

# 34342 MERIDIAN RD

LEBANON, OR



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

# AGENT INFORMATION



**PAUL  
TERJESON**

PTERJY@KW.COM  
503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valleys leading Farm, Ranch, and Land experts. For over 25 years, Paul and his team have been representing Sellers and Buyers and are experts in the purchase or sale of: High Value Farm Ground, Ranch Land, Development Property, Luxury, Small and Large Acreage, Residential, and Multifamily. Oregon Farm Brokers diverse background includes 5th generation farmer, nursery and dairy manager, land developers, and economist. Paul and his team have the combination of skills, experience, and service to understand the layers of complexity and fluency with local zoning, water rights, soils, and construction standards in Oregon. We are here to assist you in building your Real Estate Portfolio. Paul brings a high degree of professionalism to help you sell your property for the highest possible value, find the next perfect property and protect you and your interests throughout the transaction.

Steve is a fifth generation farmer who was born and raised on a farm in the Willamette Valley. Steve farmed for 32 years growing crops that includes blueberries, mint, row crops, and grass seed. He also has a wide array of knowledge about soils, water rights, property management, ranching and forestry. Steve has served on the South Santiam River Water Board for fifteen years. Steve enjoys working on improving his forested property and spending time at his farm in Eastern Oregon. He looks forward to serving the hard working people of the Willamette Valley and surrounding areas with their real estate needs. He uses his attention to detail and foresight to proactively address every aspect of his client's real estate transactions. With a reputation of hard work, honesty, and protecting his client's interests, Steve is interested in doing everything possible to ensure you are successful.



**STEVE  
HELMS**

STEVHELMS@KW.COM  
541-979-0118



# **Home**

2,350 Approximate SqFt

3 Bedrooms, 2 Bathrooms

- New Interior Paint
- Utility Room
  - Pure Wash System
- Office Space
  - Double Doors
- Built In Cabinetry in Living Room and Television Room
- Covered Patio
- Enclosed Concrete Patio

# **Outbuildings & Grounds**

Zoned: EFU

- Total Acres: 32.29
  - 23 Approximate Tillable Acres
  - 16.7 Acres of Water Rights through the Lacomb Water District
  - Level Acreage
- Base of Snow Peak with Outstanding Mountain Views

Detached Garage

- 1,152 SqFt
- 3 Spaces
- Concrete Floor
- 220 AMP Power
- Attached Lean To
  - Gravel Floors

Shop

- 864 SqFt
- Concrete Floor
- 220 AMP Power

# Maps



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

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**Oregon  
Farm & Home**

★ **BROKERS** ★

**KW** MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records



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



# Fidelity National Title

## LINN COUNTY PROPERTY PROFILE INFORMATION

<p>Parcel #: <b>0057998</b></p> <p>Tax Lot: <b>11S01W25A01100</b></p> <p>Owner: Griffith, Clark D</p> <p>CoOwner:</p> <p>Site: 34342 Meridian Rd Lebanon OR 97355</p> <p>Mail: 34342 Meridian Rd Lebanon OR 97355</p> <p>Zoning: County-EFU - Exclusive Farm Use</p> <p>Std Land Use: CMOB - Mobile Home Parks, Trailers</p> <p>Legal:</p> <p>Twn/Rng/Sec: T:11S R:01W S:25 Q:NE QQ:</p>	
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### ASSESSMENT & TAX INFORMATION

Market Total: <b>\$423,390.00</b>
Market Land: <b>\$397,600.00</b>
Market Impr: <b>\$25,790.00</b>
Assessment Year: <b>2022</b>
Assessed Total: <b>\$60,891.00</b>
Exemption:
Taxes: <b>\$903.68</b>
Levy Code: 00902
Levy Rate: 14.8410

