



**Oregon  
Farm & Home**

★ BROKERS ★

**PARCEL 3 OAK GROVE**  
—  
**ALBANY**      **OR**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



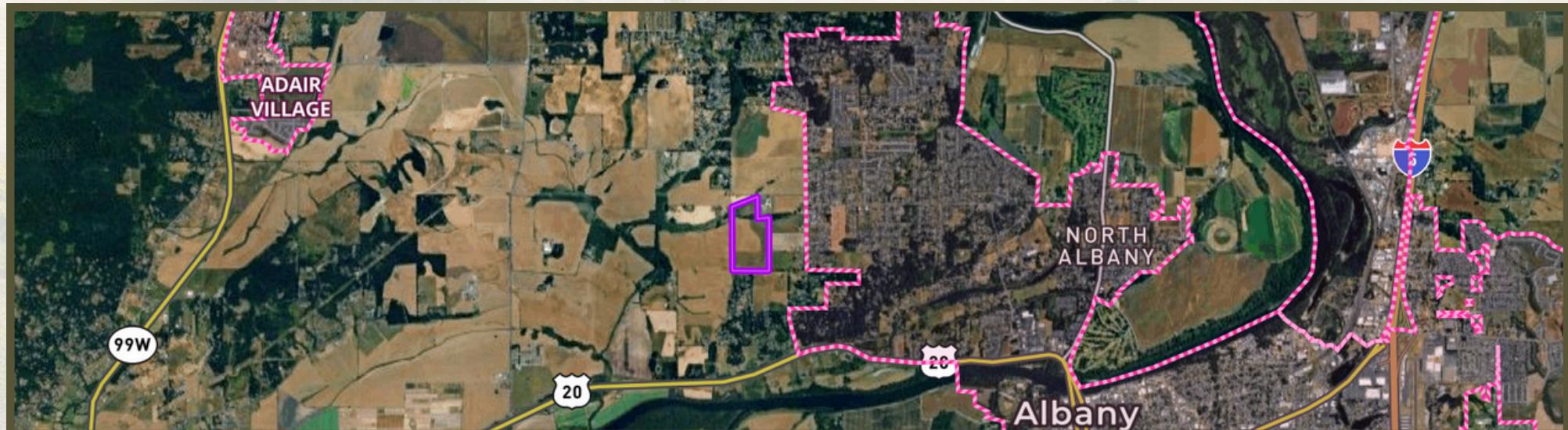
# INTRODUCTION

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**Set on 68 ± acres in North Albany, Benton County, this expansive bare land parcel presents a rare opportunity to own highly productive farmland in a serene yet convenient location. Zoned Exclusive Farm Use (EFU), the property is comprised of quality soils, including Willamette silt loam and Waldo silty clay loam, both well-regarded for supporting a wide range of crops. With a history of successful cultivation, previously producing grass seed and meadow foam, this acreage is well-suited for continued agricultural use. Currently a dry farm with no water rights, the land remains versatile for multiple potential uses, depending on the future vision of its owner.**

# LOCATION

Located in North Albany, the property benefits from its proximity to town while retaining the peace and openness of rural living. The area is surrounded by fertile farmland, vineyards, and scenic views of the Willamette Valley, providing a picturesque backdrop for both farming and residential possibilities. Just a short drive from Albany's shopping, dining, and schools, and with quick access to Corvallis and Salem, the location offers convenience without sacrificing tranquility. Outdoor recreation abounds nearby, from river activities along the Willamette to hiking and biking trails that wind through Benton County's rolling hills. The nearby Oak Grove Elementary School, ranked #20 in Oregon by U.S. News & World Report, is located on land generously donated to the school district by the seller's family generations ago. The seller's great-great-grandmother was a schoolteacher at the original one-room schoolhouse that once stood on the site, an enduring legacy of community, education, and local stewardship.



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

This parcel is currently in the Measure 49 process with Benton County, which may expand its potential beyond agricultural production. If approved, Measure 49 could authorize the creation of a home site on this EFU-zoned property, opening the door for a private homestead in an exceptional setting. For those dreaming of country living, this acreage offers the rare chance to build a residence while still maintaining the land's farming heritage.

Combined with its size, soil quality, and location, the property represents a unique long-term investment opportunity. Whether kept in full production, adapted for specialty crops, or developed into a homestead under Measure 49 approval, this land provides versatility for both agricultural operations and lifestyle ambitions in one of Benton County's most desirable areas.

SCAN HERE  
FOR  
MEASURE 49  
INFO!



# LAND



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# LAND

68 +/- Acres

- **Parcel ID 015887**
- **Zoned Exclusive Farm Use**
- **Near City Limits**
- **Seasonal Stream Runs Through Middle of the Property**
- **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**
  - **No current crop on the tiled portion, but plan is to plant it in Orchard grass in the spring. Plan is for meadowfoam on the non-tiled portion.**
- **Power at Street**
- **Gently Sloped**

