



**Oregon
Farm & Home**

★ B R O K E R S ★

38353 LAURELWOOD RD

GASTON

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

Welcome to 38353 Laurelwood Road, a serene 6.38±-acre parcel nestled in the beautiful rural landscape outside of Gaston. Located within Washington County's AF-5 (Agriculture & Forestry) zoning, this versatile property offers an excellent opportunity to bring your vision to life. Hill Creek borders the property, adding both natural charm and ecological value.

Conveniently located just 20 minutes to the Sunset Corridor and minutes from Oregon's stunning wine country, this property offers the perfect balance of work and pleasure. Sitting back from the main road in a peaceful, private setting, the land is surrounded by mature trees and tranquil scenery. A cleared potential build site is already in place, making it easy to envision your future home or retreat. LA Water is available at the street, providing a valuable head start for development.

Whether you're planning a full-time residence or a quiet getaway, this property offers privacy, natural beauty, and flexibility in a sought-after rural location. Come walk the land, explore the setting, and imagine the possibilities.

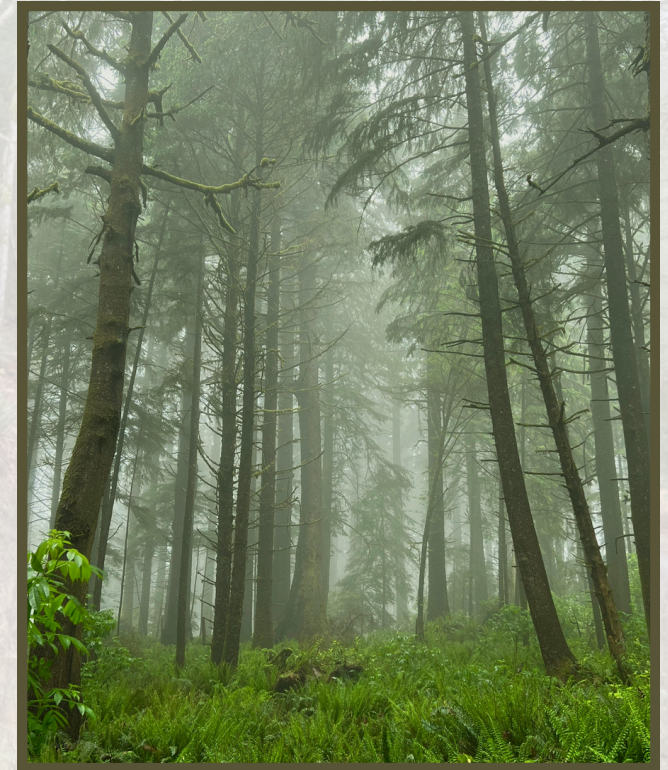
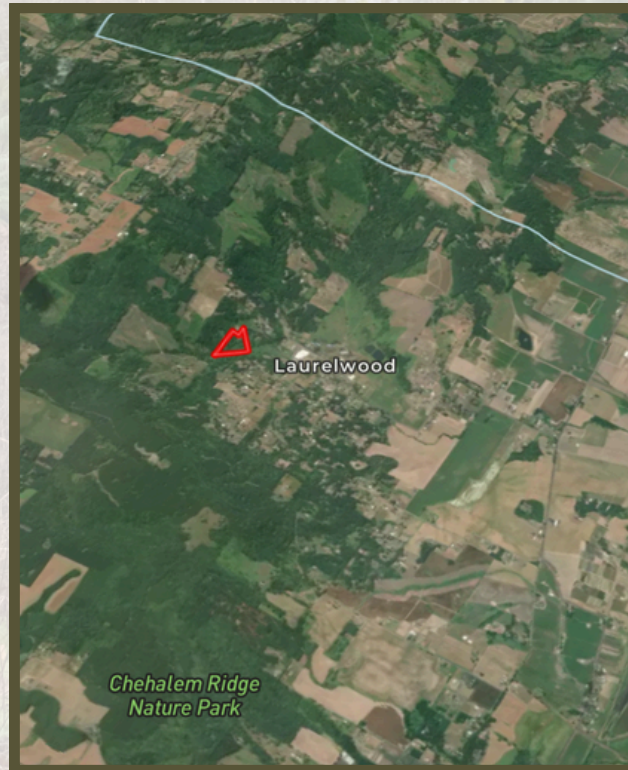


SCAN HERE
FOR
WASHINGTON CO
LAND USE

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.