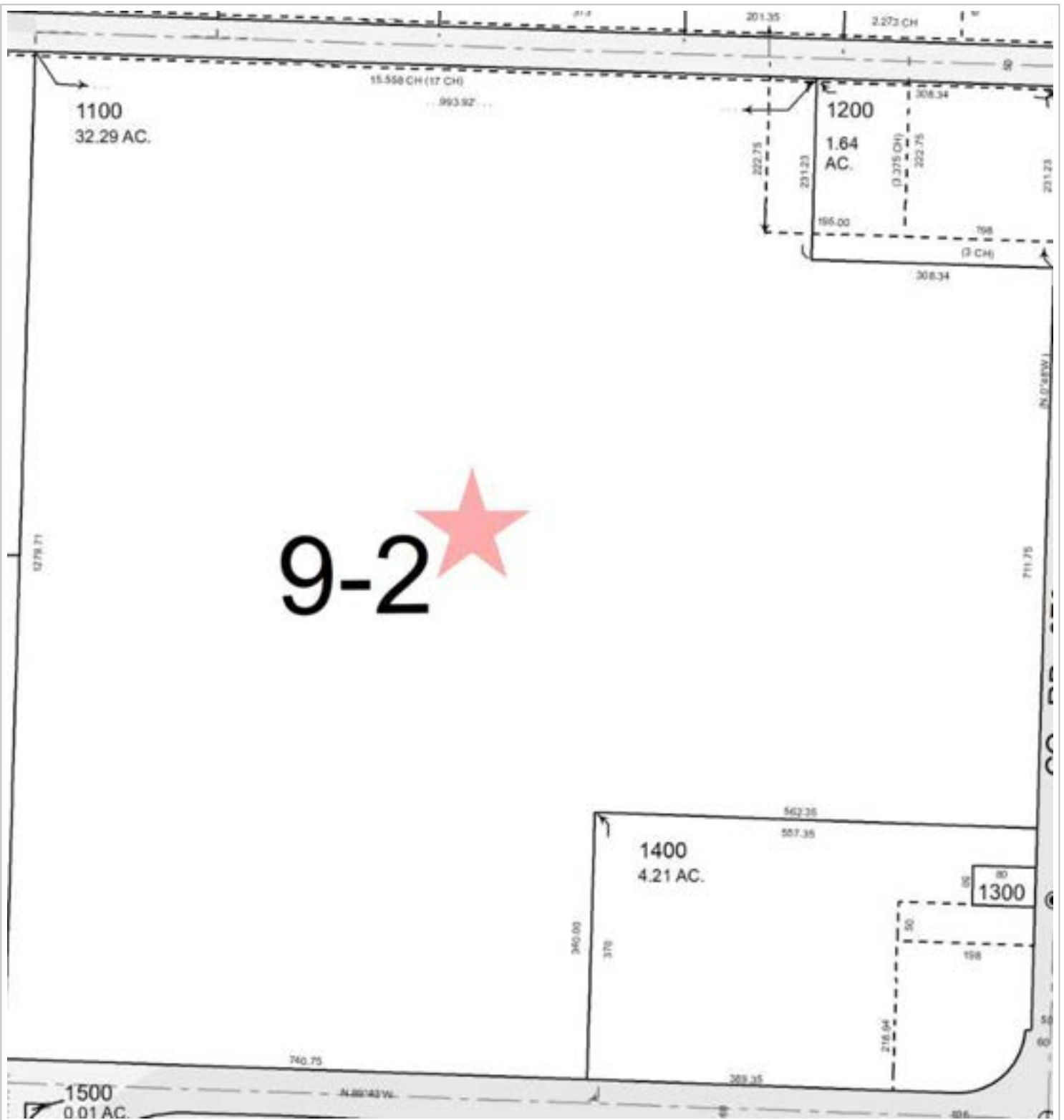
### PROPERTY CHARACTERISTICS

Year Built: 1995
Eff Year Built:
Bedrooms:
Bathrooms:
# of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 32.29 Acres (1,406,552 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 9Z1 - Lebanon
Census: 5034 - 030100
Recreation:

### SALE & LOAN INFORMATION

Sale Date: 03/06/1992
Sale Amount: \$40,500.00
Document #: 000591000501
Deed Type: Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

