31721 STOLTZ HILL

OREGON FARM & HOME BROKERS

Oregon Farm & Home ★BROKERS★

kw MID-WILLAMETTE KELLERWILLIAMS REALTY | KELLERWILLIAMS LAND | KELLERWILLIAMS Luxury INTERNATIONAL

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

AGENT INFORMATION

PAUL TERJESON

PTERJY@KW.COM
503-999-6777

STEVE HELMS

STEVEHELMS@KW.COM
541-979-0118

2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330

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.

PARCEL MAP

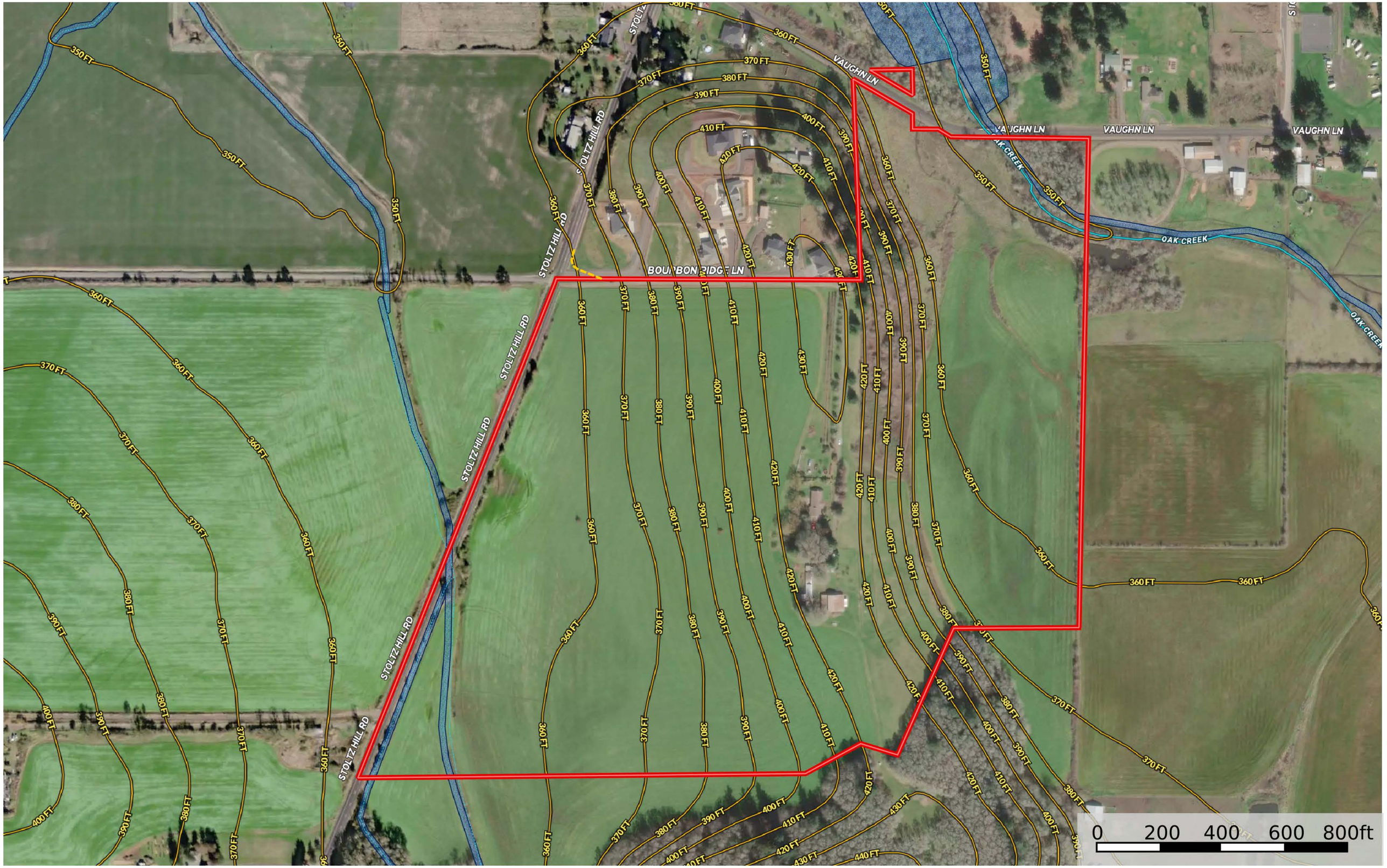
Oregon Farm & Home
★ BROKERS ★

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.

STOLTZ HILL BUILDABLE PROPERTY McAdams 79 acres

Oregon, AC +/-

Oregon Farm & Home ★BROKERS★



Road / Trail Boundary Wetlands Riparian Stream, Intermittent River/Creek Water Body

Paul Terjeson Steve Helms
P: 503-999-6777 OregonFarmandHomeBrokers.com 2125 Pacific Blvd. Albany, OR 97321

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

PROPERTY DETAILS

- Lots with Views!
- Recently Annexed and Partitioned
- Wetland Delineation in Progress
    - Initial Wetland Map Completed
- House Not Included in Sale

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.

LIST PACK

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.

Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	**0210688**
Tax Lot:	**12S02W22C00200**
Owner:	G & F McAdams Farms LLC
CoOwner:	
Site:	31721 Stoltz Hill Rd
	Lebanon OR 97355
Mail:	106 3rd St
	Lake Oswego OR 97034
Zoning:	County-UGA-UGM-10 - Urban Growth Area-Urban Growth Mgmt 10 Acre Min.
Std Land Use:	CMOB - Mobile Home Parks, Trailers
Legal:	PARTITION PLAT 1998-67
Twn/Rng/Sec:	T:12S R:02W S:22 Q:SW QQ:

ASSESSMENT & TAX INFORMATION

Market Total:	**$542,160.00**
Market Land:	**$381,570.00**
Market Impr:	**$160,590.00**
Assessment Year:	**2019**
Assessed Total:	**$219,959.00**
Exemption:	
Taxes:	**$3,259.62**
Levy Code:	00902
Levy Rate:	14.8784

SALE & LOAN INFORMATION

Sale Date:	
Sale Amount:	
Document #:	
Deed Type:	
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

Year Built:	1960
Eff Year Built:	
Bedrooms:	3
Bathrooms:	2.00
# of Stories:	1.00
Total SqFt:	1,944 SqFt
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	106.20 Acres (4,626,072 SqFt)
Garage SqFt:	
Garage Type:	
AC:	
Pool:	
Heat Source:	Forced Air
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	Partition Plat 1998-67
School Dist:	9Z5 - Lebanon
Census:	4000 - 030902
Recreation:	

LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

October 28, 2019 8:33:20 am

Account #	210688	**Tax Status**	ASSESSABLE
Map #	12S02W22C0 00200	**Acct Status**	ACTIVE
Code - Tax #	00902-210688	**Subtype**	NORMAL
Legal Descr	Metes & Bounds - See legal report for full description.		
Mailing Name	G&F MCADAMS FARMS LLC	**Deed Reference #**	2009-20773
Agent		**Sales Date/Price**	12-01-2009 / $0
In Care Of	C/O TAYLOR CHERYL M	**Appraiser**	GERGER, SAM
Mailing Address	106 3RD ST LAKE OSWEGO, OR 97034		

