



**Oregon
Farm & Home**

★ BROKERS ★

941 N 2ND ST

JEFFERSON, OR

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

 **Oregon
Farm & Home**
★ BROKERS ★

INTRODUCTION

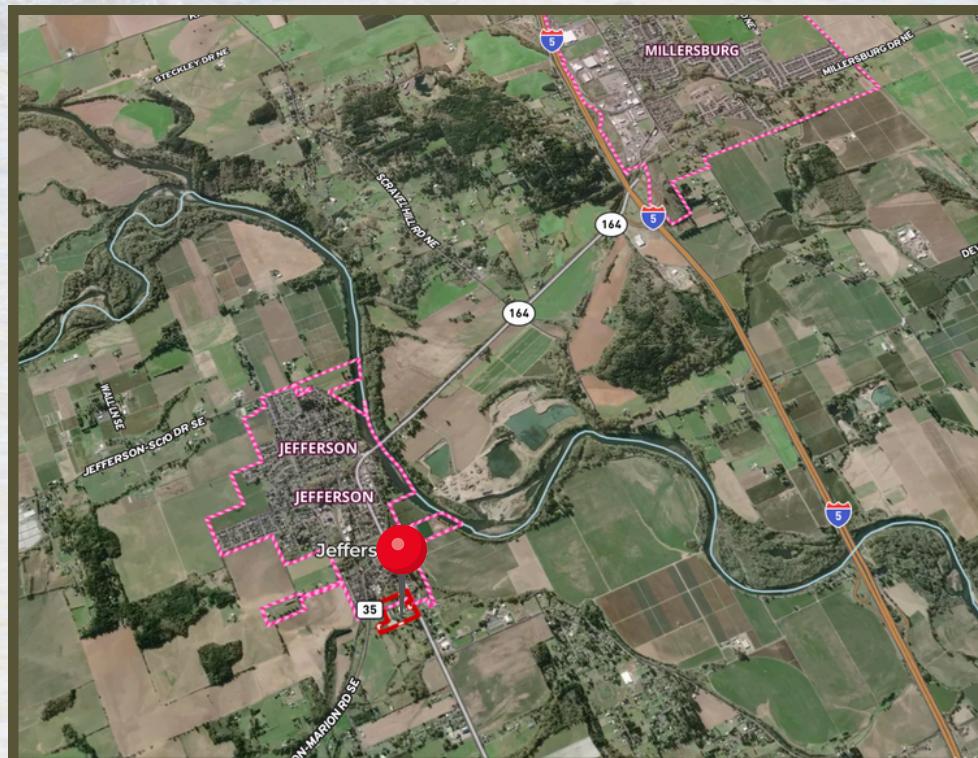
Located at the northern edge of Jefferson city limits, 941 N 2nd Street is a unique and expansive property consisting of five tax lots totaling approximately 14.72 acres. The property includes a brick residence, multiple outbuildings, and large areas of open land positioned both inside the City of Jefferson and within Marion County's Urban Growth Boundary. Portions of the property lie within city limits and are zoned MU-H (Mixed-Use Highway), while the northern acreage is zoned Urban Transition (UT), offering flexibility for future annexation and development. Morgan Creek runs through the site, creating natural separation between development areas and providing riparian and open space amenities.

The primary residence was constructed in 1928 and offers approximately 1,780 square feet of living area, with four bedrooms and one and a half bathrooms, plus a partially finished basement. The dwelling is served by a shared well and on-site septic system, with city water and sewer lines available and adjacent along N 2nd Street. Soils across the property are primarily Salem gravelly silt loam and Clackamas gravelly loam, supporting both agricultural use and future development potential. In addition, the property benefits from irrigation water rights via the Sidney Irrigation Cooperative, sourced from the North Santiam River.

ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.

LOCATION

The property is situated along N 2nd Street In Jefferson, OR. Interstate 5 is located just minutes to the west, offering direct connections to Salem, Albany, Corvallis, and Eugene, making the site well positioned for residential, commercial, or mixed-use development. Downtown Jefferson lies immediately to the south, while surrounding uses include a mix of residential, agricultural, and emerging mixed-use developments. The area has seen recent and planned investment, including new apartment developments and mixed-use projects nearby, reinforcing the long-term growth trajectory of Jefferson. The property also benefits from proximity to schools, community services, and regional employment centers within the Salem-Keizer metropolitan area.



OPPORTUNITY

This property presents a rare multi-use opportunity due to its size, zoning diversity, and infrastructure availability. The southern portion, located within Jefferson city limits and zoned MU-H, is designated for mixed-use development, allowing for a blend of commercial, residential, and civic uses consistent with Jefferson's comprehensive plan. With strong frontage along N 2nd Street and adjacent utilities, this area is well suited for future commercial or higher-density residential development.

The northern portion of the property lies within Marion County but inside the Jefferson Urban Growth Boundary and is zoned Urban Transition. This designation supports interim uses while preserving the land for future low-density residential development upon annexation. The site meets annexation criteria, including contiguity to city limits and access to urban services. Additionally, irrigation water rights, productive soils, and open acreage provide continued agricultural or holding potential while future development plans are pursued.

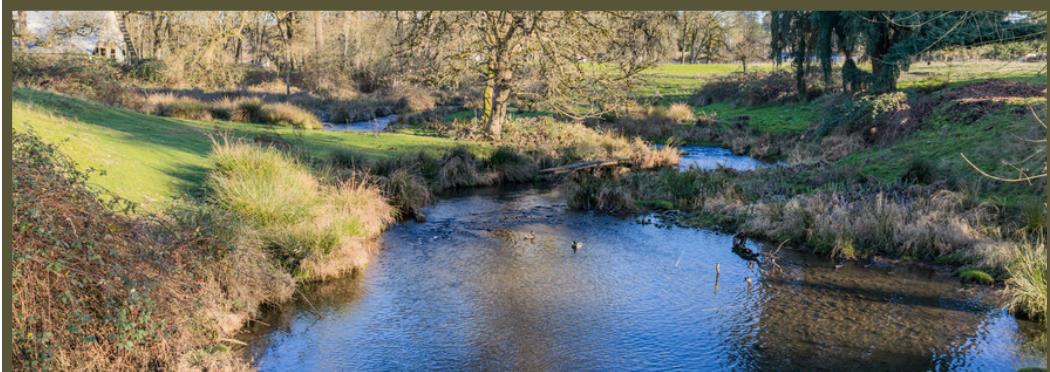


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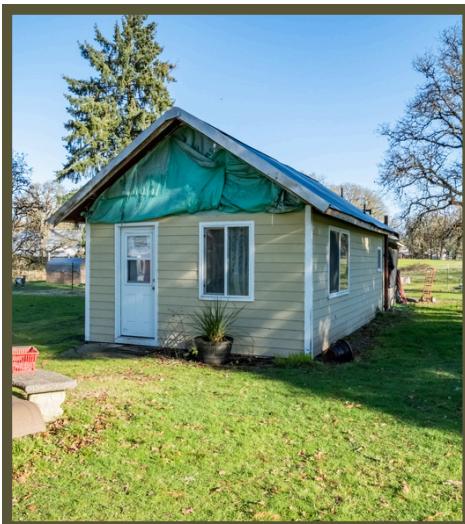
LAND

± 14.72 total acres comprised of 5 tax accounts

- **Located at the north edge of Jefferson city limits in Marion County, Oregon**
- **Approximately 3.49 acres within Jefferson city limits and 11.23 acres in Marion County**
- **Generally level and functional terrain across the site**
- **Morgan Creek runs through the property, creating riparian areas and natural open space**
- **Portions of land impacted by creek and wetland setbacks**
 - **Located in FEMA Flood Zone X, indicating minimal flood hazard**



HOMES



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MAIN HOUSE

Address: 941 N 2nd St

- Constructed in 1928 per county records
- Approx. 1,780 SF of living area (basement not included)
- Brick exterior with asphalt shingle roof
- Four bedrooms and one and a half bathrooms
- Elevated main level with finished attic and partial daylight basement
- Main level includes living room, kitchen, dining area, two bedrooms, full en suite bath, and half bath
- Finished attic provides two additional bedrooms
- Basement used for utility, storage, and a partially finished theater room
- Interior finishes include wood, ceramic tile, vinyl, and carpet flooring
- Wood-burning fireplace with brick chimney
- No garage

Address: 1059 N 2nd St

- 960 SqFt

STRUCTURES

Residential and Storage Structures

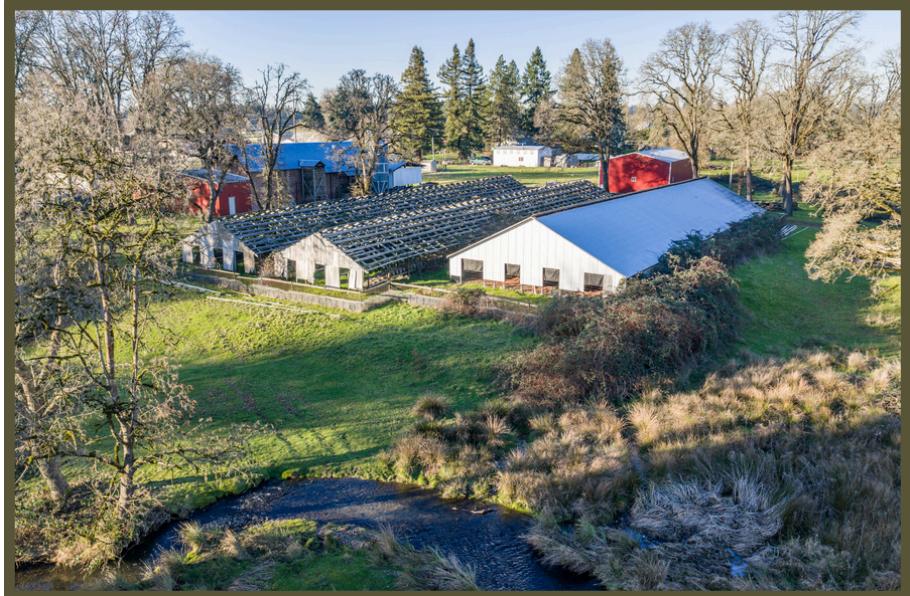
Storage/wood shed, old farmhouse structure, and barn

- Sizes range from approximately 308 SF to 1,200 SF
- Built around the same time as the main residence
- Located within the southern portion of the property

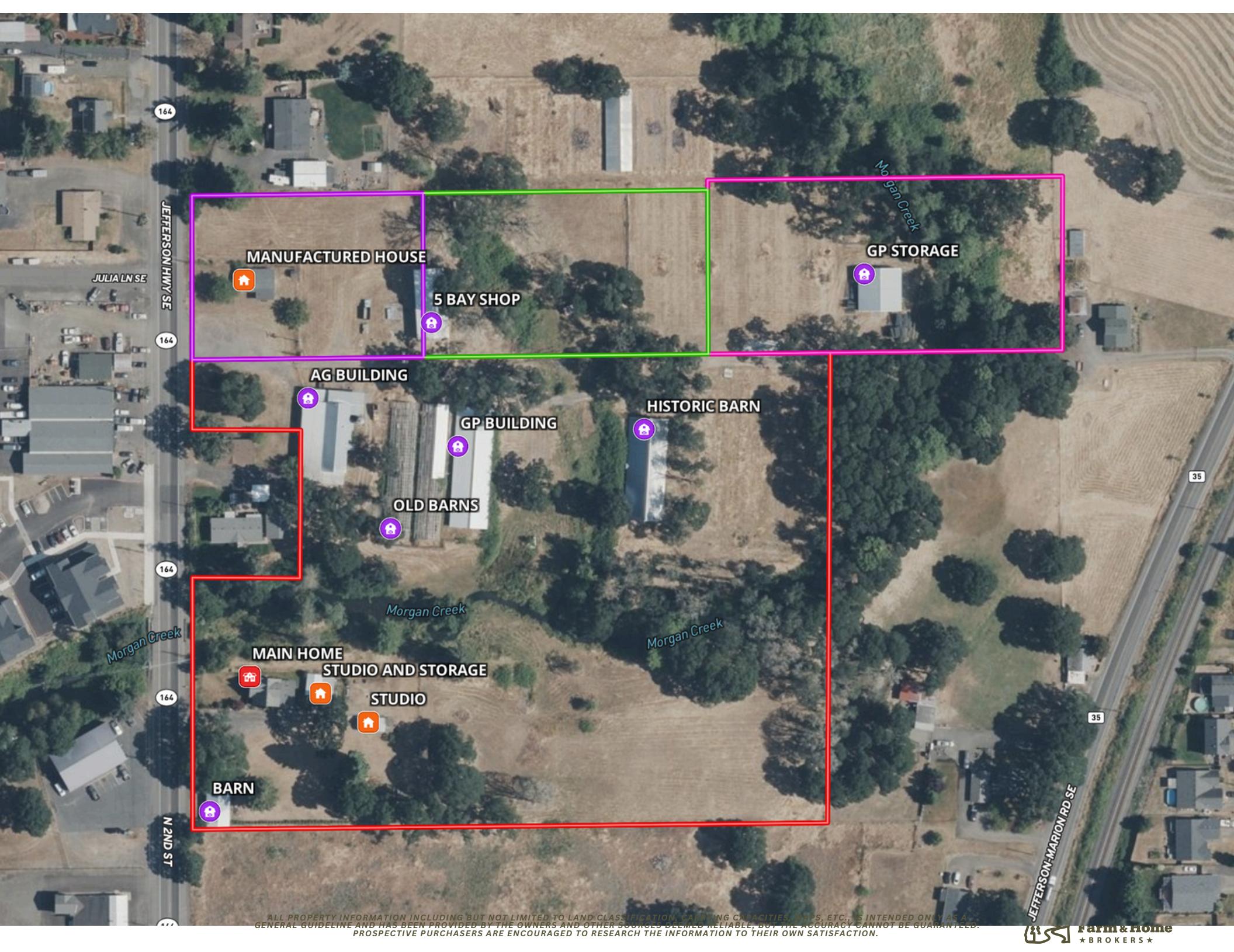
Agricultural Buildings

- Main agricultural building with warehouse, breakroom, and cooler space
- Additional structures include a shop building, large barn, and multiple general-purpose buildings
- Several former barns in varying stages of disrepair or demolition
- Building sizes range from approximately 1,200 SF to 5,504 SF
- See pages below for Assessor Sketch's of Structures

STRUCTURES



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Assessor Sketch for Account IDs 536974 and 536973

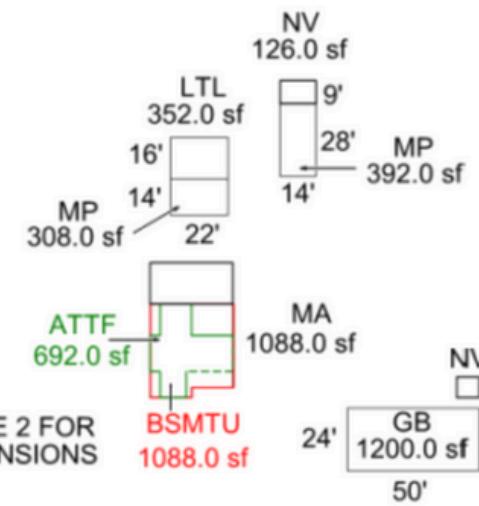
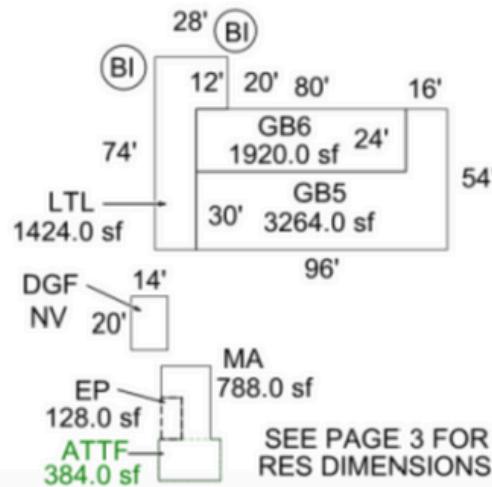
536974

103W01CB00400

SCALE = 1:100



NV



SEE PAGE 2 FOR RES DIMENSIONS

Sketch by Apex Sketch

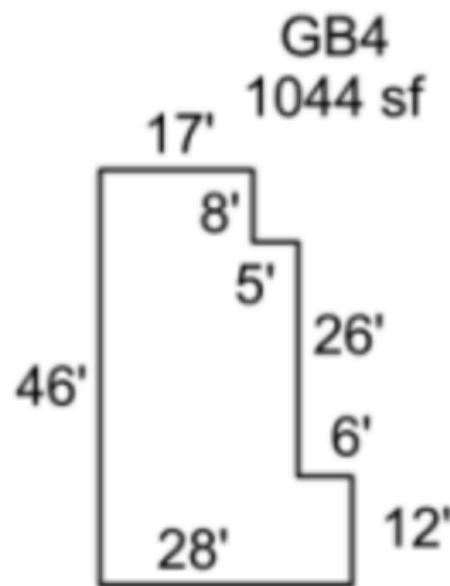
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Assessor Sketch for Account ID 536980



TL 00400

Access Through TL 00400



12' GB4 528 sf

44'

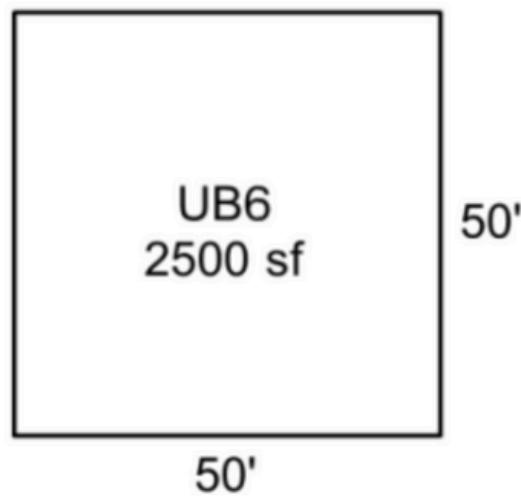
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Assessor Sketch for Account ID 536981

