



Emerald Green Jefferson

Paul Terjeson | Steve Helms

503-999-6777 | 5412-979-0118

Pterjy@kw.com | Stevehelms@kw.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS REALTY 

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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



PARCEL MAP

541-497-6514

OregonFarmBrokers.com

OregonFarmBrokers@gmail.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL



Boundary Stream, Intermittent River/Creek Water Body



LIST PACK

541-497-6514

OregonFarmBrokers.com

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kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R36893**
Tax Lot: **102W07C 00200**
Owner: Reedy, Francis M
CoOwner: Lee-Reedy, Susan E
Site:
OR 97000
Mail: 3512 Ridgeview Ln
Albany OR 97321
Zoning: EFU - Exclusive Farm Use
Std Land Use: RSFR - Single Family Residence
Legal: ACRES 4.88
Twn/Rng/Sec: T:10S R:02W S:07 Q:SW QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$28,890.00**
Market Land: **\$28,890.00**
Market Impr:
Assessment Year: **2020**
Assessed Total: **\$25,540.00**
Exemption:
Taxes: **\$315.80**
Levy Code: 81400130
Levy Rate: 12.4783

SALE & LOAN INFORMATION

Sale Date: 05/27/1993
Sale Amount: \$149,000.00
Document #: 10640296
Deed Type: Deed
Loan
Amount: \$111,750.00
Lender: US BANCORP MTG CO
Loan Type: Conventional
Interest Type:
Title Co: AMERICAN PACIFIC TITLE CO.

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 4.88 Acres (212,573 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 14J - Jefferson
Census: 4009 - 010802
Recreation:

February 4, 2021

Property Identification

Old Account No.:

R36893

Account No.:

536893

Situs Address:**Map Tax Lot:**

102W07C000200

Owner:

REEDY, FRANCIS M & LEE-REEDY, SUSAN E

3512 RIDGEVIEW LN

ALBANY, OR 97321

Manufactured Home ID:**Legal Description:**

ACRES 4.88

Subdivision:**Related Accounts:****Linked Accounts:**

Owner History

Buyer	Seller	Sales Info	Deed Info
REEDY,FRANCIS M & SUSAN P O BOX 161 JEFFERSON, OR 97352	MERTON,MICKEY H & LYNN	5/21/1993 \$149,000 23 - Sale includes timber value or timberland.	10640296 RD - REEL DEEDS RECORDED 1974 AND AFTER
MERTON,MICKEY H & LYNN P O BOX 81 JEFFERSON, OR 97352	HICKS,MARVIN W & ELENOR	7/24/1986 \$89,000 23 - Sale includes timber value or timberland.	04870146 WD - WARRANTY DEED
HICKS,MARVIN W & ELENOR P O BOX 81 JEFFERSON, OR 97352	GREGORY,WILMA A	7/24/1986 \$89,000 12 - Deed resulting from pay-off on contract of prior year; exercise of an option entered into in a prior year - Satisfaction of contract.	04870145 WD - WARRANTY DEED

Property Details

Legal Acreage:

4.88 acres

Property Code:**Property Class:**

450

Mortgage Agent-Lender:**Mortgage Account No.:****Levy Code Area:**

81400130

Zoning:

EFU (Contact Local Jurisdiction)

Miscellaneous Code:**Plat:****Exemption:****Expiration Date:****Land Information:**

ID	Type	Acres	Sq Ft
L1	RREST - RURAL RESTRICTIVE	4.88	

Improvements/Structures:

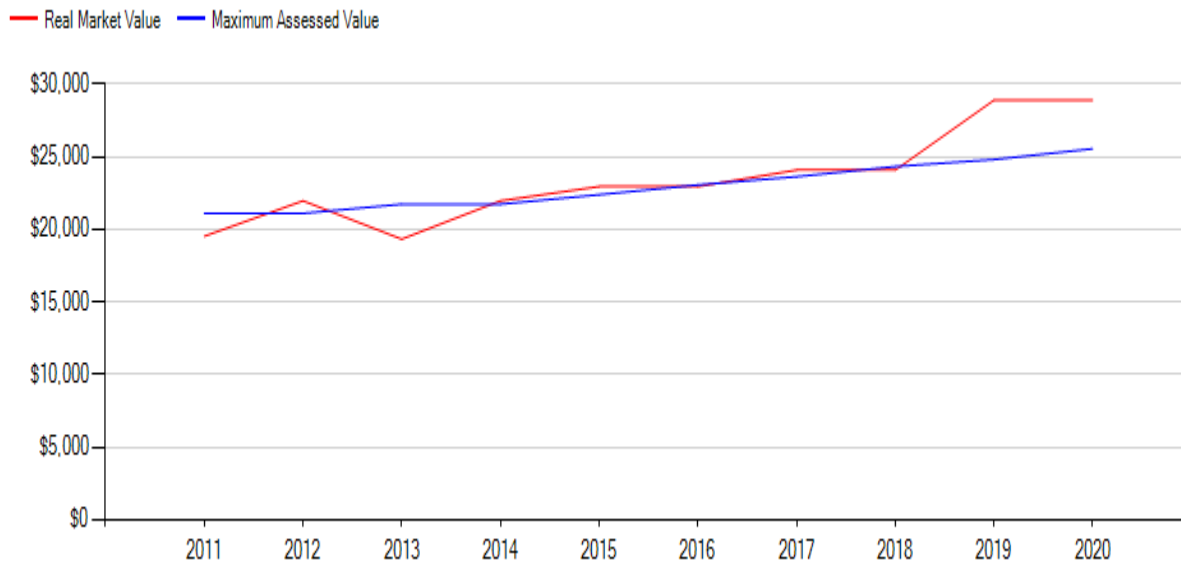
ID	Type	Make/Model	Class	Area/Count	Year Built
----	------	------------	-------	------------	------------

No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market: \$28,890
RMV Land Spec. \$0
Assess.:
RMV Structures: \$0
RMV Total: \$28,890
SAV: \$0
Exception RMV: \$0
Exemption RMV: \$0
Exemption Description: None
M5 Taxable: \$28,890
MAV: \$25,540
MSAV: \$0
AV: \$25,540

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	Taxable Assessed Value
------	------------------	----------	-----------------	------------	------------------------

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2019	\$0	\$28,890	\$0/\$0	None	\$24,800
2018	\$0	\$24,080	\$0/\$0	None	\$24,080
2017	\$0	\$24,080	\$0/\$0	None	\$23,620
2016	\$0	\$22,940	\$0/\$0	None	\$22,940
2015	\$0	\$22,940	\$0/\$0	None	\$22,380
2014	\$0	\$21,960	\$0/\$0	None	\$21,730
2013	\$0	\$19,320	\$0/\$0	None	\$19,320
2012	\$0	\$21,960	\$0/\$0	None	\$21,100
2011	\$0	\$19,520	\$0/\$0	None	\$19,520
2010	\$0	\$24,400	\$0/\$0	None	\$20,490

