



**35023 Fremont Ave Eugene**

**Joe Callis**

**541-760-1514**

**JCallis@kw.com**

**2125 Pacific Blvd. Albany 97321**

**1121 NW 9th Ave Corvallis 97330**

**kw MID-WILLAMETTE**  
KELLERWILLIAMS REALTY 

KELLERWILLIAMS  
**LAND**

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*Luxury*  
INTERNATIONAL

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



# LIST PACK

541-497-6514

OregonFarmBrokers.com

OregonFarmBrokers@gmail.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw** MID-WILLAMETTE  
KELLERWILLIAMS. REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL



## LANE COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **1534930**  
Tax Lot: **1802190002211**  
Owner: Cm Perrine LLC  
CoOwner: Perrine, Linda A  
Site: 35023 Fremont Ave  
Eugene OR 97405  
Mail: 35023 Fremont Ave  
Eugene OR 97405  
Zoning: County-E25 - Exclusive Farm Use (25 Acre Minimum)  
Std Land Use: CMOB - Mobile Home Parks, Trailers  
Legal: Map Lot: 1802190002211, TRS: T18 R02 S19 Q00, Lot: TL 02211  
Twn/Rng/Sec: T:18S R:02W S:19 Q: QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$555,570.00**  
Market Land: **\$400,002.00**  
Market Impr: **\$155,568.00**  
Assessment Year: **2020**  
Assessed Total: **\$158,549.00**  
Exemption:  
Taxes: **\$1,801.72**  
Levy Code: 00105  
Levy Rate: 11.3638

### SALE & LOAN INFORMATION

Sale Date: 01/19/2012  
Sale Amount:  
Document #: 2012-004654  
Deed Type: WD  
Loan  
Amount:  
Lender:  
Loan Type:  
Interest Type:  
Title Co:

### PROPERTY CHARACTERISTICS

Year Built: 1995  
Eff Year Built: 1995  
Bedrooms:  
Bathrooms: 2  
# of Stories:  
Total SqFt: 2,376 SqFt  
Floor 1 SqFt:  
Floor 2 SqFt:  
Basement SqFt:  
Lot size: 47.17 Acres (2,054,725 SqFt)  
Garage SqFt:  
Garage Type:  
AC:  
Pool:  
Heat Source: Forced hot air  
Fireplace:  
Bldg Condition:  
Neighborhood: 104501  
Lot: TL 02211  
Block:  
Plat/Subdiv: 93-P0402  
School Dist: 1 - Pleasant Hill School District  
Census: 1065 - 001700  
Recreation:

**Detailed Property Report**

**Site Address** 35023 Fremont Ave Eugene, OR 97405-9666  
**Map & Taxlot#** 18-02-19-00-02211  
**SIC** N/A  
**Tax Account#** 1534930

**Property Owner 1**  
 CM Perrine LLC  
 35023 Fremont Ave  
 Eugene, OR 97405

See [Owner/Taxpayer section](#) for additional owners

Tax account acreage 47.17  
 Mapped taxlot acreage<sup>†</sup> 47.15

<sup>†</sup> Mapped Taxlot Acreage is the estimated size of a taxlot as derived from the county GIS taxlot layer, and is not to be used for legal purposes.

**Map & Taxlot # 18-02-19-00-02211****Business Information****Business Profile Summary**

**Business Name**  
 Honor Earth Farm LLC  
**Address**  
 35023 Fremont Ave  
 Eugene, OR 97405-9666  
**Contact Information**

**Toll-free Phone**

**Phone** (541) 525-1256

**Fax**

**Web** [Honorearthfarm.Com](http://Honorearthfarm.Com)

**SIC and NAICS**

**NAICS Code** 999990  
**NAICS Description** Unclassified Establishments  
**Primary SIC Code** 999966  
**Primary SIC Description** Federal Government Contractors

**Corporate Information**

**Location Employment Size** 5 to 9 (range) | 5 (actual)  
**Location Sales Volume** (range) | 0 (actual)

Source: infoGroup/Government Division, 5711 S 86th Circle, Omaha, NE 68127, [www.infoUSAgov.com](http://www.infoUSAgov.com)

**Improvements****Dwelling 1 / Building Type » Manufactured structure**

**Assessor Photo** **Assessor Sketch**

1804000

image not available



Inspection Date	07/25/1995	Effective Year Built	1995
Year Built	1995	LOIS Number	L106686
Make	Golden West	Length	66
Model	data not available	Width	36
Plate #	EM08925	Quality	6
Serial #	CE14231		

**Square Footage**

**Garage** data not available **Carport** data not available  
**Paved Patio** data not available **Driveway** data not available

**Site Address Information**



35023 Fremont Ave  
Eugene, OR 97405-9666

House #	35023	Suffix	N/A	Pre-directional	N/A
Street Name	Fremont	Street Type	Ave	Unit type / #	N/A
Mail City	Eugene	State	OR	Zip Code	97405
Zip + 4	9666				

Land Use 1150 Mobile Home - Not In Mobile Home Park  
USPS Carrier Route R007

### General Taxlot Characteristics

#### Geographic Coordinates

**X** 4270401 **Y** 855783 (State Plane X,Y)

**Latitude** 43.9884 **Longitude** -122.9733

#### Zoning

**Zoning Jurisdiction** Lane County

Lane County

**Parent Zone** E25 Exclusive Farm Use (25 acre minimum)

#### Land Use

##### General Land Use

Code	Description
data not available	data not available

##### Detailed Land Use

Code	Description
data not available	data not available

#### Taxlot Characteristics

Incorporated City Limits	none
Urban Growth Boundary	none
Year Annexed	N/A
Annexation #	N/A
Approximate Taxlot Acreage	47.15
Approx Taxlot Sq Footage	2,053,854
Plan Designation	N/A
Eugene Neighborhood	N/A
Metro Area Nodal Dev Area	No
Septic	Yes
Well	Yes
Landscaping Quality	Average
Historic Property Name	N/A
City Historic Landmark?	No
National Historical Register?	No

### Service Providers

Fire Protection Provider Goshen RFPD  
Ambulance Provider Eugene Springfield Fire  
Ambulance District EC  
Ambulance Service Area East/Central  
LTD Service Area? Yes  
LTD Ride Source? Yes

### Environmental Data

FEMA Flood Hazard Zone

#### Code Description

AE Areas of 100-year flood, base flood elevations determined.