536980

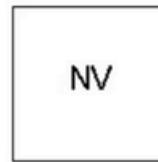
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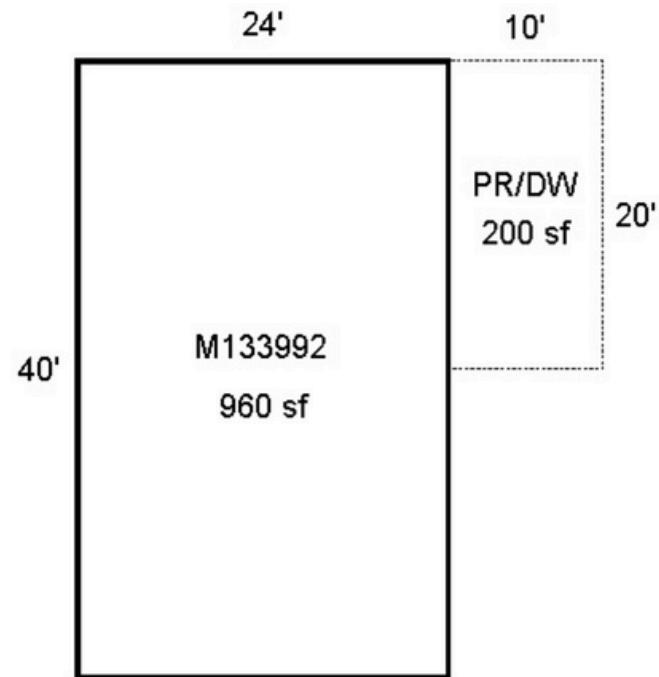
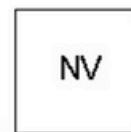


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Assessor Sketch for Account ID 536983



R36983
103W01CB00300



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SYSTEMS

1 Domestic Well

4 Standard Septics

- **1 Dwelling (Brick House)**
- **1 Dwelling (Manufactured)**
- **1 Outbuilding (Shop)**
- **1 Outbuilding (Shop)**

SELLER PREFERRED TERMS

OREF FORMS

3 Business Day Response for Offers

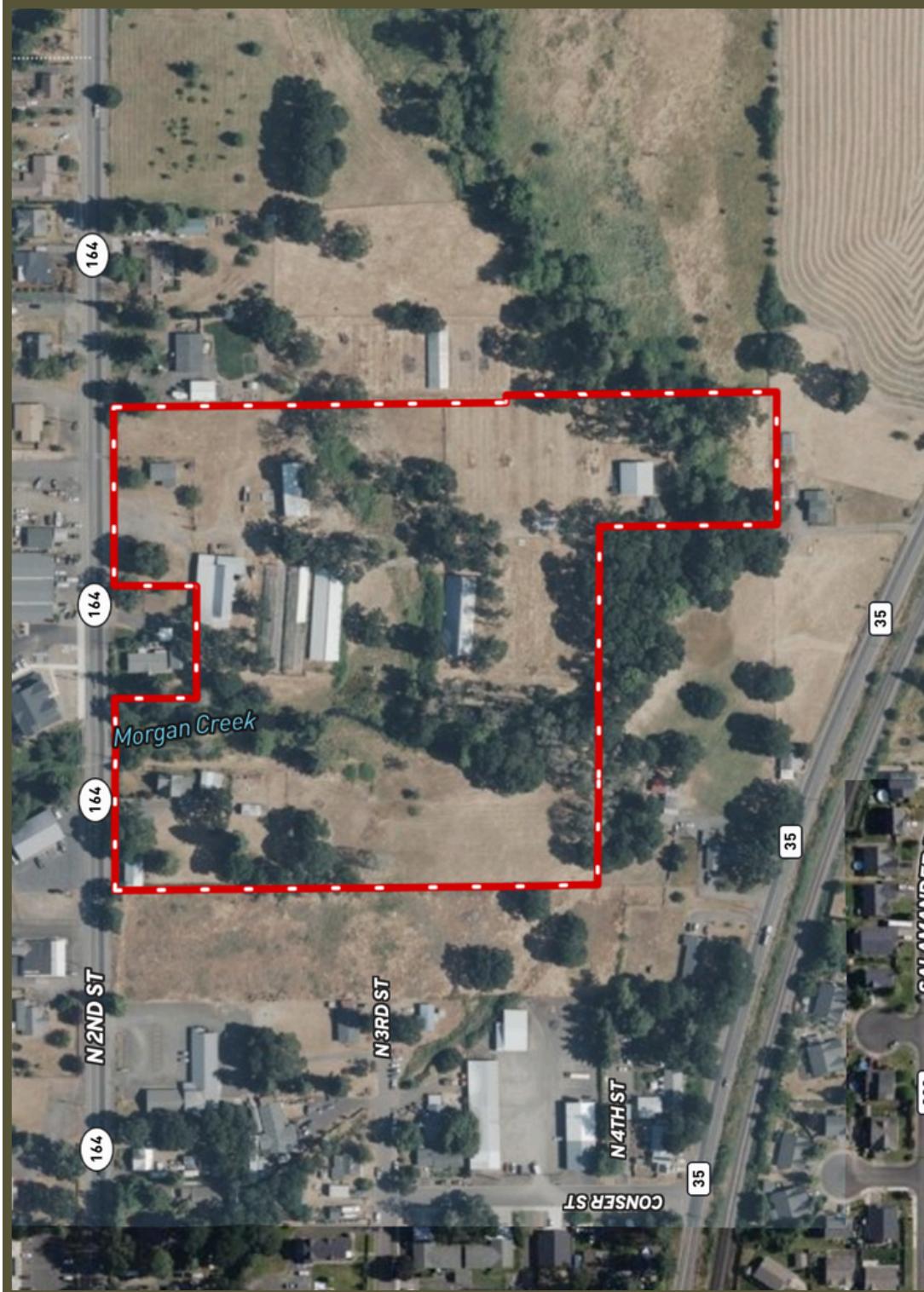
Personal Property Included All Conveyed at \$0 Value: Range

Title: Fidelity National Title In Albany, Tara Riesterer

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARY
- PARCEL BLOCKS
- CITY LIMITS, RAILROADS, LINES



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ID 539883 | 1.29 ACRES

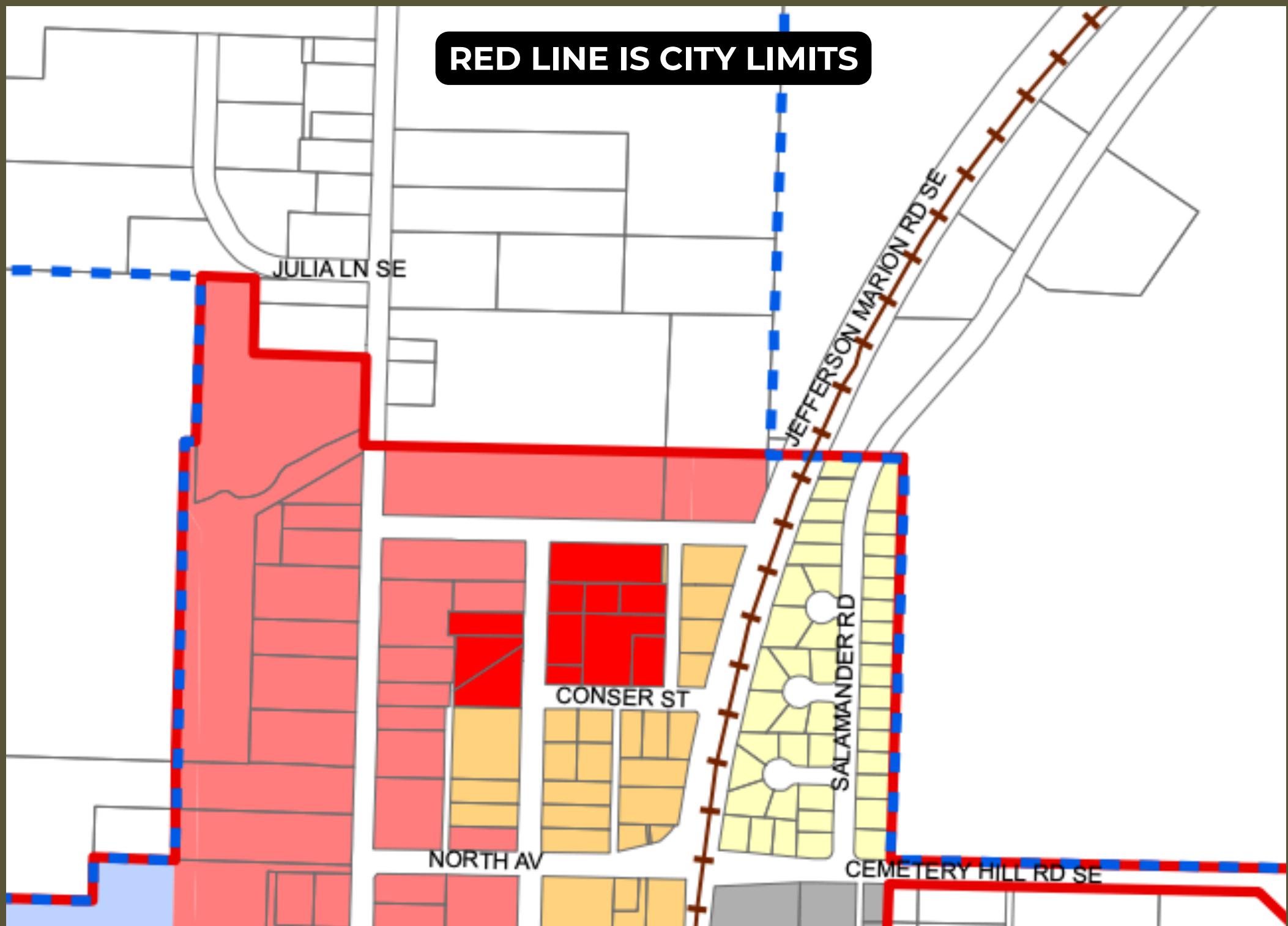
ID 536981 | 1.58 ACRES

ID 536980 | 2.25 ACRES

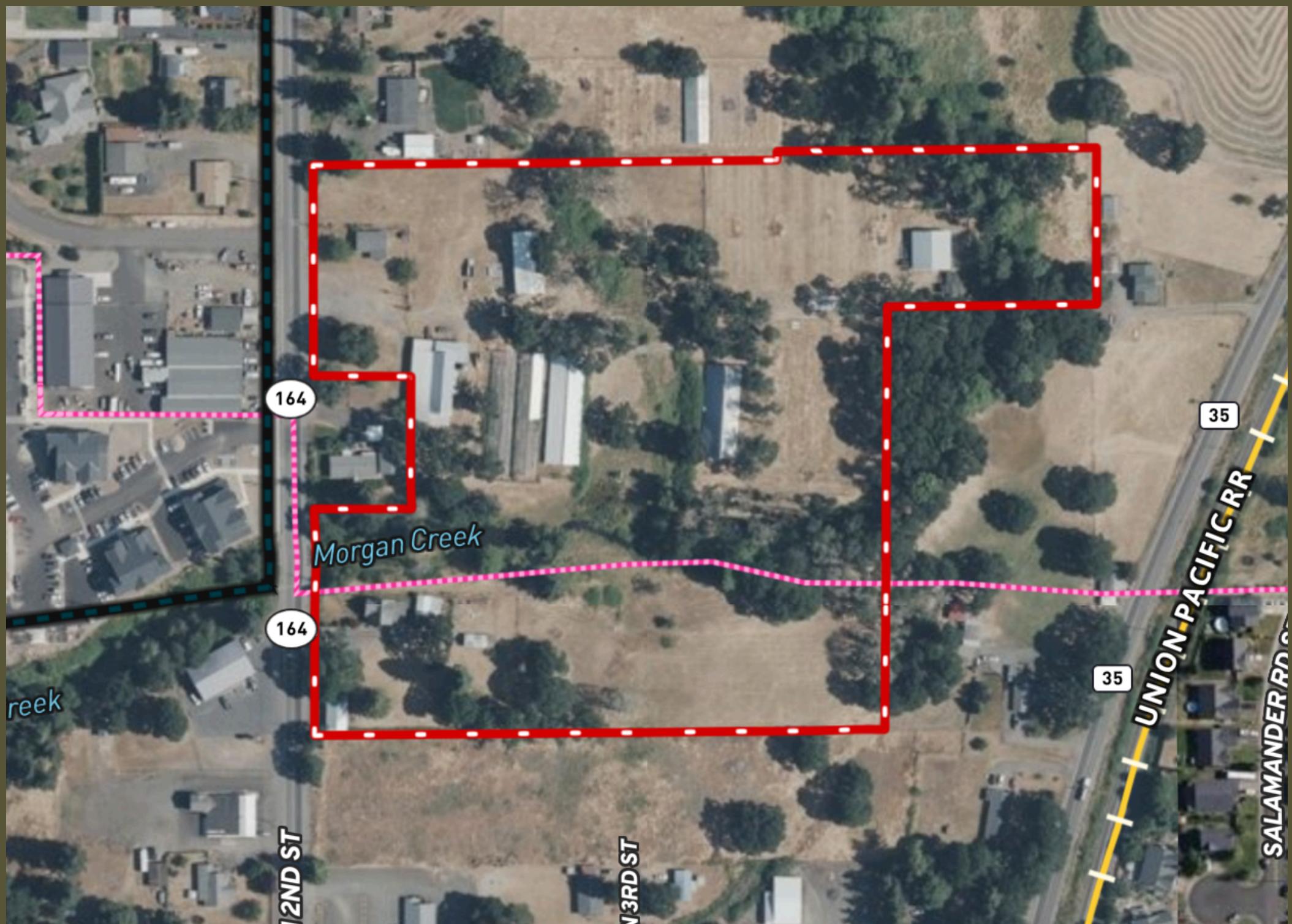
ID 536974 | 3.49 ACRES

ID 536973 | 6.11 ACRES

RED LINE IS CITY LIMITS



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SOIL MAPS

DATA PROVIDED VIA LANDID

- SALEM GRAVELLY SILT LOAM
- CLACKAMAS GRAVELLY LOAM



SOIL CODE	SOIL DESCRIPTION
Sa	Salem gravelly silt loam
Ck	Clackamas gravelly loam

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WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- NORTH SANTIAM RIVER, A TRIBUTARY TO THE SANTIAM RIVER FOR IRRIGATION
- SIDNEY IRRIGATION CO-OP
- APPROX 6.53+/- ACRES



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COUNTY INFORMATION

LIST PACKS PROVIDED BY FIDELITY NATIONAL TITLE COMPANY

536983 | 1.29 ACRES

536981 | 1.59 ACRES

536980 | 2.25 ACRES

536974 | 3.49 ACRES

536973 | 6.11 ACRES



Fidelity National Title®

Marion County Property Profile Information

Parcel #: 536974

Tax Lot: 103W01CB00400

Owner: **Mary Joan Posch St 50%**

CoOwner: Michael J Posch Dt 50%

Site: **941 N 2nd St**

Jefferson OR 97352 - 9485

Mail: 1031 N 2nd St

Jefferson OR 97352

Land Use: 581 - Specially Assessed Improved, Multiple Special Assessments

Std Land Use: 1008 - Rural/Agricultural Residence

Legal: ACRES 3.49

Twn/Rng/Sec: 10S / 03W / 01 / SW / NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$479,880.00**

Market Land: **\$247,420.00**

Market Impr: **\$232,460.00**

Assessment Year: **2024**

Assessed Total: **\$187,493.00**

Exemption: **\$0.00**

Taxes: **\$2,828.72**

Levy Code: 14130

Levy Rate: 15.0871

SALE & LOAN INFORMATION

Sale Date: 11/03/2014

Sale Amount: \$0.00

Document #: 2014-8075 (36470444)

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot size: 3.49 Acres

Lot size: 152,024 SqFt

Finished SqFt: 1,780 SqFt

Year Built: 1928 ()

Bed: 3

Baths: 2.5

Lot:

Block:

Plat/Subdiv:

Zoning: County-UT-3 Urban Transition - 3 Acres Lot Min.

School Dist: 14J Jefferson

Elementary Jefferson Elementary School
School:

Middle School: Jefferson Middle School

High School: Jefferson High School

Census: 1024 010802

Watershed: Lower North Santiam River

IMPROVEMENT: 235959 - 1

Building Type: Multi Story above grade with basement

Finished SF: 1,780

Total SF: 2,868

Beds: 3

Attic:

Year Built: 1928

Eff Year Built: 1928

Bath Total: 2.5

Garage SF:

1st Floor SF: 1,088

Deck:

Basement:

PARCEL ID: 536974

2nd Floor SF:

IMPROVEMENT: 235964 - 2

Building Type: Multi Purpose Shed (MP)

Finished SF: 308

Total SF: 308

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1962

Eff Year Built: 1962

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 235966 - 3

Building Type: Multi Purpose Shed (MP)

Finished SF: 392

Total SF: 392

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1962

Eff Year Built: 1962

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 235973 - 4

Building Type: General Purpose Building (GB)

Finished SF: 1,200

Total SF: 1,200

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1973

Eff Year Built: 1973

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 359646 - 5

Building Type: Lean-to Light (LTL)

Finished SF: 352

Total SF: 352

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 2007

Eff Year Built: 2007

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 376598 - 6

Building Type: General Purpose Building (GB)

Finished SF: 1,920

Total SF: 1,920

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1978

Eff Year Built: 1978

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 376599 - 7

Building Type: General Purpose Building (GB)

Finished SF: 4,890

Total SF: 4,890

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1978

Eff Year Built: 1978

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 376601 - 8

Building Type: General Purpose Building (GB)

Finished SF: 5,400

Total SF: 5,400

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1978

Eff Year Built: 1978

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 376602 - 9

Building Type: General Purpose Building (GB)

Finished SF: 5,400

Total SF: 5,400

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1978

Eff Year Built: 1978

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 376914 - 10

Building Type: Commercial Grain Storage (GR)

Finished SF:

Total SF:

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built:

Eff Year Built:

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 377102 - 11

Building Type: Lean-to Light (LTL)

Finished SF: 1,424

Total SF: 1,424

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1998

Eff Year Built: 1998

1st Floor SF:

2nd Floor SF:

IMPROVEMENT: 377139 - 12

Building Type: General Purpose Building (GB)

Finished SF: 3,264

Total SF: 3,264

Beds:

Attic:

Bath Total:

Garage SF:

Deck:

Basement:

PARCEL ID: 536974

Year Built: 1998

Eff Year Built: 1998

1st Floor SF:

2nd Floor SF:

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Assessor Map



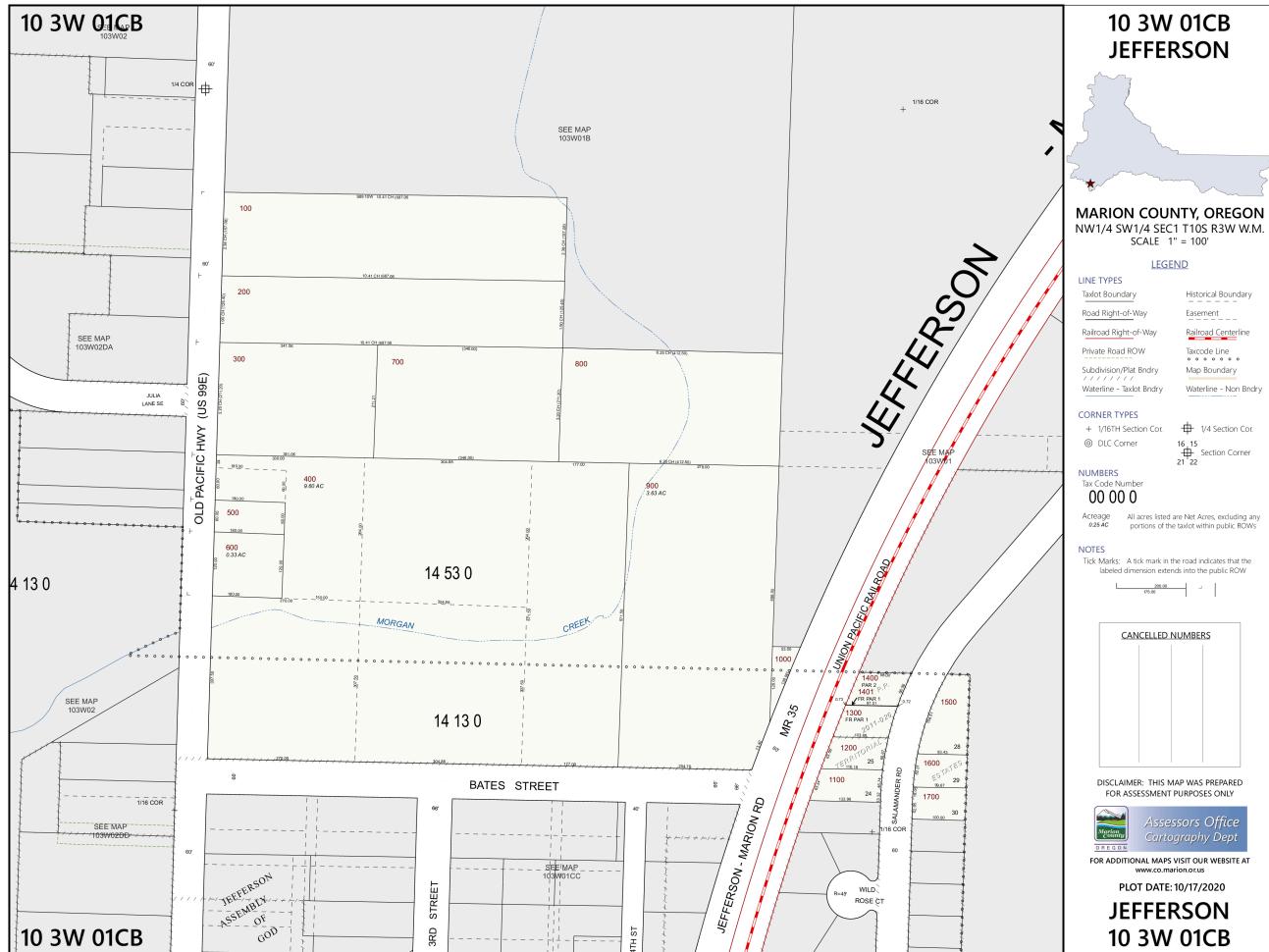
Fidelity National Title

Parcel ID: 536974

Site Address: 941 N 2nd St

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Full Assessor Map



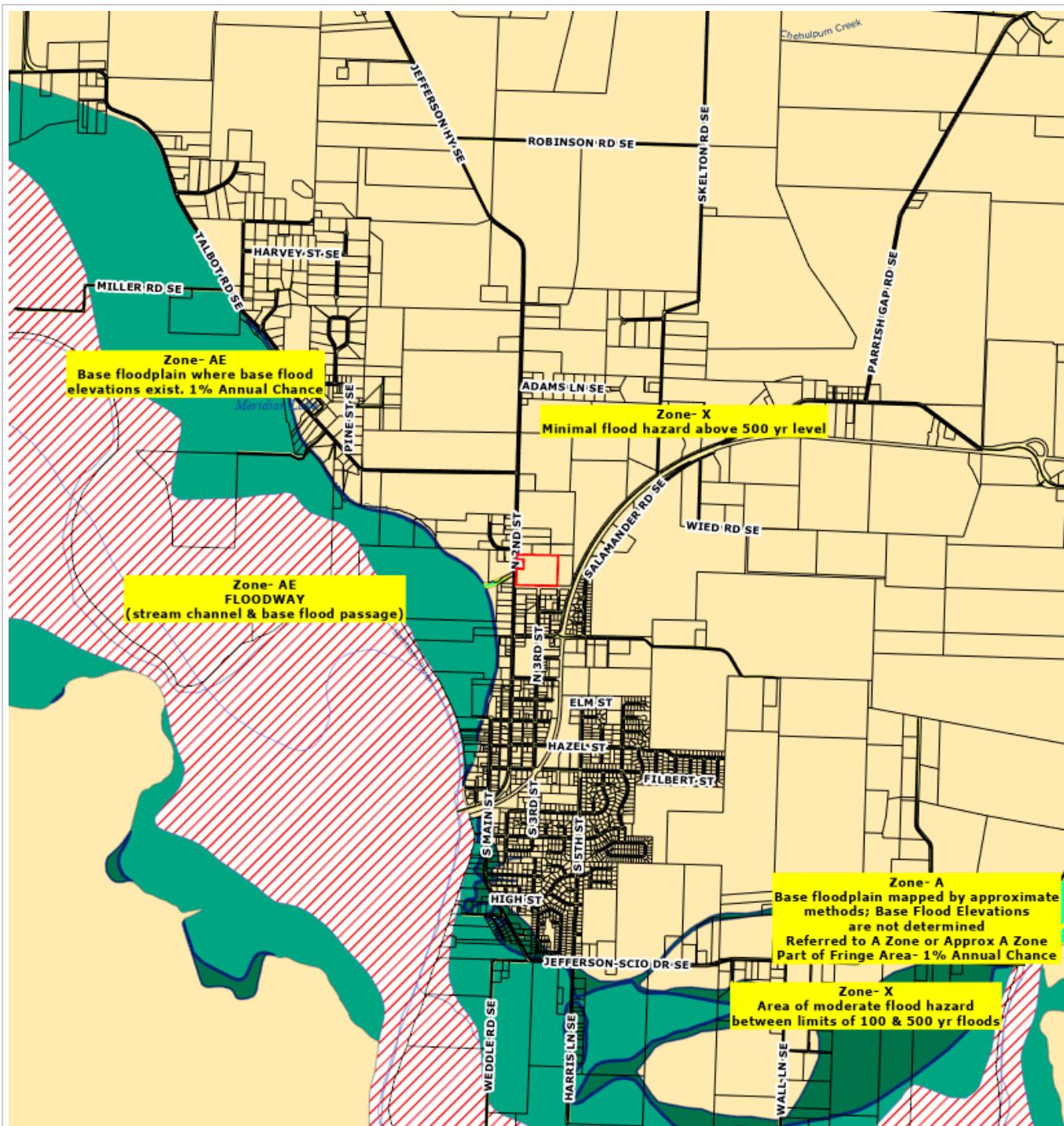
Fidelity National Title

Parcel ID: 536974

Site Address: 941 N 2nd St

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Flood Map



Fidelity National Title

Parcel ID: 536974

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Aerial Map

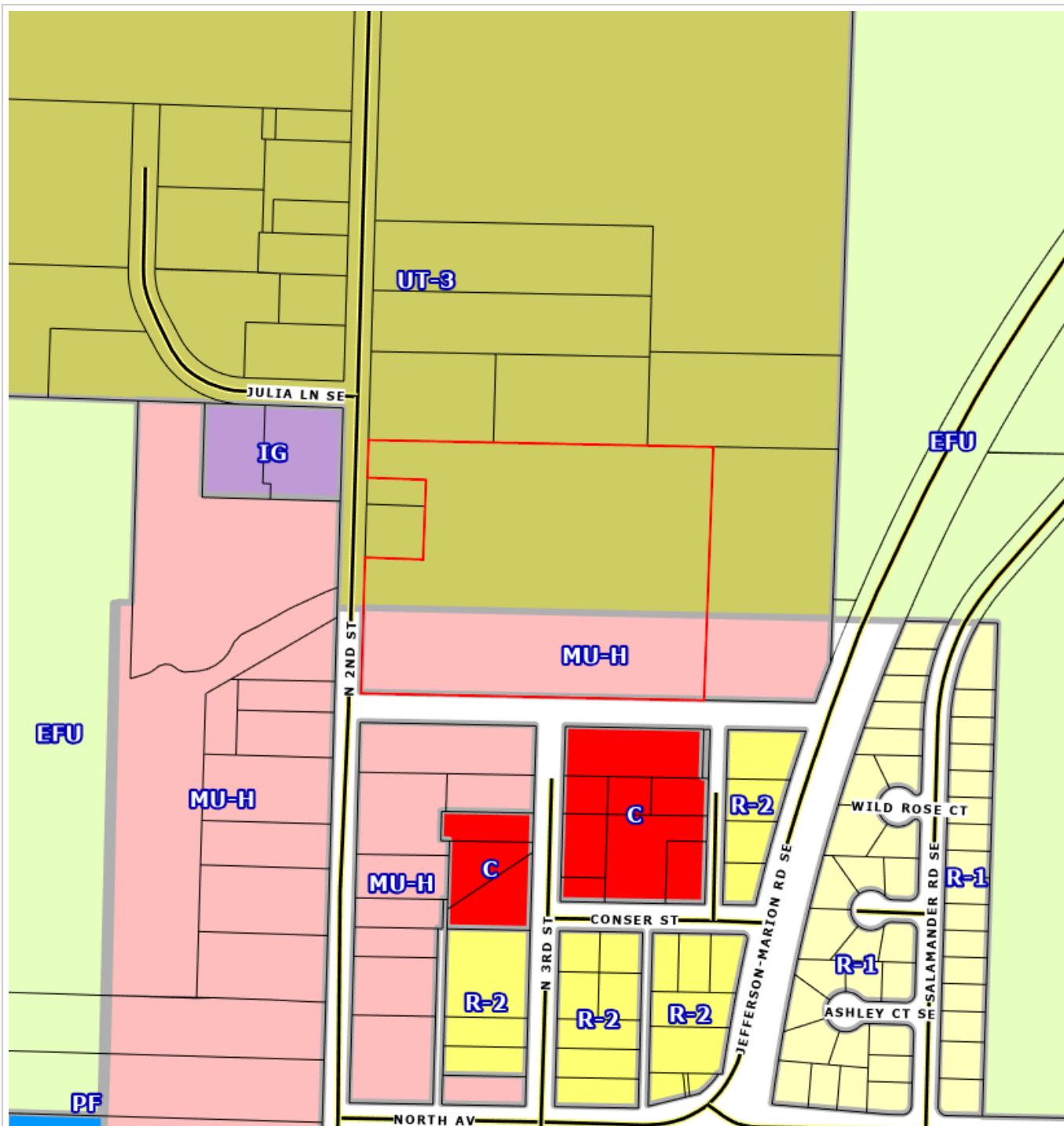


Fidelity National Title

Parcel ID: 536974

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Zoning Map



Fidelity National Title

Parcel ID: 536974

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Property Identificaton

Account ID: 536974
Tax Account ID: 536974
Tax Roll Type: Real Property
Situs Address: 941 N 2ND ST JEFFERSON OR 97352
Map Tax Lot: 103W01CB00400
Owner:
 MARY JOAN POSCH ST 50% &
 MICHAEL J POSCH DT 50% &
 POSCH,MARY JOAN TRE
 1031 N 2ND ST
 JEFFERSON, OR 97352

Manufactured Home Details:
Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
Subdivision:
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
MARY JOAN POSCH ST 50% & MICHAEL J POSCH DT 50% & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		11/3/2014 36470444 B&S 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		2/6/2013 34700320 DECE 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MICHAEL J TRE & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		8/16/1994 11860705 WD 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
POSCH,MICHAEL J & MARY JOAN PO BOX 129 JEFFERSON OR 97352	RIGGLE,T W	9/19/1983 \$0.00 13 10	9/19/1983 03220070 DEED 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984

Property Details

Property Class:
581
RMV Property Class:
451
Zoning:
(Contact Local Jurisdiction)

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

Land/On-Site Developments for Tax Account ID 536974

ID	Type	Acres	Sq Ft	Levy Code	Area
0	On Site Development - URBAN - AVERAGE			14130	
1	004 Market Homesite 2BDSS TWO BENCH DRY SOUTH SPECIAL	1	43560	14130	
2	004 Farm Use - Non EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH	2.49	108464	14130	

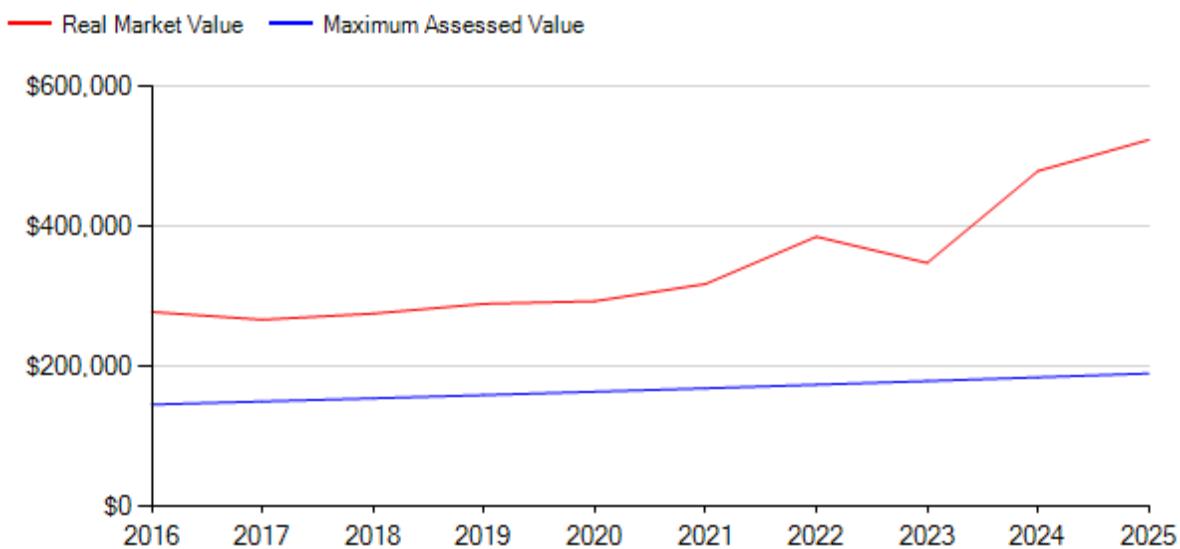
Improvements/Structures for Tax Account ID 536974

ID	Type	Stat CClass	Make/Model	Year	Levy Code		
				Class			
1	RESIDENCE	134 Multi Story above grade with basement		3	1780	1928	14130
1.1		ROOF EXTENSION OR PATIO COVER		512		1928	14130
1.2		DECK		512		1928	14130
2	FARM BLDG	341 Multi Purpose Shed (MP)		4	308	1962	14130
3	FARM BLDG	341 Multi Purpose Shed (MP)		4	392	1962	14130
4	FARM BLDG	351 General Purpose Building (GB)		6	1200	1973	14130
5	FARM BLDG	354 Lean-to Light (LTL)		4	352	2007	14130

Value Information (per most recent certified tax roll)

RMV Land Market: \$96,030
RMV Land Spec. \$198,370
Assess.:
RMV Structures: \$230,070
RMV Total: \$524,470
AV: \$193,125
SAV: \$7,993
Exception RMV: \$0
RMV Exemption Value: \$0
Exemption Description: None
M5 Taxable: \$334,093
MAV: \$190,310
MSAV: \$2,815

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
2025	\$230,070	\$96,030	\$198,370/\$2,815	None	\$193,125
2024	\$232,460	\$79,190	\$168,230/\$2,733	None	\$187,493
2023	\$242,050	\$40,280	\$66,090/\$2,653	None	\$182,043
2022	\$268,000	\$44,500	\$73,450/\$2,576	None	\$176,746
2021	\$180,736	\$50,100	\$87,390/\$2,500	None	\$171,600
2020	\$161,880	\$48,450	\$83,300/\$2,420	None	\$166,600
2019	\$158,060	\$48,450	\$83,300/\$2,350	None	\$161,750
2018	\$144,240	\$48,450	\$83,300/\$2,220	None	\$156,980
2017	\$135,420	\$48,450	\$83,300/\$2,220	None	\$152,480
2016	\$102,450	\$61,100	\$114,790/\$2,150	None	\$148,040
2015	\$106,010	\$61,100	\$114,790/\$2,090	None	\$143,740

Taxes: Levy, Owed

Taxes Levied 2025-26:	\$2,904.96
Tax Rate:	15.0418
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2025	\$2,904.96	\$2,904.96
2024	\$2,828.72	\$2,828.72
2023	\$2,667.94	\$2,667.94
2022	\$2,589.50	\$2,589.50
2021	\$2,510.97	\$2,510.97
2020	\$2,438.46	\$2,438.46
2019	\$2,380.14	\$2,380.14
2018	\$2,271.00	\$2,271.00

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3953142	-\$2,904.96	\$87.15	\$0.00	\$2,817.81	11/10/2025
2024	3931163	-\$2,828.72	\$84.86	\$0.00	\$2,743.86	11/1/2024
2023	3914983	-\$2,667.94	\$80.04	\$0.00	\$2,587.90	11/10/2023
2022	3899312	-\$2,589.50	\$77.69	\$0.00	\$2,511.81	11/17/2022
2021	3880854	-\$2,510.97	\$75.33	\$0.00	\$2,435.64	11/18/2021
2020	3861527	-\$2,438.46	\$73.15	\$0.00	\$2,365.31	11/23/2020
2019	3861527	-\$2,380.14	\$0.00	\$285.62	\$2,665.76	11/23/2020



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **536973**

Tax Lot:

Owner:

CoOwner:

Site: 941 N 2nd St

Jefferson OR 97352

Mail:

Zoning:

Std Land Use: 0010 - Miscellaneous (General)

Legal: ACRES 6.11

Twn/Rng/Sec: T: R: S: Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$246,600.00**