## 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

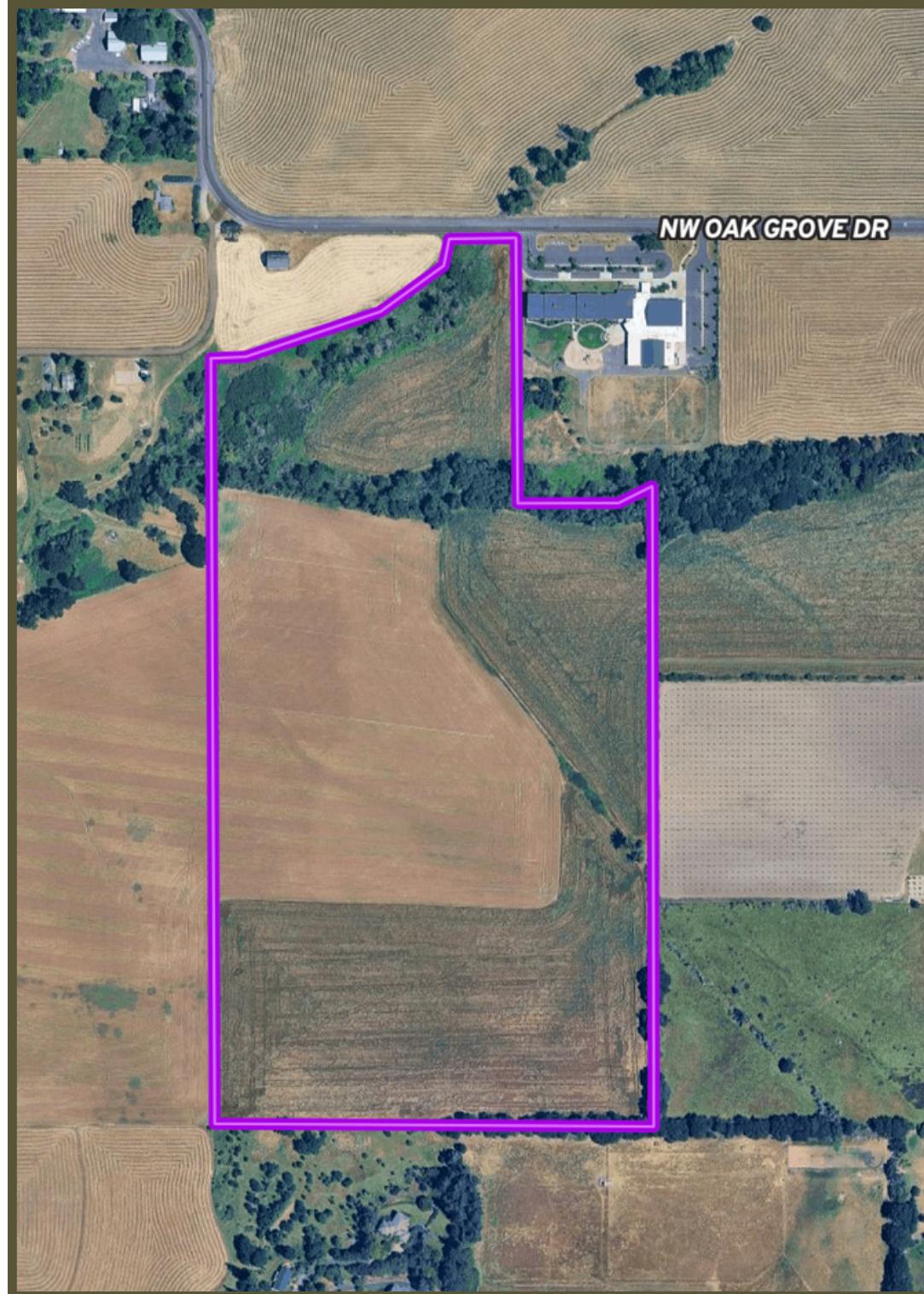
Personal Property Included: None

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# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- SURFACE WATER
- PARTITION