LOCATION

Gaston is known for its fertile agricultural corridor, forestry heritage, and proximity to Oregon wine country. Surrounding lands commonly support vineyard operations, timber growth, and small-scale farming, creating a thriving rural economy rich in natural resources. Residents in this area enjoy convenient access to Forest Grove, Yamhill wine destinations, and recreational opportunities such as Hagg Lake, making this an ideal location for those seeking both productive land and peaceful countryside living.



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OPPORTUNITY

This property offers meaningful opportunity for those looking to establish a rural homesite, begin small-scale agricultural operations, or utilize the land for forestry-related purposes. AF-5 zoning supports a variety of land uses, and the presence of Hill Creek enhances the natural diversity of the site. With proper planning, owners can explore options such as timber cultivation, hobby farming, or creating a private retreat integrated into the surrounding forest landscape.

Given the region's ongoing rural development and strong agricultural demand, this parcel represents both immediate utility and long-term potential. Conveniently located just 20 minutes to the Sunset Corridor and minutes from Oregon's stunning wine country, this property offers the perfect balance of work and pleasure. The mix of natural features, zoning flexibility, and buildable designation makes this acreage a compelling canvas for a wide range of rural visions.



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LAND



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LAND

6.38 +/- Acres

- **Tax ID R578315**
- **Zoned AF-5**
 - **Agriculture and Forestry**
- **Land Use**
 - **Designated Forestland - Vacant Rural Residential**
- **Buildable Lot**
 - **Buyer is responsible for conducting independent due diligence with the county and all appropriate agencies to confirm buildability, permitted uses, utilities, and any site-specific requirements.**
- **Gravel Road**
- **Hill Creek Runs Throughout the Property**

SELLER PREFERRED TERMS

OREF Forms

72 Business Hours for Response

Fidelity Title Co

Personal Property: None

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PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- WETLANDS, FEMA, WATER



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- MELBOURNE SILTY CLAY LOAM
- CHEHALEM SILTY CLAY

Code	Description	Acres
31F	Melbourne silty clay loam, 30 to 60 percent slopes	4.27
8C	Chehalem silty clay loam	1.54
31D	Melbourne silty clay loam, 12 to 20 percent slopes	0.05



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SITE EVALUATION APPROVAL FOR INITIAL AND REPLACEMENT SYSTEM

*SEPTIC EVALUATION APPROVAL PROVIDED BY
WASHINGTON COUNTY*

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WASHINGTON COUNTY OREGON

June 1, 2022

EHA01787

David Stone
38233 SW Laurelwood Road
Gaston, OR 97119

RE: ONSITE SEWAGE DISPOSAL SYSTEM
Site Evaluation Approval for Initial and Replacement System
2S3-4C-400
38353 SW Laurelwood Road, Gaston

Dear Applicant:

The Washington County Environmental Health Program evaluated the above referenced site for the placement of an onsite sewage disposal system on the property. The Initial and Replacement system site was found to be in compliance with the Oregon Administrative Rules (OAR Chapter 340-Divisions 71 and 73), and is Approved for the installation of a **Standard system**. A minimum **1,000 gallon** capacity septic tank is required; See attached field worksheets for additional information and requirements.

The proper operation of your onsite sewage disposal system is dependent on system installation in the undisturbed approved area. Any alteration of the area approved for your onsite sewage disposal system or the approved reserve repair area may void your approval. Please keep these areas free of heavy equipment used in property development. Earth moving in the approval areas is also prohibited.

Any County approved site evaluation may apply to the Department of Environmental Quality (DEQ) for a Review of the site evaluation approval or for a Variance from the rules:

1. Make application to DEQ for a Site Evaluation Review. Application for a review must be submitted in writing to DEQ within 60 days of the site evaluation report date.
2. Make application to DEQ for a Variance from the rules. Application for a Variance must be submitted in writing to DEQ.

Information regarding application for a site evaluation review or a variance from the rules may be obtained by contacting the Oregon DEQ Technical Assistance and Variance staff for Washington County (541) 686-7838.

A Permit Application Packet is enclosed. System construction may not take place until a permit is issued by this office. Property owners may install their own system. Contracted installers must be licensed with the Department of Environmental Quality (DEQ). Information on licensed contractors is available at the DEQ website:
<http://www.deq.state.or.us/wq/onsite/sdssearch.asp>

If you have any questions related to your approval or permit application for your proposed onsite sewage disposal system, please contact this office at (503) 846-8722.