Market Land: **\$152,290.00**

Market Impr: **\$94,310.00**

Assessment Year: **2024**

Assessed Total: **\$71,384.00**

Exemption:

Taxes: **\$922.91**

Levy Code:

Levy Rate: 0.0000

PROPERTY CHARACTERISTICS

Year Built: 1978

Eff Year Built:

Bedrooms: 3

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt: 1,088 SqFt

Lot size: 6.11 Acres (266,151 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Heat Pump

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

Property Identificaton

Account ID: 536974
Tax Account ID: 536973
Tax Roll Type: Real Property
Situs Address: 941 N 2ND ST JEFFERSON OR 97352
Map Tax Lot: 103W01CB00400
Owner:
MARY JOAN POSCH ST 50% &
MICHAEL J POSCH DT 50% &
POSCH,MARY JOAN TRE
1031 N 2ND ST
JEFFERSON, OR 97352

Manufactured Home Details:
Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
Subdivision:
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
MARY JOAN POSCH ST 50% & MICHAEL J POSCH DT 50% & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		11/3/2014 36470444 B&S 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		2/6/2013 34700320 DECE 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MICHAEL J TRE & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		8/16/1994 11860705 WD 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
POSCH,MICHAEL J & MARY JOAN PO BOX 129 JEFFERSON OR 97352	RIGGLE,T W	9/19/1983 \$0.00 13 10	9/19/1983 03220070 DEED 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984

Property Details

Property Class:

581

RMV Property Class:

451

Zoning:

UT (Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
Deferral(s):
Notes:
Land/On-Site Developments for Tax Account ID 536973

ID	Type		Acres	Sq Ft	Levy Code Area
3	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL		6.11	266152	14530

Improvements/Structures for Tax Account ID 536973

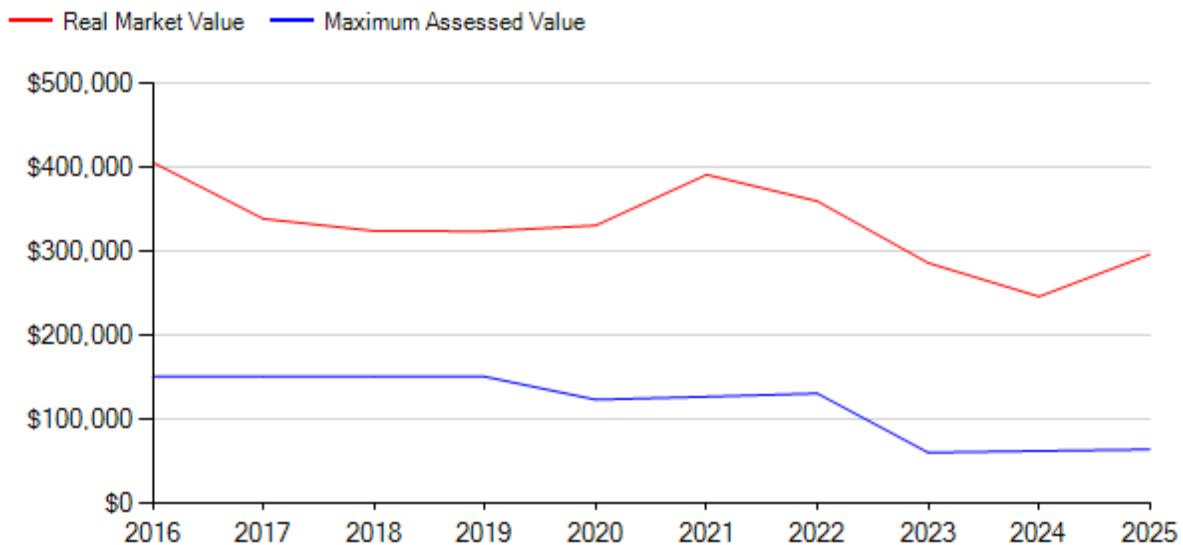
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		6	1920	1978	14530
2	FARM BLDG	351 General Purpose Building (GB)		4	4890	1978	14530
3	FARM BLDG	351 General Purpose Building (GB)		4	4890	1978	14530
4	FARM BLDG	351 General Purpose Building (GB)		4	5400	1978	14530
5	FARM BLDG	351 General Purpose Building (GB)		4	5400	1978	14530
6	FARM BLDG	351 General Purpose Building (GB)		4	5184	1978	14530
7	FARM BLDG	351 General Purpose Building (GB)		4	5504	1978	14530
8	FARM BLDG	351 General Purpose Building (GB)		4	5504	1978	14530
9	FARM BLDG	351 General Purpose Building (GB)		4	5600	1978	14530
10	FARM BLDG	301 Accessory Improvements & Misc.		0	0		14530
11	FARM BLDG	305 Tank/Silo/Bin		0	0		14530
12	FARM BLDG	325 Commercial Grain Storage (GR)		4	0		14530
13	FARM BLDG	354 Lean-to Light (LTL)		6	1424	1998	14530
14	FARM BLDG	351 General Purpose Building (GB)		5	3264	1998	14530

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$203,960
Assess.:	
RMV Structures:	\$92,920
RMV Total:	\$296,880
AV:	\$73,517
SAV:	\$23,876
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$116,796
MAV:	\$64,490
MSAV:	\$9,027

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
2025	\$92,920	\$0	\$203,960/\$9,027	None	\$73,517
2024	\$94,310	\$0	\$152,290/\$8,764	None	\$71,384
2023	\$109,120	\$0	\$177,630/\$8,509	None	\$69,309
2022	\$180,000	\$0	\$180,280/\$8,261	None	\$139,471
2021	\$177,379	\$0	\$214,440/\$8,020	None	\$135,410
2020	\$127,050	\$0	\$204,390/\$7,780	None	\$131,460
2019	\$120,070	\$0	\$204,390/\$7,560	None	\$127,630

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2018	\$120,430	\$0	\$204,390/\$7,120	None	\$127,550
2017	\$134,860	\$0	\$204,390/\$7,120	None	\$141,980
2016	\$124,980	\$0	\$281,670/\$6,910	None	\$131,890
2015	\$143,540	\$0	\$281,670/\$6,710	None	\$150,250

Taxes: Levy, Owed

Taxes Levied 2025-26: \$947.14
Tax Rate: 12.8835
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2025	\$947.14	\$947.14
2024	\$922.91	\$922.91
2023	\$866.19	\$866.19
2022	\$1,742.37	\$1,743.37
2021	\$1,689.18	\$1,689.18
2020	\$1,637.09	\$1,637.09
2019	\$1,585.20	\$1,585.20
2018	\$1,521.72	\$1,521.72

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3953142	-\$947.14	\$28.41	\$0.00	\$918.73	11/10/2025
2024	3931163	-\$922.91	\$27.69	\$0.00	\$895.22	11/1/2024
2023	3914983	-\$866.19	\$25.99	\$0.00	\$840.20	11/10/2023
2022	3899312	-\$1,743.37	\$52.27	\$0.00	\$1,691.10	11/17/2022
2021	3880854	-\$1,689.18	\$50.68	\$0.00	\$1,638.50	11/18/2021
2020	3861527	-\$1,637.09	\$49.11	\$0.00	\$1,587.98	11/23/2020
2019	3861527	-\$1,585.20	\$0.00	\$190.22	\$1,775.42	11/23/2020

After Recording Return To:
Ritter Hobson LLC
1020 Liberty Street SE
Salem, OR 97302

Until a change is requested
All tax statements shall be sent to:
Mary Joan Posch, Trustee
Michael J. Posch Decedent's Trust
Mary Joan Posch Survivor's Trust
1477 Talbot Road SE
Jefferson, OR 97352-9627

BARGAIN AND SALE DEED

MARY JOAN POSCH, SUCCESSOR TRUSTEE OF THE MICHAEL J. POSCH AND MARY JOAN POSCH JOINT REVOCABLE TRUST, Grantor, whose current mailing address is 1477 Talbot Road SE, Jefferson, OR 97352-9627 conveys an undivided one-half ($\frac{1}{2}$) interest to MARY JOAN POSCH, TRUSTEE OF THE MARY JOAN POSCH SURVIVOR'S TRUST, and an undivided one-half ($\frac{1}{2}$) interest to MARY JOAN POSCH, TRUSTEE OF THE MICHAEL J. POSCH DECEDENT'S TRUST, Grantee, whose current mailing address is 1477 Talbot Road SE, Jefferson, OR 97352-9627, the following described real property, situated in the County of Marion, State of Oregon (the "Property").

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

Michael J. Posch and Mary Joan Posch created a revocable trust entitled the Michael J. Posch and Mary Joan Posch Joint Revocable Trust (the "Trust") on August 16, 1994. Michael J. Posch became deceased on December 16, 2012. Upon his death, the Trust was divided into two sub-trusts entitled the Michael J. Posch Decedent's Trust ("Decedent's Trust") and the Mary Joan Posch Survivor's Trust ("Survivor's Trust"). One-half ($\frac{1}{2}$) of the within described property interest went into the Decedent's Trust and one-half ($\frac{1}{2}$) of the within described property interest went into the Survivor's Trust at that time. This instrument is to memorialize that division and to make it a matter of public record.

The real property is situated in the county of Marion, and state of Oregon, and is described as follows:

Please See Attached Exhibit A

Grantor makes this conveyance in order to transfer the Property to the sub-trusts of the Grantor's revocable living trust.

The following is the notice as required by Oregon law: "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, AND 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 OF 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

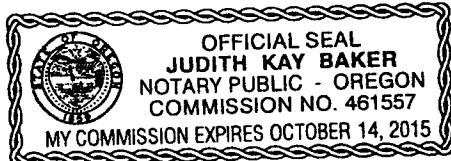
IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of Oct 30, 2014.



Mary Joan Posch, Trustee of the Michael J. Posch and Mary Joan Posch Joint Revocable Trust

STATE OF OREGON)
) ss.
County of Marion)

On this 30 day of October, 2014, before me personally appeared the above named MARY JOAN POSCH, TRUSTEE OF THE MICHAEL J. POSCH AND MARY JOAN POSCH JOINT REVOCABLE TRUST, and acknowledged the foregoing instrument to be her voluntary act and deed.



Judith Kay Baker
Notary Public for Oregon
My Commission Expires: Oct 14, 2015

3 – BARGAIN AND SALE DEED

EXHIBIT A

(1059 N 2nd Street, Jefferson, OR 97352; Account No. R36983; Map Tax Lot No. 103W01CB 00300)
(1017 N 2nd Street, Jefferson, OR 97352; Marion County Account No. R36977; Map Tax Lot No. 103W01CB 00600)
(890 Jefferson Marion Road SE, Jefferson, OR 97352; Marion County Account No. R100145; Map Tax Lot 103W01CC00100)
(1.82 acres; Marion County Account No. R100146; Map Tax Lot 103W01CC00200)
(941 N 2nd Street, Jefferson OR 97352; Marion County Account No. R36973; Map Tax Lot 103W01 CB 00400)
(941 N 2nd Street, Jefferson, OR 97352; Marion County Account No. R36974; Map Tax Lot 103W01 CB00400)
(1031 N 2nd Street, Jefferson OR 97352; Marion County Account No. R36978; Map Tax Lot No. 103W01CB 00500)
(2.25 acres; Marion County Account No. R36978; Map Tax Lot 103W01CB 00800)
(1.68 acres, Marion County Account No. R36981, map Tax Lot No. 103W01CB 00700)
(1111 N 2nd Street, Jefferson, or 97352; Marion County Account No. R36984; map Tax Lot No. 103W01CB 00200)

Parcel 1. Beginning at a point in the line between Sections 1 and 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being 29.52 chains South of the point where the North boundary line of the Donation Land Claim of James M. Bates and wife, intersects said Section line; thence North 89°10' East 687.06 feet; thence South 125.40 feet; thence North 89°25' East 412.50 feet; thence South 211.20 feet to the Northeast corner of a tract of land conveyed to Chester E. Trudgeon, et ux, by deed recorded in Volume 347, page 440, Deed Records, Marion County, Oregon; thence South 89°25' West along the North line of said tract, 278.0 feet to the Northwest corner thereof; thence South along the West line of said tract, 571.5 feet to the Southwest corner thereof, said point also being on the North line of Bates Street; thence South 89°25' West along the North line of said Bates Street, 811.88 feet, more or less, to a point on the Section line between Sections 1 and 2 in said Township 10 South, Range 3 West, Willamette Meridian, Marion County, Oregon; thence North along the said Section line, 884.10 feet, more or less, to the place of beginning.

ALSO: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North along the East line of said Section 2, a distance of 8.55 chains to an iron pipe; thence South 58°30' West 5.16 chains to an iron pipe; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

SAVE AND EXCEPT: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2 in Township 10 South, Range 3 West, of the Willamette Meridian in Marion County, Oregon; thence North along the East line of Section 2, 420 feet; thence West 217 feet, more or less, to the Northwesterly line of that certain tract of land described in deed from Neva Clark and T.C. Clark, her husband, to F.T. Glaser and Mary E. Glaser, husband and wife, recorded in Volume 233, page 15, Record of Deeds in and for Marion County, Oregon; thence South 58°30' West along said line to the Northwest corner of said tract of land; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

ALSO: Beginning at a point on the South line of Bates Street in the Town of Jefferson, Marion County, Oregon, as shown on the Plat of the Amended Plan of Bates Addition to Jefferson (see Volume 9, page 150, Record of Town Plats for said County and State), which point of beginning is 104.00 feet Easterly from the Northwest corner of Lot 1, Block 2, in said Amended Plan of Bates Addition; thence Southerly and parallel with the West line of said Lot 1 and Lot 2, 112.00 feet; thence Easterly and parallel with the South line of Bates Street to the Westerly boundary line of the Southern Pacific Railroad right of way; thence Northerly along the Westerly boundary line of said right of way to the intersection of said line with the South line of Bates Street; thence Westerly along the South line of Bates Street to the place of beginning.

ALSO: Lot 9 and Lot 1, and the North 46 feet of Lot 8 and Lot 2, in Block 3, also Lot 12, and the West 104 feet of Lot 1 and the West 104 feet of the North 46 feet of Lot 2, and the North 46 feet of Lot 11, in Block 2, as shown in the Amended Plan of Bates Addition to the City of Jefferson, Marion County, Oregon.

TOGETHER WITH all of Grantor's rights in and to the water and/or irrigation rights pertaining to said property.

ALSO: Any interests, whatever they may be, to Bates Street, Third Street, and Fourth Street, or the vacation of any or all of them, located in the city of Jefferson, Marion County, Oregon.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of public roads and streets.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. That certain right of way easement from T.W. Riggle and Neolma Frances Riggle, husband and wife, to Pacific Power and Light Company, recorded in Marion County records, Book of Deeds, Volume 649, page 360, on June 17, 1968, as fee number 837136.

**(Home Place - 1477 Talbot Road SE Jefferson, OR 97352; Account No. R366341;
Map Tax Lot 083W34 01600 and 083W34 01700)**

Parcel 2. All that part of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, that lies East of the center line of the County Road known as "Sidney Road."

SAVE AND EXCEPT the following described premises to wit: Beginning at the Southeast corner of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North along the East line of said tract, 99.00 feet; thence West, parallel with the South line of said tract 249.00 feet, more or less, to the center line of the County Road known as "Sidney Road"; thence Southerly along said center line 106.00 feet, more or less, to the South line of said tract; thence East 189.00 feet, more or less, to the place of beginning.

SUBJECT TO rights of the public in and to the Easterly and Westerly portion lying within public roads; easement of record in Deed Book 232, page 566.

REEL: 3647

PAGE: 444

November 03, 2014, 11:54 am.

CONTROL #: 371784

**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: \$ 71.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

FRAUDSTERS are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

IMPORTANT NOTE: Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

Be on the lookout for red flags.

WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



If you suspect that a scam is in effect, immediately report it to local law enforcement and file a complaint with the FBI Internet Crime Complaint Center.

Kelli Terjeson

Sales Manager

503.510.4540

Kelli.Terjeson@fnf.com





Fidelity National Title®

Marion County Property Profile Information

Parcel #: 536980

Tax Lot: 103W01CB00800

Owner: **Mary Joan Posch St 50%**

CoOwner: Michael J Posch Dt 50%

Site: **Jefferson OR 97352**

Mail: 1031 N 2nd St

Jefferson OR 97352 - 9486

Land Use: 551 - Specially Assessed Farm Land, Improved, Zoned Efu, Sa, Ft Or Ut

Std Land Use: 1008 - Rural/Agricultural Residence

Legal: ACRES 2.25

Twn/Rng/Sec: 10S / 03W / 01 / SW / NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$94,760.00**

Market Land: **\$54,840.00**

Market Impr: **\$39,920.00**

Assessment Year: **2024**

Assessed Total: **\$40,706.00**

Exemption: **\$0.00**

Taxes: **\$516.27**

Levy Code: 14530

Levy Rate: 12.9288

SALE & LOAN INFORMATION

Sale Date: 11/03/2014

Sale Amount: \$0.00

Document #: 2014-8075 (36470444)

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot size: 2.25 Acres

Lot size: 98,010 SqFt

Finished SqFt: 2,500 SqFt

Year Built: 2005 ()

Bed:

Baths:

Lot:

Block:

Plat/Subdiv:

Zoning: County-UT-3 Urban Transition - 3 Acres Lot
Min.

School Dist: 14J Jefferson

Elementary School: Jefferson Elementary School

Middle School: Jefferson Middle School

High School: Jefferson High School

Census: 1024 010802

Watershed: Lower North Santiam River

IMPROVEMENT: 260692 - 1

Building Type: Utility Building (UB)

Finished SF: 2,500

Total SF: 2,500

Year Built: 2005

Beds:

Attic:

Eff Year Built: 2005

Bath Total:

Garage SF:

1st Floor SF:

Deck:

Basement:

PARCEL ID: 536980

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.

