



**Oregon  
Farm & Home**

★ B R O K E R S ★

**1590 (PARCEL 1) OAK GROVE**

— ALBANY —

OR

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY





# INTRODUCTION

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Located in North Albany, Benton County, this property sits on the serene outskirts of town, offering a peaceful balance between rural charm and convenient access to surrounding communities. Set on approximately 2 ± acres with parcel ID 015887, the land is zoned Exclusive Farm Use (EFU) and features level ground well-suited for farming or future development.

Currently under cultivation, the property has supported crops such as meadow foam and grass seed. It also includes a 2,520 sq ft structure with wood framing, wood siding, a composition roof, and concrete floors. With 110 power available, the site offers both agricultural functionality and structural versatility for future uses.

The property is in process of Measure 49 with Benton County, contingent upon successful completion of that Measure. This status means potential relief from certain land use restrictions, assuming the process is completed.



# LOCATION

**This parcel sits in North Albany, Oregon, in an area suitable for farming under its current zoning. North Albany, Oregon, sits just across the Willamette River from historic downtown Albany and offers a mix of rural charm and suburban convenience. The area is known for its scenic farmland, rolling hills, and quiet neighborhoods, while still being just minutes from shopping, dining, and schools in Albany. Residents enjoy proximity to the Willamette Valley's rich agricultural lands, with vineyards, grass seed farms, and specialty crops nearby. Its location provides easy access to Corvallis to the south and Salem to the north, making it a desirable place for those seeking a balance between country living and regional connectivity.**



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.





# OPPORTUNITY

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This property presents a unique opportunity under Oregon's Measure 49, which allows certain landowners to gain relief from land use restrictions. With Benton County's review in progress, successful completion could authorize home site development on this EFU-zoned parcel, potentially enabling the construction of your dream home. Depending on county approval, Measure 49 may also open the door to expanded property uses or the ability to secure development rights with future value.

Beyond its agricultural potential, the existing 2,520 sq ft barn adds versatility. Previously used as a venue for events, it demonstrates the parcel's ability to support agritourism or private gatherings alongside farm operations. Whether continuing its farming tradition, creating a one-of-a-kind event space, or establishing a homestead in a peaceful setting, this property offers a blend of productive farmland and development potential rarely found in Benton County.

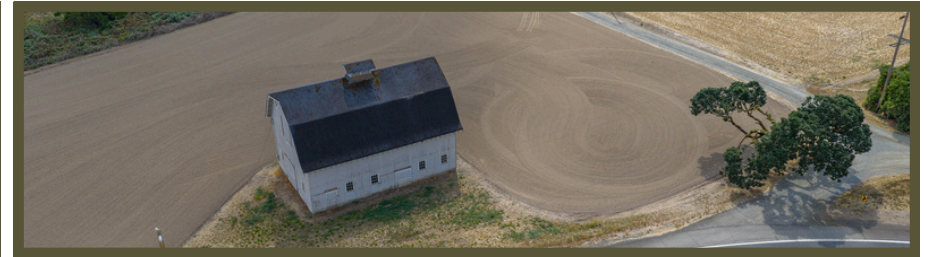
SCAN HERE  
FOR  
MEASURE 49  
INFO!



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# LAND



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# LAND

**2 +/- Acres**

- **Parcel ID 015887**
- **Zoned Exclusive Farm Use**
- **In Process of Measure 49**
  - **Contingent Upon Successful Completion of Measure 49 with Benton County**
- **Level Ground**
- **Previously Meadow Foam and Grass Seed**
- **Currently in a 67 Acre Lease (Paper Lease Expired in 2000, Available Upon Request)**
  - **Renews Sept 30<sup>th</sup> Every Year (Verbal)**
  - **Approx \$8400 Per Year**

# BARN

**2,520 SqFt**

- **Wood Framing, Wood Siding, Composition Roof**
- **Concrete Floors**
- **110 Power**

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# SYSTEMS

**110 Power to Barn**

**Newly Drilled Well**

- **December 22<sup>nd</sup>, 2025**
- **60 GPM @ 190'**
- **Well to be Shared with Parcel 2**

# SELLER PREFERRED TERMS

**OREF Forms**

**Amerititle, Tasha Walery**

**3 Business Day Response for Offers**

**Seller's Name: Oak Grove Family Farm LLC**

**Contingent Upon Completion of Measure 49**

**\*Acreage Is Subject to Change, 2 Acre Maximum**

**Personal Property Included: None**



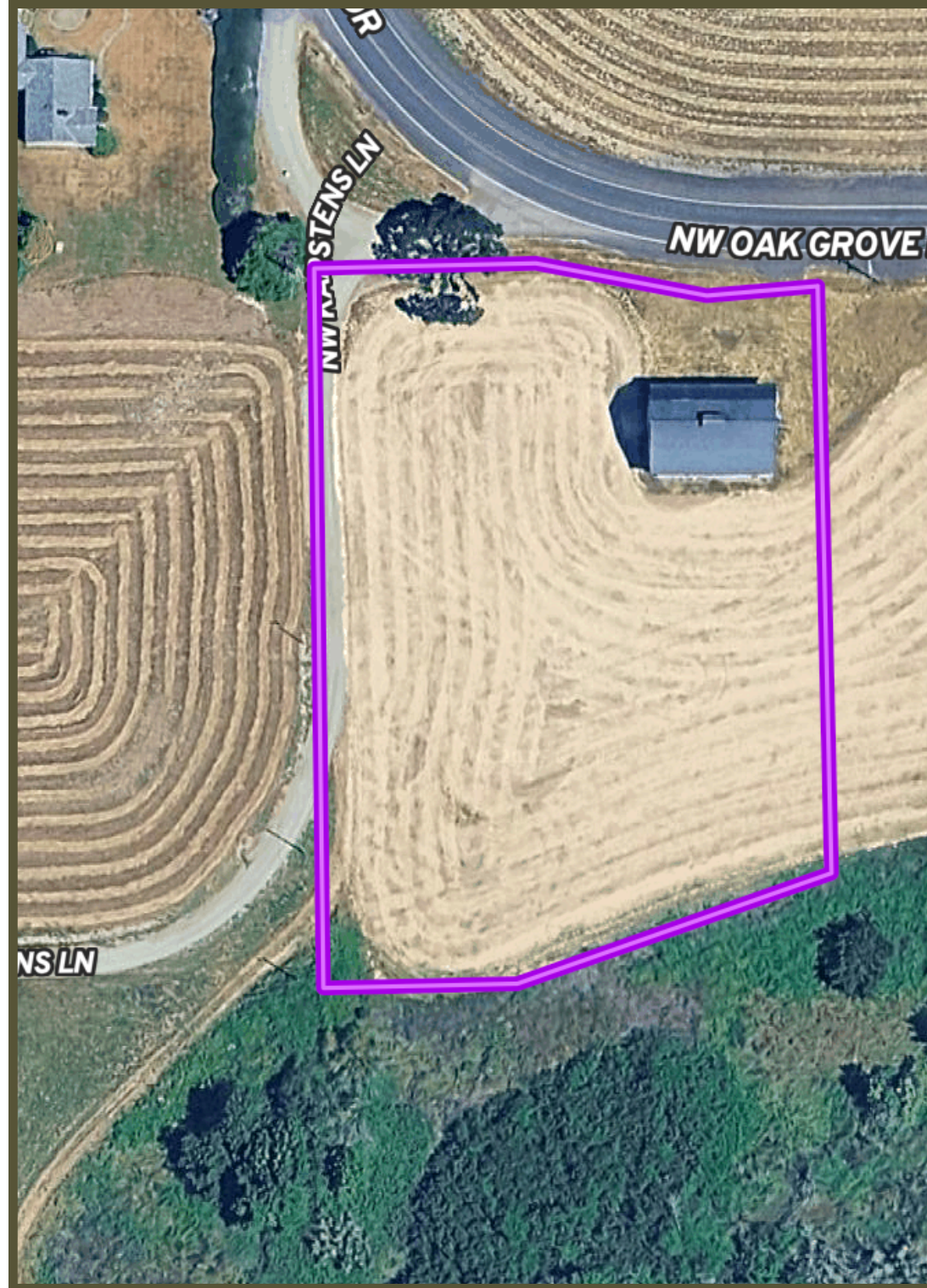
# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- LOT LINE ADJUSTMENT

