

# (NEXT TO) 7505 WINDSOR ISLAND RD

SALEM, OR



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.

# AGENT INFORMATION

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.



**STEVE  
HELMS**

STEEHELMS@KW.COM  
541-979-0118



**PAUL  
TERJESON**

PTERJY@KW.COM  
503-999-6777

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.



# Land

20.30 Acres

- Roughly 18 Acres of Yamhill Variety Hazelnuts
- Crops Included

Zoned EFU

Class 2 Soils

- Cloquato Silt Loam
- Newberg Fine Sandy Loam

Water Rights

- 1951 Priority Date
- 20 Acres Covered
- POD on Property

Well

- Drip Irrigation System
- Irrigation and Controllers Are Included

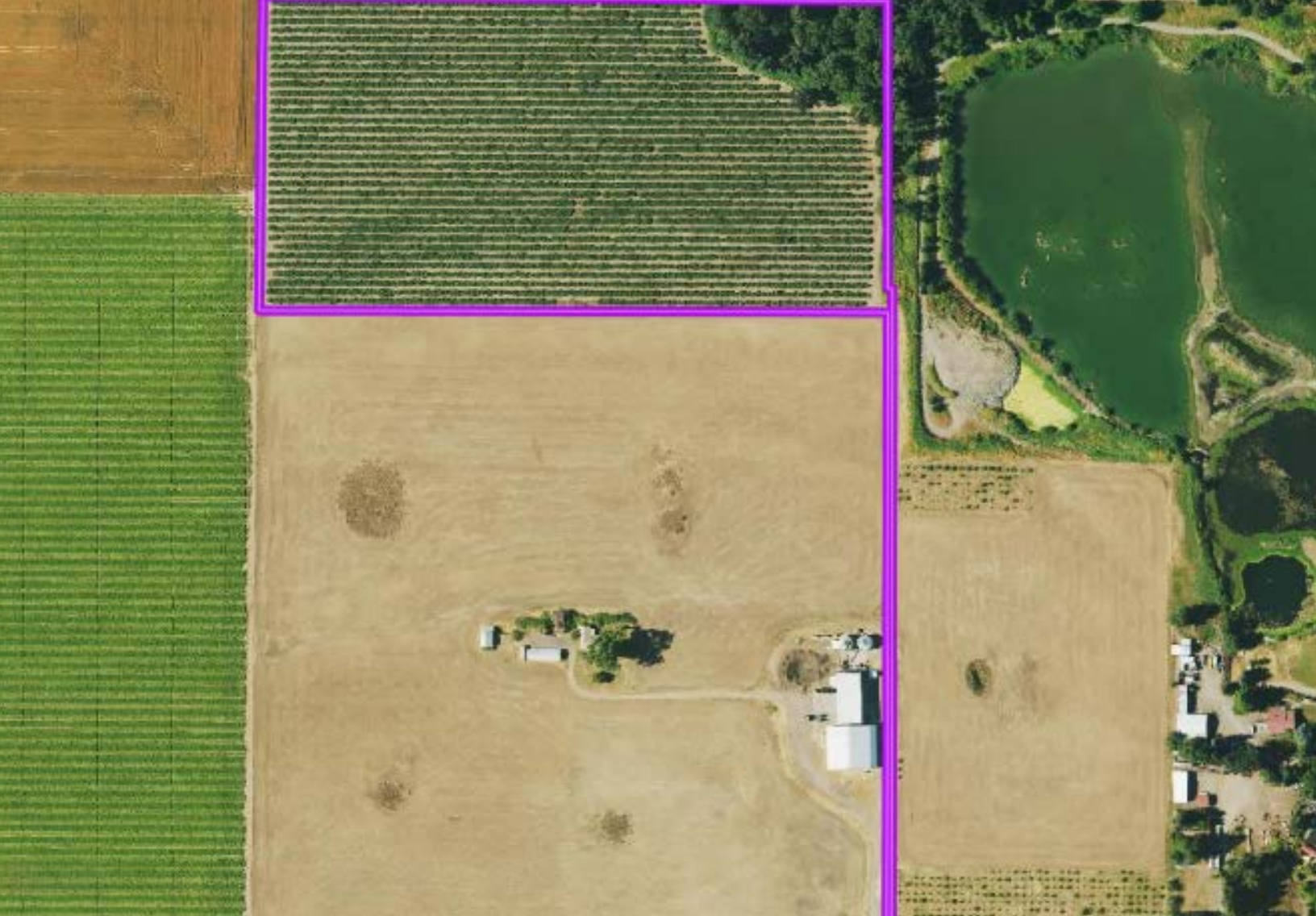


# Maps



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**Oregon  
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE KELLER WILLIAMS Luxury  
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL

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# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **519606**  
 Tax Lot: **063W21D001100**  
 Owner: Bowser Family Trust  
 CoOwner: Bowser, Craig Trustee  
 Site:  
     Salem OR 97303  
 Mail: 17224 Road 208  
     Porterville CA 93257  
 Zoning: EFU - Exclusive Farm Use  
 Std Land Use: AMSC - Agricultural Misc  
 Legal: ACRES 14.84  
 Twn/Rng/Sec: T:06S R:03W S:21 Q:SE QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$220,810.00**  
 Market Land: **\$220,810.00**  
 Market Impr:  
 Assessment Year: **2022**  
 Assessed Total: **\$22,919.00**  
 Exemption:  
     Taxes: **\$314.91**  
 Levy Code: 92420  
 Levy Rate: 13.7399