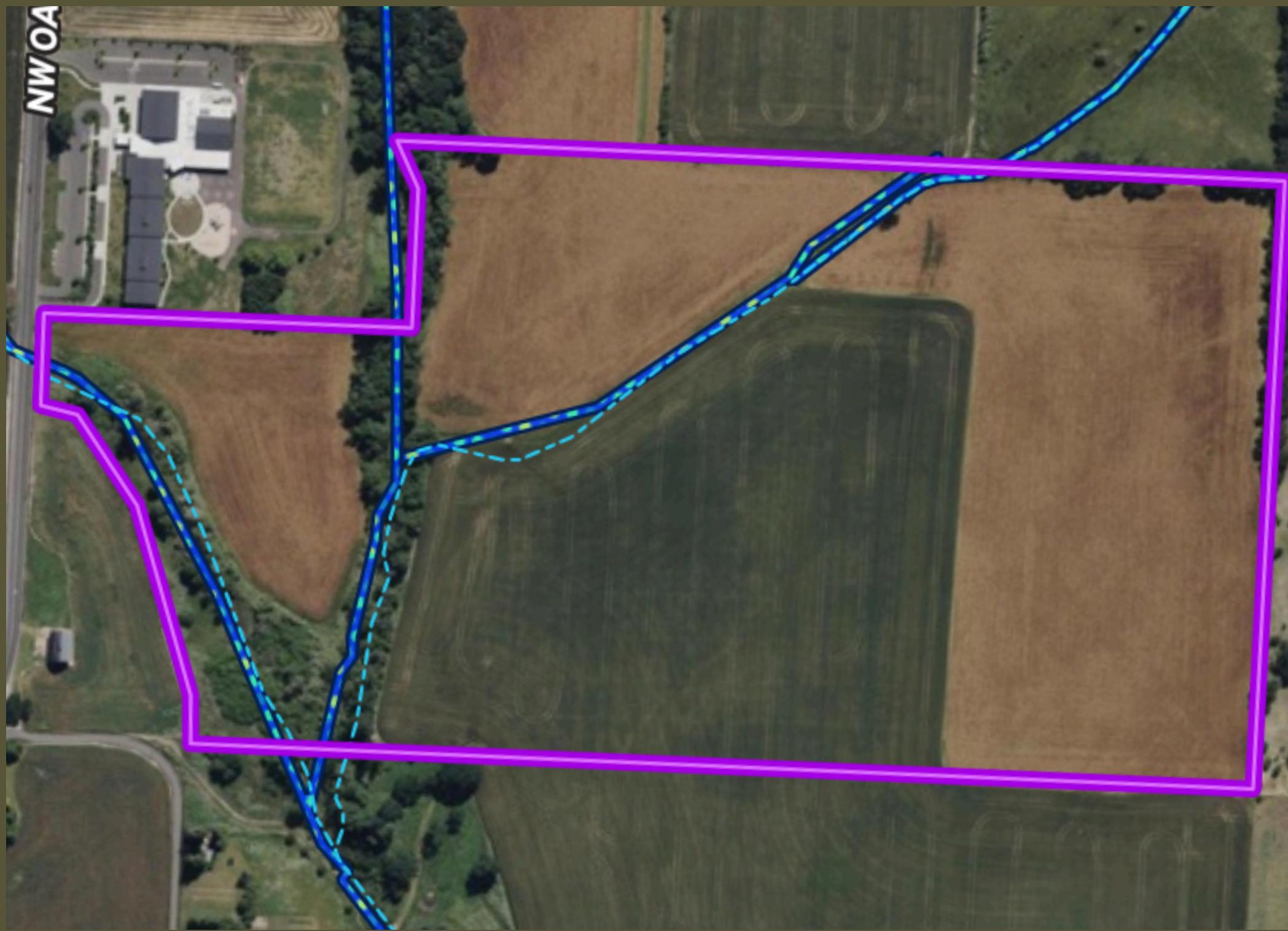


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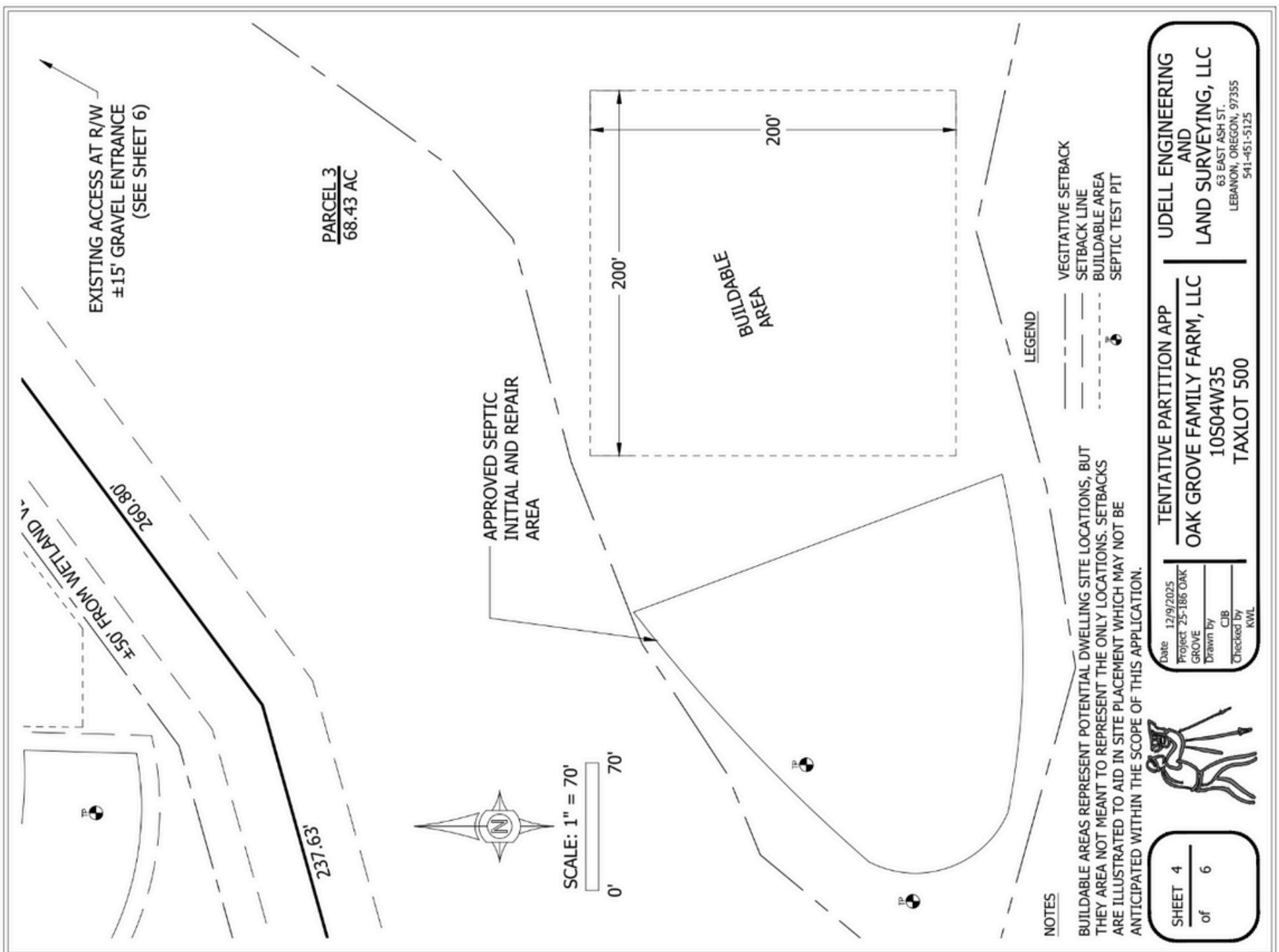
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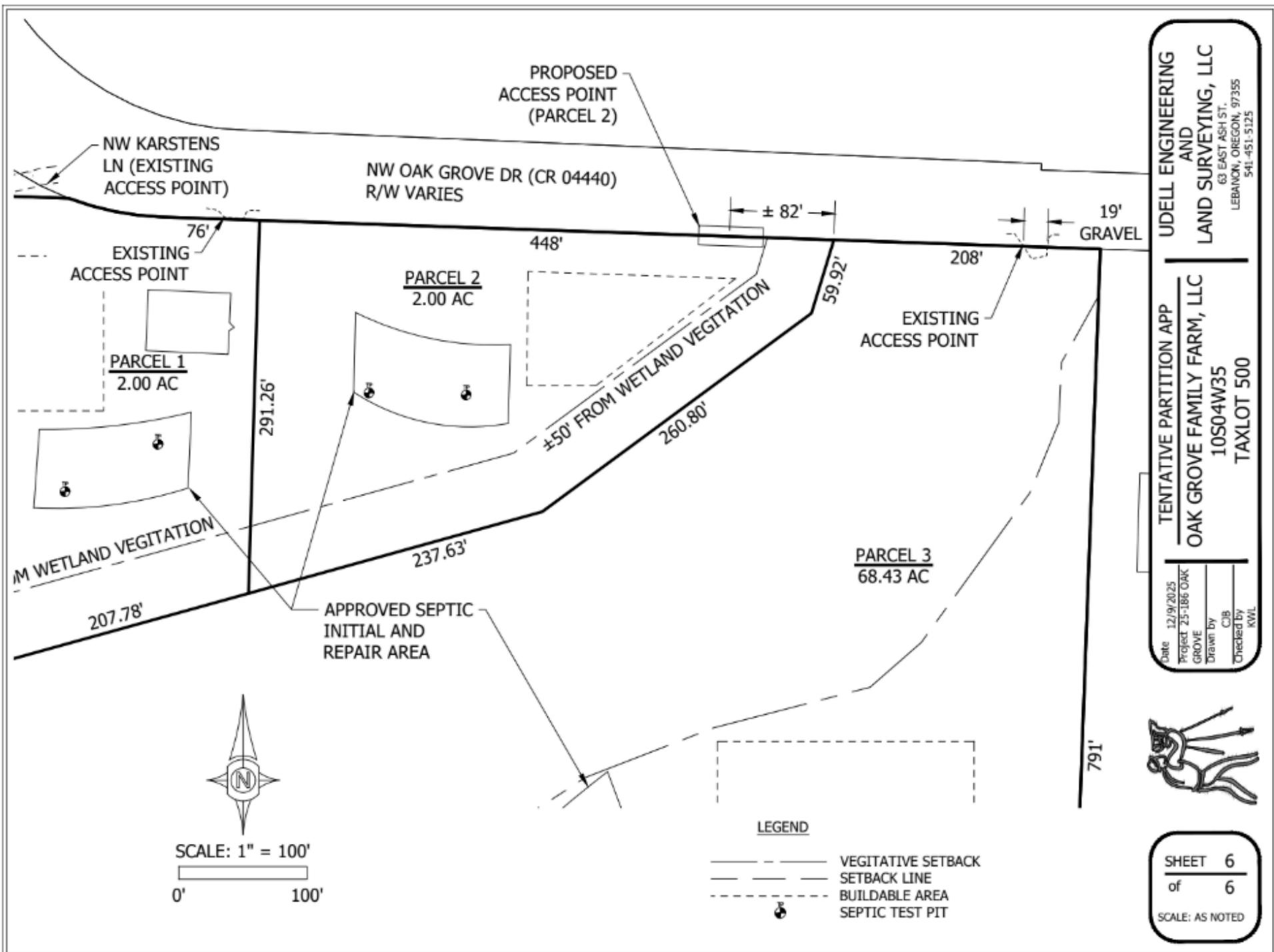
NWOA



