

82232 HWY 99

CRESWELL, 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.



Land

35 Acres

- 9 +/- Acres of Christmas Trees
- 30 +/- Acres of Tillable Soils
- Seasonal Creek on Property
- Gravel Roads
- Gated and Partially Fenced
- Pasture Ground
- Drain-tiled
- Unfinished Pond
- 2 Wells
 - One Domestic
 - One Agriculture
- 2 Septics
- Located Near a World Class Horse Facility



Main Home

1,008 SqFt

Single Story

2 Bedrooms, 1.5 Bathrooms

- Recently Remodeled Full Bathroom and Mudroom
- Certified Wood Stove
- Ramp Entry in Back
- Front and Side Porch



Duplex & Shop Combo

2,992 SqFt

Two Story

- Unit One
 - 2 Bedrooms, 1 Bathroom
 - \$900 a Month
- Unit Two
 - 2 Bedrooms, 1.5 Bathrooms
 - \$1150 a Month



6 Bay Shop

2,664 SqFt

- 220 Power
- Office Upstairs
- Bathroom Downstairs
 - Shower, Sink, Toilet
- Plenty of Room for RV, Boat or Equipment Storage!



Storefront

1,656 SqFt

- Concrete Floors
- 220 Power
- Wood Stove
- Sliding Barn Doors
- Covered Entry
- Plenty of Storage Areas



Crew Quarters

324 SqFt

- Concrete Floors
- Power
- Kitchenette
 - Sink, Fridge, Counter space

Tractor Shed

144 SqFt

- Gravel Floor
- 3 Bays



Maps



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



Oregon Farm & Home

★ BROKERS ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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

County Information

List Packet (s) Provided Through County Records



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



Fidelity National Title

LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0842920**
 Tax Lot: **1903260005000**
 Owner: Twin Timbers LLC
 CoOwner:
 Site: 82232 Hwy 99
 Creswell OR 97426
 Mail: 81185 Jackson Rd
 Creswell OR 97426
 Zoning: County-E30 - Exclusive Farm Use (30 Acre Minimum)
 Std Land Use: AFAR - Farms And Crops
 Legal: Map Lot: 1903260005000, TRS: T19 R03 S26 Q00, Lot: TL 05000
 Twn/Rng/Sec: T:19S R:03W S:26 Q: QQ:

ASSESSMENT & TAX INFORMATION

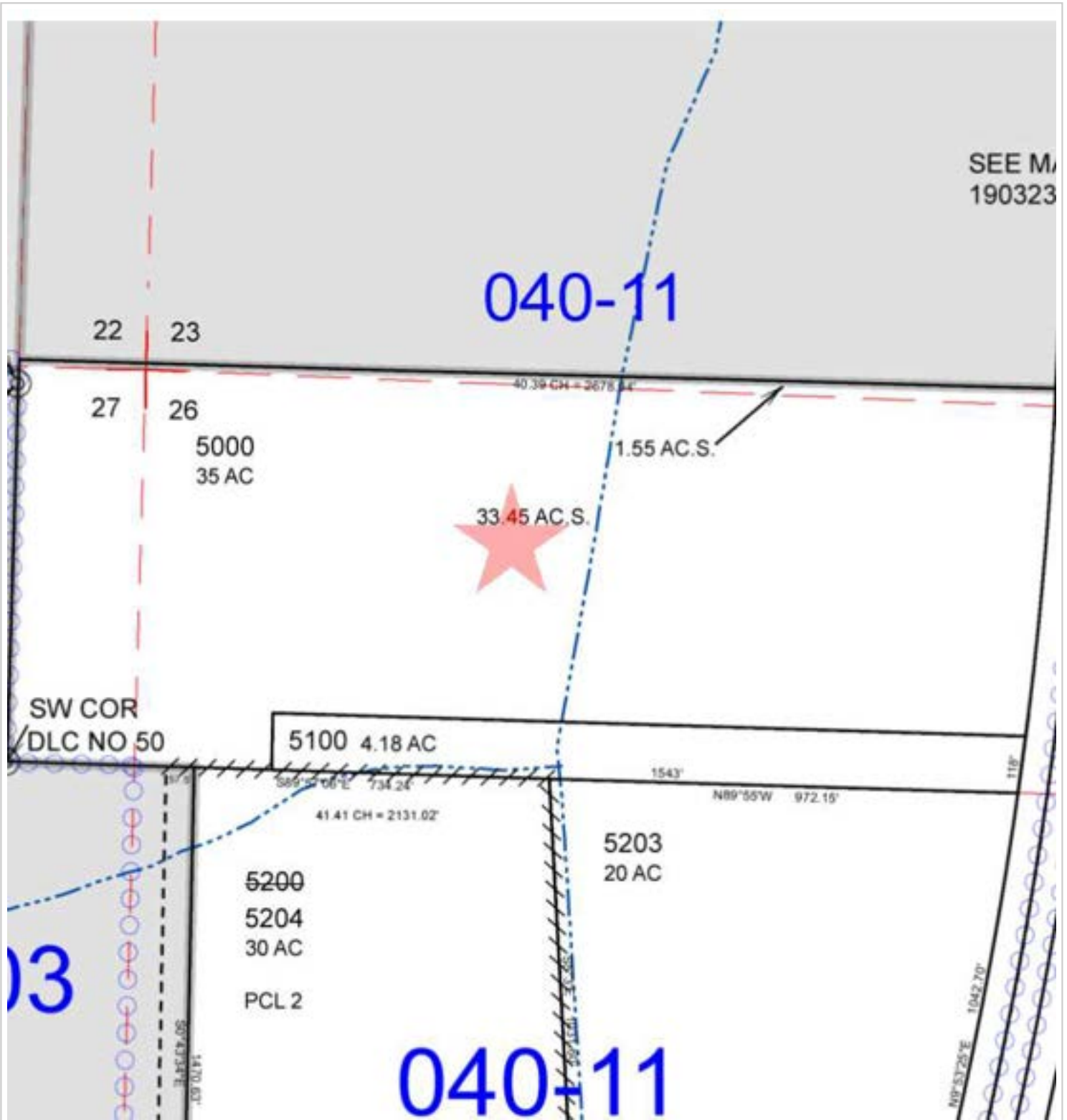
Market Total: **\$773,886.00**
 Market Land: **\$425,476.00**
 Market Impr: **\$348,410.00**
 Assessment Year: **2022**
 Assessed Total: **\$235,827.00**
 Exemption:
 Taxes: **\$2,805.07**
 Levy Code: 04011
 Levy Rate: 11.7779

