OR 97070-9709

### Ownership Information

**Owner Name:** VERNON BRUCK  
 PENNY BRUCK  
**Mailing Address:** PO BOX 2837 WILSONVILLE, OR 97070-2837

### Property Description

**County:** Clackamas **Map / Tax Lot:** 31E18 /03600  
**Account Num:** 00767646 **Owner Occ.:** No  
**Land Use:** Rural/Agricultural Residence **Census:** 0227.02  
**Subdivision:**  
**Legal Description:** SECTION 18 TOWNSHIP 3S RANGE 1E TAX LOT 03600

### Property Characteristics

<b>Property Type:</b> RURAL RESIDENCE	<b>Building SF:</b> 1,608	<b>Heat:</b> FORCED AIR UNIT
<b>House Style:</b> 1 STORY	<b>Living Area SF:</b> 1,608	<b>Cooling:</b>
<b>Year Built:</b> 1912	<b>Square Feet:</b> 1,608	<b>Foundation:</b> Concrete
<b>Bedrooms:</b> 4	<b>1st Floor SF:</b> 1,608	<b>Exterior:</b> OTHER
<b>Bathrooms:</b> 1.00	<b>2nd Floor SF:</b>	<b>Roof Style:</b>
<b>Lot Size:</b> 1,077,239	<b>3rd Floor SF:</b>	<b>Roof Cover:</b> COMPOSITION SHINGLE
<b>Acres:</b> 24.73	<b>Attic SF:</b>	<b>Fireplaces:</b>
<b>Garage Type:</b>	<b>Bsmnt SF:</b>	<b>Bsmnt Type:</b>
<b>Garage SF:</b>	<b>Fin Bsmt SF:</b>	

### Assessment Information

<b>Real Market Value:</b> \$ 1,845,676	<b>Land Value:</b> \$ 1,591,766	<b>Imp. Value:</b> \$ 253,910
<b>Total Assessed Value:</b> \$ 216,307	<b>Levy Code:</b> 003-005	<b>M-5 Rate:</b> 17.4310
<b>Taxes:</b> \$ 3,593.72	<b>Tax Year:</b> 2022	<b>Assessed Year:</b> 2022

### Previous Sale Information

**Sale Amount:** \$ 350,000 **Sale Date:** 11/28/2007 **Document Num:** 2007-100291

### Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
1/15/2008	\$ 0		Bs	2008-003361	/
11/28/2007	\$ 350,000	\$ 573,000	Wd	2007-100291	/

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



29500 Sw Bruck Ln, Wilsonville, OR

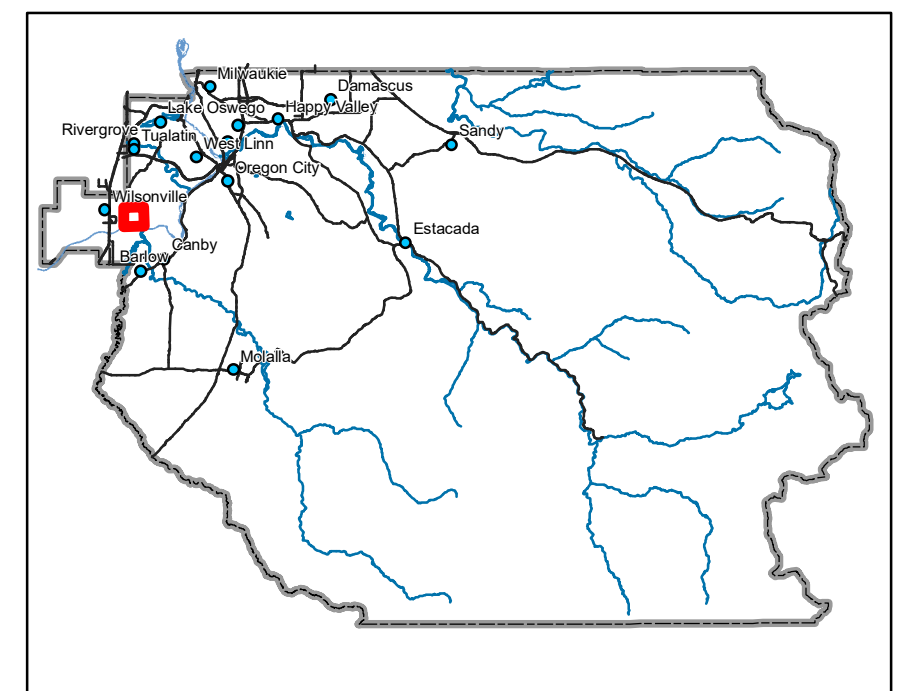
SECTION 18 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 400'

D. L. C.  
HEIRS OF D. S. MINKLER NO. 48

Cancelled Taxlots

- 902
- 1200
- 1300
- 1400
- 1401
- 1500
- 1600
- 1700
- 1800
- 1801
- 1901
- 1902
- 1903
- 1904
- 1905
- 1906
- 1907
- 1908
- 1909
- 1910
- 1911
- 3090
- 101
- 200
- 2200
- 2090
- 2400
- 2500

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



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 easements, acreage or other matters shown thereon.

# Property Account Summary



<b>Account Number</b>	00767646	<b>Property Address</b>	29500 SW BRUCK LN , WILSONVILLE, OR 97070
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### General Information

Alternate Property #	31E18 03600
Property Description	Section 18 Township 3S Range 1E TAX LOT 03600
Last Sale Price	\$0.00
Last Sale Date	01/28/2008
Last Sale Excise Number	172362
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	003-005
Remarks	

### Tax Rate

Description	Rate
Total Rate	16.614

### Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	15764: Willamette River South all other
Land Class Category	681: Forest & Farm Land Improved
Building Class Category	14: Single family res, class 4
Year Built	1912
Acreage	24.73
Change property ratio	6XX

### Parties

Role	Percent	Name	Address
Taxpayer	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070
Owner	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070

### Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$216,307	\$210,129	\$204,134	\$198,313	\$192,662
Exempt					
TVR Total	\$216,307	\$210,129	\$204,134	\$198,313	\$192,662
Real Mkt Land	\$1,591,766	\$1,328,130	\$1,183,876	\$1,159,005	\$1,159,005
Real Mkt Bldg	\$253,910	\$211,810	\$189,850	\$186,180	\$185,210
Real Mkt Total	\$1,845,676	\$1,539,940	\$1,373,726	\$1,345,185	\$1,344,215
M5 Mkt Land	\$60,438	\$50,428	\$44,951	\$44,007	\$44,007
M5 Mkt Bldg	\$253,910	\$211,810	\$189,850	\$186,180	\$185,210
M5 SAV	\$56,753	\$56,615	\$59,421	\$59,292	\$56,755
SAVL (MAV Use Portion)	\$28,012	\$27,318	\$26,647	\$25,995	\$25,363
MAV (Market Portion)	\$188,295	\$182,811	\$177,487	\$172,318	\$167,299
Mkt Exception					
AV Exception					

### Parents

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

Children					
Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
No Children Found					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
01/16/2008	01/28/2008 13:22:00	Taxpayer Changed	Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB
01/16/2008	01/28/2008 13:22:00	Recording Processed	Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB
11/30/2007	12/19/2007 11:58:00	Recording Processed	Property Transfer Filing No.: 170391, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by ROMANSIE
01/12/2004	01/12/2004 10:20:00	Seg/Merge Initiated	SM040187 EFFECTIVE 2004-05: ACREAGE CHANGE, -1.26 AC TO 31E18 03601 BY 2003-141556; BEFORE 01/01/2004 by LAURIEB
01/12/2004	01/12/2004 10:20:00	Seg/Merge Completed	Parent in Seg/Merge SM040187, Effective: 01/02/2003 by LAURIEB
12/22/2003	01/13/2004 08:50:00	Taxpayer Changed	Property Transfer Filing No.: 90058 12/22/2003 by LAURIEB
12/22/2003	01/13/2004 08:50:00	Recording Processed	Property Transfer Filing No.: 90058, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB
12/19/2001	01/22/2002 13:17:00	Recording Processed	Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO
12/19/2001	01/22/2002 13:17:00	Taxpayer Changed	Property Transfer Filing No.: 44849 12/19/2001 by TINACOO
11/06/2000	12/06/2000 16:28:00	Recording Processed	Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Contract: 97-83690, 10/1/97, \$ 160000

Tax Balance
No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.
<b>Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.</b>
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2022"/>

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/17/2022 00:00:00	5327455 (ReceiptDetail.aspx? receiptnumber=5327455)	\$3,593.72	\$3,593.72	\$3,485.91	\$0.00
11/01/2021 00:00:00	5022445 (ReceiptDetail.aspx? receiptnumber=5022445)	\$3,398.29	\$3,398.29	\$3,296.34	\$0.00
11/09/2020 00:00:00	4846015 (ReceiptDetail.aspx? receiptnumber=4846015)	\$3,420.91	\$3,420.91	\$3,318.28	\$0.00
11/06/2019 00:00:00	4652412 (ReceiptDetail.aspx? receiptnumber=4652412)	\$3,257.03	\$3,257.03	\$3,159.32	\$0.00
11/06/2018 00:00:00	4459319 (ReceiptDetail.aspx? receiptnumber=4459319)	\$3,141.91	\$3,141.91	\$3,047.65	\$0.00

Sales History										
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
01/15/2008	01/28/2008	01/16/2008	2008-003361	\$0.00	172362		X	BRUCK EARL R TRUSTEE	BRUCK VERNON E & PENNY L	No
11/28/2007	12/19/2007	11/30/2007	2007-100291	\$350,000.00	170391		M	BRUCK EARL R TRUSTEE	BRUCK EARL R TRUSTEE	No
11/06/2000	12/06/2000	11/06/2000	2000-072218	\$160,000.00	22791				HOLLAND DELMA	No

Property Details

<b>Living Area Sq Ft</b>	<b>Manf Struct Size</b>	<b>Year Built</b>	<b>Improvement Grade</b>	<b>Stories</b>	<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>
1608	0 X 0	1912	45	1.0	4	1	0

# Detailed Statement

<b>Parcel Number</b>	00767646	<b>Property Address</b>	29500 SW BRUCK LN , WILSONVILLE, OR 97070
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**As Of Date:** 5/5/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-005	\$1,008.92	\$0.00	\$0.00	11/15/1993
1994	Property Tax Principal	003-005	\$1,512.90	\$0.00	\$0.00	11/15/1994
1995	Property Tax Principal	003-005	\$1,288.39	\$0.00	\$0.00	11/15/1995
1996	Property Tax Principal	003-005	\$1,285.52	\$0.00	\$0.00	11/15/1996
1997	Property Tax Principal	003-005	\$1,355.71	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	003-005	\$1,544.83	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	003-005	\$1,427.41	\$0.00	\$0.00	11/15/1999
2000	Property Tax Principal	003-005	\$1,602.47	\$0.00	\$0.00	11/15/2000
2001	Property Tax Principal	003-005	\$1,666.93	\$0.00	\$0.00	11/15/2001
2002	Property Tax Principal	003-005	\$1,744.52	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	003-005	\$1,789.16	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	003-005	\$1,877.38	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	003-005	\$2,059.56	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	003-005	\$2,115.78	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	003-005	\$2,211.80	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	003-005	\$2,246.74	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	003-005	\$2,409.64	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	003-005	\$2,481.43	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	003-005	\$2,470.56	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	003-005	\$2,497.68	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	003-005	\$2,473.28	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	003-005	\$2,675.22	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	003-005	\$2,786.41	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	003-005	\$2,874.34	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	003-005	\$2,974.37	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	003-005	\$3,141.91	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	003-005	\$3,257.03	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	003-005	\$3,420.91	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	003-005	\$3,398.29	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	003-005	\$3,593.72	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 05/05/2023					\$0.00	



AFTER RECORDING RETURN TO:  
Reif, Reif & Thalhofer, Attorneys  
P. O. Box 729  
Canby, OR 97013-0729

Clackamas County Official Records  
Sherry Hall, County Clerk

2008-003361

UNTIL OTHERWISE REQUESTED,  
SEND TAX STATEMENTS TO:  
Vernon Bruck  
P O Box 2837  
Wilsonville OR 97070



\$41.00

01179583200800033610030035

01/16/2008 09:18:33 AM

D-D Cnt=1 Stn=9 DIANNAW  
\$15.00 \$16.00 \$10.00

**BARGAIN AND SALE DEED  
(Deed of Gift)**

**RECITALS:**

1. **VERNON BRUCK** and **PENNY BRUCK** are husband and wife.
2. **EARL R. BRUCK** and **LOUISE I. BRUCK** are husband and wife.
3. **VERNON BRUCK** and **PENNY BRUCK** own an undivided one-third (1/3) interest in the real property described in the attached Exhibit A.
4. **EARL R. BRUCK** is Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, and is also the Trustee of the **LOUISE I. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, as to an undivided two-thirds (2/3) interest.
5. It is the intent of this deed for **EARL R. BRUCK**, Individually and as the Trustee of the Trust described in Recital 4 above and **LOUISE I. BRUCK**, Individually, to transfer as a gift the real property described in Exhibit A to **VERNON BRUCK** and **PENNY BRUCK**.

**NOW, THEREFORE,**

KNOW ALL MEN BY THESE PRESENTS, that **EARL R. BRUCK**, Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST dated July 3, 1991, as amended and restated May 15, 1992, **EARL R. BRUCK**, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST, dated July 3, 1991, as amended and restated May 15, 1992, and **EARL R. BRUCK and LOUISE I. BRUCK**, husband and wife, as individuals, hereinafter collectively called GRANTOR, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **VERNON BRUCK** and **PENNY BRUCK**, husband and wife, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to wit:

SEE EXHIBIT A.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a Deed of Gift for which the fair market value is \$700,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this day of 15<sup>th</sup> of Jan, 2008.