### PROPERTY CHARACTERISTICS

Year Built:  
 Eff Year Built:  
 Bedrooms:  
 Bathrooms:  
 # of Stories:  
 Total SqFt:  
 Floor 1 SqFt:  
 Floor 2 SqFt:  
 Basement SqFt:  
     Lot size: 14.84 Acres (646,430 SqFt)  
 Garage SqFt:  
 Garage Type:  
     AC:  
     Pool:  
 Heat Source:  
 Fireplace:  
 Bldg Condition:  
 Neighborhood:  
     Lot:  
     Block:  
 Plat/Subdiv:  
 School Dist: 24J - Salem-Keizer  
     Census: 1125 - 002502  
 Recreation:

### SALE & LOAN INFORMATION

Sale Date: 04/27/2020  
 Sale Amount: \$569,900.00  
 Document #: 43270277  
 Deed Type: Deed  
 Loan Amount:  
     Lender:  
     Loan Type:  
 Interest Type:  
     Title Co: TICOR TITLE



Assessor Map



Parcel ID: 519606

Site Address:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



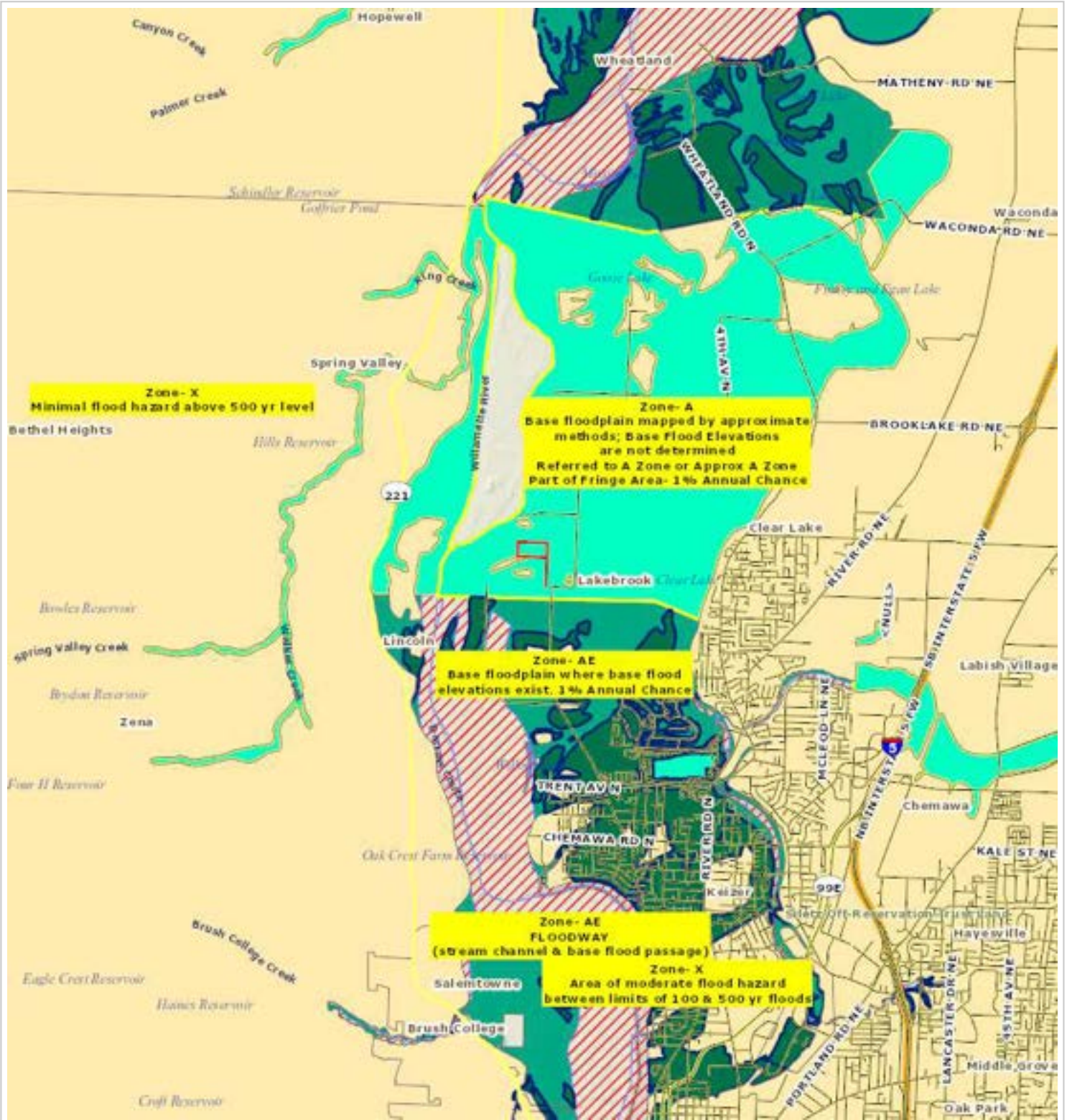
Aerial Map



**Parcel ID: 519606**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Flood Map



Parcel ID: 519606

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.