FW Floodway areas inside the 100-year flood, base flood elevations determined.

FIRM Map Number 41039C1655F

Community Number 415591

Post-FIRM Date 12/18/1985

Panel Printed? Yes

#### Soils

Soil Map Unit#	Soil Type Description	% of Taxlot	Ag Class	Hydric %
26	Chehalis silty clay loam, occasionally flooded	45%	2	0
48	Fluvents, nearly level	18%	7	89
118	Salem gravelly silt loam	18%	2	0
96	Newberg loam	16%	2	0
75	Malabon silty clay loam	3%	1	0
79	McBee silty clay loam	0%	3	3

### Schools

	Code	Name
School District	1	Pleasant Hill
Elementary School	500	Pleasant Hill
Middle School	502	Pleasant Hill
High School	502	Pleasant Hill

### Political Districts

Election Precinct	758	State Representative District	11	Emerald PUD Board Zone	5
City Council Ward	N/A	State Representative	Marty Wilde	Heceta PUD Board Zone	N/A
City Councilor	N/A	State Senate District	6	Central Lincoln PUD Board Zone	N/A

County Commissioner District 5 (East Lane)	State Senator	Lee Beyer	Soil Water Cons. Dist/Zone	Upper Willamette / 5
County Commissioner	Heather Buch			
EWEB Commissioner	N/A			
LCC Board Zone	4			

**Census Information**

The information provided below is only a small sampling of the information available from the US Census Bureau. The links at the end of each section below will take you to source tables at American Fact Finder, with additional details. Those links will take you to the most current estimates, but estimates for several previous years will also be available.

To view more Census detail about this tract, visit [Census Reporter](#).

Demographic Characteristics	Tract 1700		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total Population	5,555	+/-427	*See below	*See below	363,471	*****	4,025,127	*****
Percent age 5 and Under	6.3%	+/-2.4	*See below	*See below	5.0%	*****	5.8%	+/-0.1
Percent Age 18 and Over	80.8%	+/-3.3	*See below	*See below	81.0%	*****	78.5%	+/-0.1
Percent Age 65 and Over	23.6%	+/-2.7	*See below	*See below	17.7%	+/-0.1	16.3%	+/-0.1
Median Age	45.9	+/-5.0	*See below	*See below	39.4	+/-0.2	39.2	+/-0.2

For a complete breakdown of population by age, gender, race, ethnicity and more, visit [American Fact Finder](#).

Housing Characteristics	Tract 1700		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied Housing Units	2,210	+/-121	*See below	*See below	148,752	+/-787	1,571,631	+/-4,213
Vacant Housing Units	84	+/-89	*See below	*See below	11,688	+/-774	161,410	+/-3,975
Percent Owner Occupied Housing Units	81.7%	+/-6.7	*See below	*See below	58.8%	+/-0.7	61.7%	+/-0.3
Percent Renter Occupied Housing Units	18.3%	+/-6.7	*See below	*See below	41.2%	+/-0.7	38.3%	+/-0.3
Homeowner Vacancy Rate	0.0%	+/-1.8	*See below	*See below	1.3%	+/-0.3	1.5%	+/-0.1
Rental Vacancy Rate	0.0%	+/-7.4	*See below	*See below	3.9%	+/-0.7	3.7%	+/-0.2
Median House Value (dollars)	298,600	+/-39,004	*See below	*See below	232,800	+/-2,334	265,700	+/-1,159
Median Monthly Mortgage (dollars)	1,845	+/-190	*See below	*See below	1,454	+/-16	1,594	+/-6
Median Monthly Rent (dollars)	1,027	+/-351	*See below	*See below	921	+/-11	988	+/-4

For a complete breakdown of housing by tenure, number of bedrooms, year built and more, visit [American Fact Finder](#).

Economic Characteristics	Tract 1700		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Median Household Income (dollars)	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Unemployment Rate	(X)	(X)	*See below	*See below	(X)	(X)	(X)	(X)
Poverty Rate	9.1%	+/-3.8	*See below	*See below	18.8%	+/-0.7	14.9%	+/-0.3

For a complete breakdown of incomes, poverty, employment, commute patterns and more, visit [American Fact Finder](#).

Social Characteristics	Tract 1700		City Limits		Lane County		Oregon	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Percent Bachelor Degree or Higher	26.1%	+/-6.9	*See below	*See below	29.6%	+/-0.6	32.3%	+/-0.2
Percent High School Graduate or Higher	91.5%	+/-4.2	*See below	*See below	91.5%	+/-0.5	90.2%	+/-0.2

For a complete breakdown of educational attainment, school enrollment, marital status, ancestry and more, visit [American Fact Finder](#).

\* Outside city limits. Census data are not available.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled, and a margin of error is not provided.

**Liens**

None. RLID displays liens issued by Cottage Grove, Florence, the City of Springfield and Springfield Utility Board. Additional liens can be found in Deeds and Records.

**Building Permits**

Please check the [State of Oregon ePermitting System](#).

**Land Use Applications**

RLID does not contain any landuse application data for this jurisdiction

**Petitions**

RLID does not contain any petition data for this jurisdiction

**Tax Statements & Tax Receipts**

Account#: 1534930

View tax statement(s) for: [2020](#) [2019](#)

**Tax Receipts**

Receipt Date	Amount Received	Tax	Discount	Interest	Applied Amount
11/06/2020	\$1,747.67	\$1,747.67	\$54.05	\$0.00	\$1,801.72
11/12/2019	\$1,729.62	\$1,729.62	\$53.49	\$0.00	\$1,783.11
10/31/2018	\$1,726.53	\$1,726.53	\$53.40	\$0.00	\$1,779.93
10/30/2017	\$1,604.58	\$1,604.58	\$49.63	\$0.00	\$1,654.21
10/27/2016	\$1,393.67	\$1,393.67	\$43.10	\$0.00	\$1,436.77

Data source: Lane County Assessment and Taxation

**Owner/Taxpayer**

<u>Owners</u>			
No.	Owner	Address	City/State/Zip
1	CM Perrine LLC	35023 Fremont Ave	Eugene, OR 97405
2	Perrine Linda A	35023 Fremont Ave	Eugene, OR 97405