PROPERTY CHARACTERISTICS

Year Built: 1940
 Eff Year Built:
 Bedrooms: 2
 Bathrooms: 1
 # of Stories: 1
 Total SqFt: 1,008 SqFt
 Floor 1 SqFt: 1,008 SqFt
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 35.00 Acres (1,524,600 SqFt)
 Garage SqFt: 2,736 SqFt
 Garage Type: Attached/Basement
 AC:
 Pool:
 Heat Source: Wall units
 Fireplace:
 Bldg Condition:
 Neighborhood: 404500
 Lot: TL 05000
 Block:
 Plat/Subdiv:
 School Dist: 40 - Creswell School District
 Census: 2050 - 001102
 Recreation:

SALE & LOAN INFORMATION

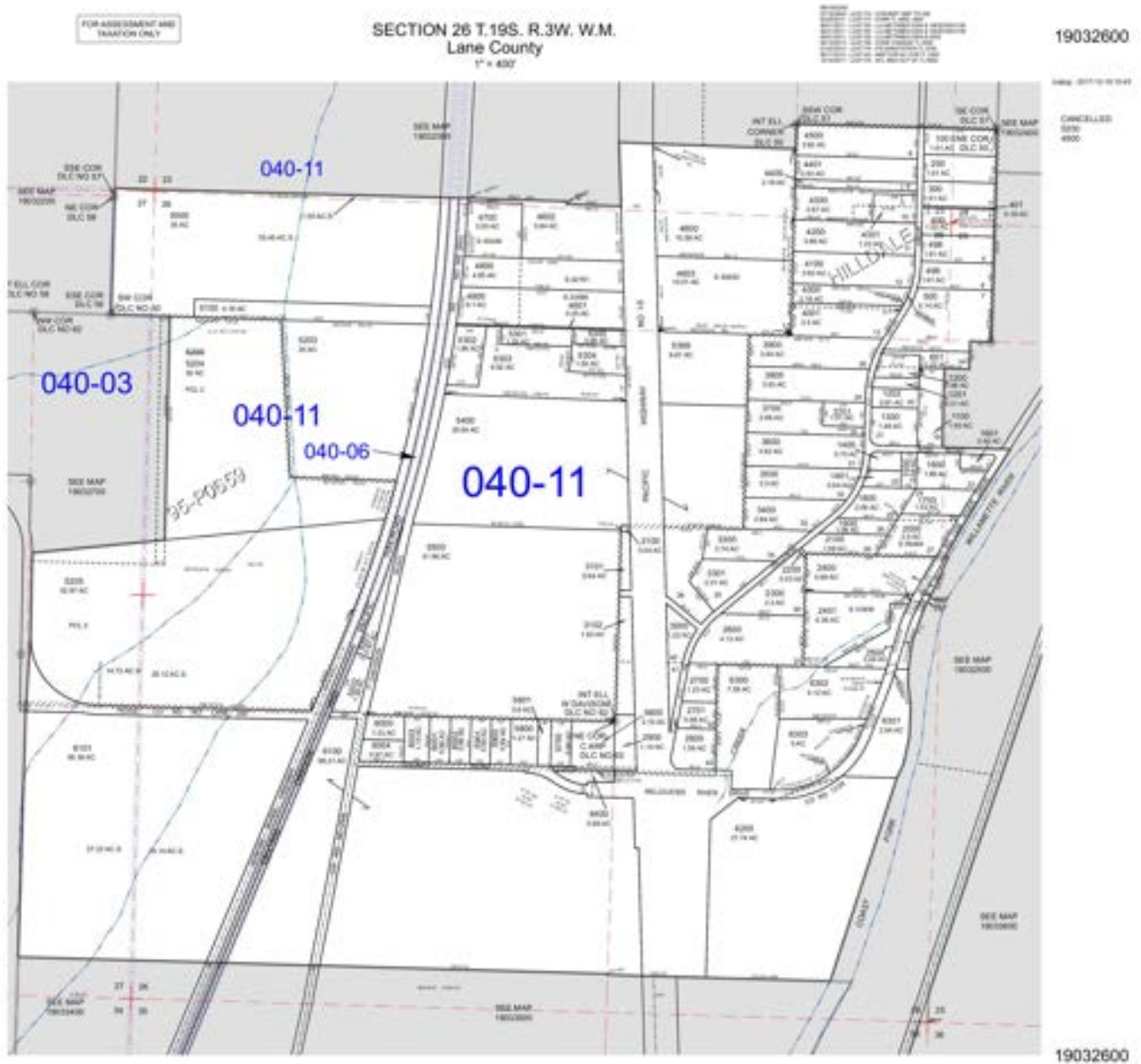
Sale Date: 12/30/2009
 Sale Amount: \$500,000.00
 Document #: 71932
 Deed Type: Deed
 Loan Amount: \$500,000.00
 Lender: PRIVATE INDIVIDUAL
 Loan Type: Private Party Lender
 Interest Type:
 Title Co: WESTERN TITLE & ESCROW CO



Parcel ID: 0842920

Site Address: 82232 Hwy 99

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.



Parcel ID: 0842920

Site Address: 82232 Hwy 99

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.