Sincerely,

Larry Fenster, Senior REHS
Environmental Health Program

Enclosures: Site Evaluation Approval Report and Field Worksheets



Department of Health and Human Services — Environmental Health
155 N First Avenue, MS-5, Hillsboro, OR 97124-3072
Phone: 503-846-8722 • Fax: 503-846-3705 • www.WashCoSeptic.com



Department of Health and Human Services
Environmental Health Program
155 N. First Ave, MS 5, Suite 160
Hillsboro, OR 97124
Telephone: 503-846-8722 Fax: 503-846-3705
www.co.washington.or.us/hhs/EnvironmentalHealth



Public Health
Prevent. Promote. Protect.

SITE EVALUATION REPORT

(NOT a permit for construction)

CR #: EHA01787

Dates of Inspection: 5/31/2022

Application Date: 5/12/2022

Tax Account #:

Township 2S Range 3W Section 4C T.L. # 400

Site Address: 38353 SW Laurelwood Road; Gaston

Applicant: David Stone

Parcel Size/Dim.: 7.94 Acres

38233 SW Laurelwood Road

Type of Dwelling: Residential

Gaston, OR 97119

Water Supply: Well

An approved site evaluation indicates the above described property is adequate for the installation of one on-site disposal system in accordance with ORS 454.605 through 454.755, the Administrative Rules of the Environmental Quality Commission promulgated thereunder, the Washington County Code, Chapters 12.12 and 12.16.

An approved site is given on the basis that the lot or parcel described above will not be further partitioned, divided or altered in any manner as prohibited by the Statutes, and Ordinances listed above. Any such division, partitioning or alteration voids this approval.

☒ **APPROVED**

☐ **DENIED**

COMMENTS/CONDITIONS:

Initial and Replacement Systems:

Standard serial distribution systems to be sized at 125'/150gpd (375' of drainline per system);


Trench depth = 36" maximum/24" mininum;

System design flow is 450 gpd (1 - 4 bedrooms);

A minimum 1,000 gallon capacity septic tank is required;

See included field worksheets for additional information and requirements.

NOTE: A plot plan and all required documents must be submitted to this office for approval prior to permit issuance.

Sanitarian's Signature: 

Date: 6/1/2022



SITE EVALUATION FIELD WORKSHEET

Tax Reference: 2S3-4C-400 Evaluator: Larry Fenster, REHS
 Applicant Stone Date: 5/31/2022

TP # 1	Depth (in)	Texture	Soil Matrix Color and Redox (Notation), Structure, Roots, Pores, Clay Films, % Coarse Fragments, Layer Limiting Effective Soil Depth (Llesd), etc
	0 - 10"	SiL	7.5YR3/3; 1F-SBK; FCR,FMR,MFR; MFP
	10 - 23"	w-SiCL	7.5YR3/4; 1F-SBK; FCR,FMR,CFR; MFP
	23 - 35"	SiCL	7.5YR3/4; 2F-SBK; FMR,CFR; CFP
	35 - 45"	SiCL	7.5YR4/4; 2F-SBK; FFR; CFP
	45 - 57"	SiCL	7.5YR4/4 w/FFP-MNM; 2M-SBK; FFR; CFP

TP # 2			SIMILAR TO TP#1
			Depth = 48"
			No RMF/CAS
			ESD > 48"

TP #			

Landscape Notes: Upland - Sideslope Llesd: > 57"
 Slope: 20 - 23% Aspect: W Groundwater: No RMF/CAS
 Other Notes: Vacant parcel; Proposed new building site to be served by a well and a new onsite septic system.