April 6, 2023

### Property Identificaton

**Account ID:**

519606

**Tax Account ID:**

519606

**Tax Roll Type:**

Real Property

**Situs Address:**

**Map Tax Lot:**

063W21D001100

**Owner:**

BOWSER FAM TR & BOWSER, CRAIG TRE &

BOWSER,JODI TRE

17224 ROAD 208

PORTERVILLE, CA 93257

**Manufactured Home Details:**

**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:**

**Related Accounts:**

### Owner History

<b>Grantee</b>	<b>Grantor</b>	<b>Sales Info</b>	<b>Deed Info</b>
BOWSER FAM TR & BOWSER,CRAIG TRE & BOWSER,JODI TRE 17224 ROAD 208 PORTERVILLE CA 93257	WESTERN AG IMPROVEMENTS INC PO BOX 819 DAYTON OR 97114	4/27/2020 \$569,900.00 09 2	4/27/2020 43270277 WD 519605, 519606
WESTERN AG IMPROVEMENTS INC PO BOX 819 PORTERVILLE CA 93257	VEAL,KERRY PO BOX 819 DAYTON OR 97114	1/11/2018 \$210,000.00 12 2	1/11/2018 40350075 WD 519605, 519606
VEAL,KERRY PO BOX 819 PORTERVILLE CA 93257	VEAL,KERRY 6336 HOGAN DR N KEIZER OR 97303	1/14/2014 \$210,000.00 33 2	1/14/2014 35750332 CON 519605, 519606
VEAL,KERRY 6336 HOGAN DR N PORTERVILLE CA 93257	VEAL,JOYCE D-TRUSTEE 242 JACOBSON WAY S MONMOUTH OR 97361	12/19/2006 06 2	12/19/2006 27540185 WD 519605, 519606
MISSING OWNERSHIP INFORMATION			7/1/1998 10880114 DC 519605, 519606
MISSING OWNERSHIP INFORMATION			7/1/1998 07230804 DE 519605, 519606

## Property Details

**Property Class:**

550

**RMV Property Class:**

550

**Levy Code Area:**

92420

**Zoning:**

EFU (Contact Local Jurisdiction)

**Notes:****Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
1	005 Farm Use - EFU 2BI TWO BENCH IRR	14.2	618552
2	005 Woodlot WOOD FARM WOODLOT	0.64	27878
3	005 Farm Use - EFU 2BI TWO BENCH IRR	4.46	194278
4	005 Woodlot WOOD FARM WOODLOT	1	43560

**Improvements/Structures:**

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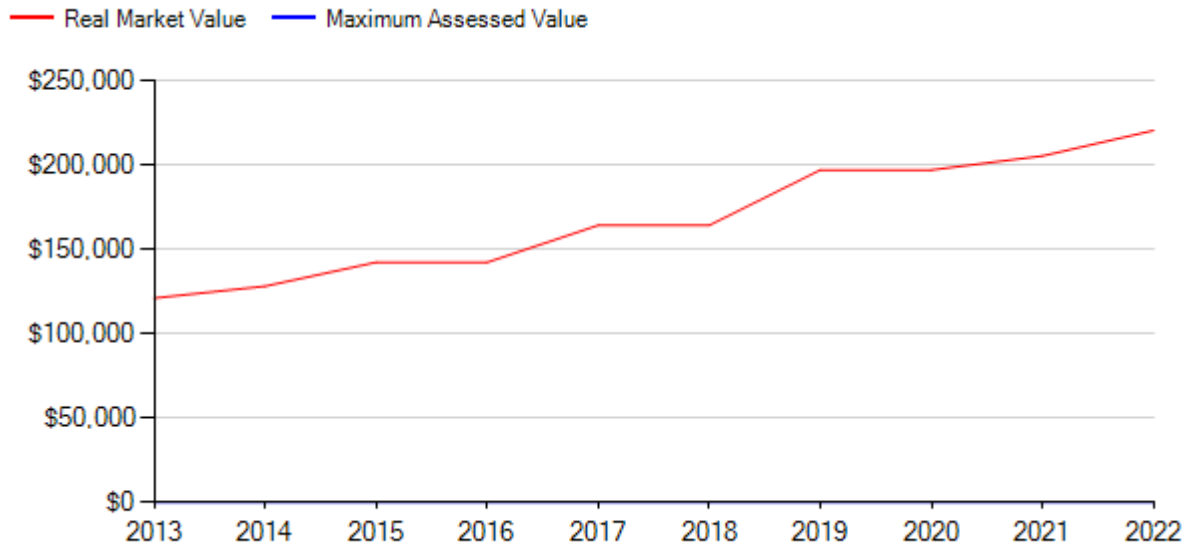
No Improvement Details