Prop Class	549	**MA**	**SA**	**NH**	**Unit**
RMV Class	401	03	00	001	20002-1

Situs Address(s)	Situs City
ID# 1 31721 STOLTZ HILL RD	LEBANON
ID# 1 31721 STOLTZ HILL RD	LEBANON

Value Summary

Code Area		RMV	MAV	AV	RMV Exception		CPR %
00902	**Land**	356,600			**Land**	0	
	Impr.	156,650			**Impr.**	0	
Code Area Total		513,250	138,790	213,556		0	
Grand Total		513,250	138,790	213,556		0	

Land Breakdown

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00902	1	☑			Farm Use Unzoned	103	A	22.94	2I	69,470
00902	2	☑			Farm Use Unzoned	103	A	67.04	3	203,010
00902	3	☑			Farm Use Unzoned	103	A	15.22	6	46,090
00902					LANDSCAPE - AVERAGE	100				5,000
00902					RURAL OSD - AVG	100				30,000
00902	4	☑			Rural Site	103	A	1.00		3,030
						Grand Total		106.20		356,600

Improvement Breakdown

Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
00902	101	0	110	Residential Other Improvements	111	0			3,110
00902	104	0	328	MACHINE SHED	111	576			4,320
00902	103	0	328	MACHINE SHED	111	684			4,800
00902	105	0	328	MACHINE SHED	111	702			5,180
00902	100	1960	131	RES One story	111	1,944			127,840
00902	106	0	317	GP BUILDING	111	1,500			11,400
				Grand Total		5,406			156,650

Exemptions/Special Assessments/Potential Liability

Code Area	Type

NOTATION(S):

- POT'L ADD'L TAX LIABILITY ADDED 2009 — **Amount** 0.00 **Tax** 0.00
- MS HARDSHIP HOMESITE ADDED 2010

Account # 210688

Comments:

***** CAP NOTE - Type F **********
99MX: CHECK FOR CONTINUED ELIGIBILITY FOR FARM DEFERRAL. SEG 3/99. 3/8/99 JLS

***** CAP NOTE - Type J **********
EV1999-53: SEG'D 96.10 ACRES TO TL 201 (ACCT 853061). 3/8/99 JLS.
EV 2003-82 etal: Code Change 9-6 to 9-2

***** CAP NOTE - Type R **********
98MX: CK FOR NEW MH/MEDICAL HARDSHIP. 1/5/98 JDR
NOTHING YET. SEE IN CYC/99MX. 1/27/97 JDR
99MX: PERMIT FOR REMODEL OF PORTION OF FAMILY ROOM INTO OFFICE.
99MX: NO CHANGE IN VALUE FOR REMODEL. 1/6/99 JLS.
12MX: CONSOLIDATION. ACCT #853061 (TL201) COMBINED WITH ACCT# 210688 (TL200) ACCT 853061 DEAD FOR 2012. ALL ACREAGE FROM 853061 SPEC ASSESSED. NO MAV TO MOVE. 5-12 SG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214
300 4th Ave SW, PO Box 100
Albany, Oregon 97321-8600
(541) 967-3808

Click here to make a credit card or e-check payment

28-Oct-2019

G&F MCADAMS FARMS LLC
C/O TAYLOR CHERYL M
106 3RD ST
LAKE OSWEGO, OR 97034

Tax Account #	210688	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	31721 STOLTZ HILL RD LEBANON, OR 97355-9201	Interest To	Nov 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	$3,161.83	$3,259.62	$0.00	$97.79	$3,259.62	Nov 15, 2019
2018	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,177.37	Nov 15, 2018
2017	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,107.06	Nov 15, 2017
2016	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$3,033.71	Nov 15, 2016
2015	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,930.94	Nov 15, 2015
2014	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,868.60	Nov 15, 2014
2013	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,770.09	Nov 15, 2013
2012	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,707.60	Nov 15, 2012
2011	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,890.75	Nov 15, 2011
2010	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,755.76	Nov 15, 2010
2009	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,714.12	Nov 15, 2009
2008	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,663.02	Nov 15, 2008
2007	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,628.86	Nov 15, 2007
2006	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,548.65	Nov 15, 2006
2005	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,510.82	Nov 15, 2005
2004	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,519.35	Nov 15, 2004
2003	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,431.48	Nov 15, 2003
2002	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,322.40	Nov 15, 2002
2001	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,310.16	Nov 15, 2001
2000	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,315.70	Nov 15, 2000
1999	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$995.81	Nov 15, 1999
1998	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,586.52	Nov 15, 1998
1997	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,718.76	Dec 15, 1997
1996	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,498.04	Nov 15, 1996
1995	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,645.07	Nov 15, 1995
1994	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,576.67	Nov 15, 1994
1993	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$1,838.73	Nov 15, 1993
1992	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,180.26	Nov 15, 1992
1991	ADVALOREM	$0.00	$0.00	$0.00	$0.00	$2,247.01	Nov 15, 1991
	Total	$3,161.83	$3,259.62	$0.00	$97.79	$57,752.93	

Grantors' Name:
Cheryl M. Taylor, Trustee of Florence M. McAdams Revocable Trust

After recording, return to:
Cheryl M. Taylor
3715 NW Roosevelt Drive
Corvallis, OR 97330

Until requested otherwise, send all tax statements to:
Cheryl M. Taylor
3715 NW Roosevelt Drive
Corvallis, OR 97330

LINN COUNTY, OREGON **2009-20773**
D-WD
Cnt=1 Stn=1 COUNTER **12/01/2009 01:41:23 PM**
$10.00 $11.00 $15.00 $9.00 $10.00 **$55.00**

00123593200900207730020029

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

LINN COUNTY OREGON

WARRANTY DEED – STATUTORY FORM

Cheryl M. Taylor, George L. McAdams and Deborah L. Carlson, herein "Grantors," convey and warrant to **G&F McADAMS FARMS, LLC, an Oregon limited liability company,** herein "Grantee," the following described real property free of encumbrances except as specifically set forth herein, situated in Linn County, Oregon, to-wit:

> Parcel 2 of Partition Plat 1998-67, recorded as Plat Number 1998-67, on November 17, 1998, at 2:13 o'clock p.m., target sheet recorded in Deed Records MF989, page 12.

Grantors hereby declare that prior to this conveyance, each of the Grantors owned an undivided one third interest as tenant in common in the above described real property.

The property is free of encumbrances.

The true consideration for this conveyance is: Other property or value given, which is the whole consideration for this conveyance.