SYSTEM SPECIFICATIONS

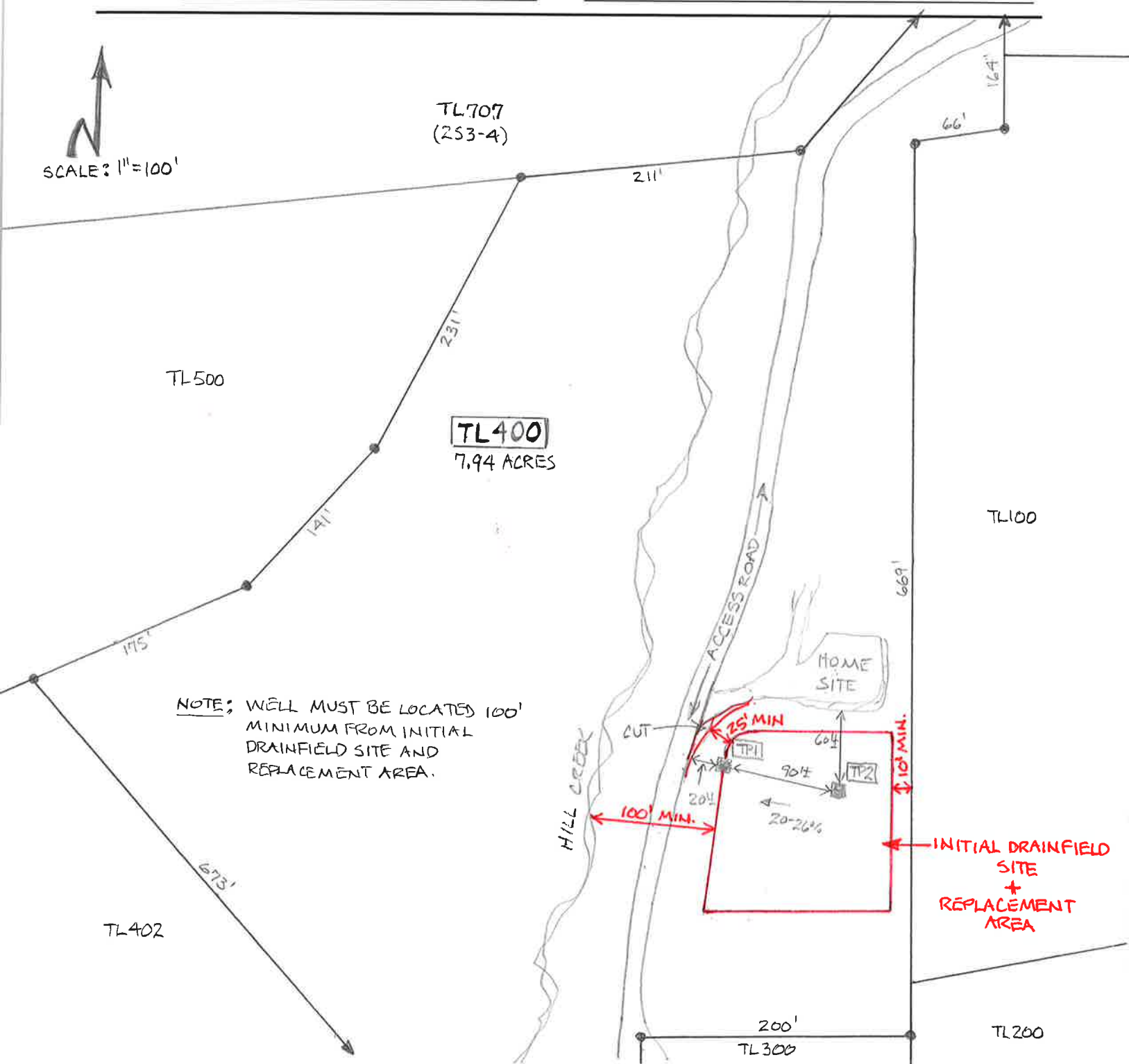
Facility Type: Residential Design Units: 1-4 bedrooms Design Flow: 450 gpd
 Initial: Standard serial System Sizing: 125' /150 g. Max. Depth Absorption Facility (in): 36"
 Replacement: Standard serial System Sizing: 125' /150 g. Max. Depth Absorption Facility (in): 36"
 Special Conditions The above noted systems must be installed:
 1) Within the approved area shown on included site plan.
 2) In accordance with DEQ rules.

Tax Reference: 2S3-4C-400

Evaluator: Larry Fenster, REHS

Applicant: Stone

Date: 5/31/2022



Additional Comments and Conditions: Must maintain all DEQ required setbacks including:

- 100' minimum from all wells, springs and year round surface waters.
- 50' minimum from some cuts > 30", escarpments and seasonal surface waters.
- 10' minimum from property lines, easements, utilities and building foundations.

