

5732 BEAR LANE SE

TURNER, OR



**Oregon
Farm & Home**
★ BROKERS ★

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

AGENT INFORMATION



**PAUL
TERJESON**

PTERJY@KW.COM
503-999-6777

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

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



**STEVE
HELMS**

STEVHELMS@KW.COM
541-979-0118



Home

2.00 Acres

1,344 SqFt

- 3 Bedrooms, 2 Bathrooms
- Built 1985
- Recently Renovated Double Wide
- Soaking Tub
- New Kitchen Appliances
- Laundry Room
- Walk In Pantry
- New Wooden Front and Back Decks



Outbuildings

- 1800 SqFt Machine Shed
 - 3 Bay
 - Gravel Flooring
- 1280 SqFt GP Building
 - Power
 - Concrete Flooring
- 800 SqFt GP Building 2
 - Power
 - Concrete and Dirt Flooring
 - Add On to Above Shop



Maps



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

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Oregon Farm & Home

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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County Information

List Packet (s) Provided Through County Records



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

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



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **355273**
 Tax Lot: **092W040001700**
 Owner: Jgf Land LLC
 CoOwner:
 Site: 5732 Bear Ln SE
 Turner OR 97392
 Mail: 3483 Buena Vista Rd S
 Jefferson OR 97352
 Zoning: EFU - Exclusive Farm Use
 Std Land Use: RSFR - Single Family Residence
 Legal:
 Twn/Rng/Sec: T:09S R:02W S:04 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$114,190.00**
 Market Land:
 Market Impr: **\$114,190.00**
 Assessment Year: **2022**
 Assessed Total: **\$23,080.00**
 Exemption:
 Taxes: **\$276.83**
 Levy Code: 05595
 Levy Rate: 11.9943

PROPERTY CHARACTERISTICS

Year Built: 1985
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt: 1,344 SqFt
 Floor 1 SqFt: 1,344 SqFt
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 16.71 Acres (727,748 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 5 - Cascade
 Census: 3005 - 010801
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 07/19/2023
 Sale Amount:
 Document #: 47250043
 Deed Type: Deed
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co: FIDELITY NATIONAL TITLE