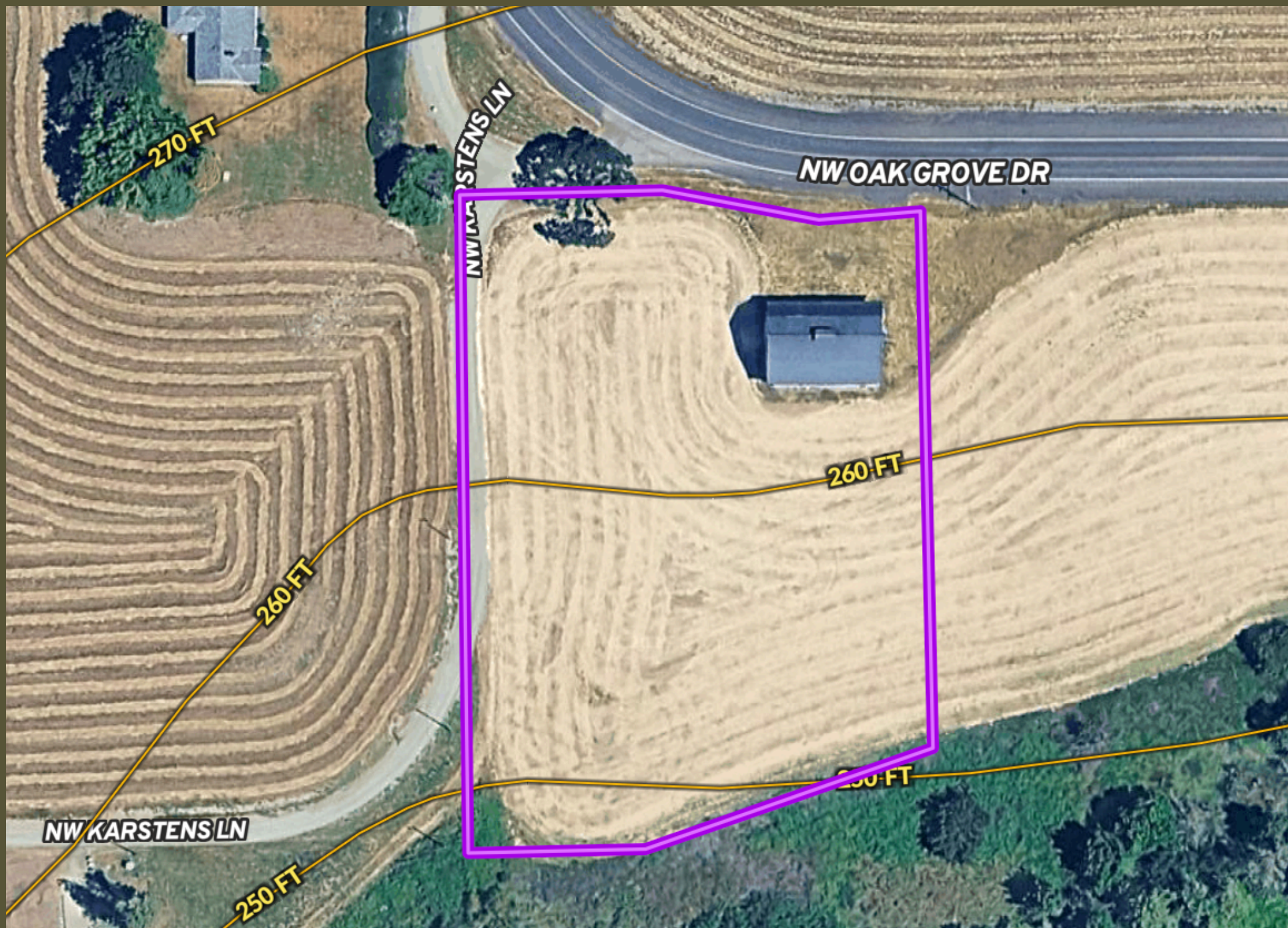


SCAN HERE  
FOR  
INTERACTIVE  
MAP!



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NO NEIGHBORING  
WELLS WITHIN 100'

NW KARSTENS  
LN (EXISTING  
ACCESS POINT)

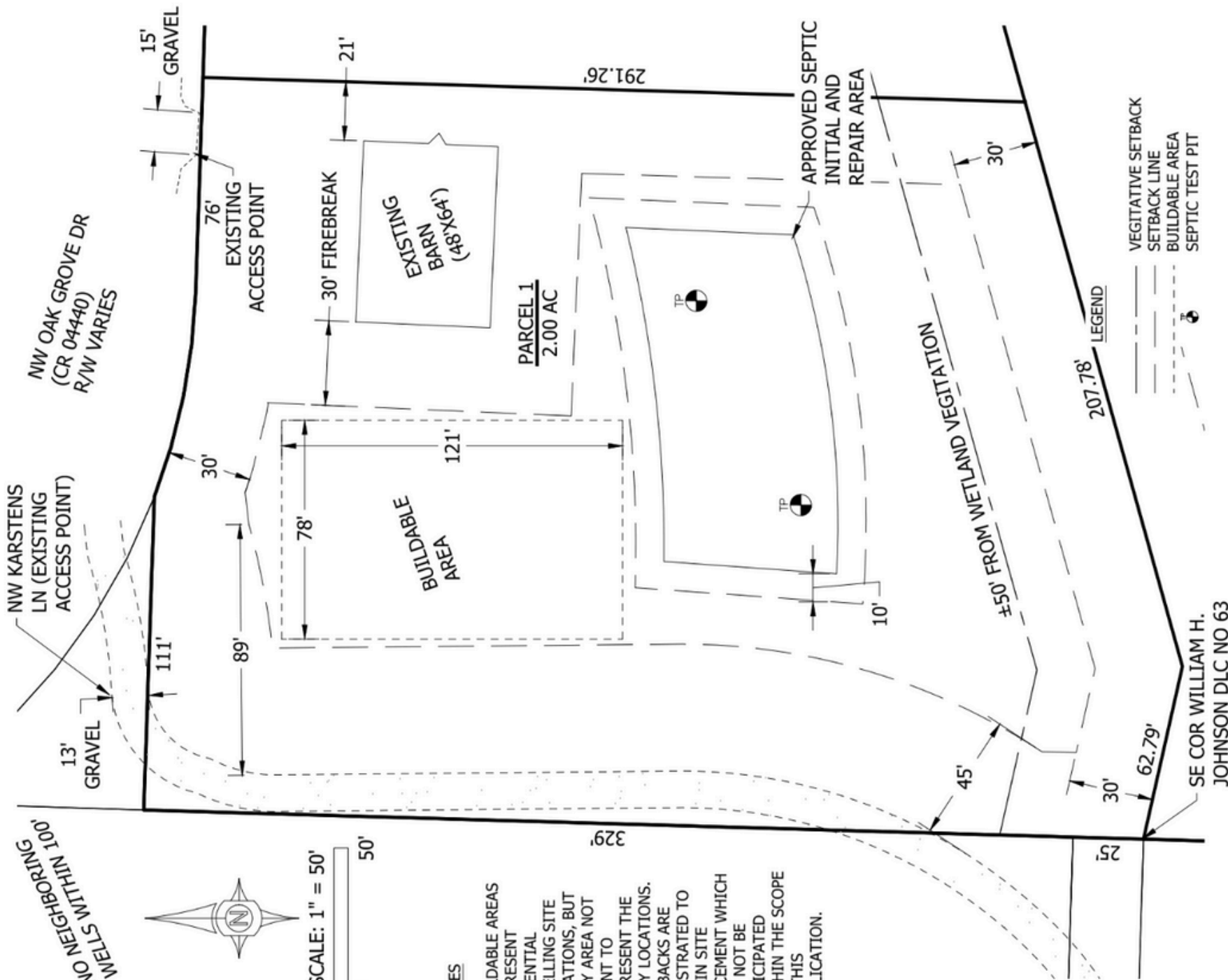
NW OAK GROVE DR  
(CR 04440)  
R/W VARIES