SITE PLAN

PROVIDED BY K.L.S SURVEYING INC

SITE PLAN FOR
RONNI YNIGUEZ
IN THE SW 1/4 OF SECTION 24,
T2S, R3W, W.M.,
WASHINGTON COUNTY, OREGON

YNIGUEZ
DOCUMENT NO. 2022-010489
VACANT LOT



K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115



50 Ft./In
DWG NO. 22-229 SITE PLAN
JOB NO. LAURELWOOD
2-28-2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D
Wallace
Digitally signed by Don
D Wallace
Date: 2024.02.28 15:42
-08'00'

OREGON

JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWS 6/30/24

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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY

Washington, OR County Property Profile

38353 SW Laurelwood Rd
Gaston OR 97119-8618

Parcel Information

Parcel Id (APN)	R578315
Tax/Account #	2S304C000400
Address	38353 SW Laurelwood Rd Gaston, OR 97119-8618
Acres	6.38
Lot Sq Feet	277,913

Owner Information

Owner	Yniguez, Ronni Leeanne
Owner Address	11825 SW Manzanita St Portland, OR 97223-3226

Tax Information (2024)

Levy Code	511.03
Levy Rate	12.9739
Total Tax	\$983.79

Assessment Information (2024)

Total Value	\$73,920.00
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Market Information (2024)

Market Land Value	\$182,850.00
Market Total Value	\$255,570.00

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Fidelity National Title[®]

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

PROPERTY REPORT

Property Address:

38353 SW Laurelwood Rd
Gaston OR 97119-8618

Parcel Number:

R578315

Prepared For:

Customer Service Salem

Date:

11/20/2025

Warmest Regards,

Fidelity Client Services

5th Avenue, Mezzanine
Portland, Oregon 97204
503.227.5478 | fidelityportland.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Washington, OR County Property Profile

38353 SW Laurelwood Rd
Gaston OR 97119-8618



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Land Information

Land Use	Designated Forestland - Vacant - Rural Residential
Watershed	1709001002 Scoggins Creek- Tualatin River
School District	511J Gaston
Zoning	Washington Co.-AF-5 Agriculture And Forestry
Neighborhood	000002_DERIVED Cpo 10 Laurel/Blooming/Scholls/River Road

School Attendance

Primary School	Gaston Elementary School
Middle School	Gaston Jr/Sr High School
High School	Gaston Jr/Sr High School

Improvements

Exterior Wall Type	Wood
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Survey Information

T R S Q	02S 03W 04 SW
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Census Information

Census Tract	033000
Census Block	4030

Legal

ACRES 8.05, POTENTIAL ADD'L TAX LIABILITY

Transfer Information

Document Recording Date	6/17/2022
Sale Amount	\$280,000.00
Document Number	2022040489
Document Type Code	DW

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Gaston OR 97119-8618



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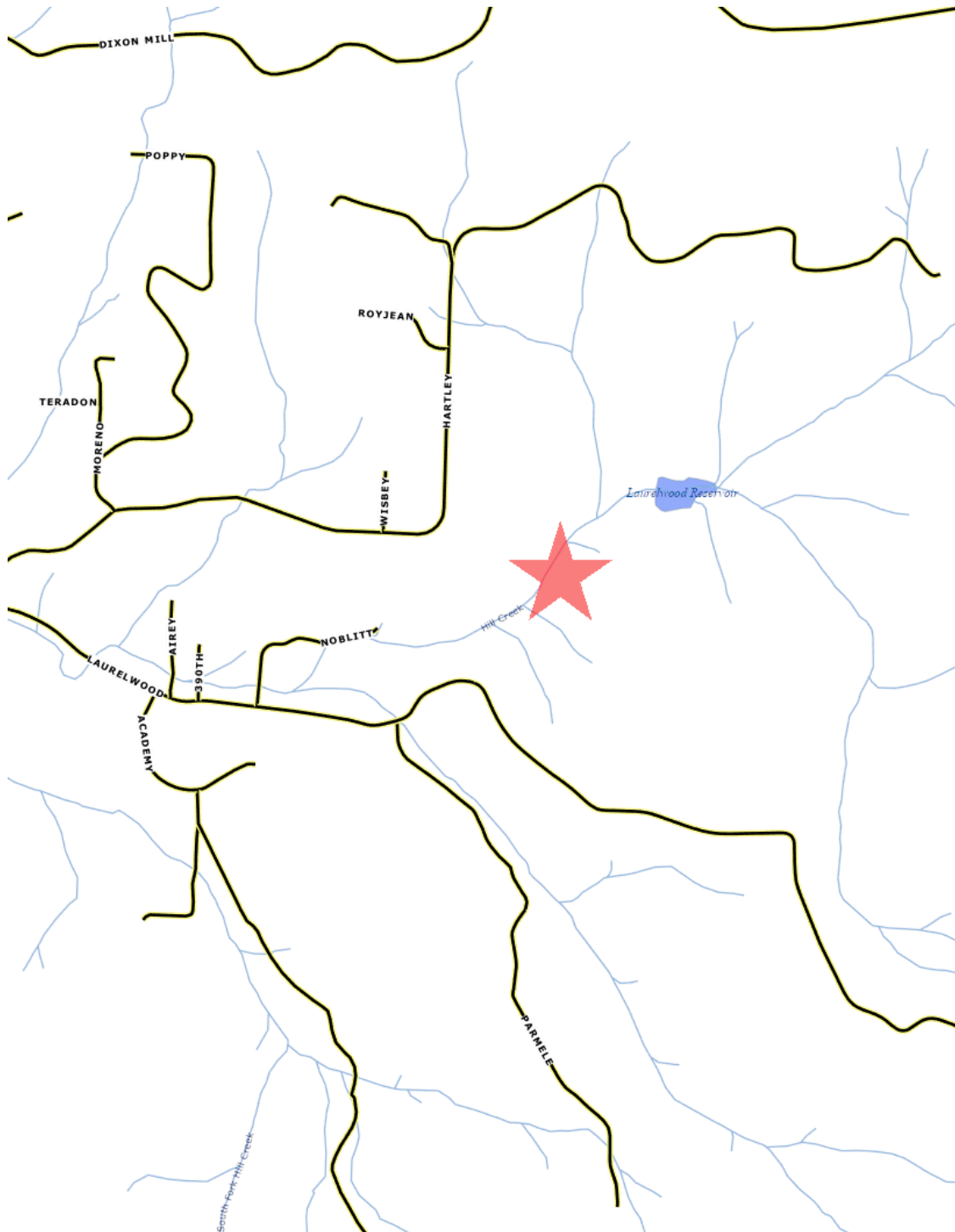
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Gaston OR 97119-8618