Parcel ID: 355273

Site Address: 5732 Bear Ln SE

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

Aerial Map

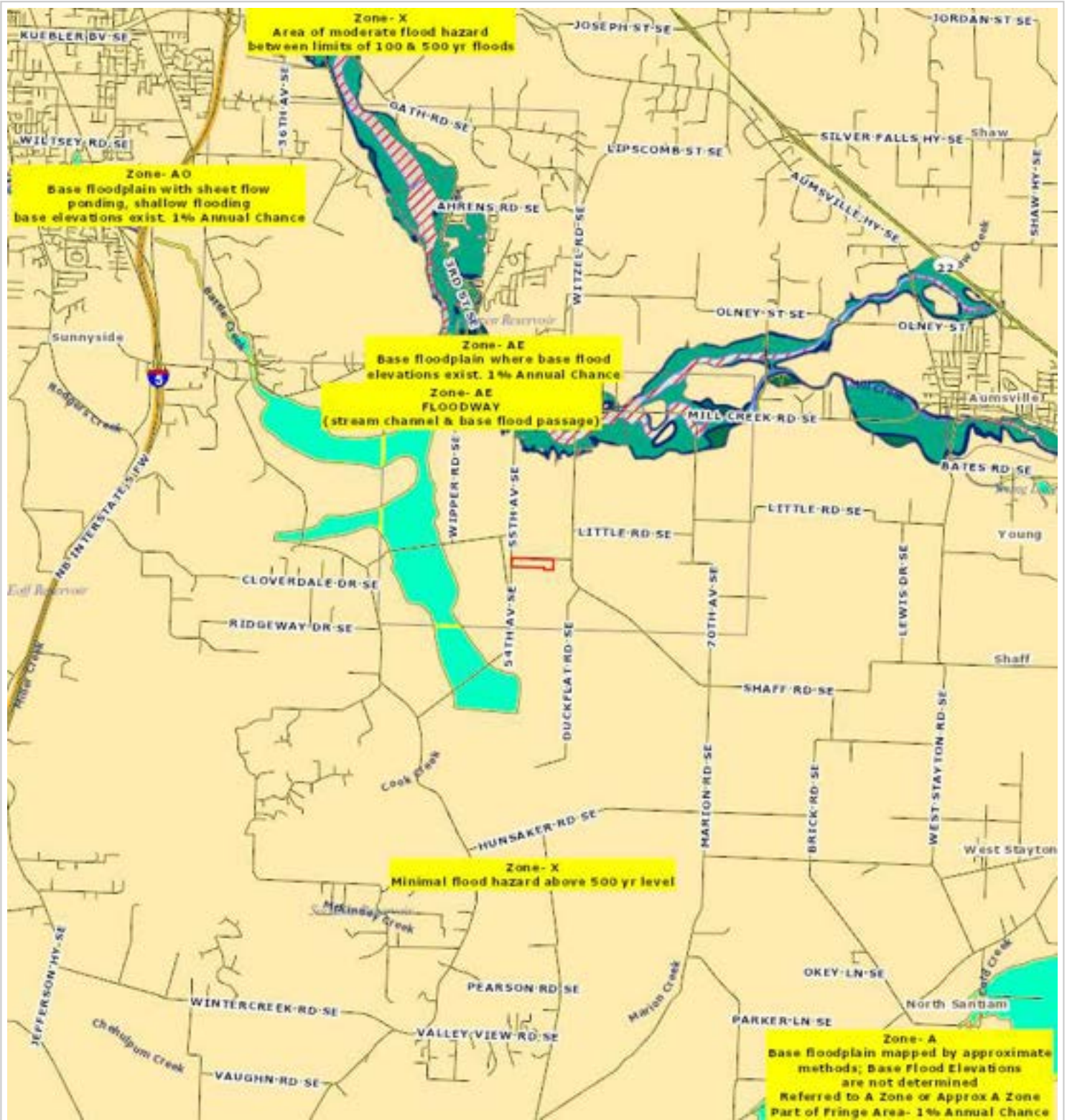


Fidelity National Title

Parcel ID: 355273

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: 355273

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.

August 23, 2023

Property Identificaton

Account ID:

355273

Tax Account ID:

355273

Tax Roll Type:

Manufactured Home

Situs Address:

5732 BEAR LN SE TURNER OR 97392

Map Tax Lot:

092W040001700

Owner:

PLATT'S TURNER FARM LLC

11070 OAK HILL RD

INDEPENDENCE, OR 97351

Manufactured Home Details:

Home ID: 398082

X Number:

Title Number: AB7SC2612OR

Subtype: P

Other Tax Liability:

Subdivision:

Related Accounts:

535093

Owner History

Grantee	Grantor	Sales Info	Deed Info
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No Owner History

Property Details

Property Class:

RMV Property Class:

Levy Code Area:

05595

Zoning:

(Contact Local Jurisdiction)

Notes:

Exemption (Begin/End):

Deferral (Begin/End):

Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
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No Land Details

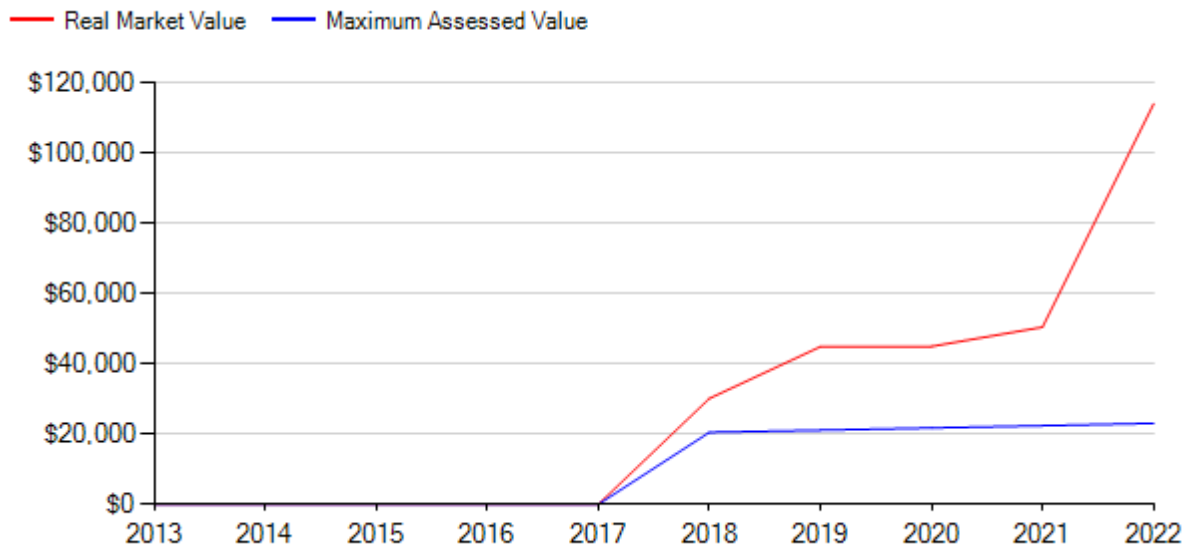
Improvements/Structures:

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	MANF STRCT	456 MANUF STRUCT, CLASS 5, 24' WIDE DOUBLE	BUKHM	5	1344	1985

Value Information (per most recent certified tax roll)

RMV Land Market: \$0
RMV Land Spec. \$0
Assess.:
RMV Structures: \$114,190
RMV Total: \$114,190
AV: \$23,080
SAV: \$0
Exception RMV: \$0
RMV Exemption Value: \$0
AV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$114,190
MAV: \$23,080
MSAV: \$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$114,190	\$0	\$0/\$0	None	\$23,080
2021	\$50,490	\$0	\$0/\$0	None	\$22,410
2020	\$45,000	\$0	\$0/\$0	None	\$21,760
2019	\$44,920	\$0	\$0/\$0	None	\$21,130
2018	\$30,150	\$0	\$0/\$0	None	\$20,520

Taxes: Levy, Owed

Taxes Levied 2022-23: \$276.83
Tax Rate: 11.9943
Tax Roll Type: MS
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$276.83	\$276.83
2021	\$269.94	\$269.94
2020	\$261.89	\$261.89
2019	\$266.22	\$266.22
2018	\$250.37	\$250.37

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3903708	-\$184.55	\$0.00	\$0.00	\$184.55	2/16/2023
2022	3900662	-\$92.28	\$0.00	\$0.00	\$92.28	11/30/2022
2021	3888406	-\$91.16	\$0.00	\$0.05	\$91.21	5/20/2022
2021	3886382	-\$88.80	\$0.00	\$1.18	\$89.98	2/22/2022
2021	3882841	-\$89.98	\$0.00	\$0.00	\$89.98	11/26/2021
2020	3868588	-\$87.29	\$0.00	\$0.00	\$87.29	5/19/2021
2020	3865842	-\$87.30	\$0.00	\$0.00	\$87.30	2/22/2021
2020	3861630	-\$87.30	\$0.00	\$0.00	\$87.30	11/24/2020
2019	20486	-\$88.74	\$0.00	\$0.00	\$88.74	5/21/2020
2019	29461	-\$88.74	\$0.00	\$0.00	\$88.74	2/27/2020
2019	46801	-\$88.74	\$0.00	\$0.00	\$88.74	11/21/2019
2018	165492	-\$250.37	\$0.00	\$16.68	\$267.05	7/1/2019



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **535093**

Tax Lot: **092W040001700**

Owner: Gross, Justin

CoOwner: Gross, Sarah

Site: 5732 Bear Ln SE

Turner OR 97392

Mail: 3483 Buena Vista Rd S

Jefferson OR 97352

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 17.59, HOME ID 398082

Twn/Rng/Sec: T:09S R:02W S:04 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$220,590.00**

Market Land: **\$197,120.00**

Market Impr: **\$23,470.00**

Assessment Year: **2022**

Assessed Total: **\$36,614.00**

Exemption:

Taxes: **\$439.15**

Levy Code: 05595

Levy Rate: 11.9943

PROPERTY CHARACTERISTICS

Year Built: 1970

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt: 1,800 SqFt

Floor 1 SqFt: 1,800 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 17.59 Acres (766,220 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 5 - Cascade

Census: 3005 - 010801

Recreation:

SALE & LOAN INFORMATION

Sale Date: 05/26/2023

Sale Amount:

Document #: 47100204

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

August 23, 2023

Property Identificaton

Account ID:

535093

Tax Account ID:

535093

Tax Roll Type:

Real Property

Situs Address:

5732 BEAR LN SE TURNER OR 97392

Map Tax Lot:

092W040001700

Owner:

GROSS, JUSTIN

GROSS, SARAH

3483 BUENA VISTA RD S

JEFFERSON, OR 97352

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

355273

Owner History

Grantee	Grantor	Sales Info	Deed Info
			5/26/2023 47100204 B&S 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
GROSS, JUSTIN GROSS, SARAH 3483 BUENA VISTA RD S JEFFERSON OR 97352	PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	2/15/2023 \$2,437,888.00 20 9	2/15/2023 46890129 WD 535073, 535079, 535080, 535092, 535093, 535112, 535114, 535125, 535127
PLATT'S TURNER FARM LLC 11070 OAK HILL RD INDEPENDENCE OR 97351	ENERO LLC PO BOX 263 SUBLIMITY OR 97385	12/18/2015 \$750,000.00 32 5	12/18/2015 37680319 WD 535073, 535079, 535080, 535092, 535093
ENERO LLC PO BOX 263 SUBLIMITY OR 97385			7/21/2014 36220022 B&S 535080, 535093
ETZEL, FRANCIS PO BOX 263 SUBLIMITY OR 97385			9/30/2002 20660015 DECE 529070, 535079, 535080, 535092, 535093, 540213, 540214, 540219, 540222

Grantee	Grantor	Sales Info	Deed Info
FRANCIS E ETZEL LT 50% & DOLORES A ETZEL LT 50% & ETZEL,FRANCIS E & DOLORES A TRE PO BOX 175 INDEPENDENCE OR 97351	ETZEL,FRANCIS E & DOLORES A 19491 FERN RIDGE RD SE STAYTON OR 97383	7/6/1999 00 2	7/6/1999 16150492 WD 535080, 535093
MISSING OWNERSHIP INFORMATION			7/1/1998 07190211 DE 535080, 535093

Property Details

Property Class:

559

RMV Property Class:

559

Levy Code Area:

05595

Zoning:

(Contact Local Jurisdiction)

Notes:

Exemption (Begin/End):

Deferral (Begin/End):

Land/On-Site Developments Information:

ID	Type	Acres	Sq Ft
0	On Site Development - SA OSD - FAIR		
2	005 Farm Homesite 4BISS FOUR BENCH IRR SPECIAL SOUTH	1	43560
3	005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	16.59	722660

Improvements/Structures:

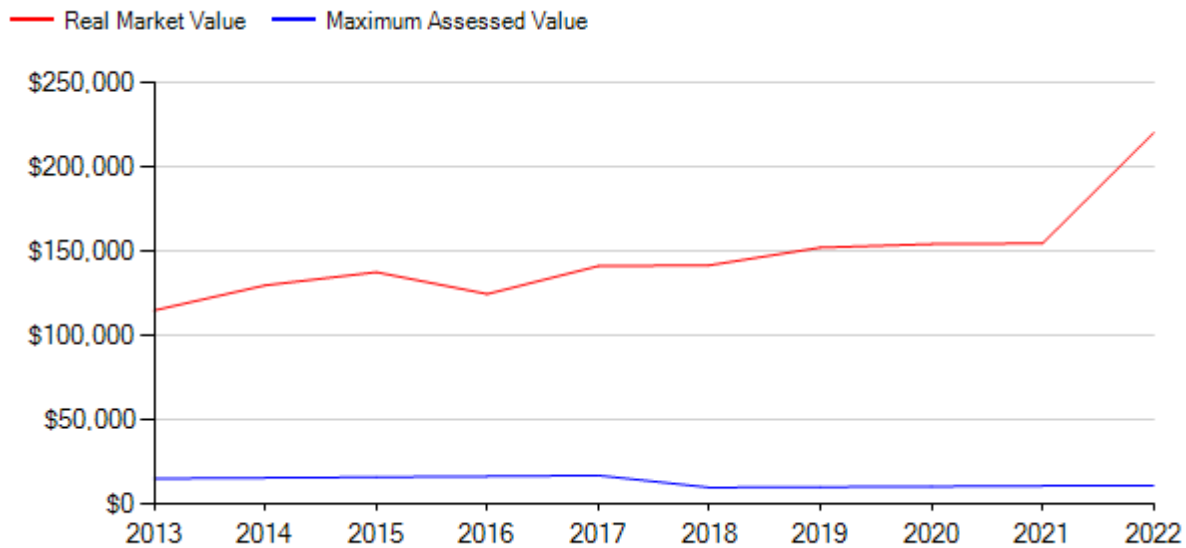
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built
1	FARM BLDG	353 Machine Shed (MS)		5	1800	1970
2	FARM BLDG	301 Accessory Improvements & Misc.		0	16	
3	FARM BLDG	351 General Purpose Building (GB)		5	1280	1964
4	FARM BLDG	351 General Purpose Building (GB)		5	800	2003