SCALE: 1" = 50'  
0' 50'

NOTES

BUILDABLE AREAS  
REPRESENT  
POTENTIAL  
DWELLING SITE  
LOCATIONS, BUT  
THEY ARE NOT  
MEANT TO  
REPRESENT THE  
ONLY LOCATIONS.  
SETBACKS ARE  
ILLUSTRATED TO  
AID IN SITE  
PLACEMENT WHICH  
MAY NOT BE  
ANTICIPATED  
WITHIN THE SCOPE  
OF THIS  
APPLICATION.



SHEET 2  
of 6

Date 12/9/2025  
Project 25-186 OAK  
GROVE

Drawn by  
CIB

Checked by  
KWL

TENTATIVE PARTITION APP  
OAK GROVE FAMILY FARM, LLC  
10S04W35  
TAXLOT 500

UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON, 97355  
541-451-5125

# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- WILLAMETTE SILT LOAM
- WOODBURN SILT LOAM

SOIL CODE	SOIL DESCRIPTION
170	Willamette silt loam, 3 to 12 percent slopes
177	Woodburn silt loam, 0 to 3 percent slopes
155	Waldo silty clay loam, 0 to 3 percent slopes



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# SEPTIC SITE EVALUATION APPROVAL

SEPTIC SITE APPROVAL  
PROVIDED BY SELLER  
FROM BENTON CO,  
OREGON.

TABLE 1  
OAR 340-071-0220  
MINIMUM SEPARATION DISTANCES

Items Requiring Setback	From Subsurface Absorption Area Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies and Wells.	*100'	50'
2. Springs: <ul style="list-style-type: none"> <li>Upgradient.</li> <li>Downgradient.</li> </ul>	50' 100'	50' 50'
**3. Surface Public Waters: <ul style="list-style-type: none"> <li>Year round.</li> <li>Seasonal.</li> </ul>	100' 50'	50' 50'
4. Intermittent Streams: <ul style="list-style-type: none"> <li>Piped (watertight not less than 20' from any part of the onsite system).</li> <li>Unpiped.</li> </ul>	20' 50'	20' 50'
5. Groundwater Interceptors: <ul style="list-style-type: none"> <li>On a slope of 3% or less.</li> <li>On a slope greater than 3%: <ul style="list-style-type: none"> <li>Upgradient.</li> <li>Downgradient.</li> </ul> </li> </ul>	20' 10' 50'	10' 5' 10'
6. Irrigation Canals: <ul style="list-style-type: none"> <li>Lined (watertight canal).</li> <li>Unlined: <ul style="list-style-type: none"> <li>Upgradient.</li> <li>Downgradient.</li> </ul> </li> </ul>	25' 25' 50'	25' 25' 50'
7. Manmade Cuts Down Gradient in Excess of 30 Inches (top of downslope cut): <ul style="list-style-type: none"> <li>Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface.</li> <li>Which Do Not Intersect Layers that Limit Effective Soil Depth.</li> </ul>	50' 25'	25' 10'
8. Downgradient Escarpments: <ul style="list-style-type: none"> <li>Which Intersect Layers that Limit Effective Soil Depth.</li> <li>Which Do Not Intersect Layers that Limit Effective Soil Depth.</li> </ul>	50' 25'	10' 10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—
* 50-foot setback for wells constructed with special standards granted by WRD.		
**This does not prevent stream crossings of pressure effluent sewers.		





## Septic Site Evaluation Approval

Benton County Environmental Health

4500 SW Research Way

Corvallis, OR 97333

541-766-6841

Fax: 541-766-6248

environmentalhealth@bentoncountyor.gov

Website:

<https://www.co.benton.or.us/health/page/sewage-disposal>

138-25-000112-EVAL

Date issued: 12/02/2025

Application status: Site Evaluation Approved

Work description: 450' Standard Trenches (24" min & 24" max trench depth) - PARCEL 1

Applicant: OAK GROVE FAMILY FARM

Phone: 360-619-8739

Email: kim\_stokes@comcast.com

Owner: OAK GROVE FAMILY FARM

Property address: 0 Unassigned, ,

Address: 2054 LOUISIANA ST  
LONGVIEW WA 98632

Parcel: 104350000500 - Primary

Township: 10 Range: 4

Section: 35

Lot size: 2.0 Acres

Water supply: Well

Zoning: Resource Zone - Exclusive Farm Use (EFU)

City/County/UGB: County

Accessory Dwelling Unit: No

Directions to Property: Unassigned, Oak Grove Drive NW, Albany, OR 97321

Proposed use of structure: 4-Bedroom House

Category of construction: Single Family Dwelling

	Existing	Proposed
Number of bedrooms:	0	4
<b>General Specifications</b>		
Max peak design flow:	450 gpd.	Proposed gallons per day: 450 gpd.
Min septic tank volume:	1000 gal.	Min dosing tank volume: N/A
<b>System Specifications</b>		
System type:	Initial System	Replacement Area
System distribution type:	Standard	Standard
Distribution method:	Serial	Serial
Trench Specifications	Initial System	Replacement Area
Trench linear feet:	450 linear ft.	450 linear ft.
Max depth:	24 in.	24 in.
Min depth:	24 in.	24 in.
<b>Special Requirements</b>		
Stakeout required:	Initial System	Replacement Area
Groundwater type:	Yes	No
	Temporary	Temporary

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

12/2/25 1:24:21PM

Page 1 of 2

ONS\_OnsiteEvaluation\_pr



**Date issued:** 12/02/2025**Application status:** Site Evaluation Approved**Work description:** 450' Standard Trenches (24" min & 24" max trench depth) - PARCEL 1**Drainfield type:**

Standard

Standard

**Conditions of approval:**

1. All requirements of Oregon Administrative Rules (OAR) Chapter 340, Divisions 071 and 073 apply.
2. Plan all structures so that roof drains and foundation drains are diverted away from the septic tank and drainfield area.
3. Maintain all DEQ required setbacks including 100' to any wells, springs, or year round surface public waters; 50' to any seasonal waters, cutbanks, or escarpments; 10' to any waterlines, underground utility lines, foundation lines or property lines.
4. Initial and replacement disposal areas shall not be subjected to vehicular traffic, livestock or other activity that would adversely affect the soil (OAR 340-71-220(1)(h)).
5. Enclosures: Plot Plan, Setbacks, Drinking Water Requirements, Procedures for Obtaining a Site Approval and an Installation Permit for New Lot Developments.

THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

*Robert M. Turkisher*  
Robert Turkisher

*REHS*  
Environmental Health Specialist

*12/2/25*  
12/2/25

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12/2/25: 1:24:21PM

Page 2 of 2

ONS OnsiteEvaluation\_pr



**BENTON COUNTY ENVIRONMENTAL HEALTH  
ON-SITE SEWAGE DISPOSAL SYSTEM PLOT PLAN**

SITE: 138-25-000112 & 113

PERMIT: -

TYPE: Site Feasibility

Owner: Oak Grove Family Farm, LLC Date: 12/2/25

Applicant: Kim Stokes

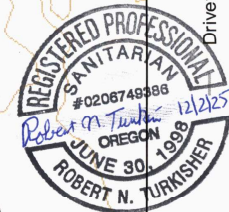
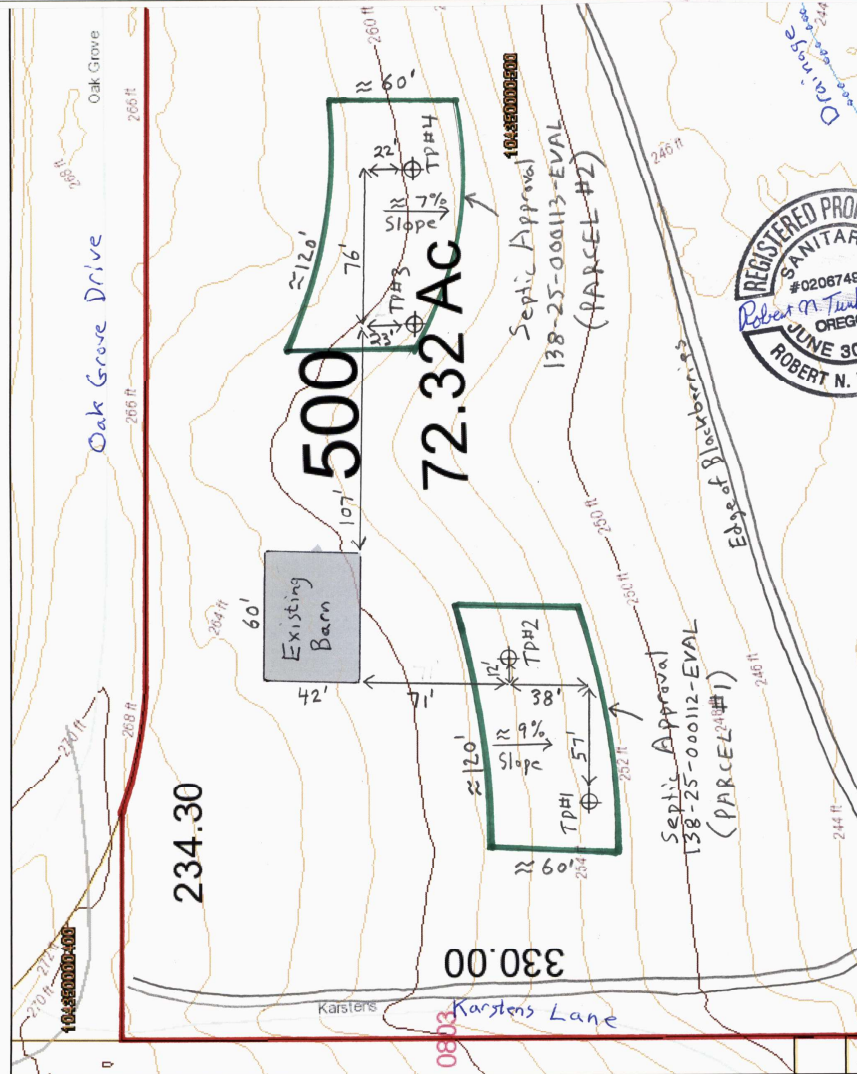
Assessor's Map and Tax Lot Numbers: T 10, R 4, Sec 35, TL 500

Parcel: #1 & #2

Site Address: Unassigned, Oak Grove Drive NW Albany, OR

Scale: 1" = 60'

Unassigned, Oak Grove Drive (10-4-35-00-00500)



Drainage

County Parks

Structure\_AddressCorvallis

Taxlots

12/2/2025, 8:06:34 AM



Unassigned, Oak Grove Drive (10-4-35-00-00500)