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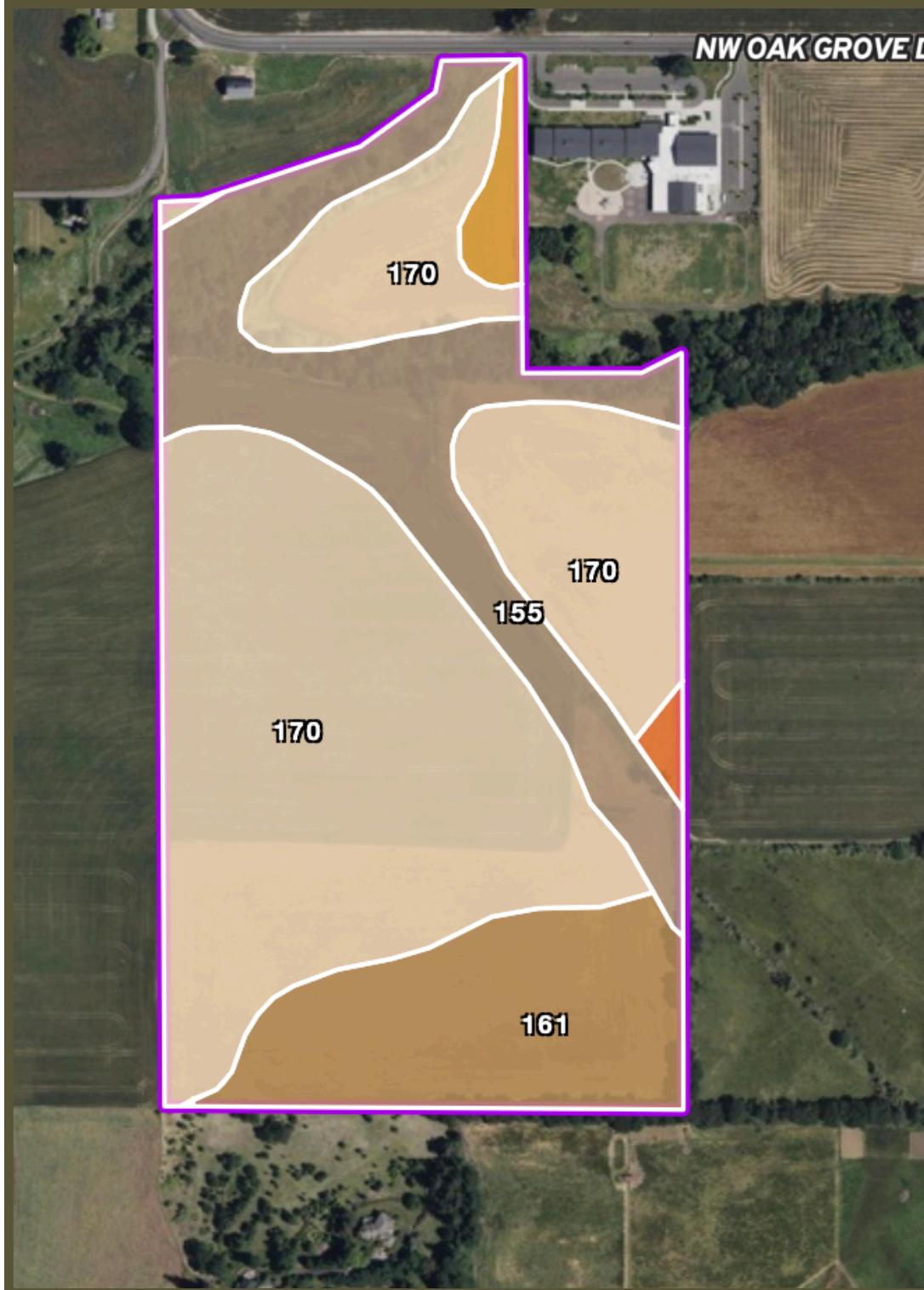
# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- WILLAMETTE SILT LOAM
- WALDO SILTY CLAY LOAM

Code	Description
170	Willamette silt loam, 3 to 12 percent slopes
155	Waldo silty clay loam, 0 to 3 percent slopes
161	Wellsdale-Willakenzie-Dupee complex, 2 to 12 percent slopes
177	Woodburn silt loam, 0 to 3 percent slopes
169	Willamette silt loam, 0 to 3 percent slopes
81	Helmick silt loam, 3 to 12 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

138-25-000114-EVAL

Benton County Environmental Health

4500 SW Research Way

Corvallis, OR 97333

541-766-6841

Fax: 541-766-6248

environmentalhealth@bentoncounty.gov

Website:

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

Date issued: 12/02/2025

Application status: Site Evaluation Approved

Work description: 450' Standard Trenches (24" min & 24" max trench depth) - PARCEL 3

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: 68.43 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

General Specifications

Max peak design flow:	450 gpd.	Proposed gallons per day:	450 gpd.
Min septic tank volume:	1000 gal.	Min dosing tank volume:	N/A

System Specifications

System type:	Standard	Replacement Area	Standard
System distribution type:	Serial		Serial
Distribution method:	Serial		Serial

Trench Specifications

Trench linear feet:	450 linear ft.	Replacement Area	450 linear ft.
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Max depth:	24 in.		24 in.
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Min depth:	24 in.	Replacement Area	24 in.
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Special Requirements	Initial System	Replacement Area	No
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Stakeout required:	Yes		Temporary
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Groundwater type:	Temporary		
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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: 1:40:46PM

Page 1 of 2

ONS\_OnsiteEvaluation\_pr

## Septic Site Evaluation 138-25-000114-EVAL

**Date Issued:** 12/02/2025  
**Application status:** Site Evaluation Approved  
**Work description:** 450' Standard Trenches (24" min & 24" max trench depth) - PARCEL 3

Standard	Standard
----------	----------

**Drainfield type:****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 Turkisher*

Robert Turkisher

*REHS*

Environmental Health Specialist

12/2/25

12/2/25

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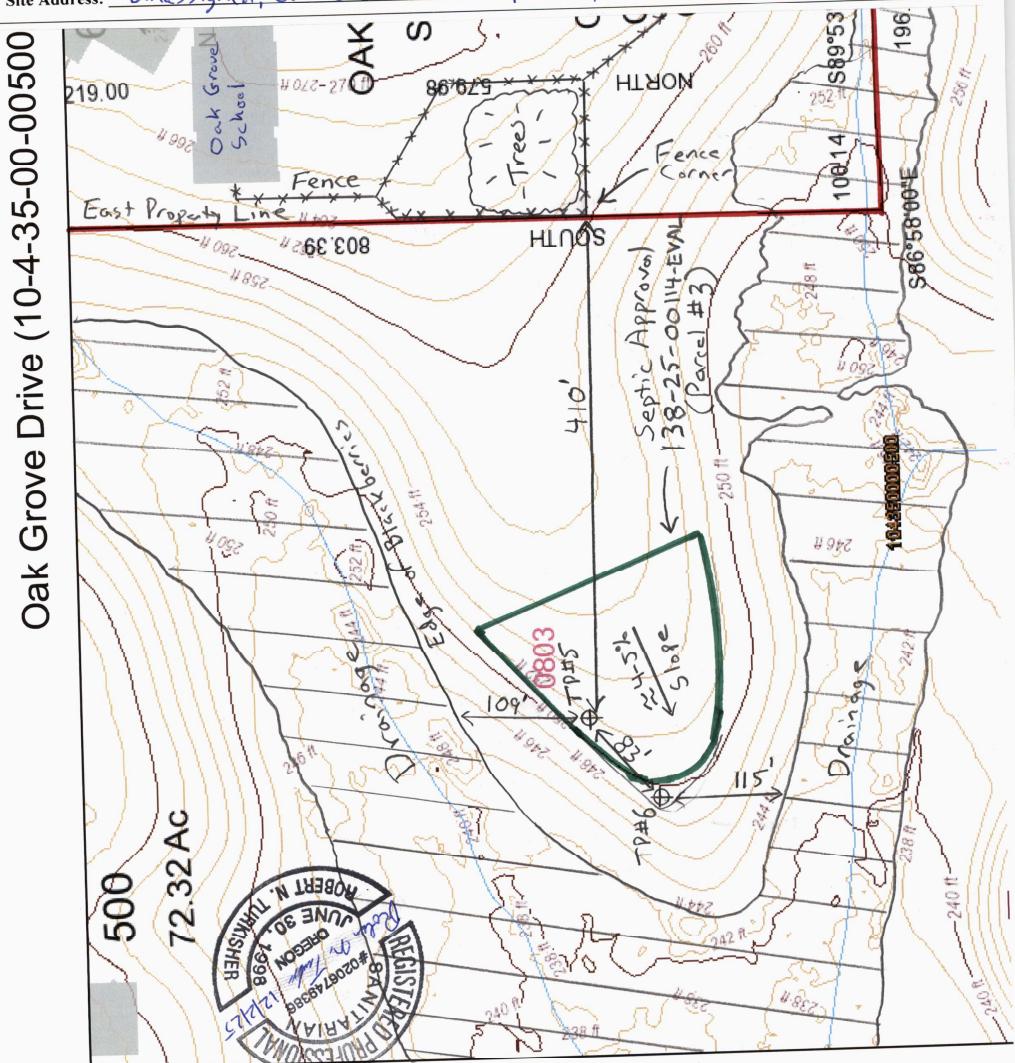
Page 2 of 2

