



8540 67TH AVE

SALEM, OR

PROPERTY SYNOPSIS

LOCATION

Located just outside of Brooks, Near I5 and Lake Labish Ditch

FEATURES

16.08 Acres Total, 13 Tillable Acres, Zoned EFU, Muck and Silt Loam Soils, Farm Home, Outbuildings, Water Rights and Landscaped!

SELLER'S PREFERRED TERMS

Offer response time: 3 Business days, Selling in "AS IS" condition.

PERSONAL PROPERTY INCLUDED

Fridge, Range and all personal property left at closing is the buyers responsibility.

Property is in a trust, information is limited

PROPERTY SYSTEMS

1 Domestic Well

- Located Behind the Home in the Pump House

1 Irrigation Well

- Pump on Own Electrical Panel

1 Septic System

- Located in the Front of the Home

PROPERTY SYNOPSIS

PERSONAL IMPROVMENTS

Formal Dining Room Added in 2000, Some Windows Replaced, Heat Converted to Gas, Upgraded Electrical Panel in Basement

PROPERTY REMARKS

This exceptional homestead property has everything you need to grow.

The property spreads across 16+ acres and includes a spacious home and large shops that are structurally sound. In addition, there are a couple of unique small red barns that are perfect for raising poultry, pursuing projects, and accommodating farm animals. The home and shops are situated in a prime location that overlooks Labish Lake, providing a stunning view of the constantly changing seasonal conditions. The property has good wells, reliable water rights, great soils, and is conveniently located near I-5.



16.08 ACRES

- PARCEL 1 518448, 1.29 AC
- PARCEL 2 518484, 14.79 AC
- 13 ACRES TILLABLE
- LEASED OUT TERMS
 - APPROX 12 AC AND GREEN BUILDING
 - ANNUAL PAYMENT OF \$3900
- WATER RIGHTS
 - SEE BELOW
- ONION FARM



The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.



2712 SQFT FARM HOME

- **2 LEVELS**
- **3 BEDROOMS, 2 BATHROOMS**
 - **ADDITIONAL BONUS ROOM**
- **UNFINISHED BASEMENT WITH KITCHEN**
 - **VINTAGE MONARCH WOOD COOKSTOVE**
- **FINISHED ATTIC SPACE**
- **LARGE UTILITY ROOM WITH SINK**

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3520 SQFT BARN

- CONCRETE FLOORS
- 220 POWER
- DRIVE THRU BAY
- CURRENTLY INCLUDED IN LEASE

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1200 SQFT SHOP

- 220 POWER
- 2 BAYS
- CONCRETE FLOORS



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“CHICKEN HOUSE”



LITTLE "RED" BARN



PROPERTY MAPS

PROVIDED BY LAND.ID

*SCAN HERE FOR
INTERACTIVE MAP*



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.





Jones Ditch

Jones Ditch

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

140 FT

GRAVENE

GRAVENE

GRAVENE

EST

COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

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 #: **518484**
 Tax Lot: **062W15D001000**
 Owner: Heilman Living Trust
 CoOwner:
 Site: 8540 67th Ave NE
 Salem OR 97305
 Mail: 9335 SW Claridge Dr
 Portland OR 97223
 Zoning: EFU - Exclusive Farm Use
 Std Land Use: APAS - Pasture
 Legal: ACRES 14.79
 Twn/Rng/Sec: T:06S R:02W S:15 Q:SE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$732,860.00**
 Market Land: **\$435,360.00**
 Market Impr: **\$297,500.00**
 Assessment Year: **2023**
 Assessed Total: **\$206,882.00**
 Exemption:
 Taxes: **\$2,381.53**
 Levy Code: 01410
 Levy Rate: 11.5116

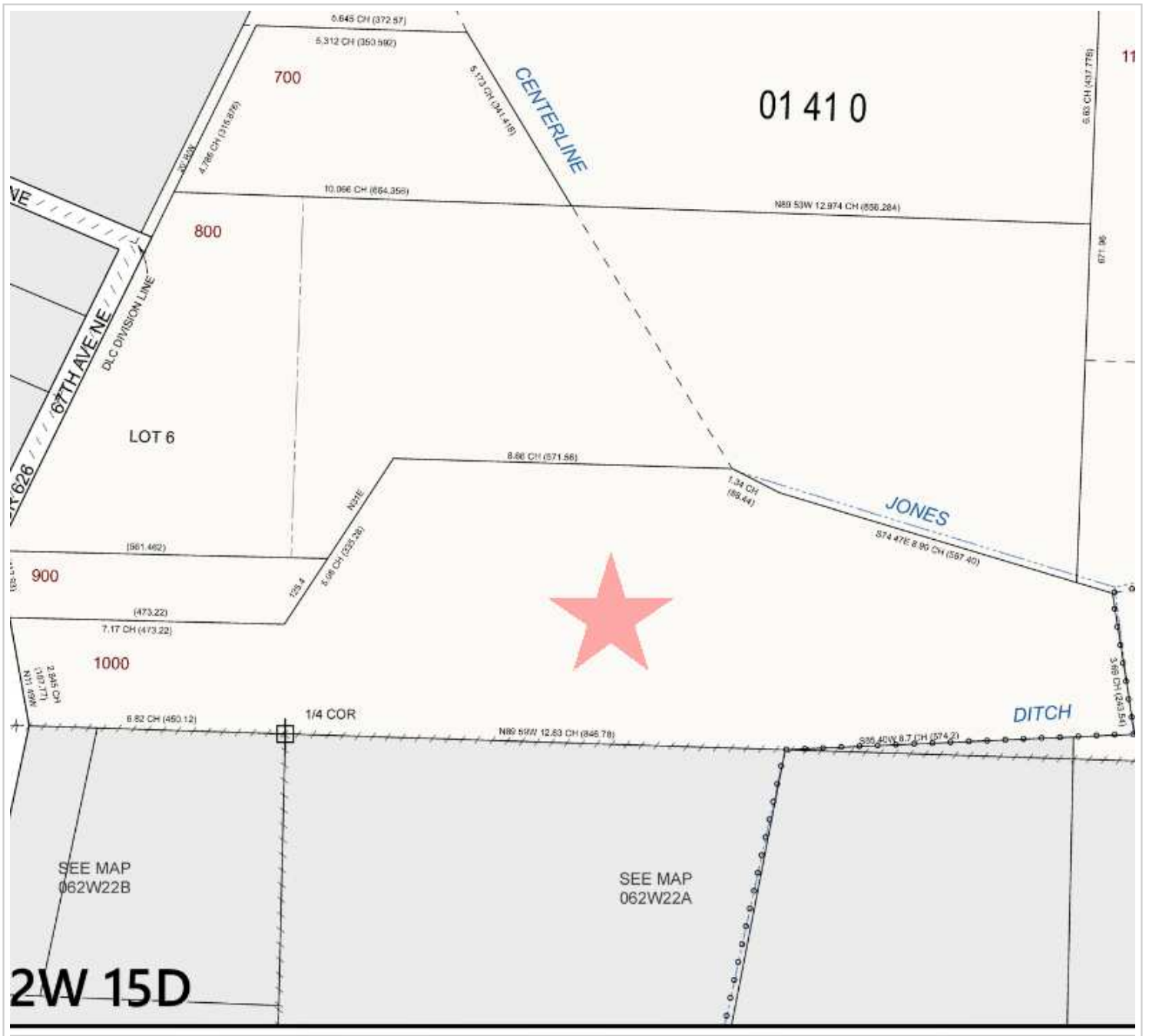
PROPERTY CHARACTERISTICS

Year Built: 1936
 Eff Year Built:
 Bedrooms: 4
 Bathrooms: 2
 # of Stories: 1
 Total SqFt: 2,712 SqFt
 Floor 1 SqFt: 2,712 SqFt
 Floor 2 SqFt:
 Basement SqFt: 650 SqFt
 Lot size: 14.79 Acres (644,252 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source: Forced Air
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 1 - Gervais
 Census: 2013 - 002502
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 09/09/2013
 Sale Amount:
 Document #: 35420171
 Deed Type: DECE
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