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

Dated this 25th day of November, 2009

Cheryl M. Taylor
Cheryl M. Taylor

George L McAdams
George L. McAdams

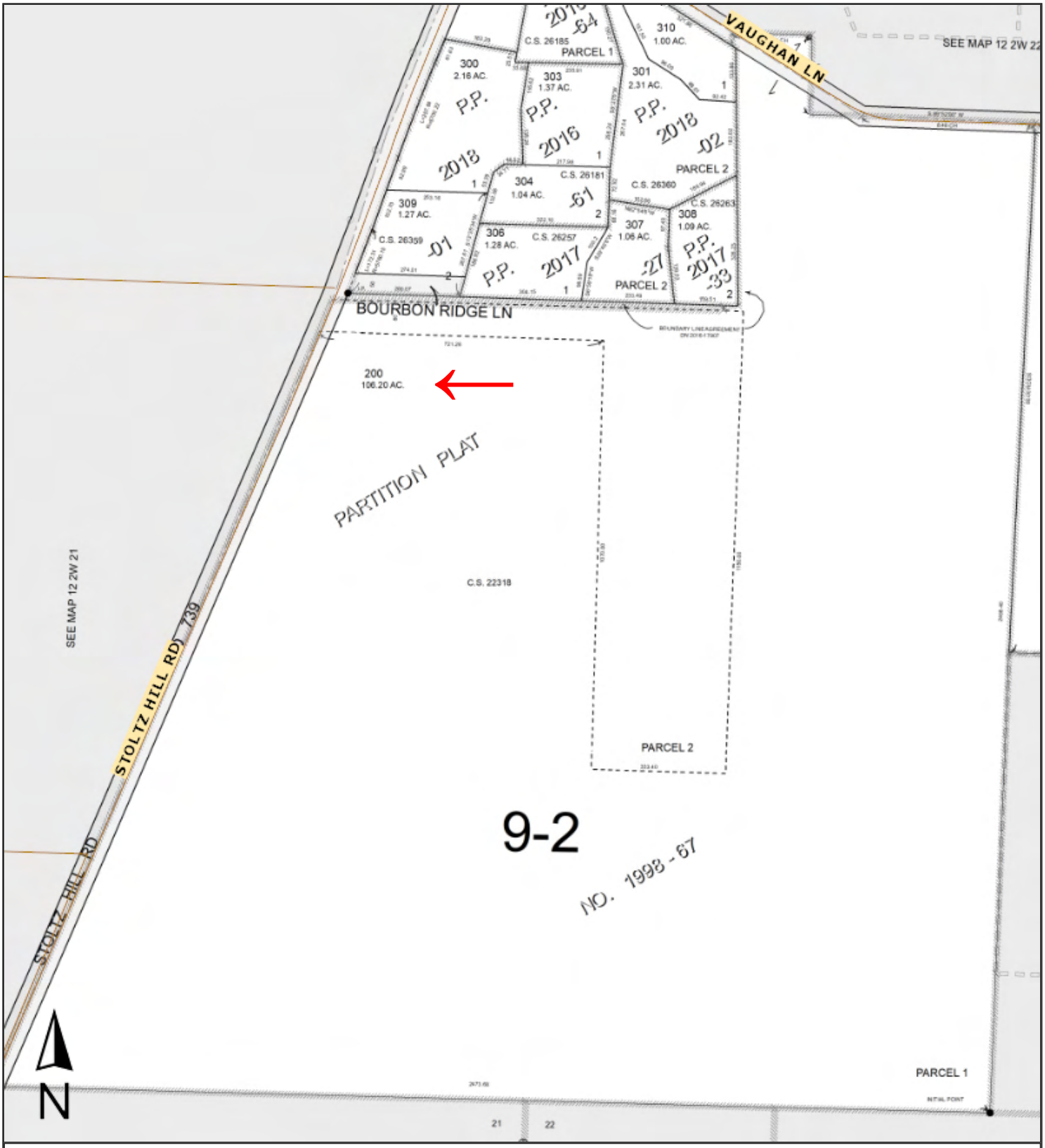
Deborah L. Carlson
Deborah L. Carlson

STATE OF OREGON, County of Benton) ss.

This above instrument was acknowledged before me on Nov. 25, 2009, by Cheryl M. Taylor, George L. McAdams and Deborah L. Carlson.

NOTARY PUBLIC FOR OREGON
My commission expires: 11/16/2013

OFFICIAL SEAL
DAVID K MC ADAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 443222
MY COMMISSION EXPIRES NOVEMBER 16, 2013

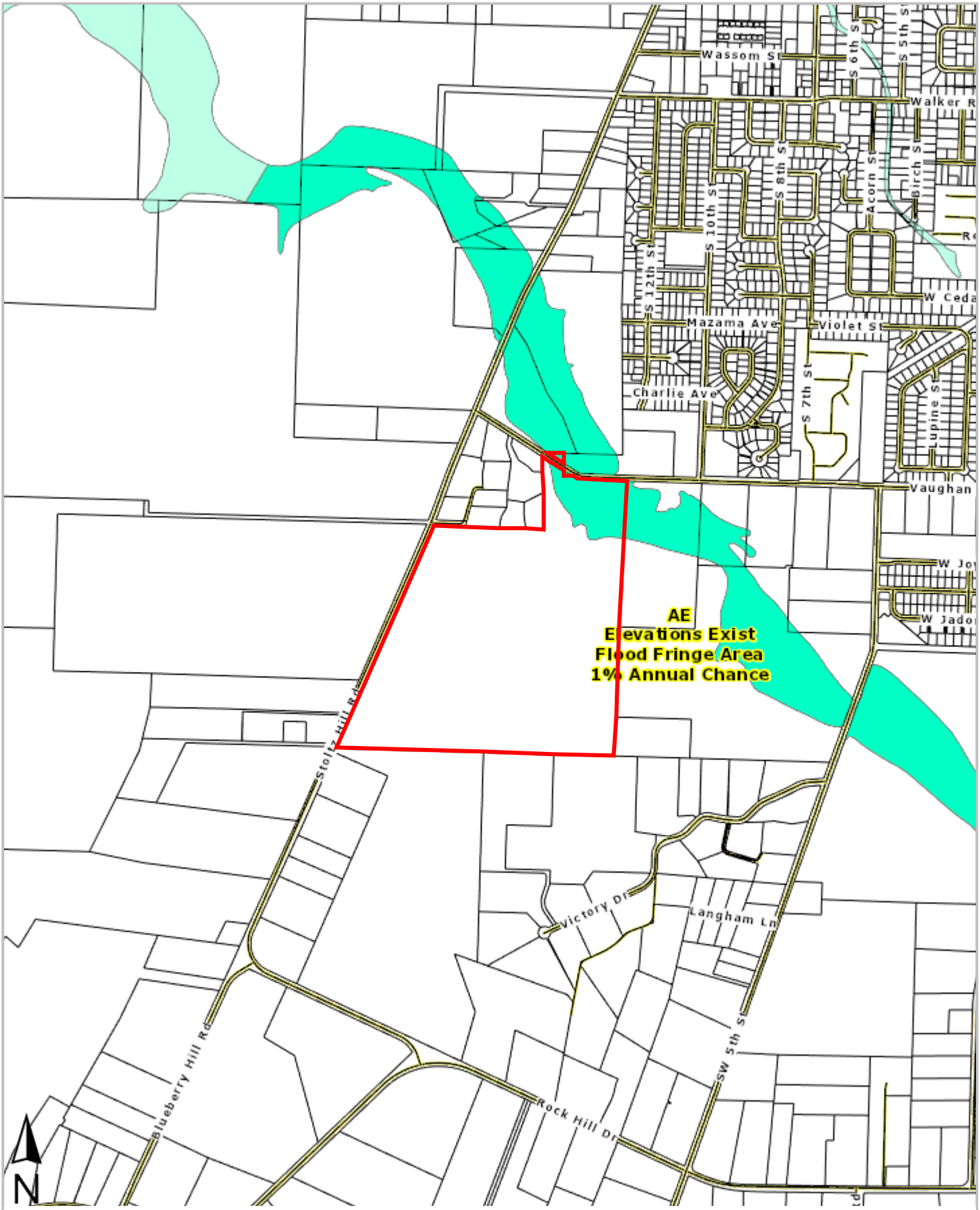


Fidelity National Title

ParcelID: 0210688
31721 Stoltz Hill Rd
Lebanon, OR 97355

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.