12/2/2025, 8:34:11 AM

Taxlots

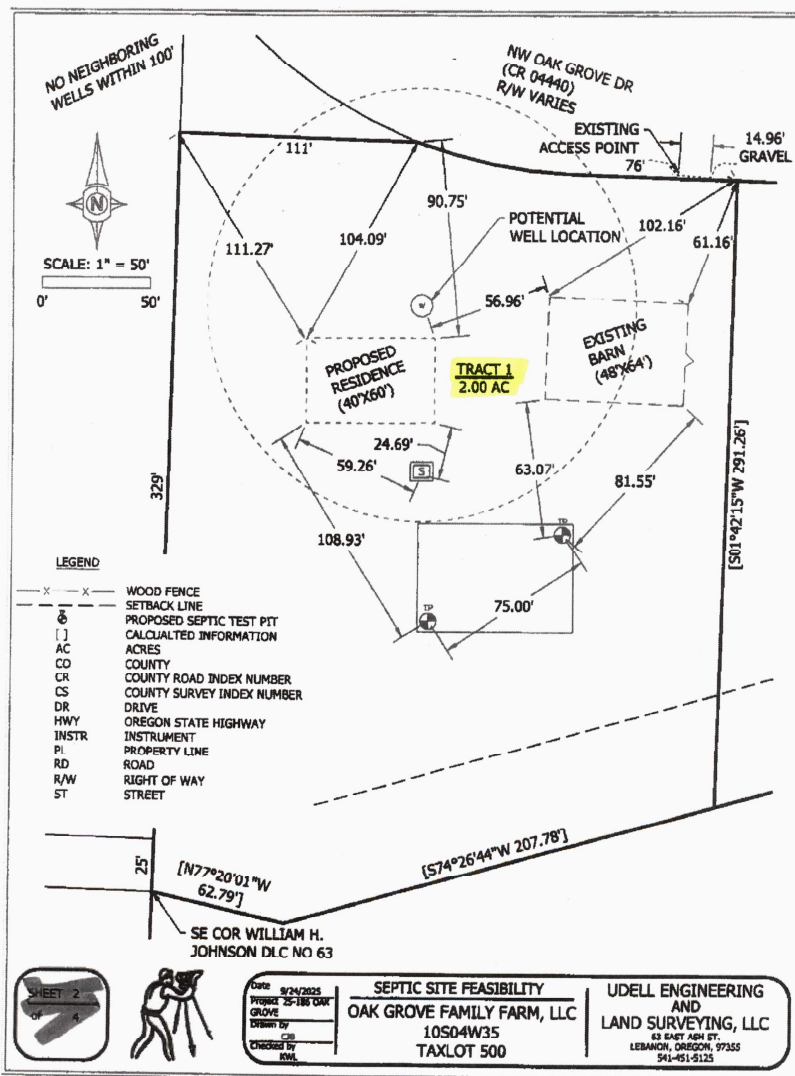
Structure\_AddressCorvallis

County Parks

Driveways

1:1,128

0 0.0075 0.015 0.03





# COUNTY INFO

LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY

\*LIST PACK DOES NOT REFLECT  
MEASURE 49

Parcel #: 015887

Owner: **Oak Grove Family Farm LLC**

CoOwner:

Site: **Albany OR 97321**

Mail: 2054 Louisiana St  
Longview WA 98632 - 3637

Land Use: 551 EFU Farm/Range land Imprd  
Std Land Use: 7005 - Orchard (fruit; nut)

Legal: ADDTNL MAILING ADDR: 21412 98TH  
AVE S, KENT WA 98031-2012

TwN/Rng/Sec: 10S / 04W / 35

## ASSESSMENT & TAX INFORMATION

Market Total: **\$595,180.00**

Market Land: **\$505,320.00**

Market Impr: **\$89,860.00**

Assessment Year: **2024**

Assessed Total: **\$102,499.00**

Exemption:

Taxes: **\$1,436.78**



# Fidelity National Title

## Benton County Property Profile Information

Parcel #: 015887

Owner: **Oak Grove Family Farm LLC**

CoOwner:

Site: **Albany OR 97321**

Mail: 2054 Louisiana St

Longview WA 98632 - 3637

Land Use: 551 EFU Farm/Range land Imprd

Std Land Use: 7005 - Orchard (fruit; nut)

Legal: ADDTNL MAILING ADDR: 21412 98TH

AVE S, KENT WA 98031-2012

TwN/Rng/Sec: 10S / 04W / 35

### ASSESSMENT & TAX INFORMATION

Market Total: **\$595,180.00**

Market Land: **\$505,320.00**

Market Impr: **\$89,860.00**

Assessment Year: **2024**

Assessed Total: **\$102,499.00**

Exemption:

Taxes: **\$1,436.78**

Levy Code: 0803

Levy Rate: 14.0175

### SALE & LOAN INFORMATION

Sale Date: 08/14/2020

Sale Amount:

Document #: 2020-599105

Deed Type: Quit Claim Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

### PROPERTY CHARACTERISTICS

Lot Size Ac: 72.32 Acres

Lot Size SF: 3,150,259 SqFt

Pool:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

Zoning: County-EFU

School Dist: 8J Greater Albany

Primary School: 8J Oak Grove Elementary School

Middle School: 8J North Albany Middle School

High School: 8J West Albany High School

Census: 2022 - 010102

Watershed: Muddy Creek-Willamette River

Latitude: 44.653869

Longitude: -123.150551

Recreation:

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.

### IMPROVEMENT: Outbuilding

### PARCEL ID: 015887

Improvement Use:

Improvement Desc: FLATBARN

Year Built: 1970

% Complete:

Condition: AV

Eff Year Built:

Total SqFt: 2,520

Bedrooms:

Roof Type:

Finished SqFt:

Bath Full:

Roof Mat:

Unfinished SqFt: 2,520

Bath 1/2:

Garage SqFt:

1st Floor SqFt:

Basement Fin SqFt:

Carport SqFt:

2nd Floor SqFt:

Basement Unfin

Patio:

SqFt:

3rd Floor SqFt:

Attic Fin SqFt:

Fireplace:

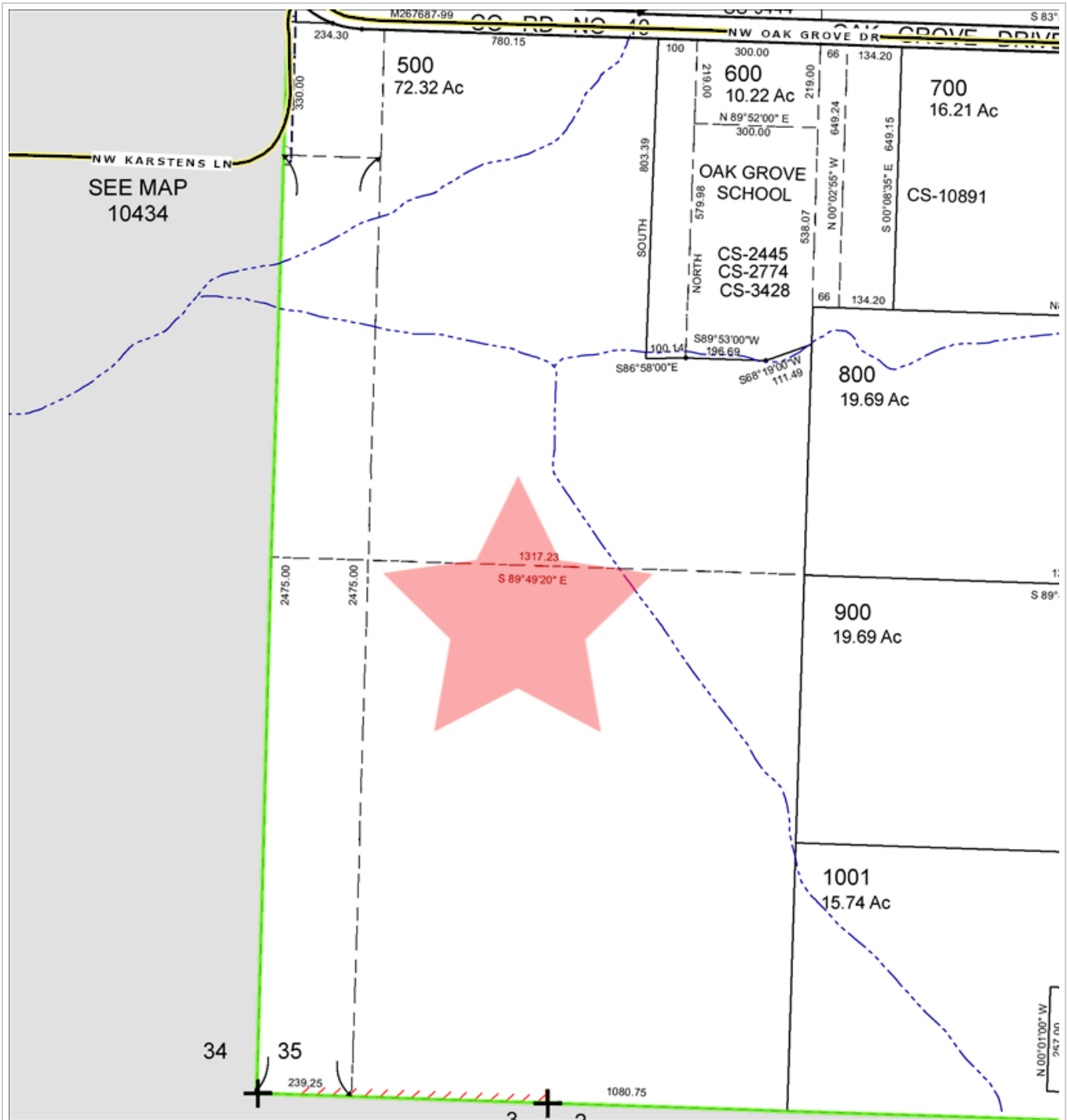
4th Floor SqFt:

Attic Unin SqFt:

Heat Type: UNKNOWN



# Assessor Map



**Fidelity National Title**

Parcel ID: 015887

Site Address:

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 35 T.10S. R.4W. W.M.  
BENTON COUNTY

1" = 400'

0 200 400 Feet

5/8/2020

104 35

Cancelled Nos.  
101  
1000  
501  
201  
202  
200  
702  
701  
1003  
1200  
1400  
100

**Site Address:**

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## Aerial Map

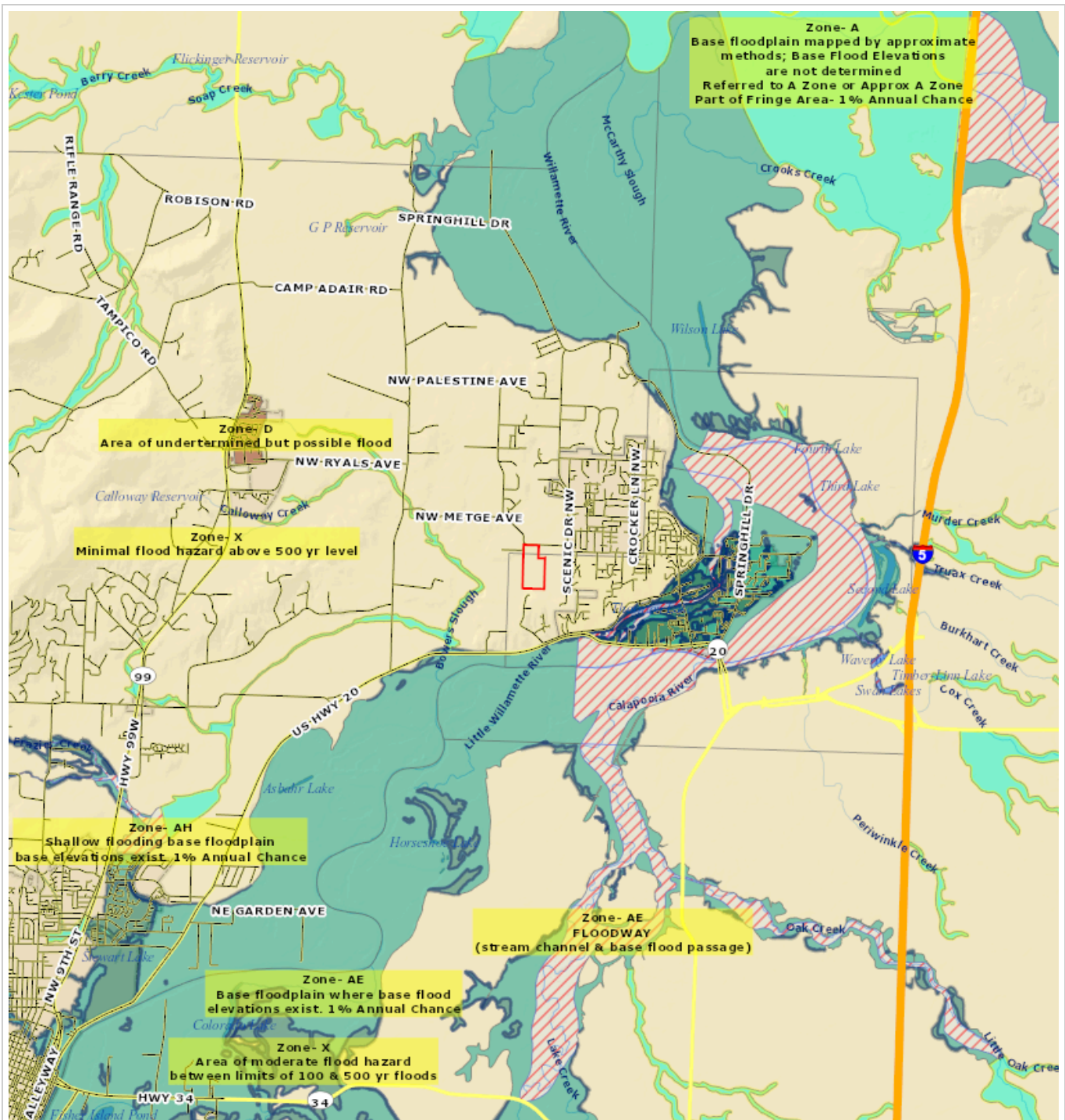


**Fidelity National Title**

**Parcel ID: 015887**

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## Flood Map



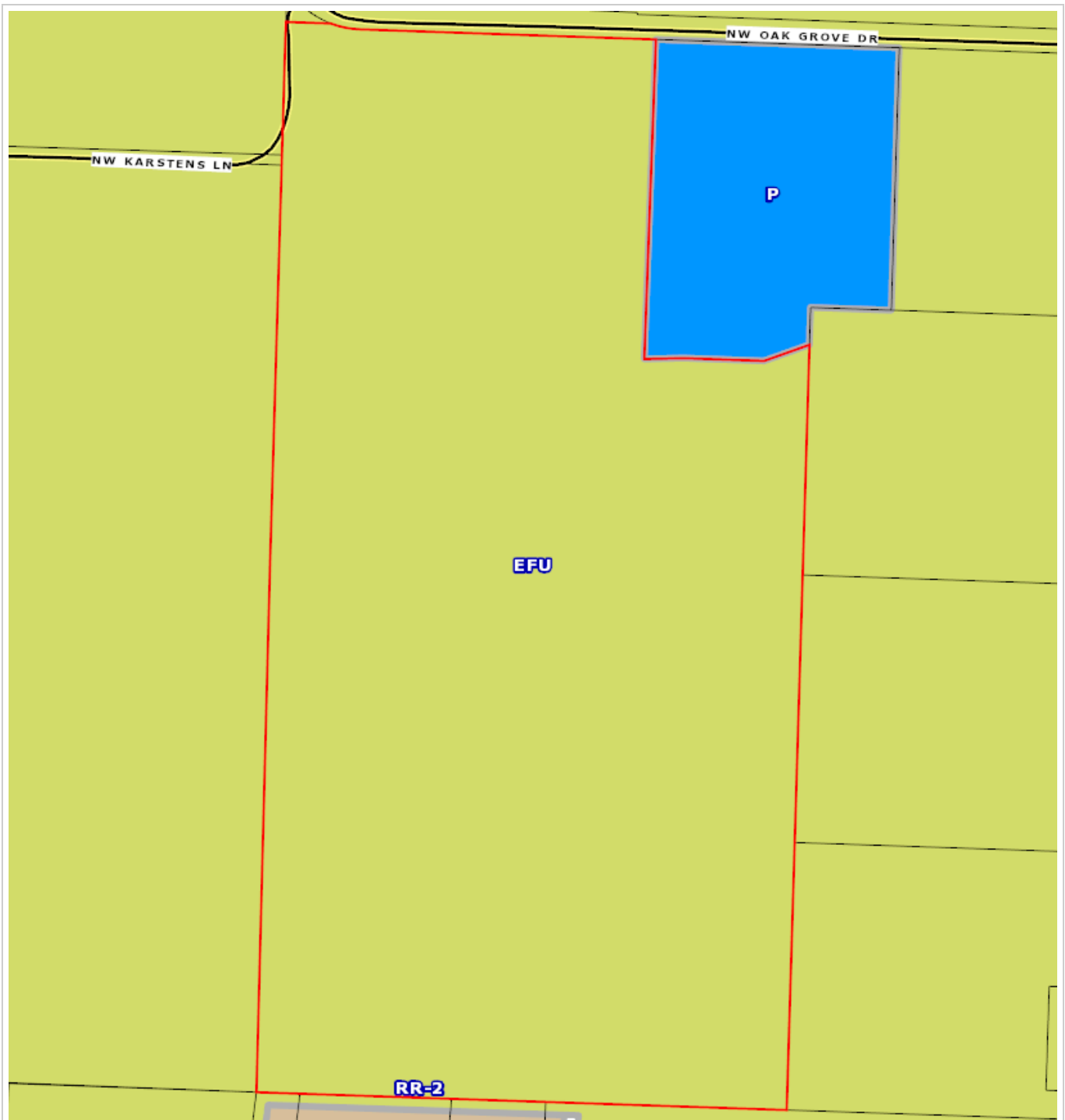
**Fidelity National Title**

Parcel ID: 015887

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## Zoning Map



**Fidelity National Title**

**Parcel ID: 015887**

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PROPERTY SUMMARY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #: 015887  
Map Taxlot: [104350000500](#)  
Acreage: 72.32  
Property Class: 551  
Tax Code Area: 0803  
Situs Address:  
[UNASSIGNED](#)  
[ALBANY, OR 97321](#)

Last Certified Values

Market Land: \$505,320.00  
Market Structure: \$89,860.00  
Total Real \$595,180.00  
Market:  
Special Assessed Taxable Land: \$59,312.00  
Assessed: \$102,499.00  
Exemption: \$0.00  
Net Taxable: \$102,499.00  
[Property Valuation History](#)  


OWNER INFORMATION

Owner:  
OAK GROVE FAMILY FARM LLC  
2054 LOUISIANA ST  
LONGVIEW, WA 98632

Taxpayer:  
GRIMES LAURI A  
2054 LOUISIANA ST  
LONGVIEW, WA 98632

**NOTE: The Owner Information Data is updated on this page once per week. For the most current owner information, please visit [Property Search Online](#)**  
.