Taxes: Levy, Owed

Taxes Levied 2020-21: \$315.80
Tax Rate: 12.4783
Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2020	\$315.80	\$315.80
2019	\$311.41	\$311.41
2018	\$277.87	\$277.87
2017	\$273.93	\$273.93
2016	\$230.77	\$230.77
2015	\$228.32	\$228.32
2014	\$216.55	\$216.55

Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3861348	-\$315.80	\$9.47	\$0.00	\$306.33	11/20/2020
2019	65971	-\$311.41	\$9.34	\$0.00	\$302.07	11/15/2019
2018	207453	-\$277.87	\$8.34	\$0.00	\$269.53	11/19/2018

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2017	370304	-\$273.93	\$8.22	\$0.00	\$265.71	11/14/2017
2016	576615	-\$230.77	\$6.92	\$0.00	\$223.85	11/2/2016
2015	647646	-\$228.32	\$6.85	\$0.00	\$221.47	11/19/2015
2014	875610	-\$216.55	\$6.50	\$0.00	\$210.05	11/6/2014

AMERICAN PACIFIC TITLE 63824 L

WARRANTY DEED (INDIVIDUAL)

REEL
1064
PAGE
296

MICKEY H. MERTON and LYNN D. MERTON

FRANCIS M. REEDY and SUSAN E. LEE-REEDY, husband and wife

all that real property situated in the County of Marion, State of Oregon, described as:

The property described in Exhibit 'A' attached hereto and made a part hereof.

Tax Account Nos. 62958-000 and 62956-000 and 62953-000

Easement recorded 10/23/46 in Volume: 357 Page: 490 (Parcel II);
Easement recorded 9/27/58 in Volume: 654 Page: 249 and re-recorded
7/10/72 in Volume: 730 Page: 304 (Parcel II); Easement recorded
10/16/75 in Reel: 27 Page: 840 (Parcels I and II); 60 foot
non-exclusive easement as recorded 9/22/76 in Reel: 57 Page: 1330
(Affects the West 30 feet); Roadway easement along the Westerly lot line,
30 feet in width as delineated on Partition No. 76-29 recorded 10/5/76 in
Reel 60 Page 402 (Parcel II); Memorandum of Oil and Gas Lease as
recorded 7/13/81 in Reel: 255 Page: 1101
the lessee's interest was assigned by instrument
recorded 1/27/83 in Reel: 301 Page: 807
the lessor's interest was assigned by instrument
recorded 9/4/86 in Reel: 487 Page: 147

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
As disclosed by the assessment and tax roll, the premises herein have been
specially assessed under the Western-Oregon Small Tract Optional Tax;
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above

The true and actual consideration for this transfer is \$ 149,000.00

Dated this 21st day of May

19 93

MICKEY H. MERTON

LYNN D. MERTON

STATE OF OREGON, County of Marion) ss.

May 21 19 93 personally appeared the above named
Mickey H. Merton and Lynn D. Merton and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 10/30/93

The dollar amount should include cash, plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

MERTON

TO

REEDY

After Recording Return to

Mr. and Mrs. Francis Reedy
3749 Jefferson-Scio Road S.E.
Jefferson, OR 97352

TAXES TO ABOVE ADDRESS

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the day of 19
at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed

Title

By Deputy

Order No. 638247

Exhibit 'A'

PARCEL I:

Beginning at a point on the East line of and South 0°10'33" East a distance of 2070.00 feet from the Northeast corner of the Robinson Woodfin Donation Land Claim No. 64, in Township 10 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence North 89°49'27" East a distance of 430.00 feet; thence South 3°19'27" West 161.88 feet; thence North 78°31'33" East 254.73 feet to a 5/8 inch iron rod on the West line of the Jabez Terhune Donation Land Claim No. 56, in said Township and Range; thence North 0°05'16" West along said West line 964.67 feet; thence South 89°49'27" West 671.39 feet to the East line of said Donation Land Claim No. 64; thence South 0°10'33" East 853.00 feet along said East line to the point of beginning.

PARCEL II:

Beginning at a point on the West line of and South 00°05'16" East 1555.94 feet from the Northwest corner of the Jabez Terhune Donation Land Claim No. 56 in Township 10 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence South 78°31'33" West a distance of 254.73 feet; thence South 03°19'27" West 323.12 feet; thence South 10°38'49" West 321.63; thence South 08°31'51" East 89.08 feet; thence North 89°49'27" East 315.70 feet to said West line; thence North 00°05'16" West 716.47 feet; thence South 89°58'40" East 272.75 feet; thence North 00°03'15" West 60.00 feet; thence North 89°58'40" West 272.71 feet to the place of beginning.

Together with a 30 foot non-exclusive roadway easement being of even width and lying 30 feet on the West side of the following described centerline:

Beginning at a point, which is South 0°10'33" East 1217.00 feet and North 89°49'27" East a distance of 300 feet from the Northeast corner of the Robinson Woodfin Donation Land Claim No. 64 in Township 10 South and Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence South 11°00'13" West a distance of 366.74 feet; thence South 22°21'31" East 532.64 feet; thence South 3°19'27" West 485. feet; thence South 10°38'49" West 321.63 feet; thence South 8°31'51" East 202.24 feet; thence South 8°44'46" West 394.59 feet; thence South 52°45'48" West 348.61 feet; thence South 0°10'33" East 1600.00 feet, more or less, to the Northerly right of way line of Market Road No. 1.

