

36498 HWY 34

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

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**

STEEHELMS@KW.COM
541-979-0118



**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.



**Oregon
Farm & Home**
★ BROKERS ★

Property Details

19.61 Acres

Zoned Halsey Industrial

- Approximate 16 Acres Leased Year to Year in Grass seed

1130 SqFt Single Level Home

- 3 Bedrooms, 1 Bathroom
- New Pump for Well
- Hot Water Heater
 - Approximately 4 Years Old
- Detached 2 Car Garage
 - Well House Attached

900 SqFt Barn

480 SqFt Shop



Maps



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

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**Oregon
Farm & Home**

★ **BROKERS** ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

KELLER WILLIAMS
LAND

KELLER WILLIAMS
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.

County Information

List Packet (s) Provided Through County Records



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



LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 0170858	
Tax Lot: 12S02W0900500	
Owner: Goggin, Carol J Et Al	
CoOwner: Carol, J Goggin	
Site: 36498 Highway 34 Lebanon OR 97355	
Mail: 4309 SE Long St Portland OR 97206	
Zoning: Halsey-IND - Industrial	
Std Land Use: AFAR - Farms And Crops	
Legal:	
Twn/Rng/Sec: T:12S R:02W S:09 Q: QQ:	

ASSESSMENT & TAX INFORMATION

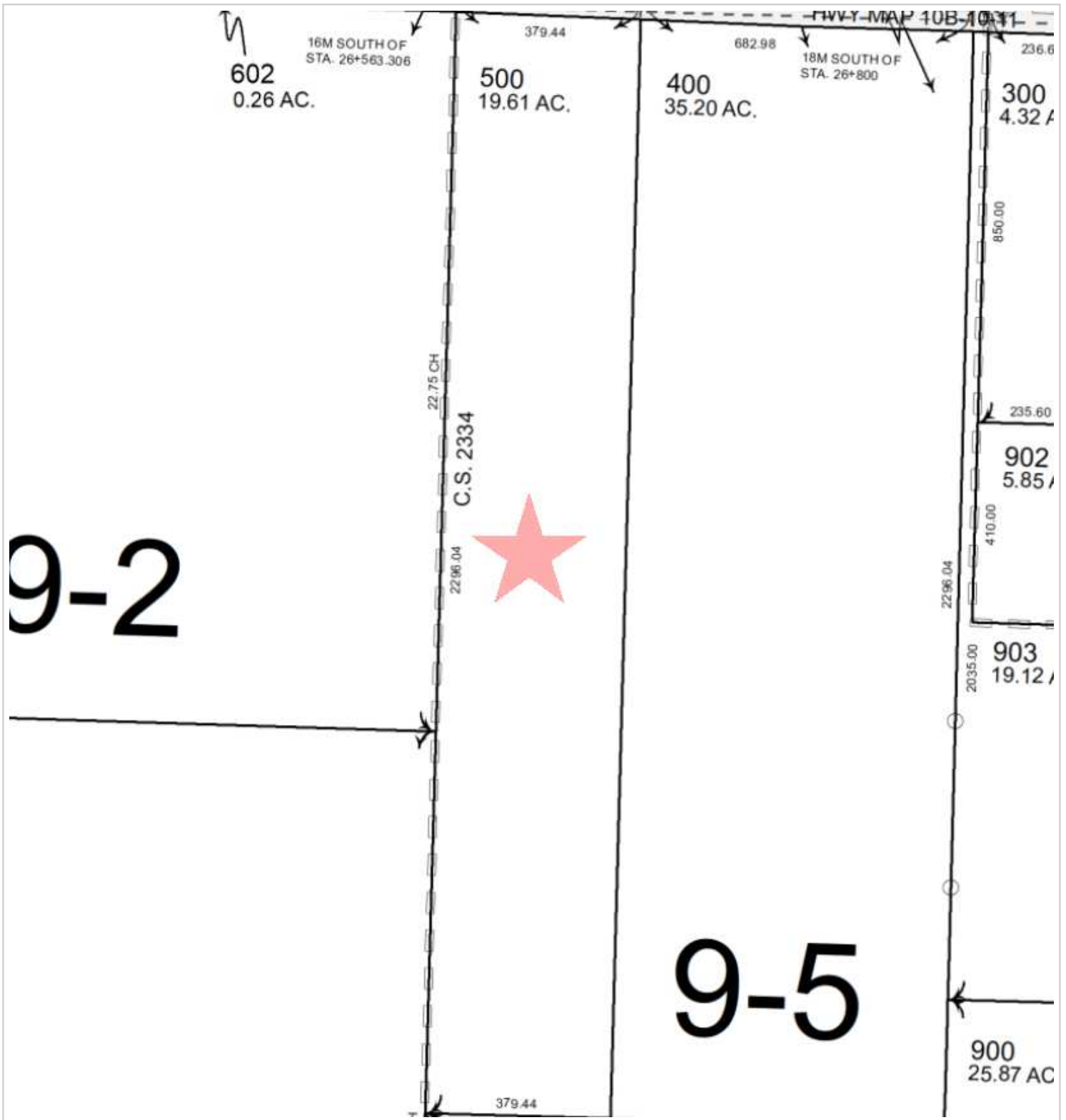
Market Total: \$420,820.00
Market Land: \$269,640.00
Market Impr: \$151,180.00
Assessment Year: 2022
Assessed Total: \$84,290.00
Exemption:
Taxes: \$1,780.22
Levy Code: 00905
Levy Rate: 21.1202

PROPERTY CHARACTERISTICS

Year Built: 1948
Eff Year Built:
Bedrooms: 3
Bathrooms: 1
of Stories: 1
Total SqFt: 1,130 SqFt
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 19.61 Acres (854,212 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition: Fair
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 9Z5 - Lebanon
Census: 5023 - 030800
Recreation:

SALE & LOAN INFORMATION

Sale Date: 03/27/1998
Sale Amount: \$525.00
Document #: 000931000461
Deed Type: Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co:



Fidelity National Title

Parcel ID: 0170858

Site Address: 36498 Highway 34

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.

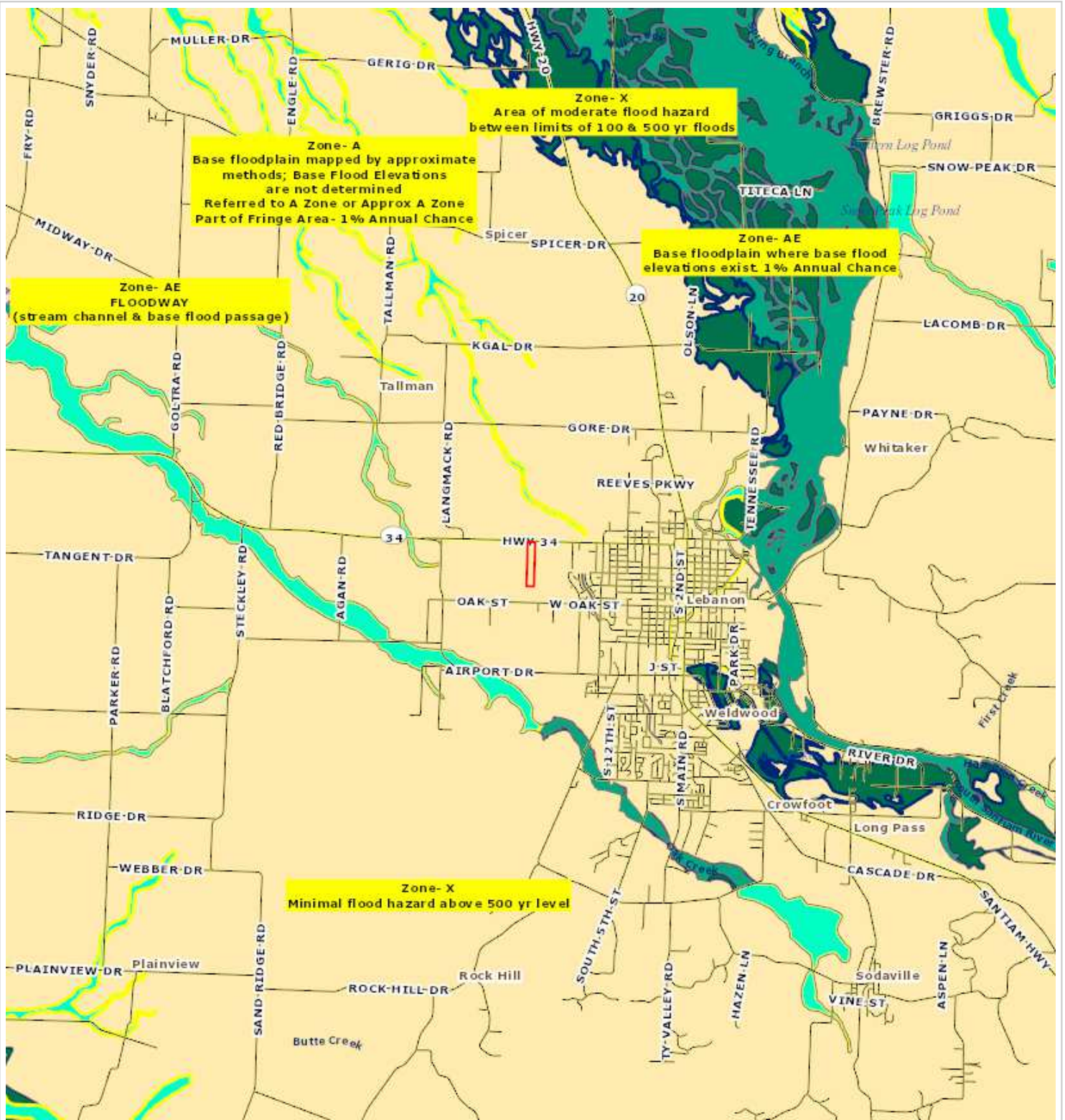
Aerial Map



Parcel ID: 0170858

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



Parcel ID: 0170858

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

February 15, 2023 8:51:52 am

Account # 170858
Map # 12S02W0900 00500
Code - Tax # 00905-170858

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name GOGGIN CAROL J ET AL

Deed Reference # 2011-3812

Agent

Sales Date/Price 03-17-2011 / \$0

In Care Of C/O CAROL J GOGGIN

Appraiser WILKINSON, MARK

Mailing Address 4309 SE LONG ST
 PORTLAND, OR 97206-5062

Prop Class 541 **MA** **SA** **NH** **Unit**
RMV Class 301 03 02 012 16169-1

Situs Address(s)	Situs City
ID# 36498 HIGHWAY 34	LEBANON

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
00905	Land	269,640			Land	0
	Impr.	132,730			Impr.	0
Code Area Total		402,370	69,860	86,810		0
Grand Total		402,370	69,860	86,810		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size		
00905	2	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	A	18.61	3	255,890
00905	2	<input checked="" type="checkbox"/>			Industrial Site	100	A	1.00		13,750
Grand Total								19.61		269,640

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
00905	103		130	Res Other Improvement Cls 3	100		0		1,090	
00905	102		315	FEEDER BARN	100		900		1,730	
00905	105		317	GP BUILDING	100		480		5,910	
00905	101		130	Res Other Improvement Cls 3	100		0		14,580	
00905	100	1948	121	RES One story	100		1,130		109,420	
Grand Total							2,510		132,730	

Exemptions / Special Assessments / Potential Liability

NOTATIONS:					
■ POT'L ADD'L TAX LIABILITY ADDED 2009		Amount	0.00	Tax	0.00

Comments: ZONED INDUSTRIAL
 2022: re-appraised land (RMV). Value adjusted for wetlands. See acct Files for delineation. 9/2022 MW

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

15-Feb-2023

GOGGIN CAROL J ET AL
C/O CAROL J GOGGIN
4309 SE LONG ST
PORTLAND OR 97206-5062

Tax Account #	170858	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00905
Situs Address	36498 HIGHWAY 34 LEBANON OR 97355-9657	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	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.22	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,716.93	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.08	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,611.50	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,599.34	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,561.89	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,523.54	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,484.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,459.72	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,399.32	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,372.42	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,439.63	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,318.33	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,286.59	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,243.14	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,216.67	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$765.05	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$746.35	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$750.57	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$707.18	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$652.69	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$646.67	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$649.37	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$491.49	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$469.89	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$536.80	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$508.02	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$487.33	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$579.78	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$686.25	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$826.91	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$847.94	Nov 15, 1991
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$34,061.74	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

15-Feb-2023

GOGGIN CAROL J ET AL
C/O CAROL J GOGGIN
4309 SE LONG ST
PORTLAND OR 97206-5062

Tax Account #	170858	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00905
Situs Address	36498 HIGHWAY 34 LEBANON OR 97355-9657		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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RECORDING INFORMATION

(Space Reserved for Recorder's Stamp)

Name of transaction: Personal Representative's Deed

Parties: Carol J. Goggin (First Party)
4309 SE Long
Portland, OR 97206

Carol J. Goggin, et al. (Second Party)
4309 SE Long
Portland, OR 97206

After recording, return to: Carol J. Goggin
4309 SE Long
Portland, OR 97206

Send tax statements to: Carol J. Goggin
4309 SE Long
Portland, OR 97206

PERSONAL REPRESENTATIVE'S DEED

This indenture dated December 20, 2004, by and between Carol J. Goggin, the duly appointed, qualified and acting personal representative of the estate of Edward H.C. Eriksen, deceased, hereinafter called the first party, and Carol J. Goggin, Edward L. Eriksen, Alice M. Brown, Ronald A. Eriksen, and Marvin G. Eriksen, as tenants in common, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Linn, State of Oregon, described as follows, to-wit:

The West 20 acres of even width of the following described real property:

The North 56 acres of the West half of the East half of the Moses Bland DLC No. 50, in Township 12 South, Range 2 West of the Willamette Meridian, Oregon; SUBJECT to the rights of the public in roads. EXCEPT that portion heretofore deeded to the State of Oregon, leaving a net acreage of 19.61 acres.