Assessor Map



**Fidelity National Title**

Parcel ID: 0057998

Site Address: 34342 Meridian Rd

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



Full Assessor Map



Parcel ID: 0057998

Site Address: 34342 Meridian Rd

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

Aerial Map



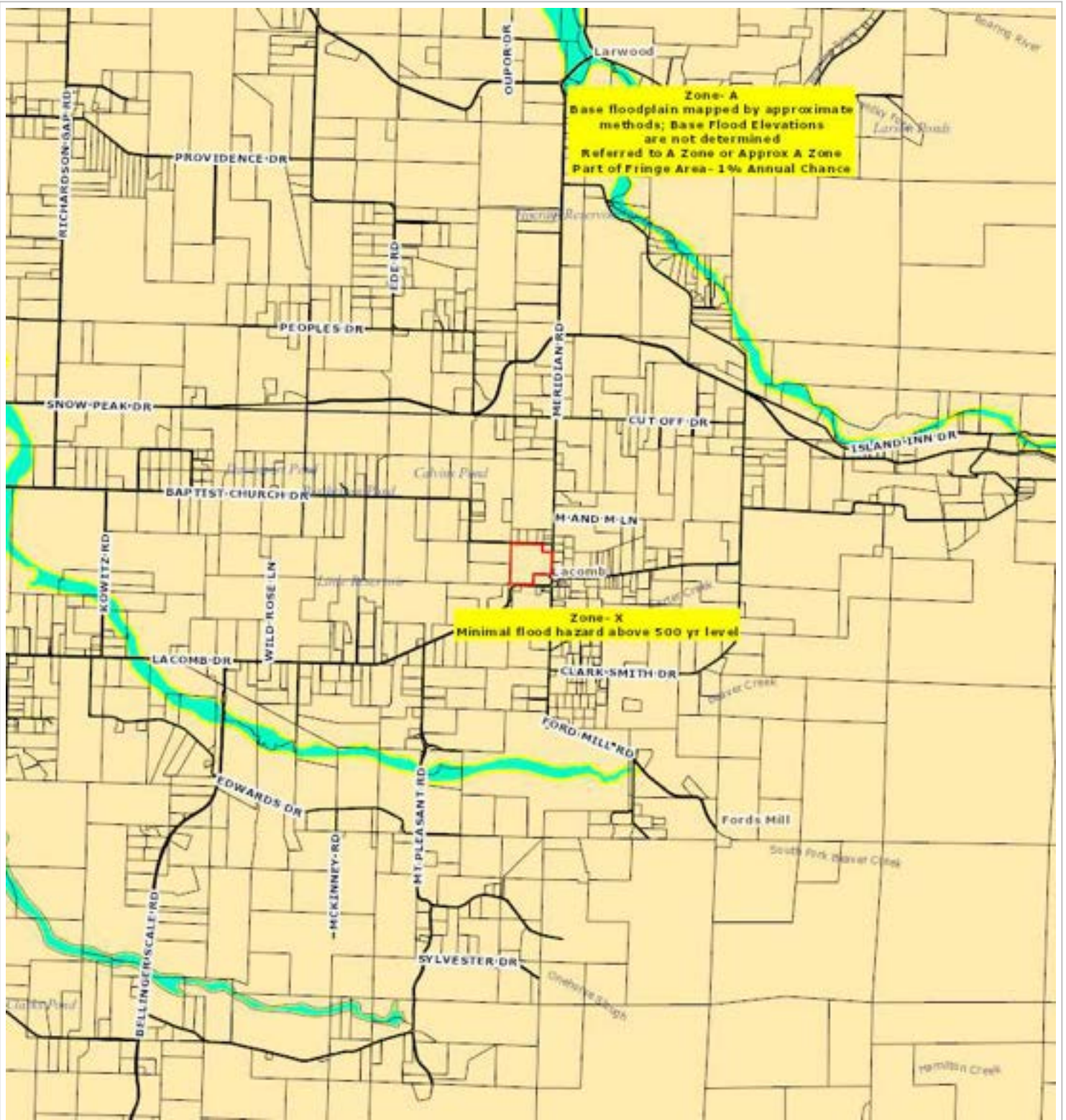
**Fidelity National Title**

**Parcel ID: 0057998**

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



Flood Map



**Fidelity National Title**

Parcel ID: 0057998

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# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

February 1, 2023 11:42:08 am

**Account #** 57998  
**Map #** 11S01W25A0 01100  
**Code - Tax #** 00902-57998

**Tax Status** ASSESSABLE  
**Acct Status** ACTIVE  
**Subtype** NORMAL

**Legal Descr** Metes & Bounds - See legal report for full description.

**Mailing Name** GRIFFITH CLARK D

**Deed Reference #** 2015-12654

**Agent**

**Sales Date/Price** 08-03-2015 / \$0

**In Care Of**

**Appraiser** UNKNOWN

**Mailing Address** 34342 MERIDIAN RD  
 LEBANON, OR 97355-9122

**Prop Class** 559            **MA**    **SA**    **NH**    **Unit**  
**RMV Class** 409            05    00    001    54443-3

Situs Address(s)		Situs City
<b>ID#</b>	34342 MERIDIAN RD	LEBANON
<b>ID#</b>	34342 MERIDIAN RD	LEBANON
<b>ID#</b>	34342 MERIDIAN RD	LEBANON

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00902	Land 414,450			Land 0	
	Impr. 25,840			Impr. 0	
<b>Code Area Total</b>	440,290	49,710	61,732	0	
<b>Grand Total</b>	440,290	49,710	61,732	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
00902	8	<input checked="" type="checkbox"/>			Farm Site	100	A	1.00	11,750
00902	5	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	5.29	62,160
00902	4	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	20.00	235,030
00902	6	<input checked="" type="checkbox"/>			Farm Use Zoned	100	A	6.00	70,510
00902					S.A. OSD	100			35,000
<b>Grand Total</b>								32.29	414,450

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
00902	508	1995	317	GP BUILDING		100	864		8,490
00902	201	1995	317	GP BUILDING		100	1,152		17,350
<b>Grand Total</b>								2,016	25,840

### Exemptions / Special Assessments / Potential Liability

<b>NOTATIONS:</b>									
■ POT'L ADD'L TAX LIABILITY ADDED 2009	Amount	0.00	Tax	0.00					
■ MS HARDSHIP HOMESITE ADDED 2019									



**Account #** 57998  
**MS Account(s):** 00902-P-817309, P-921902

**Comments:** 93MX: MUST BE FARMING BY 1-1-93 OR DISQ. RTR  
5-11-93 31.75 AC (30.75 AC CALC) DISQ. NOT FARMING. DO NOT COLLECT. IMPS  
-4160; LAND + 45540. 4/92 PHYSICAL INSP.= NO FARM USE. 6/92 2ND INSP.,  
PICTURES TAKEN = NOT FARMING. 3/93 PHYSICAL INSP.= NOT FARMING, PICTURES TAKEN.  
NEIGHBOR SAID NOT FARMING LAST TWO YEARS. RTR  
95MX: BACK IN FARM USE FOR 95  
EV#2005-185: LOT LIN  
94MX: PLANNING APPROVAL FOR HARDSHIP PLACEMENT 6/9/94 DUS 7/28/94  
94LCM: TRIPLE WIDE MH817309 PLACED 9/29/94 DUS  
95MX: ADDED FOR 24X36 FGP/4 AND 24X48 FGP/5 6/23/95 VP  
02MX: OLD RES GONE.... 5-02 AS  
Notice of decision allowing medical hardship mobile  
08MX: PERMIT FOR 1974 Tamarack medical hardship MH921902 2/26/07 SG  
08MX: REVIEWED FGP BUILDINGS. CHANGED TO FARM NBRHD DUE TO TYPE OF BLDGS.  
MH PLACED. 3/4/08 JLS.  
94MX: PLANNING APPROVAL FOR HARDSHIP PLACEMENT 6/9/94 DUS 7/28/94  
94LCM: TRIPLE WIDE MH817309 PLACED 9/29/94 DUS  
95MX: ADDED FOR 24X36 FGP/4 AND 24X48 FGP/5 6/23/95 VP  
02MX: OLD RES GONE.... 5-02 AS