Value Information (per most recent certified tax roll)

RMV Land Market: \$0

RMV Land Spec.	\$197,120
Assess.:	
RMV Structures:	\$23,470
RMV Total:	\$220,590
AV:	\$36,614
SAV:	\$61,069
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$84,539
MAV:	\$11,210
MSAV:	\$25,404

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$23,470	\$0	\$197,120/\$25,404	None	\$36,614
2021	\$19,200	\$0	\$135,740/\$24,780	None	\$35,670
2020	\$18,770	\$0	\$135,740/\$24,170	None	\$34,750
2019	\$16,700	\$0	\$135,740/\$23,590	None	\$33,870
2018	\$16,970	\$0	\$124,940/\$22,580	None	\$32,570
2017	\$26,600	\$0	\$114,910/\$22,470	None	\$39,560
2016	\$22,460	\$0	\$102,440/\$21,940	None	\$38,540
2015	\$23,640	\$0	\$114,190/\$21,420	None	\$37,540
2014	\$23,030	\$0	\$106,970/\$20,920	None	\$36,580
2013	\$23,190	\$0	\$91,920/\$20,430	None	\$35,640

Taxes: Levy, Owed

Taxes Levied 2022-23: \$439.15
Tax Rate: 11.9943
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

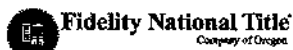
Year	Total Tax Levied	Tax Paid
2022	\$439.15	\$439.15
2021	\$429.69	\$429.69
2020	\$418.22	\$418.22
2019	\$410.69	\$410.69
2018	\$397.41	\$397.41
2017	\$470.99	\$470.99
2016	\$459.24	\$459.24

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3903708	-\$292.76	\$0.00	\$0.00	\$292.76	2/16/2023
2022	3900662	-\$146.39	\$0.00	\$0.00	\$146.39	11/30/2022
2021	3888406	-\$145.11	\$0.00	\$0.08	\$145.19	5/20/2022
2021	3886382	-\$141.35	\$0.00	\$1.88	\$143.23	2/22/2022
2021	3882841	-\$143.23	\$0.00	\$0.00	\$143.23	11/26/2021
2020	3868588	-\$139.40	\$0.00	\$0.00	\$139.40	5/19/2021
2020	3865842	-\$139.41	\$0.00	\$0.00	\$139.41	2/22/2021
2020	3861630	-\$139.41	\$0.00	\$0.00	\$139.41	11/24/2020
2019	20371	-\$136.89	\$0.00	\$0.00	\$136.89	5/21/2020
2019	29465	-\$136.90	\$0.00	\$0.00	\$136.90	2/27/2020
2019	46663	-\$136.90	\$0.00	\$0.00	\$136.90	11/21/2019
2018	168398	-\$132.47	\$0.00	\$0.00	\$132.47	5/20/2019
2018	178503	-\$132.47	\$0.00	\$0.00	\$132.47	2/21/2019
2018	195973	-\$132.47	\$0.00	\$0.00	\$132.47	11/21/2018

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2017	315946	-\$156.99	\$0.00	\$0.00	\$156.99	5/24/2018
2017	327146	-\$157.00	\$0.00	\$0.00	\$157.00	2/20/2018
2017	344499	-\$157.00	\$0.00	\$0.00	\$157.00	11/21/2017
2016	465396	-\$153.08	\$0.00	\$2.04	\$155.12	5/18/2017
2016	476442	-\$155.09	\$0.00	\$0.08	\$155.17	2/22/2017
2016	490776	-\$151.07	\$0.00	\$2.01	\$153.08	11/22/2016