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7/1/25 TO 6/30/26 REAL PROPERTY TAX STATEMENT

Washington County Dept. of Assessment & Taxation * 155 N 1st Ave, Ste 130, MS8 * Hillsboro, OR 97124
Phone: (503) 846-8801

PROPERTY DESCRIPTION

MAP: 2S304C000400

CODE AREA: 511.03

ACCOUNT NO: R578315

SITUS: 38353 SW LAURELWOOD RD

LEGAL: ACRES 6.38, POTENTIAL ADD'L TAX LIABILITY

Mortgage Code: CLG-BAN

YNIGUEZ, RONNI LEEANNE
11825 SW MANZANITA ST
PORTLAND, OR 97223

2025-26 CURRENT TAX BY DISTRICT:

Gaston School District - Perm Rate	372.24
NW Regional Education Services - Perm Rate	11.34
Portland Community College - Perm Rate	20.85
EDUCATION TAXES:	\$404.43

Gaston Rural Fire - Local Option	74.46
Gaston Rural Fire - Perm Rate	80.51
Port of Portland - Perm Rate	5.17
Service District-Street Lighting	26.44
Tualatin Soil & Water District - Perm Rate	6.63
Washington County - Local Option	50.87
Washington County - Perm Rate	165.75

GENERAL GOVERNMENT TAXES: \$409.83

Gaston School District - Bond	133.20
Portland Community College - Bond	25.94
Washington County - Bond	4.44

BONDS AND MISC TAXES: \$163.58

2025-26 LEVIED TAX: \$977.84
(Before Discount)

VALUES	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND NON-LSU	182,850	167,200
RMV LAND-LSU	72,720	52,090
STRUCTURE	0	0
TOTAL RMV	255,570	219,290
SPECIAL USE VALUES:		
SPECIALLY ASSESSED VALUE	6,950	5,970
LAND-LSU	3,710	3,080
TAXABLE VALUES:		
NET ASSESSED VALUE	73,920	73,720

PROPERTY TAXES: \$983.79 \$977.84

(503) 846-8801.....Collections, Statements, Billing
(503) 846-8752.....Deed Recordings
(503) 846-8871.....Maps, Boundaries
(503) 846-8826.....Property Values
(503) 846-8741.....Senior/Disabled, Disabled Veteran

TAX PAYMENT OPTIONS

(See Insert For Additional Information)

	Pay By	Discount	Net Amount Due
In Full	Nov 17, 2025	29.34	\$948.50
2/3	Nov 17, 2025	13.04	\$638.86
1/3	Nov 17, 2025	NONE	\$325.95

PLEASE INCLUDE STUB TO AVOID DELAYED PROCESSING

DELINQUENT TAXES: \$0.00
TOTAL DUE: \$948.50
(After Discount)