FOR ASSESSMENT AND TAXATION ONLY
S.W.1/4 SEC.22 T.12S. R.2W. W.M.
Linn County
1" = 200'
12S02W22C
LEBANON
Cancelled Nos.
201
N
SEE MAP 12 2W 22B
VAUGHAN LN
CO RD 713
302
1.17 AC.
305
1.46 AC.
P.P. 2016 -64
C.S. 26185
PARCEL 1
310
1.00 AC.
300
2.16 AC.
P.P. 2018 -01
303
1.37 AC.
P.P. 2016 -61
301
2.31 AC.
P.P. 2018 -02
PARCEL 2
C.S. 26360
C.S. 26263
304
1.04 AC.
C.S. 26181
309
1.27 AC.
C.S. 26359
306
1.28 AC.
C.S. 26257
P.P. 2017 -27
307
1.06 AC.
PARCEL 2
308
1.09 AC.
P.P. 2017 -33
100
19.62 AC.
400
6.95 AC.
BOURBON RIDGE LN
BOUNDARY LINE AGREEMENT DN 2018-17907
200
106.20 AC.
PARTITION PLAT
C.S. 22318
PARCEL 2
9-2
NO. 1998 - 67
SEE MAP 12 2W 21
CO RD 739
STOLTZ HILL RD
SEE MAP 12 2W 22D
PARCEL 1
INITIAL POINT
21
22
28
27
SEE MAP 12 2W 27
12S02W22C
LEBANON
5/22/2019



Fidelity National Title

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.

PARTITION

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.

C.S. 27159

PARTITION PLAT NO. 2022-04

FOR G & F MCADAMS FARMS, LLC

A REPLAT OF PARCELS 1 AND 2, PARTITION PLAT NO. 1998-67
IN THE RICHMOND CHEADLE D.L.C. NO. 69 & THE PRESELY GEORGE D.L.C. NO. 65
LOCATED IN THE SE 1/4 SEC. 21 AND THE SW 1/4 SEC. 22, T. 12 S., R. 2 W., W.M.,
LINN COUNTY, OREGON

NOTICE OF DECISION FILE NO. PLN-2021-00285
DECEMBER 20, 2021

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND DESCRIBED IN LINN COUNTY DEED RECORDS VOLUME 989, PAGE 12 INTO 3 PARCELS WITH AN ACCESS AND EMERGENCY VEHICLE TURN AROUND EASEMENT AS SHOWN HEREON.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE FOUND STONE PER LINN COUNTY SURVEY NO. 520 AND THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 65. A PORTION OF THE EAST LINE WAS ESTABLISHED BY HOLDING THE TWO NOTED FOUND MONUMENTS PER LINN COUNTY SURVEYS 520 AND 22101. THE RIGHT-OF-WAY OF STOLTZ HILL ROAD WAS ESTABLISHED BY HOLDING THE NOTED RIGHT-OF-WAY MONUMENTS. THE REMAINDER OF THE BOUNDARY IS SHOWN PER NOTED SURVEY RECORDS.

THE BASIS OF BEARING IS BETWEEN THE TWO FOUND MONUMENTS ON THE EASTERLY LINE PER LINN COUNTY SURVEY NO. 22101.

LEGEND:

●	MONUMENT FOUND FLUSH OR AS NOTED
○	SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"
⊗	SET 5/8"x30" IRON ROD WITH ALUMINUM CAP STAMPED "UDELL ENG"
( )	DATA OF RECORD
[ ]	CALCULATED DATA
(A)	1960 C.R. 739 ROAD SURVEY
C.S.	COUNTY SURVEY
D.L.C.	DONATION LAND CLAIM
FD	FOUND
IP	IRON PIPE
IR	IRON ROD
W/YPC	WITH YELLOW PLASTIC CAP

REFERENCE SURVEYS: C.S. 520, C.S. 8222, C.S. 22101, C.S. 24710

SURVEYOR'S CERTIFICATE:

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED THE SURVEYED PORTION OF LAND WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON PER ORS 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

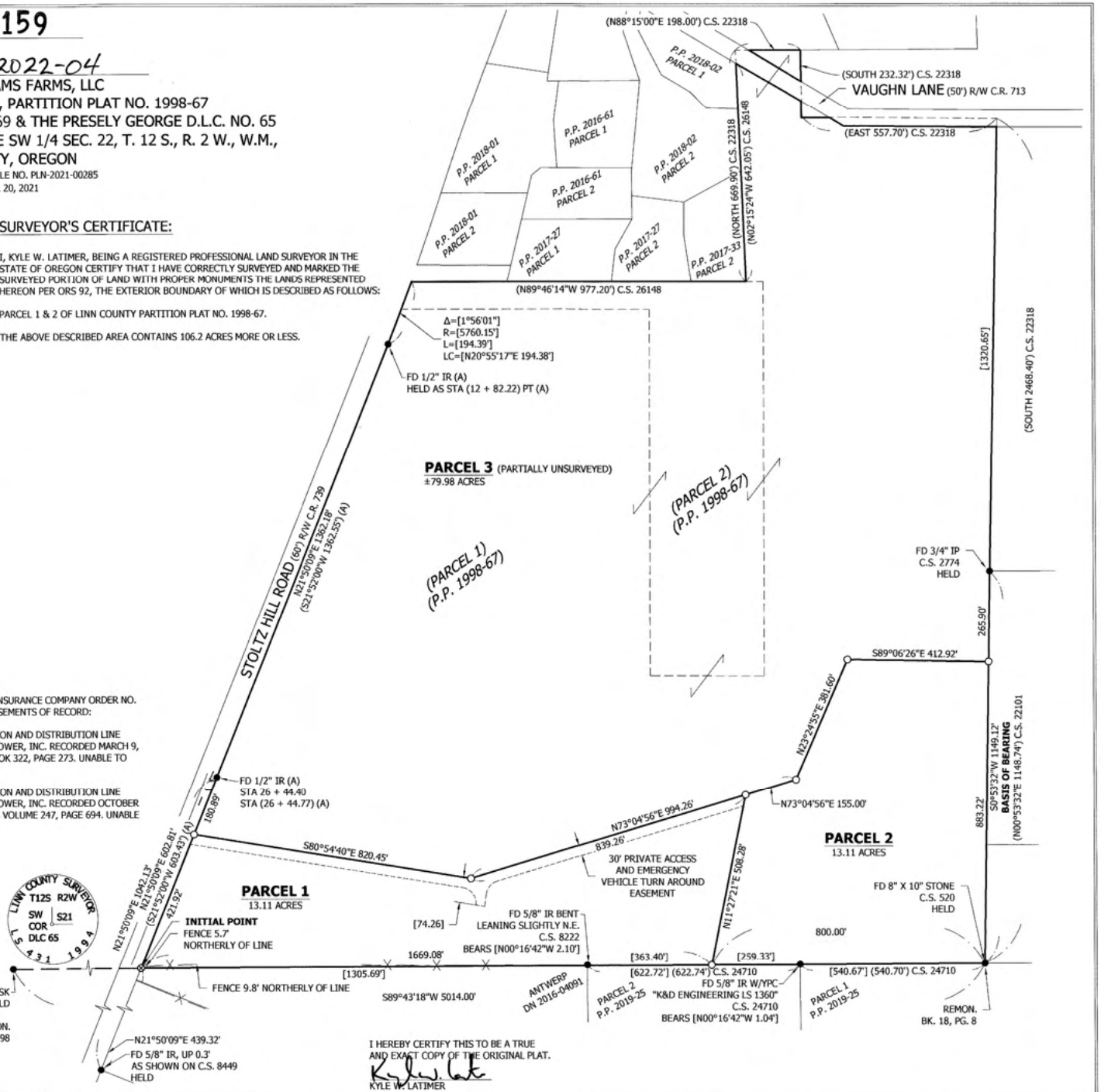
PARCEL 1 & 2 OF LINN COUNTY PARTITION PLAT NO. 1998-67.