Earl R. Bruck  
Earl R. Bruck, Trustee of the Earl R. Bruck Revocable Living Trust - Grantor

Earl R. Bruck  
Earl R. Bruck, Trustee of the Louise I. Bruck Revocable Living Trust - Grantor

Earl R. Bruck  
Earl R. Bruck, Individually

Louise I. Bruck  
Louise I. Bruck, Individually

STATE OF OREGON )  
County of Clackamas ) ss.

January 15, 2008

Before me personally appeared the above named **EARL R. BRUCK**, Individually, and as Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST and as Trustee of the LOUISE I. BRUCK REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.



Diane R Weirich  
Notary Public for Oregon  
My Commission Expires: February 2, 2010

STATE OF OREGON )  
County of Clackamas ) ss.

January 15, 2008

Before me personally appeared the above named **LOUISE I. BRUCK**, Individually, and acknowledged the foregoing instrument to be her voluntary act and deed.



Diane R Weirich  
Notary Public for Oregon  
My Commission Expires: February 2, 2010

**Exhibit "A"**

Real property in the County of Clackamas, State of Oregon, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH  $00^{\circ} 30' 00''$  WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH  $00^{\circ} 29' 00''$  EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH  $89^{\circ} 24' 22''$  EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH  $34^{\circ} 25' 56''$  EAST, 1426.58 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH  $00^{\circ} 58' 35''$  EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $05^{\circ} 11' 22''$  (THE CHORD OF WHICH BEARS NORTH  $49^{\circ} 16' 44''$  WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $10^{\circ} 40' 32''$  (THE CHORD OF WHICH BEARS NORTH  $57^{\circ} 12' 41''$  WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $13^{\circ} 53' 18''$  (THE CHORD OF WHICH BEARS NORTH  $69^{\circ} 29' 36''$  WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $21^{\circ} 33' 45''$  (THE CHORD OF WHICH BEARS NORTH  $87^{\circ} 13' 08''$  WEST, 349.94 FEET); THENCE NORTH  $00^{\circ} 29' 00''$  WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH  $40^{\circ} 34' 34''$  WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH  $00^{\circ} 29' 00''$  WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Tax Parcel Number: 00767646



## Property Information Report

Address Not Available

### Ownership Information

**Owner Name:** Please see attached vesting deed for current ownership.  
**Mailing Address:** PO BOX 2837 WILSONVILLE, OR 97070-2837

### Property Description

<b>County:</b>	Clackamas	<b>Map / Tax Lot:</b>	31E17 /00900
<b>Account Num:</b>	00767183	<b>Owner Occ.:</b>	No
<b>Land Use:</b>	Private Preserve, Open Space-Vacant Land (Forest Land, Conservation)	<b>Census:</b>	
<b>Subdivision:</b>			
<b>Legal Description:</b>	SECTION 17 TOWNSHIP 3S RANGE 1E TAX LOT 00900		

### Property Characteristics

<b>Property Type:</b>	VACANT LAND	<b>Building SF:</b>		<b>Heat:</b>	
<b>House Style:</b>		<b>Living Area SF:</b>		<b>Cooling:</b>	
<b>Year Built:</b>		<b>Square Feet:</b>		<b>Foundation:</b>	
<b>Bedrooms:</b>		<b>1st Floor SF:</b>		<b>Exterior:</b>	
<b>Bathrooms:</b>		<b>2nd Floor SF:</b>		<b>Roof Style:</b>	
<b>Lot Size:</b>	1,055,023	<b>3rd Floor SF:</b>		<b>Roof Cover:</b>	
<b>Acres:</b>	24.22	<b>Attic SF:</b>		<b>Fireplaces:</b>	
<b>Garage Type:</b>		<b>Bsmnt SF:</b>		<b>Bsmnt Type:</b>	
<b>Garage SF:</b>		<b>Fin Bsmt SF:</b>			

### Assessment Information

<b>Real Market Value:</b>	\$ 1,068,547	<b>Land Value:</b>	\$ 1,068,547	<b>Imp. Value:</b>	\$ 0
<b>Total Assessed Value:</b>	\$ 20,271	<b>Levy Code:</b>	003-005	<b>M-5 Rate:</b>	17.4310
<b>Taxes:</b>	\$ 336.79	<b>Tax Year:</b>	2022	<b>Assessed Year:</b>	2022

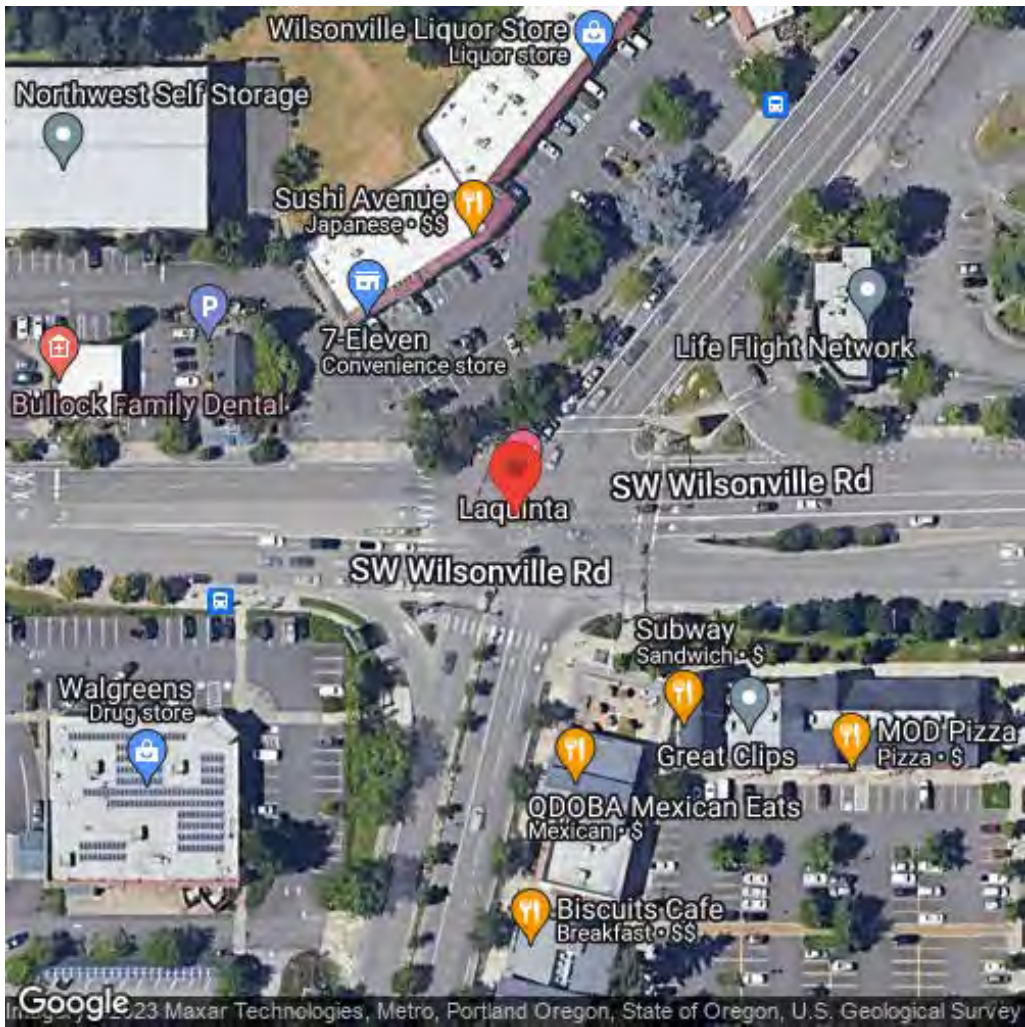
### Previous Sale Information

<b>Sale Amount:</b>	<b>Sale Date:</b>	<b>Document Num:</b>
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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.*

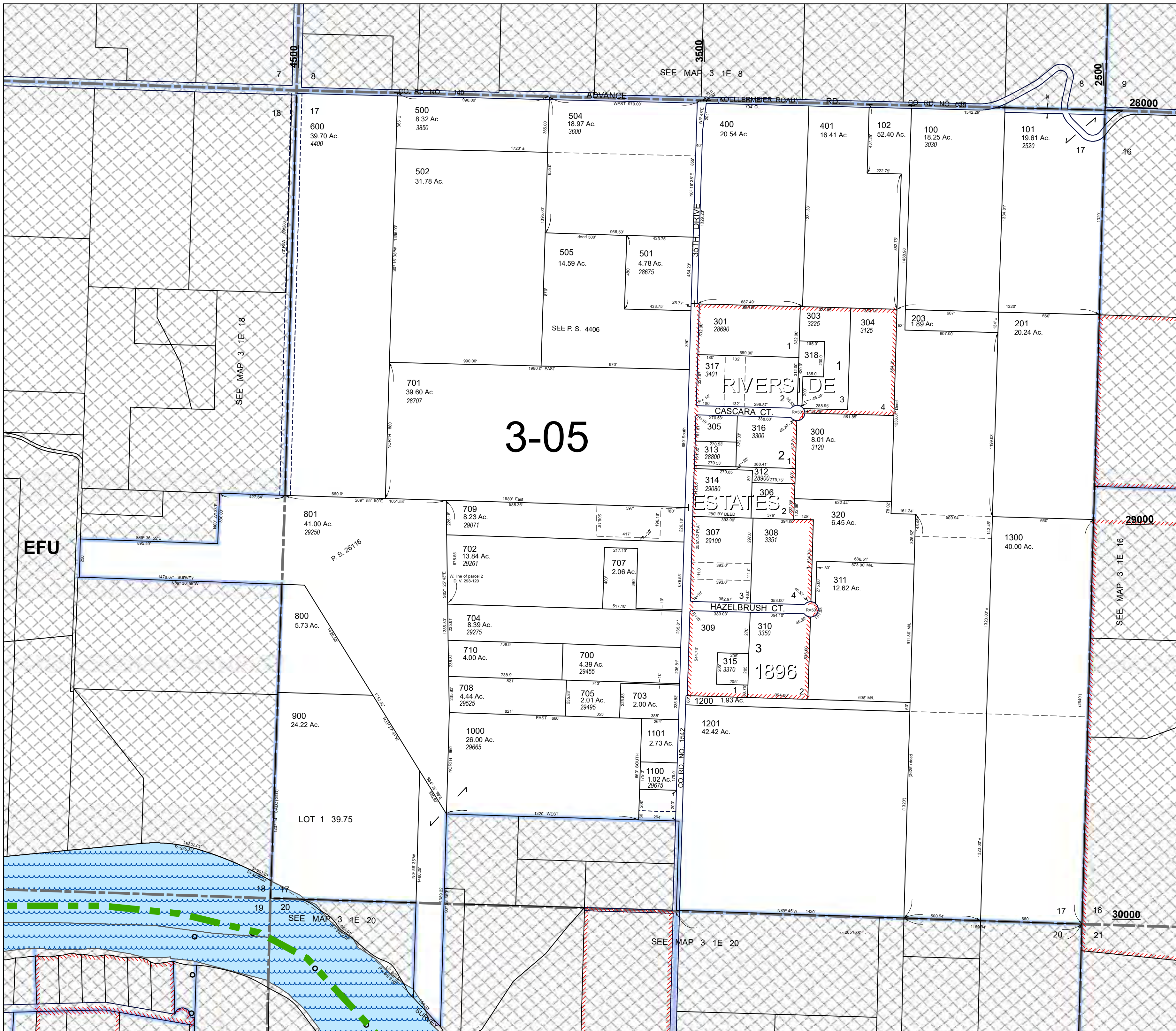


00767183, Wilsonville, OR

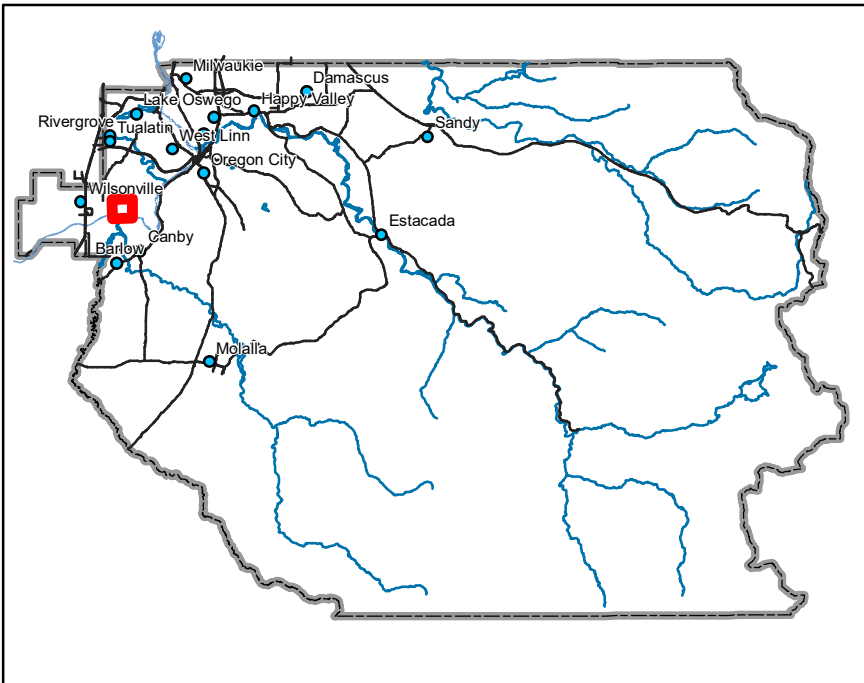
SECTION 17 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 400'

Cancelled Taxlots

- 103
- 200
- 202
- 302
- 319
- 503
- 590
- 592
- 706



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

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 easements, acreage or other matters shown thereon.