↑ Tear Here PLEASE DETACH STUB AND RETURN WITH PAYMENT. RETAIN TOP PORTION FOR YOUR RECORDS. SEE BACK OF STATEMENT FOR INSTRUCTIONS. Tear Here ↑

WASHINGTON COUNTY, OREGON

2025-2026 Property Tax Payment Stub

ACCOUNT NO: R578315

SITUS: 38353 SW LAURELWOOD RD

MORTGAGE/SENIOR DEFERRAL TAX STATEMENT REQUEST

Our records indicate that a mortgage company or the Oregon Dept. of Revenue has requested the property tax statement. This usually means the lender or State of Oregon has agreed to pay the property taxes. If there is not an agreement with your lender or the State of Oregon to pay the property taxes, then you are responsible for paying property taxes timely.

YNIGUEZ, RONNI LEEANNE
11825 SW MANZANITA ST
PORTLAND, OR 97223

Make Payable: Washington County

WASHINGTON COUNTY
155 N 1st Ave., Ste 130 MS8
Hillsboro, OR 97124

Enter Amount Paid
Due Date: Nov 17, 2025

34000015783150000094850000006388600000325953

2026 GENERAL INFORMATION

Property Status	A Active
Property Type	Rural
Legal Description	ACRES 6.38, POTENTIAL ADD'L TAX LIABILITY
Alternate Account Number	-
Neighborhood	2LWW LAURELWOOD
Map Number	2S304C000400
Property Use	6404: DESIGNATED FORESTLAND - VACANT - RURAL RESIDENTIAL
Levy Code Area	511.03
2025 Certified Tax Rate	12.9055

RELATED PROPERTIES

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2026 OWNER INFORMATION

Owner Name YNIGUEZ, RONNI LEEANNE
Mailing Address 11825 SW MANZANITA ST PORTLAND, OR 97223

2025 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	13: VAC RURAL HS	1.00 acres
L2	FC: FOREST	5.38 acres
TOTALS		6.38 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2025	\$0	\$219,290	\$219,290	\$3,080	\$73,720
2024	\$0	\$255,570	\$255,570	\$3,710	\$73,920

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
6/14/2022	STONE, DAVID E &STONE, RENEE	YNIGUEZ, RONNI LEEANNE	2022040489	\$280,000	DW
4/24/2020	SLICK, RICHARD V	STONE, DAVID E &STONE, RENEE	2020035818	\$70,000	DW
	LAURELWOOD CONTRACTING INC	SLICK, RICHARD V	2020035817	-	DBS
12/28/2000	DUFFY, MARY ELLEN	LAURELWOOD CONTRACTING INC	2001011564	\$66,387	DBS
2/1/1995	LAURELWOOD INVESTMENT INC	DUFFY, MARY ELLEN	1995007383	\$74,000	DW
12/15/1993	MCDUGAL, MELVIN & NORMAN	LAURELWOOD INVESTMENT INC	1993107529	\$75,000	DBS
7/28/1989	LAURELWOOD ACADEMY, INC	MCDUGAL, MELVIN & NORMAN	1989042287	\$1,500,000	UNK



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V:IG Title 22-383482 88

File No.: 22-383482

Grantor
David E. Stone and Renee Stone
Grantee
Ronni Leeanne Yniguez
After recording return to
Ronni Leeanne Yniguez 11825 SW Manzanita St. Portland, OR 97223
Until requested, all tax statements shall be sent to
Ronni Leeanne Yniguez 11825 SW Manzanita St. Portland, OR 97223 Tax Acct No(s): 2S304C0-00400, R578315

Washington County, Oregon

2022-040489

D-DW

Stn=6 M FERNANDES

06/17/2022 12:40:41 PM

\$15.00 \$11.00 \$5.00 \$60.00 \$280.00

\$371.00

I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Joe Nelson, Director of Assessment and
Taxation, Ex-Officio County Clerk

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

David E. Stone and Renee Stone, as tenants by the entirety, Grantor(s) convey and warrant to Ronni Leeanne Yniguez, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$280,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 14th day of June, 2022

David E. Stone
David E. Stone

Renee Stone
Renee Stone

STATE OF OREGON

COUNTY OF Washington

This instrument was acknowledged before me this 14 day of June, 2022 by David E. Stone and Renee Stone.