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<u>Taxpayer</u>		
Party Name	Address	City/State/Zip
Perrine Linda A	35023 Fremont Ave	Eugene, OR 97405

Data source: Lane County Assessment and Taxation

**Account Status**

<b>Status</b> Active Account Current Tax Year	
Account Status	none
Remarks	Potential Additional Tax
Special Assessment Program	Zoned Farm

Data source: Lane County Assessment and Taxation

**General Tax Account Information**

Tax Account Acreage	47.17
Fire Acres	N/A
Property Class	559 - Farm, efu, manufactured structure
Statistical Class	190 - MS on real property
Neighborhood	104501 - Typical Rural Pleasant Hill
Category	Land and Improvements

Data source: Lane County Assessment and Taxation

**Township-Range-Section / Subdivision Data**

Subdivision Type	N/A	Subdivision Name	N/A	Subdivision Number	N/A
Phase	N/A	Lot/Tract/Unit #	TL 02211	Recording Number	N/A

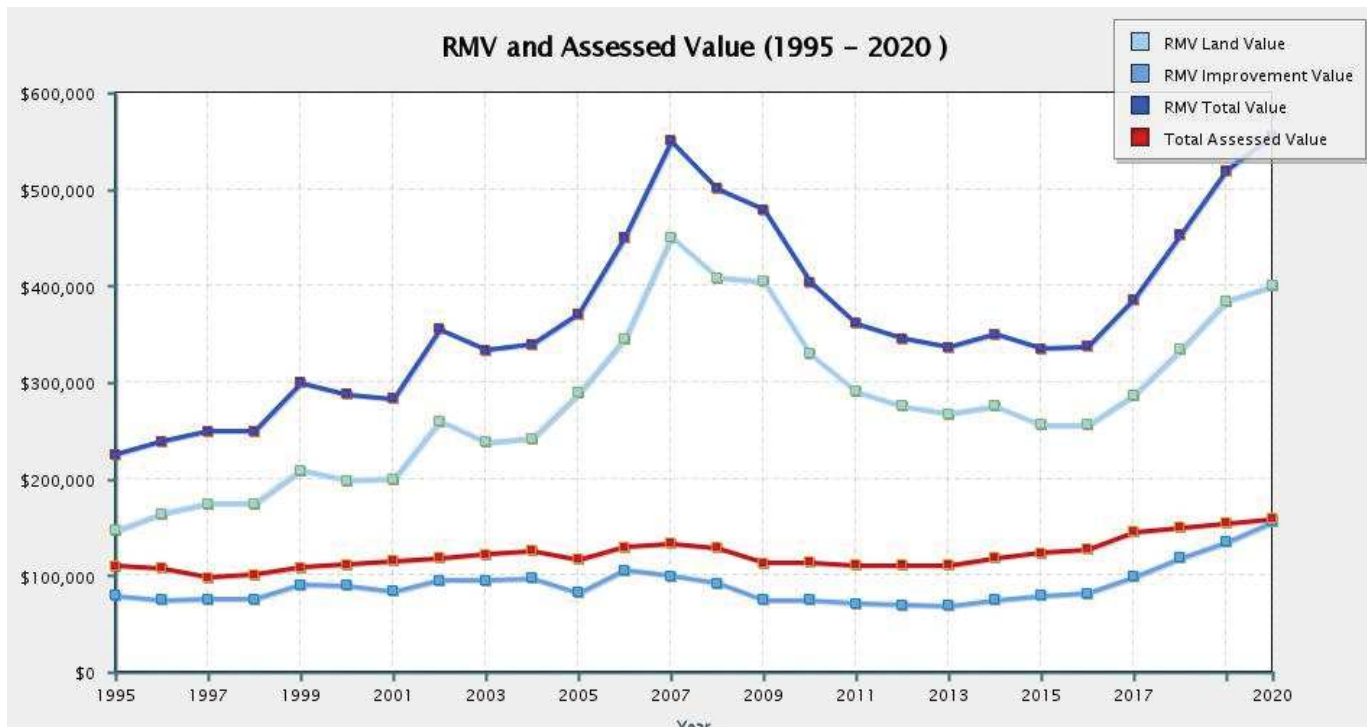
Data source: Lane County Assessment and Taxation

**Property Values & Taxes**

The values shown are the values certified in October unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The tax shown is the amount certified in October. This is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing or previous years owing. It also does not reflect any value changes.

Real Market Value (RMV)				Total Assessed Value	Tax
Year	Land	Improvement	Total		
2020	\$400,002	\$155,568	\$555,570	\$158,549	\$1,801.72
2019	\$384,715	\$134,737	\$519,452	\$154,062	\$1,783.11
2018	\$334,474	\$118,008	\$452,482	\$149,671	\$1,779.93
2017	\$286,931	\$98,592	\$385,523	\$145,429	\$1,654.21
2016	\$256,035	\$81,459	\$337,494	\$127,048	\$1,436.77
2015	\$256,035	\$78,792	\$334,827	\$123,163	\$1,389.15
2014	\$275,317	\$74,670	\$349,987	\$117,885	\$1,326.39
2013	\$267,650	\$68,690	\$336,340	\$110,747	\$1,241.14
2012	\$275,316	\$69,700	\$345,016	\$110,660	\$1,186.29
2011	\$290,788	\$70,710	\$361,498	\$110,602	\$1,150.07
2010	\$329,261	\$74,750	\$404,011	\$113,572	\$1,217.53
2009	\$404,440	\$74,750	\$479,190	\$112,558	\$1,275.30
2008	\$408,293	\$92,120	\$500,413	\$128,941	\$1,412.15
2007	\$450,735	\$99,560	\$550,295	\$133,373	\$1,485.84
2006	\$345,068	\$105,340	\$450,408	\$129,631	\$1,504.28
2005	\$288,895	\$81,820	\$370,715	\$116,846	\$1,318.48
2004	\$241,704	\$97,350	\$339,054	\$125,262	\$1,422.53
2003	\$238,403	\$94,980	\$333,383	\$121,707	\$1,352.38