# Property Account Summary



00767183

<b>Account Number</b>	00767183	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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General Information	
Alternate Property #	31E17 00900
Property Description	Section 17 Township 3S Range 1E TAX LOT 00900
Last Sale Price	\$0.00
Last Sale Date	01/28/2008
Last Sale Excise Number	172362
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	003-005
Remarks	

Tax Rate	
<b>Description</b>	<b>Rate</b>
Total Rate	16.614

Property Characteristics	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	15764: Willamette River South all other
Land Class Category	680: Forest & Farm Land Vacant
Acreage	24.22
Change property ratio	6XX

Parties			
Role	Percent	Name	Address
Taxpayer	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070
Owner	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$20,271	\$19,678	\$19,107	\$18,557	\$18,028
Exempt					
TVR Total	\$20,271	\$19,678	\$19,107	\$18,557	\$18,028
Real Mkt Land	\$1,068,547	\$891,569	\$794,733	\$778,036	\$778,036
Real Mkt Bldg					
Real Mkt Total	\$1,068,547	\$891,569	\$794,733	\$778,036	\$778,036
M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV	\$40,473	\$40,099	\$41,821	\$41,031	\$39,183
SAVL (MAV Use Portion)	\$20,271	\$19,678	\$19,107	\$18,557	\$18,028
MAV (Market Portion)					
Mkt Exception					
AV Exception					

Parents						
Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

Children

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
No Children Found					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
01/16/2008	01/28/2008 13:22:00	Taxpayer Changed	Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB
01/16/2008	01/28/2008 13:22:00	Recording Processed	Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB
11/30/2007	12/19/2007 11:58:00	Recording Processed	Property Transfer Filing No.: 170391, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by ROMANSIE
01/12/2004	01/12/2004 10:09:00	Seg/Merge Completed	Parent in Seg/Merge SM040186, Effective: 01/02/2003 by LAURIEB
01/12/2004	01/12/2004 10:07:00	Seg/Merge Initiated	SM040186 EFFECTIVE 2004-05: ACREAGE CHANGE, -3.60 AC TO 31E17 01000 BY 2003-144571; BEFORE 01/01/2004 by LAURIEB
12/22/2003	01/13/2004 08:50:00	Taxpayer Changed	Property Transfer Filing No.: 90058 12/22/2003 by LAURIEB
12/22/2003	01/13/2004 08:50:00	Recording Processed	Property Transfer Filing No.: 90058, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB
12/19/2001	01/22/2002 13:17:00	Recording Processed	Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO
12/19/2001	01/22/2002 13:17:00	Taxpayer Changed	Property Transfer Filing No.: 44849 12/19/2001 by TINACOO
11/06/2000	12/06/2000 16:28:00	Recording Processed	Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Contract: 97-83690, 10/1/97, \$ 160000

Tax Balance
No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.
<b>Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.</b>
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2022"/>

Receipts						
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change	
11/17/2022 00:00:00	5327456 (ReceiptDetail.aspx? receiptnumber=5327456)	\$336.79	\$336.79	\$326.69	\$0.00	
11/01/2021 00:00:00	5022449 (ReceiptDetail.aspx? receiptnumber=5022449)	\$318.24	\$318.24	\$308.69	\$0.00	
11/09/2020 00:00:00	4846016 (ReceiptDetail.aspx? receiptnumber=4846016)	\$321.78	\$321.78	\$312.13	\$0.00	
11/06/2019 00:00:00	4652409 (ReceiptDetail.aspx? receiptnumber=4652409)	\$304.78	\$304.78	\$295.64	\$0.00	
11/06/2018 00:00:00	4459326 (ReceiptDetail.aspx? receiptnumber=4459326)	\$294.00	\$294.00	\$285.18	\$0.00	

Sales History										
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
01/15/2008	01/28/2008	01/16/2008	2008-003361	\$0.00	172362		X	BRUCK EARL R TRUSTEE	BRUCK VERNON E & PENNY L	No
11/28/2007	12/19/2007	11/30/2007	2007-100291	\$350,000.00	170391		X	BRUCK EARL R TRUSTEE	BRUCK EARL R TRUSTEE	No
11/06/2000	12/06/2000	11/06/2000	2000-072218	\$160,000.00	22791				BRUCK EARL R	No

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





# Detailed Statement

<b>Parcel Number</b>	00767183	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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**As Of Date:** 5/5/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-005	\$175.50	\$0.00	\$0.00	11/15/1993
1994	Property Tax Principal	003-005	\$178.89	\$0.00	\$0.00	11/15/1994
1995	Property Tax Principal	003-005	\$170.42	\$0.00	\$0.00	11/15/1995
1996	Property Tax Principal	003-005	\$186.99	\$0.00	\$0.00	11/15/1996
1997	Property Tax Principal	003-005	\$179.33	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	003-005	\$181.45	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	003-005	\$167.61	\$0.00	\$0.00	11/15/1999
2000	Property Tax Principal	003-005	\$190.42	\$0.00	\$0.00	11/15/2000
2001	Property Tax Principal	003-005	\$197.82	\$0.00	\$0.00	11/15/2001
2002	Property Tax Principal	003-005	\$199.62	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	003-005	\$200.77	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	003-005	\$185.33	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	003-005	\$191.63	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	003-005	\$196.90	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	003-005	\$205.72	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	003-005	\$209.22	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	003-005	\$224.62	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	003-005	\$232.94	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	003-005	\$240.05	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	003-005	\$246.65	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	003-005	\$251.19	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	003-005	\$257.25	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	003-005	\$268.65	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	003-005	\$276.44	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	003-005	\$283.25	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	003-005	\$294.00	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	003-005	\$304.78	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	003-005	\$321.78	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	003-005	\$318.24	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	003-005	\$336.79	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 05/05/2023					\$0.00	

3  
7  
Until a change is requested, all tax statements shall be sent to:

No Change

Clackamas County Official Records  
Sherry Hall, County Clerk

2003-164552



\$36.00

00618821200301645520030039

12/22/2003 11:50:06 AM

D-D Cnt=1 Stn=6 MIKE  
\$15.00 \$11.00 \$10.00

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that EARL R. BRUCK, hereinafter referred to as "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto EARL R. BRUCK, Trustee of the EARL R. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, and EARL R. BRUCK, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST DATED JULY 3, 1991, AS AMENDED AND RESTATED MAY 15, 1992, as tenants in common, hereinafter referred to as "Grantee," and unto Grantee's heirs, successors, and assigns, all of the Grantor's right, title, and interest in and to that certain real property with tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration for this transfer is love and affection.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS**

**After recording, return to:**

Vernon L. Burda, P.C.  
Attorney at Law  
P. O. Box 427  
Wilsonville, OR 97070

**INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10<sup>th</sup> day of October, 2003.

Earl R. Bruck  
Earl R. Bruck

STATE OF OREGON            )  
  ) ss.  
County of Clackamas        )

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2003, by EARL R. BRUCK.



Julie L. Carr  
Notary Public for Oregon

## Exhibit A

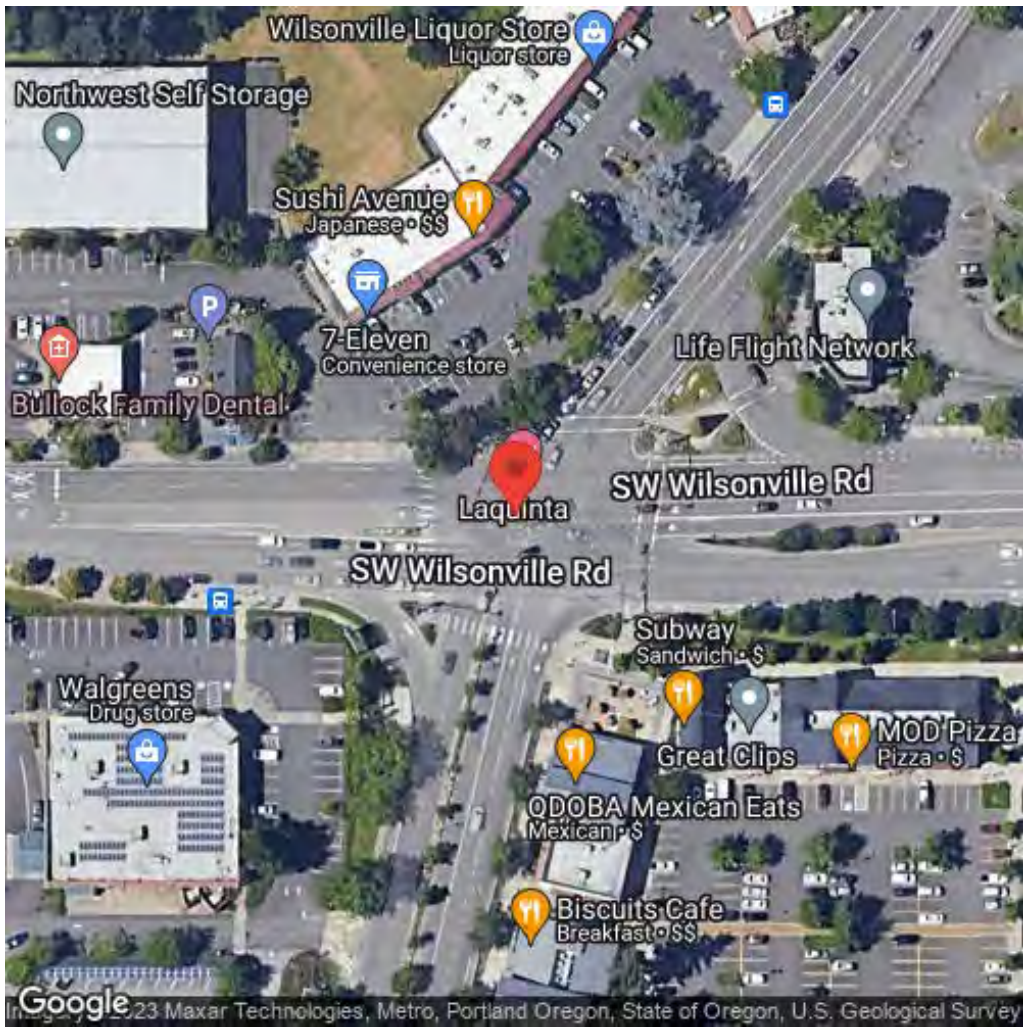
A tract of land located in the Northeast one-quarter of the Southeast one-quarter and Lot 1 of Section 18, and in the Northwest one-quarter of the Southwest one-quarter and Lot 4 of Section 17, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Commencing at the North one-quarter section corner of Section 18, T. 3 S., R. 1 E., W.M.; thence S.  $00^{\circ}30'00''$  W., 2310 feet to an iron pipe in the center of Homer Kruse Road; thence East, 1346.53 feet to a 5/8-inch iron rod at the Northeast corner of Deed Fee No. 99-064550; thence along the east line of said Deed Fee, S.  $00^{\circ}29'00''$  E., 897.78 feet to the true point -of- beginning; thence N.  $89^{\circ}24'22''$  E., 1478.67 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence S.  $34^{\circ}25'56''$  E., 1426.58 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering"; thence S.  $00^{\circ}58'35''$  E., 1480.25 feet to the Willamette River; thence along said river the following courses: 602.55 feet along the arc of a 6652.64 foot radius non tangent curve to the left, through a central angle of  $05^{\circ}11'22''$  (the chord of which bears N.  $49^{\circ}16'44''$  W., 602.34 feet); 601.01 feet along the arc of a 3225.60 foot radius curve to the left, through a central angle of  $10^{\circ}40'32''$  (the chord of which bears N.  $57^{\circ}12'41''$  W., 600.14 feet); 542.75 feet along the arc of a 2239.10 foot radius curve to the left, through a central angle of  $13^{\circ}53'18''$  (the chord of which bears N.  $69^{\circ}29'36''$  W., 541.42 feet); 352.01 feet along the arc of a 935.36 foot radius curve to the left, through a central angle of  $21^{\circ}33'45''$  (the chord of which bears N.  $87^{\circ}13'08''$  W., 349.94 feet); thence N.  $00^{\circ}29'00''$  W., 424.47 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence N.  $40^{\circ}34'34''$  W., 742.65 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering" on the east line of deed fee No. 99-064550; thence along said east line, N.  $00^{\circ}29'00''$  W., 728.24 feet to the true point of beginning, containing 3,677,463 square feet (84.42 acres), more or less.

TOGETHER with an easement for road purposes over that tract of land described in Book 109, pages 286 and 287, Clackamas County Deed Records.