## Value Information (per most recent certified tax roll)

<b>RMV Land Market:</b>	\$0
<b>RMV Land Spec.</b>	\$220,810
<b>Assess.:</b>	
<b>RMV Structures:</b>	\$0
<b>RMV Total:</b>	\$220,810
<b>AV:</b>	\$22,919
<b>SAV:</b>	\$61,641
<b>Exception RMV:</b>	\$0
<b>RMV Exemption Value:</b>	\$0
<b>AV Exemption Value:</b>	\$0
<b>Exemption Description:</b>	None
<b>M5 Taxable:</b>	\$61,641
<b>MAV:</b>	\$0
<b>MSAV:</b>	\$22,919

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



### Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$0	\$220,810/\$22,919	None	\$22,919
2021	\$0	\$0	\$205,680/\$22,240	None	\$22,240
2020	\$0	\$0	\$197,320/\$21,600	None	\$21,600
2019	\$0	\$0	\$197,320/\$20,970	None	\$20,970
2018	\$0	\$0	\$164,520/\$19,760	None	\$19,760
2017	\$0	\$0	\$164,520/\$19,760	None	\$19,760
2016	\$0	\$0	\$142,510/\$19,190	None	\$19,190
2015	\$0	\$0	\$142,510/\$18,620	None	\$18,620
2014	\$0	\$0	\$128,310/\$18,090	None	\$18,090
2013	\$0	\$0	\$121,210/\$14,200	None	\$14,200

### Taxes: Levy, Owed

**Taxes Levied 2022-23:** \$314.91  
**Tax Rate:** 13.7399  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$314.91	\$314.91

Year	Total Tax Levied	Tax Paid
2021	\$304.60	\$304.60
2020	\$296.73	\$296.73
2019	\$284.54	\$284.54
2018	\$273.31	\$273.31
2017	\$248.22	\$248.22
2016	\$237.07	\$237.07

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3899801	-\$314.91	\$9.45	\$0.00	\$305.46	11/18/2022
2021	3879518	-\$304.60	\$9.14	\$0.00	\$295.46	11/15/2021
2020	3858544	-\$296.73	\$8.90	\$0.00	\$287.83	11/13/2020
2019	156030	-\$284.54	\$8.54	\$0.00	\$276.00	10/18/2019
2018	299875	-\$273.31	\$8.20	\$0.00	\$265.11	10/23/2018
2017	447458	-\$248.22	\$7.45	\$0.00	\$240.77	10/24/2017
2016	596361	-\$237.07	\$7.11	\$0.00	\$229.96	10/25/2016





# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **519605**  
 Tax Lot: **063W21D001100**  
 Owner: Bowser Family Trust  
 CoOwner: Bowser, Craig Trustee  
 Site:  
     Salem OR 97303  
 Mail: 17224 Road 208  
     Porterville CA 93257  
 Zoning: EFU - Exclusive Farm Use  
 Std Land Use: AMSC - Agricultural Misc  
 Legal: ACRES 5.46  
 Twn/Rng/Sec: T:06S R:03W S:21 Q:SE QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$81,250.00**  
 Market Land: **\$81,250.00**  
 Market Impr:  
 Assessment Year: **2022**  
 Assessed Total: **\$7,503.00**  
 Exemption:  
     Taxes: **\$106.22**  
 Levy Code: 92410  
 Levy Rate: 14.1549

### PROPERTY CHARACTERISTICS

Year Built:  
 Eff Year Built:  
 Bedrooms:  
 Bathrooms:  
 # of Stories:  
 Total SqFt:  
 Floor 1 SqFt:  
 Floor 2 SqFt:  
 Basement SqFt:  
     Lot size: 5.46 Acres (237,838 SqFt)  
 Garage SqFt:  
 Garage Type:  
     AC:  
     Pool:  
 Heat Source:  
 Fireplace:  
 Bldg Condition:  
 Neighborhood:  
     Lot:  
     Block:  
 Plat/Subdiv:  
 School Dist: 24J - Salem-Keizer  
     Census: 1125 - 002502  
 Recreation:

### SALE & LOAN INFORMATION

Sale Date: 04/27/2020  
 Sale Amount: \$569,900.00  
 Document #: 43270277  
 Deed Type: Deed  
 Loan Amount:  
     Lender:  
     Loan Type:  
 Interest Type:  
     Title Co: TICOR TITLE