ONS\_OnsiteEvaluation\_pr

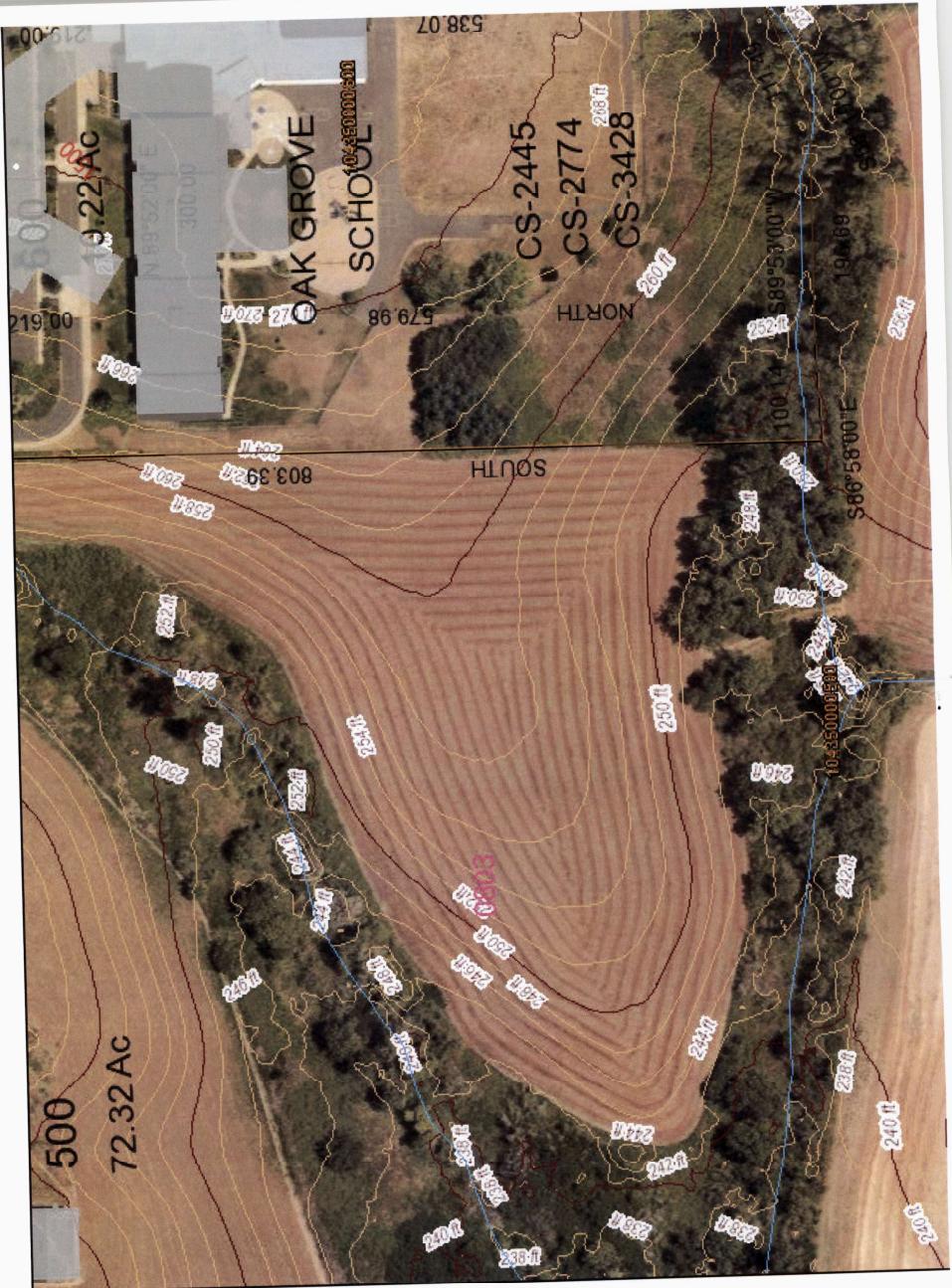
## **BENTON COUNTY ENVIRONMENTAL HEALTH ON-SITE SEWAGE DISPOSAL SYSTEM PILOT PLAN**

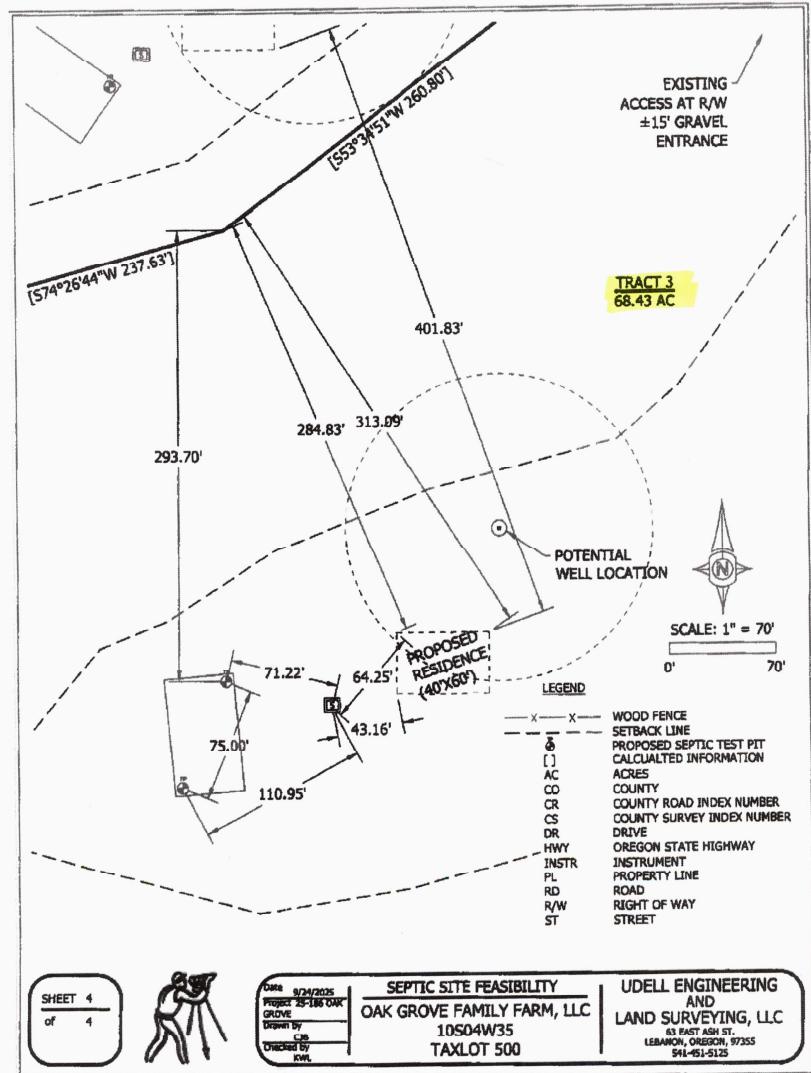
Owner: Oak Grove Family Farm LLC Date: 12/12/25  
Applicant: Kim Stokes  
Assessor's Map and Tax Lot Numbers: T 10, R 4, Sec 35, TL 500  
Site Address: Unassigned, Oak Grove Drive NW, Albany, OR