** No cash consideration is paid for the reason that the property is inherited from the above-entitled estate.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration for this transfer, stated in terms of dollars, is \$ none.**

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, to be affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Carol J. Goggin
Personal Representative

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on December 20th, 2004 by Carol J. Goggin.



Shannon D. Ehlers
Notary Public for Oregon
My Commission expires 8-9-2005

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

M 5
R 10
S 10
A 11
L 11
O 11

8:30 O'clock a.m. 20

MF 1664
508

JAN 05 2005

By [Signature] Deputy PAGE

Preliminary Title Report

Report Provided by Fidelity National Title



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

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Preliminary Report

Fidelity National Title - Oregon
317 1st Ave. W, Ste 100, Albany, OR 97321

Escrow Officer: Tara Riesterer
Email: Tara.Riesterer@fnf.com
Phone: 541-924-0767
File No.: 60222300931

Property Address: 36498 Highway 34, Lebanon, OR 97355

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Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Randy Leeper



Fidelity National Title
Company of Oregon

317 1st Ave. W, Ste 100, Albany, OR 97321
(541)924-0767 FAX (866)220-1228

PRELIMINARY REPORT

ESCROW OFFICER: Tara Riesterer
Tara.Riesterer@fnf.com
541-924-0767

ORDER NO.: 60222300931

TITLE OFFICER: Janie Stone and Tina Turner

TO: Fidelity National Title Company of Oregon
317 1st Ave. W, Ste 100
Albany, OR 97321

ESCROW LICENSE NO.: 200210046

OWNER/SELLER: Carol Goggin, Ronald Eriksen and Marvin Eriksen

BUYER/BORROWER: TBD

PROPERTY ADDRESS: 36498 Highway 34, Lebanon, OR 97355

EFFECTIVE DATE: March 3, 2023, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2021 Owner's Standard	\$ TBD	\$ TBD
OTIRO Endorsement No. 110		\$ 0.00
ALTA Loan Policy 2021 Extended Lender's	\$ TBD	\$ TBD
OTIRO 209.10-06 - Restrictions, Encroachments, Minerals - Current Violations (ALTA 9.10-06)		\$ 100.00
OTIRO 222-06 - Location (ALTA 22-06)		\$ 0.00
OTIRO 208.1 - Environmental Protection Lien (ALTA 8.1 - 2021)		\$ 0.00
Government Lien Search		\$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Carol Goggin, also known as Carol J. Goggin, Edward L. Eriksen, The Unknown Successor Trustee(s) of the Brown Family Revocable Trust, dated October 15, 2010, The Unknown Heirs and/or Devisees of Ronald A. Eriksen, also known as Ronald Arthur Eriksen, deceased and Marvin G. Eriksen, as tenants in common

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LEBANON, COUNTY OF LINN, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

The West 20 acres of even width of the following described real property:

The North 56 acres of the West half of the East half of the Moses Bland DLC No. 50, in Township 12 South, Range 2 West of the Willamette Meridian, in the City of Corvallis, County of Linn and State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, as described in Warranty Deed recorded on March 27, 1998, in the Linn County Deed Records as Volume 931, Page 462.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. The Land has been classified as both Farm and Industrial, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
7. City Liens, if any, in favor of the City of Lebanon. None found as of March 7, 2023.
8. Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.
9. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Right of Way Easement
In favor of: Pacific Power & Light Company
Purpose: Utilities
Recording Date: March 20, 1962
Recording No: [Book 283, Page 228](#)

11. Reservation, exception or other severance of minerals, together with the implied or express appurtenant rights to use the surface of the land for the development or extraction of such minerals, contained in or disclosed by instrument,

In favor of: Mobil Oil Corporation
Reservation of: Oil and Gas
Recording Date: November 26, 1980
Recording No.: [Volume 277, Page 322](#)

The Company makes no representation as to the present ownership of this interest or its encumbrances.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Telephone Line Right-of-Way Easement
In favor of: Telephone Utilities, Inc.
Purpose: Utilities
Recording Date: April 1, 1992
Recording No: [Volume 593, Page 975](#)

13. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
14. Any uncertainty as to the location of the boundaries of the subject property due to the use of acreage in the legal description.
15. Due probate and administration of the Estate of Ronald A. Eriksen, deceased, and any interests disclosed thereby. We are unable to find any evidence of a probate in the records of this county.
16. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a Trust Certification pursuant to ORS Chapter 130.860.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

17. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

18. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2022-2023
Amount: \$1,780.22
Levy Code: 00905
Account No.: 170858
Map No.: 12S02W0900500

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

- B. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.
- C. Note: The State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.
- D. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.
- E. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- F. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.
- G. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.
- H. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

I. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Marion	\$86.00	\$5.00
Benton	\$108.00	\$5.00
Polk	\$91.00	\$5.00
Linn	\$105.00	\$5.00

Note: When possible the company will record electronically. An additional charge of \$5.00 applies to each document that is recorded electronically.

Note: Please send any documents for recording to the following address:

Portland Title Group
Attn: Recorder
1433 SW 6th Ave.
Portland, OR. 97201

J. Note: 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. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

K. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.

L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS:

Fiscal Year:	July 1st through June 30th
Taxes become a lien on real property, but are not yet payable:	July 1st
Taxes become certified and payable (approximately on this date):	October 15th
First one third payment of taxes is due:	November 15th
Second one third payment of taxes is due:	February 15th
Final payment of taxes is due:	May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply. If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE
2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection;
- b. any governmental forfeiture, police, regulatory, or national security power
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed or agreed to by the Insured Claimant;
 - b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
- e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer, or
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
- Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

RECORDING INFORMATION

(Space Reserved for Recorder's Stamp)

Name of transaction: Personal Representative's Deed

Parties: Carol J. Goggin (First Party)
4309 SE Long
Portland, OR 97206
Carol J. Goggin, et al. (Second Party)
4309 SE Long
Portland, OR 97206

After recording, return to: Carol J. Goggin
4309 SE Long
Portland, OR 97206

Send tax statements to: Carol J. Goggin
4309 SE Long
Portland, OR 97206

PERSONAL REPRESENTATIVE'S DEED

This indenture dated December 20, 2004, by and between Carol J. Goggin, the duly appointed, qualified and acting personal representative of the estate of Edward H.C. Eriksen, deceased, hereinafter called the first party, and Carol J. Goggin, Edward L. Eriksen, Alice M. Brown, Ronald A. Eriksen, and Marvin G. Eriksen, as tenants in common, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Linn, State of Oregon, described as follows, to-wit:

The West 20 acres of even width of the following described real property:

The North 56 acres of the West half of the East half of the Moses Bland DLC No. 50, in Township 12 South, Range 2 West of the Willamette Meridian, Oregon; SUBJECT to the rights of the public in roads. EXCEPT that portion heretofore deeded to the State of Oregon, leaving a net acreage of 19.61 acres.

** No cash consideration is paid for the reason that the property is inherited from the above-entitled estate.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration for this transfer, stated in terms of dollars, is \$ none.**

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, to be affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Carol J. Goggin
Personal Representative

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on December 20th, 2004 by Carol J. Goggin.



Shannon D. Ehlers
Notary Public for Oregon

My Commission expires 8-9-2005

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

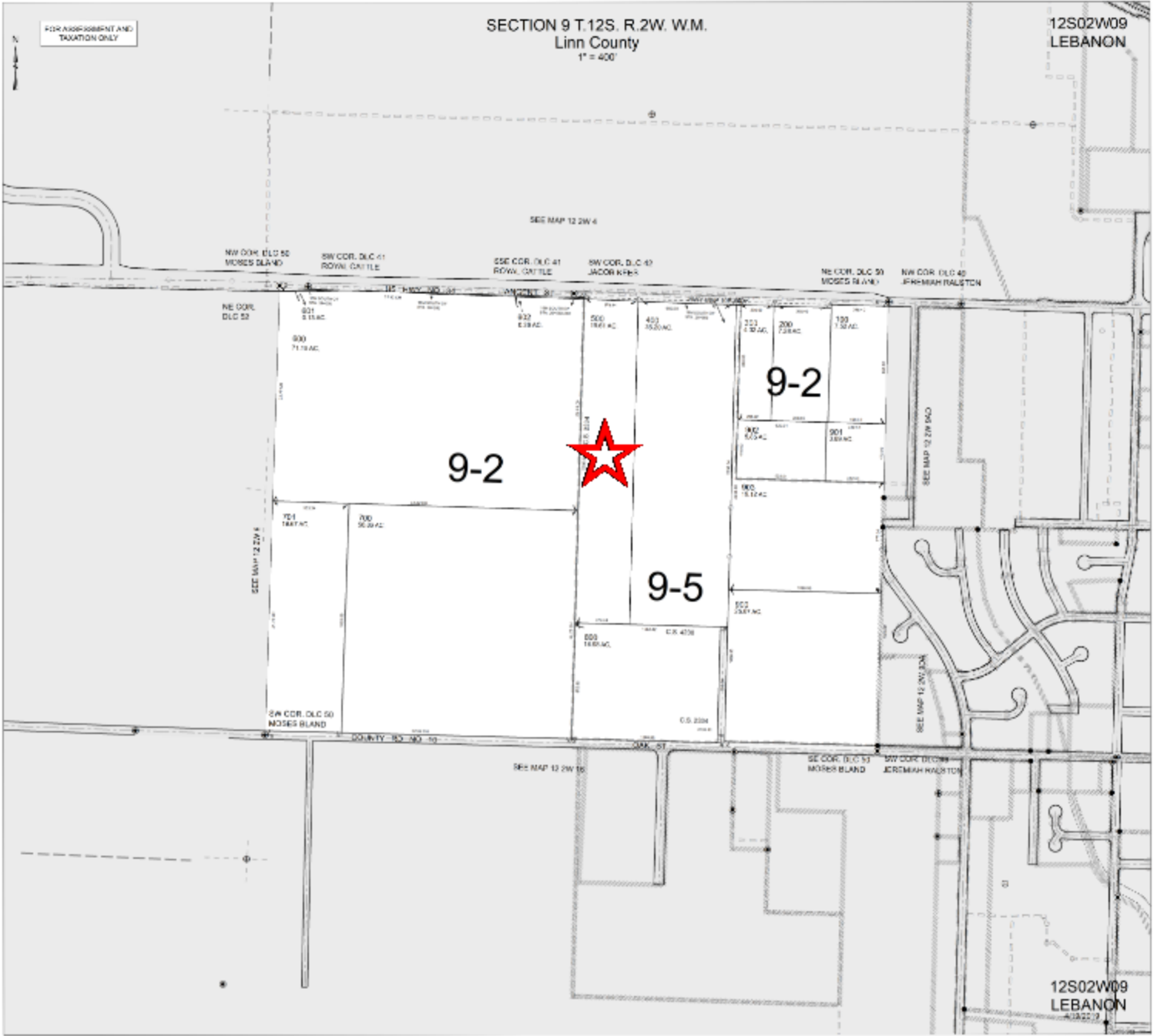
M 5
R 10
S 11
A 12
O 13

8:30 O'clock a.m.

MF 1664
508

JAN 05 2005

Deputy PAGE

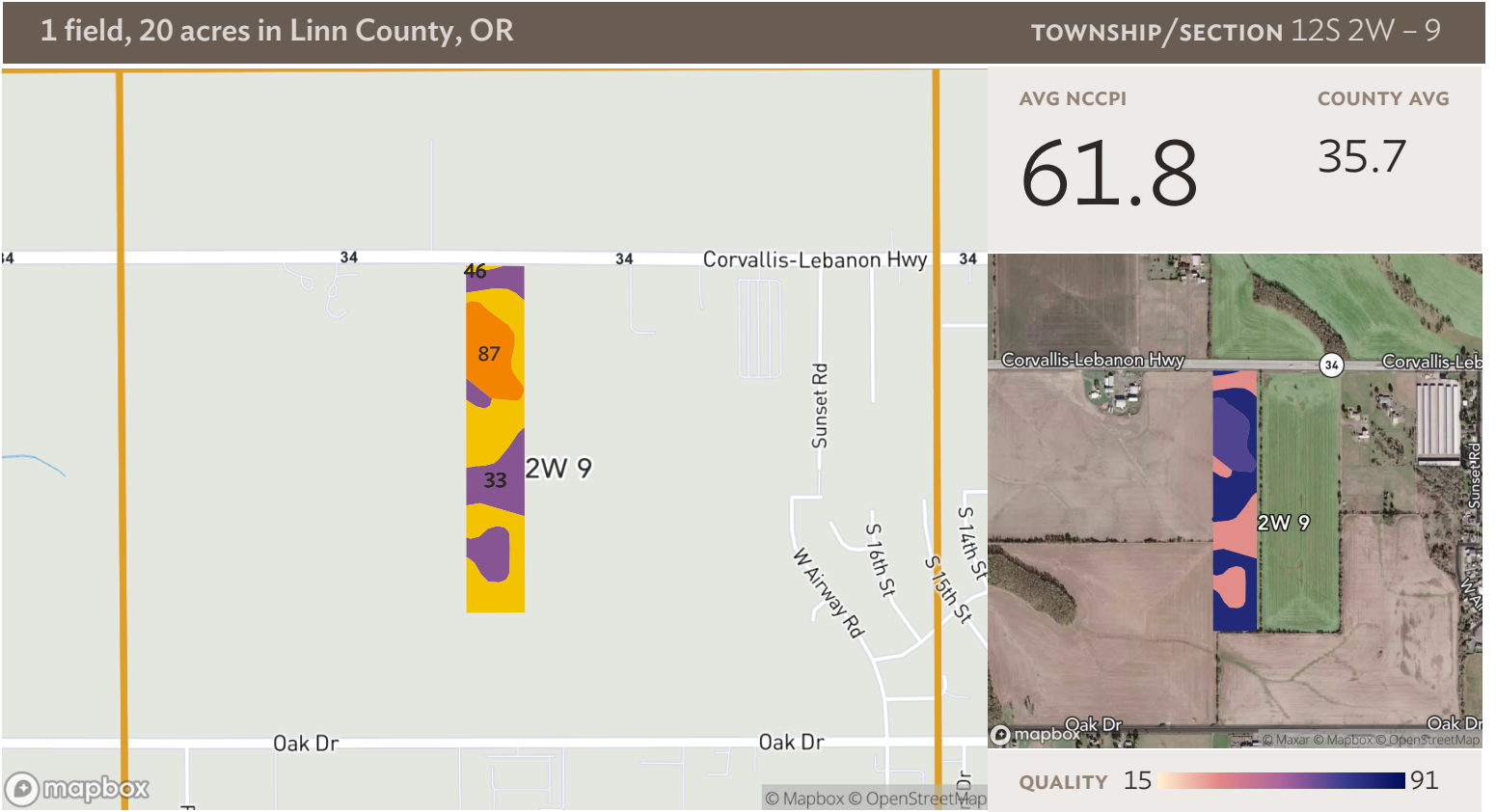


Soil Report



KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS
KELLER WILLIAMS REALTY **LAND** *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.