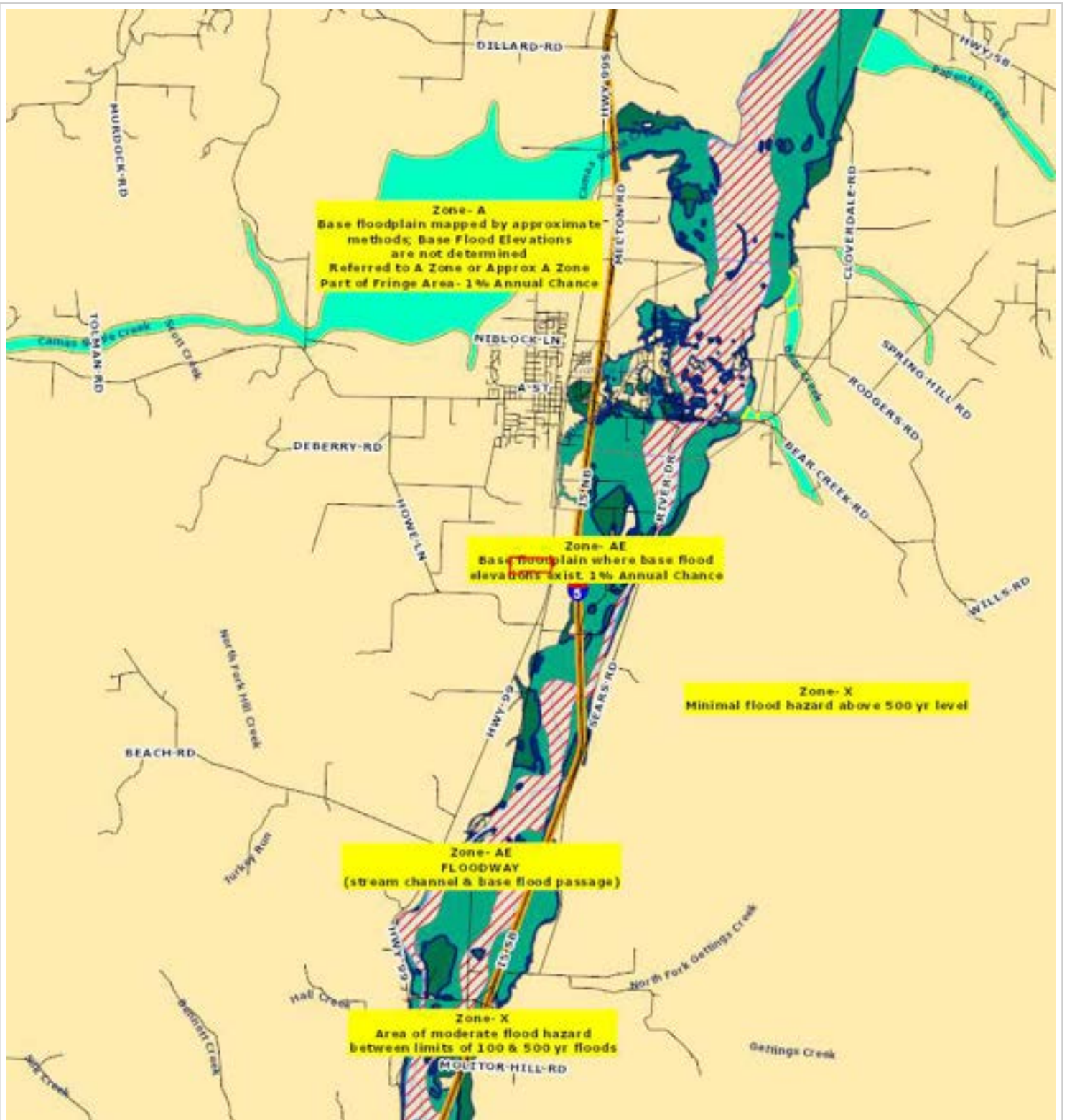
Aerial Map



Parcel ID: 0842920

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: 0842920

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.

Detailed Property Report

Site Address 82232 Hwy 99 Creswell, OR 97426-9237
Map & Taxlot# 19-03-26-00-05000
SIC N/A
Tax Account# 0842920 ^a

^a Additional site address(es) are associated with this tax account

Property Owner 1
 Twin Timbers LLC
 81185 Jackson Rd
 Creswell, OR 97426
 Tax account acreage 35.00
 Mapped taxlot acreage[†] 36.43

[†] Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

Maps

Map & Taxlot # 19-03-26-00-05000



Business Information

Improvements

Dwelling 1 / Building Type » Class 1 or 2 dwelling

[Assessor Photo](#)

[Assessor Sketch](#)

image not available



| | | | | | |
|----------------------|------------|--------------|-----|--|-----------------|
| Inspection Date | 12/04/1996 | Bedrooms | 2 | Roof Style | Gable |
| Building Class | 2+ | Full Bath(s) | 1 | Roof Cover | Cedar shake med |
| Year Built | 1940 | Half Bath(s) | 0 | Masonry Fireplace(s) | No |
| Effective Year Built | 1940 | Depreciation | 29% | Percent Complete as of Jan 1 st | 100 % |
| | | | | Heat | Wall units |

Floor Characteristics

| | <u>Base Sq Ft</u> | <u>Finished Sq Ft</u> | <u>Exterior</u> |
|-------------|-------------------|-----------------------|-----------------|
| 1st Floor | 1008 | 1008 | Wood siding |
| Total Sq Ft | 1008 | 1008 | |

Other Square Footage

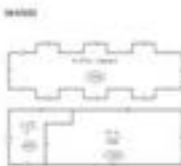
| | | | |
|-----------------|-----|-----------------|-----|
| Detached Garage | N/A | Attached Garage | N/A |
| Basement Garage | N/A | Carport | N/A |
| Paved Patio | N/A | Paved Driveway | N/A |

Dwelling 2 / Building Type » Plex

[Assessor Photo](#)

[Assessor Sketch](#)

image not available



| | | | | | |
|----------------------|------------|--------------|-----|--|---------------------|
| Inspection Date | 12/04/1996 | Bedrooms | 5 | Roof Style | Gable |
| Building Class | P3 | Full Bath(s) | 3 | Roof Cover | Comp shingle medium |
| Year Built | 1954 | Half Bath(s) | 0 | Masonry Fireplace(s) | No |
| Effective Year Built | 1954 | Depreciation | 27% | Percent Complete as of Jan 1 st | 100 % |
| | | | | Heat | Wall units |