STATE OF OREGON

County of Marion

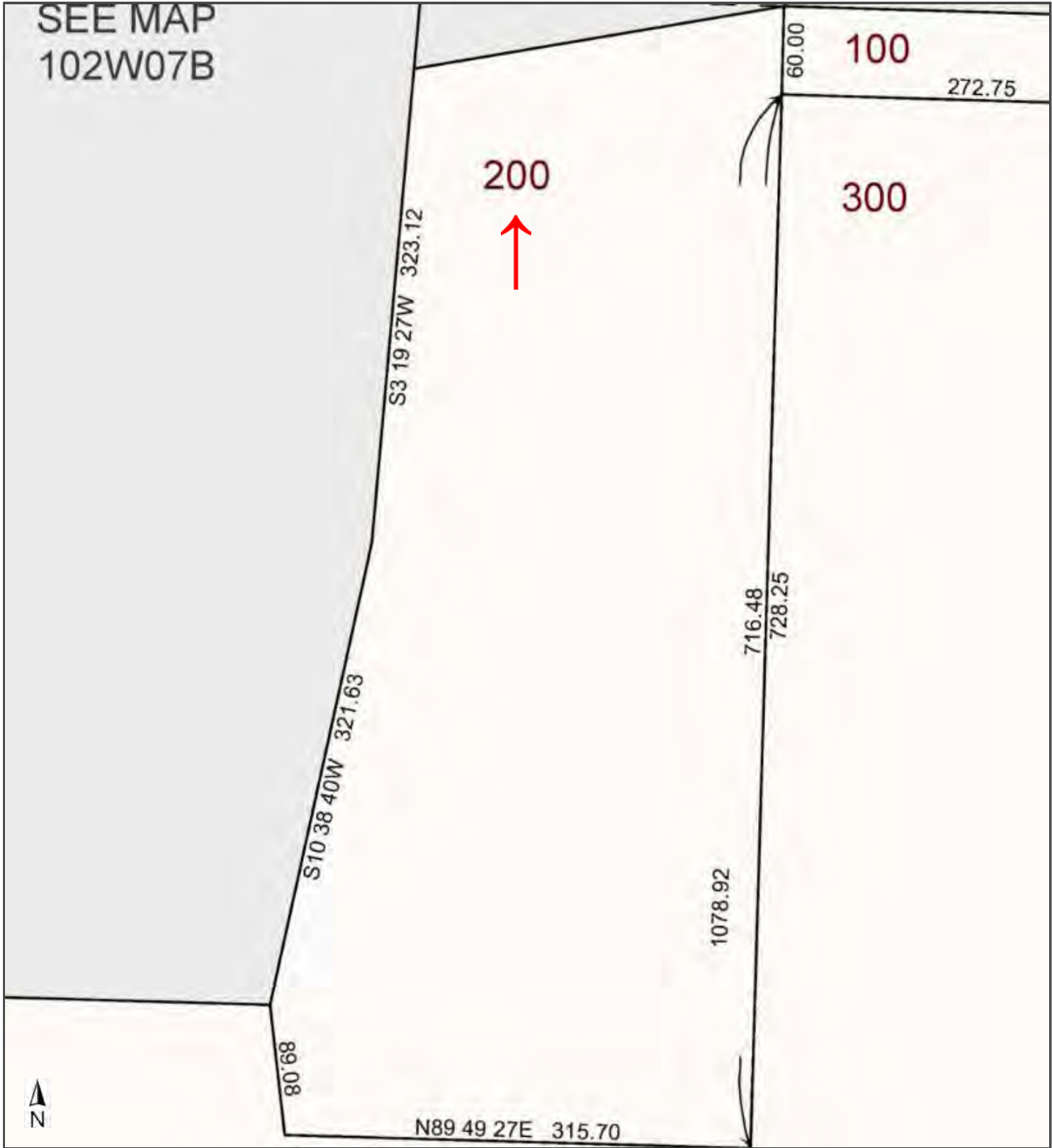
I hereby certify that
the within was received
and duly recorded by
me in Marion County
records

Fee \$ 40⁰⁰
Hand Returned ☐

REEL PAGE
1064 296

EX-27 11/10/93

BW



Fidelity National Title

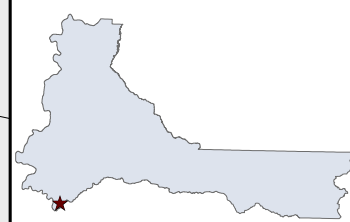
ParcelID: R36893

, OR 97000

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

10 2W 07C

10 2W 07C



MARION COUNTY, OREGON
SW1/4 SEC7 T10S R2W W.M.
SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - 16, 15 Section Corner
 - 21, 22

NUMBERS

Tax Code Number
000 00 00 0

Acreage
0.25 AC

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

NOTES

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

200.00
175.00

CANCELLED NUMBERS

400			
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DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