Assessor Map



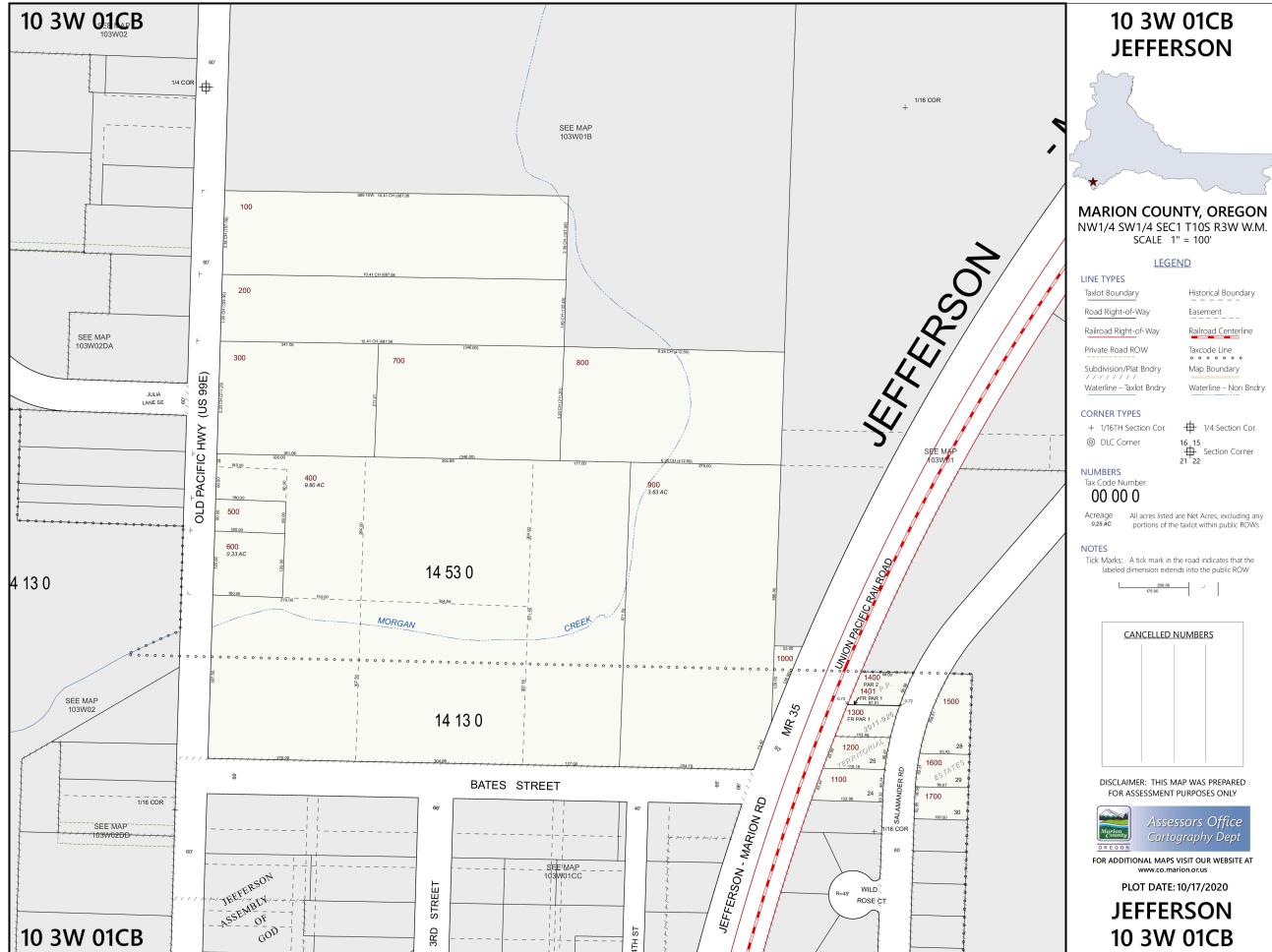
Fidelity National Title

Parcel ID: 536980

Site Address:

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.

Full Assessor Map



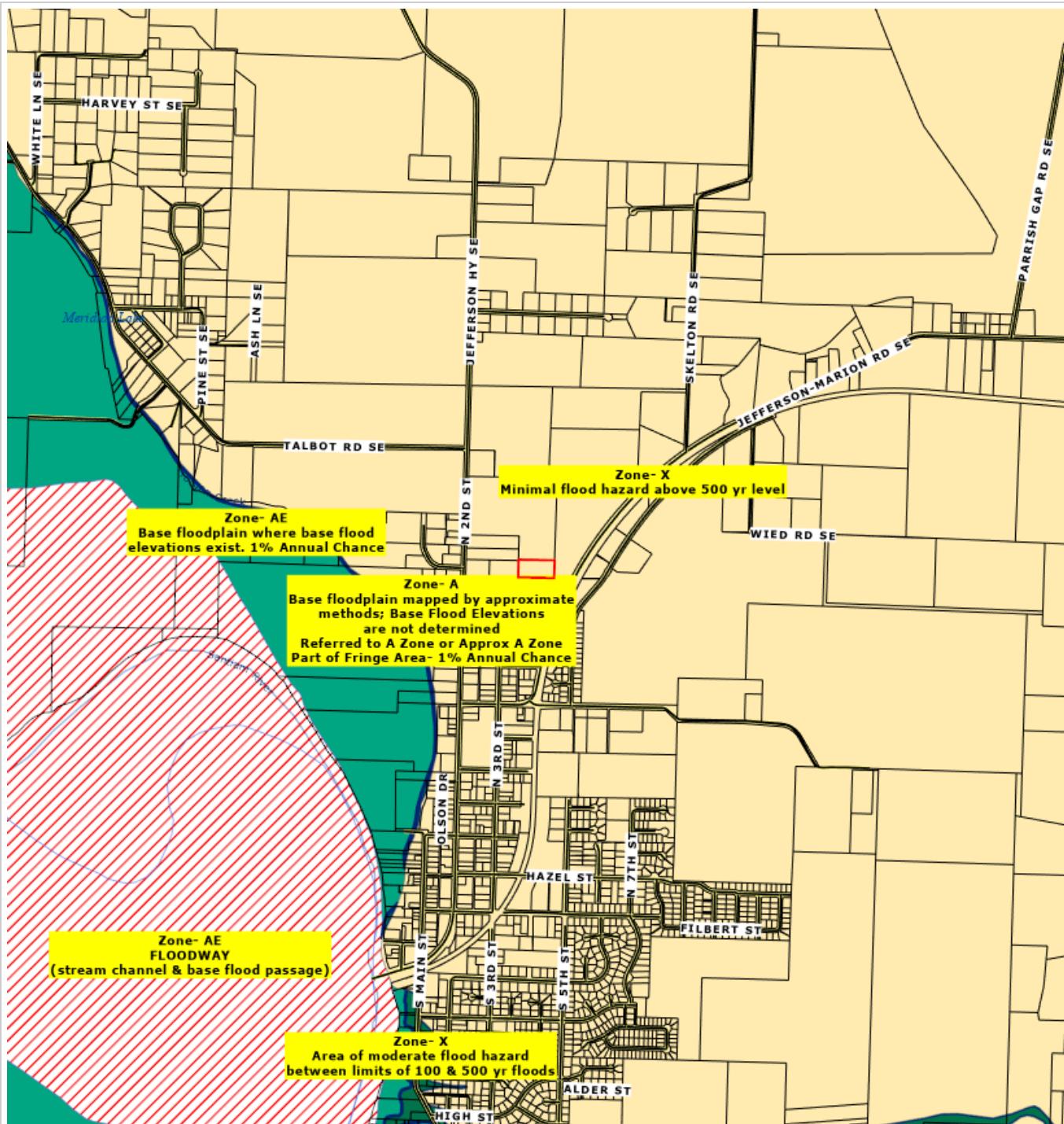
Fidelity National Title

Parcel ID: 536980

Site Address:

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



Fidelity National Title

Parcel ID: 536980

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

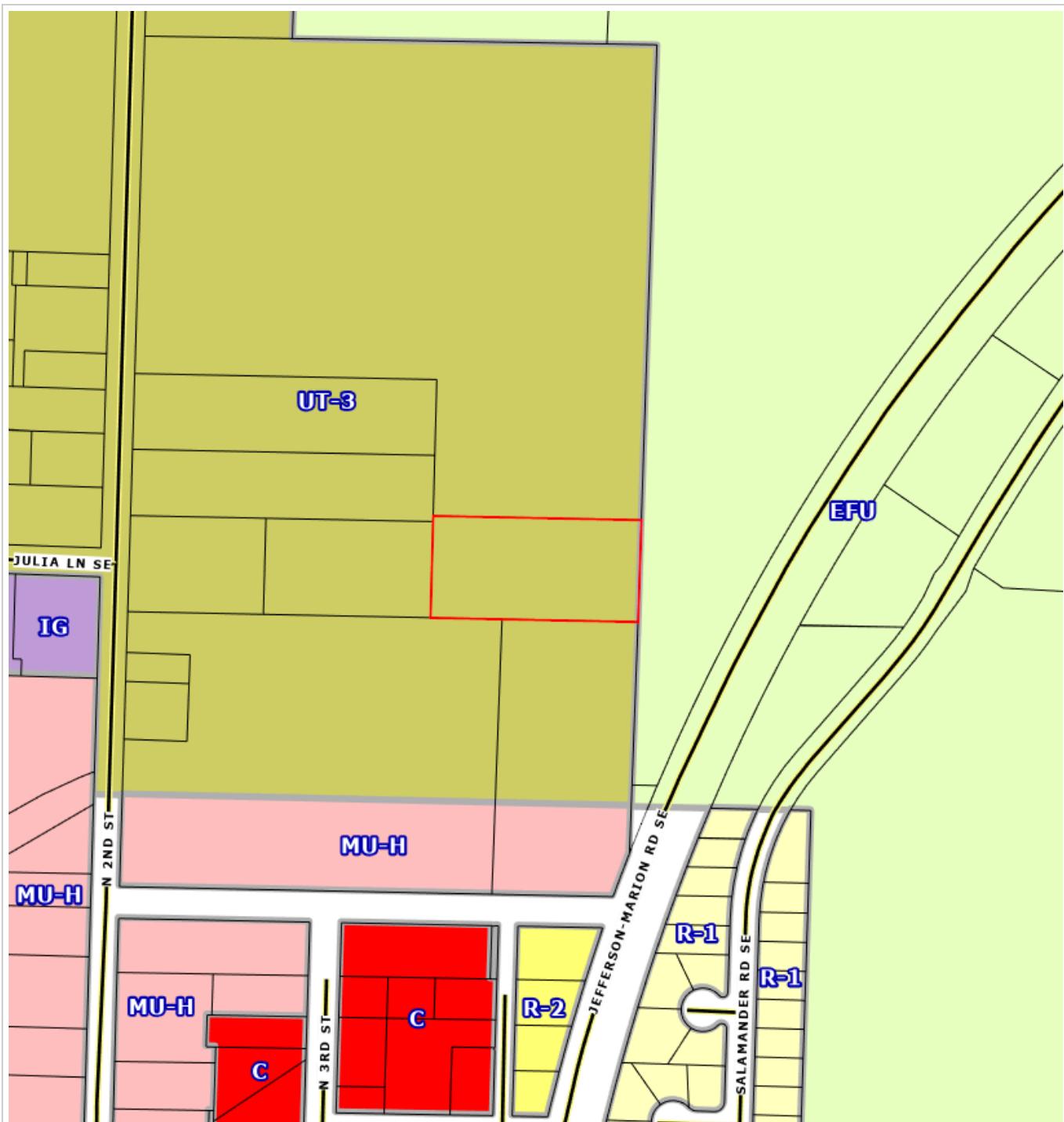


Fidelity National Title

Parcel ID: 536980

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.

Zoning Map

**Fidelity National Title**

Parcel ID: 536980

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December 4, 2025

Property Identificaton

Account ID: 536980
Tax Account ID: 536980
Tax Roll Type: Real Property
Situs Address:
Map Tax Lot: 103W01CB00800
Owner:
 MARY JOAN POSCH ST 50% &
 MICHAEL J POSCH DT 50% &
 POSCH,MARY JOAN TRE
 1031 N 2ND ST
 JEFFERSON, OR 97352

Manufactured Home Details:
Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
Subdivision:
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
MARY JOAN POSCH ST 50% & MICHAEL J POSCH DT 50% & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		11/3/2014 36470444 B&S 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		2/6/2013 34700320 DECE 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MICHAEL J TRE & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		8/16/1994 11860705 WD 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
POSCH,MICHAEL J & MARY JOAN PO BOX 129 JEFFERSON OR 97352	RIGGLE,T W 13 10	9/19/1983 \$0.00 13 10	9/19/1983 03220070 DEED 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984

Property Details

Property Class:

551

AV Exemption(s):**RMV Property Class:**

451

RMV Exemption(s):**Deferral(s):**

Notes:

Zoning:

UT (Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 536980

ID	Type		Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BDSS TWO BENCH DRY SOUTH SPECIAL		2.25	98010	14530

Improvements/Structures for Tax Account ID 536980

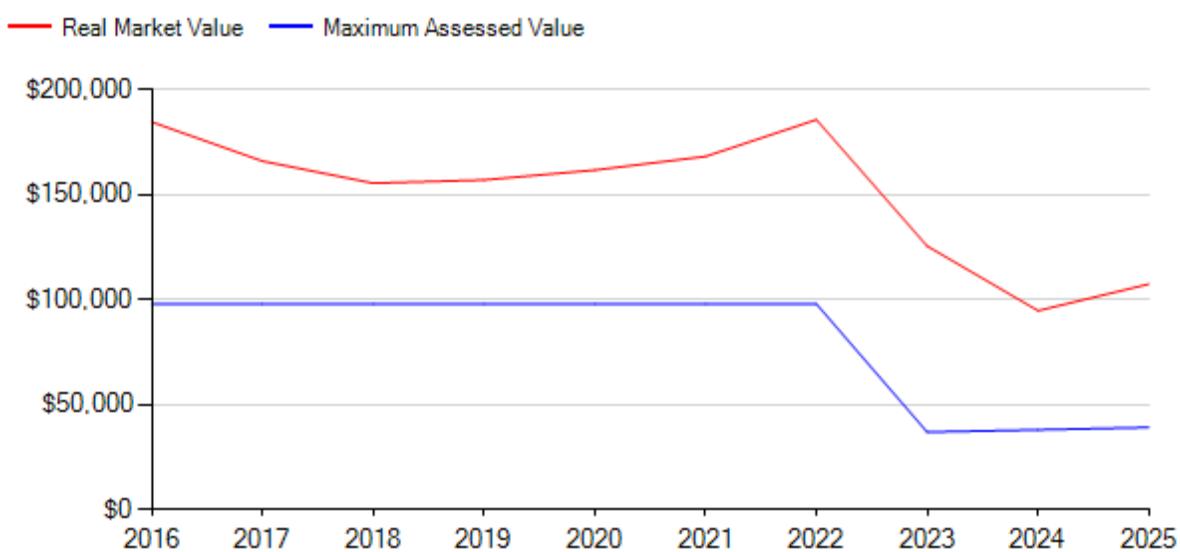
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
5	FARM BLDG	352 Utility Building (UB)		6	2500	2005	14530

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$68,780
Assess.:	
RMV Structures:	\$38,670
RMV Total:	\$107,450
AV:	\$41,458
SAV:	\$4,863
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$43,533
MAV:	\$39,140
MSAV:	\$2,788

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
2025	\$38,670	\$0	\$68,780/\$2,788	None	\$41,458
2024	\$39,920	\$0	\$54,840/\$2,706	None	\$40,706
2023	\$49,900	\$0	\$75,700/\$2,627	None	\$39,537
2022	\$119,470	\$0	\$66,380/\$2,551	None	\$100,551
2021	\$89,330	\$0	\$78,970/\$2,470	None	\$91,800
2020	\$86,560	\$0	\$75,270/\$2,400	None	\$88,960
2019	\$81,840	\$0	\$75,270/\$2,330	None	\$84,170
2018	\$80,310	\$0	\$75,270/\$2,200	None	\$82,510
2017	\$90,850	\$0	\$75,270/\$2,200	None	\$93,050
2016	\$81,050	\$0	\$103,730/\$2,130	None	\$83,180
2015	\$94,870	\$0	\$103,730/\$2,070	None	\$96,940

Taxes: Levy, Owed

Taxes Levied 2025-26:	\$512.59
Tax Rate:	12.8835
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2025	\$512.59	\$512.59
2024	\$516.27	\$516.27
2023	\$522.79	\$522.79
2022	\$1,227.48	\$1,227.48
2021	\$1,089.87	\$1,089.87
2020	\$1,060.27	\$1,060.27
2019	\$1,012.04	\$1,012.04
2018	\$969.20	\$969.20

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3953142	-\$512.59	\$15.38	\$0.00	\$497.21	11/10/2025
2024	3931163	-\$516.27	\$15.49	\$0.00	\$500.78	11/1/2024
2023	3914983	-\$522.79	\$15.68	\$0.00	\$507.11	11/10/2023
2022	3899312	-\$1,227.48	\$36.82	\$0.00	\$1,190.66	11/17/2022
2021	3880854	-\$1,089.87	\$32.70	\$0.00	\$1,057.17	11/18/2021
2020	3861527	-\$1,060.27	\$31.81	\$0.00	\$1,028.46	11/23/2020
2019	3861527	-\$1,012.04	\$0.00	\$121.45	\$1,133.49	11/23/2020

After Recording Return To:
Ritter Hobson LLC
1020 Liberty Street SE
Salem, OR 97302

Until a change is requested
All tax statements shall be sent to:
Mary Joan Posch, Trustee
Michael J. Posch Decedent's Trust
Mary Joan Posch Survivor's Trust
1477 Talbot Road SE
Jefferson, OR 97352-9627

BARGAIN AND SALE DEED

MARY JOAN POSCH, SUCCESSOR TRUSTEE OF THE MICHAEL J. POSCH AND MARY JOAN POSCH JOINT REVOCABLE TRUST, Grantor, whose current mailing address is 1477 Talbot Road SE, Jefferson, OR 97352-9627 conveys an undivided one-half ($\frac{1}{2}$) interest to MARY JOAN POSCH, TRUSTEE OF THE MARY JOAN POSCH SURVIVOR'S TRUST, and an undivided one-half ($\frac{1}{2}$) interest to MARY JOAN POSCH, TRUSTEE OF THE MICHAEL J. POSCH DECEDENT'S TRUST, Grantee, whose current mailing address is 1477 Talbot Road SE, Jefferson, OR 97352-9627, the following described real property, situated in the County of Marion, State of Oregon (the "Property").

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

Michael J. Posch and Mary Joan Posch created a revocable trust entitled the Michael J. Posch and Mary Joan Posch Joint Revocable Trust (the "Trust") on August 16, 1994. Michael J. Posch became deceased on December 16, 2012. Upon his death, the Trust was divided into two sub-trusts entitled the Michael J. Posch Decedent's Trust ("Decedent's Trust") and the Mary Joan Posch Survivor's Trust ("Survivor's Trust"). One-half ($\frac{1}{2}$) of the within described property interest went into the Decedent's Trust and one-half ($\frac{1}{2}$) of the within described property interest went into the Survivor's Trust at that time. This instrument is to memorialize that division and to make it a matter of public record.