April 6, 2023

### Property Identificaton

**Account ID:**

519606

**Tax Account ID:**

519605

**Tax Roll Type:**

Real Property

**Situs Address:**

**Map Tax Lot:**

063W21D001100

**Owner:**

BOWSER FAM TR & BOWSER, CRAIG TRE &

BOWSER,JODI TRE

17224 ROAD 208

PORTERVILLE, CA 93257

**Manufactured Home Details:**

**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:**

**Related Accounts:**

### Owner History

<b>Grantee</b>	<b>Grantor</b>	<b>Sales Info</b>	<b>Deed Info</b>
BOWSER FAM TR & BOWSER,CRAIG TRE & BOWSER,JODI TRE 17224 ROAD 208 PORTERVILLE CA 93257	WESTERN AG IMPROVEMENTS INC PO BOX 819 DAYTON OR 97114	4/27/2020 \$569,900.00 09 2	4/27/2020 43270277 WD 519605, 519606
WESTERN AG IMPROVEMENTS INC PO BOX 819 PORTERVILLE CA 93257	VEAL,KERRY PO BOX 819 DAYTON OR 97114	1/11/2018 \$210,000.00 12 2	1/11/2018 40350075 WD 519605, 519606
VEAL,KERRY PO BOX 819 PORTERVILLE CA 93257	VEAL,KERRY 6336 HOGAN DR N KEIZER OR 97303	1/14/2014 \$210,000.00 33 2	1/14/2014 35750332 CON 519605, 519606
VEAL,KERRY 6336 HOGAN DR N PORTERVILLE CA 93257	VEAL,JOYCE D-TRUSTEE 242 JACOBSON WAY S MONMOUTH OR 97361	12/19/2006 06 2	12/19/2006 27540185 WD 519605, 519606
MISSING OWNERSHIP INFORMATION			7/1/1998 10880114 DC 519605, 519606
MISSING OWNERSHIP INFORMATION			7/1/1998 07230804 DE 519605, 519606

## Property Details

**Property Class:**

550

**RMV Property Class:**

550

**Levy Code Area:**

92410

**Zoning:**

EFU (Contact Local Jurisdiction)

**Notes:****Exemption (Begin/End):****Deferral (Begin/End):****Land/On-Site Developments Information:**

ID	Type	Acres	Sq Ft
1	005 Farm Use - EFU 2BI TWO BENCH IRR	14.2	618552
2	005 Woodlot WOOD FARM WOODLOT	0.64	27878
3	005 Farm Use - EFU 2BI TWO BENCH IRR	4.46	194278
4	005 Woodlot WOOD FARM WOODLOT	1	43560

**Improvements/Structures:**

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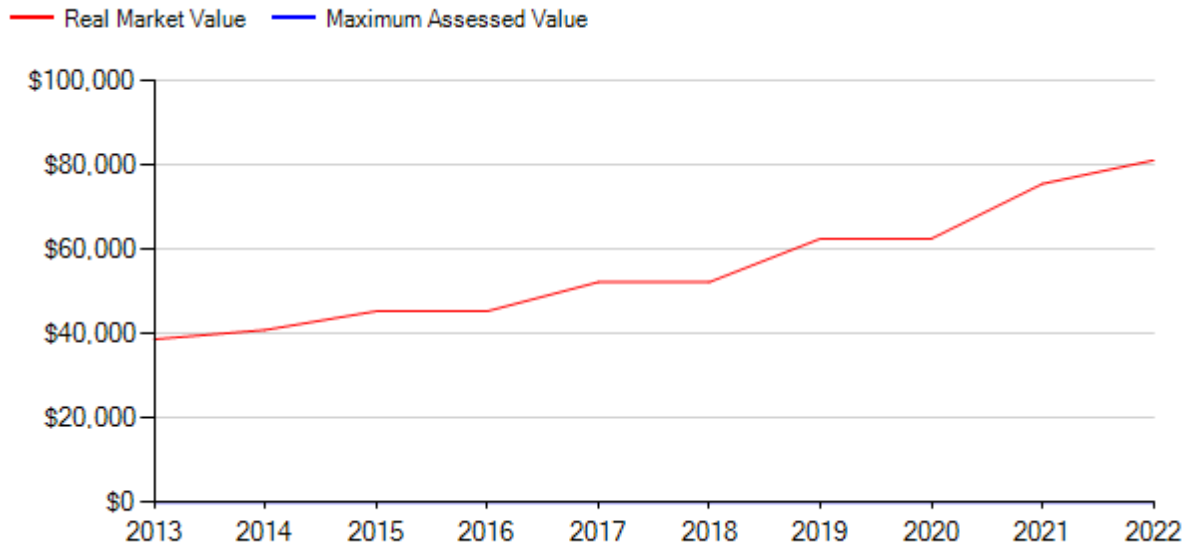
No Improvement Details

## Value Information (per most recent certified tax roll)

<b>RMV Land Market:</b>	\$0
<b>RMV Land Spec.</b>	\$81,250
<b>Assess.:</b>	
<b>RMV Structures:</b>	\$0
<b>RMV Total:</b>	\$81,250
<b>AV:</b>	\$7,503
<b>SAV:</b>	\$19,593
<b>Exception RMV:</b>	\$0
<b>RMV Exemption Value:</b>	\$0
<b>AV Exemption Value:</b>	\$0
<b>Exemption Description:</b>	None
<b>M5 Taxable:</b>	\$19,593
<b>MAV:</b>	\$0
<b>MSAV:</b>	\$7,503

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.