3



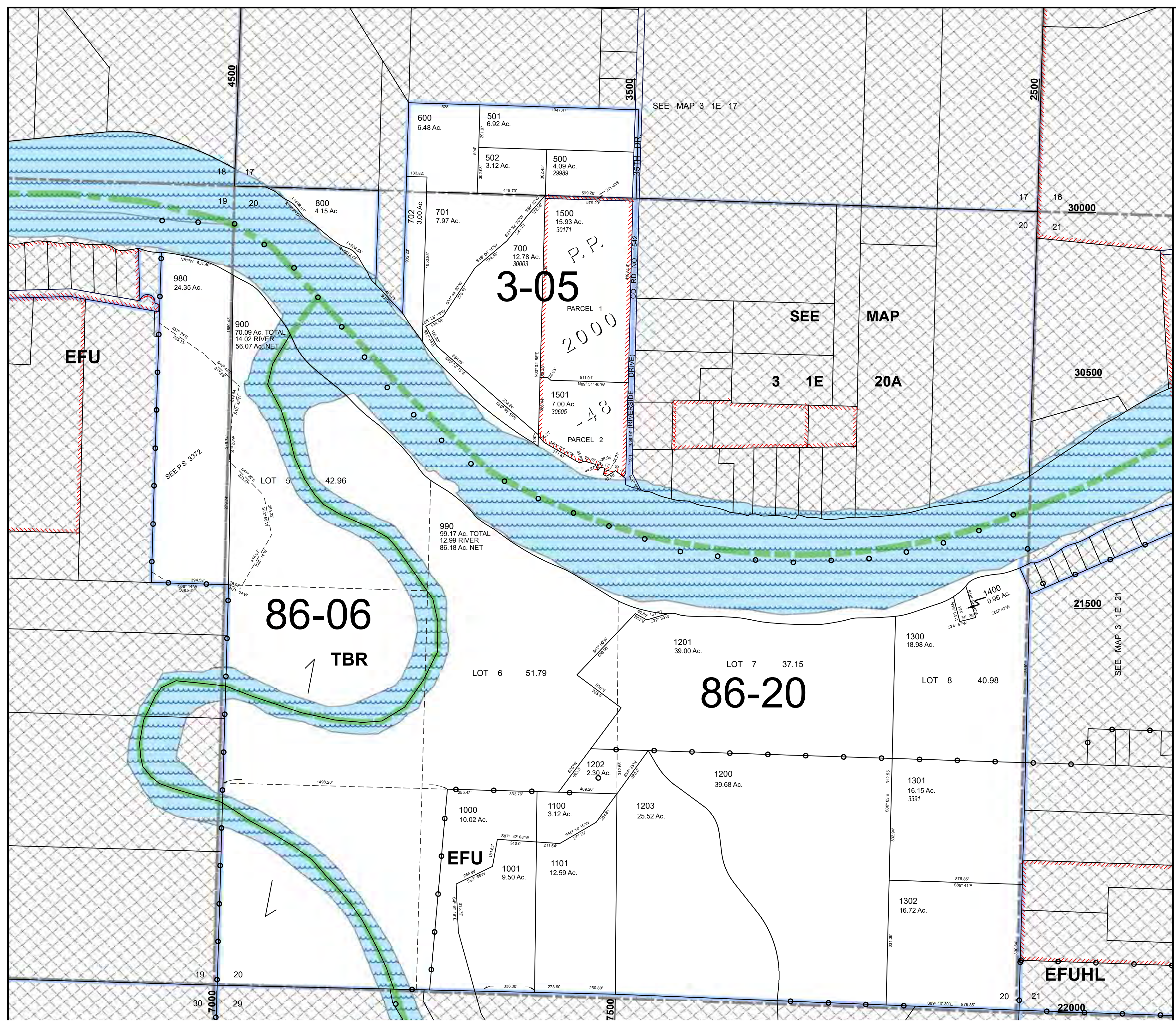


00768707, Wilsonville, OR

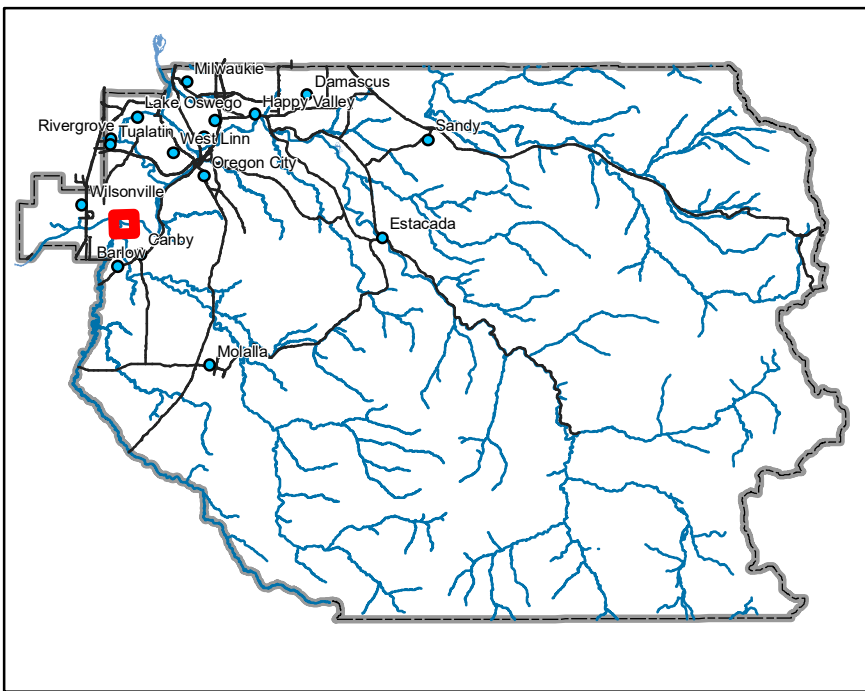
SECTION 20 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 400'

Cancelled Taxlots

- 100
- 200
- 201
- 300 THRU 317
- 400
- 590
- 790
- 1201E1



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- +— Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- ▨ Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- - - DLC Line
- - - Meander Line
- - - PLSS Section Line
- ⊗ Historic Corridor 40'
- ⊗ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

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 easements, acreage or other matters shown thereon.



# Property Account Summary



00768707

<b>Account Number</b>	00768707	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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General Information	
Alternate Property #	31E20 00800
Property Description	Section 20 Township 3S Range 1E TAX LOT 00800
Last Sale Price	\$0.00
Last Sale Date	01/28/2008
Last Sale Excise Number	172362
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	003-005
Remarks	

Tax Rate	
<b>Description</b>	<b>Rate</b>
Total Rate	16.614

Property Characteristics	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	15764: Willamette River South all other
Land Class Category	680: Forest & Farm Land Vacant
Acreage	4.15
Change property ratio	6XX

Parties			
Role	Percent	Name	Address
Taxpayer	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070
Owner	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$1,098	\$1,065	\$1,034	\$1,005	\$978
Exempt					
TVR Total	\$1,098	\$1,065	\$1,034	\$1,005	\$978
Real Mkt Land	\$522,743	\$436,163	\$388,790	\$380,622	\$380,622
Real Mkt Bldg					
Real Mkt Total	\$522,743	\$436,163	\$388,790	\$380,622	\$380,622
M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV	\$2,116	\$2,062	\$2,072	\$1,941	\$1,858
SAVL (MAV Use Portion)	\$1,098	\$1,065	\$1,034	\$1,005	\$978
MAV (Market Portion)					
Mkt Exception					
AV Exception					

Parents						
Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

Children

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
No Children Found					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
01/16/2008	01/28/2008 13:22:00	Taxpayer Changed	Property Transfer Filing No.: 172362 01/16/2008 by LAURIEB
01/16/2008	01/28/2008 13:22:00	Recording Processed	Property Transfer Filing No.: 172362, Bargain & Sale, Recording No.: 2008-003361 01/16/2008 by LAURIEB
11/30/2007	01/25/2008 16:30:00	Taxpayer Changed	Property Transfer Filing No.: 172340 11/30/2007 by LAURIEB
11/30/2007	01/25/2008 16:30:00	Recording Processed	Property Transfer Filing No.: 172340, Warranty Deed, Recording No.: 2007-100291 11/30/2007 by LAURIEB
01/12/2004	01/12/2004 10:09:00	Seg/Merge Completed	Parent in Seg/Merge SM040186, Effective: 01/02/2003 by LAURIEB
01/12/2004	01/12/2004 10:08:00	Seg/Merge Initiated	SM040186 EFFECTIVE 2004-05: ACREAGE CHANGE, -2.40 AC TO 31E17 01000 BY 2003-144571 & +0.55 AC ADJ BY CALC; BEFORE 01/01/2004 by LAURIEB
12/22/2003	01/24/2008 09:07:00	Taxpayer Changed	Property Transfer Filing No.: 172192 12/22/2003 by LAURIEB
12/22/2003	01/24/2008 09:07:00	Recording Processed	Property Transfer Filing No.: 172192, Bargain & Sale, Recording No.: 2003-164552 12/22/2003 by LAURIEB
12/19/2001	01/22/2002 13:17:00	Recording Processed	Property Transfer Filing No.: 44849, Paid Up Contract, Recording No.: 2001-107447 12/19/2001 by TINACOO
12/19/2001	01/22/2002 13:17:00	Taxpayer Changed	Property Transfer Filing No.: 44849 12/19/2001 by TINACOO
11/06/2000	12/06/2000 16:28:00	Recording Processed	Property Transfer Filing No.: 22791, Real Estate Contract, Recording No.: 2000-072218 11/06/2000
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Contract: 97-83690, 10/1/97, \$ 160000

Tax Balance
No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.
<b>Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.</b>
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2022"/>

Receipts						
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change	
11/17/2022 00:00:00	5327459 (ReceiptDetail.aspx? receiptnumber=5327459)	\$18.24	\$18.24	\$17.69	\$0.00	
11/01/2021 00:00:00	5022448 (ReceiptDetail.aspx? receiptnumber=5022448)	\$17.22	\$17.22	\$16.70	\$0.00	
11/09/2020 00:00:00	4846018 (ReceiptDetail.aspx? receiptnumber=4846018)	\$17.41	\$17.41	\$16.89	\$0.00	
11/06/2019 00:00:00	4652414 (ReceiptDetail.aspx? receiptnumber=4652414)	\$16.50	\$16.50	\$16.00	\$0.00	
11/06/2018 00:00:00	4459322 (ReceiptDetail.aspx? receiptnumber=4459322)	\$15.95	\$15.95	\$15.47	\$0.00	

Sales History										
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
01/15/2008	01/28/2008	01/16/2008	2008-003361	\$0.00	172362		X	BRUCK EARL R TRUSTEE	BRUCK VERNON E & PENNY L	No
11/28/2007	01/25/2008	11/30/2007	2007-100291	\$350,000.00	172340		S	HOLLAND DELMA E	BRUCK EARL R TRUSTEE	No
10/10/2003	01/24/2008	12/22/2003	2003-164552	\$0.00	172192		S	BRUCK EARL R	HOLLAND DELMA E	No
11/06/2000	12/06/2000	11/06/2000	2000-072218	\$160,000.00	22791				HOLLAND DELMA E	No

**Property Details**

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

# Detailed Statement

<b>Parcel Number</b>	00768707	<b>Property Address</b>	NO SITUS , ADDRESS, OR
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**As Of Date:** 5/5/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-005	\$19.25	\$0.00	\$0.00	11/15/1993
1994	Property Tax Principal	003-005	\$21.98	\$0.00	\$0.00	11/15/1994
1995	Property Tax Principal	003-005	\$23.67	\$0.00	\$0.00	11/15/1995
1996	Property Tax Principal	003-005	\$24.15	\$0.00	\$0.00	11/15/1996
1997	Property Tax Principal	003-005	\$18.90	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	003-005	\$20.62	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	003-005	\$18.95	\$0.00	\$0.00	11/15/1999
2000	Property Tax Principal	003-005	\$21.01	\$0.00	\$0.00	11/15/2000
2001	Property Tax Principal	003-005	\$21.49	\$0.00	\$0.00	11/15/2001
2002	Property Tax Principal	003-005	\$21.54	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	003-005	\$21.78	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	003-005	\$10.13	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	003-005	\$10.41	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	003-005	\$10.67	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	003-005	\$11.12	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	003-005	\$11.32	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	003-005	\$12.17	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	003-005	\$12.60	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	003-005	\$13.02	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	003-005	\$13.38	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	003-005	\$13.64	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	003-005	\$13.96	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	003-005	\$14.58	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	003-005	\$14.99	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	003-005	\$15.35	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	003-005	\$15.95	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	003-005	\$16.50	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	003-005	\$17.41	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	003-005	\$17.22	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	003-005	\$18.24	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 05/05/2023					\$0.00	

3  
7  
Until a change is requested, all tax statements shall be sent to:

No Change

Clackamas County Official Records  
Sherry Hall, County Clerk

2003-164552



\$36.00

00618821200301645520030039

12/22/2003 11:50:06 AM

D-D Cnt=1 Stn=6 MIKE  
\$15.00 \$11.00 \$10.00

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Vernon L. Burda, P.C.  
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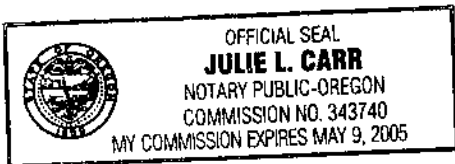
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IN WITNESS WHEREOF, the Grantor has executed this instrument this 10<sup>th</sup> day of October, 2003.

Earl R. Bruck  
Earl R. Bruck

STATE OF OREGON            )  
  ) ss.  
County of Clackamas        )

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2003, by EARL R. BRUCK.