The real property is situated in the county of Marion, and state of Oregon, and is described as follows:

Please See Attached Exhibit A

Grantor makes this conveyance in order to transfer the Property to the sub-trusts of the Grantor's revocable living trust.

The following is the notice as required by Oregon law: "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, AND 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 OF 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

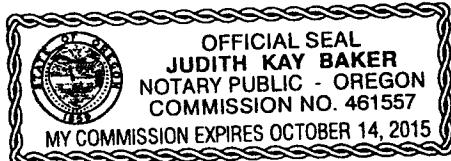
IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of Oct 30, 2014.



Mary Joan Posch, Trustee of the Michael J. Posch and Mary Joan Posch Joint Revocable Trust

STATE OF OREGON)
) ss.
County of Marion)

On this 30 day of October, 2014, before me personally appeared the above named MARY JOAN POSCH, TRUSTEE OF THE MICHAEL J. POSCH AND MARY JOAN POSCH JOINT REVOCABLE TRUST, and acknowledged the foregoing instrument to be her voluntary act and deed.



Judith Kay Baker
Notary Public for Oregon
My Commission Expires: Oct 14, 2015

3 – BARGAIN AND SALE DEED

EXHIBIT A

(1059 N 2nd Street, Jefferson, OR 97352; Account No. R36983; Map Tax Lot No. 103W01CB 00300)
(1017 N 2nd Street, Jefferson, OR 97352; Marion County Account No. R36977; Map Tax Lot No. 103W01CB 00600)
(890 Jefferson Marion Road SE, Jefferson, OR 97352; Marion County Account No. R100145; Map Tax Lot 103W01CC00100)
(1.82 acres; Marion County Account No. R100146; Map Tax Lot 103W01CC00200)
(941 N 2nd Street, Jefferson OR 97352; Marion County Account No. R36973; Map Tax Lot 103W01 CB 00400)
(941 N 2nd Street, Jefferson, OR 97352; Marion County Account No. R36974; Map Tax Lot 103W01 CB00400)
(1031 N 2nd Street, Jefferson OR 97352; Marion County Account No. R36978; Map Tax Lot No. 103W01CB 00500)
(2.25 acres; Marion County Account No. R36978; Map Tax Lot 103W01CB 00800)
(1.68 acres, Marion County Account No. R36981, map Tax Lot No. 103W01CB 00700)
(1111 N 2nd Street, Jefferson, or 97352; Marion County Account No. R36984; map Tax Lot No. 103W01CB 00200)

Parcel 1. Beginning at a point in the line between Sections 1 and 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being 29.52 chains South of the point where the North boundary line of the Donation Land Claim of James M. Bates and wife, intersects said Section line; thence North 89°10' East 687.06 feet; thence South 125.40 feet; thence North 89°25' East 412.50 feet; thence South 211.20 feet to the Northeast corner of a tract of land conveyed to Chester E. Trudgeon, et ux, by deed recorded in Volume 347, page 440, Deed Records, Marion County, Oregon; thence South 89°25' West along the North line of said tract, 278.0 feet to the Northwest corner thereof; thence South along the West line of said tract, 571.5 feet to the Southwest corner thereof, said point also being on the North line of Bates Street; thence South 89°25' West along the North line of said Bates Street, 811.88 feet, more or less, to a point on the Section line between Sections 1 and 2 in said Township 10 South, Range 3 West, Willamette Meridian, Marion County, Oregon; thence North along the said Section line, 884.10 feet, more or less, to the place of beginning.

ALSO: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North along the East line of said Section 2, a distance of 8.55 chains to an iron pipe; thence South 58°30' West 5.16 chains to an iron pipe; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

SAVE AND EXCEPT: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2 in Township 10 South, Range 3 West, of the Willamette Meridian in Marion County, Oregon; thence North along the East line of Section 2, 420 feet; thence West 217 feet, more or less, to the Northwesterly line of that certain tract of land described in deed from Neva Clark and T.C. Clark, her husband, to F.T. Glaser and Mary E. Glaser, husband and wife, recorded in Volume 233, page 15, Record of Deeds in and for Marion County, Oregon; thence South 58°30' West along said line to the Northwest corner of said tract of land; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

ALSO: Beginning at a point on the South line of Bates Street in the Town of Jefferson, Marion County, Oregon, as shown on the Plat of the Amended Plan of Bates Addition to Jefferson (see Volume 9, page 150, Record of Town Plats for said County and State), which point of beginning is 104.00 feet Easterly from the Northwest corner of Lot 1, Block 2, in said Amended Plan of Bates Addition; thence Southerly and parallel with the West line of said Lot 1 and Lot 2, 112.00 feet; thence Easterly and parallel with the South line of Bates Street to the Westerly boundary line of the Southern Pacific Railroad right of way; thence Northerly along the Westerly boundary line of said right of way to the intersection of said line with the South line of Bates Street; thence Westerly along the South line of Bates Street to the place of beginning.

ALSO: Lot 9 and Lot 1, and the North 46 feet of Lot 8 and Lot 2, in Block 3, also Lot 12, and the West 104 feet of Lot 1 and the West 104 feet of the North 46 feet of Lot 2, and the North 46 feet of Lot 11, in Block 2, as shown in the Amended Plan of Bates Addition to the City of Jefferson, Marion County, Oregon.

TOGETHER WITH all of Grantor's rights in and to the water and/or irrigation rights pertaining to said property.

ALSO: Any interests, whatever they may be, to Bates Street, Third Street, and Fourth Street, or the vacation of any or all of them, located in the city of Jefferson, Marion County, Oregon.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of public roads and streets.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. That certain right of way easement from T.W. Riggle and Neolma Frances Riggle, husband and wife, to Pacific Power and Light Company, recorded in Marion County records, Book of Deeds, Volume 649, page 360, on June 17, 1968, as fee number 837136.

**(Home Place - 1477 Talbot Road SE Jefferson, OR 97352; Account No. R366341;
Map Tax Lot 083W34 01600 and 083W34 01700)**

Parcel 2. All that part of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, that lies East of the center line of the County Road known as "Sidney Road."

SAVE AND EXCEPT the following described premises to wit: Beginning at the Southeast corner of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North along the East line of said tract, 99.00 feet; thence West, parallel with the South line of said tract 249.00 feet, more or less, to the center line of the County Road known as "Sidney Road"; thence Southerly along said center line 106.00 feet, more or less, to the South line of said tract; thence East 189.00 feet, more or less, to the place of beginning.

SUBJECT TO rights of the public in and to the Easterly and Westerly portion lying within public roads; easement of record in Deed Book 232, page 566.

REEL: 3647

PAGE: 444

November 03, 2014, 11:54 am.

CONTROL #: 371784

**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: \$ 71.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.



Fidelity National Title®

Marion County Property Profile Information

Parcel #: 536981

Tax Lot: 103W01CB00700

Owner: **Mary Joan Posch St 50%**

CoOwner: Michael J Posch Dt 50%

Site: **Jefferson OR 97352**

Mail: 1031 N 2nd St

Jefferson OR 97352 - 9486

Land Use: 551 - Specially Assessed Farm Land, Improved, Zoned Efu, Sa, Ft Or Ut

Std Land Use: 1008 - Rural/Agricultural Residence

Legal: ACRES 1.58

Twn/Rng/Sec: 10S / 03W / 01 / SW / NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$74,130.00**

Market Land: **\$40,260.00**

Market Impr: **\$33,870.00**

Assessment Year: **2024**

Assessed Total: **\$32,546.00**

Exemption: **\$0.00**

Taxes: **\$420.78**

Levy Code: 14530

Levy Rate: 12.9288

SALE & LOAN INFORMATION

Sale Date: 11/03/2014

Sale Amount: \$0.00

Document #: 2014-8075 (36470444)

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot size: 1.58 Acres

Lot size: 68,824 SqFt

Finished SqFt: 3,024 SqFt

Year Built: 2013 ()

Bed:

Baths:

Lot:

Block:

Plat/Subdiv:

Zoning: County-UT-3 Urban Transition - 3 Acres Lot Min.

School Dist: 14J Jefferson

Elementary School: Jefferson Elementary School

Middle School: Jefferson Middle School

High School: Jefferson High School

Census: 1024 010802

Watershed: Lower North Santiam River

IMPROVEMENT: 394184 - 1

Building Type: General Purpose Building (GB)

Finished SF: 3,024

Total SF: 3,024

Year Built: 2013

Beds:

Attic:

Eff Year Built: 2013

Bath Total:

Garage SF:

1st Floor SF:

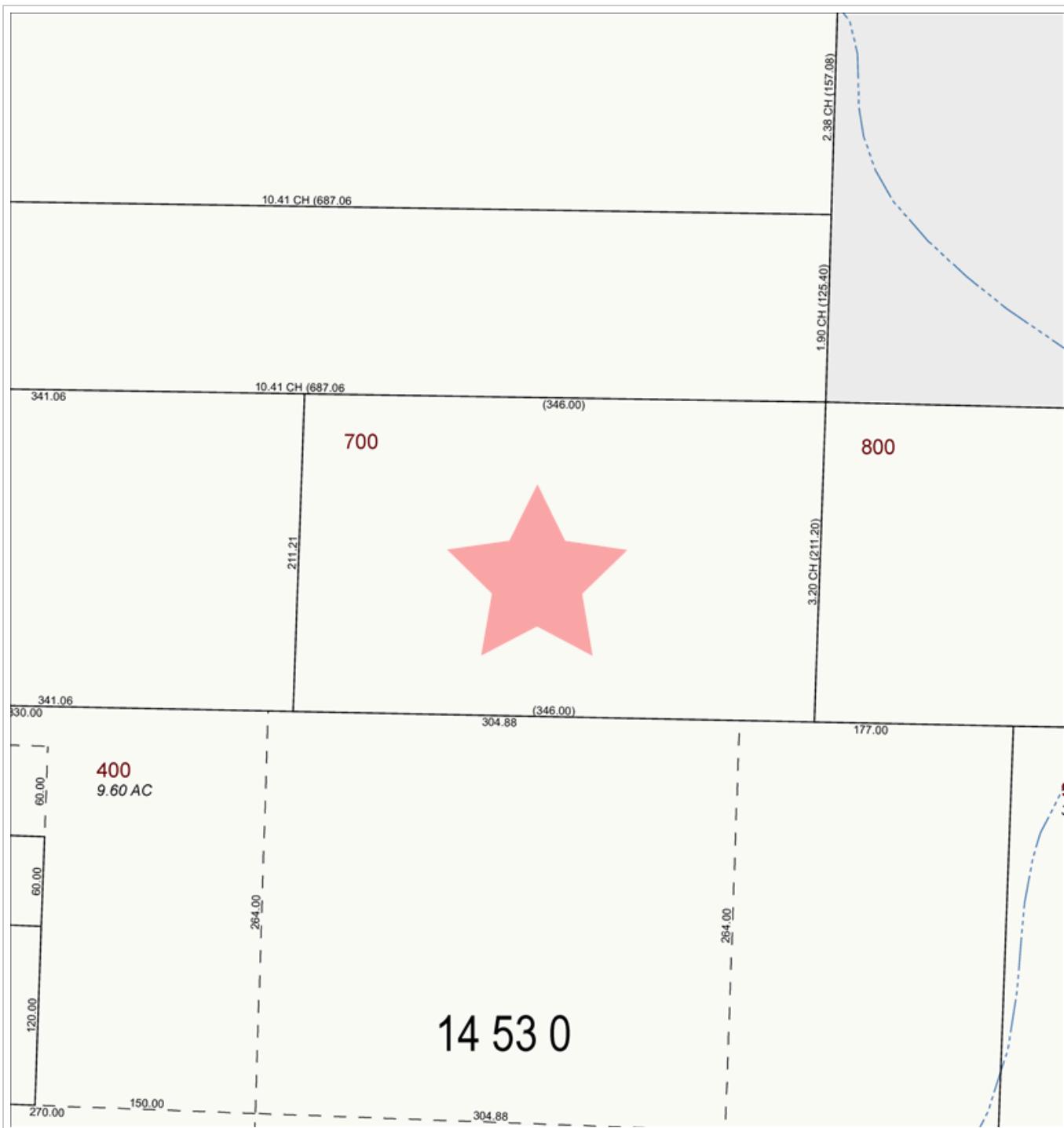
Deck:

Basement:

PARCEL ID: 536981

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Assessor Map

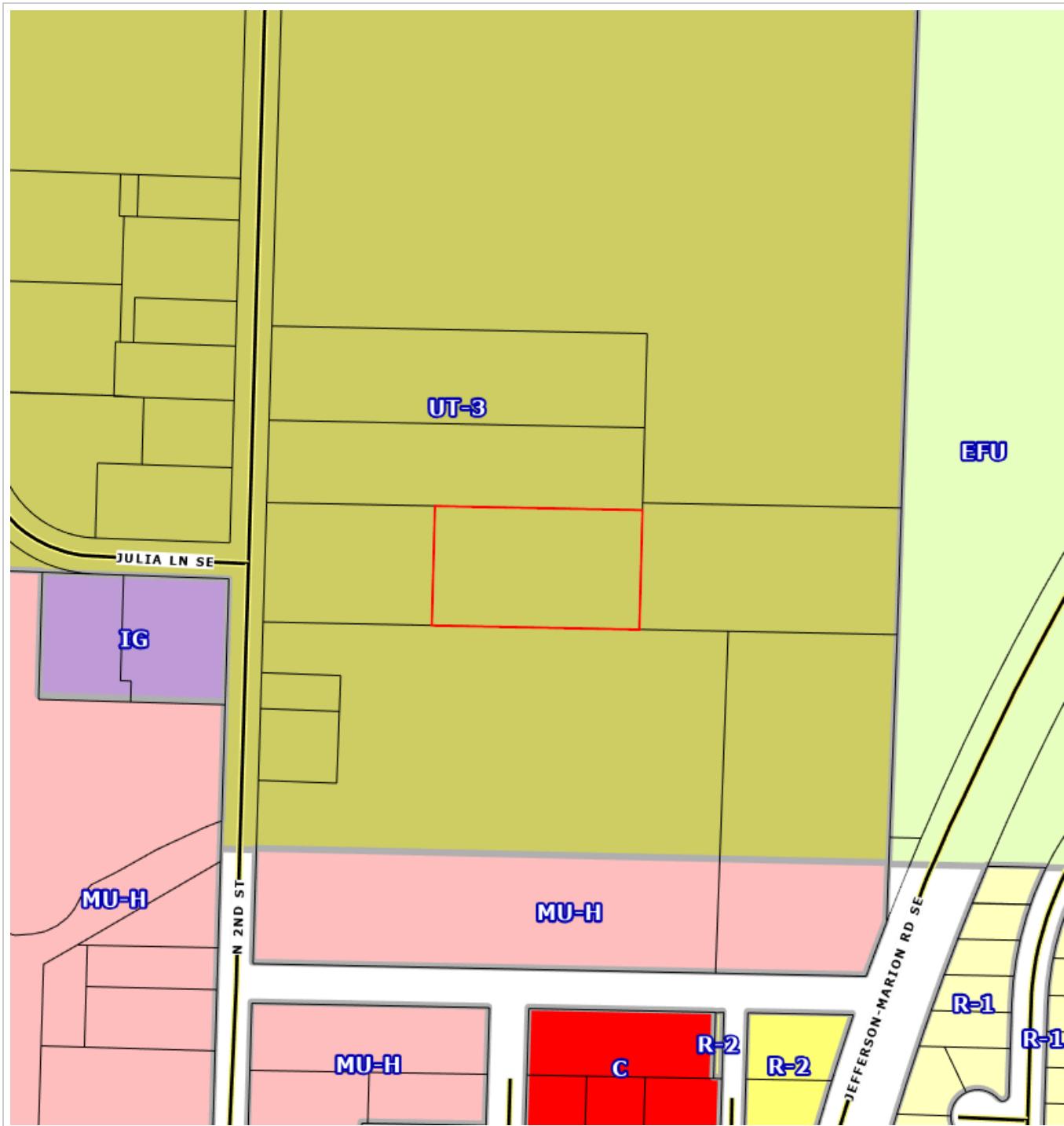
**Fidelity National Title**

Parcel ID: 536981

Site Address:

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Zoning Map

**Fidelity National Title**

Parcel ID: 536981

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.