Floor Characteristics

| | <u>Base Sq Ft</u> | <u>Finished Sq Ft</u> | <u>Exterior</u> |
|--|-------------------|-----------------------|-----------------|
|--|-------------------|-----------------------|-----------------|

Other Square Footage

| | | | |
|-----------------|-----|-----------------|------|
| Detached Garage | N/A | Attached Garage | 1368 |
|-----------------|-----|-----------------|------|

| | | | | | | | |
|-------------|------|------|-------------|-----------------|------|----------------|-----|
| 1st Floor | 456 | 456 | Wood siding | Basement Garage | 1368 | Carport | N/A |
| Attic | 1456 | 1456 | Wood siding | Paved Patio | N/A | Paved Driveway | N/A |
| Total Sq Ft | 1912 | 1912 | | | | | |

Site Address Information

82232 Hwy 99
Creswell, OR 97426-9237

| | | | | | |
|-------------|----------|-------------|-----|-----------------|-------|
| House # | 82232 | Suffix | N/A | Pre-directional | N/A |
| Street Name | Hwy 99 | Street Type | N/A | Unit type / # | N/A |
| Mail City | Creswell | State | OR | Zip Code | 97426 |
| Zip + 4 | 9237 | | | | |

Land Use 1111 Single Family Housing
USPS Carrier Route R001

Additional site address(es) attached to this tax account

- 82234 Hwy 99

General Taxlot Characteristics

- Geographic Coordinates

X 4257101 Y 822204 (State Plane X,Y)
Latitude 43.8952 **Longitude** -123.0200

- Zoning

Zoning Jurisdiction Lane County
Lane County
Parent Zone E30 Exclusive Farm Use (30 acre minimum)

- Land Use

General Land Use

| Code | Description |
|--------------------|--------------------|
| data not available | data not available |

Detailed Land Use

| Code | Description |
|--------------------|--------------------|
| data not available | data not available |

Taxlot Characteristics

| | |
|-------------------------------|-------------|
| Incorporated City Limits | none |
| Urban Growth Boundary | none |
| Year Annexed | N/A |
| Annexation # | N/A |
| Approximate Taxlot Acreage | 36.43 |
| Approx Taxlot Sq Footage | 1,586,891 |
| Plan Designation | Agriculture |
| Eugene Neighborhood | N/A |
| Metro Area Nodal Dev Area | No |
| Septic | Yes |
| Well | Yes |
| Landscaping Quality | Poor |
| Historic Property Name | N/A |
| City Historic Landmark? | No |
| National Historical Register? | No |

Service Providers

Fire Protection Provider South Lane County Fire & Rescue
Ambulance Provider South Lane County Fire & Rescue
Ambulance District SO
Ambulance Service Area Southern
LTD Service Area? No
LTD Ride Source? No

Environmental Data

FEMA Flood Hazard Zone

Code Description

X Areas determined to be outside of 500-year flood.

FIRM Map Number 41039C1645F
Community Number 039C
Post-FIRM Date data not available
Panel Printed? Yes

Soils

| Soil Map Unit# | Soil Type Description | % of Taxlot | Ag Class | Hydric % |
|----------------|--------------------------|-------------|----------|----------|
| 98 | Noti Loam | 50% | 4 | 94 |
| 118 | Salem Gravelly Silt Loam | 17% | 2 | 0 |
| 75 | Malabon Silty Clay Loam | 15% | 1 | 0 |
| 31 | Coburg Silty Clay Loam | 13% | 2 | 4 |
| 73 | Linslaw Loam | 5% | 3 | 8 |

Schools

| School District | Code | Name |
|-------------------|------|----------|
| School District | 40 | Creswell |
| Elementary School | 570 | Creslane |
| Middle School | 571 | Creswell |

Political Districts

| | | | | | |
|--|--------------|----------------------------------|----------------|---------------------------------|----------------------|
| Election Precinct | 755 | State Representative District 12 | | Emerald PUD Board Zone | 5 |
| City Council Ward | N/A | State Representative | Charlie Conrad | Heceta PUD Board Zone | N/A |
| City Councilor | N/A | State Senate District | 6 | Central Lincoln PUD Board Zone | N/A |
| County Commissioner District 5 (East Lane) | | State Senator | Cedric Hayden | Soil Water Cons. Dist/Zone | Upper Willamette / 3 |
| County Commissioner | Heather Buch | | | Creswell Water Control District | Yes |
| EWEB Commissioner | N/A | | | | |
| LCC Board Zone | 4 | | | | |
| Lane ESD Board Zone | 5 | | | | |

Census Information

Census data have been removed from this report. To obtain Census data, please visit www.census.gov. For questions or concerns, please contact support@rlid.org.

Liens

Building Permits

Land Use Applications

Petitions

Tax Statements & Tax Receipts

Account#: 0842920

View tax statement(s) for:

- [2022](#)
- [2021](#)

Tax Receipts

| Receipt Date | Amount Received | Tax | Discount | Interest | Applied Amount |
|---------------------|------------------------|------------|-----------------|-----------------|-----------------------|
| 04/04/2023 | \$3,948.22 | \$2,620.50 | \$0.00 | \$1,327.72 | \$3,948.22 |
| 05/11/2022 | \$1,498.67 | \$1,008.55 | \$0.00 | \$490.12 | \$1,498.67 |
| 12/14/2020 | \$5,000.00 | \$3,601.66 | \$0.00 | \$1,398.34 | \$5,000.00 |
| 12/31/2018 | \$750.00 | \$620.82 | \$0.00 | \$129.18 | \$750.00 |

Data source: Lane County Assessment and Taxation

Owner/Taxpayer

Owners

| Owner | Address | City/State/Zip |
|------------------|------------------|-----------------------|
| Twin Timbers LLC | 81185 Jackson Rd | Creswell, OR 97426 |

Taxpayer

| Party Name | Address | City/State/Zip |
|-------------------|------------------|-----------------------|
| Twin Timbers LLC | 81185 Jackson Rd | Creswell, OR 97426 |