Source: NRCS Soil Survey

All fields

20 ac.

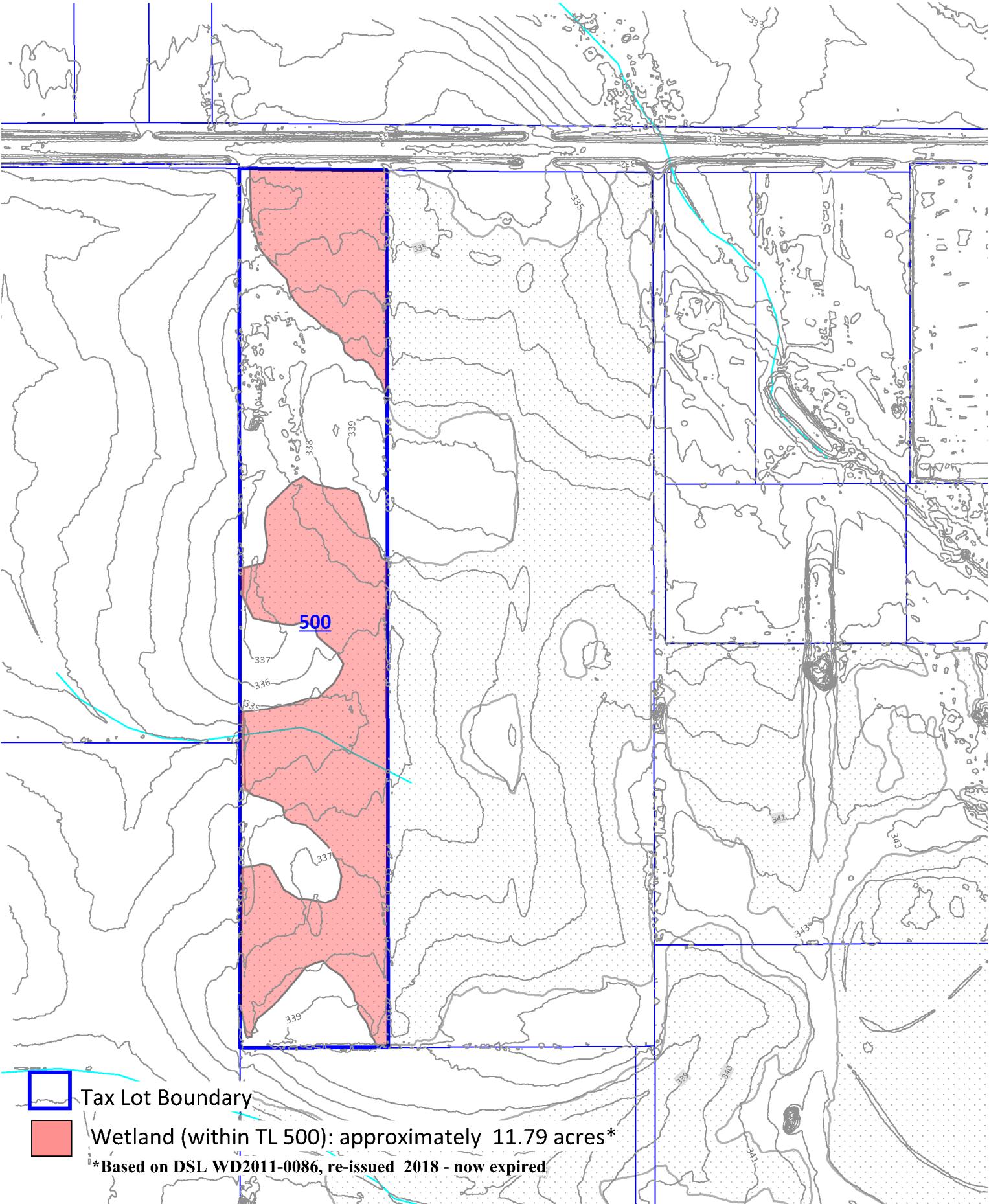
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
46	Holcomb silt loam	9.24	46.9%	3	79.6
33	Dayton silt loam	6.53	33.2%	4	32.7
87	Salem gravelly silt loam	3.91	19.9%	2	68.5
19.67					61.8

Wetland




KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS
KELLER WILLIAMS REALTY **LAND** *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.

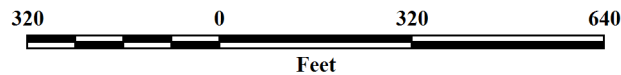


 Tax Lot Boundary

 Wetland (within TL 500): approximately 11.79 acres*

*Based on DSL WD2011-0086, re-issued 2018 - now expired

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

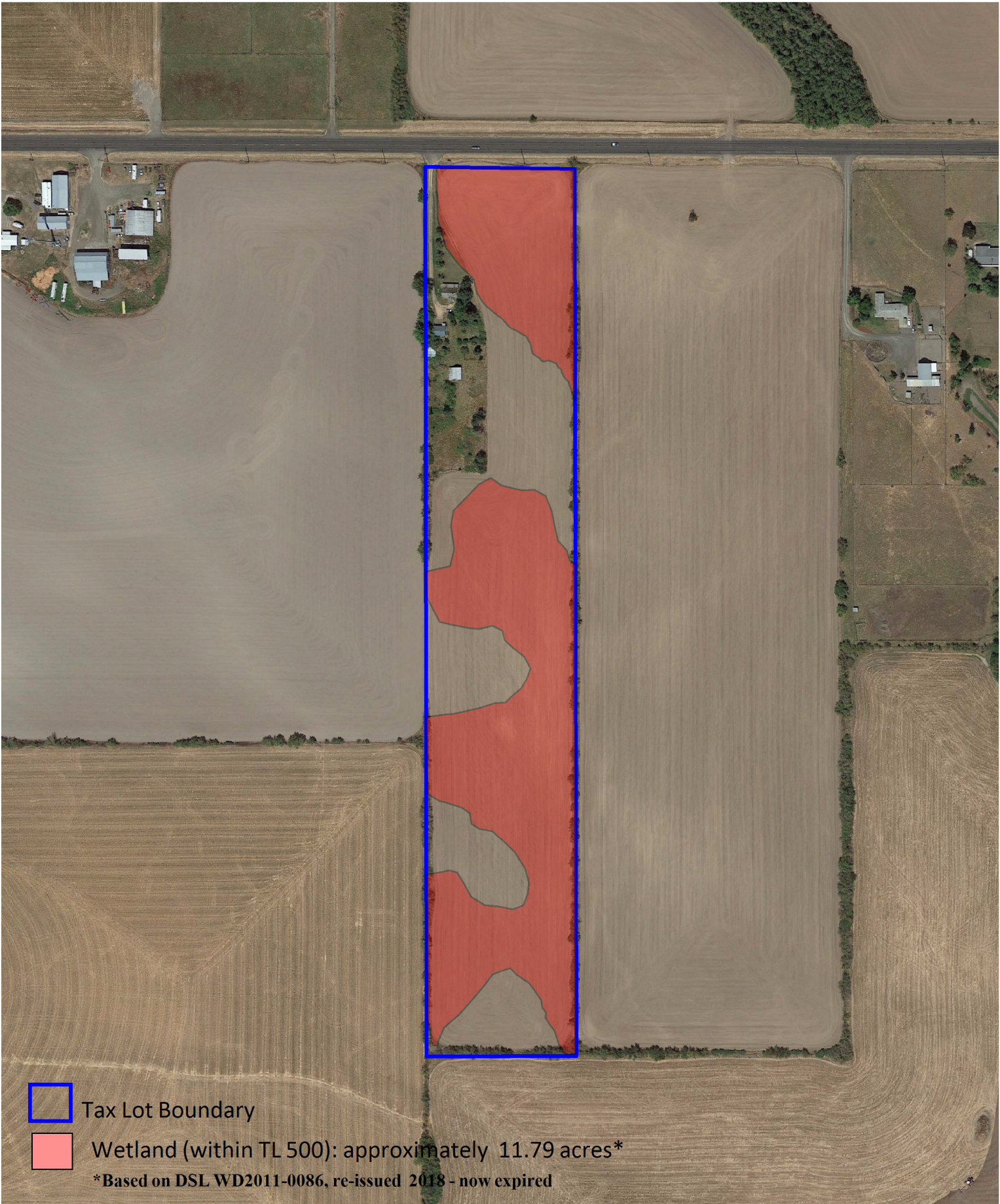



Scale: 1:3,840


WETLAND MAP

Scale: 1" = 320'
 Source: Google Earth aerial
 Flown: 8/13/2020
 Drafted: 12/14/2021





 Tax Lot Boundary

 Wetland (within TL 500): approximately 11.79 acres*

*Based on DSL WD2011-0086, re-issued 2018 - now expired

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

320 0 320 640



Feet
 Scale: 1:3,840

WETLAND MAP
 Scale: 1" = 320'
 Source: Google Earth aerial
 Flown: 8/13/2020
 Drafted: 12/14/2021





Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

June 27, 2018

City of Lebanon
Attn: Walt Wendolowski
925 South Main Street
Lebanon OR 97355

Kate Brown
Governor

Re: Reissuance WD #2011-0086 Wetland Delineation Report
for Rodeo Industrial Site;
Linn County; T12S R2W Sec. 9, Tax Lots 400, 500, 800, 900,
903 (portion)

Dennis Richardson
Secretary of State

Tobias Read
State Treasurer

Dear Mr. Wendolowski:

The Department of State Lands has reviewed the reissuance wetland delineation report prepared by Geo Resources LLC for the site referenced above. Please note that the study area includes only a portion of the tax lots described above (see the attached map). Based upon the information presented in the reissuance and original wetland report, we concur with the wetland boundaries as mapped in Figure 6, 6A-6D of the reissuance report. Please replace all copies of the preliminary wetland map with these final Department-approved maps.

Within the study area, seven wetlands (totaling approximately 75.71 acres), two waterways, intermittent tributaries of Little Oak Creek, and two ditches were identified. The wetlands, waterways and ditches are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2 year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will determine jurisdiction for purposes of the Clean Water Act. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid until August 2, 2021 unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5218 if you have any questions.