2002	\$259,877	\$94,980	\$354,857	\$118,289	\$1,307.95
2001	\$200,137	\$83,320	\$283,457	\$114,968	\$1,240.91
2000	\$198,394	\$89,590	\$287,984	\$111,671	\$1,244.24
1999	\$208,860	\$90,490	\$299,350	\$108,418	\$1,184.52
1998	\$174,030	\$75,410	\$249,440	\$100,992	\$1,069.90
1997	\$174,030	\$75,410	\$249,440	\$98,050	\$1,143.47
1996	\$164,180	\$74,660	\$238,840	\$107,570	\$901.15
1995	\$146,590	\$79,040	\$225,630	\$109,840	\$936.32



Current Year Assessed Value \$158,549  
 Less Exemption Amount \* N/A  
**Taxable Value \$158,549**  
 \* Frozen Assessed Value

Data source: Lane County Assessment and Taxation

#### Tax Code Area & Taxing Districts

Tax Code Area (Levy Code) for current tax year 00105  
 Taxing Districts for TCA 00105  
 Emerald Peoples Utility District  
 Goshen Rural Fire Protection District  
 Lane Community College  
 Lane County  
 Lane Education Service District  
 Pleasant Hill School District 1

**\*\*NOTE** Lane County Assessment and Taxation Tax Code Area & Taxing Districts reflect the current certified year. The **Billing Rate Document** may still reference the prior year's rates and details until we receive the current report from Lane County.

Data source: Lane County Assessment and Taxation

#### Sales & Ownership Changes

Sale Date	Sale Price	Doc #	Image	Analysis Code	Multiple Accts?	Grantor(s)	Grantee(s)
01/19/2012	\$0	2012-4654		8	No	Perrine Revocable Trust	CM Perrine LLC
08/17/2011	\$0	2011-44706		8	No	Perrine Linda A & Konrath Catherine	Perrine Linda A
02/29/2008	\$490,000	2008-12921		R	No	Lewis Douglas A	Perrine Linda A
01/10/2005	\$0	2005-5375		8	No	Elizabeth Lewis Living Trust	Lewis Douglas A
12/13/2004	\$260,000	2004-96025		R	No	Miller Glenn Andrew	Elizabeth Lewis Living Trust
01/02/2002	\$0	2002-3696		8	No	Miller, Glenn A	Miller Glenn Andrew
07/13/1999	\$0	1999-62158		6	No	Miller Carol J	Miller Glenn A
03/02/1994	\$0	1994-15705		6	data not available	Miller, Donald & Elizabeth H&W	data not available
12/23/1993	\$0	1993-86502		6	data not available	Miller, Donald & Elizabeth H&W	data not available
10/30/1992	\$140,000	1995-36552		K	data not available	North Morningstar Properties	data not available

Data source: Lane County Assessment and Taxation





### SPECIAL WARRANTY DEED

NOTICE IS HEREBY GIVEN that CALVIN H. PERRINE and MARIE E. PERRINE, Trustees of the Perrine Revocable Trust dated April 6, 2000, hereinafter called the Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto CM PERRINE, LLC, hereinafter called the Grantee, and unto Grantee's, successors and assigns, Grantor's entire interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Lane County, State of Oregon, described as follows:

**Legal:** Parcel 3 of Land Partition Plat No. 93-P0402, Lane County Oregon  
Partition Plat Records, in Lane County, Oregon.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-, but consists of other good and valuable consideration.

GRANTOR HEREBY COVENANTS to and with Grantee and Grantee's heirs, successors and assigns that said real property is free from all encumbrances created or suffered thereon by Grantor and that Grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demand of all persons claiming by, through or under the Grantor.

---

**GRANTOR'S NAME**

CALVIN H. PERRINE &  
MARIE PERRINE, Trustees  
15775 SW Village Ln.  
Beaverton, OR 97007

**AFTER RECORDING RETURN TO:**

Bernt A. Jacobsen  
7565 SW Hermoso Way  
Tigard, OR 97223

**UNTIL REQUESTED OTHERWISE  
SEND ALL TAX STATEMENTS TO:**

Linda A. Perrine  
35023 Fremont Avenue  
Eugene, OR 97405

**GRANTEE'S NAME**

CM. PERRINE, LLC  
15775 SW Village Ln.  
Beaverton, OR 97007

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument this 19 day of

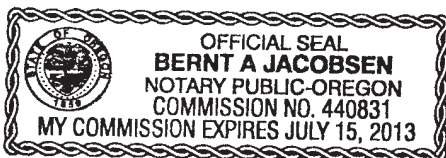
January, 2012.