Julie L. Carr  
Notary Public for Oregon

## Exhibit A

A tract of land located in the Northeast one-quarter of the Southeast one-quarter and Lot 1 of Section 18, and in the Northwest one-quarter of the Southwest one-quarter and Lot 4 of Section 17, Township 3 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Commencing at the North one-quarter section corner of Section 18, T. 3 S., R. 1 E., W.M.; thence S.  $00^{\circ}30'00''$  W., 2310 feet to an iron pipe in the center of Homer Kruse Road; thence East, 1346.53 feet to a 5/8-inch iron rod at the Northeast corner of Deed Fee No. 99-064550; thence along the east line of said Deed Fee, S.  $00^{\circ}29'00''$  E., 897.78 feet to the true point -of- beginning; thence N.  $89^{\circ}24'22''$  E., 1478.67 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence S.  $34^{\circ}25'56''$  E., 1426.58 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering"; thence S.  $00^{\circ}58'35''$  E., 1480.25 feet to the Willamette River; thence along said river the following courses: 602.55 feet along the arc of a 6652.64 foot radius non tangent curve to the left, through a central angle of  $05^{\circ}11'22''$  (the chord of which bears N.  $49^{\circ}16'44''$  W., 602.34 feet); 601.01 feet along the arc of a 3225.60 foot radius curve to the left, through a central angle of  $10^{\circ}40'32''$  (the chord of which bears N.  $57^{\circ}12'41''$  W., 600.14 feet); 542.75 feet along the arc of a 2239.10 foot radius curve to the left, through a central angle of  $13^{\circ}53'18''$  (the chord of which bears N.  $69^{\circ}29'36''$  W., 541.42 feet); 352.01 feet along the arc of a 935.36 foot radius curve to the left, through a central angle of  $21^{\circ}33'45''$  (the chord of which bears N.  $87^{\circ}13'08''$  W., 349.94 feet); thence N.  $00^{\circ}29'00''$  W., 424.47 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Pacific Surveys PLS 2319"; thence N.  $40^{\circ}34'34''$  W., 742.65 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "Compass Engineering" on the east line of deed fee No. 99-064550; thence along said east line, N.  $00^{\circ}29'00''$  W., 728.24 feet to the true point of beginning, containing 3,677,463 square feet (84.42 acres), more or less.

TOGETHER with an easement for road purposes over that tract of land described in Book 109, pages 286 and 287, Clackamas County Deed Records.

3



## Property Information Report

29250 SW BRUCK LN WILSONVILLE, OR 97070-6797

### Ownership Information

**Owner Name:** VERNON E BRUCK  
PENNY L BRUCK  
**Mailing Address:** PO BOX 2837 WILSONVILLE, OR 97070-2837

### Property Description

**County:** Clackamas **Map / Tax Lot:** 31E17 /00801  
**Account Num:** 01649513 **Owner Occ.:** No  
**Land Use:** Rural/Agricultural Residence **Census:** 0227.02  
**Subdivision:**  
**Legal Description:** SECTION 17 TOWNSHIP 3S RANGE 1E TAX LOT 00801

### Property Characteristics

<b>Property Type:</b> RURAL RESIDENCE	<b>Building SF:</b> 3,872	<b>Heat:</b> FORCED AIR UNIT
<b>House Style:</b> 2 STORY WITH BASEMENT	<b>Living Area SF:</b> 3,872	<b>Cooling:</b>
<b>Year Built:</b> 1997	<b>Square Feet:</b> 3,872	<b>Foundation:</b> Concrete
<b>Bedrooms:</b> 5	<b>1st Floor SF:</b> 3,872	<b>Exterior:</b> OTHER
<b>Bathrooms:</b> 4.00	<b>2nd Floor SF:</b>	<b>Roof Style:</b>
<b>Lot Size:</b> 1,785,960	<b>3rd Floor SF:</b>	<b>Roof Cover:</b> CONCRETE
<b>Acres:</b> 41	<b>Attic SF:</b>	<b>Fireplaces:</b> Y
<b>Garage Type:</b>	<b>Bsmnt SF:</b>	<b>Bsmnt Type:</b> FINISHED BASEMENT
<b>Garage SF:</b>	<b>Fin Bsmt SF:</b>	

### Assessment Information

<b>Real Market Value:</b> \$ 2,050,562	<b>Land Value:</b> \$ 1,457,112	<b>Imp. Value:</b> \$ 593,450
<b>Total Assessed Value:</b> \$ 511,233	<b>Levy Code:</b> 003-005	<b>M-5 Rate:</b> 17.4310
<b>Taxes:</b> \$ 8,382.08	<b>Tax Year:</b> 2022	<b>Assessed Year:</b> 2022

### Previous Sale Information

<b>Sale Amount:</b>	<b>Sale Date:</b>	<b>Document Num:</b>
---------------------	-------------------	----------------------

### Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
3/16/1998	\$ 0		It	98-052587	/

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



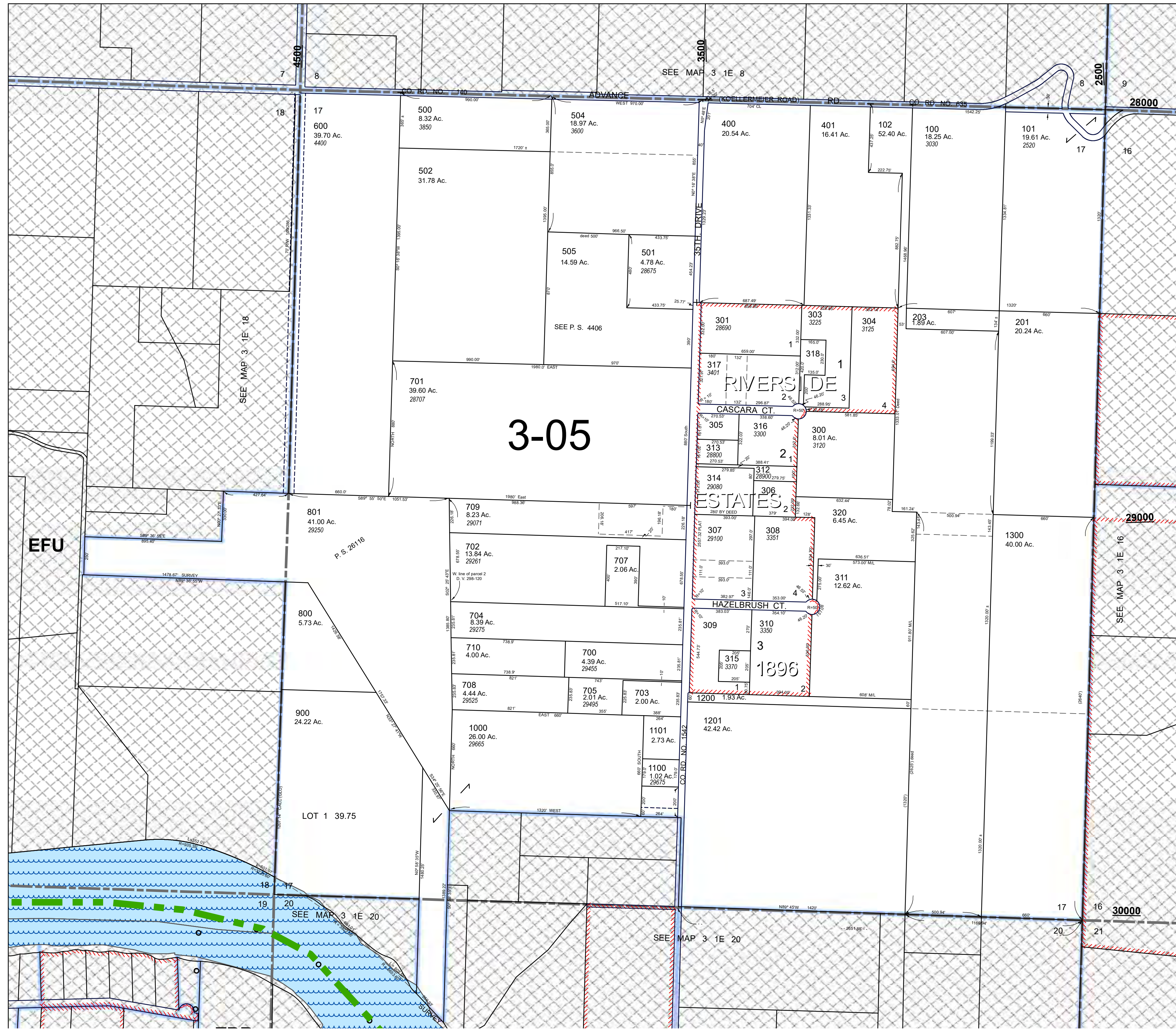


29250 Sw Bruck Ln, Wilsonville, OR

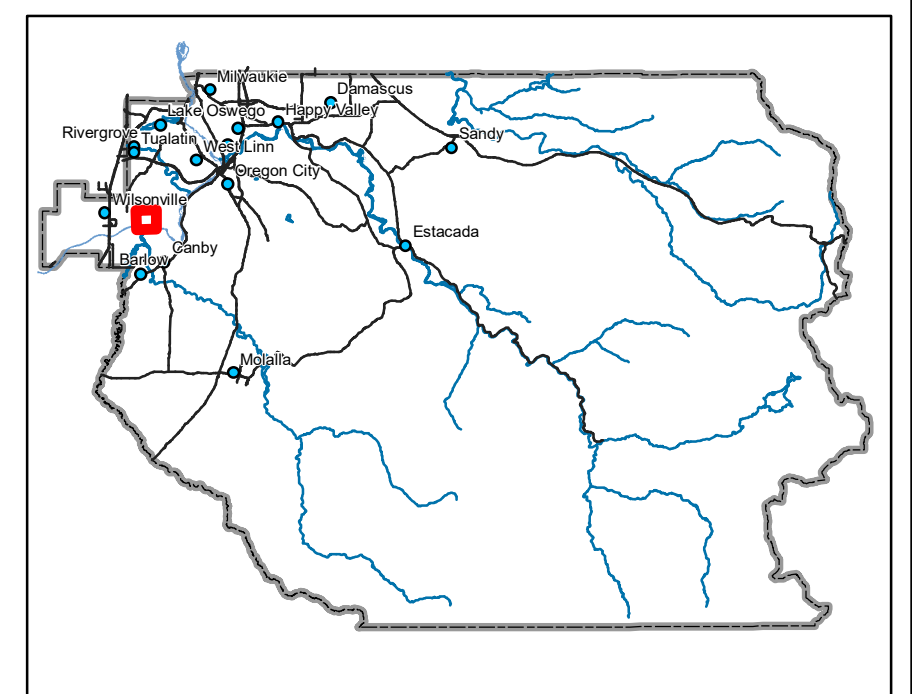
SECTION 17 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 400'

Cancelled Taxlots

- 103
- 200
- 202
- 302
- 319
- 503
- 590
- 592
- 706



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

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 easements, acreage or other matters shown thereon.

# Property Account Summary



01649513

<b>Account Number</b>	01649513	<b>Property Address</b>	29250 SW BRUCK LN , WILSONVILLE, OR 97070
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General Information	
Alternate Property #	31E17 00801
Property Description	Section 17 Township 3S Range 1E TAX LOT 00801
Last Sale Price	
Last Sale Date	
Last Sale Excise Number	
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	003-005
Remarks	

Tax Rate	
<b>Description</b>	<b>Rate</b>
Total Rate	16.614

Property Characteristics	
Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	15774: West Linn/Wilsonville rural all other
Land Class Category	681: Forest & Farm Land Improved
Building Class Category	15: Single family res, class 5
Year Built	1997
Acreage	41.0
Change property ratio	6XX

Parties			
Role	Percent	Name	Address
Taxpayer	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070
Owner	100	BRUCK VERNON E & PENNY L	PO BOX 2837, WILSONVILLE, OR 97070

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$511,233	\$496,477	\$482,133	\$468,216	\$454,717
Exempt					
TVR Total	\$511,233	\$496,477	\$482,133	\$468,216	\$454,717
Real Mkt Land	\$1,457,112	\$1,236,665	\$1,177,519	\$1,145,258	\$1,112,998
Real Mkt Bldg	\$593,450	\$504,710	\$484,460	\$469,550	\$445,880
Real Mkt Total	\$2,050,562	\$1,741,375	\$1,661,979	\$1,614,808	\$1,558,878
M5 Mkt Land	\$34,216	\$29,040	\$27,651	\$26,893	\$26,136
M5 Mkt Bldg	\$593,450	\$504,710	\$484,460	\$469,550	\$445,880
M5 SAV	\$95,219	\$94,876	\$95,755	\$95,228	\$91,068
SAVL (MAV Use Portion)	\$38,342	\$37,359	\$36,387	\$35,452	\$34,558
MAV (Market Portion)	\$472,891	\$459,118	\$445,746	\$432,764	\$420,159
Mkt Exception					
AV Exception					

Parents						
Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

**Children**

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
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No Children Found

**Active Exemptions**

No Exemptions Found

**Events**

Effective Date	Entry Date-Time	Type	Remarks
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Paid Up: 98-52587, 3/1/98, \$ 0

**Tax Balance**

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

**Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.**Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): **Receipts**