For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



### Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$0	\$81,250/\$7,503	None	\$7,503
2021	\$0	\$0	\$75,680/\$7,280	None	\$7,280
2020	\$0	\$0	\$62,620/\$7,070	None	\$7,070
2019	\$0	\$0	\$62,620/\$6,860	None	\$6,860
2018	\$0	\$0	\$52,310/\$6,470	None	\$6,470
2017	\$0	\$0	\$52,310/\$6,470	None	\$6,470
2016	\$0	\$0	\$45,400/\$6,280	None	\$6,280
2015	\$0	\$0	\$45,400/\$6,100	None	\$6,100
2014	\$0	\$0	\$40,940/\$5,920	None	\$5,920
2013	\$0	\$0	\$38,710/\$4,660	None	\$4,660

### Taxes: Levy, Owed

**Taxes Levied 2022-23:** \$106.22  
**Tax Rate:** 14.1549  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2022	\$106.22	\$106.22

Year	Total Tax Levied	Tax Paid
2021	\$105.16	\$105.16
2020	\$97.99	\$97.99
2019	\$99.07	\$99.07
2018	\$94.87	\$94.87
2017	\$86.67	\$86.67
2016	\$82.90	\$82.90

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2022	3899801	-\$106.22	\$3.19	\$0.00	\$103.03	11/18/2022
2021	3879518	-\$105.16	\$3.15	\$0.00	\$102.01	11/15/2021
2020	3858544	-\$97.99	\$2.94	\$0.00	\$95.05	11/13/2020
2019	156031	-\$99.07	\$2.97	\$0.00	\$96.10	10/18/2019
2018	299876	-\$94.87	\$2.85	\$0.00	\$92.02	10/23/2018
2017	447459	-\$86.67	\$2.60	\$0.00	\$84.07	10/24/2017
2016	596362	-\$82.90	\$2.49	\$0.00	\$80.41	10/25/2016

REEL 4327 PAGE 277  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
04-27-2020 11:57 am.  
Control Number 598528 \$ 96.00  
Instrument 2020 00021659

**RECORDING REQUESTED BY:  
TICOR TITLE**

200 Hawthorne Ave. Suite A100  
Salem, OR 97301

**AFTER RECORDING RETURN TO:**

Order No.: 472520002640-MJM  
Craig Bowser  
The Bowser Family Trust dated August 28, 2013  
17224 ROAD 208  
Porterville, CA 93257

**SEND TAX STATEMENTS TO:**

The Bowser Family Trust dated August 28, 2013  
17224 ROAD 208  
Porterville, CA 93257

APN: R19605 & R19606  
0 Windsor Island Road N, Keizer, OR 97303

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Western Ag improvements Inc., an Oregon corporation,

Grantor, conveys and warrants to **CRAIG BOWSER AND JODI BOWSER, TRUSTEES OF THE Bowser Family Trust dated August 28, 2013,**

Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

SEE LEGAL DESCRIPTION EXHIBIT "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$569,900.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

888160078114  
471820091888  
TICOR

**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 4/13/20; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Western Ag Improvements Inc..

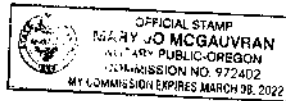
BY: [Signature]  
KIRK JESPERSEN, PRESIDENT

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 4-15-2020 by KIRK JESPERSEN AS PRESIDENT OF Western Ag Improvements Inc..

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 3-8-22



**EXHIBIT "A"**  
Legal Description

PARCEL I.

Beginning at a point on the legal subdivision line running North and South through the center of Section 21, in Township 6 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, which point is 20 chains North 00°10' East from the quarter Section corner between Sections 21 and 28, in said Township and Range; thence North 00°10' East 10 chains, along said subdivision line to an iron pipe; thence South 89°49' East 20 chains to an iron pipe; thence South 00°10' West 10 chains to an iron pipe; thence North 89°49' West 20 chains to an iron pipe which is the Beginning Point; being situated in Section 21, and in the Jeremiah Stevenson Donation Land Claim, in Township 6 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon.

PARCEL II:

Beginning at a point on the North line of a roadway, which point is 20 feet North 00°10' East and 20.16 chains North 89°49' West from the Southeast corner of Section 21, Township 6 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon; thence North 00°10' East 1350 feet to a point which is 50 feet North 00°10' East from the Southeast corner the premises conveyed to E.F. Smith by Deed recorded in Volume 194, Page 340, Deed Records of Marion County, Oregon; thence South 89°49' East 10 feet; thence South 00°10' West 1350 feet to the North line of said roadway; thence North 89°49' West, along the North line of said roadway, 10 feet to the Place of Beginning, being situated in Section 21, in township 6 South, Range 3 West of the Willamette Meridian, in Marion County, State of Oregon.

TOGETHER WITH an easement for road purposes only, over the following described premises:

Beginning at an iron pipe at a point which is 20.16 chains North 89°49' West from the Southeast corner of Section 21, in Township 6 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon; thence South 89°49' East 271.722 feet to an iron pipe in the center of a County Road; thence North 00°10' East 20 feet; thence North 89°49' West 271.722 feet; thence South 00°10' West 20 feet to the Place of Beginning.