Calvin H. Perrine  
CALVIN H. PERRINE, Trustee

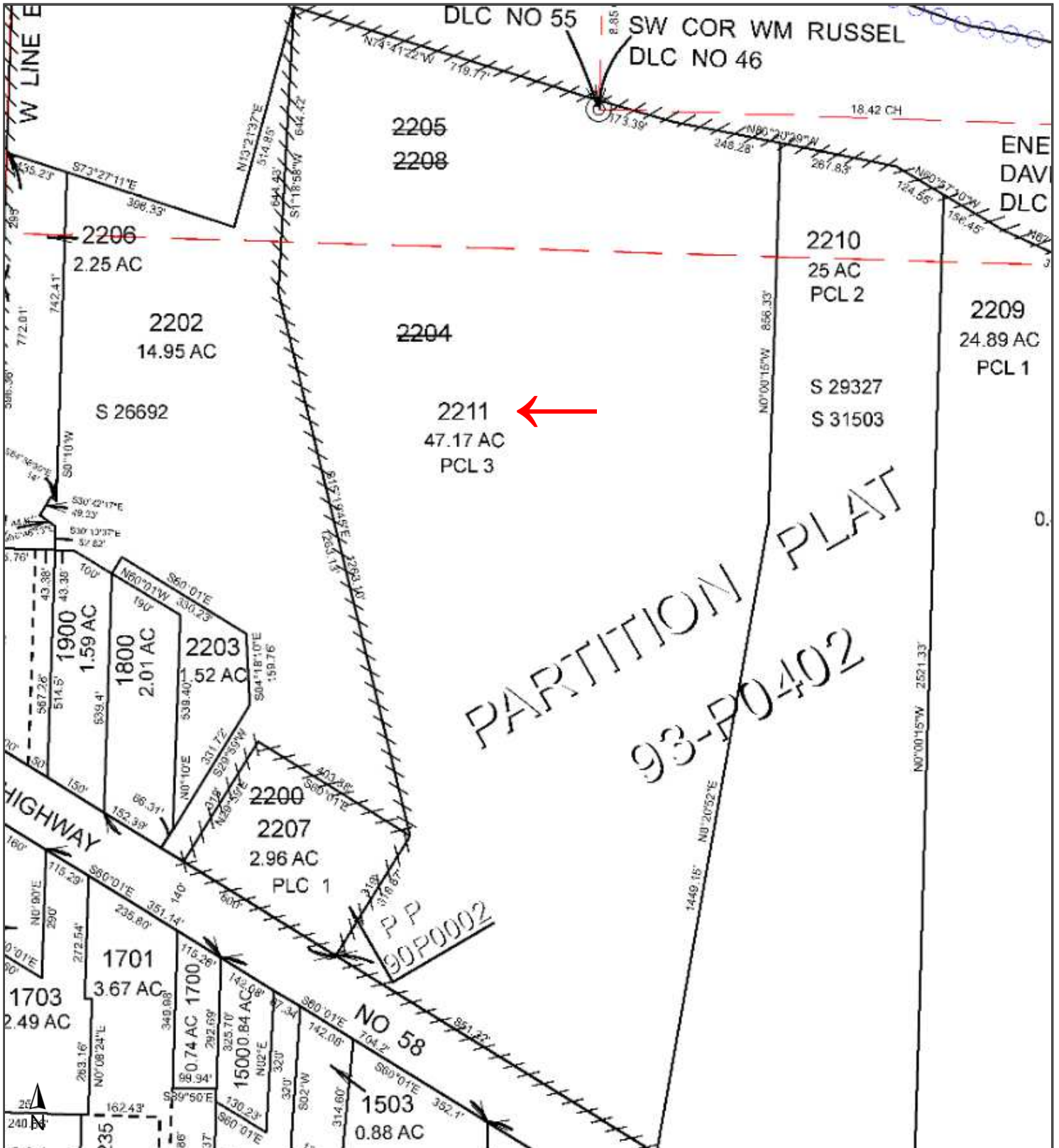
Marie E. Perrine  
MARIE E. PERRINE, Trustee

STATE OF Oregon )  
 ) ss.  
County of Washington

This instrument was acknowledged before me this 19th day of January, 2012 by CALVIN H. PERRINE and MARIE E. PERRINE, Trustees of the Perrine Revocable Trust dated April 6, 2000.