Assessor Map

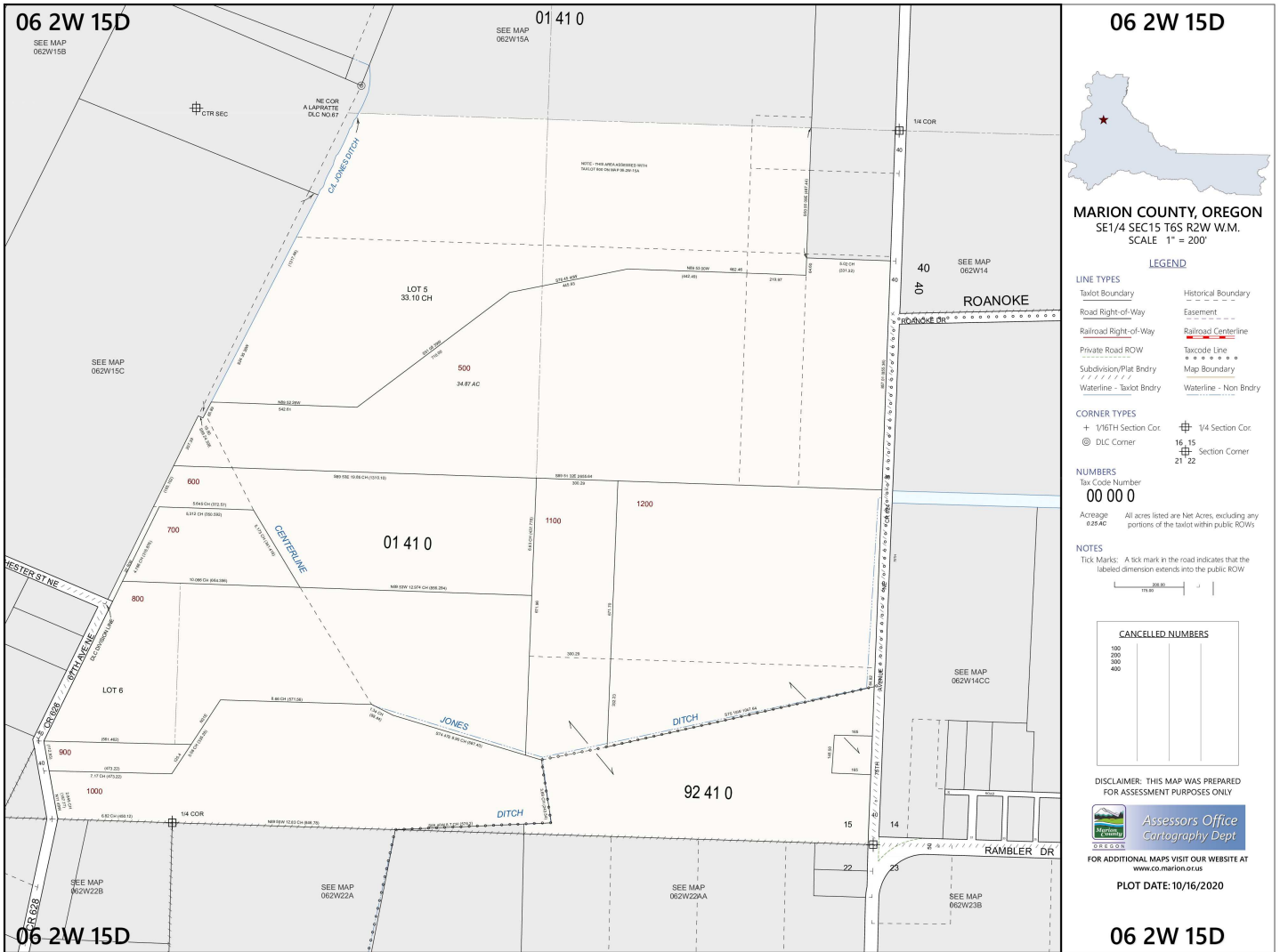


Parcel ID: 518484

Site Address: 8540 67th Ave NE

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Full Assessor Map



ROANOKE

06 2W 15D

SE1/4 SEC15 T6S R2W W.M.

SCALE 1" = 200'

LEGEND

LINE TYPES

- Taxlot Boundary: Solid line
- Road Right-of-Way: Dashed line
- Railroad Right-of-Way: Dashed line with cross-ticks
- Private Road ROW: Dashed line with cross-ticks
- Subdivision/Plat Bndry: Dashed line with dots
- Waterline - Taxlot Bndry: Dashed line with 'x' marks
- Historical Boundary: Dotted line
- Easement: Solid line with 'E' marks
- Railroad Centerline: Dashed line with cross-ticks
- Taxcode Line: Dashed line with 'T' marks
- Map Boundary: Dotted line
- Waterline - Non Bndry: Dashed line with 'x' marks

CORNER TYPES

- + 1/16TH Section Cor.
- o DLC Corner
- ⊕ 1/4 Section Cor.
- ⊕ 16, 15 Section Corner
- ⊕ 21, 22 Section Corner

NUMBERS

Tax Code Number
00 00 0

Acresage All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW.

CANCELLED NUMBERS	
100	
200	
300	
400	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

06 2W 15D



Parcel ID: 518484

Site Address: 8540 67th Ave NE

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Aerial Map

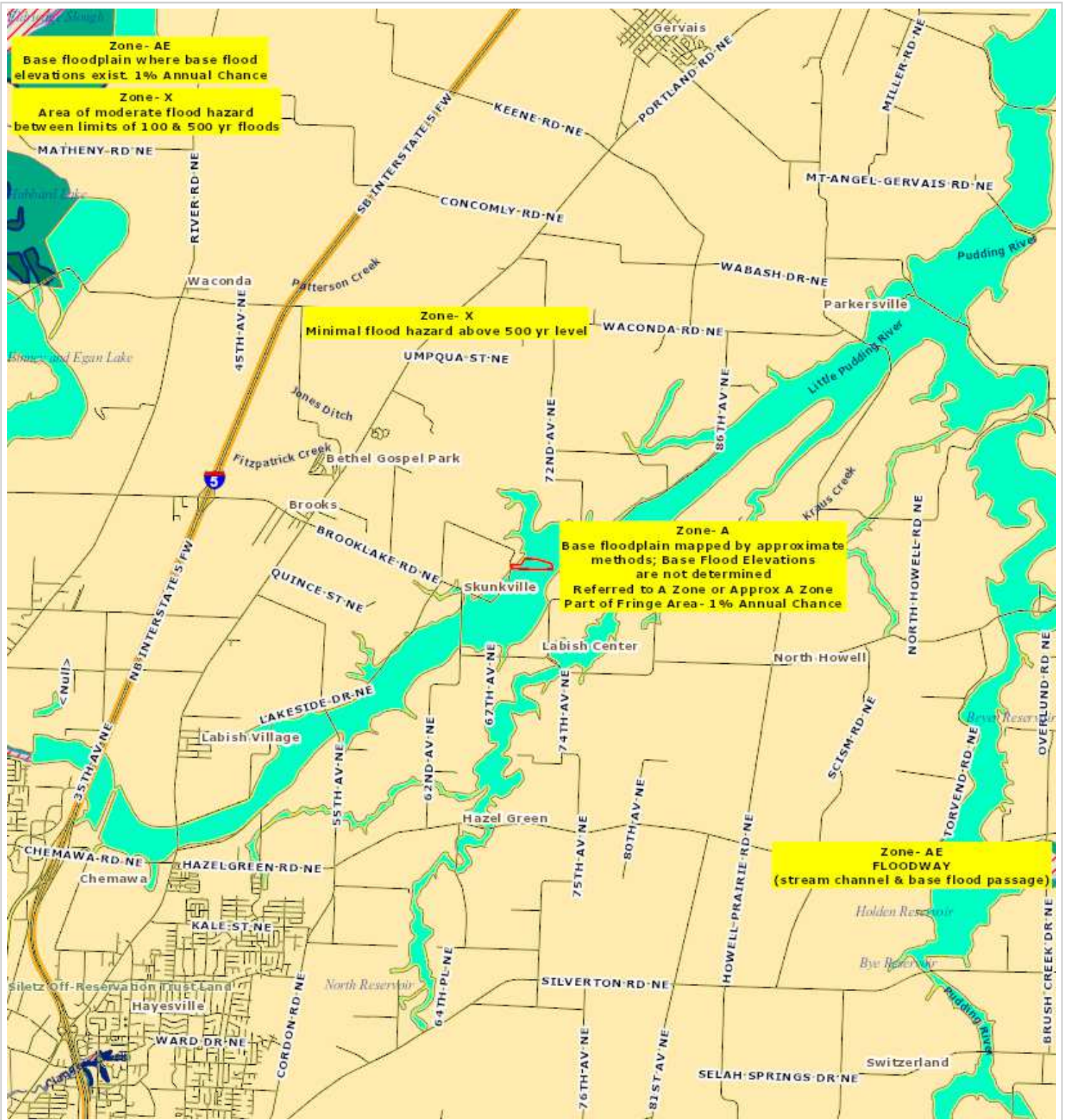


Fidelity National Title

Parcel ID: 518484

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Flood Map



Fidelity National Title

Parcel ID: 518484

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February 9, 2024

Property Identificaton

Account ID:

518484

Tax Account ID:

518484

Tax Roll Type:

Real Property

Situs Address:

8540 67TH AVE NE SALEM OR 97305

Map Tax Lot:

062W15D001000

Owner:

HEILMAN LT

9335 SW CLARIDGE DR

PORTLAND, OR 97223

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
HEILMAN LT 9335 SW CLARIDGE DR PORTLAND OR 97223			9/9/2013 35420171 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN LT & HEILMAN,ROBERT W TRE 9335 SW CLARIDGE DR PORTLAND OR 97223			5/19/2007 28750069 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN,ROBERT W & E DONNA- TRUSTEES 8540 67TH AV NE PORTLAND OR 97223	HEILMAN,ROBERT W & E DONNA 8245 - 72ND AVE NE SALEM OR 97305	8/9/1999 \$0.00 25 2	8/9/1999 16250013 WD 518484, 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06800111 DE 518484
MISSING OWNERSHIP INFORMATION			7/1/1998 06800109 DE 518484
MISSING OWNERSHIP INFORMATION			7/1/1998 06750156 DEED 518484, 518488

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 02250008 DE 518484
MISSING OWNERSHIP INFORMATION			7/1/1998 00141073 DEED 518484, 518488

Property Details

Property Class:

551

RMV Property Class:

551

Zoning:

(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 518484

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			01410
1	005 Farm Homesite	1	43560	01410
2	005 Farm Use - EFU 2BI TWO BENCH IRR	0.5	21780	01410
3	005 Farm Use - EFU 3LL THREE LAKE LABISH LAND	13.29	578912	01410

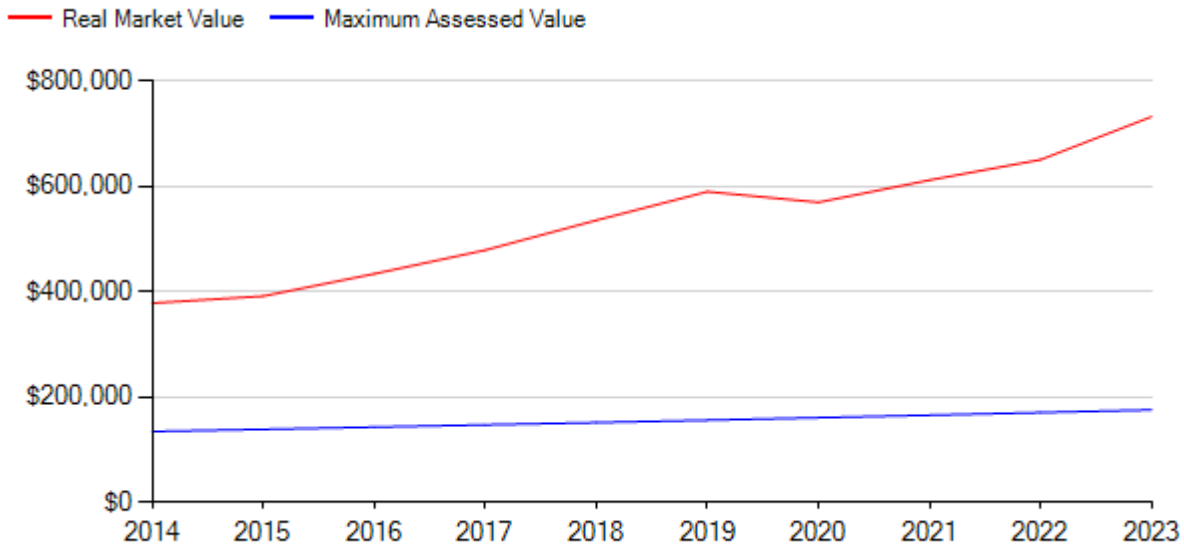
Improvements/Structures for Tax Account ID 518484

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	144 Multi Story above grade with basement		4	2712	1936	01410
1.1		ROOF EXTENSION OR PATIO COVER			48	1936	01410
1.2		ASPHALT DRIVEWAY			2300	1936	01410
1.3		CONCRETE DRIVEWAY			912	1936	01410
1.4		PATIO			96	1936	01410
2	FARM BLDG	352 Utility Building (UB)		6	3520	1979	01410
3	FARM BLDG	341 Multi Purpose Shed (MP)		6	80	1936	01410

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$435,360
Assess.:	
RMV Structures:	\$297,500
RMV Total:	\$732,860
AV:	\$206,882
SAV:	\$71,056
Exception RMV:	\$0
RMV Exemption Value:	\$0
AV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$368,556
MAV:	\$175,680
MSAV:	\$31,202

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
2023	\$297,500	\$0	\$435,360/\$31,202	None	\$206,882
2022	\$346,030	\$0	\$305,010/\$30,416	None	\$200,986
2021	\$238,420	\$0	\$373,770/\$29,640	None	\$195,250
2020	\$196,270	\$0	\$373,770/\$28,900	None	\$189,690
2019	\$216,480	\$0	\$373,770/\$28,180	None	\$184,290
2018	\$217,820	\$0	\$318,140/\$27,130	None	\$178,700
2017	\$190,810	\$0	\$288,330/\$26,790	None	\$173,950
2016	\$157,760	\$0	\$276,510/\$26,130	None	\$169,010

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2015	\$145,730	\$0	\$246,150/\$25,490	None	\$164,210
2014	\$141,310	\$0	\$237,100/\$24,870	None	\$159,550

Taxes: Levy, Owed

Taxes Levied 2023-24:	\$2,381.53
Tax Rate:	11.5116
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$2,381.53	\$2,381.53
2022	\$2,317.25	\$2,317.25
2021	\$2,315.66	\$2,315.66
2020	\$2,133.17	\$2,133.17
2019	\$2,200.02	\$2,200.02
2018	\$2,134.35	\$2,134.35
2017	\$2,080.55	\$2,080.55

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3918447	-\$2,381.53	\$71.45	\$0.00	\$2,310.08	11/22/2023
2022	3897572	-\$2,317.25	\$69.52	\$0.00	\$2,247.73	11/11/2022
2021	3878800	-\$2,315.66	\$69.47	\$0.00	\$2,246.19	11/11/2021
2020	3859856	-\$2,133.17	\$64.00	\$0.00	\$2,069.17	11/17/2020
2019	66161	-\$2,200.02	\$66.00	\$0.00	\$2,134.02	11/15/2019
2018	206665	-\$2,134.35	\$64.03	\$0.00	\$2,070.32	11/19/2018
2017	352301	-\$2,080.55	\$62.42	\$0.00	\$2,018.13	11/17/2017

MAIL TAX STATEMENTS TO:
Heilman Living Trust
8245 72nd Avenue, NE
Brooks, OR 97305

AFTER RECORDING RETURN TO:
Robert J. Saalfeld, Atty
PO Box 470
Salem, OR 97308

WARRANTY DEED

Robert W. Heilman and E. Donna Heilman, Grantors, convey to *Robert W. Heilman and E. Donna Heilman, Trustees of the Heilman Living Trust dated August 9, 1999*. Grantee, the following described real property situated in the county of Marion, state of Oregon:

See Exhibit A attached hereto and made a part hereof.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is NONE.

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

WITNESS Grantor's hand this 9th day of August, 1999.

Robert W. Heilman
Robert W. Heilman

E. Donna Heilman
E. Donna Heilman

AUG 12 1999

State of Oregon)
) ss.
County of Marion)

On this 9th day of August, 1999 personally appeared **Robert W. Heilman and E. Donna Heilman** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Kristy K Daley
Notary Public for Oregon
My Commission Expires: 10-3-2001

AUG 12 1999

EXHIBIT A

PARCEL NO. 1:

Beginning at the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89° 51' West along the South line of said section 6.82 chains to an iron pipe in the center of the county road; thence North 11°43' West along the center of said road 2.845 chains; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 5.08 chains to an iron pipe; thence East 8.66 chains to an iron pipe in a ditch; thence South 65°54' East along the center of said ditch 1.34 chains to an iron pipe in an angle in the same; thence South 74°47' East 8.90 chains to an angle in said ditch; thence South 12° East in the center of said ditch 3.69 chains to an iron pipe in an angle in said ditch; thence South 85°40' West in the center of said ditch 8.70 chains to an iron pipe in an angle in said ditch; thence North 89°59' West along the South line of said section 12.83 chains to the point of beginning; containing 14.79 acres of land.