TAXES

Tax Code Area: 0803  
2024 Property Tax \$1,436.78

WARNING

This account may have potential tax liabilities, taxes due, or other special development conditions.

PROPERTY IMPROVEMENTS

Outbuildings

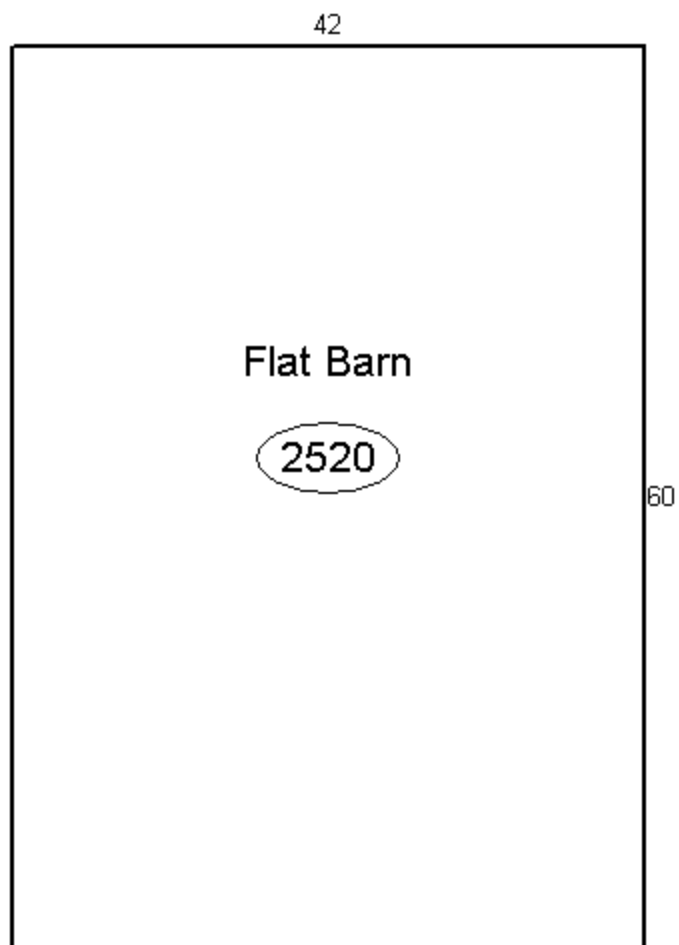
Type FLATBARN  
Year Built 1970  
Square Footage 2520

SALES HISTORY

Sales Date	Deed Ref.	Sale Price
08/14/2020	2020-599105	\$0.00
08/14/2020	2020-599104	\$0.00

PROPERTY SKETCHES





[View Larger](#)



# Assessment Property Tax Statement

07/01/2024 to 06/31/2025  
BENTON COUNTY PROPERTY TAX STATEMENT  
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 015887  
SITUS ADDRESS: UNASSIGNED ALBANY, OR 97321

PROP CLASS:	551	LAST YEARS TAX	
PROP TCA:	0803	Bond LinnBenton CC	15.89
PROP MAP:	104350000500	ACRES: 72.32	Bonds Greater Albany SD 8J 2017
VALUES	LAST YEAR	THIS YEAR	LinnBenton CC Bond 2022
Real Market Value	505,320.00	505,320.00	Bonds - Other
Land			244.79
Real Market Value	104,940.00	89,860.00	Greater Albany SD 8J
Structure			LinnBenton CC
Real Market Value	610,260.00	595,180.00	LinnBentonLincoln ESD
Total			Education
Special Assessed	57,587.00	59,312.00	552.71
Value			911 Emergency Service Dist
Assessed Value	99,516.00	102,499.00	Benton County
Exemptions	0.00	0.00	Benton County Extension Dist
Net Taxable	99,516.00	102,499.00	Benton County Library
			Benton County Local Option 2021
			Benton County Soil & Water
			North Albany RFD
			North Albany RFD LO 2022
			General Government
			639.28

If a mortgage company pays your taxes, this statement is for your records only.