Bernt A. Jacobsen  
Notary Public for Oregon  
My Commission Expires: 7/15/13



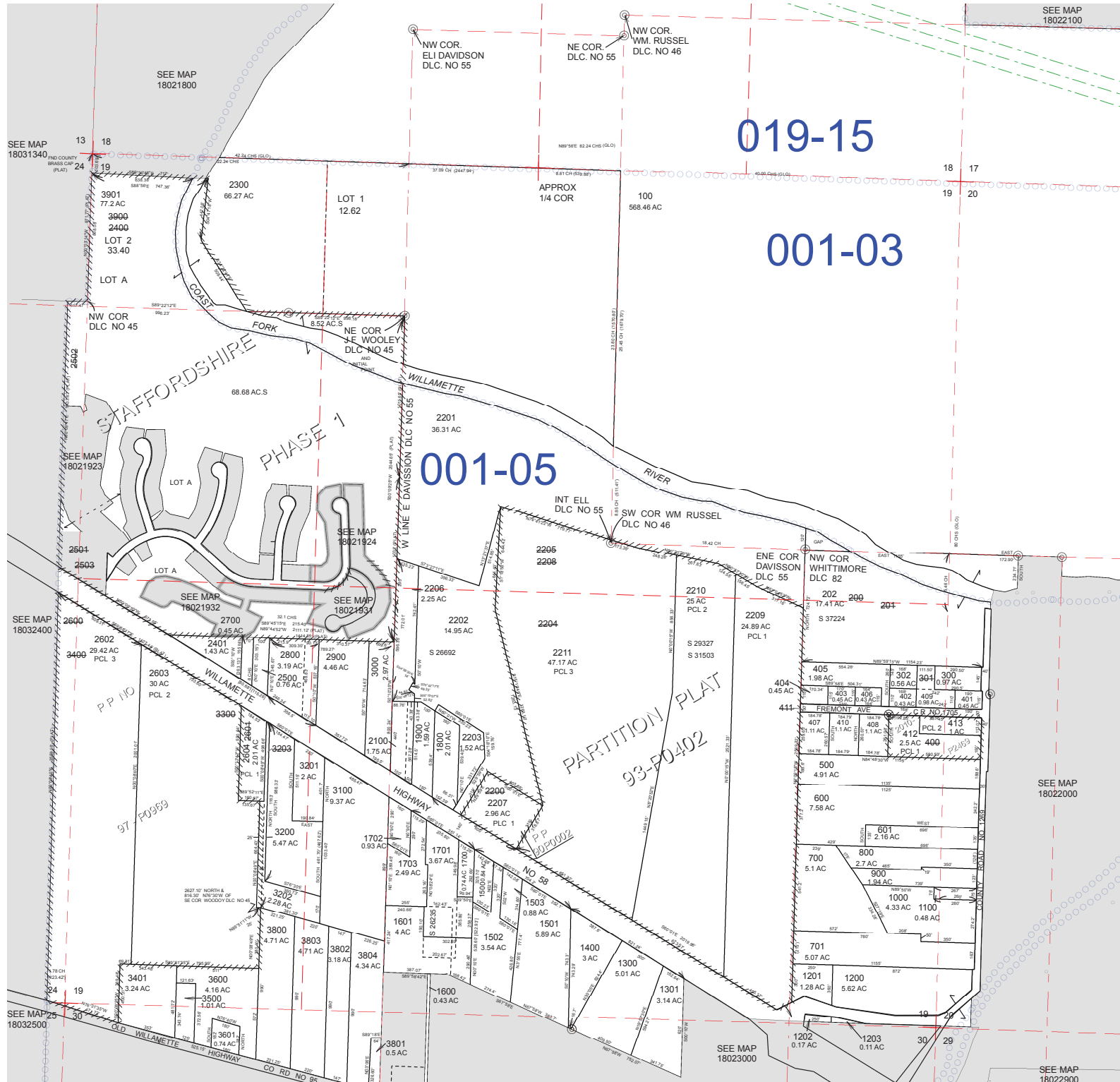
**Fidelity National Title**

**ParcelID: 1534930**

**35023 Fremont Ave**

**Eugene, OR 97405**

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

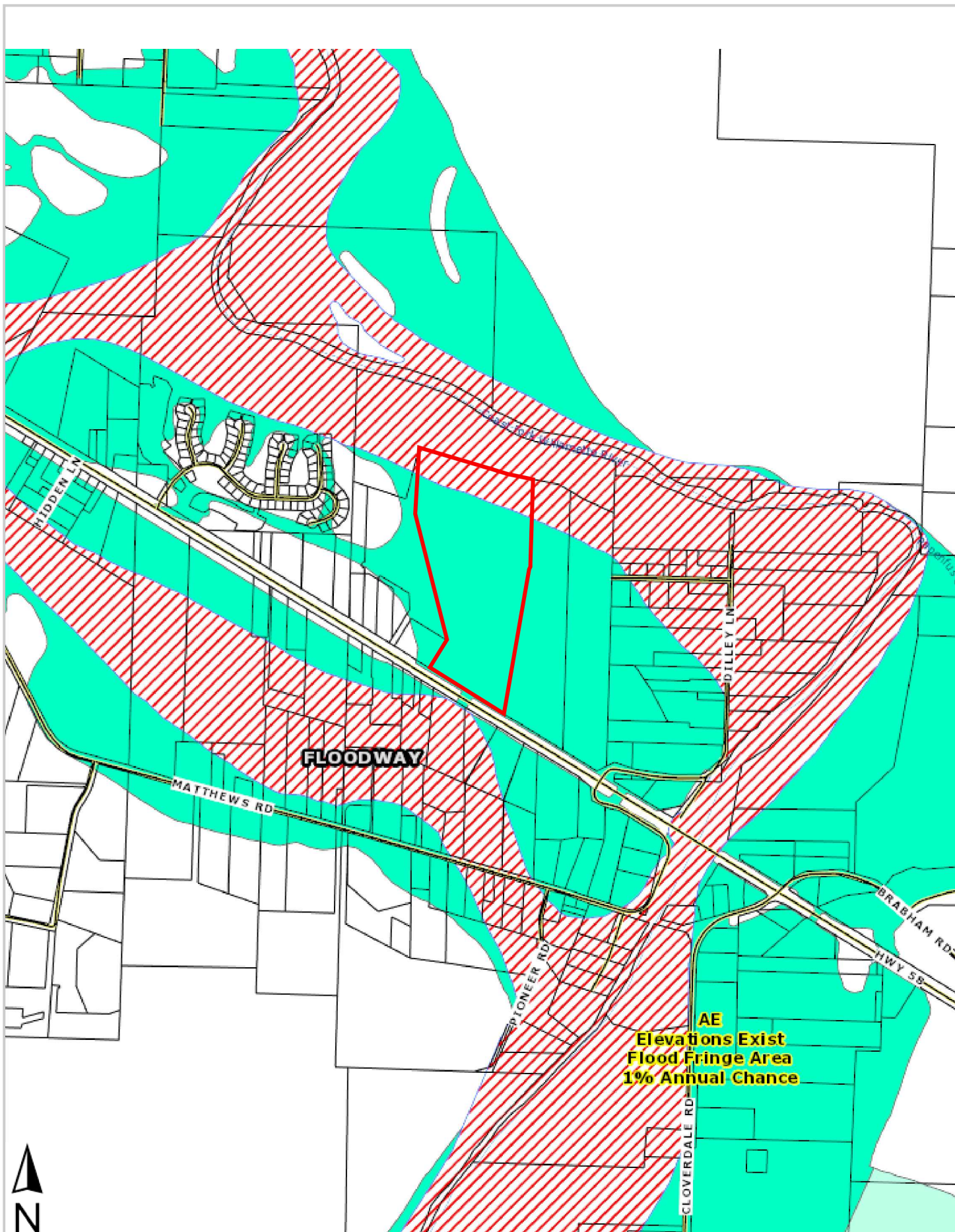


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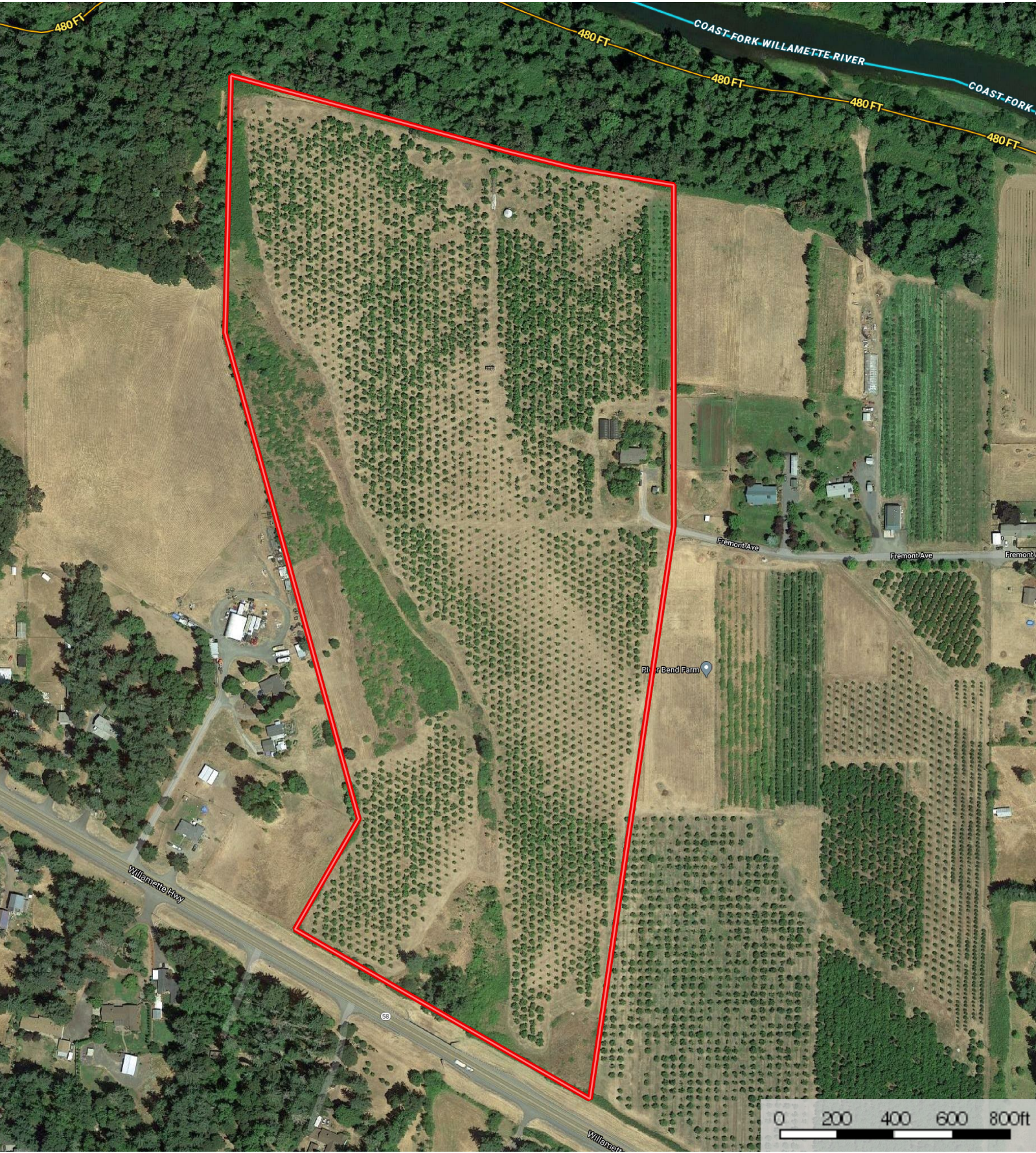
CANCELLED:  
200  
3400  
2204  
411  
2400  
3203  
2000  
3700  
201  
2503  
3900  
2600  
3300  
2205  
2501  
301  
2208  
2502  
2200  
2601  
400