Sincerely,



Lauren Brown
Jurisdiction Coordinator

Approved by



Kathy Verble, CPSS
Aquatic Resource Specialist

Enclosures

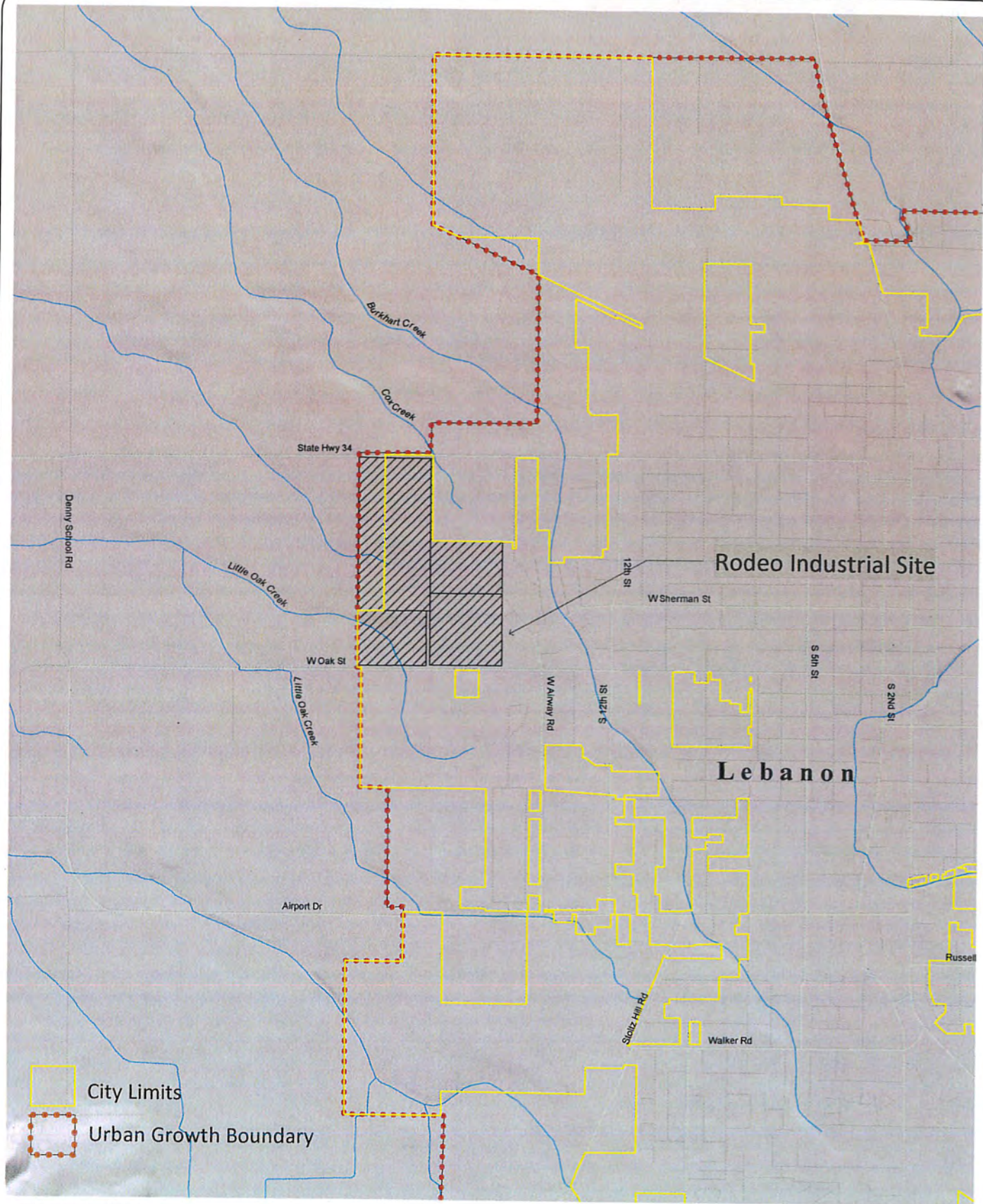
ec: Allen Martin, Geo Resources LLC
City of Lebanon Planning Department (Maps enclosed for updating LWI)
Andrea Wagner, Corps of Engineers
Carrie Landrum, DSL
Kirk Jarvie, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at <https://apps.oregon.gov/DSL/EPS/program?key=4>.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF of the completed cover form and report may be e-mailed to Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Walt Wendolowski, Community Development Director City of Lebanon 925 South Main Street Lebanon, OR 97355	Business phone # (541) 258-4252 Mobile phone # (optional) E-mail: wwendolowski@ci.lebanon.or.us
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Walt Wendolowski	Business phone # (541) 258-4252 Mobile phone # (optional) E-mail: wwendolowski@ci.lebanon.or.us
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Walt Wendolowski</u> Signature: Date: <u>03/27/2018</u> Special instructions regarding site access: _____	
Project and Site Information	
Project Name: <u>Rodeo Industrial Site</u>	Latitude: <u>44.540673° N</u> Longitude: <u>-122.934279° W</u> decimal degree - centroid of site or start & end points of linear project
Proposed Use: <u>none</u>	Tax Map # <u>12S02W09</u> Tax Lot(s) <u>00400, 500, 800, 900, 903</u>
Project Street Address (or other descriptive location): <u>On W. Oak Street 0.5 miles west of intersection of Oak St. and S. 12th St on west side of Lebanon.</u>	Tax Map # _____ Tax Lot(s) _____
City: <u>Lebanon</u> County: <u>Linn</u>	Township <u>12S</u> Range <u>02W</u> Section <u>09</u> QQ <u>E1/2</u> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Use separate sheet for additional tax and location information
Waterway: <u>Little Oak Creek</u> River Mile: <u>NA</u>	
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Allen Martin Geo Resources LLC PO Box 71852 Springfield, OR 97475	Phone # (541) 946-1013 Mobile phone # (if applicable) E-mail: georesources@comcast.net
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature:	Date: <u>3/28/18</u>
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Study Area size: <u>118.82</u> Total Wetland Acreage: <u>75.71</u>
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$ _____
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report
<input type="checkbox"/> Industrial Land Certification Program Site	<input checked="" type="checkbox"/> Request for Reissuance. See eligibility criteria, (no fee) DSL # <u>2011-0086</u> Expiration date <u>08/02/2016</u>
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	<input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	
For Office Use Only	
DSL Reviewer: <u>LB</u> Fee Paid Date: ____ / ____ / ____	DSL WD # <u>2011-0086 R</u>
Date Delineation Received: <u>3/30/18</u> Scanned: <input type="checkbox"/> Electronic: <input checked="" type="checkbox"/>	DSL App.# _____



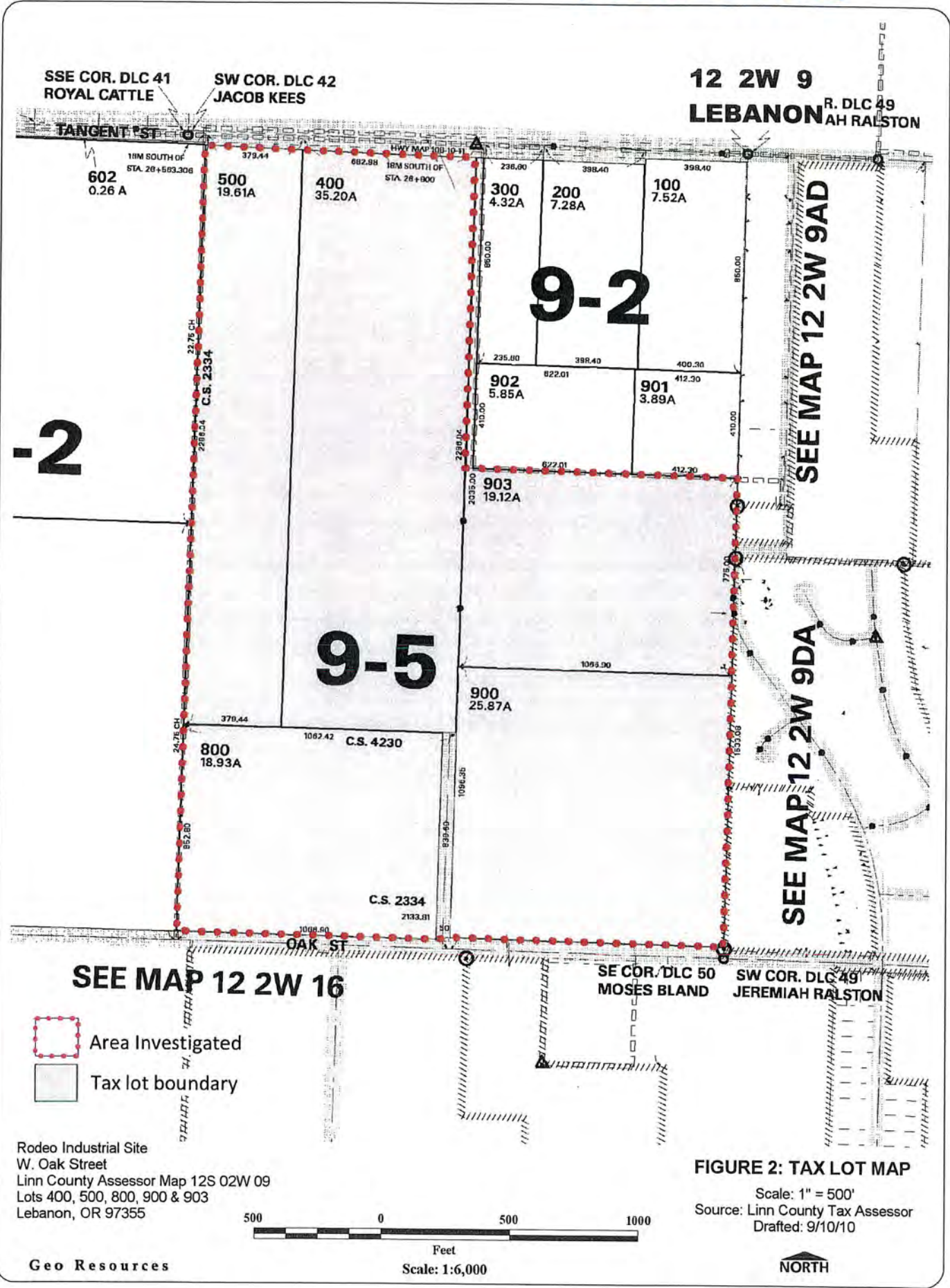
Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355



FIGURE 1: LOCATION MAP

Scale: 1" = 2,000'
 Source: MapInfo StreetPro, USGS
 10 meter DEM
 Drafted: 9/10/10





SEE MAP 12 2W 16

SEE MAP 12 2W 9AD

SEE MAP 12 2W 9DA

- Area Investigated
- Tax lot boundary

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

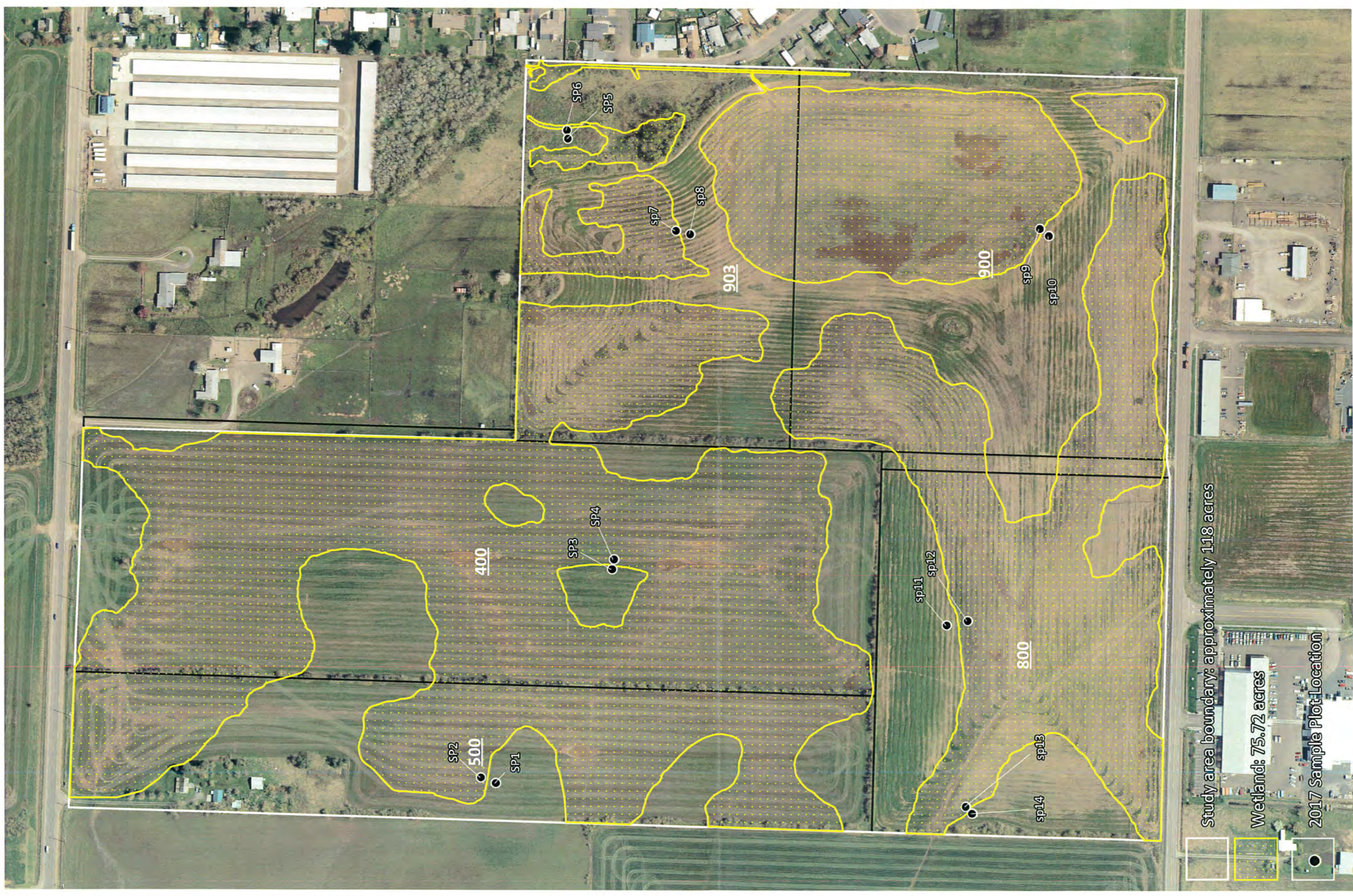


FIGURE 2: TAX LOT MAP

Scale: 1" = 500'
 Source: Linn County Tax Assessor
 Drafted: 9/10/10



WD2011-0086R



Study area boundary: approximately 118 acres

Wetland: 75.72 acres

2017 Sample Plot-Location

Rodeo Industrial Site
W. Oak Street
Linn County Assessor Map 125 02W 09
Lots 400, 500, 800, 900 & 903
Lebanon, OR 97355

WETLAND RE-ISSUE MAP (WD 2011-0086)

Scale: 1" = 260'
Source: Lebanon 3" resolution orthophoto
Flown: April 2, 2017
Drafted: 8/24/17