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

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1-Feb-2023

GRIFFITH CLARK D  
34342 MERIDIAN RD  
LEBANON OR 97355-9122

Tax Account #	57998	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	34342 MERIDIAN RD LEBANON OR 97355	Interest To	Feb 15, 2023

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$911.71	\$903.68	\$8.03	\$0.00	\$903.68	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$855.89	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$887.00	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$759.64	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,047.42	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$910.73	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$781.98	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$711.51	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$683.55	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,277.04	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,239.94	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,224.78	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,139.07	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$778.53	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$777.32	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$829.01	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$711.36	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$673.17	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$632.67	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$625.61	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$555.16	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,013.01	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,026.79	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$754.83	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$742.98	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$785.48	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$791.84	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$734.97	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,211.10	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,211.43	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$696.61	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$840.12	Nov 15, 1991
<b>Total</b>		\$911.71	\$903.68	\$8.03	\$0.00	\$27,814.22	

# 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](#)

1-Feb-2023

GRIFFITH CLARK D  
34342 MERIDIAN RD  
LEBANON OR 97355-9122

Tax Account #	57998	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	34342 MERIDIAN RD LEBANON OR 97355	Interest To	Feb 15, 2023

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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# Fidelity National Title

## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0817309**  
 Tax Lot:  
 Owner: Griffith, Clark  
 CoOwner: Griffith, Anne A  
 Site: 34342 Meridian Rd  
 Lebanon OR 97355  
 Mail: 34342 Meridian Rd  
 Lebanon OR 97355  
 Zoning:  
 Std Land Use: RSFR - Single Family Residence  
 Legal:  
 Twn/Rng/Sec: T: R: S: Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$180,440.00**  
 Market Land:  
 Market Impr: **\$180,440.00**  
 Assessment Year: **2022**  
 Assessed Total: **\$88,340.00**  
 Exemption:  
 Taxes: **\$1,321.05**  
 Levy Code: 00902  
 Levy Rate: 14.8410

### PROPERTY CHARACTERISTICS

Year Built: 1994  
 Eff Year Built:  
 Bedrooms: 3  
 Bathrooms: 2  
 # of Stories: 1  
 Total SqFt: 1,974 SqFt  
 Floor 1 SqFt: 1,974 SqFt  
 Floor 2 SqFt:  
 Basement SqFt:  
 Lot size: ()  
 Garage SqFt:  
 Garage Type:  
 AC:  
 Pool:  
 Heat Source: Forced Air  
 Fireplace:  
 Bldg Condition: Average  
 Neighborhood:  
 Lot:  
 Block:  
 Plat/Subdiv:  
 School Dist:  
 Census:  
 Recreation:

### SALE & LOAN INFORMATION

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



**LINN COUNTY ASSESSOR**  
**Manufactured Structure Assessment Report**  
**FOR ASSESSMENT YEAR 2023**

2/1/2023 11:44:28 AM

<b>Account #</b>	817309	<b>Tax Status</b>	ASSESSABLE
<b>Code - Tax #</b>	00902	<b>Acct Status</b>	ACTIVE
<b>Mailing Address</b>	GRIFFITH CLARK & ANNE A 34342 MERIDIAN RD LEBANON OR 97355	<b>Subtype</b>	PERSONAL
		<b>Home ID</b>	275364
		<b>X Number</b>	226449

Situs Address	Situs City
34342 MERIDIAN RD	LEBANON

**Appraiser** UNKNOWN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
00902	IMPR.	\$175,830	\$90,990	\$90,990	100%	IMPR.

Manufactured Structure Information			
<b>VIN #</b>		<b>Stat Class</b>	453
<b>Brand</b>	SKYLINE	<b>Quality</b>	100
<b>Model</b>		<b>Condition</b>	A
<b>Year Built</b>	1994	<b>MA / SA / NH</b>	05 / 00 / 001
<b>Sticker #</b>		<b>Bedrooms / Baths</b>	3 / 2

Real Property Information			
<b>Real Account ID</b>	57998	<b>MA / SA / NH</b>	05 / 00 / 001
<b>Map</b>	11S01W25A0 01100	<b>Property Class</b>	559
<b>Unit</b>	54443	<b>RMV Class</b>	409
<b>Park Name</b>			
<b>Comments</b>	93MX: MUST BE FARMING BY 1-1-93 OR DISQ. RTR 5-11-93 31.75 AC (30.75 AC CALC) DISQ. NOT FARMING. DO NOT COLLECT. IMPS -4160; LAND + 45540. 4/92 PHYSICAL INSP.= NO FARM USE. 6/92 2ND INSP., PICTURES TAKEN = NOT FARMING. 3/93 PHYSICAL INSP.= NOT FARMING, PICTURES TAKEN. NEIGHBOR SAID NOT FARMING LAST TWO YEARS. RTR 95MX: BACK IN FARM USE FOR 95 EV#2005-185: LOT LIN 94MX: PLANNING APPROVAL FOR HARDSHIP PLACEMENT 6/9/94 DUS 7/28/94 94LCM: TRIPLE WIDE MH817309 PLACED 9/29/94 DUS 95MX: ADDED FOR 24X36 FGP/4 AND 24X48 FGP/5 6/23/95 VP 02MX: OLD RES GONE.... 5-02 AS Notice of decision allowing medical hardship mobile 08MX: PERMIT FOR 1974 Tamarack medical hardship MH921902 2/26/07 SG 08MX: REVIEWED FGP BUILDINGS. CHANGED TO FARM NBRHD DUE TO TYPE OF BLDGS. MH PLACED. 3/4/08 JLS. 94MX: PLANNING APPROVAL FOR HARDSHIP PLACEMENT 6/9/94 DUS 7/28/94 94LCM: TRIPLE WIDE MH817309 PLACED 9/29/94 DUS 95MX: ADDED FOR 24X36 FGP/4 AND 24X48 FGP/5 6/23/95 VP 02MX: OLD RES GONE.... 5-02 AS		