REVISIONS:  
8/24/2009 - LCAT167 - CONVERT MAP TO GIS  
12/1/2010 - LCAT167 - CANCEL TL 400 INTO 2010-P2469









Boundary    Stream, Intermittent    River/Creek    Water Body





# SOIL REPORT

541-497-6514

OregonFarmBrokers.com

OregonFarmBrokers@gmail.com

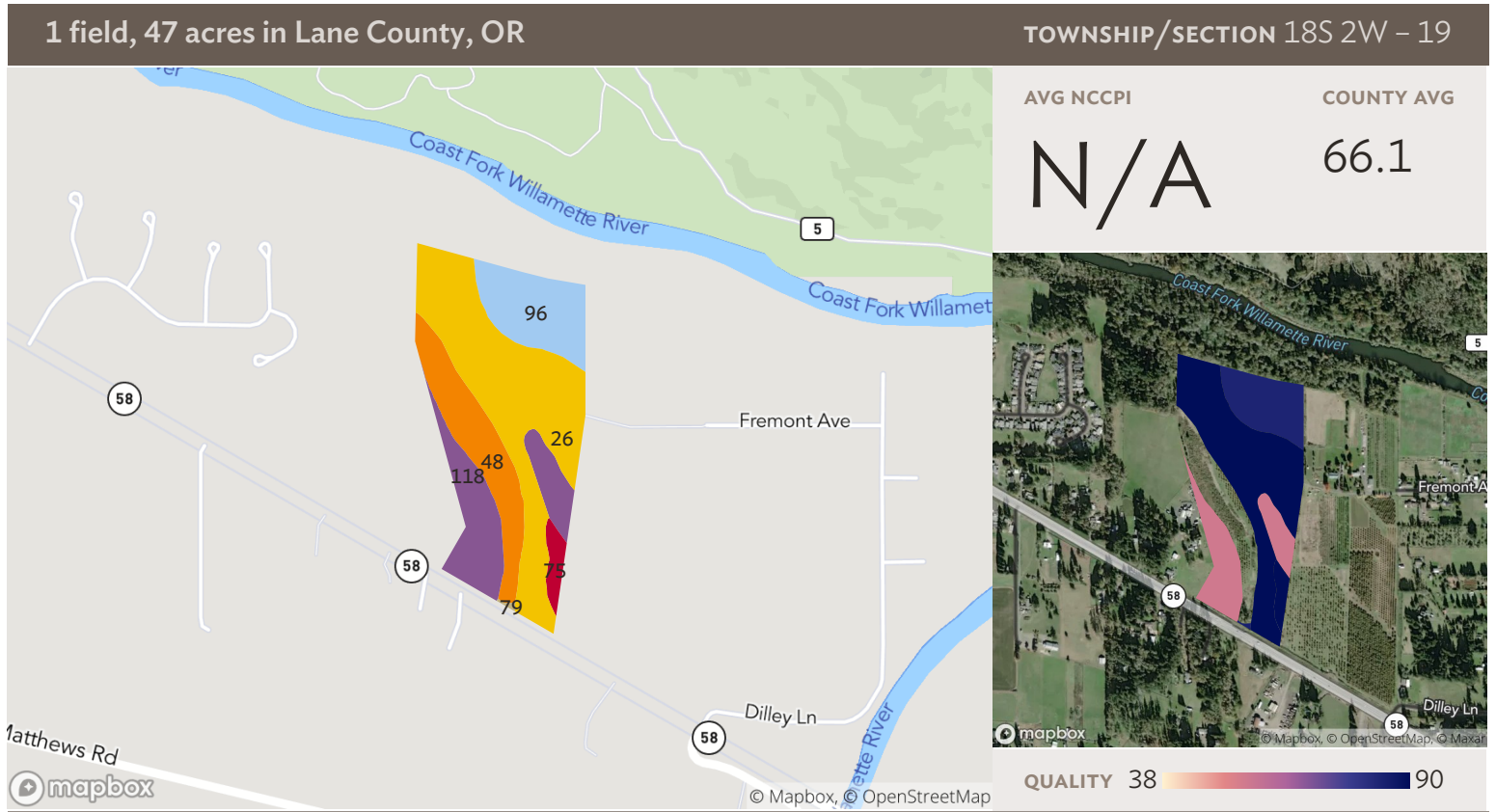
2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw** MID-WILLAMETTE  
KELLERWILLIAMS. REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL



## All fields

Source: NRCS Soil Survey


47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
26	Chehalis silty clay loam, occasionally flooded	21.31	45.2%	2	90.9
118	Salem gravelly silt loam	8.52	18.1%	2	55.6
48	Fluvents, nearly level	8.41	17.8%	7	N/A
96	Newberg loam	7.57	16.1%	2	83.6
75	Malabon silty clay loam	1.23	2.6%	1	89.8
79	McBee silty clay loam	0.08	0.2%	3	84.7
					N/A










1 field, 47 acres in Lane County, OR

TOWNSHIP/SECTION 18S 2W – 19



All fields

47 ac

	 2019	 2018	 2017	 2016	 2015
 Grass/Pasture	91.0%	94.6%	93.5%	93.1%	94.8%
 Other	9.0%	5.4%	6.5%	6.9%	5.2%

Source: NASS Cropland Data Layer



# PARCEL MAP

541-497-6514

OregonFarmBrokers.com

OregonFarmBrokers@gmail.com

2125 Pacific Blvd. Albany 97321

1121 NW 9th Ave Corvallis 97330

**kw** MID-WILLAMETTE  
KELLERWILLIAMS. REALTY


KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

1 field, 47 acres in Lane County, OR

TOWNSHIP/SECTION 18S 2W – 19

## Lane County, OR

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	47.11	18S 2W – 19 APN: 1534930	CM PERRINE LLC; PERRINE, LINDA A (08/11/2020)	35023 FREMONT AVE, EUGENE, OR 97405







# WATER RIGHTS

541-497-6514

OregonFarmBrokers.com

OregonFarmBrokers@gmail.com

2125 Pacific Blvd. Albany 97321

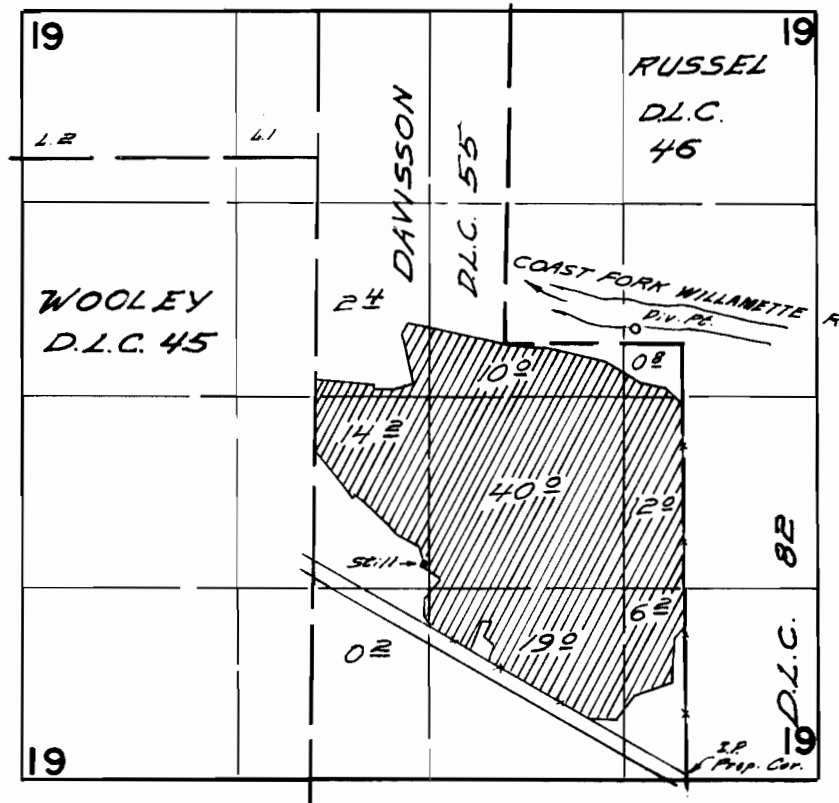
1121 NW 9th Ave Corvallis 97330

**kw** MID-WILLAMETTE  
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**LAND**

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INTERNATIONAL

T. 18 S. R. 2 W. W. M.



Diversion point located 90 ft. N. & 320 ft. W. from the most easterly N.E. Corner Davissan D.L.C. 55.

**FINAL PROOF SURVEY**  
UNDER

Application No. 38204 Permit No. 28467  
IN NAME OF

*E. G. Gardner Co. Profit Sharing Trust*

Surveyed Sept. 15 1967, by *W. d. Ruppert*



STATE OF OREGON  
COUNTY OF LANE

**This Is to Certify, That**      **E. G. GARDNER CO. PROFIT SHARING TRUST**

of 764 Lincoln, Eugene, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Coast Fork Willamette River

a tributary of Willamette River  
irrigation of 104.8 acres

under Permit No. 28467 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from October 30, 1962

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **1.31 cubic feet per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SE $\frac{1}{4}$  NE $\frac{1}{4}$ , as projected within Russel DLC 46, Section 19, T. 18 S., R. 2 W., W. M. Diversion point located 90 feet North and 320 feet West from the most Easterly NE Corner, Davisson DLC 55.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2½ acre feet per acre for each acre irrigated during the irrigation season of each year; provided further that the right to use of water is limited to the period when the flow of the Coast Fork Willamette River is more than 135 c.f.s. at its mouth;

and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

10.0	acres	SW <sub>1</sub>	NE <sub>1</sub>
0.8	acre	SE <sub>1</sub>	NE <sub>1</sub>
2.4	acres	SE <sub>1</sub>	NW <sub>1</sub>
14.2	acres	NE <sub>1</sub>	SW <sub>1</sub>
0.2	acre	SE <sub>1</sub>	SW <sub>1</sub>
12.0	acres	NE <sub>1</sub>	SE <sub>1</sub>
40.0	acres	NW <sub>1</sub>	SE <sub>1</sub>
19.0	acres	SW <sub>1</sub>	SE <sub>1</sub>
6.2	acres	SE <sub>1</sub>	SE <sub>1</sub>

all as projected within Davissan DLC 55  
Section 19  
T. 18 S., R. 2 W., W. M.

*The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.*

WITNESS the signature of the State Engineer, affixed

this date. July 26, 1968

CHRIS L. WHEELER

.....  
State Engineer