SITE: 138-25-000114  
PERMIT:     
TYPE: Site Feasibility  
  Parcel: #3  
  Scale: 1"≈100'



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





# COUNTY INFO

LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY

\*LIST PACK DOES NOT REFLECT  
MEASURE 49



Benton County Proper

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

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CoOwner:

Site: **Albany OR 97321**

Mail: 2054 Louisiana St

Longview WA 98632 - 3637

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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

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:

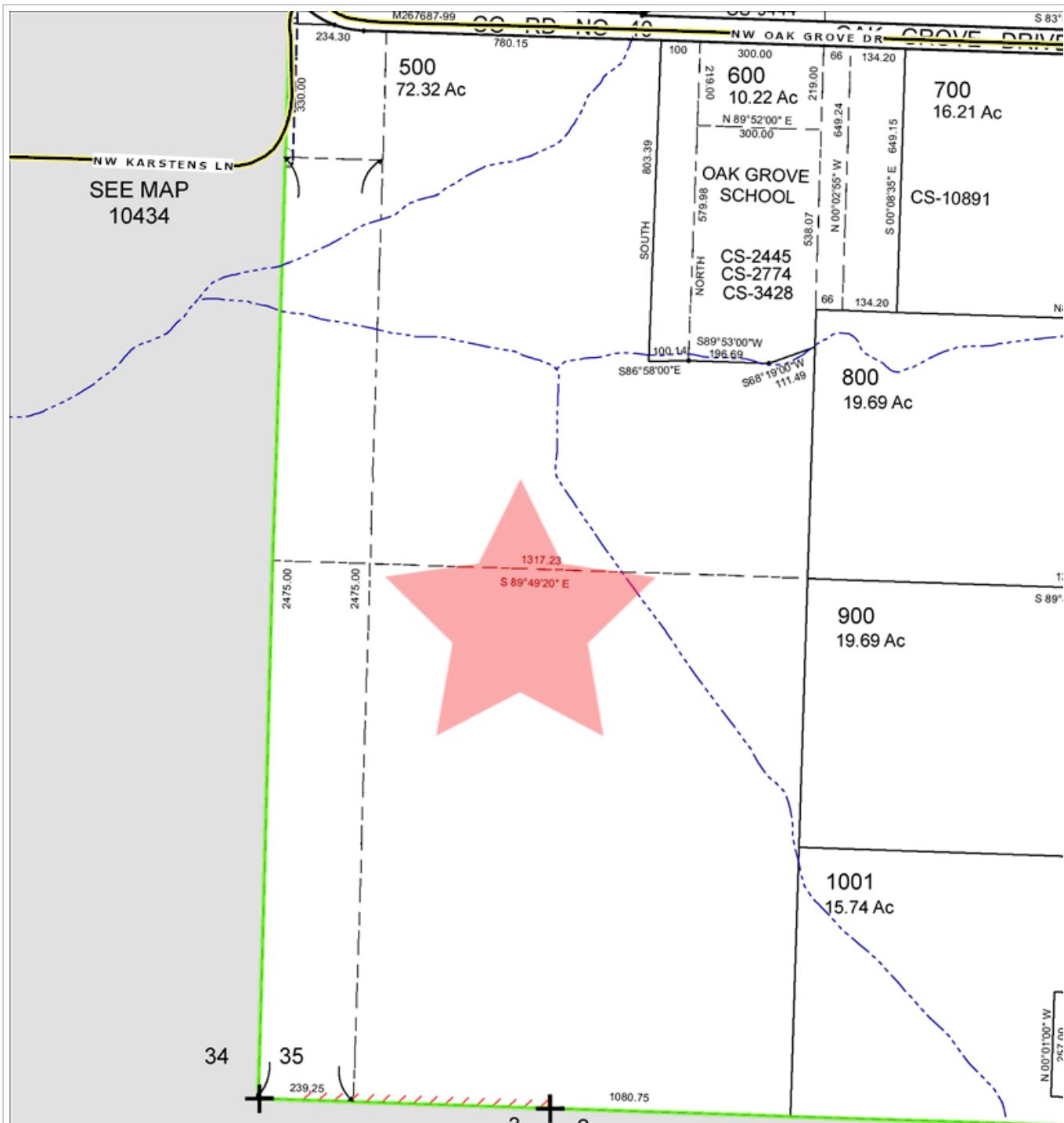
4th Floor SqFt:

Attic Unin SqFt:

Heat Type: UNKNOWN

### PARCEL ID: 015887

## Assessor Map



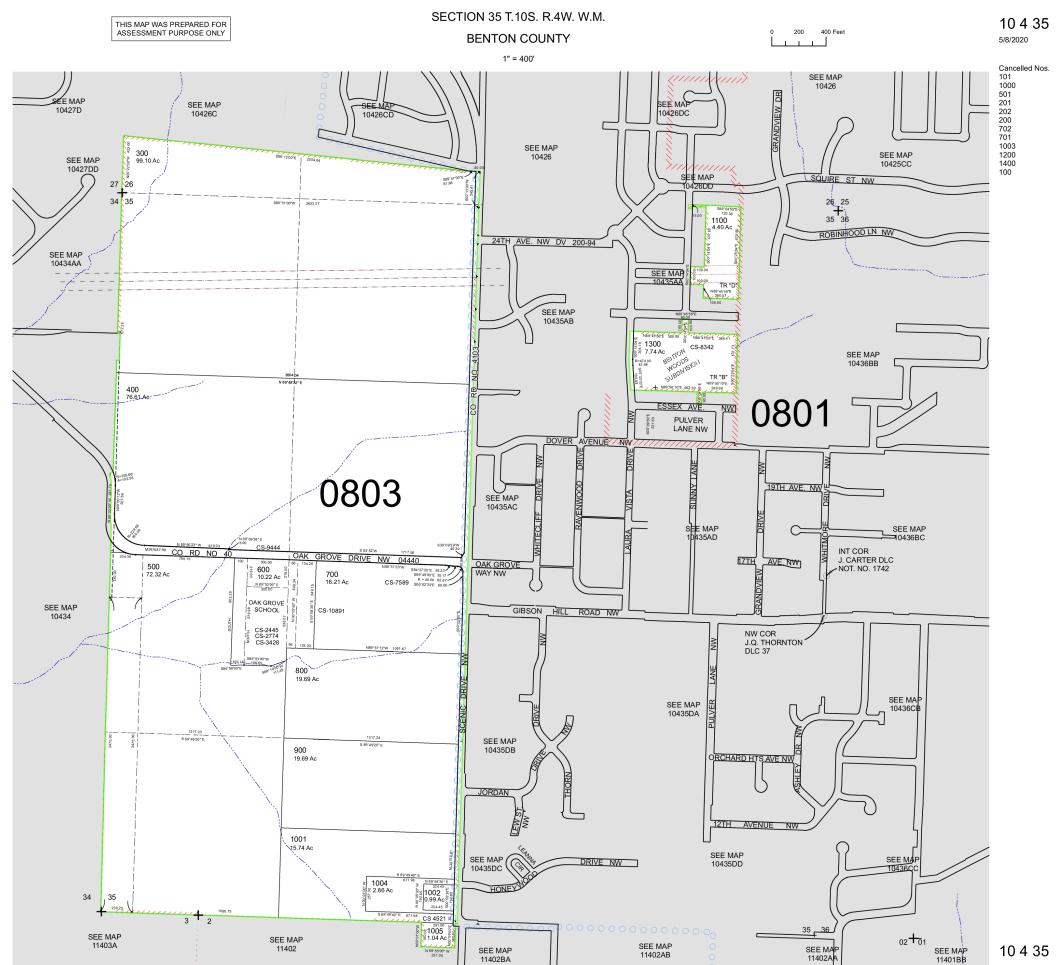
**Fidelity National Title**

Parcel ID: 015887

**Site Address:**

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## Full Assessor Map



**Fidelity National Title**

Parcel ID: 015887

**Site Address:**

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## Aerial Map

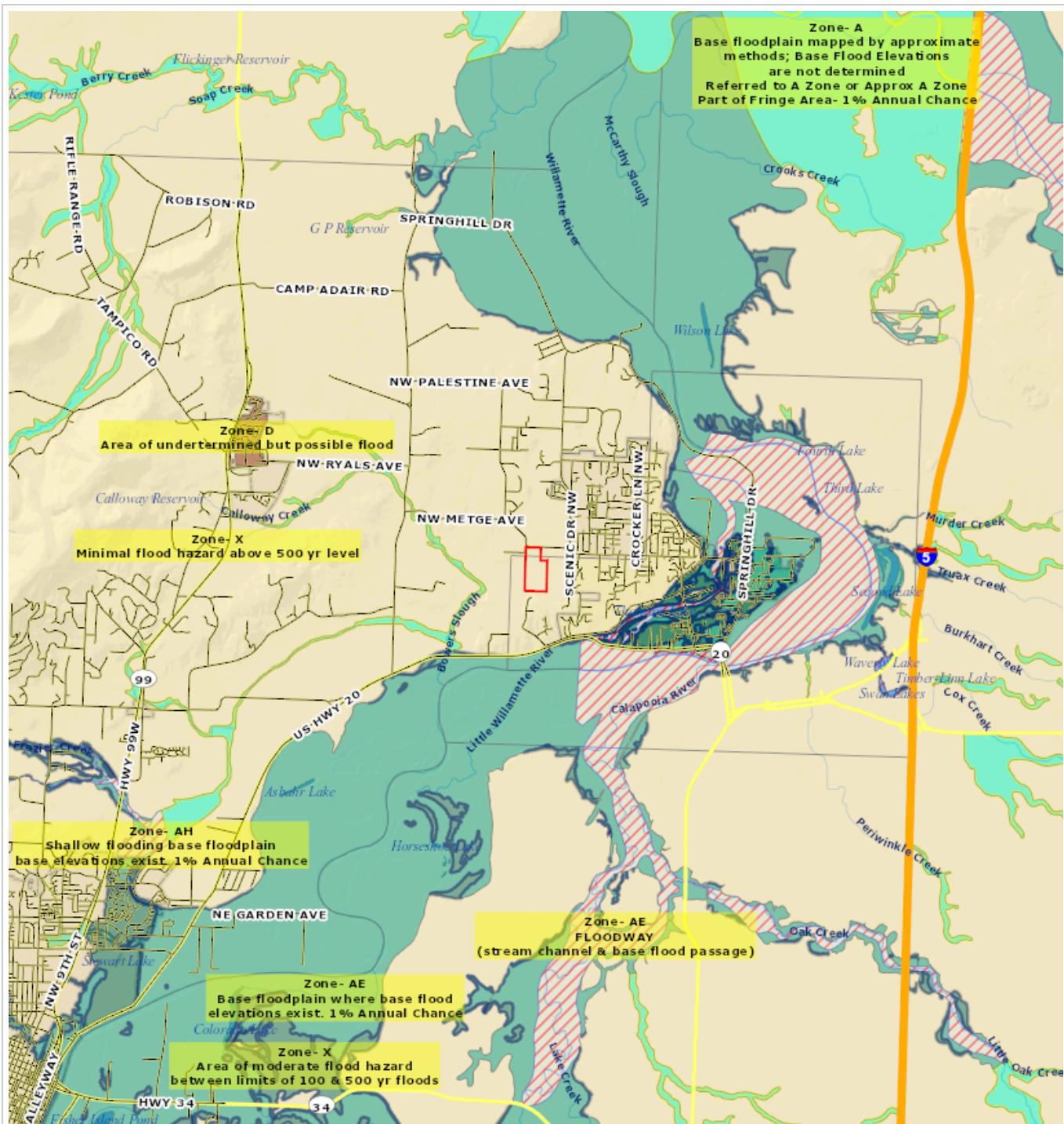


**Fidelity National Title**

**Parcel ID: 015887**

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## Flood Map

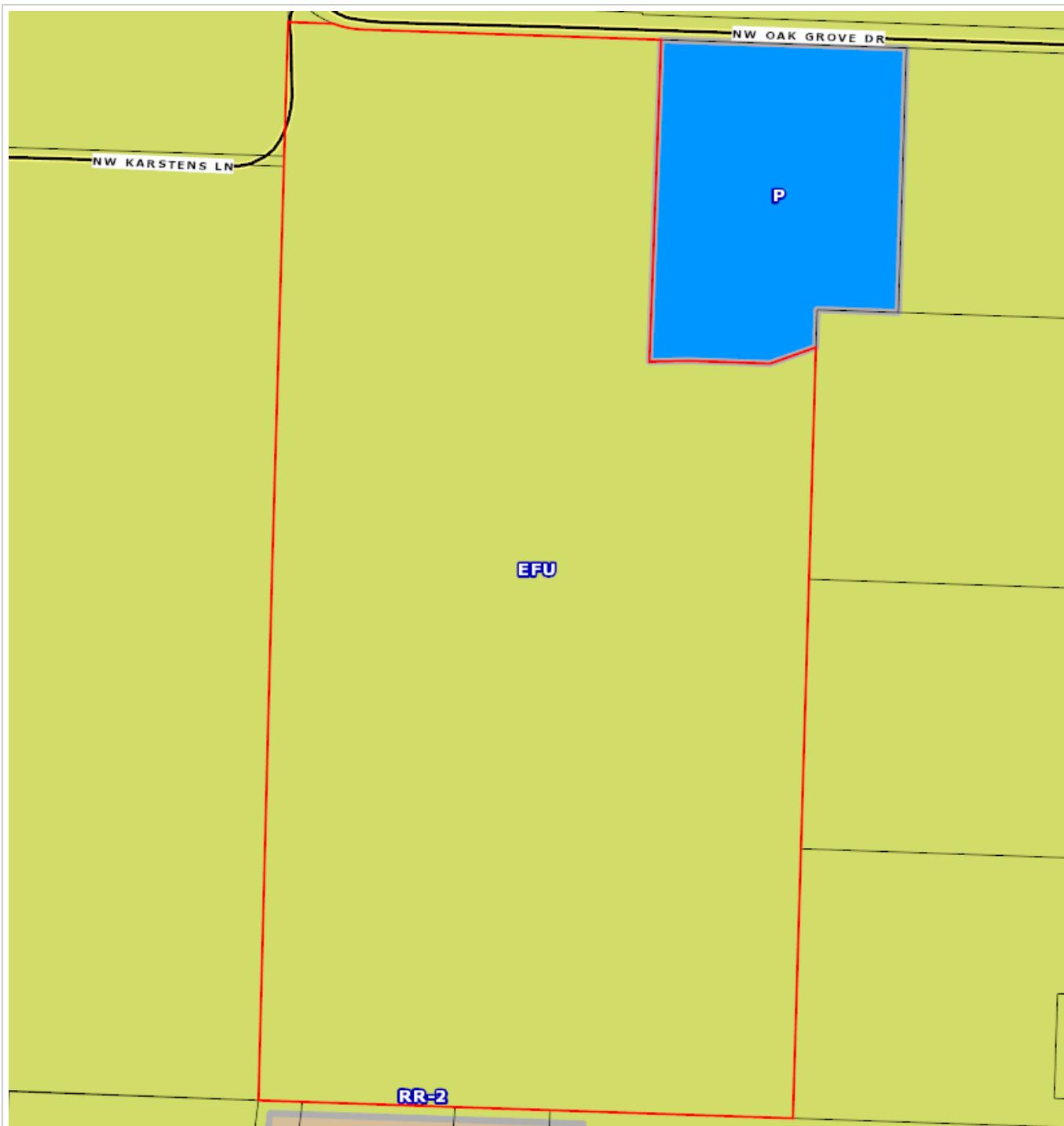


**Fidelity National Title**

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](#)

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### 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

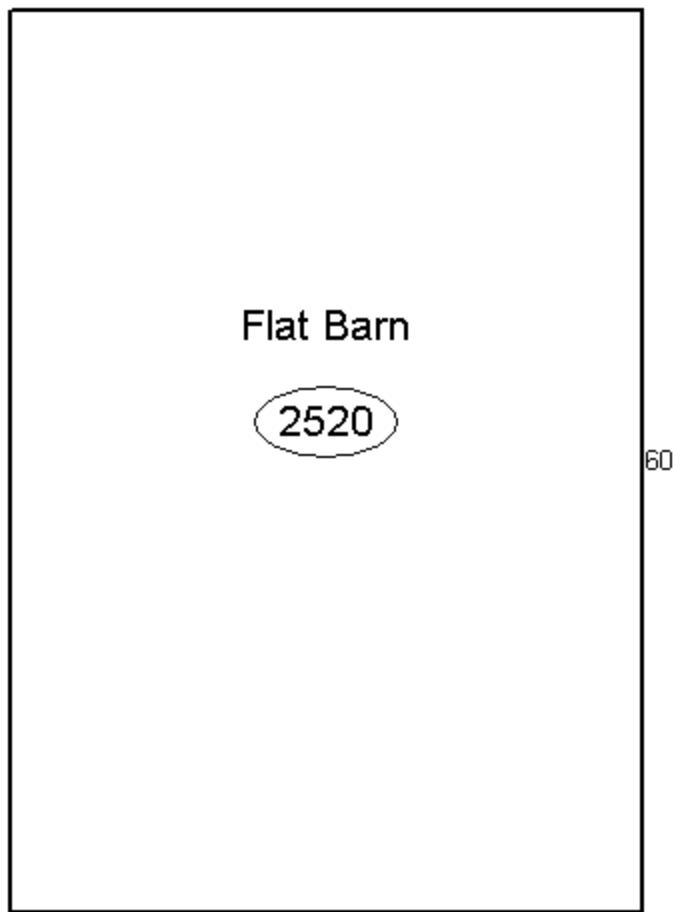
#### Outbuildings

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
<b>Real Market Value</b>	<b>505,320.00</b>	<b>505,320.00</b>	<b>221.86</b>
Land		LinnBenton CC Bond 2022	7.04
Real Market Value	104,940.00	Greater Albany SD 8J	244.79
Structure		LinnBenton CC	470.02
Real Market Value	610,260.00	LinnBentonLincoln ESD	51.44
Total		<b>Education</b>	31.25
Special Assessed Value	57,587.00	911 Emergency Service Dist	<b>552.71</b>
Assessed Value	99,516.00	Benton County	46.12
Exemptions	0.00	Benton County Extension Dist	226.03
<b>Net Taxable</b>	<b>99,516.00</b>	Benton County Library	8.20
		Benton County Local Option 2021	40.46
		Benton County Soil & Water	92.25
		North Albany RFD	5.12
		North Albany RFD LO 2022	144.23
		<b>General Government</b>	76.87
			<b>639.28</b>

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
<b>2024 - 2025 TAXES</b>	<b>1,436.78</b>	
2023 - 2024 DELINQUENT TAXES	0.00	
TOTAL TAXES OUTSTANDING	1,436.78	
<b>TOTAL TAX (After Discount)</b>	<b>1,393.68</b>	

TAX COLLECTOR (541)766-6808

ASSESSOR (541)766-6855

WEBSITE:

<https://assessment.bentoncountyor.gov/>

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:

**1,393.68**

**DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE.**

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

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

**938.69**

\$ Enter Payment Amount

Please make checks payable to:

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 \$123.00

\$20.00 \$11.00 \$62.00 \$10.00 \$20.00



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, herediaments 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 H. M. T.  
Printed Name Heidi Mehlhoff-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°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°52' West 100 feet; thence South parallel to the West line of said school property 803.39 feet; thence North 86°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°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°19' West 111.49 feet and South 89°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°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.

# 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



# PAUL TERJESON

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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

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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.

STEVEHELMS@KW.COM | 541-979-0118



SCAN HERE  
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