THE ABOVE DESCRIBED AREA CONTAINS 106.2 ACRES MORE OR LESS.

EASEMENTS OF RECORD:

A TITLE REPORT PREPARED BY TICOR TITLE INSURANCE COMPANY ORDER NO. 471821106847 REVEALED THE FOLLOWING EASEMENTS OF RECORD:

1. ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINE EASEMENT IN FAVOR OF CONSUMERS POWER, INC. RECORDED MARCH 9, 1967. LINN COUNTY DEED RECORDS BOOK 322, PAGE 273. UNABLE TO PLOT BASED ON DESCRIPTION.
2. ELECTRIC AND TELEPHONE TRANSMISSION AND DISTRIBUTION LINE EASEMENT IN FAVOR OF CONSUMERS POWER, INC. RECORDED OCTOBER 19, 1979. LINN COUNTY DEED RECORDS VOLUME 247, PAGE 694. UNABLE TO PLOT BASED ON DESCRIPTION.



LINN COUNTY SURVEYOR
T12S R2W
SW COR DLC 65
S21
LS 431 1994

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

KYLE W. LATIMER

Udell
ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2022

21-139 MCADAMS STOLTZ HILL PP KWD

C.S. 27159

PARTITION PLAT NO. 2022-04

FOR G & F MCADAMS FARMS, LLC

A REPLAT OF PARCELS 1 AND 2, PARTITION PLAT NO. 1998-67 IN THE RICHMOND CHEADLE D.L.C. NO. 69 & THE PRESELY GEORGE D.L.C. NO. 65 LOCATED IN THE SE 1/4 SEC. 21 AND THE SW 1/4 SEC. 22, T. 12 S., R. 2 W., W.M., LINN COUNTY, OREGON

NOTICE OF DECISION FILE NO. PLN-2021-00285
DECEMBER 20, 2021

LEGEND:

●	MONUMENT FOUND FLUSH OR AS NOTED
○	SET 5/8"x30" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"
⊗	SET 5/8"x30" IRON ROD WITH ALUMINUM CAP STAMPED "UDELL ENG"
( )	DATA OF RECORD
[ ]	CALCULATED DATA
(A)	1960 C.R. 739 ROAD SURVEY
C.S.	COUNTY SURVEY
D.L.C.	DONATION LAND CLAIM
FD	FOUND
IP	IRON PIPE
IR	IRON ROD
W/YPC	WITH YELLOW PLASTIC CAP

REFERENCE SURVEYS: C.S. 520, C.S. 8222, C.S. 22101, C.S. 24710

APPROVALS:

LINN COUNTY NOTICE OF DECISION PLN-2021-00285, WE THE UNDERSIGNED HAVE EXAMINED AND APPROVED THE PORTION OF THIS REPLAT AS REQUIRED BY THE DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.

Diana Ball — 1-11-22
DIRECTOR, LINN COUNTY PLANNING AND BUILDING DEPARTMENT — DATE

[signature] — 1-11-22
LINN COUNTY SURVEYOR — DATE

30.00' PRIVATE ACCESS EASEMENT:

AN AREA OF LAND AS SHOWN AND DIMENSIONED HEREON IS RESERVED AS A PRIVATE, PERPETUAL, NON-EXCLUSIVE, ACCESS EASEMENT FOR THE JOINT-USE AND BENEFIT OF PARCELS 1 AND 2 OF THIS PLAT. THE OWNER ACKNOWLEDGES THAT THE PRIVATE DRIVEWAY IS NOT A PART OF THE COUNTY MAINTAINED ROAD NETWORK AND THE MAINTENANCE OF THE PRIVATE DRIVEWAY IN THE EASEMENT SHALL BE SHARED EQUALLY BY THE OWNERS OF PARCELS 1 AND 2 AND THEIR HEIRS, SUCCESSORS, OR ASSIGNS. THE REPAIR OF ANY DAMAGE CAUSED TO THE DRIVEWAY WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PARTY WHICH CAUSED THE DAMAGE TO OCCUR. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE LIMITS OF THIS EASEMENT. NO GATES OR DRIVEWAY MODIFICATIONS THAT MAY BE CONSIDERED OBSTRUCTIVE OR HINDER ACCESS TO THE PROPERTY IN ANY WAY SHALL BE ALLOWED UNLESS WRITTEN CONSENT IS PROVIDED FROM ALL PARTIES BEING SERVED BY THE EASEMENT AREA.