Data source: Lane County Assessment and Taxation

Account Status

Status Active Account Current Tax Year

| | |
|----------------------------|--------------------------|
| Account Status | none |
| Remarks | Potential Additional Tax |
| Special Assessment Program | Zoned Farm |

Data source: Lane County Assessment and Taxation

General Tax Account Information

| | |
|---------------------|--------------------------------------|
| Tax Account Acreage | 35.00 |
| Fire Acres | N/A |
| Property Class | 551 - Farm, efu, improved |
| Statistical Class | 233 - Class 3 triplex |
| Neighborhood | 404500 - Rural Tyical Mixed Creswell |
| Category | Land and Improvements |

Data source: Lane County Assessment and Taxation

Township-Range-Section / Subdivision Data

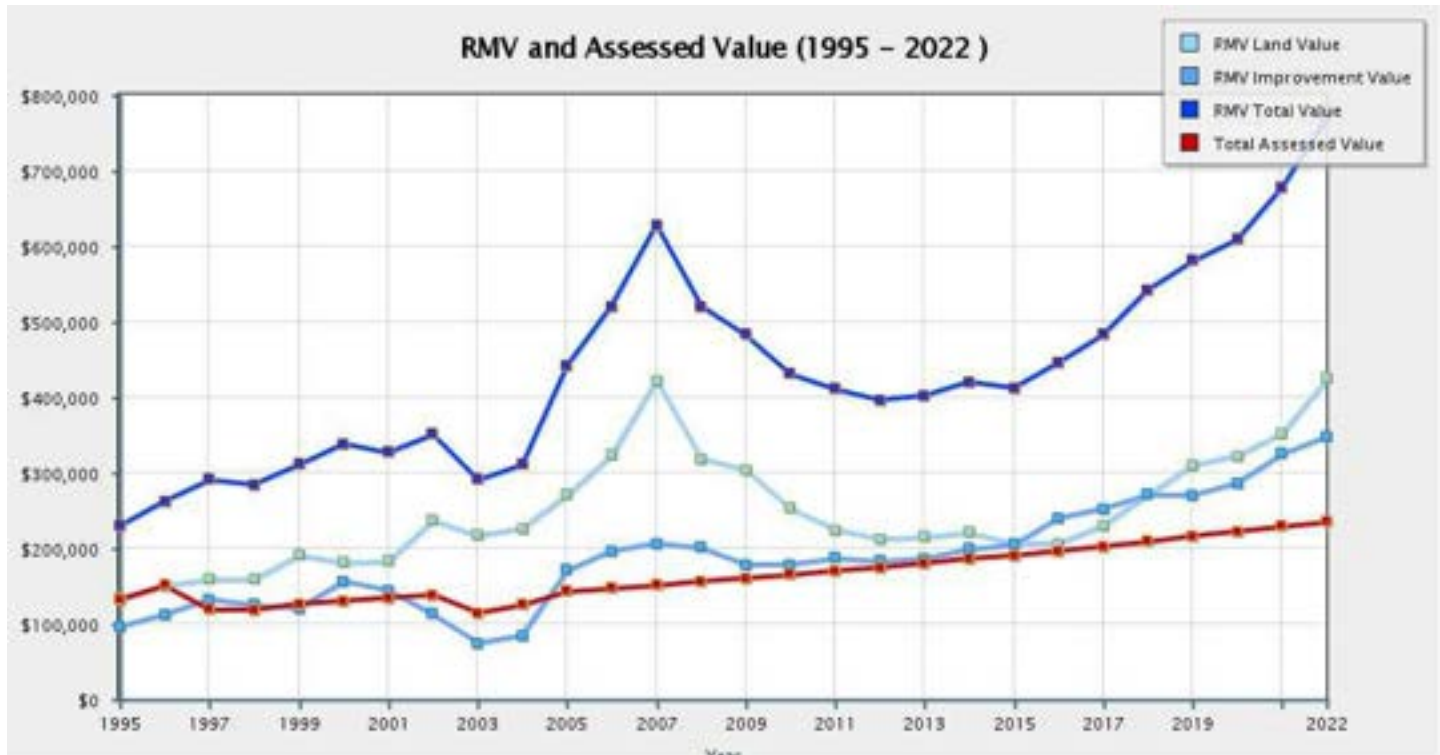
| | | | | | |
|------------------------|------------|-----------------------------------|-----------------|-------------------------------------|------------|
| Subdivision Type Phase | N/A N/A | Subdivision Name Lot/Tract/Unit # | N/A TL 05000 | Subdivision Number Recording Number | N/A N/A |
|------------------------|------------|-----------------------------------|-----------------|-------------------------------------|------------|