PARCEL NO. 2:

Beginning at a point which is 6.82 chains North 89°51' West and 2.845 chains North 11°43' West of the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 1.90 chains to an iron pipe; thence North 89°37' West 8.507 chains to an iron pipe on the East boundary of the Alexander LaPratte Donation Land Claim; thence South 11°43' East 1.712 chains to the place of beginning and containing 1.29 acres of land.

REEL:1625

PAGE: 13

August 12, 1999 , 03:35P

CONTROL #: 1625013

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: \$45.00

ALAN H DAVIDSON
COUNTY CLERK

AUG 12 1999



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **518488**
 Tax Lot: **062W15D000900**
 Owner: Heilman Living Trust
 CoOwner:
 Site: 8540 67th Ave NE
 Salem OR 97305
 Mail: 9335 SW Claridge Dr
 Portland OR 97223
 Zoning: EFU - Exclusive Farm Use
 Std Land Use: AMSC - Agricultural Misc
 Legal: ACRES 1.29
 Twn/Rng/Sec: T:06S R:02W S:15 Q:SE QQ:

ASSESSMENT & TAX INFORMATION

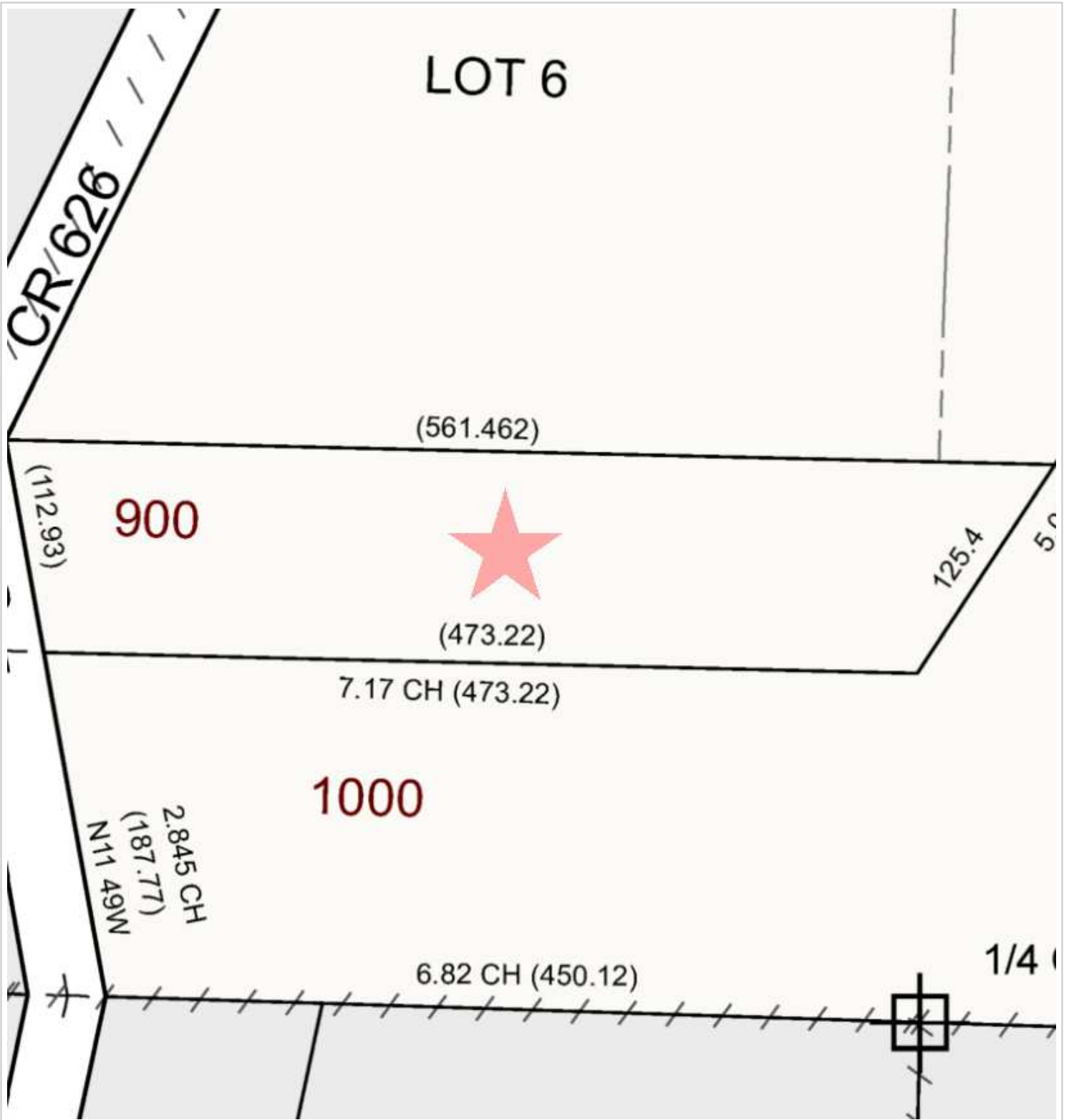
Market Total: **\$52,070.00**
 Market Land: **\$37,290.00**
 Market Impr: **\$14,780.00**
 Assessment Year: **2023**
 Assessed Total: **\$16,901.00**
 Exemption:
 Taxes: **\$194.57**
 Levy Code: 01410
 Levy Rate: 11.5116

PROPERTY CHARACTERISTICS

Year Built: 1985
 Eff Year Built:
 Bedrooms:
 Bathrooms:
 # of Stories:
 Total SqFt: 1,200 SqFt
 Floor 1 SqFt: 1,200 SqFt
 Floor 2 SqFt:
 Basement SqFt:
 Lot size: 1.29 Acres (56,192 SqFt)
 Garage SqFt:
 Garage Type:
 AC:
 Pool:
 Heat Source:
 Fireplace:
 Bldg Condition:
 Neighborhood:
 Lot:
 Block:
 Plat/Subdiv:
 School Dist: 1 - Gervais
 Census: 2013 - 002502
 Recreation:

SALE & LOAN INFORMATION

Sale Date: 09/09/2013
 Sale Amount:
 Document #: 35420171
 Deed Type: DECE
 Loan Amount:
 Lender:
 Loan Type:
 Interest Type:
 Title Co:

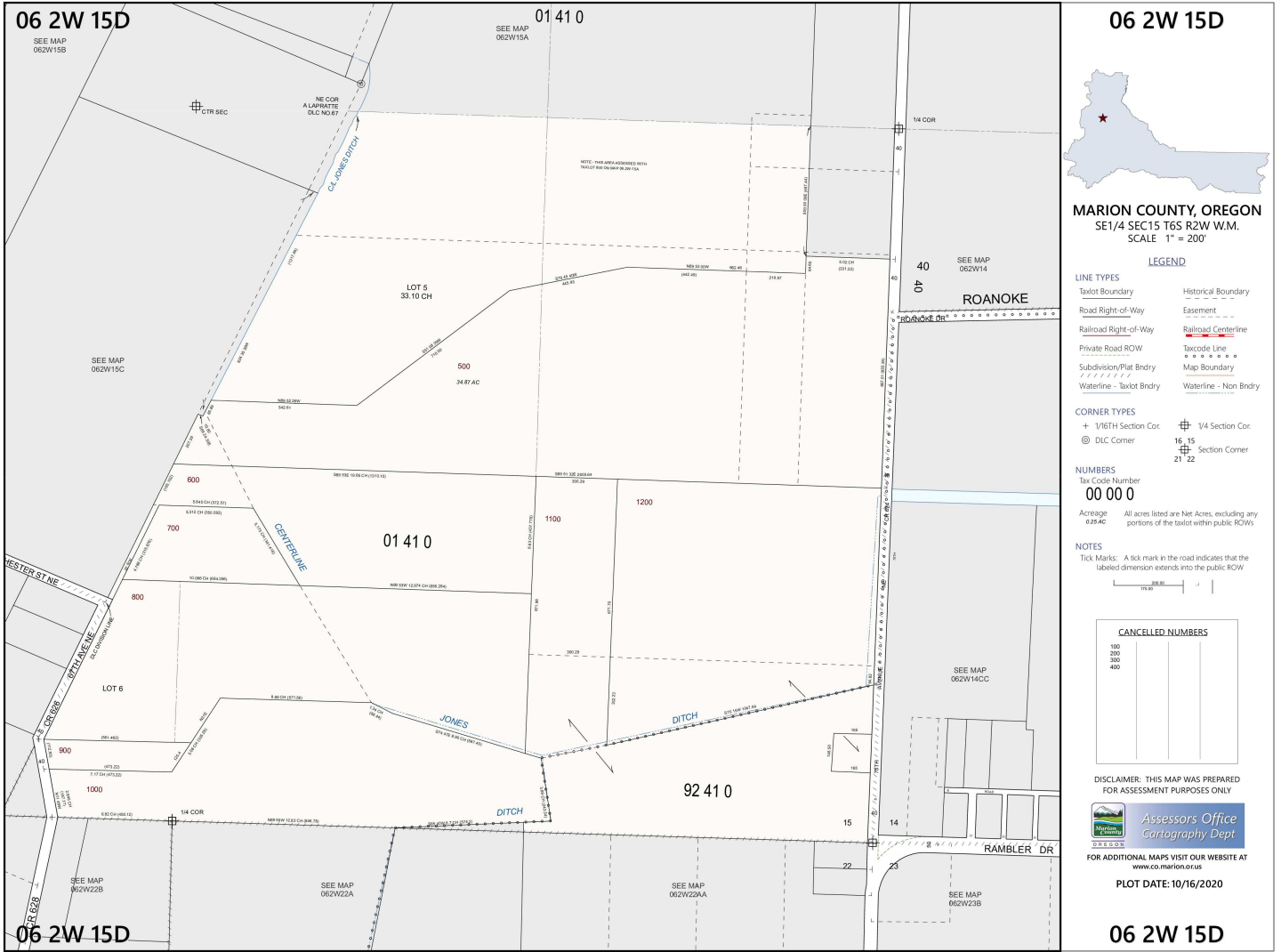


Fidelity National Title

Parcel ID: 518488

Site Address: 8540 67th Ave NE

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Parcel ID: 518488

Site Address: 8540 67th Ave NE

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Aerial Map

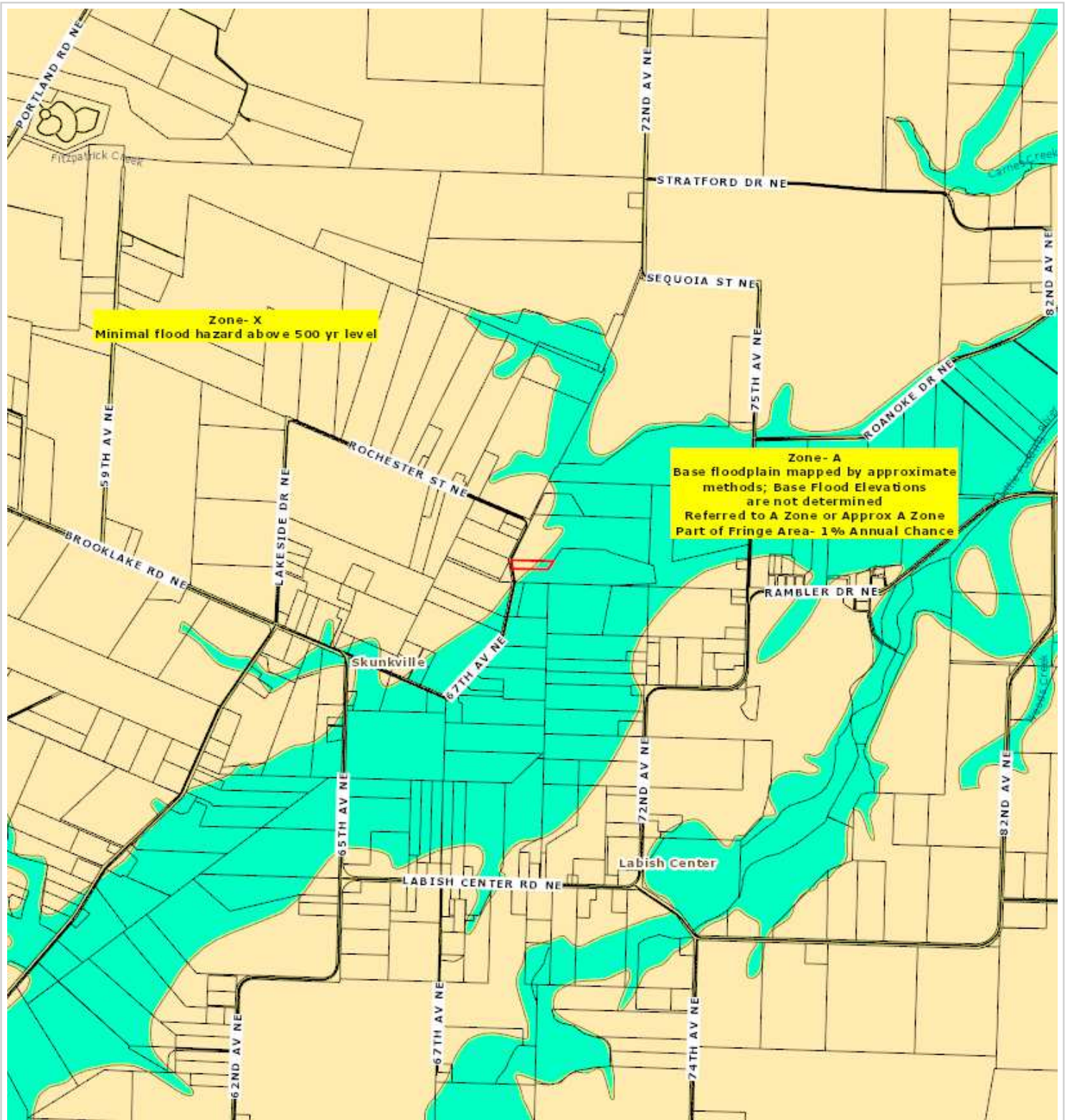


Fidelity National Title

Parcel ID: 518488

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Flood Map



Zone- X
Minimal flood hazard above 500 yr level

Zone- A
Base floodplain mapped by approximate methods; Base Flood Elevations are not determined
Referred to A Zone or Approx A Zone
Part of Fringe Area- 1% Annual Chance



Fidelity National Title

Parcel ID: 518488

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February 9, 2024

Property Identificaton

Account ID:

518488

Tax Account ID:

518488

Tax Roll Type:

Real Property

Situs Address:

8540 67TH AVE NE SALEM OR 97305

Map Tax Lot:

062W15D000900

Owner:

HEILMAN LT

9335 SW CLARIDGE DR

PORTLAND, OR 97223

Manufactured Home Details:

Other Tax Liability:

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
HEILMAN LT 9335 SW CLARIDGE DR PORTLAND OR 97223			9/9/2013 35420171 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN LT & HEILMAN,ROBERT W TRE 9335 SW CLARIDGE DR PORTLAND OR 97223			5/19/2007 28750069 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN,ROBERT W & E DONNA- TRUSTEES 8540 67TH AV NE PORTLAND OR 97223	HEILMAN,ROBERT W & E DONNA 8245 - 72ND AVE NE SALEM OR 97305	8/9/1999 \$0.00 25 2	8/9/1999 16250013 WD 518484, 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06800112 DE 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06800110 DE 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06750156 DEED 518484, 518488

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 02330263 DE 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 00141073 DEED 518484, 518488

Property Details

Property Class:
551
RMV Property Class:
551
Zoning:
REST (Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 518488

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BI TWO BENCH IRR	1.29	56192	01410

Improvements/Structures for Tax Account ID 518488

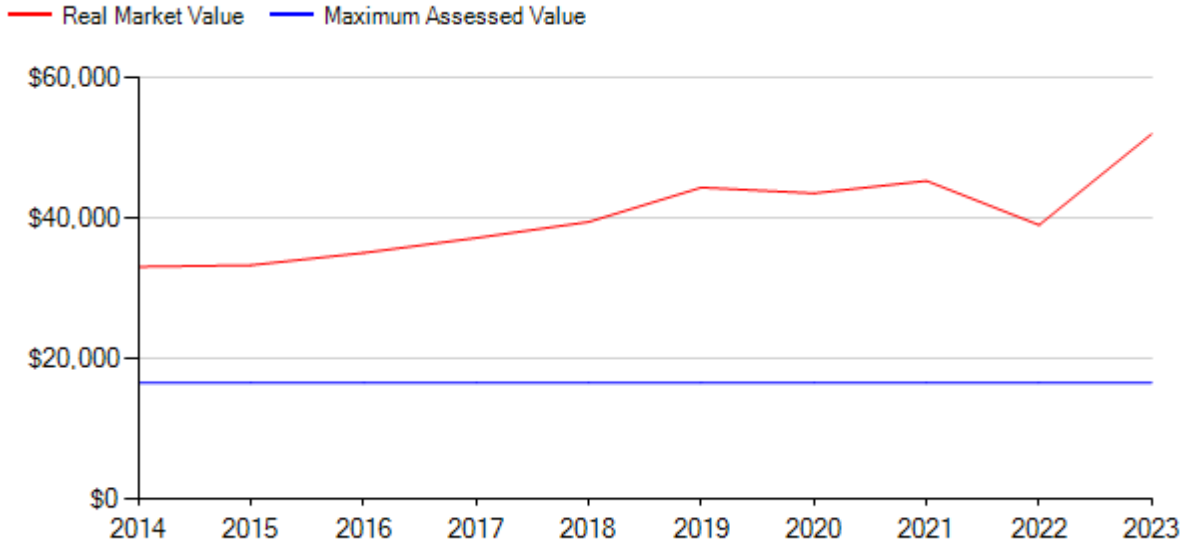
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		5	1200	1985	01410
2	FARM BLDG	351 General Purpose Building (GB)		5	780	1975	01410
3	FARM BLDG	351 General Purpose Building (GB)		5	726	1975	01410