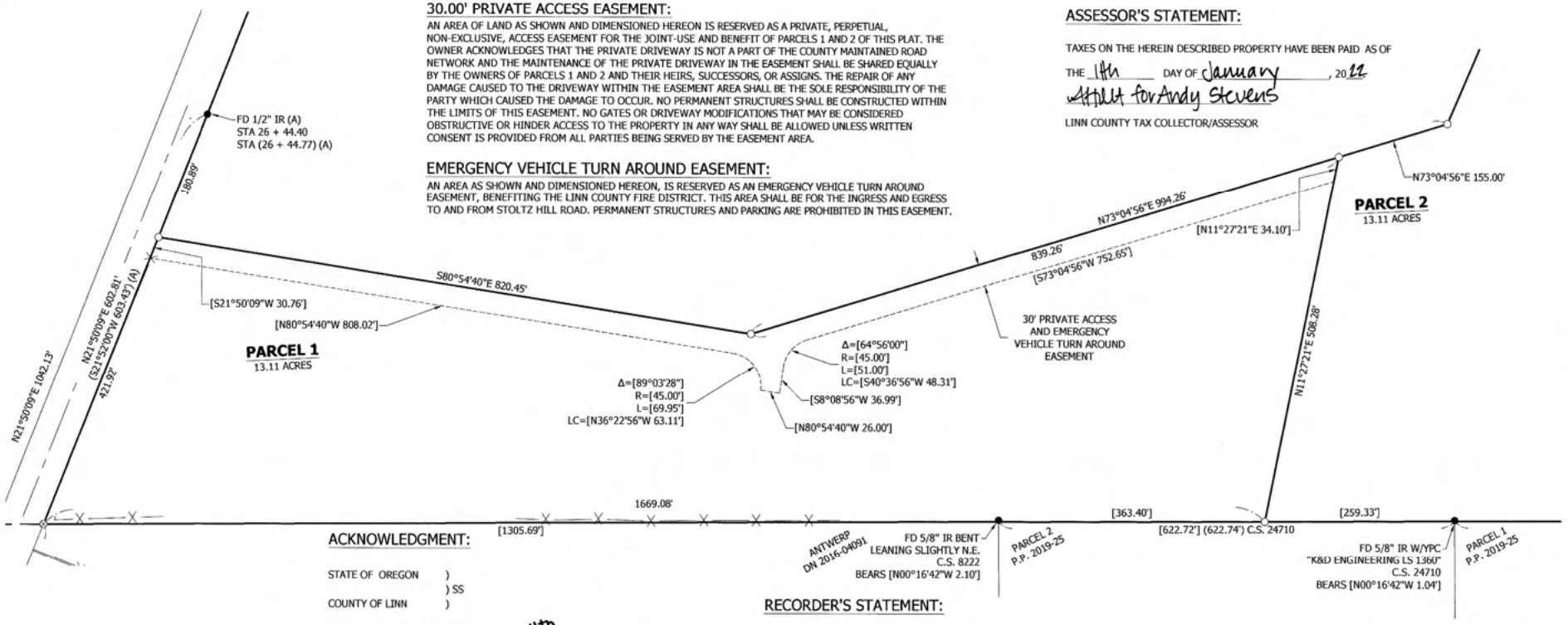
EMERGENCY VEHICLE TURN AROUND EASEMENT:

AN AREA AS SHOWN AND DIMENSIONED HEREON, IS RESERVED AS AN EMERGENCY VEHICLE TURN AROUND EASEMENT, BENEFITING THE LINN COUNTY FIRE DISTRICT. THIS AREA SHALL BE FOR THE INGRESS AND EGRESS TO AND FROM STOLTZ HILL ROAD. PERMANENT STRUCTURES AND PARKING ARE PROHIBITED IN THIS EASEMENT.

ASSESSOR'S STATEMENT:

TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN PAID AS OF THE 14th DAY OF January, 2022

Mitzi for Andy Stevens
LINN COUNTY TAX COLLECTOR/ASSESSOR



ACKNOWLEDGMENT:

STATE OF OREGON)
) SS
COUNTY OF LINN)

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF January, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE MCADAMS, IN THE ABOVE CAPACITY, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN NAMED.

Amanda Albert
NOTARY SIGNATURE

Amanda Albert
NOTARY PUBLIC - OREGON
(PRINT NAME)

COMMISSION NO. 1004109

MY COMMISSION EXPIRES: September 20th, 2024

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT G&F MCADAMS FARMS, LLC IS THE OWNER OF THE LAND DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PARTITIONED INTO 3 PARCELS WITH A PRIVATE ACCESS AND EMERGENCY VEHICLE TURN AROUND EASEMENT AS SHOWN.

George McAdams — 1/4/2022
GEORGE MCADAMS, MEMBER — DATE
G&F MCADAMS FARMS, LLC

RECORDER'S STATEMENT:

STATE OF OREGON)
) SS
COUNTY OF LINN)

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD OF PARTITION PLATS AS PLAT NO. 2022-04, ON THIS 11th DAY OF January, 2022, AT 10:57 O'CLOCK AM, TARGET SHEET RECORDED IN DEED RECORDS DOCUMENT NO. 2022-00614.

STEVE DRUCKENMILLER BY: Roberta Beaton - Deputy Clerk
LINN COUNTY CLERK

SCALE: 1" = 100'
0' 100' 200'

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Kyle W. Latimer
KYLE W. LATIMER

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2022

SHEET 2 OF 2

Udell ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON
97355
PH. (541) 451-5125
FAX (541) 451-1366

21-139 MCADAMS STOLTZ HILL PP KWD

PLANS

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.