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
05/01/2023 00:00:00	5372640 (ReceiptDetail.aspx? receiptnumber=5372640)	\$2,794.03	\$2,794.03	\$2,794.03	\$0.00
02/02/2023 00:00:00	5359817 (ReceiptDetail.aspx? receiptnumber=5359817)	\$2,794.03	\$5,588.06	\$2,794.03	\$0.00
11/17/2022 00:00:00	5327454 (ReceiptDetail.aspx? receiptnumber=5327454)	\$2,794.02	\$8,382.08	\$2,794.02	\$0.00
11/01/2021 00:00:00	5022446 (ReceiptDetail.aspx? receiptnumber=5022446)	\$7,553.52	\$7,553.52	\$7,326.91	\$0.00
11/05/2020 00:00:00	4843340 (ReceiptDetail.aspx? receiptnumber=4843340)	\$7,644.47	\$7,644.47	\$7,415.14	\$0.00
11/06/2019 00:00:00	4652413 (ReceiptDetail.aspx? receiptnumber=4652413)	\$7,235.09	\$7,235.09	\$7,018.04	\$0.00
11/06/2018 00:00:00	4459321 (ReceiptDetail.aspx? receiptnumber=4459321)	\$6,916.13	\$6,916.13	\$6,708.65	\$0.00

**Sales History**

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
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No Sales History Found

**Property Details**

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3872	0 X 0	1997	52	1.0	5	4	0

# Detailed Statement

<b>Parcel Number</b>	01649513	<b>Property Address</b>	29250 SW BRUCK LN , WILSONVILLE, OR 97070
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**As Of Date:** 5/17/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1995	Property Tax Principal	003-005	\$217.83	\$0.00	\$0.00	11/15/1995
1996	Property Tax Principal	003-005	\$296.87	\$0.00	\$0.00	11/15/1996
1997	Property Tax Principal	003-005	\$3,283.78	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	003-005	\$3,749.55	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	003-005	\$3,464.69	\$0.00	\$0.00	11/15/1999
2000	Property Tax Principal	003-005	\$4,183.39	\$0.00	\$0.00	11/15/2000
2001	Property Tax Principal	003-005	\$4,279.66	\$0.00	\$0.00	11/15/2001
2002	Property Tax Principal	003-005	\$4,520.37	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	003-005	\$4,640.07	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	003-005	\$4,879.20	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	003-005	\$4,913.01	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	003-005	\$5,188.10	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	003-005	\$5,426.63	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	003-005	\$5,515.22	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	003-005	\$5,917.81	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	003-005	\$5,804.84	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	003-005	\$5,684.67	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	003-005	\$5,707.92	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	003-005	\$5,571.18	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	003-005	\$5,865.59	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	003-005	\$6,232.37	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	003-005	\$6,384.15	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	003-005	\$6,525.14	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	003-005	\$6,916.13	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	003-005	\$7,235.09	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	003-005	\$7,644.47	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	003-005	\$7,553.52	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	003-005	\$8,382.08	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 05/17/2023					\$0.00	

AFTER RECORDING RETURN TO:  
Reif, Reif & Thalhofer, Attorneys  
P. O. Box 729  
Canby, OR 97013-0729

Clackamas County Official Records  
Sherry Hall, County Clerk

2008-003361

UNTIL OTHERWISE REQUESTED,  
SEND TAX STATEMENTS TO:  
Vernon Bruck  
P O Box 2837  
Wilsonville OR 97070



\$41.00

01179583200800033610030035

01/16/2008 09:18:33 AM

D-D Cnt=1 Stn=9 DIANNAW  
\$15.00 \$16.00 \$10.00

**BARGAIN AND SALE DEED  
(Deed of Gift)**

**RECITALS:**

1. **VERNON BRUCK** and **PENNY BRUCK** are husband and wife.
2. **EARL R. BRUCK** and **LOUISE I. BRUCK** are husband and wife.
3. **VERNON BRUCK** and **PENNY BRUCK** own an undivided one-third (1/3) interest in the real property described in the attached Exhibit A.
4. **EARL R. BRUCK** is Trustee of the **EARL R. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, and is also the Trustee of the **LOUISE I. BRUCK REVOCABLE LIVING TRUST** dated July 3, 1991, as amended and restated May 15, 1992, as to an undivided two-thirds (2/3) interest.
5. It is the intent of this deed for **EARL R. BRUCK**, Individually and as the Trustee of the Trust described in Recital 4 above and **LOUISE I. BRUCK**, Individually, to transfer as a gift the real property described in Exhibit A to **VERNON BRUCK** and **PENNY BRUCK**.

**NOW, THEREFORE,**

KNOW ALL MEN BY THESE PRESENTS, that **EARL R. BRUCK**, Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST dated July 3, 1991, as amended and restated May 15, 1992, **EARL R. BRUCK**, Trustee of the LOUISE I. BRUCK REVOCABLE TRUST, dated July 3, 1991, as amended and restated May 15, 1992, and **EARL R. BRUCK** and **LOUISE I. BRUCK**, husband and wife, as individuals, hereinafter collectively called GRANTOR, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **VERNON BRUCK** and **PENNY BRUCK**, husband and wife, hereinafter called GRANTEE, and unto GRANTEE'S heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to wit:

SEE EXHIBIT A.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This is a Deed of Gift for which the fair market value is \$700,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this day of 15<sup>th</sup> of Jan, 2008.

Earl R. Bruck  
Earl R. Bruck, Trustee of the Earl R. Bruck Revocable Living Trust - Grantor

Earl R. Bruck  
Earl R. Bruck, Trustee of the Louise I. Bruck Revocable Living Trust - Grantor

Earl R. Bruck  
Earl R. Bruck, Individually

Louise I. Bruck  
Louise I. Bruck, Individually

STATE OF OREGON )  
County of Clackamas ) ss.

January 15, 2008

Before me personally appeared the above named **EARL R. BRUCK**, Individually, and as Trustee of the EARL R. BRUCK REVOCABLE LIVING TRUST and as Trustee of the LOUISE I. BRUCK REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be his voluntary act and deed.



Diane R Weirich  
Notary Public for Oregon  
My Commission Expires: February 2, 2010

STATE OF OREGON )  
County of Clackamas ) ss.

January 15, 2008

Before me personally appeared the above named **LOUISE I. BRUCK**, Individually, and acknowledged the foregoing instrument to be her voluntary act and deed.



Diane R Weirich  
Notary Public for Oregon  
My Commission Expires: February 2, 2010

**Exhibit "A"**

Real property in the County of Clackamas, State of Oregon, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND LOT 1 OF SECTION 18, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND LOT 4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER SECTION CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH  $00^{\circ} 30' 00''$  WEST, 2310 FEET TO AN IRON PIPE IN THE CENTER OF HOMER KRUSE ROAD; THENCE EAST, 1346.53 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF DEED AS FEE NO. 99-064550; THENCE ALONG THE EAST LINE OF SAID DEED FEE, SOUTH  $00^{\circ} 29' 00''$  EAST, 897.78 FEET TO THE TRUE POINT-OF-BEGINNING; THENCE NORTH  $89^{\circ} 24' 22''$  EAST, 1478.67 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE SOUTH  $34^{\circ} 25' 56''$  EAST, 1426.58 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING"; THENCE SOUTH  $00^{\circ} 58' 35''$  EAST, 1480.25 FEET TO THE WILLAMETTE RIVER; THENCE ALONG SAID RIVER THE FOLLOWING COURSES: 602.55 FEET ALONG THE ARC OF A 6652.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $05^{\circ} 11' 22''$  (THE CHORD OF WHICH BEARS NORTH  $49^{\circ} 16' 44''$  WEST, 602.34 FEET); 601.01 FEET ALONG THE ARC OF A 3225.60 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $10^{\circ} 40' 32''$  (THE CHORD OF WHICH BEARS NORTH  $57^{\circ} 12' 41''$  WEST, 600.14 FEET); 542.75 FEET ALONG THE ARC OF A 2239.10 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $13^{\circ} 53' 18''$  (THE CHORD OF WHICH BEARS NORTH  $69^{\circ} 29' 36''$  WEST, 541.42 FEET); 352.01 FEET ALONG THE ARC OF A 935.36 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $21^{\circ} 33' 45''$  (THE CHORD OF WHICH BEARS NORTH  $87^{\circ} 13' 08''$  WEST, 349.94 FEET); THENCE NORTH  $00^{\circ} 29' 00''$  WEST, 424.47 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PACIFIC SURVEYS PLS 2319"; THENCE NORTH  $40^{\circ} 34' 34''$  WEST, 742.65 FEET TO A 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS ENGINEERING" ON THE EAST LINE OF DEED AS FEE NO. 99-064550; THENCE ALONG SAID EAST LINE, NORTH  $00^{\circ} 29' 00''$  WEST, 728.24 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THAT TRACT OF LAND DESCRIBED IN BOOK 109, PAGES 286 AND 287, DEED RECORDS OF CLACKAMAS COUNTY, OREGON.

Tax Parcel Number: 00767646



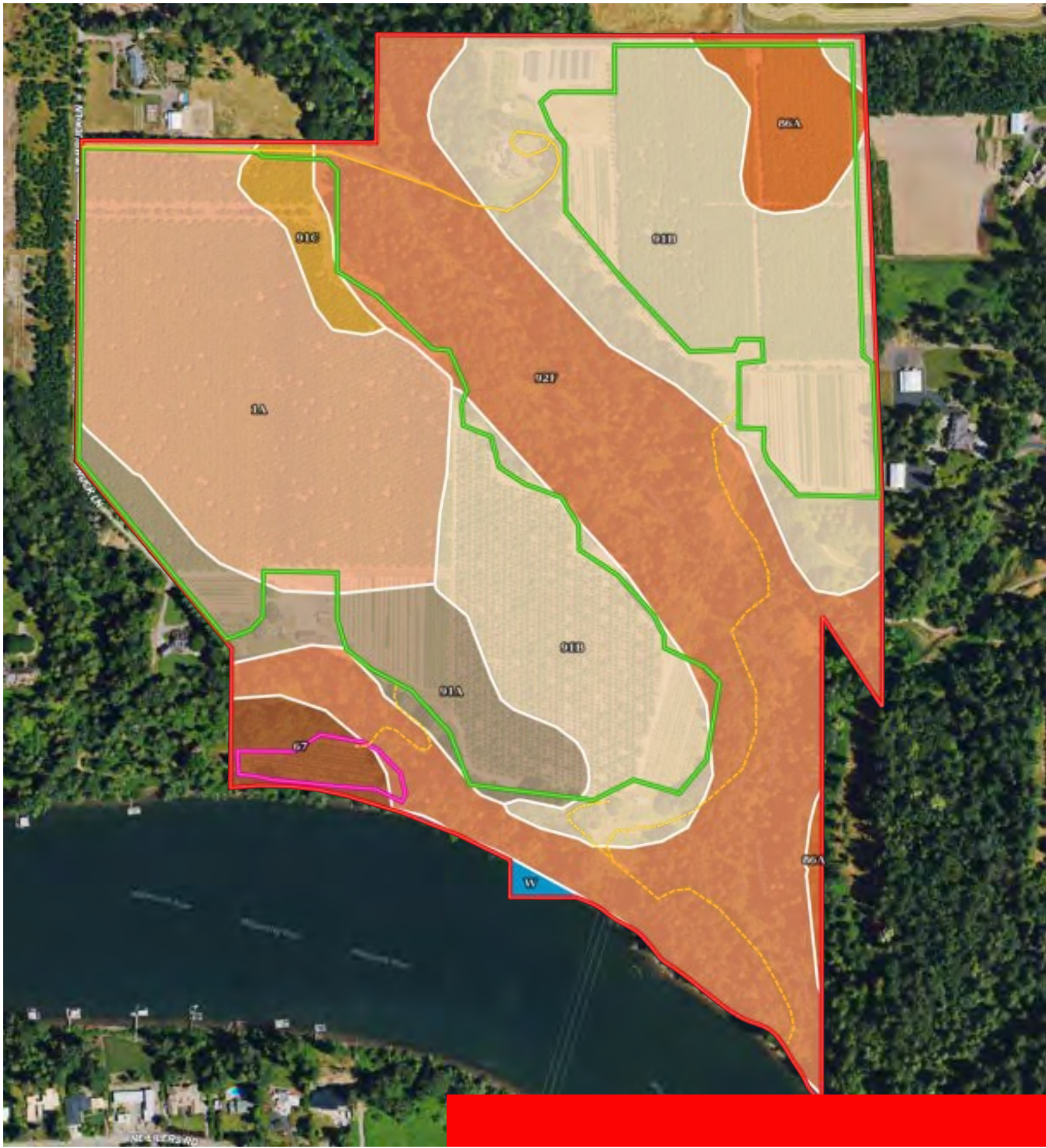
# Soil Report



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

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



--- Road / Trail    --- Primary Road    □ Boundary 1 1    □ Boundary 1    □ Boundary

Boundary 125.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
91B	Woodburn silt loam, 3 to 8 percent slopes	41.74	33.38	0	88	2e
92F	Xerochrepts and Haploxerolls, very steep	39.46	31.56	0	18	6e
1A	Aloha silt loam, 0 to 3 percent slopes	24.97	19.97	0	90	2w
91A	Woodburn silt loam, 0 to 3 percent slopes	9.08	7.26	0	88	2w
86A	Willamette silt loam, 0 to 3 percent slopes	4.61	3.69	0	96	1
67	Newberg fine sandy loam	2.58	2.06	0	70	2w
91C	Woodburn silt loam, 8 to 15 percent slopes	2.17	1.74	0	83	2e
W	Water	0.42	0.34	0	-	8
TOTALS		125.0 3(*)	100%	-	65.84	3.25

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



# Water Rights

Documents Provided Through OWRD



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

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

VERNON BRUCK  
PO BOX 2837  
WILSONVILLE, OR 97070

This superseding permit is issued to describe an amendment for additional points of appropriation and a change in point of appropriation proposed under Permit Amendment Application T-12491 and approved by Special Order Vol. 107, Page 627, entered FEB 06 2018 and to describe an extension of time for complete application of water approved December 19, 2014. This permit supersedes Permit G-16661.