Data source: Lane County Assessment and Taxation

Property Values & Taxes

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

| Year | Real Market Value (RMV) | | | Total Assessed Value | Tax |
|------|-------------------------|-------------|-----------|----------------------|------------|
| | Land | Improvement | Total | | |
| 2022 | \$425,476 | \$348,410 | \$773,886 | \$235,827 | \$2,805.07 |
| 2021 | \$352,803 | \$325,919 | \$678,722 | \$229,109 | \$2,709.61 |
| 2020 | \$322,642 | \$286,758 | \$609,400 | \$222,535 | \$2,673.12 |
| 2019 | \$310,685 | \$270,694 | \$581,379 | \$216,187 | \$2,620.50 |
| 2018 | \$271,801 | \$271,164 | \$542,965 | \$209,254 | \$2,574.55 |
| 2017 | \$230,944 | \$252,934 | \$483,878 | \$202,612 | \$2,490.23 |
| 2016 | \$206,672 | \$240,200 | \$446,872 | \$196,310 | \$2,573.88 |
| 2015 | \$206,672 | \$205,559 | \$412,231 | \$190,865 | \$2,481.13 |
| 2014 | \$221,811 | \$199,030 | \$420,841 | \$186,010 | \$2,480.51 |
| 2013 | \$215,805 | \$186,570 | \$402,375 | \$180,703 | \$2,403.76 |
| 2012 | \$212,826 | \$183,483 | \$396,309 | \$174,846 | \$2,154.89 |
| 2011 | \$224,455 | \$187,174 | \$411,629 | \$170,384 | \$2,133.22 |
| 2010 | \$253,292 | \$178,540 | \$431,832 | \$165,602 | \$2,059.46 |
| 2009 | \$304,342 | \$179,010 | \$483,352 | \$160,896 | \$2,014.27 |
| 2008 | \$318,769 | \$201,530 | \$520,299 | \$156,322 | \$2,003.84 |
| 2007 | \$422,565 | \$206,290 | \$628,855 | \$151,876 | \$1,921.78 |
| 2006 | \$323,739 | \$196,960 | \$520,699 | \$147,599 | \$1,656.56 |
| 2005 | \$271,042 | \$171,610 | \$442,652 | \$143,398 | \$1,624.00 |
| 2004 | \$226,721 | \$84,440 | \$311,161 | \$125,451 | \$1,430.65 |
| 2003 | \$217,735 | \$74,070 | \$291,805 | \$114,073 | \$1,349.06 |
| 2002 | \$237,232 | \$113,960 | \$351,192 | \$138,555 | \$1,629.97 |
| 2001 | \$183,200 | \$144,250 | \$327,450 | \$134,643 | \$1,599.18 |
| 2000 | \$181,603 | \$156,790 | \$338,393 | \$130,775 | \$1,600.75 |
| 1999 | \$191,170 | \$120,610 | \$311,780 | \$126,970 | \$1,142.72 |
| 1998 | \$159,300 | \$125,640 | \$284,940 | \$118,837 | \$1,093.12 |
| 1997 | \$159,300 | \$132,260 | \$291,560 | \$119,111 | \$1,089.31 |
| 1996 | \$150,280 | \$112,080 | \$262,360 | \$151,520 | \$1,200.08 |
| 1995 | \$134,180 | \$96,620 | \$230,800 | \$132,350 | \$1,029.89 |



Current Year Assessed Value \$235,827
 Less Exemption Amount * N/A
 Taxable Value **\$235,827**

* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 04011








Taxing Districts for TCA 04011

- Creswell School District 40
- Emerald Peoples Utility District
- Lane Community College
- Lane County
- Lane Education Service District
- Lane Library District
- South Lane County Fire & Rescue
- Upper Willamette Soil & Water

****NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

Sales & Ownership Changes

| Sale Date | Sale Price | Doc # | Image | Analysis Code | Multiple Accts? | Grantor(s) | Grantee(s) |
|------------|------------|------------|---|---------------|--------------------|----------------------------------|--------------------|
| 12/29/2009 | \$500,000 | 2009-71932 |  | N | Yes | Eja Investments | Twin Timbers LLC |
| 06/09/2004 | \$0 | 2004-45284 |  | K | Yes | Ejt Arney Ltd Partnership | Eja Investments |
| 06/09/2004 | \$0 | 2004-45283 |  | K | Yes | Arney Tommy Dale & Jerry Dean TE | Eja Investments |
| 09/10/1996 | \$0 | 1996-61634 |  | K | data not available | Arney, Tommy Dale | data not available |
| 09/05/1996 | \$0 | 1996-60044 |  | 6 | data not available | Arney, Edgar Dean | data not available |
| 08/30/1996 | \$0 | 1996-59370 |  | 6 | data not available | Arney, Edgar Dean | data not available |
| 07/03/1989 | \$0 | 1989-29403 |  | 6 | data not available | Arney, Betty J | data not available |

Data source: Lane County Assessment and Taxation

Log Off



\$47.00

01123345200900719320020029

12/30/2009 02:15:53 PM

RPR-DEED Cnt=1 Stn=1 CASHIER 05
\$10.00 \$11.00 \$16.00 \$10.00

| | |
|--|--|
| After recording return to: | |
| Order Number: 31198 | |
| Western Title & Escrow 497 Oakway Road, Suite 340 Eugene, OR 97401 | |
| Grantee Name(s) | |
| Twin Timbers, LLC Attn: Thomas I. Salamun 81171 Jackson Road Creswell, OR 97426 | |
| Until a change is requested, all tax statements shall be sent to the following address: | |
| Same as Above | |

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

EJA Investments, Inc., an Oregon corporation

Grantor(s) convey and warrant to

Twin Timbers, LLC , an Oregon limited liability company, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Beginning at the Southwest corner of the Laban Buoy Donation Land Claim No. 50, Notification No. 6572 in Township 19 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon, and running thence North on the West line of said claim 12.32 chains; thence East parallel with the South line of said claim to the Pacific Highway as now located through said claim; thence following the West line of said Pacific Highway in a Southerly direction to where the same intersects the South line of said claim; and thence West to the point of beginning, in Lane County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of the above described property; run thence West 1543 feet; thence North 118 feet; thence East 1543 feet; and thence South 118 feet to the point of beginning, in Lane County, Oregon.

Account No(s): **0842920**
Map/Tax Lot No(s): **19 03 26 00 05000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$500,000.00**, which is paid to an Accommodator as part of an IRC 1031 Exchange. (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 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

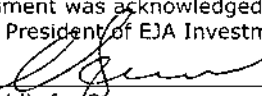
Executed this 29th day of December, 2009

EJA Investments, Inc.

By: **Jerry D. Arney**
Its President

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 29th day of December, 2009 by **Jerry D. Arney**, as President of EJA Investments, Inc.



Notary Public for Oregon

My commission expires: 6/15/11




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.



 Boundary

|  Boundary 36.35 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--------------------------|----------|-------|-----|-------|------|
| 98 | Noti loam | 18 | 49.52 | 0 | 50 | 4w |
| 118 | Salem gravelly silt loam | 6.06 | 16.67 | 0 | 62 | 2s |
| 75 | Malabon silty clay loam | 5.57 | 15.32 | 0 | 91 | 1 |
| 31 | Coburg silty clay loam | 4.86 | 13.37 | 0 | 89 | 2w |
| 73 | Linslaw loam | 1.86 | 5.12 | 0 | 84 | 3w |
| TOTALS | | 36.35(*) | 100% | - | 65.24 | 2.89 |

(*) 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.