December 4, 2025

Property Identificaton

Account ID: 536981
Tax Account ID: 536981
Tax Roll Type: Real Property
Situs Address:
Map Tax Lot: 103W01CB00700
Owner:
 MARY JOAN POSCH ST 50% &
 MICHAEL J POSCH DT 50% &
 POSCH,MARY JOAN TRE
 1031 N 2ND ST
 JEFFERSON, OR 97352

Manufactured Home Details:
Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
Subdivision:
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
MARY JOAN POSCH ST 50% & MICHAEL J POSCH DT 50% & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		11/3/2014 36470444 B&S 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		2/6/2013 34700320 DECE 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MICHAEL J TRE & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		8/16/1994 11860705 WD 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
POSCH,MICHAEL J & MARY JOAN PO BOX 129 JEFFERSON OR 97352	RIGGLE,T W 13 10	9/19/1983 \$0.00 13 10	9/19/1983 03220070 DEED 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984

Property Details

Property Class:

551

AV Exemption(s):**RMV Property Class:**

451

RMV Exemption(s):**Deferral(s):**Notes:
UT (Contact Local Jurisdiction)**Land/On-Site Developments for Tax Account ID 536981**

ID	Type	Acres	Sq Ft	Levy Code	Area
1	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	1.58	68824	14530	

Improvements/Structures for Tax Account ID 536981

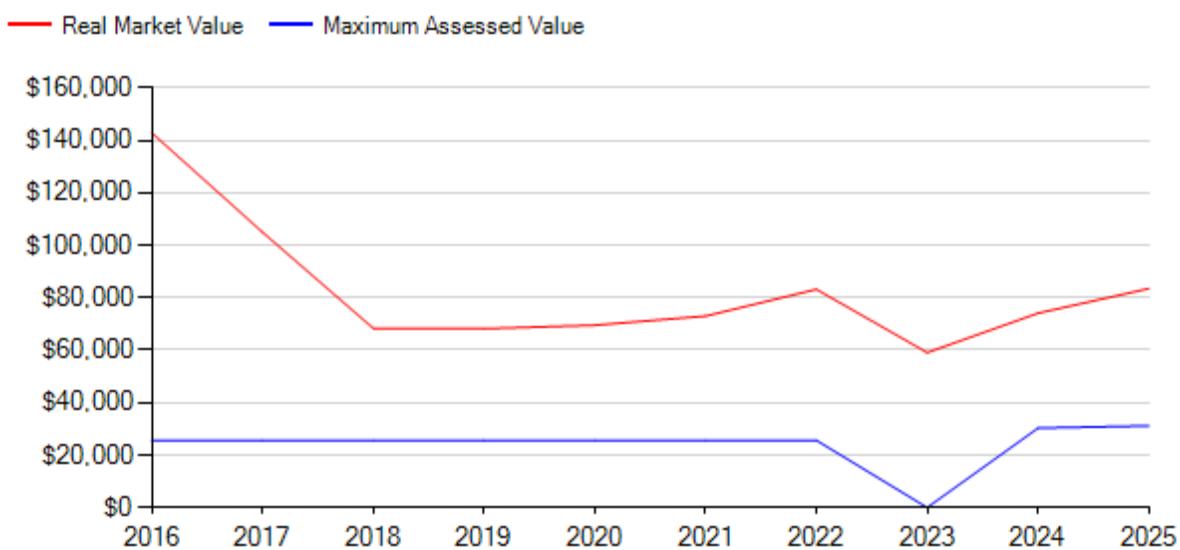
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		4	3024	2013	14530

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$50,500
Assess.:	
RMV Structures:	\$33,020
RMV Total:	\$83,520
AV:	\$33,514
SAV:	\$6,174
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$39,194
MAV:	\$31,180
MSAV:	\$2,334

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
2025	\$33,020	\$0	\$50,500/\$2,334	None	\$33,514
2024	\$33,870	\$0	\$40,260/\$2,266	None	\$32,546
2023	\$0	\$0	\$59,100/\$2,339	None	\$2,339
2022	\$31,650	\$0	\$51,560/\$2,271	None	\$27,901
2021	\$20,080	\$0	\$52,920/\$2,200	None	\$22,280
2020	\$19,120	\$0	\$50,400/\$2,140	None	\$21,260
2019	\$17,790	\$0	\$50,400/\$2,070	None	\$19,860
2018	\$17,930	\$0	\$50,400/\$1,950	None	\$19,880
2017	\$21,060	\$0	\$84,000/\$1,950	None	\$23,010
2016	\$19,410	\$0	\$123,530/\$1,900	None	\$21,310
2015	\$23,390	\$0	\$123,530/\$1,840	None	\$25,230

Taxes: Levy, Owed

Taxes Levied 2025-26:	\$431.81
Tax Rate:	12.8835
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2025	\$431.81	\$431.81
2024	\$420.78	\$420.78
2023	\$29.24	\$29.24
2022	\$348.57	\$348.57
2021	\$277.93	\$277.93
2020	\$265.30	\$265.30
2019	\$249.37	\$249.37
2018	\$243.15	\$243.15

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3953142	-\$431.81	\$12.95	\$0.00	\$418.86	11/10/2025
2024	3931163	-\$420.78	\$12.62	\$0.00	\$408.16	11/1/2024
2023	3914983	-\$29.24	\$0.88	\$0.00	\$28.36	11/10/2023
2022	3899312	-\$348.57	\$10.46	\$0.00	\$338.11	11/17/2022
2021	3880854	-\$277.93	\$8.34	\$0.00	\$269.59	11/18/2021
2020	3861527	-\$265.30	\$7.96	\$0.00	\$257.34	11/23/2020
2019	3861527	-\$249.37	\$0.00	\$29.92	\$279.29	11/23/2020

After Recording Return To:
Ritter Hobson LLC
1020 Liberty Street SE
Salem, OR 97302

Until a change is requested
All tax statements shall be sent to:
Mary Joan Posch, Trustee
Michael J. Posch Decedent's Trust
Mary Joan Posch Survivor's Trust
1477 Talbot Road SE
Jefferson, OR 97352-9627

BARGAIN AND SALE DEED

MARY JOAN POSCH, SUCCESSOR TRUSTEE OF THE MICHAEL J. POSCH AND MARY JOAN POSCH JOINT REVOCABLE TRUST, Grantor, whose current mailing address is 1477 Talbot Road SE, Jefferson, OR 97352-9627 conveys an undivided one-half ($\frac{1}{2}$) interest to MARY JOAN POSCH, TRUSTEE OF THE MARY JOAN POSCH SURVIVOR'S TRUST, and an undivided one-half ($\frac{1}{2}$) interest to MARY JOAN POSCH, TRUSTEE OF THE MICHAEL J. POSCH DECEDENT'S TRUST, Grantee, whose current mailing address is 1477 Talbot Road SE, Jefferson, OR 97352-9627, the following described real property, situated in the County of Marion, State of Oregon (the "Property").

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

Michael J. Posch and Mary Joan Posch created a revocable trust entitled the Michael J. Posch and Mary Joan Posch Joint Revocable Trust (the "Trust") on August 16, 1994. Michael J. Posch became deceased on December 16, 2012. Upon his death, the Trust was divided into two sub-trusts entitled the Michael J. Posch Decedent's Trust ("Decedent's Trust") and the Mary Joan Posch Survivor's Trust ("Survivor's Trust"). One-half ($\frac{1}{2}$) of the within described property interest went into the Decedent's Trust and one-half ($\frac{1}{2}$) of the within described property interest went into the Survivor's Trust at that time. This instrument is to memorialize that division and to make it a matter of public record.

The real property is situated in the county of Marion, and state of Oregon, and is described as follows:

Please See Attached Exhibit A

Grantor makes this conveyance in order to transfer the Property to the sub-trusts of the Grantor's revocable living trust.

The following is the notice as required by Oregon law: "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, AND 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 OF 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

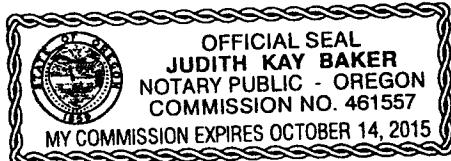
IN WITNESS WHEREOF, the Grantor has executed this instrument this _____ day of Oct 30, 2014.



Mary Joan Posch, Trustee of the Michael J. Posch and Mary Joan Posch Joint Revocable Trust

STATE OF OREGON)
) ss.
County of Marion)

On this 30 day of October, 2014, before me personally appeared the above named MARY JOAN POSCH, TRUSTEE OF THE MICHAEL J. POSCH AND MARY JOAN POSCH JOINT REVOCABLE TRUST, and acknowledged the foregoing instrument to be her voluntary act and deed.



Judith Kay Baker
Notary Public for Oregon
My Commission Expires: Oct 14, 2015

3 – BARGAIN AND SALE DEED

EXHIBIT A

(1059 N 2nd Street, Jefferson, OR 97352; Account No. R36983; Map Tax Lot No. 103W01CB 00300)
(1017 N 2nd Street, Jefferson, OR 97352; Marion County Account No. R36977; Map Tax Lot No. 103W01CB 00600)
(890 Jefferson Marion Road SE, Jefferson, OR 97352; Marion County Account No. R100145; Map Tax Lot 103W01CC00100)
(1.82 acres; Marion County Account No. R100146; Map Tax Lot 103W01CC00200)
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(2.25 acres; Marion County Account No. R36978; Map Tax Lot 103W01CB 00800)
(1.68 acres, Marion County Account No. R36981, map Tax Lot No. 103W01CB 00700)
(1111 N 2nd Street, Jefferson, or 97352; Marion County Account No. R36984; map Tax Lot No. 103W01CB 00200)

Parcel 1. Beginning at a point in the line between Sections 1 and 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being 29.52 chains South of the point where the North boundary line of the Donation Land Claim of James M. Bates and wife, intersects said Section line; thence North 89°10' East 687.06 feet; thence South 125.40 feet; thence North 89°25' East 412.50 feet; thence South 211.20 feet to the Northeast corner of a tract of land conveyed to Chester E. Trudgeon, et ux, by deed recorded in Volume 347, page 440, Deed Records, Marion County, Oregon; thence South 89°25' West along the North line of said tract, 278.0 feet to the Northwest corner thereof; thence South along the West line of said tract, 571.5 feet to the Southwest corner thereof, said point also being on the North line of Bates Street; thence South 89°25' West along the North line of said Bates Street, 811.88 feet, more or less, to a point on the Section line between Sections 1 and 2 in said Township 10 South, Range 3 West, Willamette Meridian, Marion County, Oregon; thence North along the said Section line, 884.10 feet, more or less, to the place of beginning.

ALSO: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North along the East line of said Section 2, a distance of 8.55 chains to an iron pipe; thence South 58°30' West 5.16 chains to an iron pipe; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

SAVE AND EXCEPT: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2 in Township 10 South, Range 3 West, of the Willamette Meridian in Marion County, Oregon; thence North along the East line of Section 2, 420 feet; thence West 217 feet, more or less, to the Northwesterly line of that certain tract of land described in deed from Neva Clark and T.C. Clark, her husband, to F.T. Glaser and Mary E. Glaser, husband and wife, recorded in Volume 233, page 15, Record of Deeds in and for Marion County, Oregon; thence South 58°30' West along said line to the Northwest corner of said tract of land; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

ALSO: Beginning at a point on the South line of Bates Street in the Town of Jefferson, Marion County, Oregon, as shown on the Plat of the Amended Plan of Bates Addition to Jefferson (see Volume 9, page 150, Record of Town Plats for said County and State), which point of beginning is 104.00 feet Easterly from the Northwest corner of Lot 1, Block 2, in said Amended Plan of Bates Addition; thence Southerly and parallel with the West line of said Lot 1 and Lot 2, 112.00 feet; thence Easterly and parallel with the South line of Bates Street to the Westerly boundary line of the Southern Pacific Railroad right of way; thence Northerly along the Westerly boundary line of said right of way to the intersection of said line with the South line of Bates Street; thence Westerly along the South line of Bates Street to the place of beginning.

ALSO: Lot 9 and Lot 1, and the North 46 feet of Lot 8 and Lot 2, in Block 3, also Lot 12, and the West 104 feet of Lot 1 and the West 104 feet of the North 46 feet of Lot 2, and the North 46 feet of Lot 11, in Block 2, as shown in the Amended Plan of Bates Addition to the City of Jefferson, Marion County, Oregon.

TOGETHER WITH all of Grantor's rights in and to the water and/or irrigation rights pertaining to said property.

ALSO: Any interests, whatever they may be, to Bates Street, Third Street, and Fourth Street, or the vacation of any or all of them, located in the city of Jefferson, Marion County, Oregon.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of public roads and streets.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. That certain right of way easement from T.W. Riggle and Neolma Frances Riggle, husband and wife, to Pacific Power and Light Company, recorded in Marion County records, Book of Deeds, Volume 649, page 360, on June 17, 1968, as fee number 837136.

**(Home Place - 1477 Talbot Road SE Jefferson, OR 97352; Account No. R366341;
Map Tax Lot 083W34 01600 and 083W34 01700)**

Parcel 2. All that part of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, that lies East of the center line of the County Road known as "Sidney Road."

SAVE AND EXCEPT the following described premises to wit: Beginning at the Southeast corner of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North along the East line of said tract, 99.00 feet; thence West, parallel with the South line of said tract 249.00 feet, more or less, to the center line of the County Road known as "Sidney Road"; thence Southerly along said center line 106.00 feet, more or less, to the South line of said tract; thence East 189.00 feet, more or less, to the place of beginning.

SUBJECT TO rights of the public in and to the Easterly and Westerly portion lying within public roads; easement of record in Deed Book 232, page 566.



Fidelity National Title®

Marion County Property Profile Information

Parcel #: 536983

Tax Lot: 103W01CB00300

Owner: **Mary Joan Posch St 50%**

CoOwner: Michael J Posch Dt 50%

Site: **1059 N 2nd St**

Jefferson OR 97352 - 9486

Mail: 1031 N 2nd St

Jefferson OR 97352

Land Use: 559 - Specially Assessed Farm Land, Improved, Zoned Efu,

Std Land Use: 1006 - Mobile/Manufact Home (regardless of Land owner)

Legal: ACRES 1.29

Twn/Rng/Sec: 10S / 03W / 01 / SW / NW

ASSESSMENT & TAX INFORMATION

Market Total: **\$76,780.00**

Market Land: **\$76,780.00**

Market Impr: **\$0.00**

Assessment Year: **2024**

Assessed Total: **\$34,765.00**

Exemption: **\$0.00**

Taxes: **\$442.97**

Levy Code: 14530

Levy Rate: 12.9288

SALE & LOAN INFORMATION

Sale Date: 11/03/2014

Sale Amount: \$0.00

Document #: 2014-8075 (36470444)

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Lot size: 1.29 Acres

Lot size: 56,192 SqFt

Finished SqFt: 3,024 SqFt

Year Built: 2013 ()

Bed: 3

Baths:

Lot:

Block:

Plat/Subdiv:

Zoning: County-UT-3 Urban Transition - 3 Acres Lot
Min.

School Dist: 14J Jefferson

Elementary School: Jefferson Elementary School

Middle School: Jefferson Middle School

High School: Jefferson High School

Census: 1024 010802

Watershed: Lower North Santiam River

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.

Assessor Map

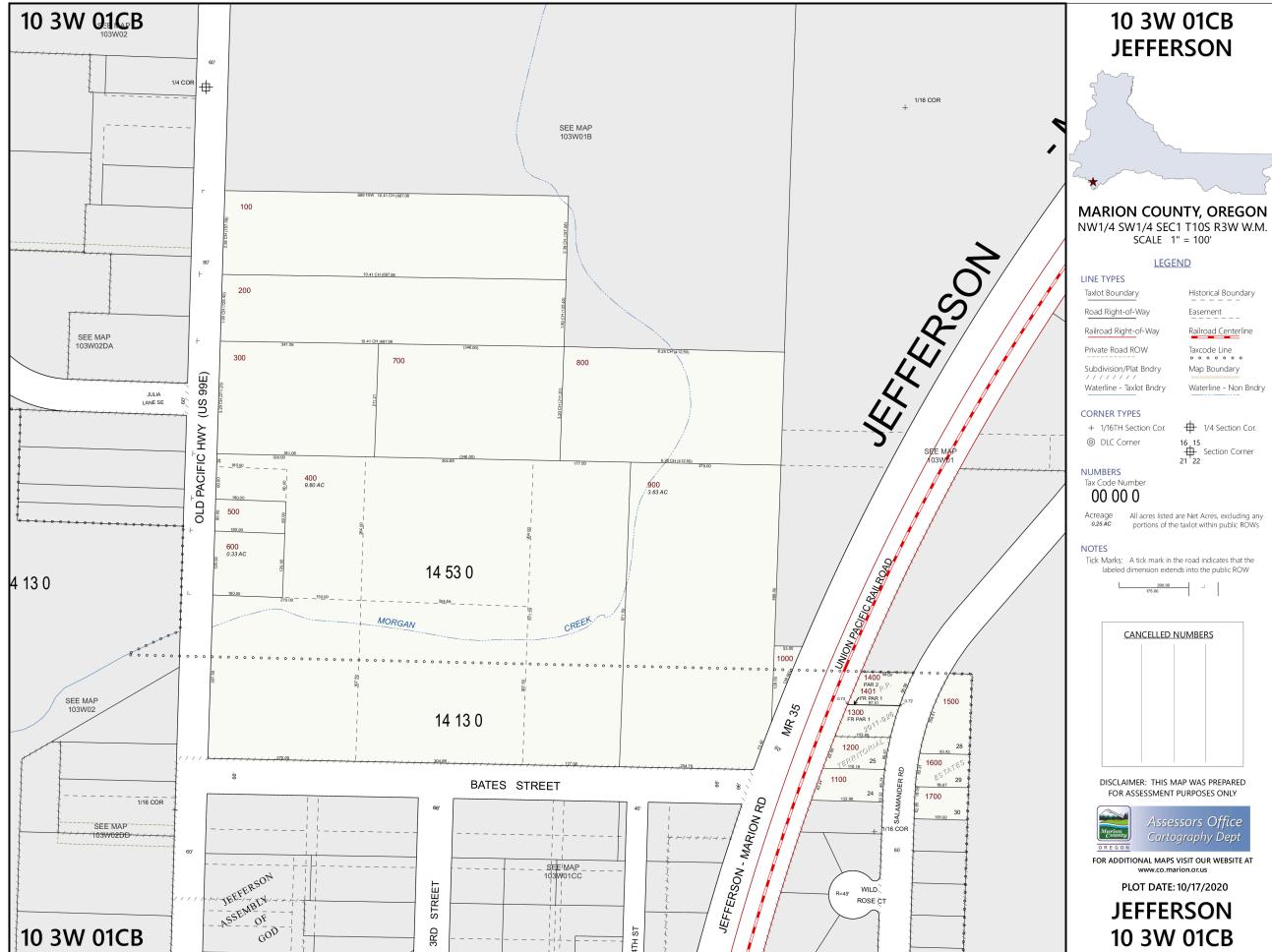
**Fidelity National Title**

Parcel ID: 536983

Site Address: 1059 N 2nd St

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Full Assessor Map



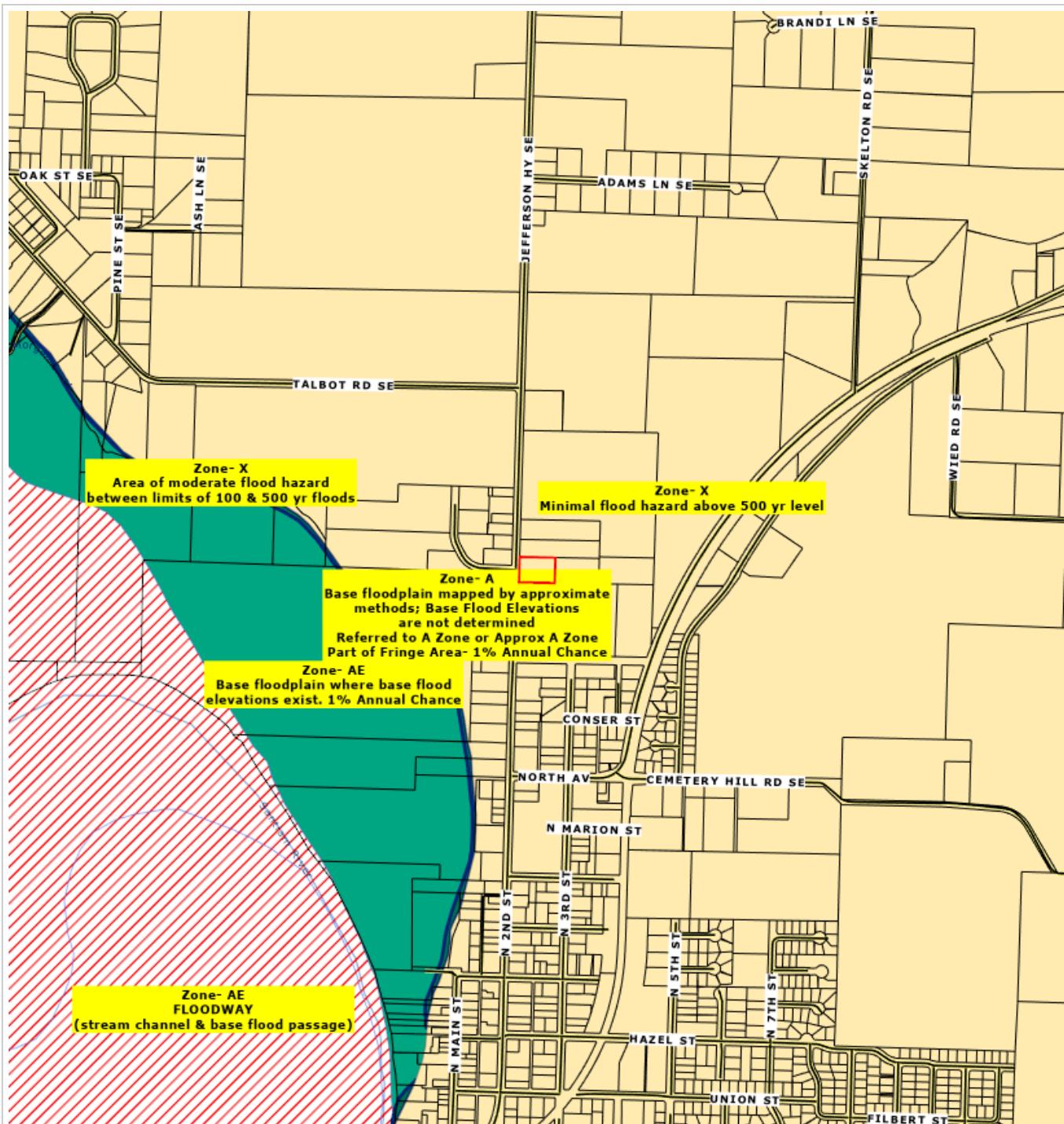
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Flood Map