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: WELLS 2, 3, 4, 5, AND 6 IN NEWLAND CREEK BASIN

PURPOSE OR USE: NURSERY USE ON 69.7 ACRES

MAXIMUM RATE: 0.87 CUBIC FOOT PER SECOND

PERIOD OF USE: YEAR-ROUND

DATE OF PRIORITY: JUNE 3, 2009

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	17	NW SW	WELL 2 - 280 FEET SOUTH AND 120 FEET EAST FROM THE W $\frac{1}{4}$ CORNER OF SECTION 17
3 S	1 E	WM	18	NE SE	WELL 3 - 590 FEET SOUTH AND 1290 FEET WEST FROM THE E $\frac{1}{4}$ CORNER OF SECTION 18
3 S	1 E	WM	18	SE SE	WELL 4 - 1640 FEET SOUTH AND 515 FEET WEST FROM THE E $\frac{1}{4}$ CORNER OF SECTION 18
3 S	1 E	WM	17	NW SW	WELL 5 - 45 FEET SOUTH AND 920 FEET EAST FROM THE W $\frac{1}{4}$ CORNER OF SECTION 17
3 S	1 E	WM	18	SE SE	WELL 6 - 1640 FEET SOUTH AND 210 FEET WEST FROM THE E $\frac{1}{4}$ CORNER OF SECTION 18

The amount of water used for nursery use under this right, together with the amount secured under any other right existing for the same lands, is limited to a maximum of 5.0 acre feet per acre and a diversion of 0.15 cubic foot per second per acre. For irrigation of containerized nursery plants, the amount of water diverted is limited to one fortieth of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.

Authorized Place of Use:

NURSERY USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	17	NW SW	22.8
3 S	1 E	WM	17	SW SW	10.3
3 S	1 E	WM	18	NE SE	20.1
3 S	1 E	WM	18	SE SE	16.5
Total					69.7

Permit Amendment T-12491 Conditions:

The quantity of water diverted at the new points of appropriation, Wells 4, 5, and 6, shall not exceed the quantity of water lawfully available at the original point of appropriation, Well 1.

The combined quantity of water diverted at the new additional points of appropriation, Wells 4, 5, and 6, together with that diverted at the old points of appropriation, Wells 2 and 3, shall not exceed the quantity of water lawfully available at the original points of appropriation, Wells 2 and 3.

Water shall be acquired from the same aquifer as the original points of appropriation.

Extension of Time Conditions:

Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2018 and 2023.

- a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250;

- b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

Existing Permit Conditions:

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order.
- B. The permittee shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- C. The permittee shall allow the watermaster access to the meter; provided however, where any meter is located within a private structure, the watermaster shall request access upon reasonable notice.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

The well shall produce ground water only from the alluvial ground water reservoir.

To monitor the effect of water use from the well(s) authorized under this permit, the Department requires the water user to obtain from a qualified individual (see below), and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

Measurements must be made according to the following schedule:

**Before Use of Water Takes Place**

Initial and Annual Measurements

The Department requires the permittee to report an initial water level measurement in the month specified above once well construction is complete and annually thereafter until use of water begins; and

**After Use of Water has Begun**

Seven Consecutive Annual Measurements

Following the first year of water use, the user shall report seven consecutive annual static water level measurements. The first of these seven annual measurements will establish the

reference level against which future annual measurements will be compared. Based on an analysis of the data collected, the Director may require the user to obtain and report annual static water level measurements beyond the seven year minimum reporting period. Additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- A. Identify each well with its associated measurement; and
- B. Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method used to obtain each well measurement; and
- D. Certify the accuracy of all measurements and calculations submitted to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water level measurement reveal an average water level decline of three or more feet per year for five consecutive years; or
- B. Annual water level measurements reveal a water level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water level measurements reveal a water level decline of 25 or more feet; or
- D. Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The period of non-use or restricted use shall continue until the water level rises above the decline level which triggered the action or until the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

Prior to using water from any well listed in this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level or pump test data.



### STANDARD CONDITIONS

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The well(s) shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

If the riparian area is disturbed in the process of developing a point of appropriation, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet state or federal water quality standards due to reduced flows.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

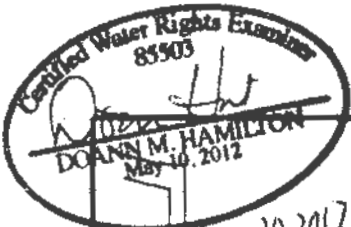
The original permit was issued March 11, 2010. Completion of construction and application of the water to the use was to be made on or before March 11, 2015. By Extension of Time dated December 19, 2014, the deadline for complete application of water was extended to October 1, 2024.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued FEB 06 2018



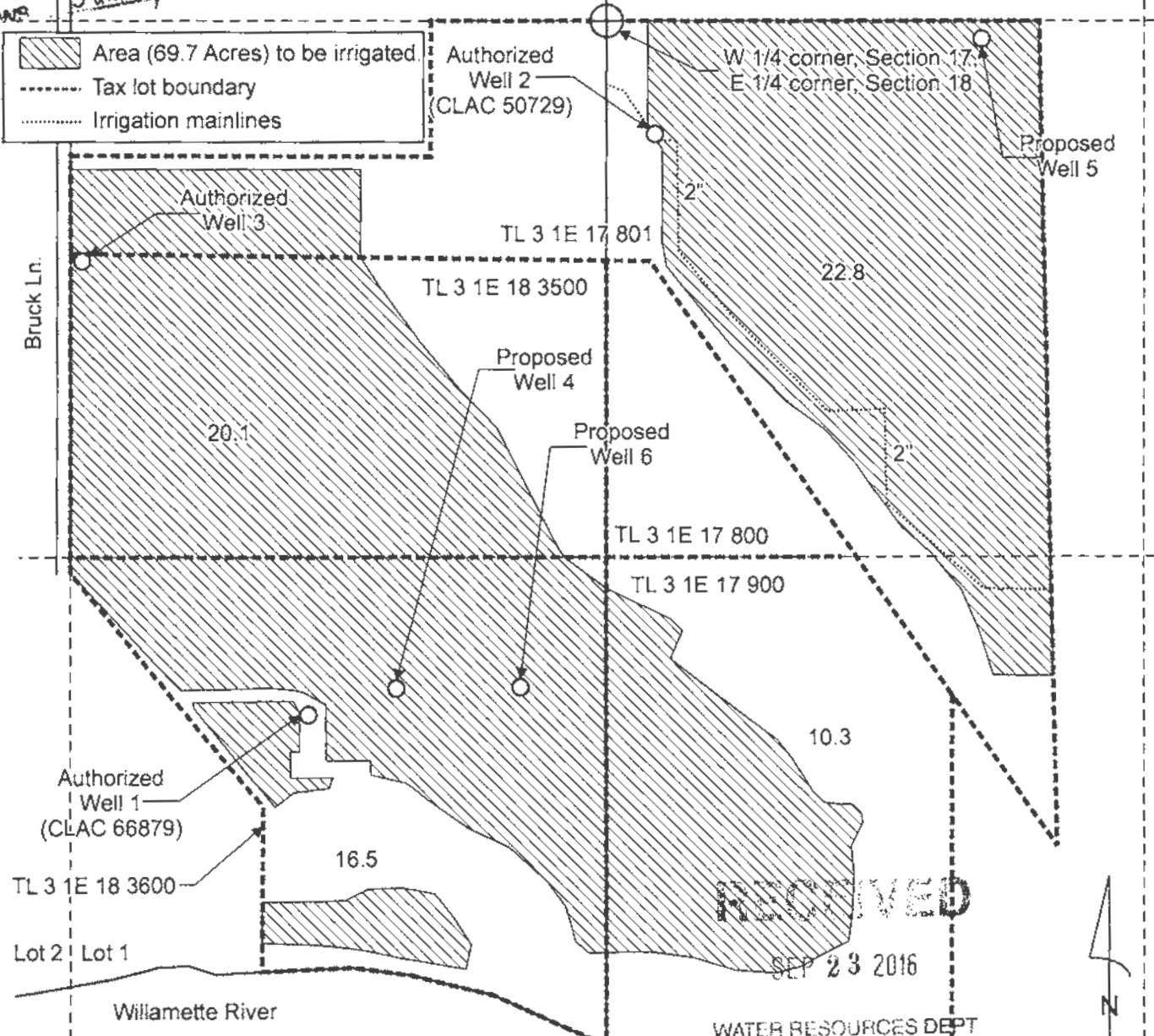
Dwight French, Water Right Services Administrator, for  
Thomas M. Byler, Director  
Oregon Water Resources Department



# T.3S. R.1E. Sec. 17 & 18, W.M.

PERMITS

Area (69.7 Acres) to be irrigated  
 Tax lot boundary  
 Irrigation mainlines



Authorized Well 1 (CLAC 66879) is located 1,700 feet south and 730 feet west from the E1/4 corner, Section 18.

Authorized Well 2 (CLAC 50729) is located 280 feet south and 120 feet east from the W1/4 corner, Section 17.

Authorized Well 3 is located 590 feet south and 1,290 feet west from the E1/4 corner, Section 18.

Proposed Well 4 is located 1,640 feet south and 515 feet west from the E1/4 corner, Section 18.

Proposed Well 5 is located 45 feet south and 920 feet west from the W1/4 corner, Section 17.

Proposed Well 6 is located 1,640 feet south and 210 feet west from the E1/4 corner, Section 18.

Scale: 1" = 400'



This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or location of property ownership lines.

Permit Amendment Application Map  
Application G-17230, Permit G-16661

Vernon Bruck  
T.3S. R.1E. Sec. 17 & 18, W.M. T 12491

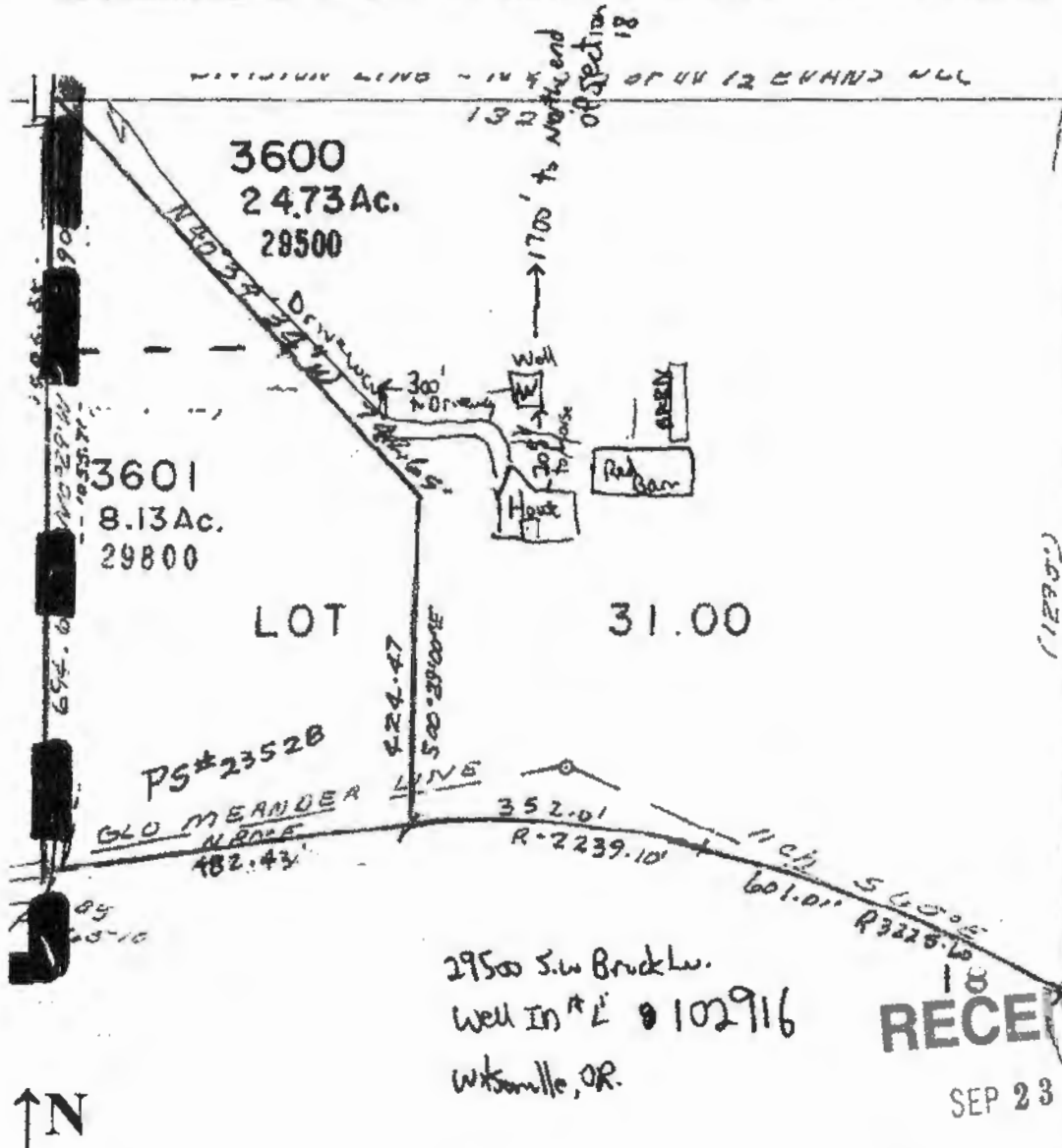
Pacific Hydro-Geology Inc.