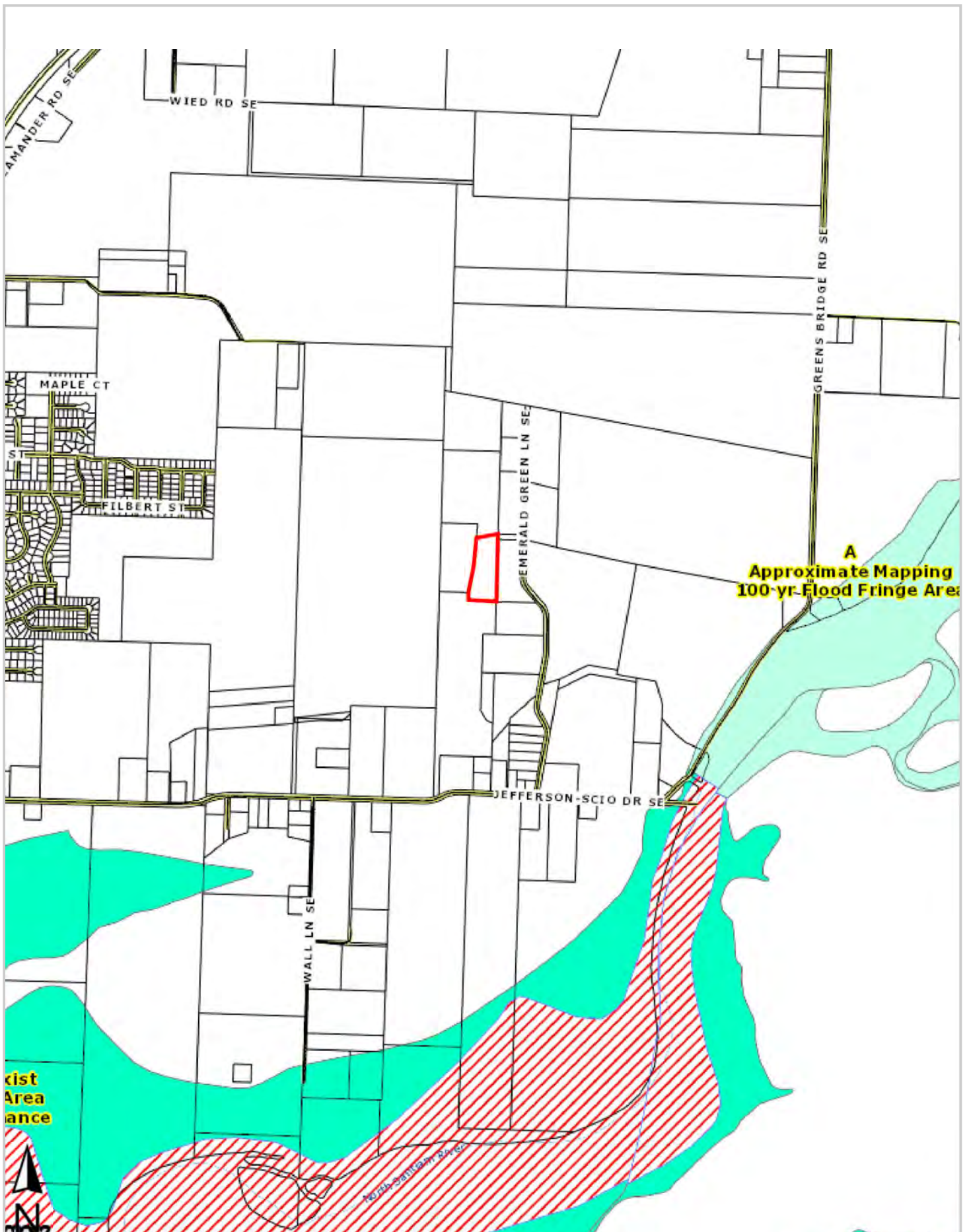


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 1/24/2018

10 2W 07C

10 2W 07C



A
Approximate Mapping
100-yr Flood Fringe Area

Exist
Area
ance



Fidelity National Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **R36896**
Tax Lot: **102W07C 00100**
Owner: Reedy, Francis M
CoOwner: Lee-Reedy, Susan E
Site:
OR 97000
Mail: 3512 Ridgeview Ln
Albany OR 97321
Zoning: AR - Acreage Residential
Std Land Use: VMSC - Vacant Misc
Legal: ACRES 0.38
Twn/Rng/Sec: T:10S R:02W S:07 Q:SW QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$2,250.00**
Market Land: **\$2,250.00**
Market Impr:
Assessment Year: **2020**
Assessed Total: **\$1,880.00**
Exemption:
Taxes: **\$23.45**
Levy Code: 81400130
Levy Rate: 12.4783

SALE & LOAN INFORMATION

Sale Date: 05/21/1993
Sale Amount: \$149,000.00
Document #: 10640296
Deed Type: Deed
Loan
Amount:
Lender:
Loan Type:
Interest Type:
Title Co:

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 0.38 Acres (16,553 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 14J - Jefferson
Census: 4009 - 010802
Recreation:

February 4, 2021

Property Identification

Old Account No.:

R36896

Account No.:

536896

Situs Address:**Map Tax Lot:**

102W07C000100

Owner:

REEDY, FRANCIS M & LEE-REEDY, SUSAN E

3512 RIDGEVIEW LN

ALBANY, OR 97321

Manufactured Home ID:**Legal Description:**

ACRES 0.38

Subdivision:**Related Accounts:****Linked Accounts:**

Owner History

Buyer	Seller	Sales Info	Deed Info
REEDY, FRANCIS M & SUSAN P O BOX 161 JEFFERSON, OR 97352	MERTON, MICKEY H & LYNN	5/21/1993 \$149,000 23 - Sale includes timber value or timberland.	10640296 RD - REEL DEEDS RECORDED 1974 AND AFTER

Property Details

Legal Acreage:

0.38 acres

Property Code:**Property Class:**

400

Mortgage Agent-Lender:**Mortgage Account No.:****Levy Code Area:**

81400130

Zoning:

AR (Contact Local Jurisdiction)

Miscellaneous Code:**Plat:****Exemption:****Expiration Date:****Land Information:**

ID	Type	Acres	Sq Ft
L1	RURAL - RURAL AT MKT	0.38	

Improvements/Structures:

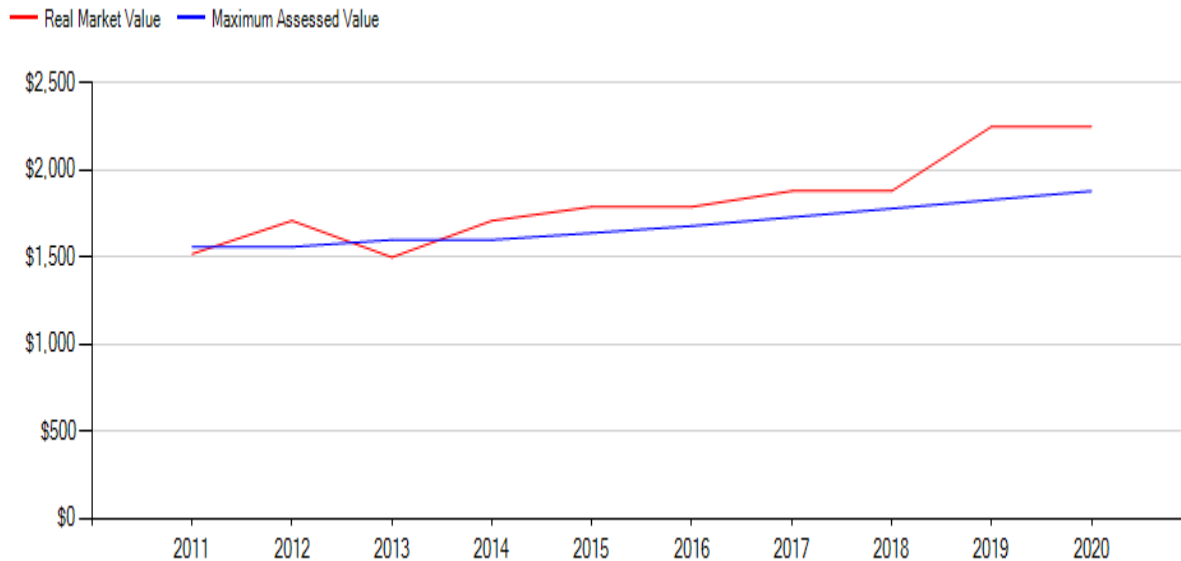
ID	Type	Make/Model	Class	Area/Count	Year Built
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No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market: \$2,250
RMV Land Spec. \$0
Assess.:
RMV Structures: \$0
RMV Total: \$2,250
SAV: \$0
Exception RMV: \$0
Exemption RMV: \$0
Exemption Description: None
M5 Taxable: \$2,250
MAV: \$1,880
MSAV: \$0
AV: \$1,880

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	Taxable Assessed Value
2019	\$0	\$2,250	\$0/\$0	None	\$1,830
2018	\$0	\$1,880	\$0/\$0	None	\$1,780
2017	\$0	\$1,880	\$0/\$0	None	\$1,730
2016	\$0	\$1,790	\$0/\$0	None	\$1,680
2015	\$0	\$1,790	\$0/\$0	None	\$1,640
2014	\$0	\$1,710	\$0/\$0	None	\$1,600
2013	\$0	\$1,500	\$0/\$0	None	\$1,500
2012	\$0	\$1,710	\$0/\$0	None	\$1,560

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Taxable Assessed Value
2011	\$0	\$1,520	\$0/\$0	None	\$1,520
2010	\$0	\$1,900	\$0/\$0	None	\$1,520

Taxes: Levy, Owed

Taxes Levied 2020-21: \$23.45
Tax Rate: 12.4783
Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2020	\$23.45	\$23.45
2019	\$22.98	\$22.98
2018	\$21.04	\$21.04
2017	\$20.65	\$20.65
2016	\$17.44	\$17.44
2015	\$17.27	\$17.19
2014	\$16.41	\$16.41