Full Payment	2/3 Payment	1/3 Payment
3% Discount	2% Discount	No Discount
1,393.68	938.69	478.92
2024 - 2025 TAXES	1,436.78	
2023 - 2024 DELINQUENT TAXES	0.00	
TOTAL TAXES OUTSTANDING	1,436.78	
TOTAL TAX (After Discount)	1,393.68	

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEBSITE:	<a href="https://assessment.bentoncountyor.gov/">https://assessment.bentoncountyor.gov/</a>

Cut Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Cut Here

ACCOUNT NUMBER: 015887

INCLUDES DELINQUENT TAXES OWING, IF ANY.

Full Payment if paid by 11/15/2024:

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.

1,393.68

or 2/3 Payment if paid by 11/15/2024

\$ Enter Payment Amount

with final 1/3 due 05/15/2025:

Please make checks payable to:

938.69



or 1/3 Payment if paid by 11/15/2024, **Benton County Tax Collector**  
02/15/2025, 05/15/2025: **PO Box 964**  
**478.92** **Corvallis, OR 97339-0964**

This on-line tax statement reflects the information on the account as of 10/01/2024. This tax statement does not reflect any payments or value corrections made on your account after that date. If you have made a payment on your property tax account after 10/01/2024, please contact our office at (541) 766-6808 between the hours of 8:00 am and 5:00 pm, Monday through Friday for the correct amount owing. You may also contact us via the internet at <https://assessment.bentoncountyor.gov>.

GRANTOR'S NAME AND ADDRESS:

Lauri A. Grimes  
2054 Louisiana Street  
Longview, WA 98632

GRANTEE'S NAME AND ADDRESS:

Oak Grove Family Farm, LLC  
2054 Louisiana Street  
Longview, WA 98632

AFTER RECORDING, RETURN TO:

Michael A. Claxton  
Walstead Mertsching PS  
PO Box 1549  
Longview, WA 98632

UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX STATEMENTS TO:

Lauri A. Grimes  
2054 Louisiana Street  
Longview, WA 98632

BENTON COUNTY, OREGON **2020-599105**  
DE-QCD **08/14/2020 02:31:21 PM**  
Cnt=1 Stn=53 LH  
\$20.00 \$11.00 \$62.00 \$10.00 \$20.00 **\$123.00**



00406549202005991050040048

I, James V. Morales, County Clerk for Benton  
County, Oregon, certify that the instrument  
identified herein was recorded in the Clerk  
records

James V. Morales - County Clerk



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**QUIT CLAIM DEED**

Tax Parcel No. 104350000500  
Situs: UNASSIGNED ALBANY, OR 97321

KNOW ALL MEN BY THESE PRESENTS that LAURI A. GRIMES, a married woman as her separate estate, Grantor, for and in consideration in terms of dollars is \$ (0), hereby remises, releases and forever quit claims to OAK GROVE FAMILY FARM, LLC, a Washington limited liability company, Grantee, and unto Grantee's heirs, successors and assigns, the following described real property, situated in the County of Benton, State of Oregon, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, together with all after acquired title of the Grantor therein, described as follows, to-wit:

SEE ATTACHED EXHIBIT A.



To have and to hold the same unto Grantee and Grantee's heirs, successors and assigns forever.

DATED this 23<sup>rd</sup> day of June, 2020.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Lauri A. Grimes

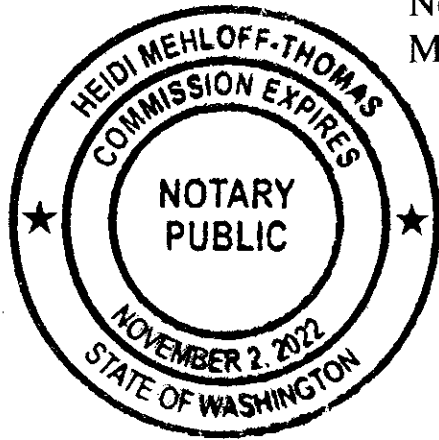
STATE OF WASHINGTON)

) ss.

County of Cowlitz )

On the 23 day of June 2020, personally appeared before me LAURI A. GRIMES, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Signature Heidi Mehloff-Thomas  
Printed Name Heidi Mehloff-Thomas  
Notary Public for the state of Washington  
My Appointment Expires NOV 2, 2022



## EXHIBIT A

BEGINNING AT THE SOUTH SECTION LINE OF SECTION 35 IN TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, AT A POINT 80 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 35, THENCE NORTH 160 RODS ON A LINE PARALLEL WITH THE WEST SECTION LINE OF SAID SECTION 35; THENCE WEST 65.50 RODS ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION TO A POINT, THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 160 RODS TO A POINT ON THE SOUTH LINE OF SAID SECTION, THENCE EAST ON THE SOUTH SECTION LINE 65.50 RODS TO THE PLACE OF BEGINNING. ALSO BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, AT A POINT 140 RODS NORTH OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE RUNNING EAST 14.50 RODS; THENCE NORTH 20.00 RODS; THENCE WEST 14.50 RODS; THENCE SOUTH 20.00 RODS TO THE PLACE OF BEGINNING. ALSO BEGINNING AT THE SOUTHWEST CORNER OF SECTION 35, IN TOWNSHIP 10 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE EAST ALONG THE SOUTHERN BOUNDARY LINE OF SAID SECTION A DISTANCE OF 14.50 RODS; THENCE NORTH PARALLEL WITH THE WESTERN BOUNDARY LINE OF SAID SECTION A DISTANCE OF 140 RODS; THENCE WEST PARALLEL WITH THE SOUTHERN BOUNDARY LINE OF SAID SECTION 14.50 RODS TO THE SECTION LINE BETWEEN SECTION 35 AND SECTION 34 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID SECTION LINE 140 RODS TO THE PLACE OF BEGINNING.

### EXCEPTING THEREFROM THE FOLLOWING PARCELS:

(a) Beginning at the Northwest corner of the Oak Grove School District property, said point being 1620.00 feet South  $89^{\circ}52'$  West along the East-West center line of Section 35, Township 10 South, Range 4 West of the Willamette Meridian from the center of said Section; thence continuant South  $89^{\circ}52'$  West 100 feet; thence South parallel to the West line of said school property 803.39 feet; thence North  $86^{\circ}58'$  East 100.14 feet to the Southwest corner of said school property; thence North 797.98 feet to the point of beginning.

(b) Beginning at the Southeast corner of the tract of land conveyed to School District No. 4, Benton County, Oregon, said point being 1320.00 feet South  $89^{\circ}52'$  West along the East-West center line and South 219.00 feet from the center of Section 35, Township 10 South, Range 4 West of the Willamette Meridian, Benton County, Oregon; thence continuing South on an extension of East line of said School tract, 538.07 feet to the center of a creek; thence Westerly along the center of said creek South  $68^{\circ}19'$  West 111.49 feet and South  $89^{\circ}53'$  West 196.69 feet to a point 578.98 feet South of the Southwest corner of said School tract; thence North 578.98 feet to the Southwest corner of said School tract; thence North  $89^{\circ}52'$  East, along the South line of said tract 300.00 feet to the point of beginning.

(c) EXCEPTING THEREFROM the acre and one-half heretofore deeded to School District No. 4, Benton County, Oregon, by William Linville.



# PAUL TERJESON

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PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE  
TO LEARN  
MORE  
ABOUT THE  
TEAM!



# STEVE HELMS

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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.

STEEHELMS@KW.COM | 541-979-0118



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TO LEARN  
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TEAM!