**EXHIBIT "A"**  
Exceptions

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: R19806 and R19605

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company a corporation of Oregon  
Purpose: as mentioned in said easement  
Recording Date: April 17, 1959  
Recording No: Volume 510, Page 627

Terms, provisions and conditions of easement, including, but not limited to, maintenance provisions, as contained in Warranty Deed

Recording Date: April 6, 1972  
Recording No.: Volume 723, Page 804



**REEL: 4327**

**PAGE: 277**

**April 27, 2020, 11:57 am.**

**CONTROL #: 598528**

State of Oregon  
County of Marion

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

**FEE: \$ 96.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**

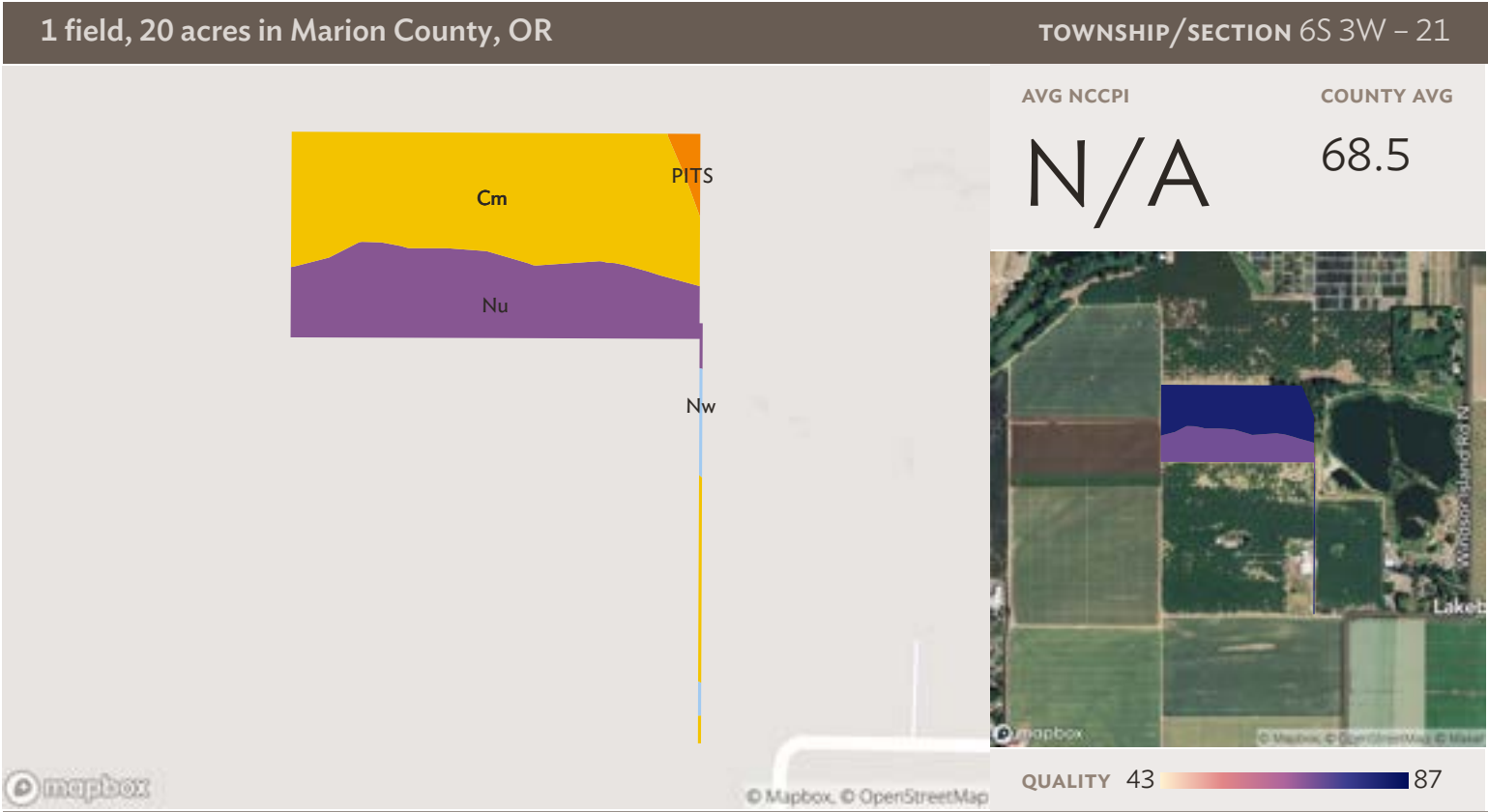
# Soil Report



KW MID-WILLAMETTE KELLERWILLIAMS KELLERWILLIAMS  
KELLERWILLIAMS REALTY **LAND** *Luxury*  
INTERNATIONAL

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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.



Source: NRCS Soil Survey

## All fields

20 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Cm	Cloquato silt loam	12.12	59.7%	2	82.3
■ Nu	Newberg fine sandy loam	7.75	38.2%	2	70.7
■ PITS	Pits	0.32	1.6%	8	N/A
■ Nw	Newberg silt loam	0.10	0.5%	2	78.7
					<b>N/A</b>

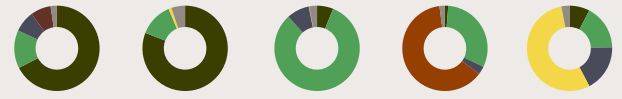
1 field, 20 acres in Marion County, OR

TOWNSHIP/SECTION 6S 3W - 21



### All fields

20 ac




	2017	2016	2015	2014	2013
Tree Crops	67.4%	80.9%	6.2%	1.3%	7.7%
Grass/Pasture	14.4%	12.8%	82.1%	30.9%	17.0%
Crop Undetermined	8.1%	-	8.5%	3.1%	17.7%
Winter Wheat	-	-	-	62.7%	-
Fallow	7.7%	-	0.1%	-	-
Corn	-	1.1%	0.1%	-	54.6%
Other	2.4%	5.2%	3.0%	2.1%	3.1%