Floors					
Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	5	1,962	S		135,254
DIMENSIONS: 27 X 64					

Inventory				
Description	Size/Qty	RMV	Size/Qty	RMV
FOUNDATION - CONCRETE	1962	10407		
<b>Total Inventory RMV</b>				10407

**Exemptions / Special Assessments / Potential Liability**

**Type**  
 SPECIAL ASSESSMENT(S):

**TYPE** MFG HOME FEE

**Amount**

\$10.00

**Comments:**

UNKNOWN 00000 SKYLINE 27X64+10X13+8X13 GREEN/WHITE RURAL LOT  
OWNER/INT/DUS/9-29-94.SLIDING DOORS TO CLOSETS,FIBERGLASS BATHROOM FIXTURES.BETTER CARPET  
INCLUDED IN PRICE.

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

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1-Feb-2023

GRIFFITH CLARK & ANNE A  
34342 MERIDIAN RD  
LEBANON OR 97355

Tax Account #	817309	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	00902
Situs Address	34342 MERIDIAN RD LEBANON OR 97355	Interest To	Feb 15, 2023

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$1,332.79	\$1,321.05	\$11.74	\$0.00	\$1,321.05	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,265.04	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,239.62	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,208.27	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,158.05	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,152.34	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,088.24	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,015.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,005.55	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$985.37	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$983.86	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,045.50	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$987.97	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$985.85	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$956.67	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$937.13	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$891.28	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$869.65	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$874.52	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$824.29	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$762.22	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$755.24	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$716.89	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$520.28	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$566.89	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$600.11	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$613.15	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$560.87	Nov 15, 1995
<b>Total</b>		\$1,332.79	\$1,321.05	\$11.74	\$0.00	\$25,891.60	



# Fidelity National Title

## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0921902**  
 Tax Lot:  
 Owner: Griffith, Anna A  
 CoOwner:  
 Site: 34342 Meridian Rd  
 Lebanon OR 97355  
 Mail: 34342 Meridian Rd  
 Lebanon OR 97355  
 Zoning:  
 Std Land Use: RSFR - Single Family Residence  
 Legal:  
 Twn/Rng/Sec: T: R: S: Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$17,360.00**  
 Market Land:  
 Market Impr: **\$17,360.00**  
 Assessment Year: **2022**  
 Assessed Total: **\$3,710.00**  
 Exemption:  
 Taxes: **\$65.06**  
 Levy Code: 00902  
 Levy Rate: 14.8410

### PROPERTY CHARACTERISTICS

Year Built: 1974  
 Eff Year Built:  
 Bedrooms: 2  
 Bathrooms: 1  
 # of Stories: 1  
 Total SqFt: 924 SqFt  
 Floor 1 SqFt: 924 SqFt  
 Floor 2 SqFt:  
 Basement SqFt:  
 Lot size: ()  
 Garage SqFt:  
 Garage Type:  
 AC:  
 Pool:  
 Heat Source: Forced Air  
 Fireplace:  
 Bldg Condition: Fair  
 Neighborhood:  
 Lot:  
 Block:  
 Plat/Subdiv:  
 School Dist:  
 Census:  
 Recreation:

### SALE & LOAN INFORMATION

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



**LINN COUNTY ASSESSOR**  
**Manufactured Structure Assessment Report**  
**FOR ASSESSMENT YEAR 2023**

2/1/2023 11:44:56 AM

<b>Account #</b>	921902	<b>Tax Status</b>	ASSESSABLE
<b>Code - Tax #</b>	00902	<b>Acct Status</b>	ACTIVE
<b>Mailing Address</b>	GRIFFITH ANNA A 34342 MERIDIAN RD LEBANON OR 97355	<b>Subtype</b>	PERSONAL
		<b>Home ID</b>	312678
		<b>X Number</b>	

<b>Situs Address</b>	<b>Situs City</b>	<b>Appraiser</b>
34342 MERIDIAN RD	LEBANON	UNKNOWN

Value Summary						
Code Area	RMV	MAV	AV	Trend %	RMV Exception	CPR %
00902	IMPR.	\$15,470	\$3,820	\$3,820	100%	IMPR.