Scale: 1:3,120

Geo Resources, LLC



FIGURE 6B

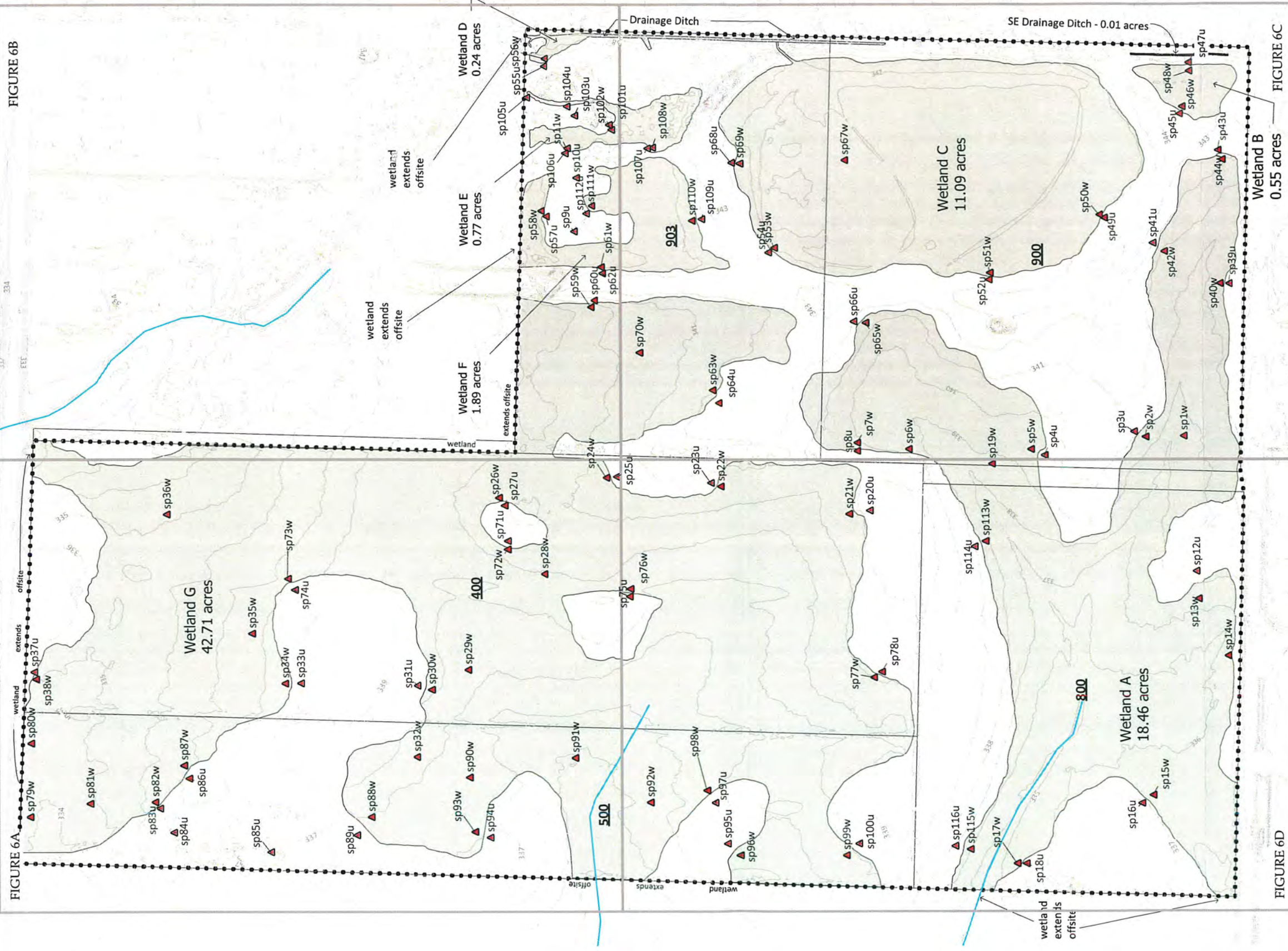
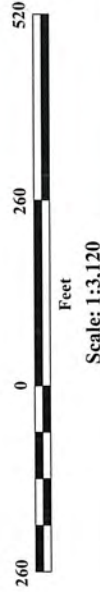


FIGURE 6D

- Area Investigated
- Wetland and Other Waters: 75.72 acres
- Sample Plot

Wetland and Other Waters: 75.72 acres

DSL WD # 2011-0086R
Approval Issued 6/27/2018
Approval Expires 8/2/2021



Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" pixel resolution orthophoto.

Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

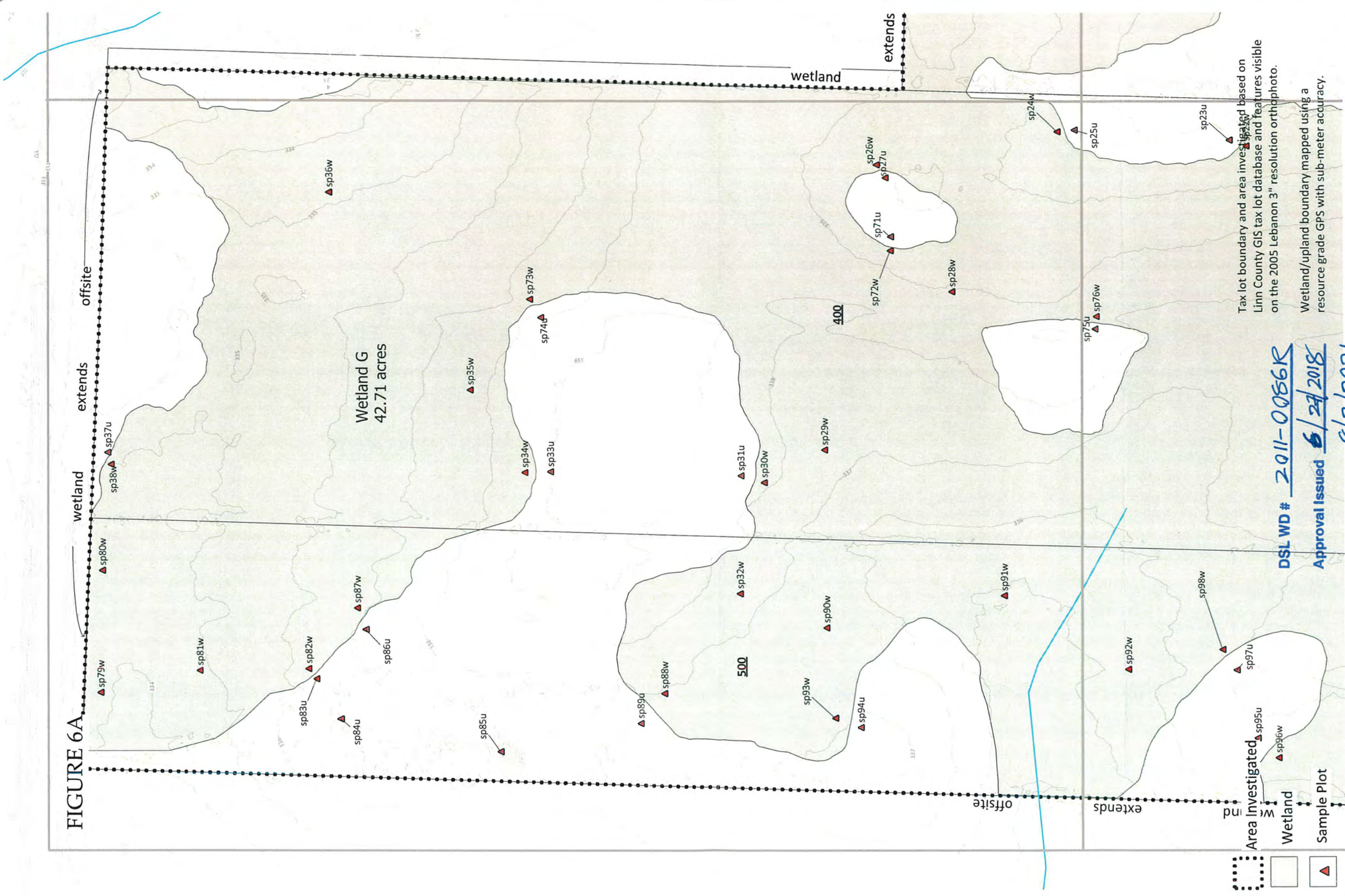
Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

FIGURE 6: WETLAND MAP

Scale: 1" = 260'
 Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
 Drafted: 9/10/10
 Revised: 7/16/11



FIGURE 6A



Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" resolution orthophoto.

Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

DSL WD # 2011-0056K
Approval Issued 6/24/2018
Approval Expires 8/2/2021

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

Geo Resources

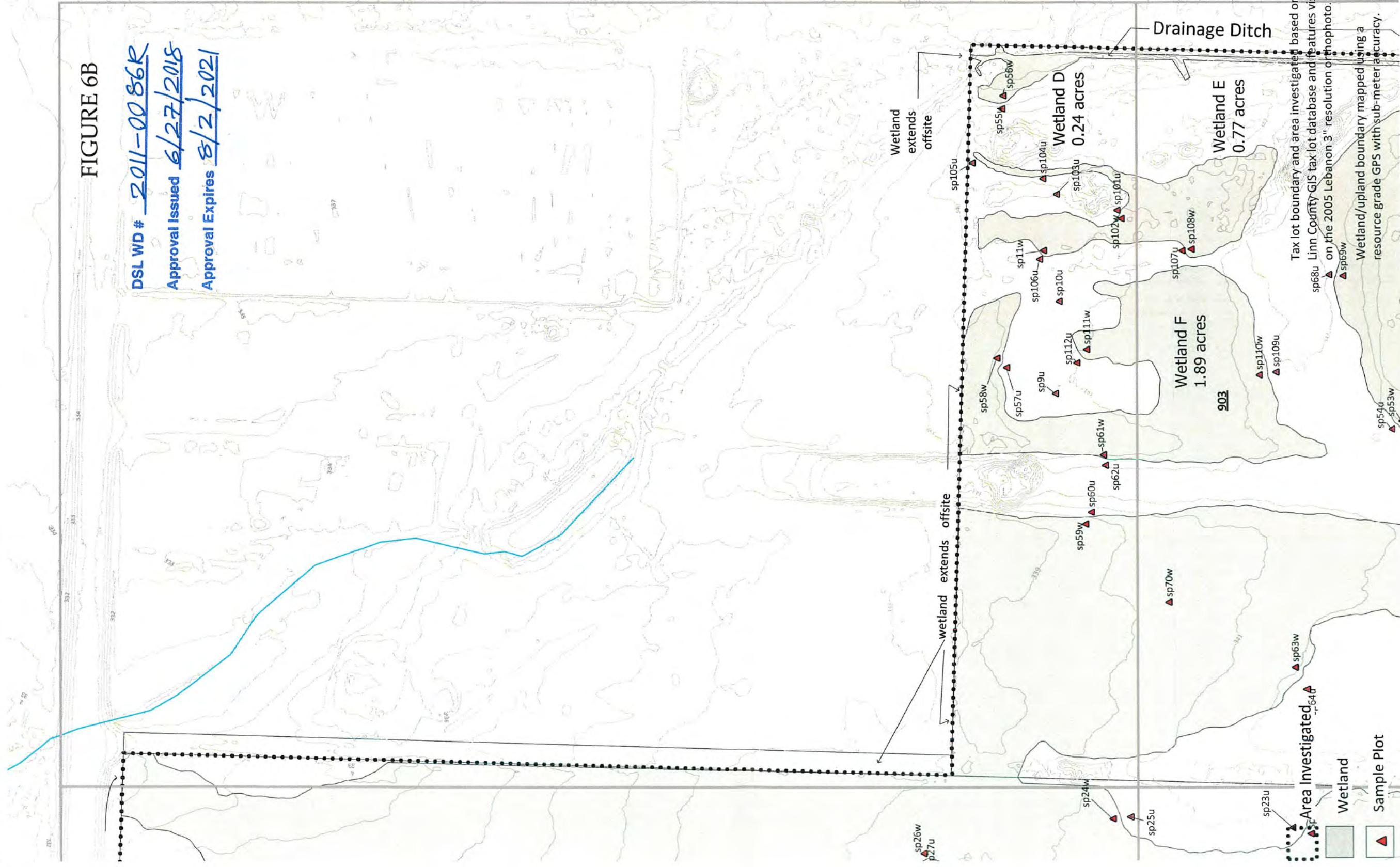


FIGURE 6A: NW PANEL WETLAND MAP
 Scale: 1" = 140'
 Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
 Drafted: 9/10/10
 Revised: 7/16/11