Notary Public for Oregon

My Commission Expires: 8-25-2025



EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, THENCE SOUTH 0°11'31" EAST ALONG THE EAST LINE OF SAID LEGAL SUBDIVISION 54.16 FEET; THENCE SOUTH 84°08'36" WEST 66.12 FEET TO AN IRON ROD AT THE POINT OF BEGINNING OF TRACT TO BE HEREIN DESCRIBED:

THENCE SOUTH 84°08'36" WEST 298.47 FEET TO AN IRON ROD IN THE CENTER OF WASHINGTON COUNTY ROAD NO. 761; THENCE FOLLOWING SAID CENTERLINE SOUTH 29°14'00" WEST 231.41 FEET TO AN IRON ROD; THENCE SOUTH 41°02'00" WEST 141.00 FEET TO AN IRON ROD; THENCE SOUTH 64°12'00" WEST 175.00 FEE TO AN IRON ROD; THENCE LEAVING SAID CENTERLINE SOUTH 43°21'40" EAST 673.30 FEET TO AN IRON ROD; THENCE NORTH 234.85 FEET TO AN IRON ROD; THENCE EAST 200.00 FEET TO AN IRON ROD; THENCE NORTH 0°11'31" WEST 669.59 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL OIL AND GAS AS RESERVED BY WESTERN OREGON CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS IN THE DEED RECORDED AUGUST 2, 1988 AS FEE NO. 88-33902.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED IN DOCUMENT RECORDED DECEMBER 5, 1994 AS FEE NO. 94108785 WASHINGTON COUNTY DEED RECORDS.

ALSO TOGETHER WITH that portion of vacated road CR 761 which inured thereto by Vacation Order No. 12-83, recorded October 19, 2012 as Document No. 2012-088272

AND FURTHER TOGETHER WITH that portion of vacated road A-136 which inured thereto by Vacation Order No. 11-52, recorded July 25, 2011 as Document No. 2011-050987

JENNIFER BLAKE



JENNIFER IS A LICENSED REAL ESTATE AGENT IN OREGON, DEDICATED TO ASSISTING CLIENTS WITH THE PURCHASE AND SALE OF RESIDENTIAL, MULTIFAMILY, AND AGRICULTURAL PROPERTIES THROUGHOUT THE STATE. SHE SPECIALIZES IN TRANSACTIONS RANGING FROM EQUESTRIAN PROPERTIES AND SMALL HOBBY FARMS TO COMPLEX AGRICULTURAL OPERATIONS. AFTER EARNING HER BACHELOR'S DEGREE FROM OREGON STATE UNIVERSITY, JENNIFER BEGAN HER CAREER AS A PROPERTY APPRAISER FOR WASHINGTON COUNTY. STARTING WITH RESIDENTIAL APPRAISALS, SHE ADVANCED TO COMMERCIAL AND INDUSTRIAL APPRAISALS, INCLUDING VALUATIONS OF PERSONAL PROPERTY, MACHINERY & EQUIPMENT. JENNIFER LATER JOINED THE OREGON DEPARTMENT OF REVENUE, WHERE SHE WORKED ON THE APPRAISAL LITIGATION TEAM, VALUING LARGE AND COMPLEX INDUSTRIAL FACILITIES. IN 2017, JENNIFER TRANSITIONED TO REAL ESTATE BROKERAGE, FOCUSING ON FARM AND RESIDENTIAL PROPERTIES ACROSS OREGON. HER EXTENSIVE APPRAISAL EXPERIENCE AND EXPERTISE IN NAVIGATING COMPLEX PROPERTY NEGOTIATIONS MAKE HER A TRUSTED PARTNER IN REAL ESTATE TRANSACTIONS. BEYOND HER PROFESSIONAL WORK, JENNIFER IS A CERTIFIED COURT APPOINTED SPECIAL ADVOCATE (CASA) FOR YAMHILL COUNTY. SHE IS PASSIONATE ABOUT AGRICULTURE AND VOLUNTEERS WITH THE AGRICULTURE IN THE CLASSROOM FOUNDATION. JENNIFER'S LOVE FOR PEOPLE, PAIRED WITH HER DEDICATION TO CLIENT EDUCATION AND ADVOCACY, DEFINES HER APPROACH. HER COMPETITIVE SPIRIT ENHANCES HER NEGOTIATION SKILLS, WHILE HER COMMITMENT TO EXCEPTIONAL SERVICE, COMMUNICATION, AND KNOWLEDGE ENSURES OUTSTANDING RESULTS FOR HER CLIENTS.

JENNIFER.BLAKE@KW.COM | 541-619-7041



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