Manufactured Structure Information			
<b>VIN #</b>		<b>Stat Class</b>	441
<b>Brand</b>	TAMARACK	<b>Quality</b>	100
<b>Model</b>		<b>Condition</b>	F
<b>Year Built</b>	1974	<b>MA / SA / NH</b>	07 / 05 / 009
<b>Sticker #</b>		<b>Bedrooms / Baths</b>	2 / 1

Real Property Information			
<b>Real Account ID</b>	57998	<b>MA / SA / NH</b>	05 / 00 / 001
<b>Map</b>	11S01W25A0 01100	<b>Property Class</b>	559
<b>Unit</b>	54443	<b>RMV Class</b>	409
<b>Park Name</b>			
<b>Comments</b>	93MX: MUST BE FARMING BY 1-1-93 OR DISQ. RTR 5-11-93 31.75 AC (30.75 AC CALC) DISQ. NOT FARMING. DO NOT COLLECT. IMPS -4160; LAND + 45540. 4/92 PHYSICAL INSP.= NO FARM USE. 6/92 2ND INSP., PICTURES TAKEN = NOT FARMING. 3/93 PHYSICAL INSP.= NOT FARMING, PICTURES TAKEN. NEIGHBOR SAID NOT FARMING LAST TWO YEARS. RTR 95MX: BACK IN FARM USE FOR 95 EV#2005-185: LOT LIN 94MX: PLANNING APPROVAL FOR HARDSHIP PLACEMENT 6/9/94 DUS 7/28/94 94LCM: TRIPLE WIDE MH817309 PLACED 9/29/94 DUS 95MX: ADDED FOR 24X36 FGP/4 AND 24X48 FGP/5 6/23/95 VP 02MX: OLD RES GONE.... 5-02 AS Notice of decision allowing medical hardship mobile 08MX: PERMIT FOR 1974 Tamarack medical hardship MH921902 2/26/07 SG 08MX: REVIEWED FGP BUILDINGS. CHANGED TO FARM NBRHD DUE TO TYPE OF BLDGS. MH PLACED. 3/4/08 JLS. 94MX: PLANNING APPROVAL FOR HARDSHIP PLACEMENT 6/9/94 DUS 7/28/94 94LCM: TRIPLE WIDE MH817309 PLACED 9/29/94 DUS 95MX: ADDED FOR 24X36 FGP/4 AND 24X48 FGP/5 6/23/95 VP 02MX: OLD RES GONE.... 5-02 AS		

Floors					
Description	Class	SQFT	Size Type	Type of Heat	RMV
First Floor	4	924	S		19,341

Inventory					
Description	Size/Qty	RMV	Description	Size/Qty	RMV
BATH - TUB/SHWR W/ENCL	1	0	ROOF STYLE - ARCHED	924	0
BATHROOM SINK	1	0	SIDING - METAL	924	0
TOILET	1	0			
2X4 FRAMING	924	0			
FOUNDATION - PIER	924	0			
GUTTERS & DOWNSPOUTS	924	0			
ROOF COVER - METAL	924	0			

FINISH - LC PANELING	1	0
FLOOR COVER - CARPET	1	0
FLOOR COVER - VINYL	1	0
HVAC - **FORCED AIR**	924	0
APPL - DISHWASHER	1	0
APPL - HOOD/FAN	1	0
KITCHEN SINK	1	0
WATER HEATER	1	0

---

**Total Inventory RMV**      0

**Exemptions / Special Assessments / Potential Liability**

**Type**

SPECIAL ASSESSMENT(S):

<b>TYPE</b>	MFG HOME FEE	<b>Amount</b>	\$10.00
NOTATION(S):			
<b>DESCRIPTION</b>	MS HARDSHIP HOMESITE ADDED 2019 AMT TAX		

**Comments:**      UNK              TAMARACK              14X66              CREAM/BROWN              NONE

# 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](#)

1-Feb-2023

GRIFFITH ANNA A  
34342 MERIDIAN RD  
LEBANON OR 97355

Tax Account #	921902	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	00902
Situs Address	34342 MERIDIAN RD LEBANON OR 97355	Interest To	Feb 15, 2023

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$65.64	\$65.06	\$0.58	\$0.00	\$65.06	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.82	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.82	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.54	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.41	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.40	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.77	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.44	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.80	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.96	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.90	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.89	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.49	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.80	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$46.57	Nov 15, 2008
<b>Total</b>		\$65.64	\$65.06	\$0.58	\$0.00	\$804.67	

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Send Tax Statements To:  
Anne A. and Clark D. Griffith  
34342 Meridian Road  
Lebanon, OR 97355

After Recording Return To:  
Anne A. and Clark D. Griffith  
34342 Meridian Road  
Lebanon, OR 97355

**WARRANTY DEED**  
*Lot Line Adjustment*

**ANNE A. GRIFFITH and CLARK D. GRIFFITH**, Grantor, conveys and warrants to

**ANNE A. GRIFFITH and CLARK D. GRIFFITH**, Grantee,

the following described real property situated in LINN County, free of encumbrances except as specifically set forth herein, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The portion of the Legal Description which depicts the new adjusted line between Tax Lot 1100 of Map 11-1W-25A and Tax Lot 1200 of Map 11-1W-25A is underlined on the attached Exhibit A.

This is subject to and excepts:

RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$0.

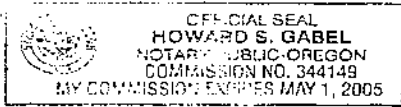
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 9<sup>th</sup> day of March, 2005.