NORTH

FIGURE 6B

DSL WD # 2011-0086R
Approval Issued 6/27/2018
Approval Expires 8/2/2021

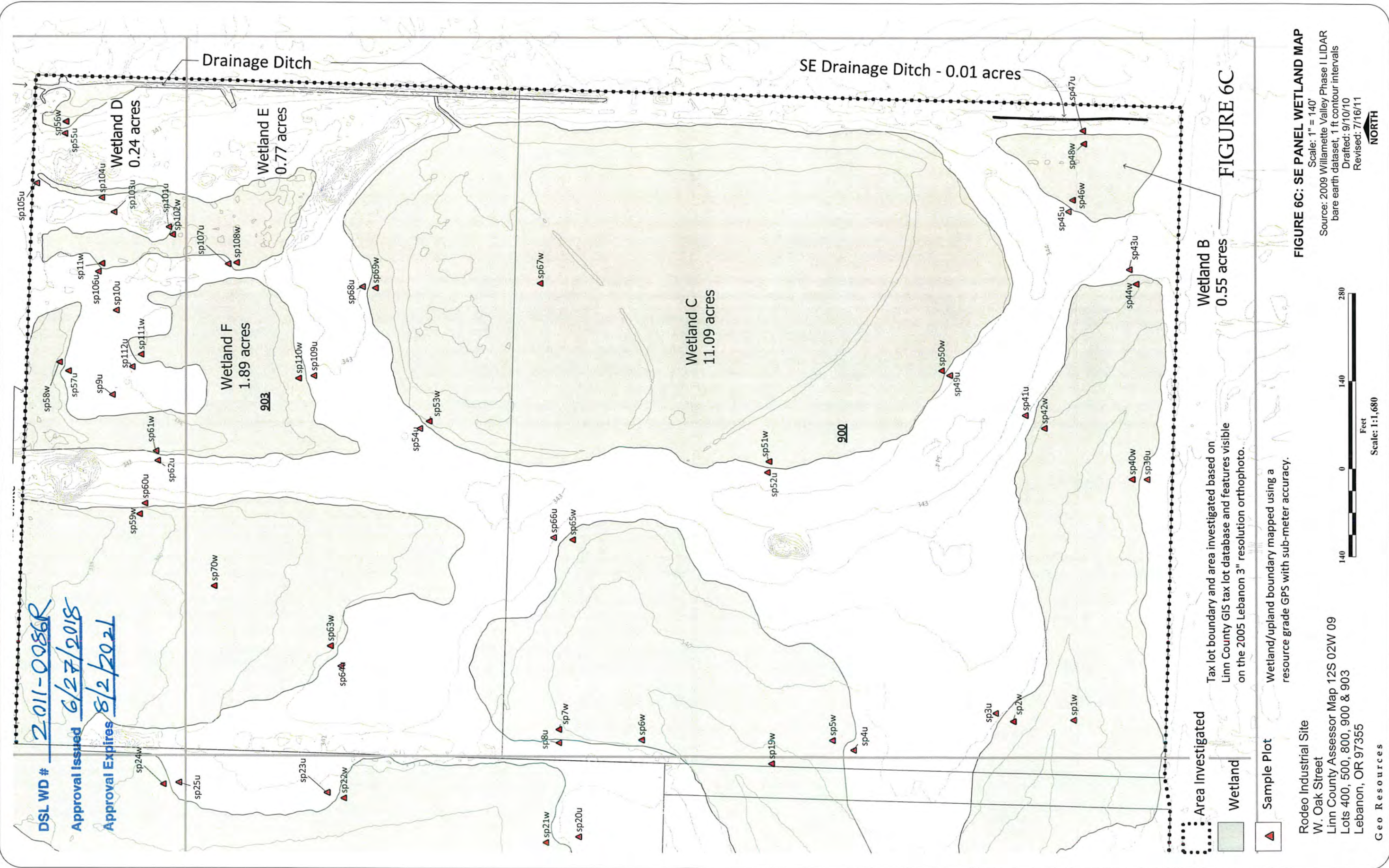


Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" resolution orthophoto. Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

FIGURE 6B: NE PANEL WETLAND MAP
Scale: 1" = 140'
Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
Drafted: 9/10/10
Revised: 7/16/11

Rodeo Industrial Site
W. Oak Street
Linn County Assessor Map 12S 02W 09
Lots 400, 500, 800, 900 & 903
Lebanon, OR 97355
Geo Resources





DSL WD # 2011-0086R
 Approval Issued 6/27/2018
 Approval Expires 8/2/2021

FIGURE 6C
SE PANEL WETLAND MAP

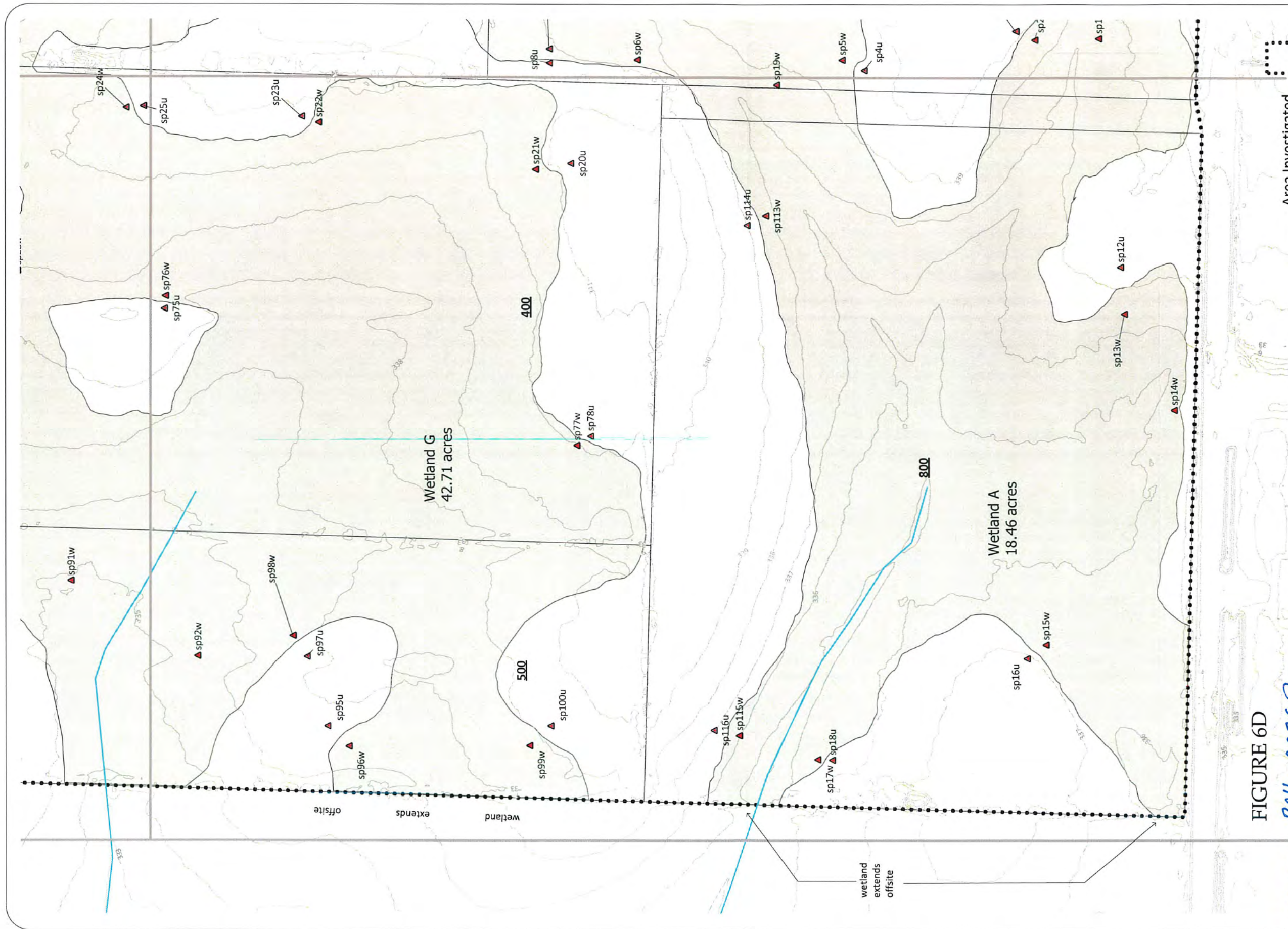


FIGURE 6D

DSL WD # 2011-0086R
Approval Issued 6/27/2018
Approval Expires 8/2/2021

Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" resolution orthophoto.

Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355



FIGURE 6D: SW PANEL WETLAND MAP
 Scale: 1" = 140'
 Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
 Drafted: 9/10/10
 Revised: 7/16/11



Oregon

John A. Kitzhaber, MD, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregonstatelands.us

August 2, 2011

Carol Goggin
4309 SE Long Street
Portland, Oregon 97206-5062

Betty Hellberg
784 NW Sundance Circle
Corvallis, Oregon 97330

Robert Smith
10135 SE Sunnyside Road, Suite 140
Clackamas, Oregon 97015

State Land Board

John A. Kitzhaber, MD
Governor

Kate Brown
Secretary of State

Ted Wheeler
State Treasurer

Re: Wetland Delineation Report for Lebanon, Linn County; T 12S R 2W
S 9 TL 400, 500, 800, 900 and 903 (portion); WD #2011-0086

Dear Ms. Goggin, Ms. Hellberg, and Mr. Smith:

The Department of State Lands has reviewed the wetland delineation report prepared by Geo Resources for the site referenced above. Please note that the study area includes only a portion of tax lot 903 (please see the attached map). Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figures 6 – 6D of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps. Within the study area, seven wetlands (totaling approximately 75.71 acres), two waterways, intermittent tributaries of Little Oak Creek, and two ditches were identified. The wetland, waterway and ditches are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetland or below the ordinary high water line (OHWL) of a waterway (or the 2 year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include

reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity, or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5297 if you have any questions.

Sincerely,

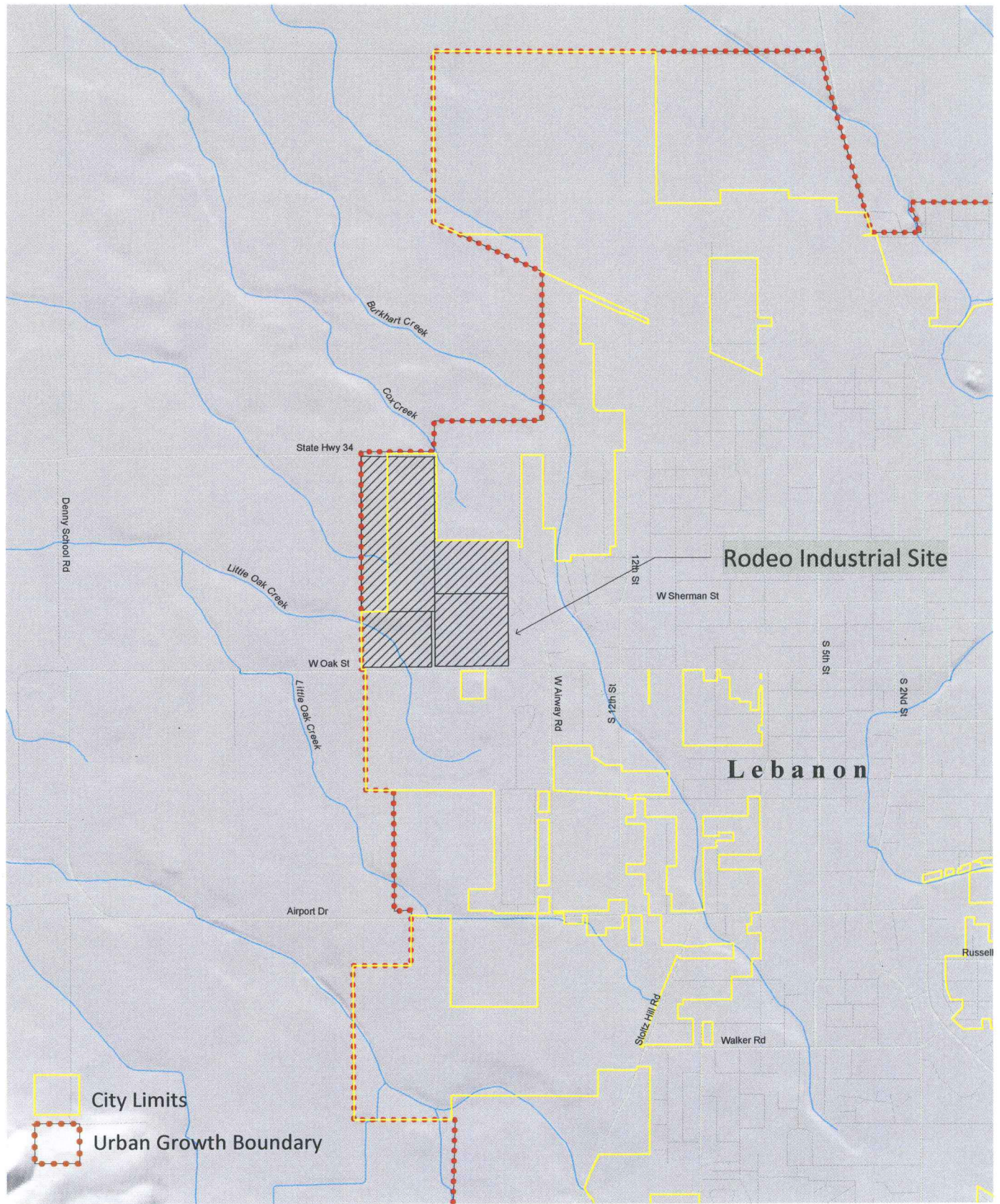


Jevra Brown
Wetland Specialist

Approved by 
Anna Buckley
Acting Wetlands Program Manager

Enclosures

ec: Allen Martin, Geo Resources
City of Lebanon Planning Department
Shelly Hanson, Corps of Engineers, Eugene office
Gloria Kiryuta, DSL
Kirk Jarvie, DSL



Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

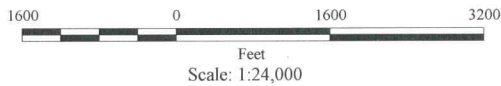
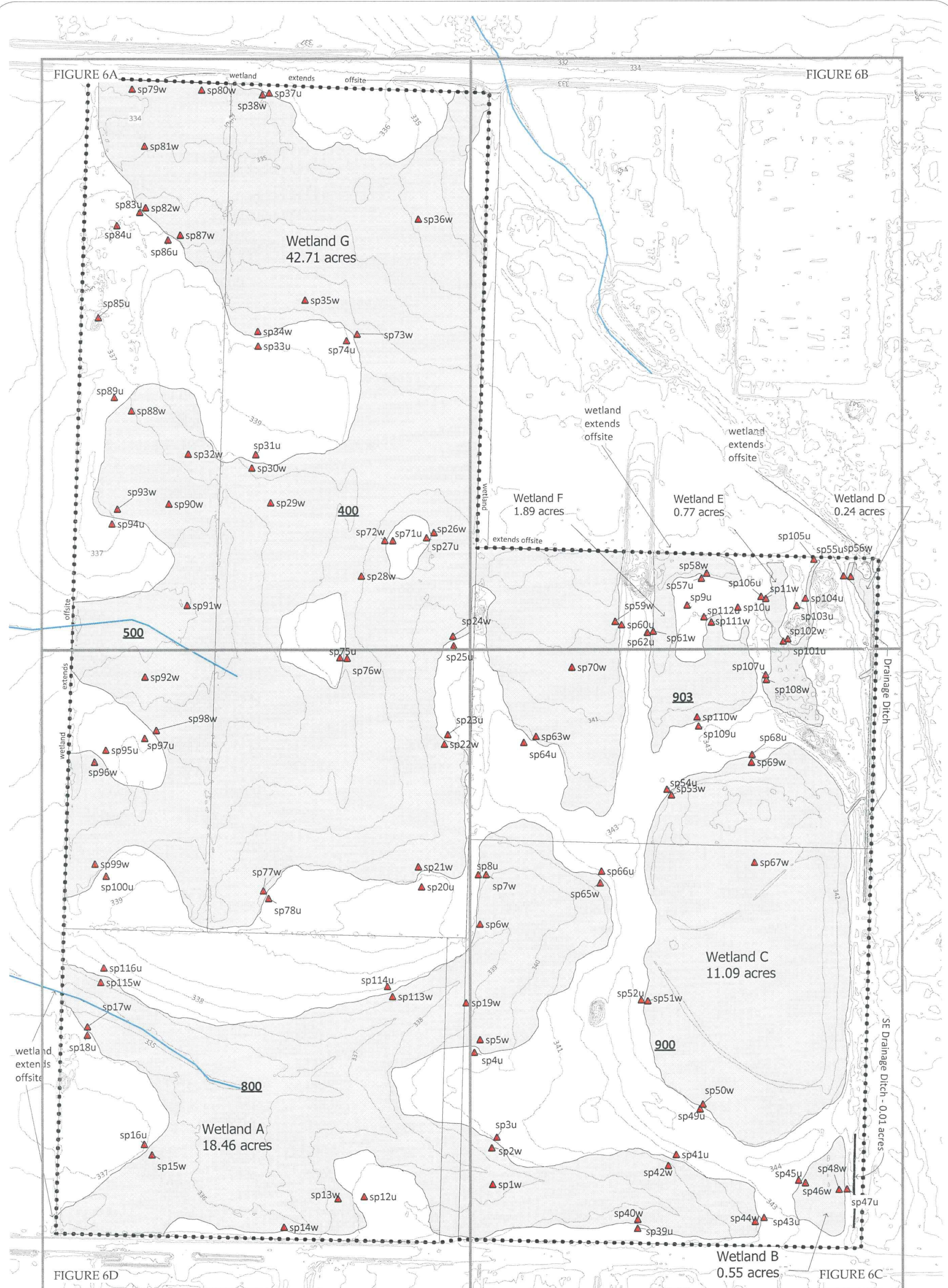


FIGURE 1: LOCATION MAP

Scale: 1" = 2,000'
 Source: MapInfo StreetPro, USGS
 10 meter DEM
 Drafted: 9/10/10

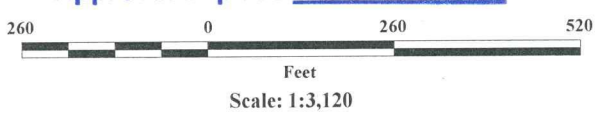




- Area Investigated
- Wetland and Other Waters: 75.72 acres
- Sample Plot

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

DSL WD # 2011-0086 1 of 5
Approval Issued 08/02/2011
Approval Expires 08/02/2016



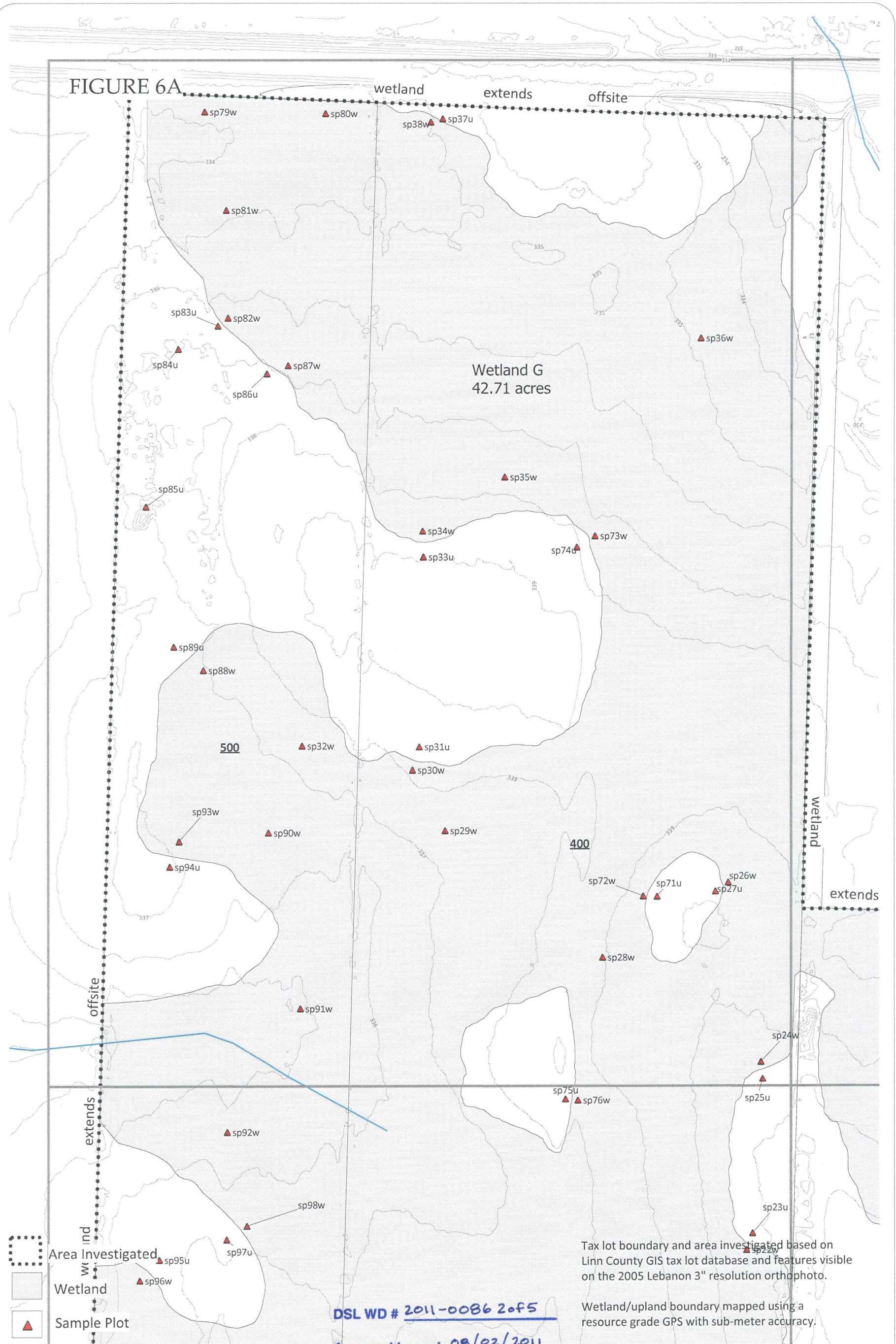
Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" pixel resolution orthophoto.

Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

FIGURE 6: WETLAND MAP
 Scale: 1" = 260'
 Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
 Drafted: 9/10/10
 Revised: 7/16/11



FIGURE 6A



Area Investigated
 Wetland
 Sample Plot

DSL WD # 2011-00862of5
 Approval Issued 08/02/2011
 Approval Expires 08/02/2016

Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" resolution orthophoto.
 Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

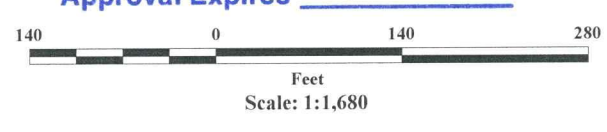
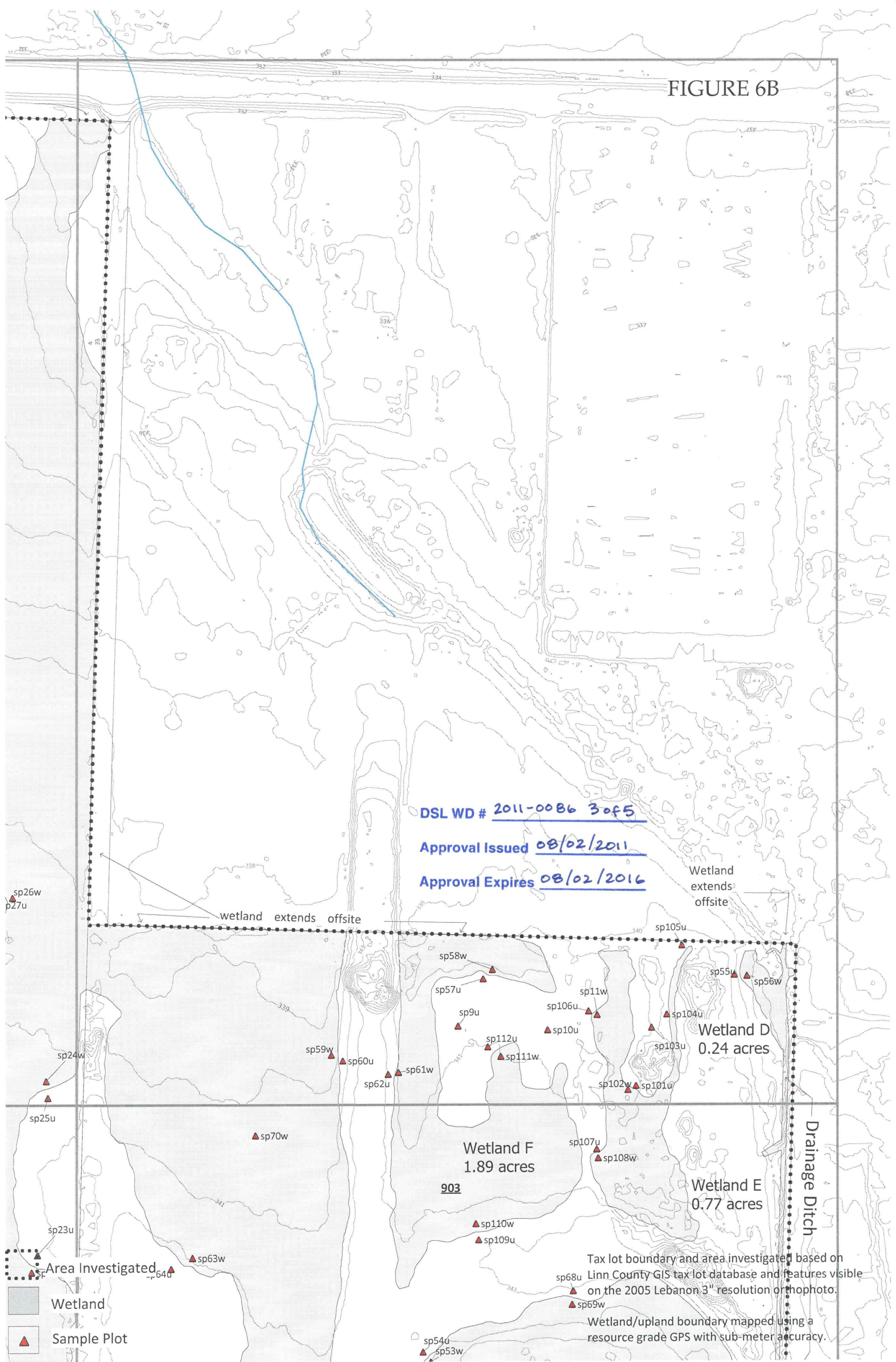


FIGURE 6A: NW PANEL WETLAND MAP
 Scale: 1" = 140'
 Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
 Drafted: 9/10/10
 Revised: 7/16/11

Geo Resources



FIGURE 6B



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 Approval Issued 08/02/2011
 Approval Expires 08/02/2016

Area Investigated
 Wetland
 Sample Plot

Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" resolution orthophoto.
 Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

Rodeo Industrial Site
 W. Oak Street
 Linn County Assessor Map 12S 02W 09
 Lots 400, 500, 800, 900 & 903
 Lebanon, OR 97355