MAP 12S-02W-22CC
LOT 309
HALLOCK

MAP 12S-02W-22CC
LOT 306
KLOSS

MAP 12S-02W-22CC
LOT 307
LASHLEY

MAP 12S-02W-22CC
LOT 308
CAMPBELL

MAP 12S-02W-W21
LOT 501
HAYES

STOLTZ HILL ROAD

MAP 12S-02W-22CC
LOT 100
JOYNER

MAP 12S-02W-W21
LOT 100
TAYLOR

MAP 12S-02W-22D
LOT 900
CORNELL

MAP 12S-02W-22CC
LOT 203

MAP 12S-02W-22CC
LOT 202

LOT 73
245019 SF

LOT 1 7672 SF
LOT 2 5000 SF
LOT 3 5000 SF
LOT 4 5000 SF
LOT 5 5000 SF
LOT 6 5000 SF
LOT 7 5000 SF
LOT 8 5000 SF
LOT 9 5000 SF
LOT 10 5000 SF
LOT 11 5000 SF
LOT 12 5000 SF
LOT 13 5000 SF
LOT 14 5000 SF
LOT 15 5000 SF
LOT 16 5000 SF
LOT 17 4991 SF
LOT 18 5376 SF
LOT 19 11671 SF
LOT 20 14782 SF
LOT 21 16481 SF
LOT 22 17491 SF
LOT 23 17491 SF
LOT 24 17491 SF
LOT 25 17491 SF
LOT 26 17491 SF
LOT 27 17491 SF
LOT 28 6329 SF
LOT 29 6567 SF
LOT 30 7034 SF
LOT 31 14578 SF
LOT 32 13971 SF
LOT 33 11513 SF
LOT 34 8700 SF
LOT 35 13755 SF
LOT 36 8642 SF
LOT 37 9645 SF
LOT 38 8242 SF
LOT 39 6925 SF
LOT 40 6104 SF
LOT 41 5000 SF
LOT 42 5000 SF
LOT 43 5000 SF
LOT 44 5000 SF
LOT 45 5000 SF
LOT 46 5000 SF
LOT 47 5000 SF
LOT 48 5000 SF
LOT 49 5000 SF
LOT 50 5000 SF
LOT 51 8332 SF
LOT 52 6922 SF
LOT 53 5000 SF
LOT 54 5000 SF
LOT 55 5000 SF
LOT 56 5000 SF
LOT 57 5000 SF
LOT 58 5000 SF
LOT 59 5000 SF
LOT 60 5000 SF
LOT 61 5000 SF
LOT 62 5000 SF
LOT 63 5000 SF
LOT 64 5000 SF
LOT 65 5000 SF
LOT 66 6169 SF
LOT 67 6155 SF
LOT 68 5000 SF
LOT 69 5000 SF
LOT 70 5000 SF
LOT 71 5000 SF
LOT 72 5000 SF
LOT 74 7620 SF
LOT 75 7858 SF
LOT 76 6503 SF
LOT 77 5679 SF
LOT 78 5641 SF
LOT 79 5194 SF
LOT 80 5070 SF
LOT 81 7632 SF
LOT 82 6000 SF
LOT 83 6000 SF
LOT 84 6000 SF
LOT 85 6000 SF
LOT 86 7114 SF
LOT 87 5292 SF
LOT 88 5225 SF
LOT 89 6592 SF
LOT 90 5420 SF
LOT 91 5420 SF
LOT 92 5420 SF
LOT 93 5709 SF
LOT 94 5468 SF
LOT 95 5214 SF
LOT 96 5101 SF
LOT 97 5289 SF
LOT 98 5000 SF
LOT 99 5000 SF
LOT 100 5000 SF
LOT 101 5000 SF
LOT 102 6150 SF
LOT 103 5269 SF
LOT 104 5247 SF
LOT 105 5225 SF
LOT 106 5740 SF
LOT 107 5000 SF
LOT 108 5000 SF
LOT 109 5000 SF
LOT 110 5000 SF
LOT 111 5000 SF
LOT 112 5289 SF
LOT 113 5468 SF
LOT 114 5214 SF
LOT 115 5101 SF
LOT 116 5634 SF
LOT 117 5345 SF
LOT 118 5345 SF
LOT 119 5345 SF
LOT 120 5345 SF
LOT 121 5345 SF
LOT 122 6503 SF
LOT 123 5269 SF
LOT 124 5189 SF
LOT 125 5158 SF
LOT 126 6417 SF
LOT 127 5265 SF
LOT 128 5265 SF
LOT 129 5265 SF
LOT 130 5265 SF
LOT 131 5265 SF
LOT 132 5265 SF
LOT 133 5554 SF
LOT 134 5468 SF
LOT 135 5214 SF
LOT 136 5101 SF
LOT 137 5289 SF
LOT 138 5000 SF
LOT 139 5000 SF
LOT 140 5000 SF
LOT 141 5000 SF
LOT 142 5000 SF
LOT 143 5000 SF
LOT 144 5000 SF
LOT 145 5000 SF
LOT 146 5256 SF
LOT 147 5474 SF
LOT 148 5416 SF
LOT 149 5640 SF
LOT 150 5300 SF
LOT 151 5300 SF
LOT 152 5300 SF
LOT 153 5300 SF
LOT 154 5300 SF
LOT 155 6486 SF
LOT 156 5375 SF
LOT 157 5308 SF
LOT 158 5356 SF
LOT 159 6177 SF
LOT 160 5000 SF
LOT 161 5000 SF
LOT 162 5000 SF
LOT 163 5000 SF
LOT 164 5000 SF
LOT 165 5000 SF
LOT 166 5640 SF
LOT 167 6469 SF
LOT 168 5690 SF
LOT 169 5874 SF
LOT 170 5850 SF
LOT 171 5000 SF
LOT 172 5000 SF
LOT 173 5000 SF
LOT 174 5000 SF
LOT 175 5000 SF
LOT 176 5000 SF
LOT 177 5000 SF
LOT 178 5000 SF
LOT 179 5955 SF
LOT 180 5375 SF
LOT 181 5308 SF
LOT 182 5356 SF
LOT 183 5955 SF
LOT 184 5000 SF
LOT 185 5000 SF
LOT 186 5000 SF
LOT 187 5000 SF
LOT 188 5000 SF
LOT 189 5000 SF
LOT 190 5000 SF
LOT 191 5000 SF
LOT 192 5000 SF
LOT 193 6566 SF
LOT 194 6069 SF
LOT 195 5206 SF
LOT 196 5183 SF
LOT 197 6035 SF
LOT 198 5845 SF
LOT 199 5000 SF
LOT 200 5000 SF
LOT 201 5000 SF
LOT 202 5000 SF
LOT 203 5000 SF
LOT 204 5000 SF
LOT 205 5000 SF
LOT 206 5000 SF
LOT 207 5000 SF
LOT 208 5000 SF
LOT 209 5955 SF
LOT 210 5375 SF
LOT 211 5308 SF
LOT 212 5356 SF
LOT 213 5955 SF
LOT 214 5000 SF
LOT 215 5000 SF
LOT 216 5000 SF
LOT 217 5000 SF
LOT 218 5000 SF
LOT 219 5000 SF
LOT 220 5000 SF
LOT 221 5000 SF
LOT 222 5000 SF
LOT 223 5000 SF
LOT 224 6407 SF
LOT 225 5200 SF
LOT 226 6150 SF
LOT 227 5362 SF

1 INCH
0 100'

CLIENT:
G & F McADAMS FARMS, LLC
C/O GEORGE McADAMS
3480 SW 53rd STREET
CORVALLIS, OREGON 97333
(541) 207-8530
GEORGEMCADAMS@GMAIL.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