BY: Anne A. Griffith  
ANNE A. GRIFFITH

BY: Clark D. Griffith  
CLARK D. GRIFFITH

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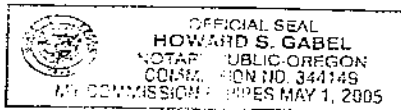


STATE OF OREGON )  
County of Linn )ss.

On March 9th, 2005, there personally appeared the above named ANNE A. GRIFFITH, and she acknowledged the foregoing instrument to be her voluntary act and deed.

Howard S. Gabel  
Notary Public for Oregon

My Commission Expires: May 1, 2005



STATE OF OREGON )  
County of Linn )ss.

On March 9th, 2005, there personally appeared the above named CLARK D. GRIFFITH, and he acknowledged the foregoing instrument to be his voluntary act and deed.

Howard S. Gabel  
Notary Public for Oregon

My Commission Expires: May 1, 2005

EXHIBIT "A"

LEGAL DESCRIPTION

ANNE A. GRIFFITH AND CLARK D. GRIFFITH PROPERTY  
MAP 11-1W-25A, TAX LOT 1100  
AFTER PROPERTY LINE ADJUSTMENT

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING NORTH 0° 00' 10" WEST, 30.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, SAID POINT ALSO BEING ON THE NORTH MARGIN OF COUNTY ROAD 20-L; AND RUNNING THENCE ALONG SAID NORTH MARGIN SOUTH 89° 42' 40" EAST, 740.75 FEET TO A POINT WHICH BEARS NORTH 89° 42' 40" WEST, 587.35 FEET AND NORTH 0° 02' 21" WEST, 30.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE LEAVING SAID NORTH MARGIN RUN NORTH 0° 02' 21" WEST, 340.00 FEET; THENCE SOUTH 89° 41' 38" EAST, 362.35 FEET TO THE WEST MARGIN OF MERIDIAN ROAD (COUNTY ROAD NO. 676); THENCE ALONG SAID WEST MARGIN NORTH 0° 02' 21" WEST, 711.75 FEET; THENCE LEAVING SAID WEST MARGIN RUN NORTH 89° 50' 50" WEST, 308.34 FEET; THENCE NORTH 0° 02' 21" WEST, 231.23 FEET TO THE SOUTH MARGIN OF BAPTIST CHURCH DRIVE (COUNTY ROAD NO. 670); THENCE ALONG SAID SOUTH MARGIN NORTH 89° 50' 50" WEST, 993.92 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, SAID LAST MENTIONED POINT BEING SOUTH 0° 00' 10" EAST, 25.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 0° 00' 10" EAST, 1279.71 FEET TO THE POINT OF BEGINNING, IN LINN COUNTY, OREGON.

STATE OF OREGON  
County of Linn

I hereby certify that the attached  
was received and duly recorded  
by me in Linn County records.