Tax Payment History

Year	Transaction ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2020	3861348	-\$23.55	\$0.70	\$0.00	\$22.85	11/20/2020
2019	65970	-\$22.98	\$0.69	\$0.00	\$22.29	11/15/2019
2018	207452	-\$21.04	\$0.63	\$0.00	\$20.41	11/19/2018
2017	370303	-\$20.65	\$0.62	\$0.00	\$20.03	11/14/2017
2016	576614	-\$17.44	\$0.52	\$0.00	\$16.92	11/2/2016
2015	638136	-\$17.19	\$0.00	\$0.08	\$17.27	12/21/2015
2014	875609	-\$16.41	\$0.49	\$0.00	\$15.92	11/6/2014

AMERICAN PACIFIC TITLE 63824 L

WARRANTY DEED (INDIVIDUAL)

REEL
1064
PAGE
296

MICKEY H. MERTON and LYNN D. MERTON

FRANCIS M. REEDY and SUSAN E. LEE-REEDY, husband and wife

all that real property situated in the County of Marion, State of Oregon, described as:

The property described in Exhibit 'A' attached hereto and made a part hereof.

Tax Account Nos. 62958-000 and 62956-000 and 62953-000

Easement recorded 10/23/46 in Volume: 357 Page: 490 (Parcel II);
Easement recorded 9/27/58 in Volume: 654 Page: 249 and re-recorded
7/10/72 in Volume: 730 Page: 304 (Parcel II); Easement recorded
10/16/75 in Reel: 27 Page: 840 (Parcels I and II); 60 foot
non-exclusive easement as recorded 9/22/76 in Reel: 57 Page: 1330
(Affects the West 30 feet); Roadway easement along the Westerly lot line,
30 feet in width as delineated on Partition No. 76-29 recorded 10/5/76 in
Reel 60 Page 402 (Parcel II); Memorandum of Oil and Gas Lease as
recorded 7/13/81 in Reel: 255 Page: 1101
the lessee's interest was assigned by instrument
recorded 1/27/83 in Reel: 301 Page: 807
the lessor's interest was assigned by instrument
recorded 9/4/86 in Reel: 487 Page: 147

Before signing or recording this instrument, the person acquiring fee title to the property should check with the appropriate city or county Planning Dept. to verify the approved uses.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
As disclosed by the assessment and tax roll, the premises herein have been specially assessed under the Western-Oregon Small Tract Optional Tax;
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 149,000.00

Dated this 21st day of May

19 93

MICKEY H. MERTON

LYNN D. MERTON

STATE OF OREGON, County of Marion) ss.

May 21 19 93 personally appeared the above named
Mickey H. Merton and Lynn D. Merton and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 10/30/93

The dollar amount should include cash, plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

MERTON

TO

REEDY

After Recording Return to

Mr. and Mrs. Francis Reedy
3749 Jefferson-Scio Road S.E.
Jefferson, OR 97352

TAXES TO ABOVE ADDRESS

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the day of 19
at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed

By Deputy

Order No. 638247

Exhibit 'A'

PARCEL I:

Beginning at a point on the East line of and South 0°10'33" East a distance of 2070.00 feet from the Northeast corner of the Robinson Woodfin Donation Land Claim No. 64, in Township 10 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence North 89°49'27" East a distance of 430.00 feet; thence South 3°19'27" West 161.88 feet; thence North 78°31'33" East 254.73 feet to a 5/8 inch iron rod on the West line of the Jabez Terhune Donation Land Claim No. 56, in said Township and Range; thence North 0°05'16" West along said West line 964.67 feet; thence South 89°49'27" West 671.39 feet to the East line of said Donation Land Claim No. 64; thence South 0°10'33" East 853.00 feet along said East line to the point of beginning.

PARCEL II:

Beginning at a point on the West line of and South 00°05'16" East 1555.94 feet from the Northwest corner of the Jabez Terhune Donation Land Claim No. 56 in Township 10 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence South 78°31'33" West a distance of 254.73 feet; thence South 03°19'27" West 323.12 feet; thence South 10°38'49" West 321.63; thence South 08°31'51" East 89.08 feet; thence North 89°49'27" East 315.70 feet to said West line; thence North 00°05'16" West 716.47 feet; thence South 89°58'40" East 272.75 feet; thence North 00°03'15" West 60.00 feet; thence North 89°58'40" West 272.71 feet to the place of beginning.

Together with a 30 foot non-exclusive roadway easement being of even width and lying 30 feet on the West side of the following described centerline:

Beginning at a point, which is South 0°10'33" East 1217.00 feet and North 89°49'27" East a distance of 300 feet from the Northeast corner of the Robinson Woodfin Donation Land Claim No. 64 in Township 10 South and Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence South 11°00'13" West a distance of 366.74 feet; thence South 22°21'31" East 532.64 feet; thence South 3°19'27" West 485. feet; thence South 10°38'49" West 321.63 feet; thence South 8°31'51" East 202.24 feet; thence South 8°44'46" West 394.59 feet; thence South 52°45'48" West 348.61 feet; thence South 0°10'33" East 1600.00 feet, more or less, to the Northerly right of way line of Market Road No. 1.