Property Report Card

Provided by County Assessment Office



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.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 1903260005000

Printed 10/23/2023 Card No. 1 of 2

PARCEL NUMBER 0842920
Parent Parcel Number
Property Address 82232 HWY 99
Neighborhood 404500 Rural Tyicial Mixed Creswell
Property Class 551 551 EFU FARM IMPROVED
TAXING DISTRICT INFORMATION
Jurisdiction 020
Area 001
Corporation CRE
District 04011

TWIN TIMBERS LLC
81185 JACKSON RD
CRESWELL, OR 97426 USA
Township 19 Range 03 Section 26 Quarter 00 TL
05000

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for EJA INVESTMENTS, ARNEY TOMMY DALE & JERRY DEAN TE, and ARNEY, TOMMY DALE.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval. Shows valuation changes from 01/01/2018 to 01/01/2023 for various reasons like L, B, T.

Site Description

Topography:
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Lists various land parcels and their characteristics.

233: Stat Class 120
NPYr: 2013: SM134899; Merge; 1.55 acres moved here from cancelled acct 1314952
2008: Neighborhood Realignment
2007: Data clean up

FARMLAND COMPUTATIONS

Table with columns: Parcel Acreage, Measured Acreage, Average True Tax Value/Acre, TRUE TAX VALUE FARMLAND, Classified Land Total, Homesite(s) Value, Excess Acreage Value, TOTAL ACRES FARMLAND, TRUE TAX VALUE.

Supplemental Cards

TRUE TAX VALUE 389262

Supplemental Cards
TOTAL LAND VALUE

57725

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 21 stat 110 or 120
Occupancy: Single family
Story Height: 1.0
Finished Area: 1008
Attic: None
Basement: None

0842920

ROOFING

Material: Cedar shake med
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Sub and joists 1.0
Base Allowance 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 2
Bedrooms 2

HEATING AND AIR CONDITIONING

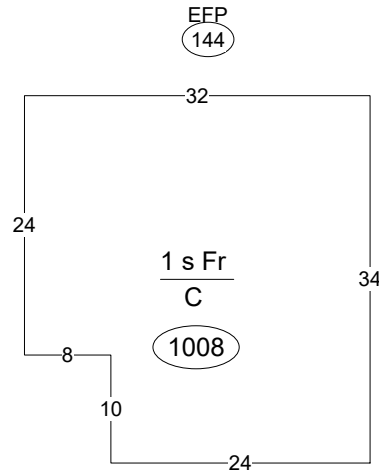
Primary Heat: Wall units
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

| # | |
|-------|---------------|
| 3 | Fixt. Baths 3 |
| 1 | Kit Sink 1 |
| 1 | Water Heat 1 |
| TOTAL | 5 |

REMODELING AND MODERNIZATION

Amount Date



| Construction | Base Area | Floor Area | Finished Area | Sq Ft | Value |
|-------------------|-----------|------------|---------------|-------|-------|
| 1 Wood frame w/sh | 1008 | 1.0 | 1008 | 1008 | 47180 |

1008 Crawl ---- 0

TOTAL BASE 47180

Row Type Adjustment 1.00%
SUB-TOTAL 47180

| | |
|-------------------|------|
| 0 Interior Finish | 0 |
| 0 Ext Lvg Units | 0 |
| 0 Basement Finish | 0 |
| Fireplace(s) | 0 |
| Heating | 2010 |
| Air Condition | 0 |
| Frame/Siding/Roof | 1060 |
| Plumbing Fixt: 5 | 1450 |

Exterior Features SUB-TOTAL ONE UNIT 51700
Description Value Garages SUB-TOTAL 0 UNITS 51700

| | |
|----------------|---|
| 0 Integral | 0 |
| 0 Att Garage | 0 |
| 0 Att Carports | 0 |
| 0 Bsmt Garage | 0 |
| Ext Features | 0 |

SUB-TOTAL 51700
Quality Class/Grade 2+

GRADE ADJUSTED VALUE 54290

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

| Description | Value | ID | Use | Stry Hgt | Const Type | Grade | Year Const | Eff Year | Cond | Base Rate | Feat-ures | Adj Rate | Size or Area | Computed Value | Phys Depr | Obsol Depr | Market Adj | % Comp | Value |
|-------------|-------|----|----------|----------|------------|-------|------------|----------|------|-----------|-----------|----------|--------------|----------------|-----------|------------|------------|--------|--------|
| D :BATHTUB | 400 | D | DWELL | 1.00 | 2+ | | 1940 | 1940 | AV | 0.00 | Y | 0.00 | 1008 | 54290 | 29 | 0 | 398 | 100 | 153429 |
| LAVATORY | 200 | 02 | FLATBARN | 10.00 | 4 | | 1974 | 1974 | AV | 17.81 | Y | 17.81 | 46x 36 | 29490 | 48 | 0 | 100 | 100 | 15340 |
| TOILET | 200 | 03 | MACHINE | 0.00 | 4 | | 1999 | 1999 | AV | 8.44 | Y | 8.86 | 16x 36 | 5100 | 23 | 0 | 100 | 100 | 3930 |
| 02 :GRFCS | 0 | 04 | SHEDGP | 0.00 | 5 | | 1974 | 1974 | AV | 17.05 | Y | 17.05 | 18x 18 | 5520 | 48 | 0 | 100 | 100 | 2870 |
| WDFLR | 0 | 05 | EFP | 0.00 | 3 | | 1945 | 1945 | AV | 0.00 | N | 0.00 | 144 | 6980 | 77 | 0 | 100 | 100 | 1610 |
| 03 :D | 0 | | | | | | | | | | | | | | | | | | |
| ROOFGAB | 0 | | | | | | | | | | | | | | | | | | |
| ROOFGAL | 0 | | | | | | | | | | | | | | | | | | |
| 04 :C | 0 | | | | | | | | | | | | | | | | | | |
| GRFCS | 0 | | | | | | | | | | | | | | | | | | |
| ROOFGAB | 0 | | | | | | | | | | | | | | | | | | |