RECORDING REQUESTED BY:



317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:

Platt's Turner Farm LLC, an Oregon limited liability company,

GRANTEE'S NAME:

Justin Gross and Sarah Gross

AFTER RECORDING RETURN TO:

Order No.: 60222201693-TR
Justin Gross and Sarah Gross, as tenants by the entirety
3483 Buena Vista Rd S
Jefferson, OR 97352

REEL 4689 PAGE 129
MARION COUNTY
BILL BURGESS, COUNTY CLERK
02-15-2023 09:37 am.
Control Number 731159 \$ 106.00
Instrument 2023 00004044

SEND TAX STATEMENTS TO:

Justin Gross and Sarah Gross
3483 Buena Vista Rd S
Jefferson, OR 97352

APN: 535092
535079
535080
355273
535073
535114
535125
535112
535127

5732 Bear Lane SE, Marion, OR 97392

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Platt's Turner Farm LLC, an Oregon limited liability company,, Grantor, conveys and warrants to Justin Gross and Sarah Gross, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

PARCEL 1:

Beginning at the Northeast corner of the South one-half of the Northwest quarter of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence South 12.51 chains; thence West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife in said Township and Range, a distance of 2.18 chains; thence South 17 chains to a point which is .89 of a chain North from the Northeast corner of the Isaac Cook Donation Land Claim; thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 10.016 chains; thence North 29.52 chains to the North line of said Donation Land Claim; thence East along the said North line, a distance of 12.196 chains to the place of beginning.

PARCEL 2:

Beginning at a point which is .89 of a chain North and 10.016 chains West parallel with the North line of the Donation Land Claim of Benj. Vaughn and wife, from the Northeast corner of the Isaac Cook Donation Land Claim #39 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and thence West parallel with the North line of said Vaughn Donation Land Claim, a distance of 6.254 chains; thence North 23.60 chains; thence West parallel with the North line of said Vaughn Donation Land Claim 21.65 chains to the West line of Section 4 in said Township and Range; thence North 5.92 chains to the Northwest corner of the South half of the Northwest quarter of said Section 4; thence East along the North line of said Vaughn Donation Land Claim, 27.904 chains; thence South 29.52 chains to the place of beginning.

PARCEL 3:

Beginning on the West boundary line of Section 4, in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon, at point 5.92 chains South of the Northwest a corner of the Donation Land Claim of Benjamin Vaughn and wife and running thence East parallel with the North line of said Claim 21.65 chains; thence South, parallel with the West line of said Claim, 29.60 chains, thence West, parallel with the North line of said Claim 21.65 chains to the West line of said Claim, thence North 29.60 chains to the place of beginning, being situated in the Benjamin Vaughn and wife's Donation Land Claim, and in Section 4, in Township 9 South, Range 2, West of the Willamette Meridian, in Marion County, Oregon.

Save and Except that portion lying within the right of way of the Southern Pacific Railroad Company as the same is now used.

Fidelity National Title # 60222201693

STATUTORY WARRANTY DEED

(continued)

PARCEL 4:

Beginning at a point which is 11.190 chains South 0°04' West 230.11 feet North 80°45' East and 726.00 feet South 9°15' East from the quarter section on the North line of Section 5, in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East 660 feet; thence North 9°15' West 726 feet to a point in the center of a County Road; thence North 80°45' East along the center line of said Road 522.00 feet; thence South 9°15' East, 2,400.00 feet, more or less to a point on the South line of a tract of land conveyed to Louis Hennies and wife, by deed recorded November 6, 1945 in Book 332, Page 101, Deed Records, Marion County, Oregon; thence South 74°30' West to a point which is South 9°15' East from the place of beginning; thence North 9°15' West to the place of beginning.

PARCEL 5:

Beginning at the quarter section corner between Sections 32 in Township 8 South, Range 2 West of the Willamette Meridian and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence South 0°04' West 11.190 chains to the center of a County Road; thence North 80°45' East 1255.97 feet along the center of said Road; thence North 4°07' West 1238.38 feet; thence South 84°38' West 1154.77 feet to the legal subdivision line running Northerly and Southerly through the center of said Section 32; thence South 0°01' West 590.55 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract lying in the public roads and rights of way.