Fidelity National Title

Parcel ID: 536983

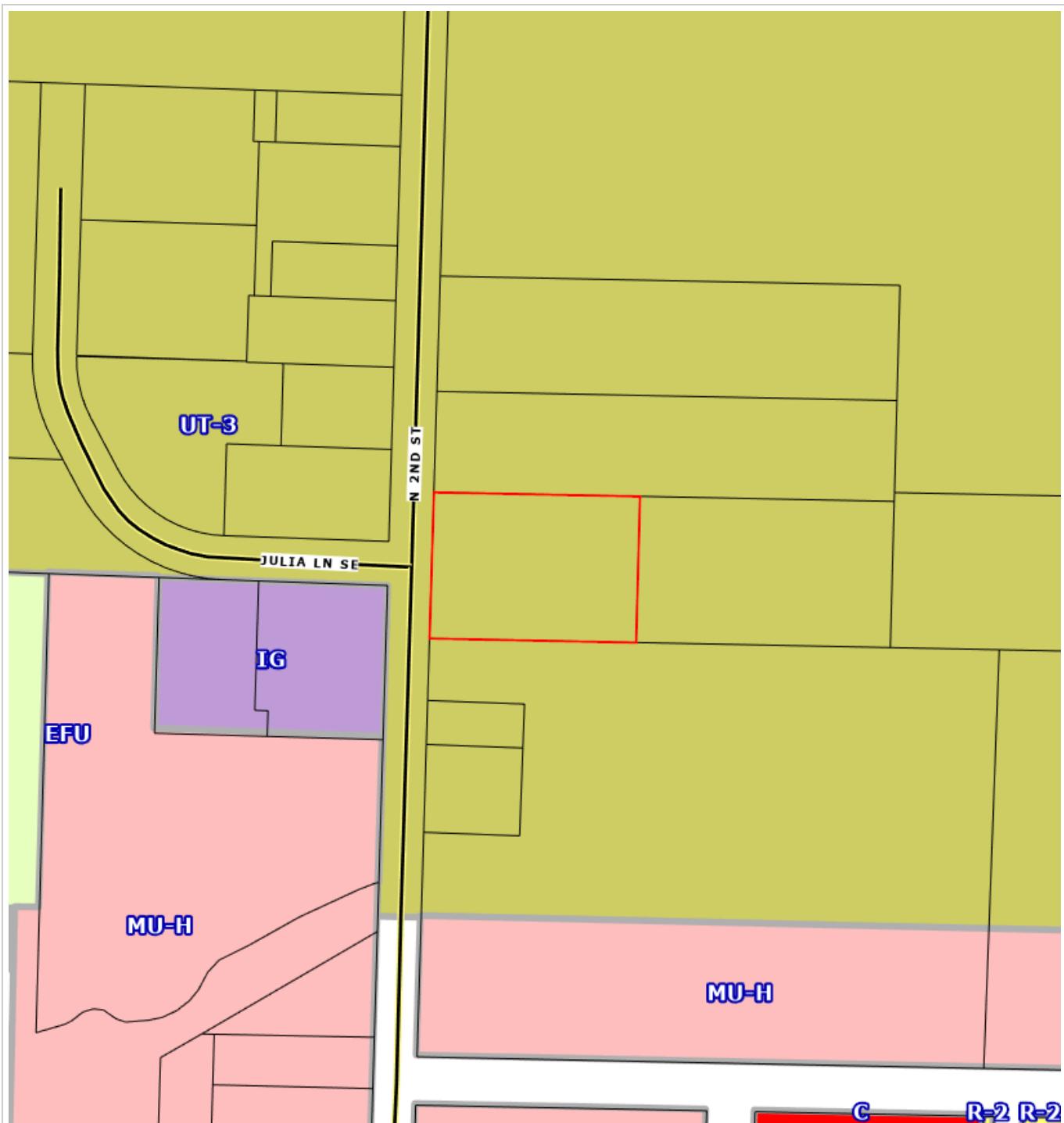
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Aerial Map

**Fidelity National Title****Parcel ID: 536983**

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Zoning Map

**Fidelity National Title**

Parcel ID: 536983

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December 4, 2025

Property Identificaton

Account ID: 536983
Tax Account ID: 536983
Tax Roll Type: Real Property
Situs Address: 1059 N 2ND ST JEFFERSON OR 97352
Map Tax Lot: 103W01CB00300
Owner: MARY JOAN POSCH ST 50% &
 MICHAEL J POSCH DT 50% &
 POSCH,MARY JOAN TRE
 1031 N 2ND ST
 JEFFERSON, OR 97352

Manufactured Home Details:
Other Tax Liability: SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
Subdivision:
Related Accounts: 133992

Owner History

Grantee	Grantor	Sales Info	Deed Info
MARY JOAN POSCH ST 50% & MICHAEL J POSCH DT 50% & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		11/3/2014 36470444 B&S 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		2/6/2013 34700320 DECE 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
MICHAEL J & MARY JOAN POSCH JRT & POSCH,MICHAEL J TRE & POSCH,MARY JOAN TRE 1477 TALBOT RD SE JEFFERSON OR 97352		8/16/1994 11860705 WD 100145, 100146, 536631, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984	
POSCH,MICHAEL J & MARY JOAN PO BOX 129 JEFFERSON OR 97352	RIGGLE,T W	9/19/1983 \$0.00 13 10	9/19/1983 03220070 DEED 100145, 100146, 536973, 536974, 536977, 536978, 536980, 536981, 536983, 536984

Property Details

Property Class:

559

AV Exemption(s):**RMV Property Class:**

459

RMV Exemption(s):**Deferral(s):**

Notes:

Zoning:

(Contact Local Jurisdiction)

Land/On-Site Developments for Tax Account ID 536983

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			14530
1	005 Farm Homesite 2BDSS TWO BENCH DRY SOUTH SPECIAL	1	43560	14530
2	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	0.24	10454	14530
3	005 Farm Use - EFU 2BISS TWO BENCH IRR SOUTH SPECIAL	0.05	2178	14530

Improvements/Structures for Tax Account ID 536983

ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
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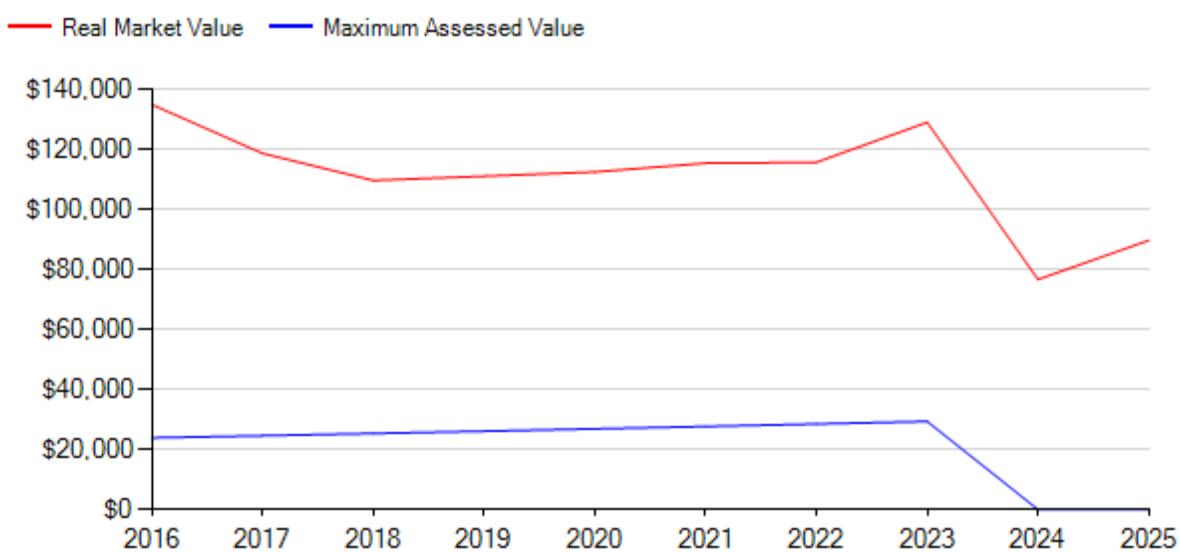
No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$89,840
Assess.:	
RMV Structures:	\$0
RMV Total:	\$89,840
AV:	\$35,687
SAV:	\$47,312
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$47,312
MAV:	\$0
MSAV:	\$35,687

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
2025	\$0	\$0	\$89,840/\$35,687	None	\$35,687
2024	\$0	\$0	\$76,780/\$34,765	None	\$34,765
2023	\$42,340	\$0	\$86,850/\$34,155	None	\$63,555
2022	\$36,520	\$0	\$79,330/\$40,382	None	\$62,692
2021	\$30,380	\$0	\$85,180/\$38,880	None	\$66,600
2020	\$29,610	\$0	\$83,050/\$37,240	None	\$64,160
2019	\$28,160	\$0	\$83,050/\$40,340	None	\$63,370
2018	\$26,770	\$0	\$83,050/\$40,320	None	\$62,590
2017	\$29,410	\$0	\$89,450/\$39,280	None	\$63,930
2016	\$25,530	\$0	\$109,630/\$38,260	None	\$62,200
2015	\$29,130	\$0	\$109,630/\$37,270	None	\$60,520

Taxes: Levy, Owed

Taxes Levied 2025-26:	\$459.77
Tax Rate:	12.8835
Tax Roll Type:	R
Current Tax Payoff Amount:	\$0.00

Year	Total Tax Levied	Tax Paid
2025	\$459.77	\$459.77
2024	\$442.97	\$442.97
2023	\$794.28	\$794.28
2022	\$776.90	\$776.90
2021	\$797.42	\$797.42
2020	\$768.95	\$768.95
2019	\$761.31	\$761.31
2018	\$731.79	\$731.79

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2025	3953142	-\$459.77	\$13.79	\$0.00	\$445.98	11/10/2025
2024	3931163	-\$442.97	\$13.29	\$0.00	\$429.68	11/1/2024
2023	3914983	-\$794.28	\$23.83	\$0.00	\$770.45	11/10/2023
2022	3899312	-\$776.90	\$23.31	\$0.00	\$753.59	11/17/2022
2021	3880854	-\$797.42	\$23.92	\$0.00	\$773.50	11/18/2021
2020	3861527	-\$768.95	\$23.07	\$0.00	\$745.88	11/23/2020
2019	3861527	-\$761.31	\$0.00	\$91.35	\$852.66	11/23/2020

After Recording Return To:
Ritter Hobson LLC
1020 Liberty Street SE
Salem, OR 97302

Until a change is requested
All tax statements shall be sent to:
Mary Joan Posch, Trustee
Michael J. Posch Decedent's Trust
Mary Joan Posch Survivor's Trust
1477 Talbot Road SE
Jefferson, OR 97352-9627

BARGAIN AND SALE DEED

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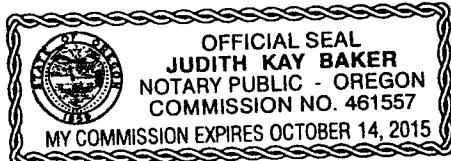
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Mary Joan Posch, Trustee of the Michael J. Posch and Mary Joan Posch Joint Revocable Trust

STATE OF OREGON)
) ss.
County of Marion)

On this 30 day of October, 2014, before me personally appeared the above named MARY JOAN POSCH, TRUSTEE OF THE MICHAEL J. POSCH AND MARY JOAN POSCH JOINT REVOCABLE TRUST, and acknowledged the foregoing instrument to be her voluntary act and deed.



Judith Kay Baker
Notary Public for Oregon
My Commission Expires: Oct 14, 2015

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Parcel 1. Beginning at a point in the line between Sections 1 and 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being 29.52 chains South of the point where the North boundary line of the Donation Land Claim of James M. Bates and wife, intersects said Section line; thence North 89°10' East 687.06 feet; thence South 125.40 feet; thence North 89°25' East 412.50 feet; thence South 211.20 feet to the Northeast corner of a tract of land conveyed to Chester E. Trudgeon, et ux, by deed recorded in Volume 347, page 440, Deed Records, Marion County, Oregon; thence South 89°25' West along the North line of said tract, 278.0 feet to the Northwest corner thereof; thence South along the West line of said tract, 571.5 feet to the Southwest corner thereof, said point also being on the North line of Bates Street; thence South 89°25' West along the North line of said Bates Street, 811.88 feet, more or less, to a point on the Section line between Sections 1 and 2 in said Township 10 South, Range 3 West, Willamette Meridian, Marion County, Oregon; thence North along the said Section line, 884.10 feet, more or less, to the place of beginning.

ALSO: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North along the East line of said Section 2, a distance of 8.55 chains to an iron pipe; thence South 58°30' West 5.16 chains to an iron pipe; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

SAVE AND EXCEPT: Beginning at an iron pipe in the East line of Section 2 at a point 16.195 chains North of the Southeast corner of said Section 2 in Township 10 South, Range 3 West, of the Willamette Meridian in Marion County, Oregon; thence North along the East line of Section 2, 420 feet; thence West 217 feet, more or less, to the Northwesterly line of that certain tract of land described in deed from Neva Clark and T.C. Clark, her husband, to F.T. Glaser and Mary E. Glaser, husband and wife, recorded in Volume 233, page 15, Record of Deeds in and for Marion County, Oregon; thence South 58°30' West along said line to the Northwest corner of said tract of land; thence South 5.833 chains to an iron pipe; thence South 89°45' East 4.40 chains to the point of beginning.

ALSO: Beginning at a point on the South line of Bates Street in the Town of Jefferson, Marion County, Oregon, as shown on the Plat of the Amended Plan of Bates Addition to Jefferson (see Volume 9, page 150, Record of Town Plats for said County and State), which point of beginning is 104.00 feet Easterly from the Northwest corner of Lot 1, Block 2, in said Amended Plan of Bates Addition; thence Southerly and parallel with the West line of said Lot 1 and Lot 2, 112.00 feet; thence Easterly and parallel with the South line of Bates Street to the Westerly boundary line of the Southern Pacific Railroad right of way; thence Northerly along the Westerly boundary line of said right of way to the intersection of said line with the South line of Bates Street; thence Westerly along the South line of Bates Street to the place of beginning.

ALSO: Lot 9 and Lot 1, and the North 46 feet of Lot 8 and Lot 2, in Block 3, also Lot 12, and the West 104 feet of Lot 1 and the West 104 feet of the North 46 feet of Lot 2, and the North 46 feet of Lot 11, in Block 2, as shown in the Amended Plan of Bates Addition to the City of Jefferson, Marion County, Oregon.

TOGETHER WITH all of Grantor's rights in and to the water and/or irrigation rights pertaining to said property.

ALSO: Any interests, whatever they may be, to Bates Street, Third Street, and Fourth Street, or the vacation of any or all of them, located in the city of Jefferson, Marion County, Oregon.

SUBJECT TO:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of public roads and streets.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. That certain right of way easement from T.W. Riggle and Neolma Frances Riggle, husband and wife, to Pacific Power and Light Company, recorded in Marion County records, Book of Deeds, Volume 649, page 360, on June 17, 1968, as fee number 837136.

**(Home Place - 1477 Talbot Road SE Jefferson, OR 97352; Account No. R366341;
Map Tax Lot 083W34 01600 and 083W34 01700)**

Parcel 2. All that part of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, that lies East of the center line of the County Road known as "Sidney Road."

SAVE AND EXCEPT the following described premises to wit: Beginning at the Southeast corner of the Northeast one-quarter of the Southeast one-quarter of Section 34, in Township 9 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, and running thence North along the East line of said tract, 99.00 feet; thence West, parallel with the South line of said tract 249.00 feet, more or less, to the center line of the County Road known as "Sidney Road"; thence Southerly along said center line 106.00 feet, more or less, to the South line of said tract; thence East 189.00 feet, more or less, to the place of beginning.

SUBJECT TO rights of the public in and to the Easterly and Westerly portion lying within public roads; easement of record in Deed Book 232, page 566.

REEL: 3647

PAGE: 444

November 03, 2014, 11:54 am.

CONTROL #: 371784

**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: \$ 71.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

PAUL TERJESON



PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEY'S 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.

PTERJY@KW.COM | 503-999-6777



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

STEVE HELMS

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.

STEVEHELMS@KW.COM | 541-979-0118



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