Value Information (per most recent certified tax roll)

RMV Land Market: \$0
RMV Land Spec. \$37,290
Assess.:
RMV Structures: \$14,780
RMV Total: \$52,070
AV: \$16,901
SAV: \$7,195
Exception RMV: \$0

RMV Exemption Value: \$0
AV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$21,975
MAV: \$16,620
MSAV: \$2,121

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
2023	\$14,780	\$0	\$37,290/\$2,121	None	\$16,901
2022	\$14,200	\$0	\$24,890/\$2,059	None	\$16,259
2021	\$13,300	\$0	\$32,080/\$1,990	None	\$15,290
2020	\$11,530	\$0	\$32,080/\$1,940	None	\$13,470
2019	\$12,360	\$0	\$32,080/\$1,880	None	\$14,240
2018	\$12,800	\$0	\$26,740/\$1,770	None	\$14,570
2017	\$13,370	\$0	\$23,870/\$1,770	None	\$15,140
2016	\$12,390	\$0	\$22,730/\$1,720	None	\$14,110
2015	\$13,230	\$0	\$20,130/\$1,670	None	\$14,900
2014	\$13,980	\$0	\$19,160/\$1,620	None	\$15,600

Taxes: Levy, Owed

Taxes Levied 2023-24: \$194.57
Tax Rate: 11.5116

Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$194.57	\$194.57
2022	\$187.46	\$187.46
2021	\$181.34	\$181.34
2020	\$151.47	\$151.47
2019	\$169.99	\$169.99
2018	\$174.01	\$174.01
2017	\$181.09	\$181.09

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3918447	-\$194.57	\$5.84	\$0.00	\$188.73	11/22/2023
2022	3897572	-\$187.46	\$5.62	\$0.00	\$181.84	11/11/2022
2021	3878800	-\$181.34	\$5.44	\$0.00	\$175.90	11/11/2021
2020	3859856	-\$151.47	\$4.54	\$0.00	\$146.93	11/17/2020
2019	66160	-\$169.99	\$5.10	\$0.00	\$164.89	11/15/2019
2018	206664	-\$174.01	\$5.22	\$0.00	\$168.79	11/19/2018
2017	352300	-\$181.09	\$5.43	\$0.00	\$175.66	11/17/2017

MAIL TAX STATEMENTS TO:
Heilman Living Trust
8245 72nd Avenue, NE
Brooks, OR 97305

AFTER RECORDING RETURN TO:
Robert J. Saalfeld, Atty
PO Box 470
Salem, OR 97308

WARRANTY DEED

Robert W. Heilman and E. Donna Heilman, Grantors, convey to *Robert W. Heilman and E. Donna Heilman, Trustees of the Heilman Living Trust dated August 9, 1999*. Grantee, the following described real property situated in the county of Marion, state of Oregon:

See Exhibit A attached hereto and made a part hereof.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is NONE.

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

WITNESS Grantor's hand this 9th day of August, 1999.

Robert W. Heilman
Robert W. Heilman

E. Donna Heilman
E. Donna Heilman

AUG 12 1999

State of Oregon)
) ss.
County of Marion)

On this 9th day of August, 1999 personally appeared **Robert W. Heilman and E. Donna Heilman** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Kristy K Daley
Notary Public for Oregon
My Commission Expires: 10-3-2001

AUG 12 1999

EXHIBIT A

PARCEL NO. 1:

Beginning at the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89° 51' West along the South line of said section 6.82 chains to an iron pipe in the center of the county road; thence North 11°43' West along the center of said road 2.845 chains; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 5.08 chains to an iron pipe; thence East 8.66 chains to an iron pipe in a ditch; thence South 65°54' East along the center of said ditch 1.34 chains to an iron pipe in an angle in the same; thence South 74°47' East 8.90 chains to an angle in said ditch; thence South 12° East in the center of said ditch 3.69 chains to an iron pipe in an angle in said ditch; thence South 85°40' West in the center of said ditch 8.70 chains to an iron pipe in an angle in said ditch; thence North 89°59' West along the South line of said section 12.83 chains to the point of beginning; containing 14.79 acres of land.

PARCEL NO. 2:

Beginning at a point which is 6.82 chains North 89°51' West and 2.845 chains North 11°43' West of the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 1.90 chains to an iron pipe; thence North 89°37' West 8.507 chains to an iron pipe on the East boundary of the Alexander LaPratte Donation Land Claim; thence South 11°43' East 1.712 chains to the place of beginning and containing 1.29 acres of land.

REEL:1625

PAGE: 13

August 12, 1999 , 03:35P

CONTROL #: 1625013

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: \$45.00

ALAN H DAVIDSON
COUNTY CLERK

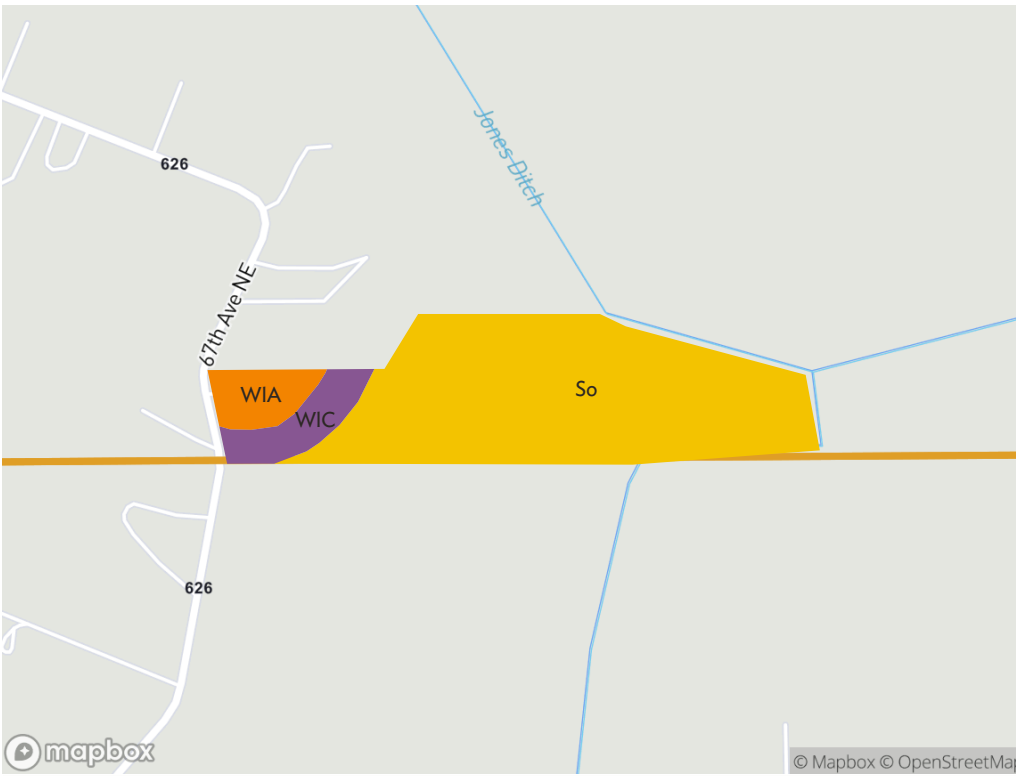
AUG 12 1999

SOIL REPORT

PROVIDED BY ACREVALUE

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.