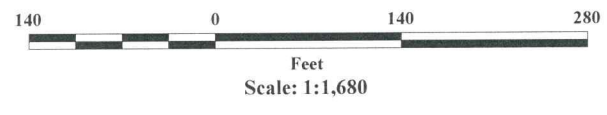


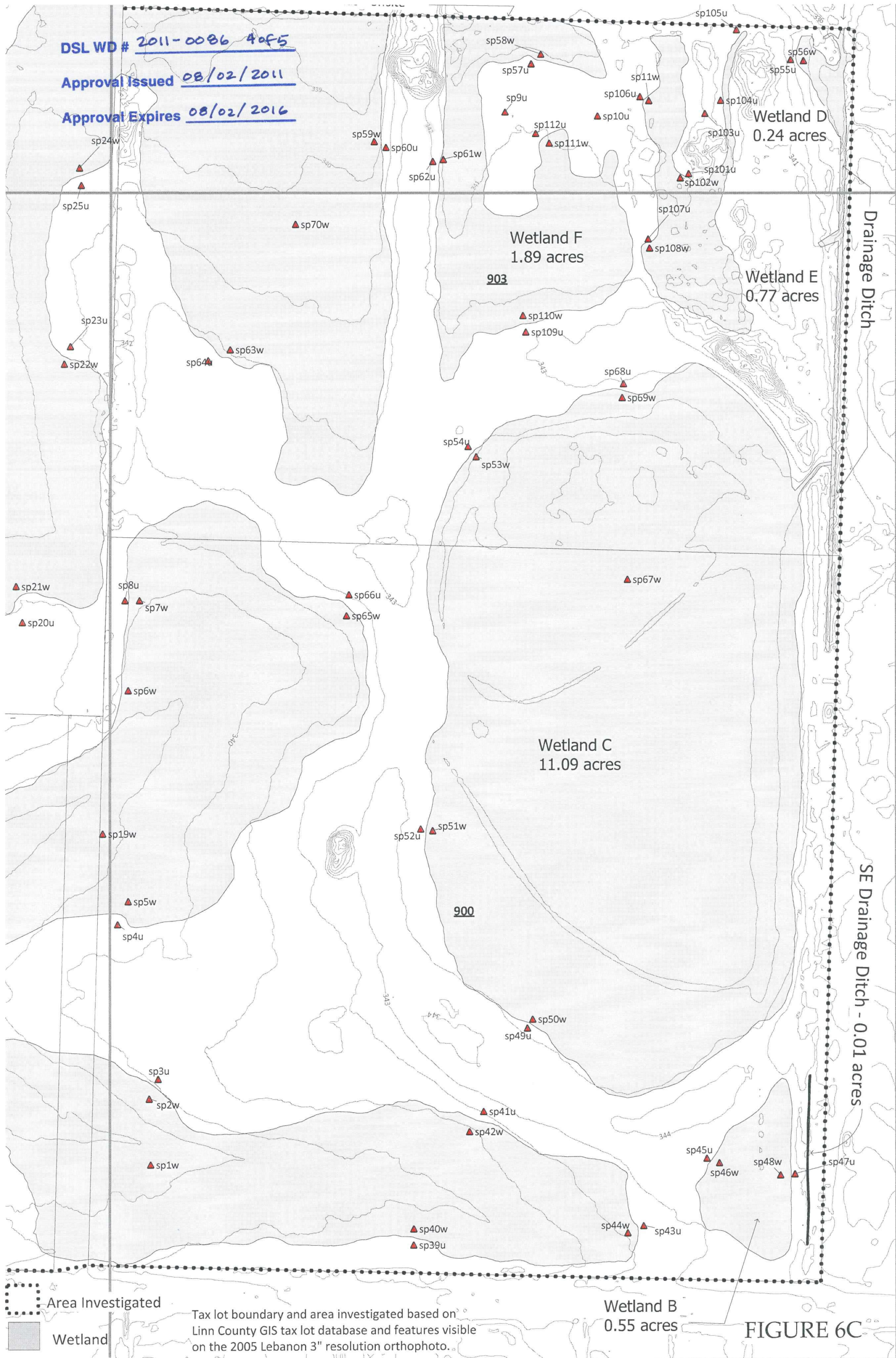
FIGURE 6B: NE PANEL WETLAND MAP
 Scale: 1" = 140'
 Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
 Drafted: 9/10/10
 Revised: 7/16/11



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Approval issued 08/02/2011

Approval Expires 08/02/2016



Area Investigated

Wetland

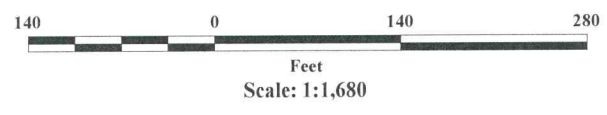
Sample Plot

Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" resolution orthophoto.

Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

Rodeo Industrial Site
W. Oak Street
Linn County Assessor Map 12S 02W 09
Lots 400, 500, 800, 900 & 903
Lebanon, OR 97355

Geo Resources



Wetland B
0.55 acres

FIGURE 6C

FIGURE 6C: SE PANEL WETLAND MAP
Scale: 1" = 140'
Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals
Drafted: 9/10/10
Revised: 7/16/11



DSL WD # 2011-0086 50F5

Approval Issued 08/02/2011

Approval Expires 08/02/2016

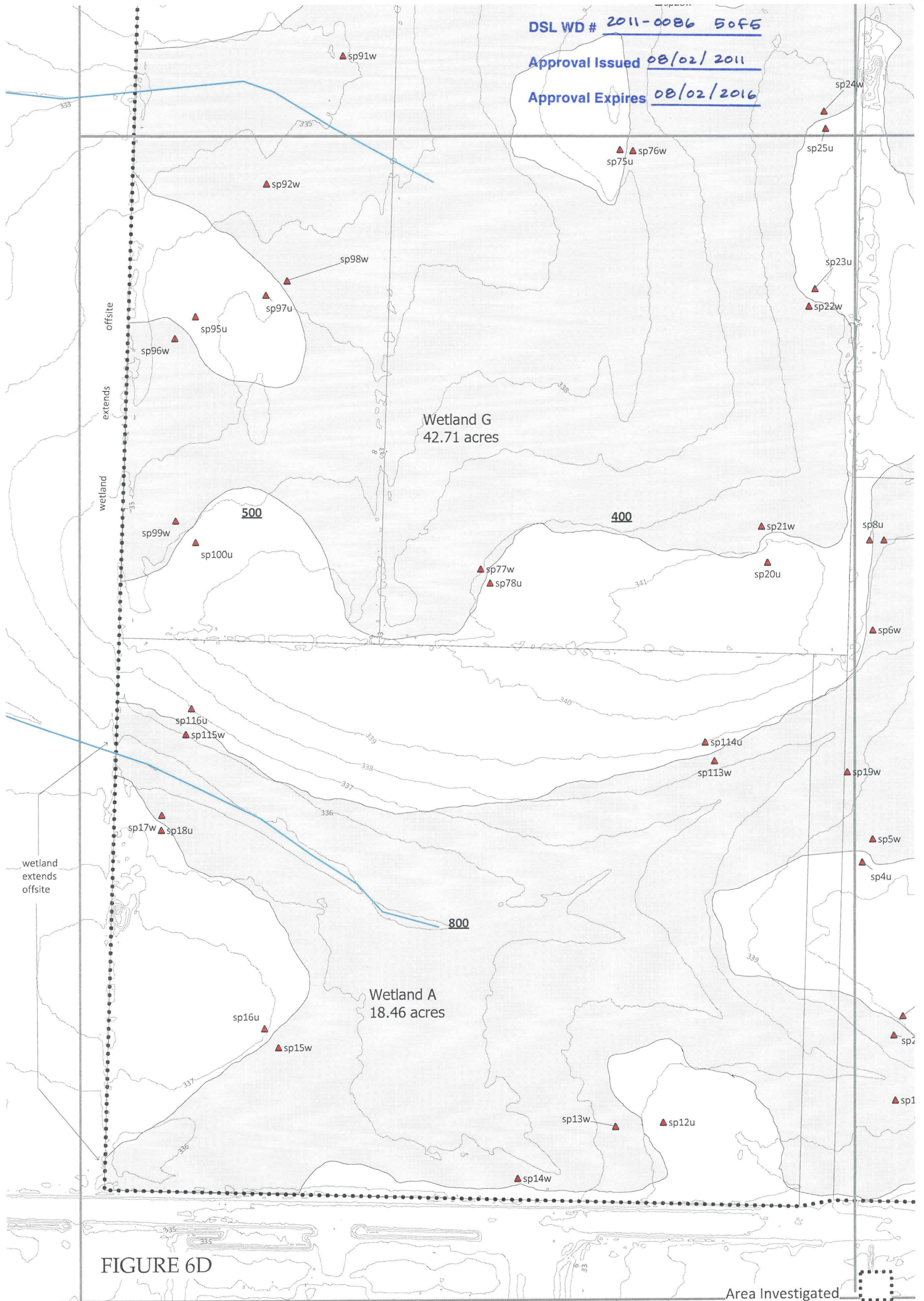


FIGURE 6D

Tax lot boundary and area investigated based on Linn County GIS tax lot database and features visible on the 2005 Lebanon 3" resolution orthophoto.

Wetland/upland boundary mapped using a resource grade GPS with sub-meter accuracy.

Area Investigated

Wetland

Sample Plot

Rodeo Industrial Site
W. Oak Street
Linn County Assessor Map 12S 02W 09
Lots 400, 500, 800, 900 & 903
Lebanon, OR 97355

Geo Resources

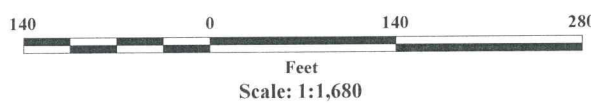


FIGURE 6D: SW PANEL WETLAND MAP

Scale: 1" = 140'

Source: 2009 Willamette Valley Phase I LIDAR bare earth dataset, 1 ft contour intervals

Drafted: 9/10/10

Revised: 7/16/11

NORTH

Zoning



KWMID-WILLAMETTE KELLERWILLIAMS LAND KELLERWILLIAMS Luxury
KELLERWILLIAMS REALTY INTERNATIONAL

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LEBANON INDUSTRIAL SITE - NO. 5

NAME: ERIKSEN SITE

OWNERSHIP: Edward H. Eriksen

ASSESSOR'S MAP: 12S-2W-9, TL 500

AREA: 19.7 acres

LOCATION: Linn County, near western city limits; frontage on Hwy. 34.

ZONING: Agricultural/Urban Growth Management

PLAN DESIGNATION: Light Industrial

PRESENT USE: Residence with outbuildings and agriculture.

TERRAIN: 0-3% slope

WETLANDS: Unknown

FLOODPLAIN: Zone C

UNUSUAL SITE PREPARATION: May want to remove improvements on site.

ADJ. LAND DESIGNATION: North: Industrial East: Industrial
South: Industrial West: Agricultural

WATER: 8" line 4800' east at intersection of Hansard Ave. and Hwy. 34.

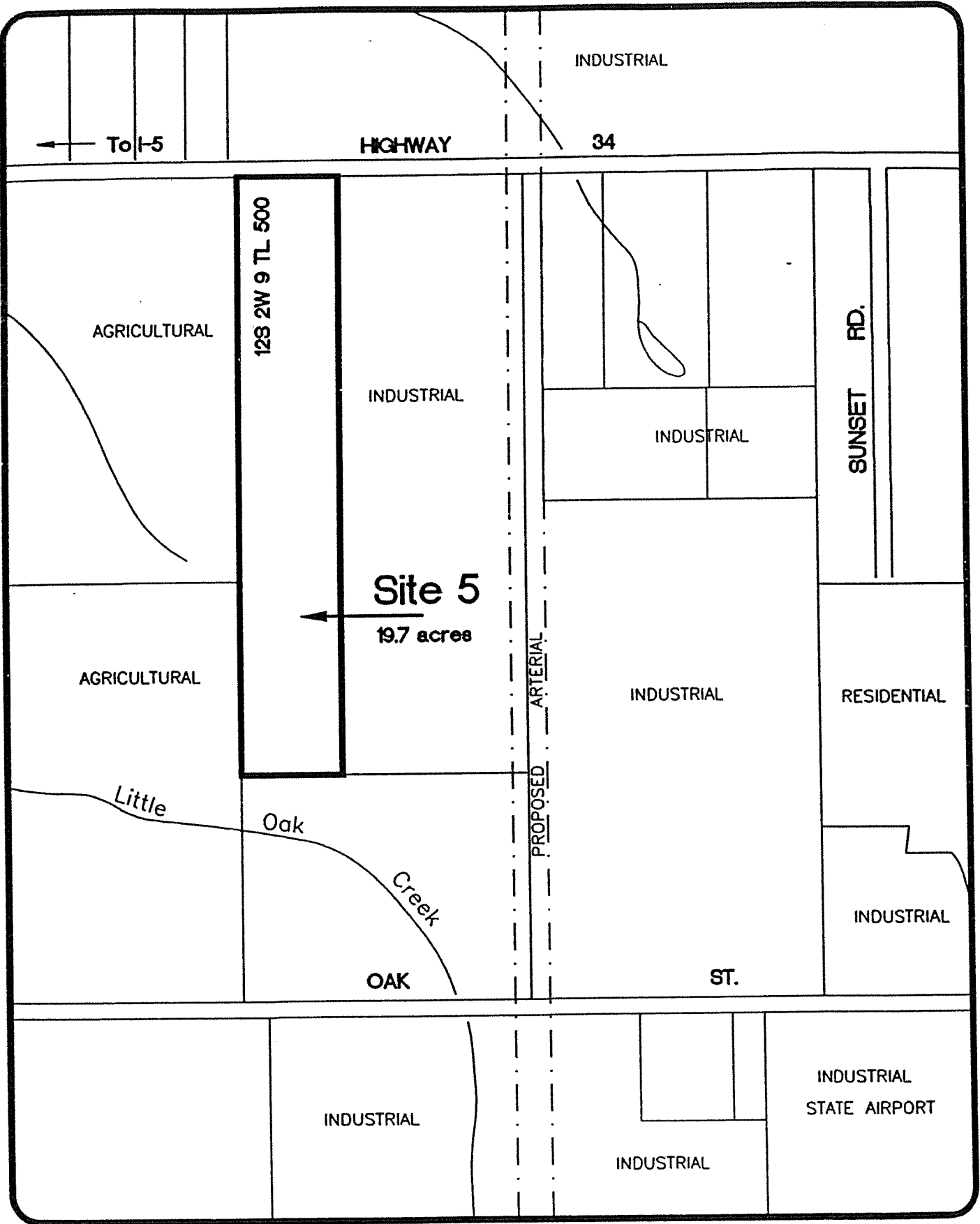
SEWER: Required pumping to 12" line approx. 3700' east at intersection of 12th St. and Hwy. 34.

STORM DRAINAGE: Open channel drainage along west boundary to Hwy. 34, Cox Creek tributary and Little Oak Creek.

STREET ACCESS: Hwy. 34/Tangent St., arterial, 2 lanes, truck route.

RAIL: None

DEVELOPMENT CONSTRAINTS: (1) May contain hydric soils.
(2) Annexation or delayed annexation agreement required for development.



Lebanon Area Industrial Site # 5



Historical Photos



KW MID-WILLAMETTE KELLERWILLIAMS LAND KELLERWILLIAMS Luxury INTERNATIONAL

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