08/2016

BruckPA.cdr

CLAC 66879

# EXEMPT USE WELL LOCATION MAP



Clackamas County  
 Assessor Map Reference Number: 3S 1E 18 SENW; Tax Lot 3600.  
 Street Address of Well, if Available: 29500 Bruck Lane, Wilsonville, OR.  
 Well Log #: CLAC 66879. Well Label (ID Tag) #: L 102916. (Please Locate Well and Indicate distance From Property or Survey Corner, See Attached Sample Well Location Map.) You may also locate your well using our exempt use well mapping tool on our website at [www.wrd.state.or.us/OWRD/exempt\\_use\\_788\\_info.shtml](http://www.wrd.state.or.us/OWRD/exempt_use_788_info.shtml) or by contacting the Exempt Use Well Program Coordinator at 503 986-0861.

MAP NOT TO SCALE

RECEIVED  
 JUN 22 2010

LAND OWNER SUBMITTED MAP WATER RESOURCES DEPT  
 SALEM, OREGON

12491

# Property Record Cards

Record Cards Provided by County Department of  
Assessment and Taxation



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

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 31E18 03600

Printed 05/30/2023 Card No. 1 of 1

PARCEL NUMBER 00767646
Parent Parcel Number

BRUCK VERNON E & PENNY L
PO BOX 2837
WILSONVILLE, OR 97070
Section 18 Township 3S Range 1E TAX LOT 03600

TRANSFER OF OWNERSHIP

Table with columns: Date, Doc #, Owner Name, Value. Includes entries for 01/15/2008, 11/28/2007, 11/06/2000, 10/01/1997, and 02/01/1995.

Property Address 29500 SW BRUCK LN
Neighborhood 15764 WILLAMETTE RIVER SOUTH 400-641
Property Class 681 681 Forest & Farm Improved

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 003
Area 001

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval, Worksheet. Shows valuation changes from 01/01/2019 to 01/01/2022.

Site Description

Legal Acres: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Lists various land uses like MFHS, OSD MIXED USE, FHSI (SAV), Farm/Forest Land, FARM USE, etc.

LL04: LOT LINE ADJUSTMENT 2004
NOR: Note of Record: R01
TOTAL ACRES 24.73 YEAR CLASSED
1969 ZONED EFU 1980 NO ACCESS TO

Supplemental Cards
TRUE TAX VALUE 1591766

Supplemental Cards
TOTAL LAND VALUE 117191

**IMPROVEMENT DATA**

01 02

**PHYSICAL CHARACTERISTICS**

Style: 11 Houses built 1900 to 1920  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 1608  
Attic: Finished  
Basement: None

**ROOFING**  
Material: Asphalt shingles  
Type: Gable  
Framing: Std for class  
Pitch: Not available

**FLOORING**  
Sub and joists 1.0, A  
Softwood-standard 1.0

**EXTERIOR COVER**  
Wood shake 1.0

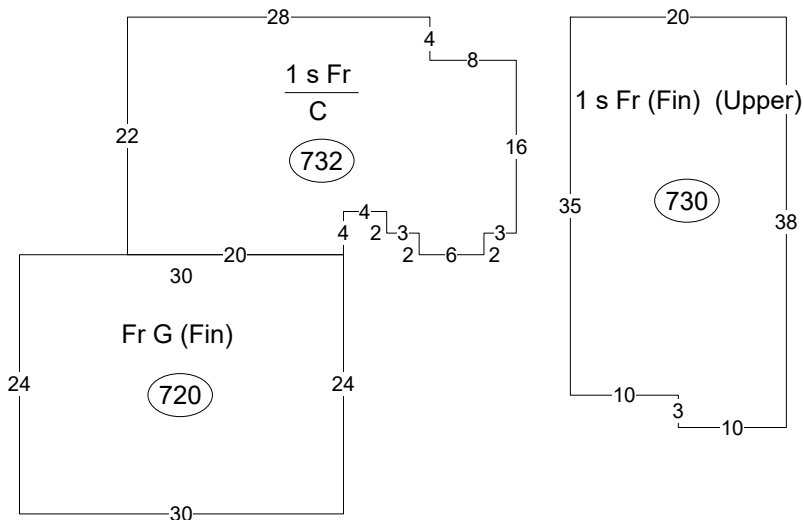
**INTERIOR FINISH**  
Plaster 1.0

**ACCOMMODATIONS**  
Finished Rooms 4  
Bedrooms 4  
Fireplaces: 1

**HEATING AND AIR CONDITIONING**  
Primary Heat: Forced hot air  
Lower Full Part /Bsmt 1 Upper Upper

**PLUMBING**  
#  
3 Fixt. Baths 1 3  
TOTAL 3

**REMODELING AND MODERNIZATION**  
Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1118	1.0	1118		86870
		490 Attic	490		15880
		1118 Crawl	----		0

TOTAL BASE				102750
Row Type	Adjustment			1.00%
SUB-TOTAL				102750
0	Interior Finish			12350
0	Ext Lvg Units			0
0	Basement Finish			0
	Fireplace(s)			2880
	Heating			5520
	Air Condition			0
	Frame/Siding/Roof			0
	Plumbing Fixt: 3			1600
Other Features				150
SUB-TOTAL ONE UNIT				125250
SUB-TOTAL 0 UNITS				125250
Exterior Features	Description	Value	Garages	
			0 Integral	0
			0 Att Garage	0
			0 Att Carports	0
			0 Bsmt Garage	0
			Ext Features	0
SUB-TOTAL				125250
Quality Class/Grade				4
GRADE ADJUSTED VALUE				182870

(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :MISCFEAT	150	D	DWELL	1.00	4	1912	1912	AV	0.00	Y	0.00	1608	182870	51	0	242	100	216730
WDSTOVE	2880	01	UTLISHED	0.00	4	1914	1914	AV	12.81	N	18.71	320	5990	60	0	137	100	3290
		02	SHEDGP	0.00	4	1914	1914	AV	0.00	N	0.00	1728	61850	60	SV	137	100	33890

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

96 05/01/1994

Neigh 15764 AV

TOTAL IMPROVEMENT VALUE

253910

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 31E17 00801

Printed 05/30/2023 Card No. 1 of 1

PARCEL NUMBER  
01649513  
Parent Parcel Number

BRUCK VERNON E & PENNY L  
PO BOX 2837  
WILSONVILLE, OR 97070  
Section 17 Township 3S Range 1E TAX LOT 00801

TRANSFER OF OWNERSHIP

Date	Doc #	Value
03/01/1998	98-52587	\$0
07/01/1995	95-43942	\$0

Property Address  
29250 SW BRUCK LN  
Neighborhood  
15774 WEST LINN/WLSNVL RURAL 400-641  
Property Class  
681 681 Forest & Farm Improved

# AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 003  
Area 001

VALUATION RECORD

Assessment Year	01/01/2019	01/01/2019	01/01/2020	01/01/2020	01/01/2021	01/01/2022	Worksheet
Reason for Change	Reval	Reval	Reval	Reval	Reval	Reval	
VALUATION	L 1112998	1145258	1177519	1177519	1236665	1457112	1457112
Market	B 459010	469550	484460	484460	504710	593450	586680
	T 1572008	1614808	1661979	1661979	1741375	2050562	2043792

Site Description

Legal Acres:  
0.0000

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 16 MFHS		1.0000		1.00	11800.00	11800.00	11800	1 7% L 171%	34216
2 51 OSD MIXED USE PROPERTY					17133.00	17133.00	17133	L 171%	46430
3 17 FHSI (SAV)					4000.00	4000.00	4000		4000
4 Farm/Forest Land		1.7400		1.00	12698.00	12698.00	22095	L 171%	59877
5 FARM USE	7PD	1.7400		1.00	259.00	259.00	451		451
6 Farm/Forest Land		10.1000		1.00	12698.00	12698.00	128250	L 171%	347558
7 FOREST USE	OFB	10.1000		1.00	999.00	999.00	10090		10090
8 Farm/Forest Land		28.1600		1.00	12698.00	12698.00	357576	L 171%	969031
9 FARM USE	2VD	28.1600		1.00	2865.00	2865.00	80678		80678

NOR: Note of Record: R01  
TOTAL ACRES 41.00 YEAR CLASSED  
1969 ZONED EFU 1980 '97 NEW HOUSE  
DE 9/22/08

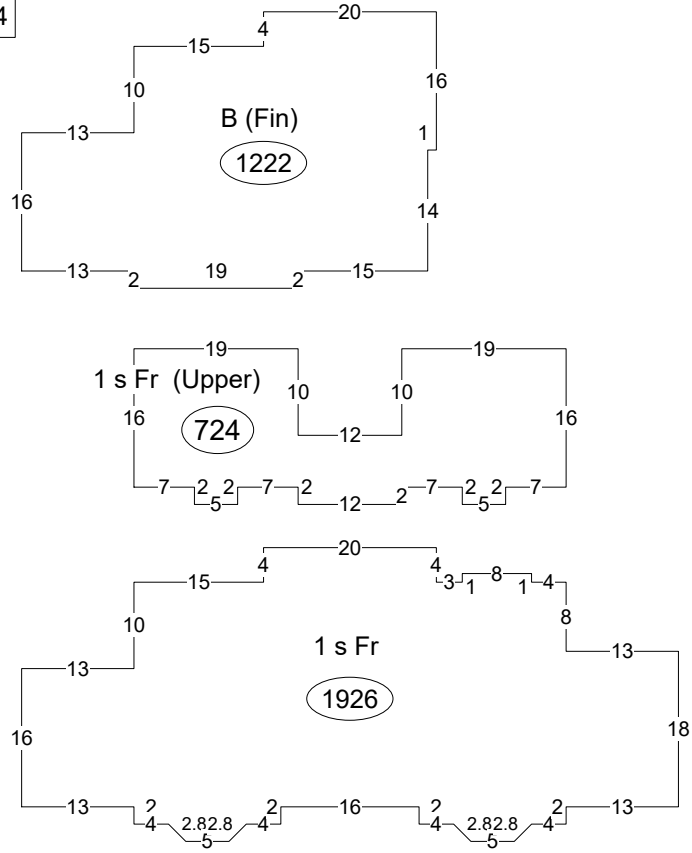
Supplemental Cards  
TRUE TAX VALUE 1457112

Supplemental Cards  
TOTAL LAND VALUE 129435



01 02 03 04

**IMPROVEMENT DATA**



**PHYSICAL CHARACTERISTICS**

Style: 71 Houses built 1990 to 1999  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 3872  
Attic: None  
Basement: 3/4

**ROOFING**  
Material: Cement tile  
Type: Gable  
Framing: Std for class  
Pitch: Not available

**FLOORING**  
Slab B, 1.0  
Sub and joists 2.0  
Carpet 1.0

**EXTERIOR COVER**  
Wood siding 1.0, 2.0

**INTERIOR FINISH**  
Drywall 1.0

**ACCOMMODATIONS**  
Finished Rooms 5  
Bedrooms 5  
Fireplaces: 2

**HEATING AND AIR CONDITIONING**  
Primary Heat: Forced hot air  
Lower Full Part /Bsmt 1 Upper Upper

**PLUMBING**  
3 Fixt. Baths 4 12  
TOTAL 12

**REMODELING AND MODERNIZATION**  
Amount Date

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1926	1.0	1926	170850	
1 Wood frame w/sh	724	2.0	724	51930	
<hr/>					
4 Concrete block	1222	Bsmt	1222	54160	
	0	Crawl	----	0	
<hr/>					
TOTAL BASE					276940
<hr/>					
Row Type	Adjustment				1.00%
SUB-TOTAL					276940
<hr/>					
0 Interior Finish					0
0 Ext Lvg Units					0
0 Basement Finish					36970
Fireplace(s)					6320
Heating					6830
Air Condition					0
Frame/Siding/Roof					0
Plumbing Fixt: 12					9400
<hr/>					
Other Features					2220
<hr/>					
SUB-TOTAL ONE UNIT					338680
SUB-TOTAL 0 UNITS					338680
<hr/>					
Exterior Features	Value	Garages			
Description		0 Integral	0		
		0 Att Garage	0		
		0 Att Carports	0		
		0 Bsmt Garage	0		
		Ext Features	0		
<hr/>					
SUB-TOTAL					338680
Quality Class/Grade					5-
<hr/>					
GRADE ADJUSTED VALUE					460610

(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :BASIC	2220	D	DWELL	2.00	5-	1997	1997	AV	0.00	Y	0.00	3872	460610	16	0	128	100	494050
WDSTOVE	6320	01	DETGAR	0.00	5	1997	1997	AV	62.60	Y	96.95	700	67870	25	0	131	100	66680
01 :IF	3	02	DGAT	0.00	5	1997	1997	AV	0.00	N	0.00	336	1580	0	SV	131	100	2070
		03	DGROOF	0.00	5	1997	1997	AV	0.00	N	0.00	700	2040	0	SV	131	100	2670
		04	EFP	0.00	4	1997	1997	AV	0.00	N	0.00	504	16190	0	SV	131	100	21210

Data Collector/Date: 29 08/01/1997      Appraiser/Date:      Neighborhood: Neigh 15774 AV      Supplemental Cards: TOTAL IMPROVEMENT VALUE: 586680