STATE OF OREGON

County of Marion

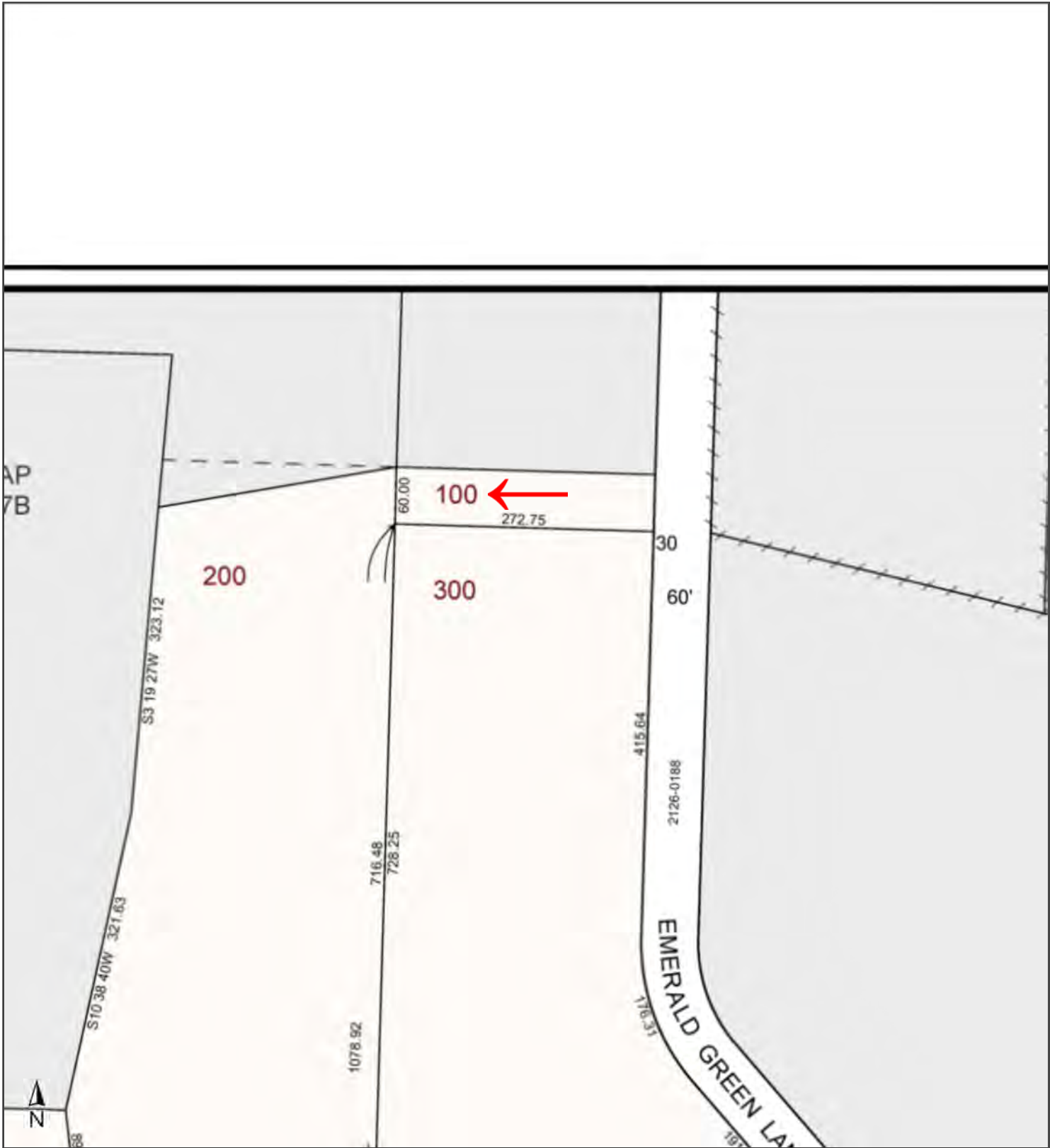
I hereby certify that
the within was received
and duly recorded by
me in Marion County
records

REEL PAGE
1064 296

Fee \$ 40⁰⁰
Hand Returned ☐

EX-27 11/10/93

HW
BW

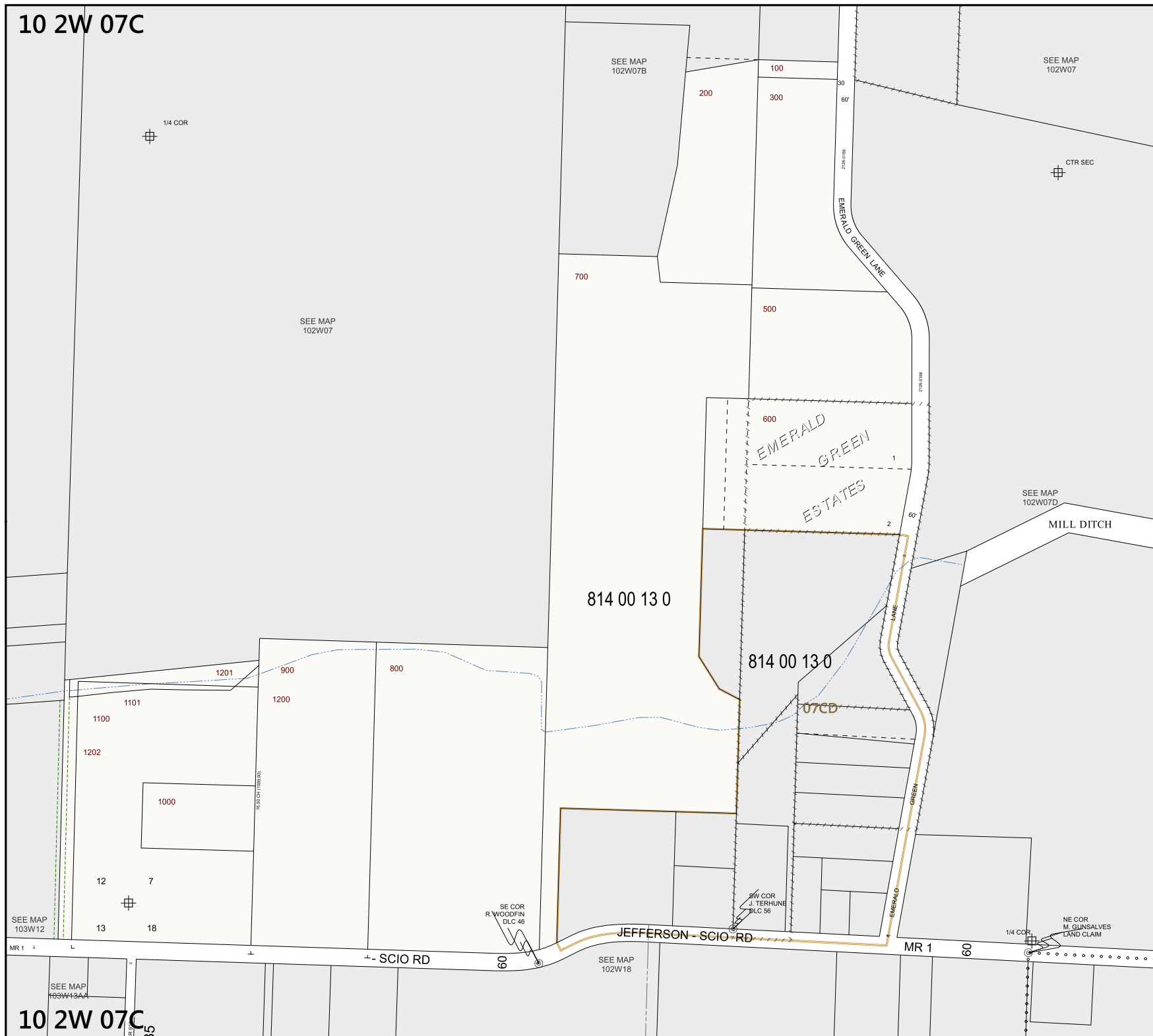


Fidelity National Title

ParcelID: R36896

, OR 97000

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

10 2W 07C_L

10 2W 07C



MARION COUNTY, OREGON

SW1/4 SEC7 T10S R2W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

Taxlot Boundary

Road Right-of-Way

Railroad Right-of-Way

Private Road ROW

Subdivision/Plat Bndry

Waterline - Taxlot Bndry

Historical Boundary

Easement

Railroad Centerline

Taxcode Line

Map Boundary

Waterline - Non Bndry

CORNER TYPES

+ 1/16TH Section Cor

© DLC Corner

1/4 Section Cor.