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

12/04/1996

432

Neigh 404500 AV

TOTAL IMPROVEMENT VALUE

177179

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 1903260005000

Printed 10/23/2023 Card No. 2 of 2

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

| Land Type | Rating | Measured | Table | Prod. Factor | Base | Adjusted | Extended | Influence | Value |
|-----------|----------|-----------|-----------|--------------|------|----------|----------|-----------|-------|
| | Soil ID | Acreage | | -or- | | | | | |
| | -or- | -or- | Effective | -or- | Rate | Rate | Value | Factor | |
| | Actual | Effective | Depth | Square Feet | | | | | |
| Frontage | Frontage | Frontage | | | | | | | |

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 71 Plex
Occupancy: Triplex
Story Height: 1.0
Finished Area: 1912
Attic: Finished
Basement: None

ROOFING

Material: Comp shingle medium
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Sub and joists 1.0, A
Base Allowance 1.0

EXTERIOR COVER

Wood siding 1.0, A

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 5
Bedrooms 5

HEATING AND AIR CONDITIONING

Primary Heat: Wall units
Lower Full Part
/Bsmt 1 Upper Upper

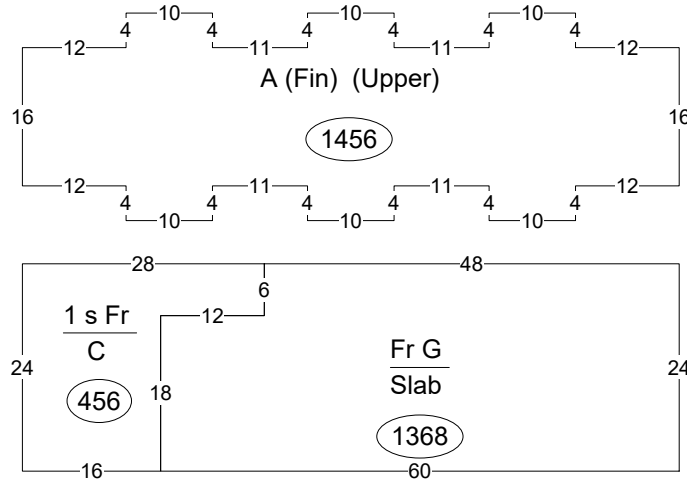
PLUMBING

| | # |
|---------------|-----|
| 3 Fixt. Baths | 3 9 |
| Kit Sink | 3 3 |
| Water Heat | 3 3 |
| TOTAL | 15 |

REMODELING AND MODERNIZATION

Amount Date

0842920



| Construction | Base Area | Floor Area | Finished Area | Sq Ft | Value |
|-------------------|-----------|------------|---------------|-------|-------|
| 1 Wood frame w/sh | 456 | 1.0 | 456 | | 40150 |
| 1 Wood frame w/sh | 1456 | Attic | 1456 | | 26140 |
| | 456 | Crawl | ---- | | 0 |

| | | | | |
|------------|------------|--|--|-------|
| TOTAL BASE | | | | 66290 |
| Row Type | Adjustment | | | 1.00% |
| SUB-TOTAL | | | | 66290 |

| | | |
|---|-------------------|-------|
| 0 | Interior Finish | 28160 |
| 2 | Ext Lvg Units | 0 |
| 0 | Basement Finish | 0 |
| | Fireplace(s) | 0 |
| | Heating | 3010 |
| | Air Condition | 0 |
| | Frame/Siding/Roof | 360 |
| | Plumbing Fixt: 15 | 6415 |

Other Features 2240

| | | |
|--------------------|--|--------|
| SUB-TOTAL ONE UNIT | | 106475 |
| SUB-TOTAL 0 UNITS | | 106475 |

| Exterior Features Description | Value | Garages | Value |
|-------------------------------|-------|---------|-------|
| 0 Integral | | 0 | 0 |
| 1368 Att Garage | | 41480 | 41480 |
| 0 Att Carports | | 0 | 0 |
| 0 Bsmt Garage | | 0 | 0 |
| Ext Features | | 0 | 0 |

| | | |
|---------------------|--|--------|
| SUB-TOTAL | | 147955 |
| Quality Class/Grade | | P3 |

GRADE ADJUSTED VALUE 147960

(LCM: 100.00)

SPECIAL FEATURES

| Description | Value |
|-------------|-------|
| D :BARSINK | 825 |
| BATHTUB | 1000 |
| BGAR | 2240 |
| LAVATORY | 750 |
| SHR-PLS | 840 |
| TOILET | 750 |

SUMMARY OF IMPROVEMENTS

| Description | Value | ID | Use | Stry Hgt | Const Type | Grade | Year Const | Eff Year | Cond | Base Rate | Feat-ures | Adj Rate | Size or Area | Computed Value | Phys Depr | Obsol Depr | Market Adj | % Comp | Value | |
|-------------|-------|-----|--------|----------|------------|-------|------------|----------|------|-----------|-----------|----------|--------------|----------------|-----------|------------|------------|--------|--------|--|
| D :BARSINK | 825 | D | DWELL | 1.00 | | P3 | 1954 | 1954 | AV | 0.00 | Y | 0.00 | 1912 | 147960 | 27 | 0 | 230 | 100 | 248423 | |
| BATHTUB | 1000 | G01 | ATTGAR | 0.00 | 1 | | | | AV | 30.32 | N | 30.32 | 18x 60 | 41480 | 0 | 0 | 0 | 100 | 0 | |
| BGAR | 2240 | | | | | | | | | | | | | | | | | | | |
| LAVATORY | 750 | | | | | | | | | | | | | | | | | | | |
| SHR-PLS | 840 | | | | | | | | | | | | | | | | | | | |
| TOILET | 750 | | | | | | | | | | | | | | | | | | | |

Data Collector/Date

12/04/1996

Appraiser/Date

432

Neighborhood

Neigh 404500 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

248423