2 fields, 16 acres in Marion County, OR TOWNSHIP/SECTION 6S 2W - 15, 22



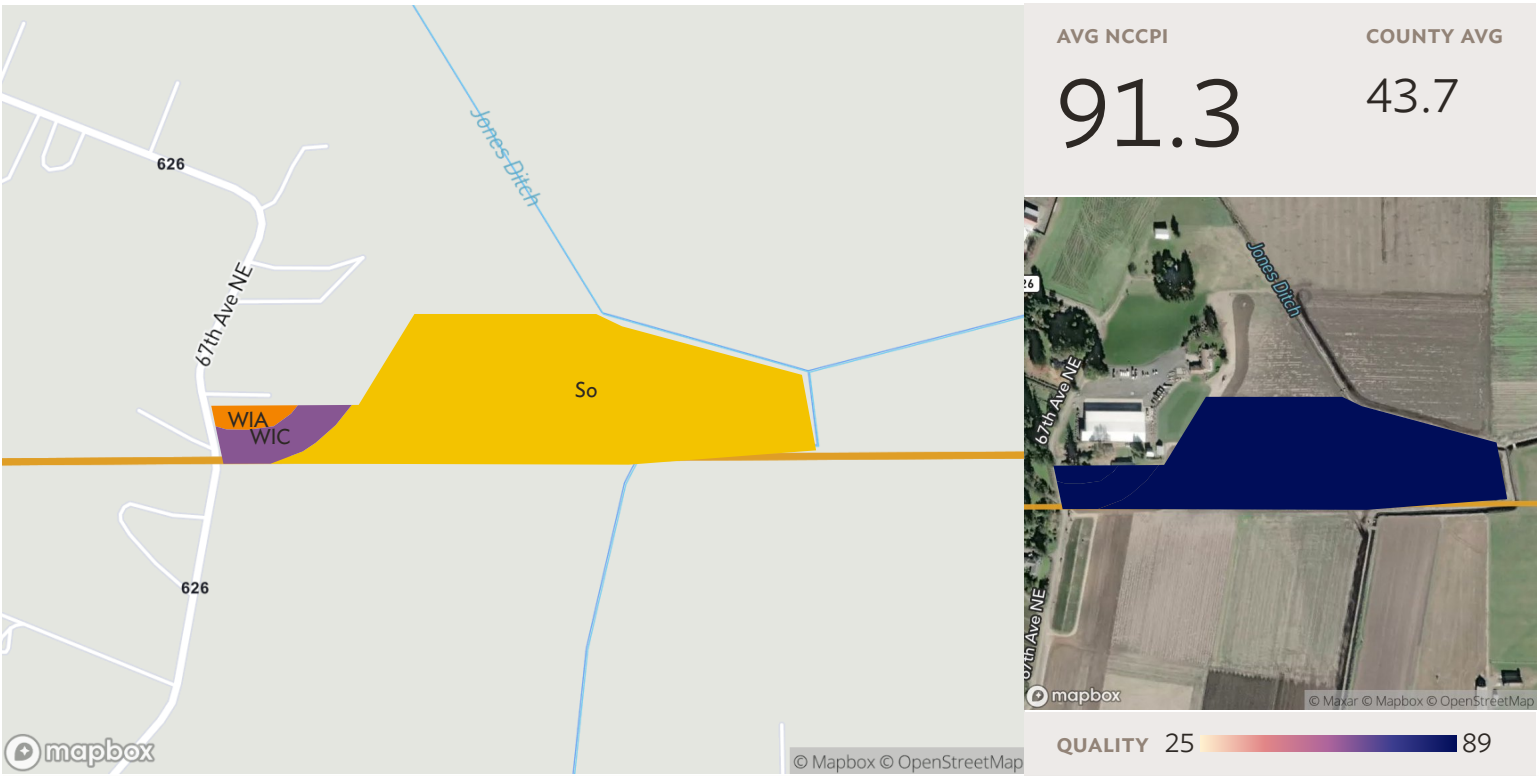
All fields

16 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
So	Semiahmoo muck	13.19	83.7%	3	91.4
WIC	Willamette silt loam, 3 to 12 percent slopes	1.37	8.7%	2	90.4
WIA	Willamette silt loam, 0 to 3 percent slopes	1.20	7.6%	1	91.9
15.77					91.4

2 fields, 16 acres in Marion County, OR TOWNSHIP/SECTION 6S 2W - 15, 22



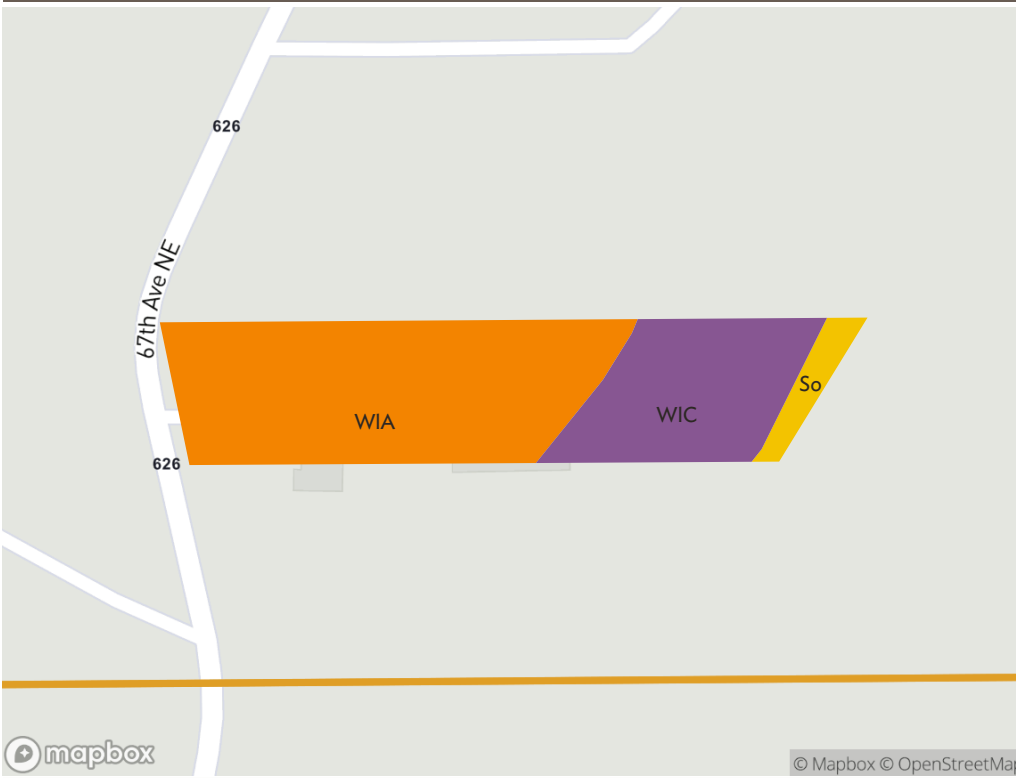
Field 1

Source: NRCS Soil Survey

14 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
So	Semiahmoo muck	13.13	90.7%	3	91.4
WIC	Willamette silt loam, 3 to 12 percent slopes	0.98	6.7%	2	90.4
WIA	Willamette silt loam, 0 to 3 percent slopes	0.37	2.6%	1	91.9
14.48					91.3

2 fields, 16 acres in Marion County, OR TOWNSHIP/SECTION 6S 2W – 15, 22



AVG NCCPI	COUNTY AVG
91.4	43.7

mapbox © Maxar © Mapbox © OpenStreetMap

QUALITY 25 89

Field 2

Source: NRCS Soil Survey

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ WIA	Willamette silt loam, 0 to 3 percent slopes	0.83	64.2%	1	91.9
■ WIC	Willamette silt loam, 3 to 12 percent slopes	0.40	30.8%	2	90.4
■ So	Semiahmoo muck	0.06	5.0%	3	91.4
1.29					91.4

WATER RIGHTS

SOURCED FROM OWRD

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.