15

Section Corner

NUMBERS

Tax Code Number

000 00 00 0

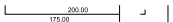
Acreage

Acreage

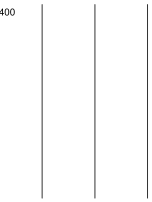
All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs.

NOTES

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



CANCELLED NUMBERS

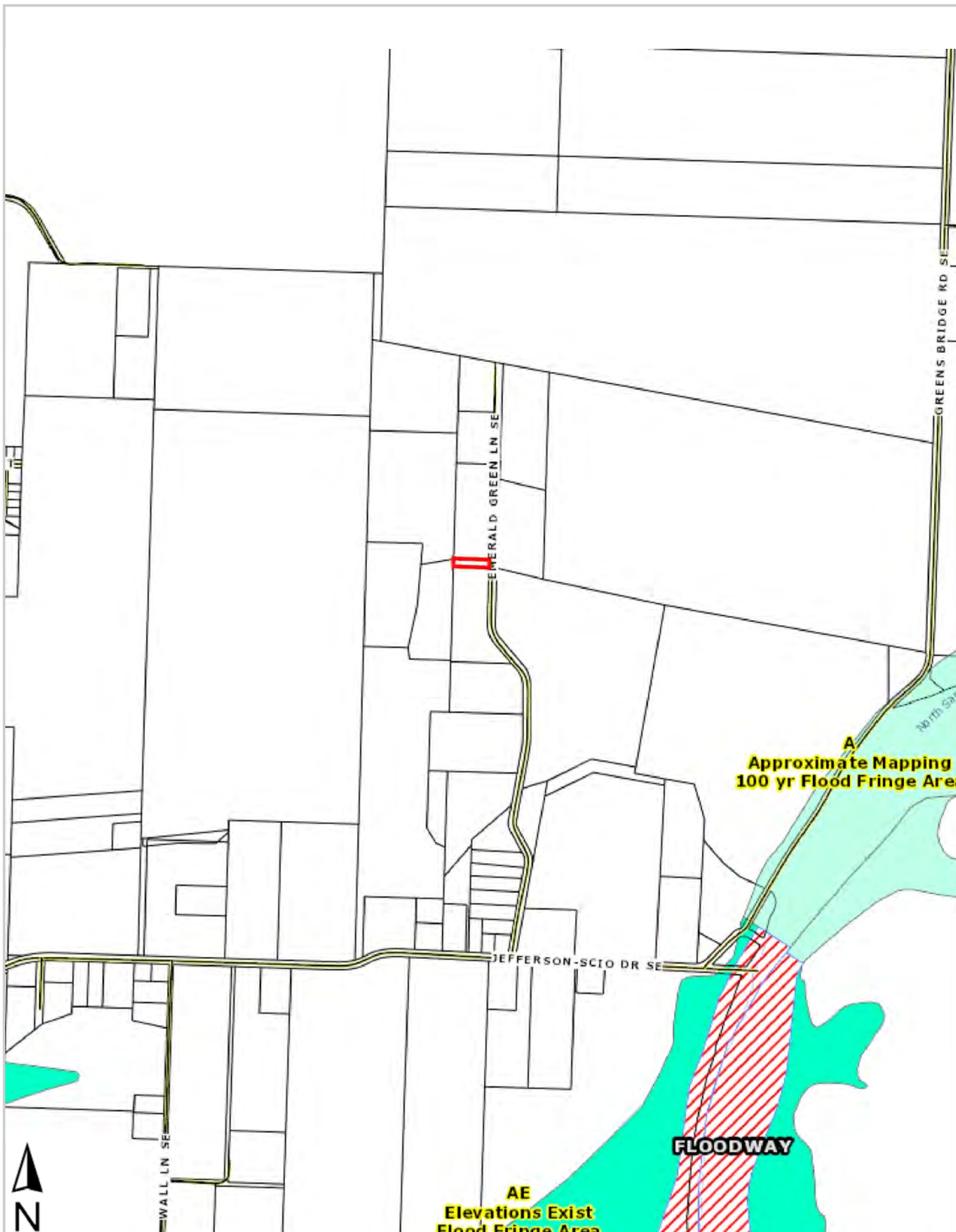


DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY



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

PLOT DATE: 1/24/2018





Additional Docs

541-497-6514

OregonFarmBrokers.com

OregonFarmBrokers@gmail.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

kw MID-WILLAMETTE
KELLERWILLIAMS. REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

PARCEL II:

Beginning at a point on the West line of and South 00°05'16" East 1555.94 feet from the Northwest corner of the Jabez Terhune Donation Land Claim No. 56 in Township 10 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence South 78°31'33" West a distance of 254.73 feet; thence South 03°19'27" West 323.12 feet; thence South 10°38'49" West 321.63; thence South 08°31'51" East 89.08 feet; thence North 89°49'27" East 315.70 feet to said West line; thence North 00°05'16" West 716.47 feet; thence South 89°58'40" East 272.75 feet; thence North 00°03'15" West 60.00 feet; thence North 89°58'40" West 272.71 feet to the place of beginning.