STEVE DRUCKENMILLER  
Linn County Clerk

By  Deputy PAGE 801

MAR 17 2005 12:45

25



# Soil Reports

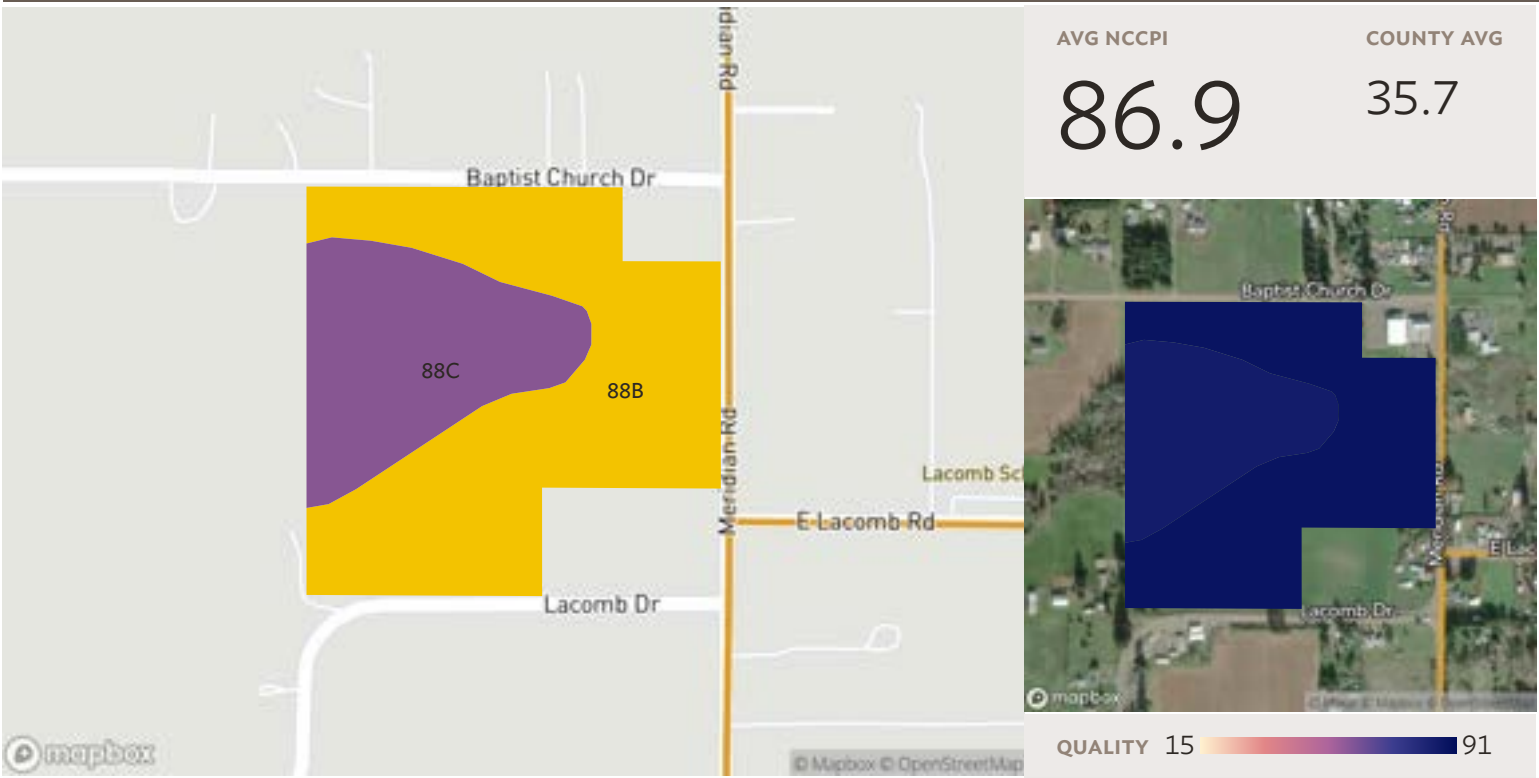


KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS  
KELLER WILLIAMS REALTY **LAND** *Luxury*  
KELLER WILLIAMS  
INTERNATIONAL

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

1 field, 32 acres in Linn County, OR TOWNSHIP/SECTION 11S 1W - 25



## All fields

Source: NRCS Soil Survey

32 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
88B	Salkum silty clay loam, 2 to 8 percent slopes	21.45	66.5%	2	87.9
88C	Salkum silty clay loam, 8 to 15 percent slopes	10.82	33.5%	3	84.9
<b>32.27</b>					<b>86.9</b>

# Water Rights

Documents Provided Through OWRD



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

STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

LACOMB IRRIGATION DISTRICT  
34138 EAST LACOMB ROAD  
LACOMB, OREGON 97355

confirms the right to use the waters of CRABTREE CREEK, a tributary of SOUTH SANTIAM RIVER, for IRRIGATION OF 1584.2 ACRES.

This right was perfected under Permit 19629. The date of priority is JANUARY 20, 1932. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 24.0 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NW $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 25, T.11S., R.1E., W.M. , 1220 feet South and 2670 feet East from the West quarter corner of Section 25.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 4 acre-feet for each acre irrigated during the irrigation season of each year.

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

A description of the place of use to which this right is appurtenant is as follows:

QTR/QTR	TAXLOT	ACRES	OWNER
NESW	2000	5.8	HUBBARD
NESW	2001	0.2	HUBBARD
NESW	2101	3.5	HUBBARD
NESW	1900	7.0	MORFORD
NESW	1700	15.0	MORFORD
NESW	1600	1.0	CUNNINGHAM
		----	
		32.5	
NWSE	2102	6.5	CASTLE

SECTION 19  
TOWNSHIP 11 SOUTH, RANGE 1 EAST, W.M.  
SEE NEXT PAGE

QTR/QTR	TAXLOT	ACRES	OWNER
SESW	1300	5.0	ULM
SWNE	601	4.0	TOWNSEND
SWNE	500	5.1	MCDUGALD
SWNE	400	4.9	HOERAUF
		----	
		14.0	
SWNW	1100	10.0	FERGASON
		SECTION 24	
NENE	503	1.5	DARLING
NENE	1500	25.0	MIDDLESTADT
NENE	100	0.9	DETLEPSEN
NENE	200	0.3	GATLIFF
NENE	500	2.0	SCHMIDT
		----	
		29.7	
NENW	1300	9.6	VANHOOSSEN
NENW	1200	3.0	STAVAHN
NENW	1100	4.0	SIGLER
		----	
		16.6	
NESE	3001	34.7	SBY
NESE	3100	0.4	TOWNSEND
NESE	3300	0.3	TOWNSEND
NESE	3303	0.2	CROWE
NESE	3301	0.2	CROWE
		----	
		35.8	
NWNE	1005	10.0	BROWN
NWNE	202	6.0	BROWN
		----	
		16.0	
NWNW	1500	6.5	VANHOOSSEN
NWNW	1501	25.8	WOLFE
		----	
		32.3	
NWSE	2400	7.5	HIGGINBOTTOM
NWSE	2301	17.2	HOSKINSON
		----	
		24.7	
SENE	800	4.0	THORP
SENE	700	16.7	GRIFFITH
		----	
		20.7	

## SECTION 25

TOWNSHIP 11 SOUTH, RANGE 1 WEST, W.M.

SEE NEXT PAGE





This certificate confirms an order of the Director entered on OCT 30 1996, 1996 and recorded in Special Order Volume 50, Page 750, approving a petition by Lacombe Irrigation District under ORS 541.329 for mapping water rights within a district. This certificate supersedes certificate 31898.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and is subject to all other conditions and limitations contained in said permit.

WITNESS the signature of the Water Resources Director,

affixed OCT 30 1996.

  
Martha O. Pagel, Director

Recorded in State Record of Water Right Certificates numbered 72469.

72469.dc