Source: NASS Cropland Data Layer

1 field, 20 acres in Marion County, OR TOWNSHIP/SECTION 6S 3W - 21

## Marion County, OR

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	20.29	6S 3W - 21 APN: R19606	WESTERN AG IMPROVEMENTS INC (11/07/2019)	PO BOX 819, DAYTON, OR 97114



# Water Rights

Documents Provided Through OWRD



KW MID-WILLAMETTE KELLERWILLIAMS Luxury  
KELLERWILLIAMS REALTY **LAND** KELLERWILLIAMS  
INTERNATIONAL

REGISTRATION CERTIFICATE NO. GR-908  
GR-382  
**Registration Statement**

**OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER**

(Under Chapter 708, Oregon Laws 1955.)

**TO THE STATE ENGINEER OF OREGON:**

Dave Schleg  
of 1395 Clearlake RD County of Marion

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is Pump Well #2  
(Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 7 M. N. W. of Salem Oregon  
(Approximate distance and direction from nearest city or town)

and is more particularly described as follows:

(a) South 1000 feet and 660 feet east from center of section 21, 6S, 3W  
(Give distance and bearing to corner of section or other legal subdivision)

being within NW 1/4 of SE 1/4 of Sec. 7, Twp. 6S Rge. 3W  
(Smallest legal subdivision) (of S.) (of W.)

or (b) within limits of recorded platted property, town or city:

in Lot \_\_\_\_\_ Block \_\_\_\_\_ of \_\_\_\_\_  
(Name of plat or addition)

County of \_\_\_\_\_  
(If within city or town, give name)

3. Construction Work was begun on 1951; was completed on 1951  
(Date) (Date)

and the ground water claimed was first used for the purposes set out below on July 1951  
(Date)

since which time the water has been used intermittently  
(Continuously or intermittently)

from March to Sept  
(Date) (Date)

4. Quantity of water claimed and used is 1600 gallons per minute; \_\_\_\_\_ acre feet per year.

5. Purpose or Purposes for which water is used crop irrigation  
(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 92 feet. Type drilled  
(Dug or drilled)

diameter 10 inches. Elevation of ground at well site 100 feet, mean sea level.  
(As near as known)

Depth to water table 14 feet.

7. Capacity of Well: 1600 g.p.m. with 4 feet drawdown.

\_\_\_\_\_ g.p.m. with \_\_\_\_\_ feet drawdown.

Date of test \_\_\_\_\_

If Flowing Well: Measured discharge \_\_\_\_\_ g.p.m. on \_\_\_\_\_  
(Date)

Shut-in pressure at ground surface \_\_\_\_\_ lbs. per sq. in. on \_\_\_\_\_  
(Date)

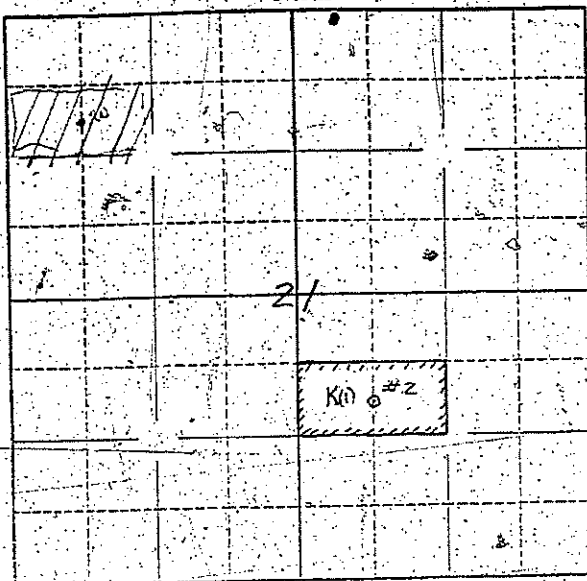
Water is controlled by \_\_\_\_\_  
(Cap. valve, etc.)







Township <sup>6 S.</sup> ~~5 S.~~ Range 3 W W.M.  
North



Locate well and acreage of irrigated land on plat.

Scale: 2" = 1 Mile  
4" = 1 Mile

STATE OF OREGON

County of Willamette ss.

\_\_\_\_\_, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

*David Schleg*  
(Signature of Registrar)

Subscribed and sworn to before me this 20th day of January, 1958

My commission expires June 12th, 1961 Wm. S. Bartholomew  
(Notary Public)

(SEAL)

**CERTIFICATE OF REGISTRATION**

STATE OF OREGON

County of Marion ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 20 day of January, 1958, at 8:00 o'clock A.M. and has been duly recorded in said office in Book No. 5 of Registration Statements on page 882

~~Construction shall be completed by \_\_\_\_\_~~  
~~Beneficial use by \_\_\_\_\_~~

Witness my hand this 21 day of April, 1958

*Leura A. ...*  
(State Engineer)

By \_\_\_\_\_ (Deputy)

GR-382 C