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500
62958000

600
62957000

700
62955000

100
62956000

200
62953000

300
62951000

400
62949000

500
63001001

N89 49 27E 671.58

N89 57 05E 272.00

N78 11W 383.09

N89 49 27E 430.00

853.00

984.67

734.26

734.60

272.71

272.75

415.64

125.18

265.67

73.70

468.17

1078.92

718.48

728.25

161.88

578 31 53W 264.10

S3 19 27W 323.12

S10 38 40W 321.63

80.68

N89 49 27E 315.70

W

N

E

S

AMERICAN PACIFIC
TITLE & ESCROW COMPANY
388 STATE STREET
SALEM, OR 97301
581-1431

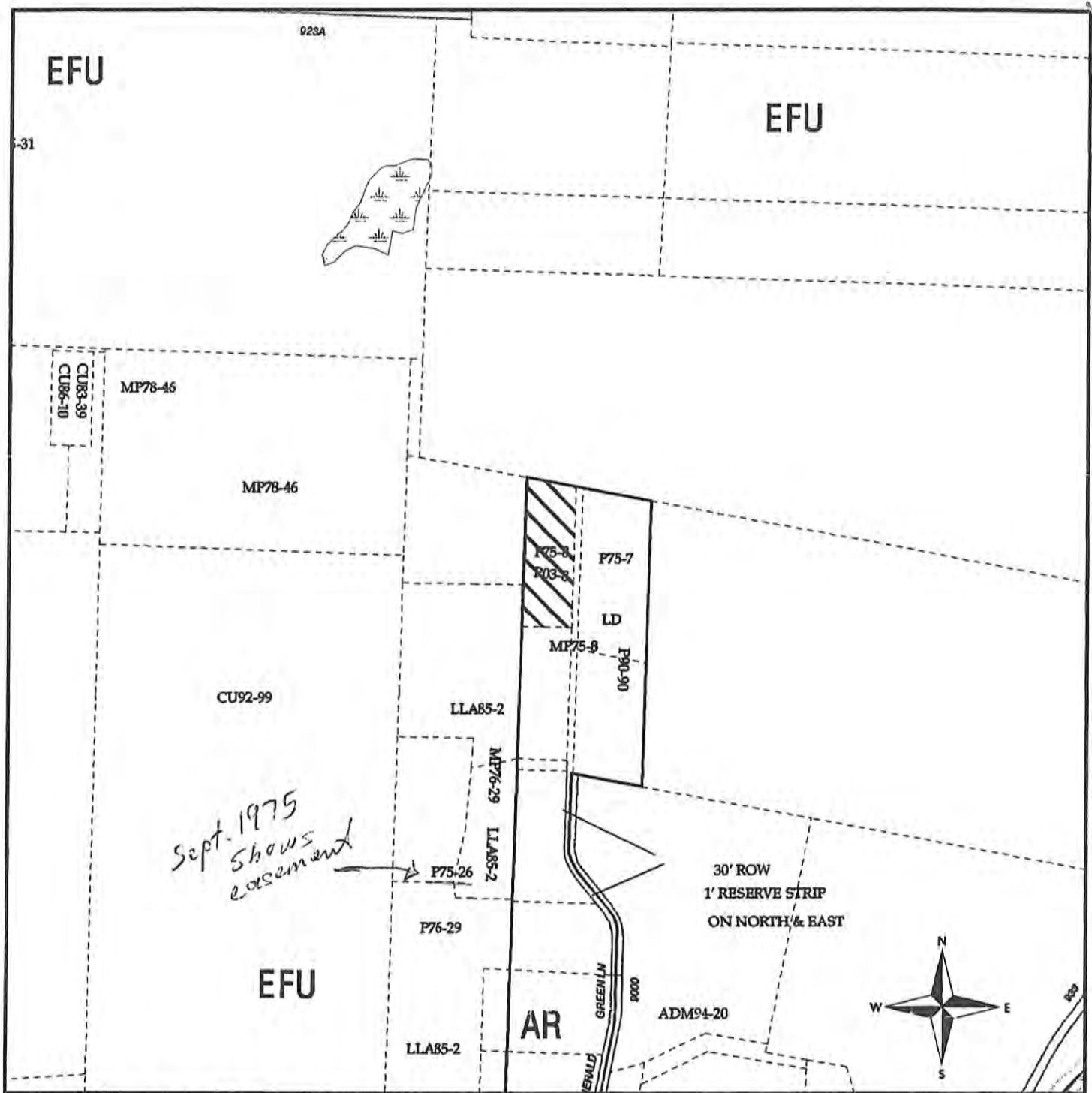
THIS MAP IS PROVIDED SOLELY
FOR THE PURPOSE OF ASSIST-
ING IN THE LOCATION OF THE
PROPERTY. THE COMPANY ASS-
UMES NO LIABILITY FOR VARIA-
TIONS, IF ANY, IN DIMENSIONS
OR LOCATIONS ASCERTAINED BY
AN ACTUAL SURVEY.

ORDER No.

589 49 27W 340.00

NOTE: THIS ACREAGE ASSESSED
TAXLOT 100 ON MAP 10 2V

NOTE: REMAINDER
OF THIS PARCEL
ON MAP 10 2W 07B



Owner Name: GILMOUR, FRANK &
 Situs Address: 16207 16207 EMERALD GREEN LN SE
 Map Number: '102w07b 00200'
 Zone: AR
 Planning Map Number: 71
 SGO:
 Flood Zone: X, 4101540475B
 Geologic Hazard: No
 Wetlands: N
 Schools:
 Fire District: JEFFERSON
 Zip Code: 97352, JEFFERSON

scale 1" = 821'

MARION COUNTY HEALTH DEPT. - Sanitation Specifications

12-8-76

Mobile Home

Number 806

Permit Issued To: Martin Hicks Property Address Rt. 2 Box 311 H. JeffersonSeptic tank: Minimum liquid capacity 900 gals.Subsurface disposal field required 450 Lin. ft. 24 width of trench max. Trench 24"

Other requirements:

Issued by

Theodore L. Swenson, AS

Signature

RECORD OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

TO BE COMPLETED BY INSTALLER

INSTALLER'S NAME Art Lussinger Address PO Box 133 Canton Phone No. 929707Total number: Living units 3 Bedrooms 3Water supply: Public system ☐ Individual well ☒ Community system ☐Septic tank: Distance from well 120 ft. Material concreteTotal liquid capacity 1000 gals.

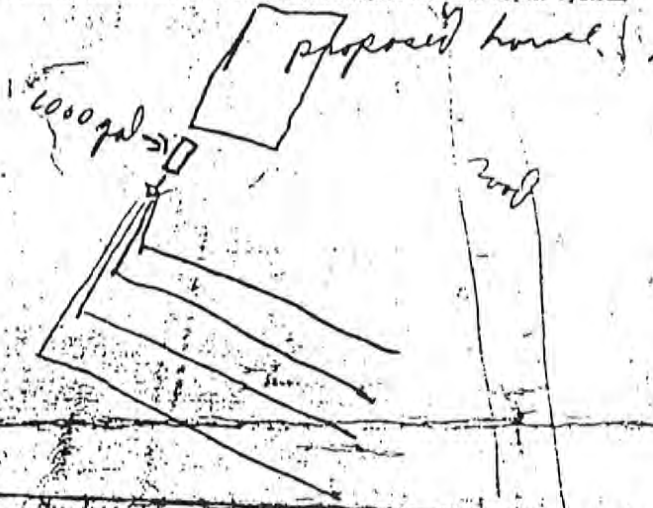
Tile disposal field:

Length of each line 115 120 175 110Total length of all lines 560 ft. Distance from:Width of trench 2 ft Well 150 ft.Distance between lines 10 ft. Nearest:Lot line: Front ☒ Side ☐ Rear ☐ 250 ft.Foundation 10 ft.

CLEAN NO. 2 ROCK:

Depth under tile 6 inches.Depth over tile 2 + 4 inches.Depth of tile below original ground surface 12 - 16 inches.

Sketch of installation (show location of road, house and septic system)



Note: Indicate Northerly direction.

Inspection will not be made until completed form is returned to Health Dept.

DATE Dec 24 76Signature of Installer Art Lussinger

(FOR HEALTH DEPT. USE)

System apparently will ☒ will not ☐ function satisfactorily, and is therefore approved ☒ Disapproved ☐

Remarks

Date 1-14-77

Copy (1) Original - MCHD files

(2) Yellow - Reference

(3) Pink - Installer

EH-43 11/71

MARION COUNTY HEALTH DEPARTMENT

Richard J. Lerman
(SANITARIAN)