CONCEPTUAL DEVELOPMENT PLAN

G & F MCADAMS FARMS
31721 STOLTZ HILL RD
LEBANON, OREGON

DATE: JUNE 3, 2022
PROJECT: 21-138 MCADAMS STOLTZ HILL
DRAWN BY: MLM
CHECKED BY: BSV

PROPERTY

TAX MAP: 12S-02W-22C
TAX LOT: 200

SITE ADDRESS: 31721 STOLTZ HILL ROAD
LEBANON, OR 97355

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

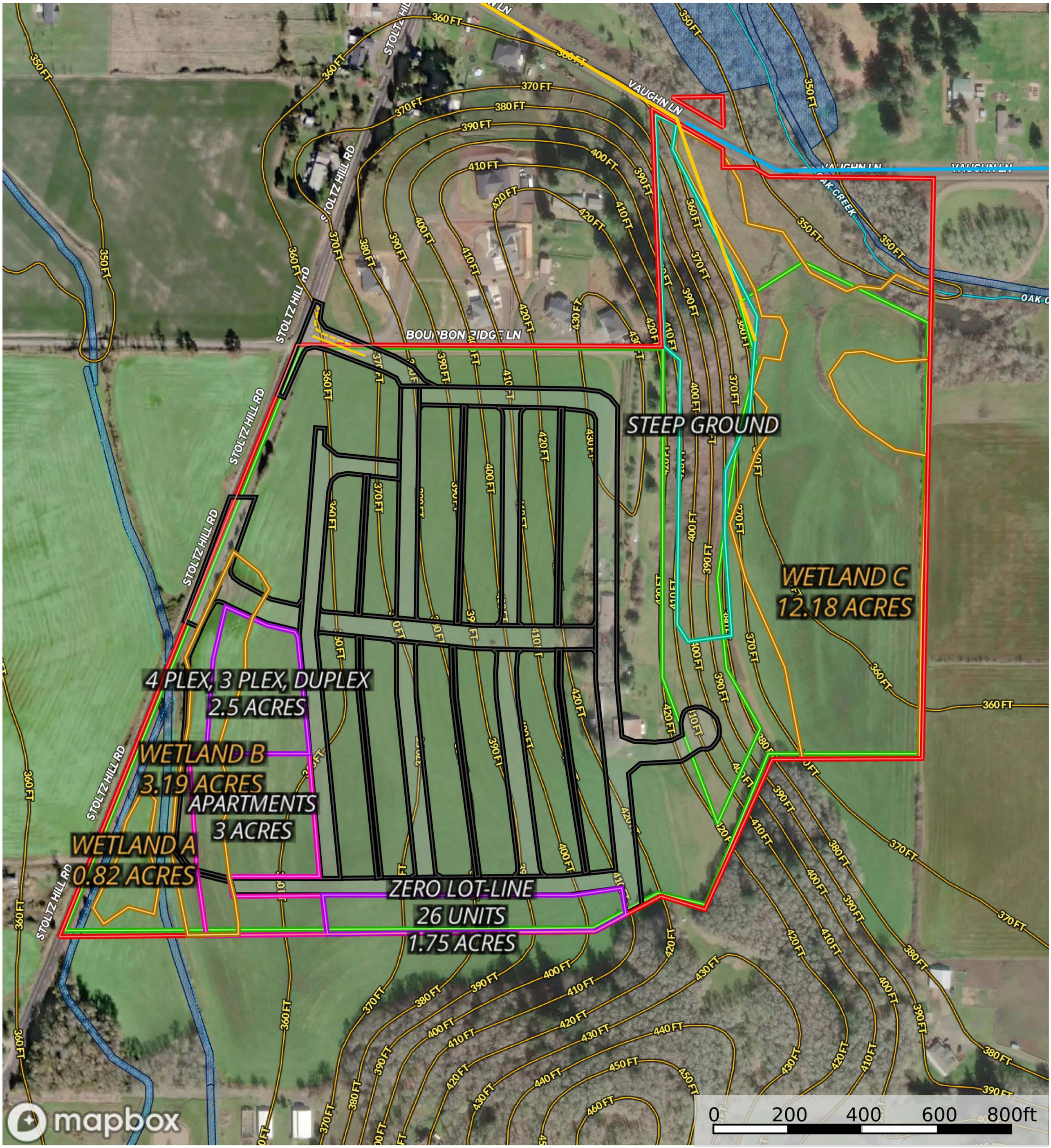
Sheet C103

SCALE: SEE BARSCALE

STOLTZ HILL BUILDABLE PROPERTY McAdams 79 acres

Oregon, AC +/-

Oregon Farm & Home ★BROKERS★



septic pump station | Road / Trail | Primary Road | Direction 1 | Direction | zero lot - line | Apartments | Boundary 1 | Grade 1 | Wetland

Boundary | Boundary | Wetlands | Riparian | Stream, Intermittent | River/Creek | Water Body

Paul Terjeson Steve Helms

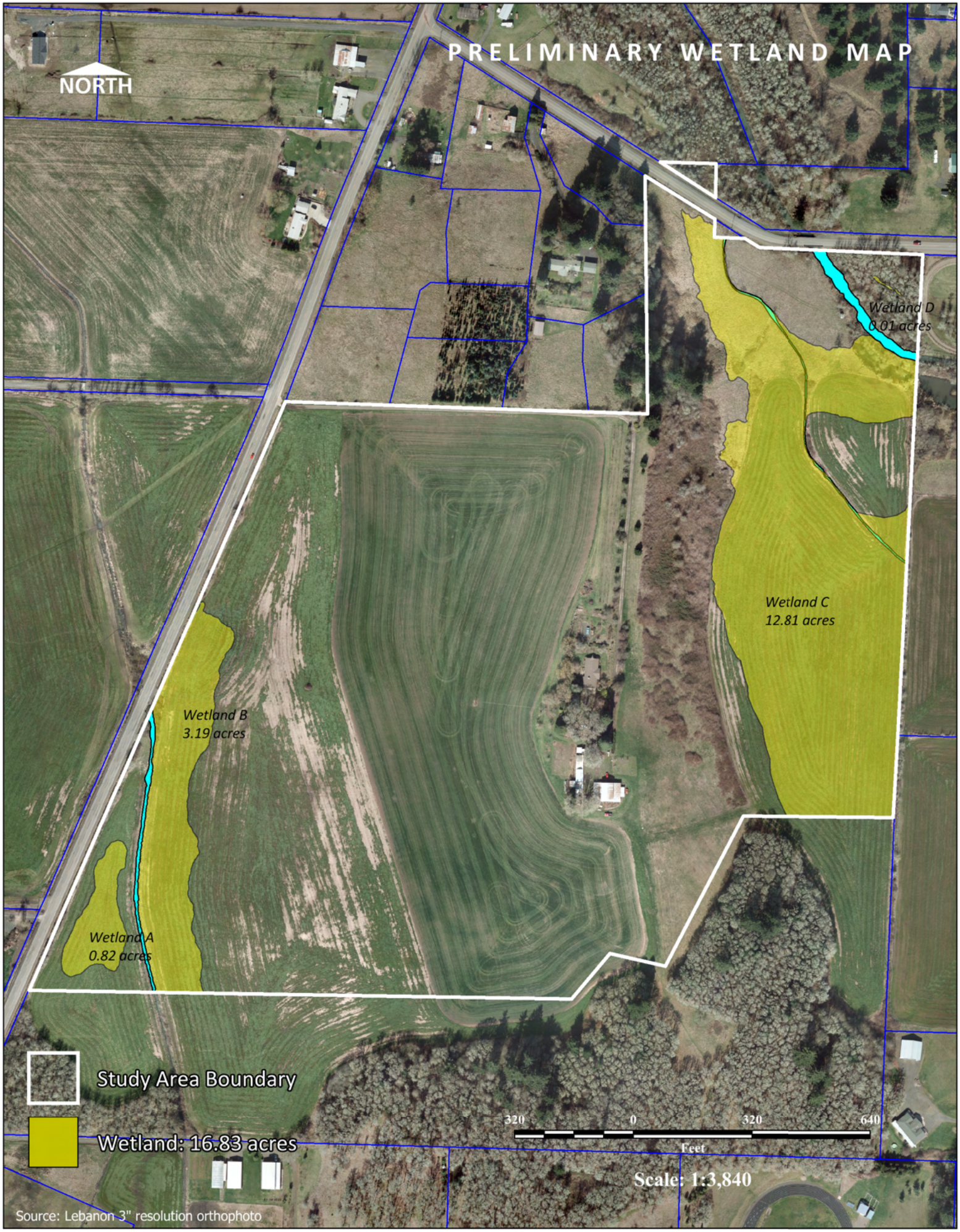
P: 503-999-6777 OregonFarmandHomeBrokers.com 2125 Pacific Blvd. Albany, OR

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

WETLANDS

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.



Geo Resources LLC