PARCEL 6:

Beginning in the center of a County Road at a point which is 11.190 chains South 0°04' West and 1255.97 feet North 80°45' East from the quarter section corner between Section 32 in Township 8 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and Section 5 in Township 9 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 80°45' East along the center of the said County Road 995.66 feet to the center of the Southern Pacific Railroad right of way as same is located in the said Township and Range; thence North 9°08' West along the center of said railroad right of way, 1173.20 feet; thence South 84°38' West 889.35 feet; thence South 4°07' East 1238.38 feet to the place of beginning.

SAVE AND EXCEPT a 30.0 foot strip off the Easterly side of the above described tract of land, same being a portion of the railroad right of way and not included in the land herein described.

ALSO SAVE AND EXCEPT all that portion conveyed to Marion County, Oregon, by Warranty Deed recorded October 2, 1990 in Reel 803 Page 333, Records for Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION FOUR HUNDRED THIRTY-SEVEN THOUSAND EIGHT HUNDRED EIGHTY-EIGHT AND 69/100 DOLLARS (\$2,437,888.69). (See ORS 93.030).

Subject to:

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

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/13/23

Platt's Turner Farm LLC, an Oregon limited liability company,

BY: Jack R. Platt
Jack R. Platt
Manager/Member

BY: Marilyn J. Platt
Marilyn J. Platt
Manager/Member

State of OR

County of Wash

This instrument was acknowledged before me on 2/13, 2023 by Jack R. Platt and Marilyn J. Platt as Managers/Members of Platt's Turner Farm LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 01/06/2024

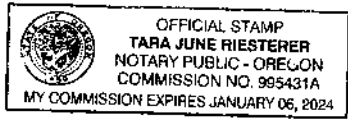


EXHIBIT "A"

Exceptions

Subject to:

The Land has been classified as Farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 535092, 535079, 535080, 535093, 535073, 535114, 535125, 535112 and 535127

A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875. Affects: Parcel 2

Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.

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: United States of America
Reservation of: ditches canals and reservoir
Recording Date: November 6, 1945
Recording No.: Volume 332 Page 100

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

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Electrical lines and telephone lines and appurtenances
Recording Date: April 1, 1952
Recording No: Volume 438 Page 329
Affects: Parcel 4-Exact location not stated

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Northwest Bell Telephone Company
Purpose: install and maintain electrical and telephone appurtenances
Recording Date: August 21, 1961
Recording No: Volume 548, Page 47
Affects: Parcel 3

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Purpose: Electric transmission and distribution lines and appurtenances
Recording Date: November 17, 1961
Recording No: Volume 551 Page 340
Affects: Parcel 4 and additional property-Exact location not stated

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Purpose: Electric transmission and distribution lines and appurtenances
Recording Date: November 17, 1961
Recording No: Volume 551 Page 354
Affects: Parcels 5 and 6 -Exact location not stated

Easement(s) for the purpose(s) shown below and rights incidental thereto, as disclosed in a Warranty deed:

Granted to: Southern Pacific Company
Purpose: Ditch
Recording Date: February 10, 1966
Recording No: Volume 612 Page 831
Affects: Parcel 6 and additional property -Exact location not stated

EXHIBIT "A"
Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Santiam Water Control District
Purpose: Laterals and conduits for water line
Recording Date: May 4, 1973
Recording No: Fee 990072
Affects: Parcel 6-Exact location not stated

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Santiam Water Control District
Purpose: Laterals and conduits for water line
Recording Date: April 20, 1981
Recording No: Reel 247 Page 915
Affects: Parcel 6-Exact location not stated

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Santiam Water Control District
Purpose: Laterals and conduits for water line
Recording Date: April 20, 1981
Recording No: Reel 247 Page 918
Affects: Parcel 5-Exact location not stated

Easement Deed by Court Order in Settlement of Landowner Action, including the terms and provisions thereof,
In Favor Of: Qwest Communications Company LLC
Court: United States District Court for the District of Oregon Eugene Division
Case: 6:00-CV-06201-AA
Recorded: September 10, 2013
Recording No.: Reel 3542, Page 204
Purpose: Telecommunication Cable System
Affects: As described therein

and Recording Date: January 10, 2014
and Recording No: Reel 3574 Page 405

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 18, 2015
Recording No: Reel 3768 Page 131
Affects: Parcel 4

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 18, 2015
Recording No: Reel 3768 Page 133
Affects: Parcel 4

REEL: 4689

PAGE: 129

February 15, 2023, 09:37 am.