Re: Water Right Report for 8540 67th Ave. NE

Subject Property:

Account No.	Map-Taxlot No.	Acreage
518488	062W15D000900	1.29
518484	062W15D001000	14.79

The water rights appurtenant to the subject property are as follows:

Doc. No.	Doc. Name	Priority Date	Source	Use	Rate	Duty	Acreage
GR 1700	William Heilman	6/5/1950	Well	Irrigation	130 gpm	2.5 af/ac.	10.0
Cert. 58067	Robert Heilman	3/3/1977	Well	Irrigation	0.06 cfs	2.5 af/ac.	4.6
Cert. 93957	Greg Bennett	2/8/1993	7 Wells	Irrigation	0.80 cfs	2.5 af/ac.	63.9

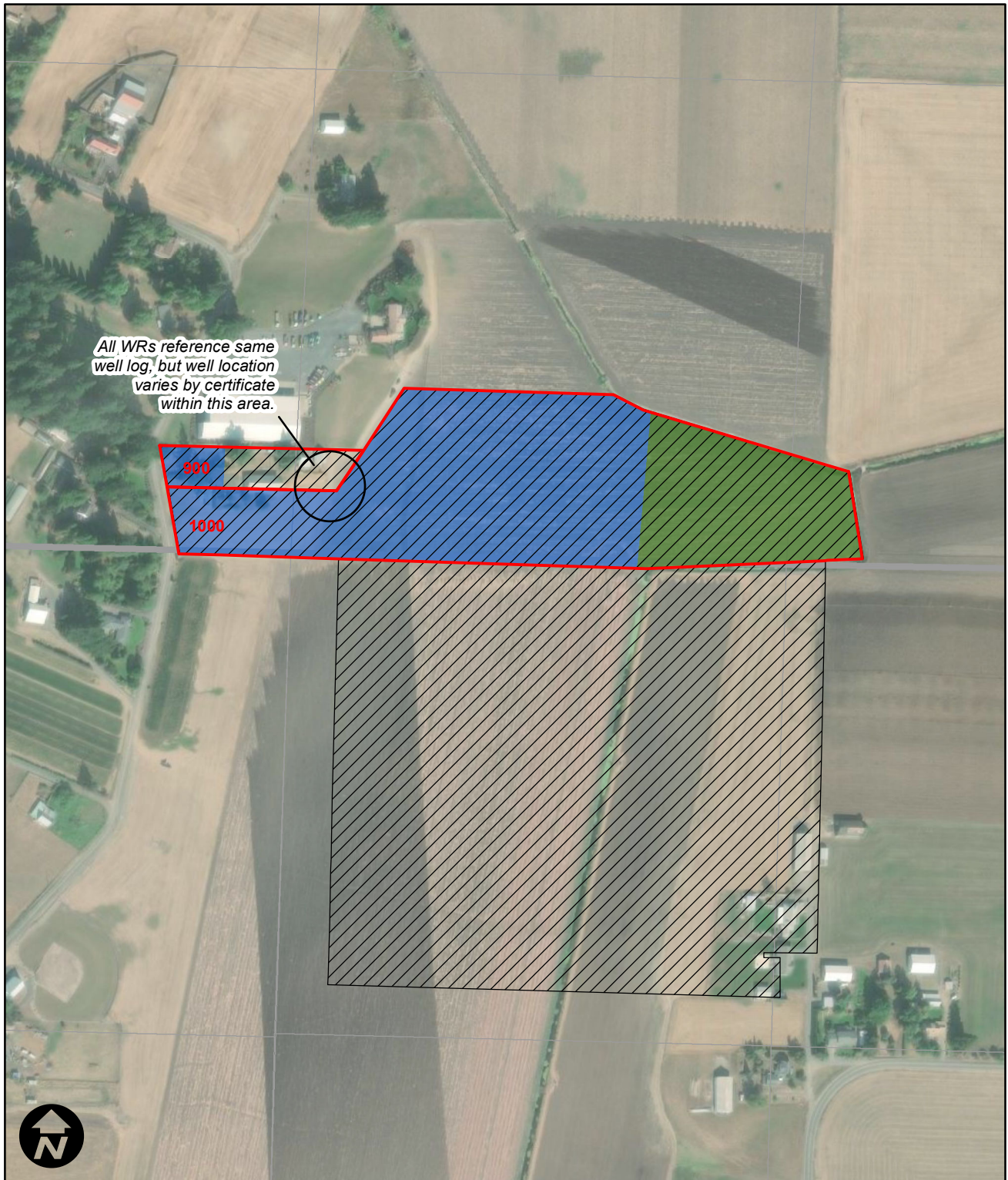
1. GR 1700 claims a rate of 130 gpm which is well over the standard irrigation rate of 56 gpm for 10.0 acres.
2. Certificate 93957 covers properties outside the subject property and authorizes wells that the subject property does not have access to. The authorized well respective to the subject property would be "Well 5" in the document. The well-specific rate for Well 5 is further limited to 0.56 cfs.
3. 16.9 acres of the 63.9 acres authorized by Certificate 93957 appears to be on the subject property. This is slightly more than the acreage of both subject taxlots added together according to the county assessor. This is of interest, but should not be an issue.
4. All three water rights reference the well log MARI 4047 as the authorized point of appropriation. All three water rights also describe the authorized well in a slightly different location. The attached map shows the area where MARI 4047 should exist; however, some additional research may be required to ensure that there is not another well involved and the OWRD assigned well log number is incorrect for one or multiple certificates.
5. Certificate 93957 is layered with both GR 1700 and Cert. 58067. All three rights are primary irrigation out of presumably the same well. This is generally not allowed by rule, but should not cause any issues. If OWRD is notified somehow of the layering, one right could be requested to be made supplemental to the other. Supplemental rights cannot have the same source as the

primary right. This means one right would either need to be forfeited or transferred to a different source well.





6. Certificate 93957 requires continual March static water level measurements on all wells. The last measurement for Well 5 (on the subject property) was in 2007. Going forward, the static water level should be measured every March and reported to OWRD.
7. It appears that there was a fourth water right certificate 47081 involved previously. This was in the name of Lake Labish Water Control District and was sourced from Labish Drainage Ditch. The acreage that was appurtenant to the subject property is no longer part of the certificate; however, a cancellation order was not found for this acreage in OWRD's water right information system. Some additional research might be recommended to understand what happened to this portion of the district right, but it does not seem to be appurtenant to this property any longer.
8. If any new source of water for irrigation was desired for this property, storage would be the only option. Surface water is only available November – May.
9. The irrigation season for this area is March 1 – October 31.
10. If the property is sold, an ownership update on both certificates would be recommended. This is a one-page, no-cost form submitted to OWRD.
11. If the property is sold, an assignment would be recommended on GR 1700. This is a one-page form submitted to OWRD with a \$120 fee to update the current registrant.
12. If certificate water rights have a 5-year period of non-use ending within the last 15 years, they can be subject to forfeiture. If the property is sold, it is recommended to have the seller sign an evidence of use affidavit in order to protect the knowledge of the water rights being used.

This report is based on current OWRD records and our best knowledge of the property without being onsite.

Water Right Report - 8540 67th Ave. NE



Legend

-  Cert. 93957
-  Cert. 58067
-  GR 1700
-  Taxlots

1 inch = 400 feet

STATE ENGINEER
Salem, Oregon

MARTIN

Well Record

STATE WELL NO. 6/2W-150
COUNTY Marion
APPLICATION NO. GR-1700

GR- 1649

OWNER: William Heilman

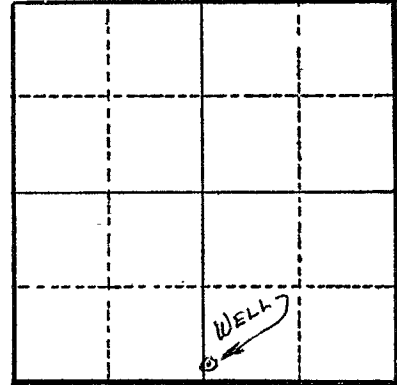
MAILING ADDRESS: Rt. 1, Box 213
A* G 776
P* G 777

LOCATION OF WELL: Owner's No.

CITY AND STATE: Brooks, Oregon

SW 1/4 SE 1/4 Sec. 15 T. 6 S. R. 2 W., W.M.

Bearing and distance from section or subdivision corner 250' N. & 50' E. from S.E. cor. Sec. 15



Section 15

Altitude at well 100'

TYPE OF WELL: Drilled Date Constructed 1950

Depth drilled 53' Depth cased 53'

CASING RECORD:

8"

FINISH:

Mills knife slot perforations from 40 to 50 ft.

AQUIFERS:

Silt & pea gravel

WATER LEVEL:

8'

PUMPING EQUIPMENT: Type Turbine H.P. 9

Capacity 175 G.P.M.

WELL TESTS:

Drawdown ft. after hours G.P.M.

Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation Temp. °F. 19

SOURCE OF INFORMATION GR Record

DRILLER or DIGGER D. L. Clement

ADDITIONAL DATA:

Log N.A. Water Level Measurements Chemical Analysis Aquifer Test

REMARKS:

Irrigation of 10 acres.



PAUL TERJESON

PTERJY@KW.COM
503-999-6777



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!



STEVE HELMS

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541-979-0118