CONTROL #: 731159

**State of Oregon
County of Marion**

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 106.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

Soil Report



KW MID-WILLAMETTE KELLERWILLIAMS KELLERWILLIAMS
KELLERWILLIAMS 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.

Boundary 1 2.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ck	Clackamas gravelly loam	1.37	68.16	0	61	3w
2224A	Courtney gravelly silty clay loam, 0 to 3 percent slopes	0.63	31.34	0	29	4w
TOTALS		2.0(*)	100%	-	50.67	3.32

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



Well



KW MID-WILLAMETTE KELLERWILLIAMS KELLERWILLIAMS
KELLERWILLIAMS 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.

STATE OF OREGON WATER SUPPLY WELL REPORT

MARI 70859

WELL I.D. LABEL# L 150858 START CARD # 1061379 ORIGINAL LOG #

6/7/2023

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

(1) LAND OWNER Owner Well I.D. First Name SARAH Last Name GROSS Company JUSTIN GROSS Address 3483 BUENA VISTA RD S City JEFFERSON State OR Zip 97352

(2) TYPE OF WORK [X] New Well [] Deepening [] Conversion [] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION Casing: Dia + From To Gauge Stl Plstc Wld Thrld Seal: Material From To Amt sacks/lbs

(3) DRILL METHOD [X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Cable Mud [] Reverse Rotary [] Other

(4) PROPOSED USE [X] Domestic [] Irrigation [] Community [] Industrial/ Commercial [] Livestock [] Dewatering [] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION Special Standard [] (Attach copy) Depth of Completed Well 80.00 ft.

Table with columns: Dia, From, To, Material, From, To, Amt, lbs. Rows include Bentonite Chips and Cement with 5% Bento.

How was seal placed: Method [] A [] B [X] C [] D [] E [X] Other POURED AND PROBED

Backfill placed from ft. to ft. Material

Filter pack from ft. to ft. Material Size

Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE Proposed Amount Actual Amount

(6) CASING/LINER Casing Liner Dia + From To Gauge Stl Plstc Wld Thrld Shoe [X] Inside [] Outside [] Other Location of shoe(s) 79 Temp casing [X] Yes Dia 10 From + [X] 0.5 To 20

(7) PERFORATIONS/SCREENS Perforations Method holte perforator Screens Type Material Perf/ Casing/ Screen Dia From To Scrn/slot width length # of slots Tele/ pipe size

(8) WELL TESTS: Minimum testing time is 1 hour [] Pump [] Bailer [X] Air [] Flowing Artesian Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Temperature 54 °F Lab analysis [] Yes By Water quality concerns? [] Yes (describe below) TDS amount 61 ppm From To Description Amount Units

(9) LOCATION OF WELL (legal description) County MARION Twp 9.00 S N/S Range 2.00 W E/W WM Sec 4 SW 1/4 of the NW 1/4 Tax Lot 1700 Tax Map Number Lot Lat Long Street address of well Nearest address

5732 BEAR LN SE, TURNER, OR 37392

(10) STATIC WATER LEVEL Date SWL(psi) + SWL(ft) Existing Well / Pre-Alteration Completed Well 5/30/2023 14 Flowing Artesian? [] Dry Hole? []

WATER BEARING ZONES Depth water was first found 15.00 Table with columns: SWL Date, From, To, Est Flow, SWL(psi), + SWL(ft)

(11) WELL LOG Ground Elevation Material From To Topsoil Clay Brown Clay Brown w/sand and gravel Clay Sandy w/ gravel Soft Gravel Crs w/ Cobbles and Sand Grey

Date Started 5/30/2023 Completed 5/30/2023

(unbonded) Water Well Constructor Certification I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards.

License Number 2090 Date 5/31/2023 Signed JACK BOLLER (E-filed)

(bonded) Water Well Constructor Certification I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above.

License Number 1394 Date 6/7/2023 Signed EUGENE MACK (E-filed) Contact Info (optional) Mack Drilling Company Inc.

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

MARI 70859

6/7/2023

Map of Hole

