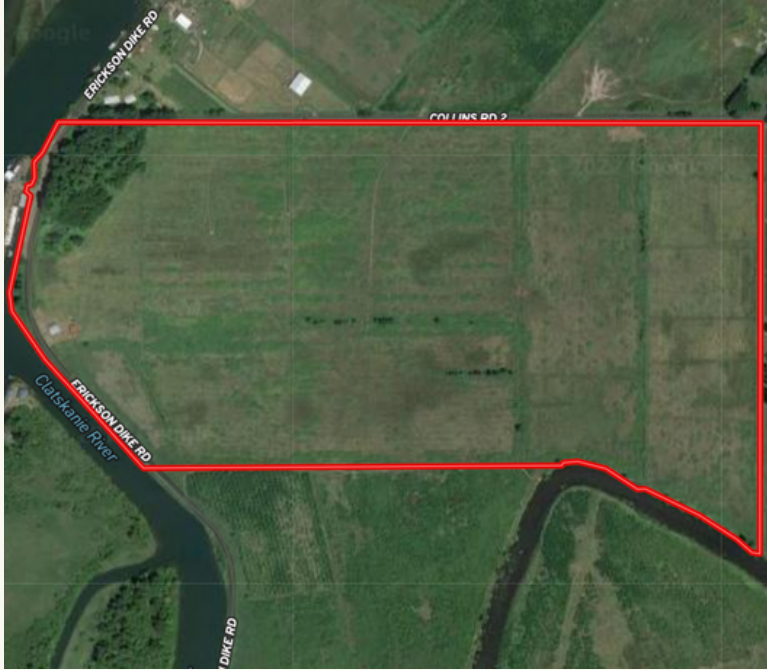


78870 ERICKSON DIKE RD OREGON FARM & HOME BROKERS



**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLER WILLIAMS REALTY

LAND

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.

AGENT INFORMATION



PAUL
TERJESON

PTERJY@KW.COM
503-999-6777



STEVE
HELMS

STVEHELM@KW.COM
541-979-0118

2125 Pacific Blvd. Albany 97321
1121 NW 9th Ave Corvallis 97330



LAND



- 243.42 Acres
- Quality Class 2 Soils
- Majority Drain Tiled
- Currently Leased for Grazing
- Previously Planted in Black Cap Thornless Blackberries
- Storage Building
 - 3120 SqFt
 - Power
- Hay Cover
 - 3168 SqFt
- Located on the Columbia and Clatskanie River Confluence with Great River-frontage and Access!



MAP





 Boundary

LIST PACK





TICOR TITLE™

Property Profile Report

Today's Date:

10/07/2022

Owner Name:

Hopville Farms LLC

Property Address:

**78870 Gp Erickson Rd
Clatskanie OR 97016**

Reference Number:

8N4W3100 100

Account Number:

27561

Two Columbia County Locations to serve you:

2534 Skyes Rd.
St Helens, OR 97051
503.397.3537

51669 Columbia River Highway #110
Scappoose, OR 97056
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #:	27561
Alternate ID:	0508084310000010000
Account #:	8N4W3100 100
Site Address:	78870 Gp Erickson Rd
	Clatskanie OR 97016
Owner:	Hopville Farms LLC
	4935 Navy Rd Apt 6
	Millington TN 38053
TwN/Range/Section:	08N / 04W / 31
Parcel Size:	198.31 Acres (8,638,384 SqFt)
Lot/Block:	"PT TRS 16,17,18"
Census Tract/Block:	970200 / 3072
Waterfront:	BEAVER DREDGE CUT
Levy Code:	0508
Levy Rate:	11.8274
Market Land Value:	\$338,200.00
Market Impr Value:	\$143,000.00
Market Total Value:	\$481,200.00 (2021)
Assessed Land Value:	\$109,558.00
Assessed Impr Value:	\$82,750.00
Assessed Total Value:	\$192,308.00 (2021)

Tax Information

Tax Year	Annual Tax
2021	\$7,232.26
2020	\$7,214.51
2019	\$7,164.45

Legal

COLLINS' TRACTS

Land

Land Use:	551 - IMPROVED H&B USE FARM, RCVG FARM DEF, ZONED EFU	Zoning:	PA-80 - Primary Agriculture
Waterfront Name:	BEAVER DREDGE CUT	Watershed:	1708000304 - Beaver Creek-Frontal Columbia River
School District:	340 - Clatskanie School District	Primary School:	CLATSKANIE ELEMENTARY SCHOOL
Middle School:	CLATSKANIE MIDDLE/HIGH SCHOOL	High School:	CLATSKANIE MIDDLE/HIGH SCHOOL

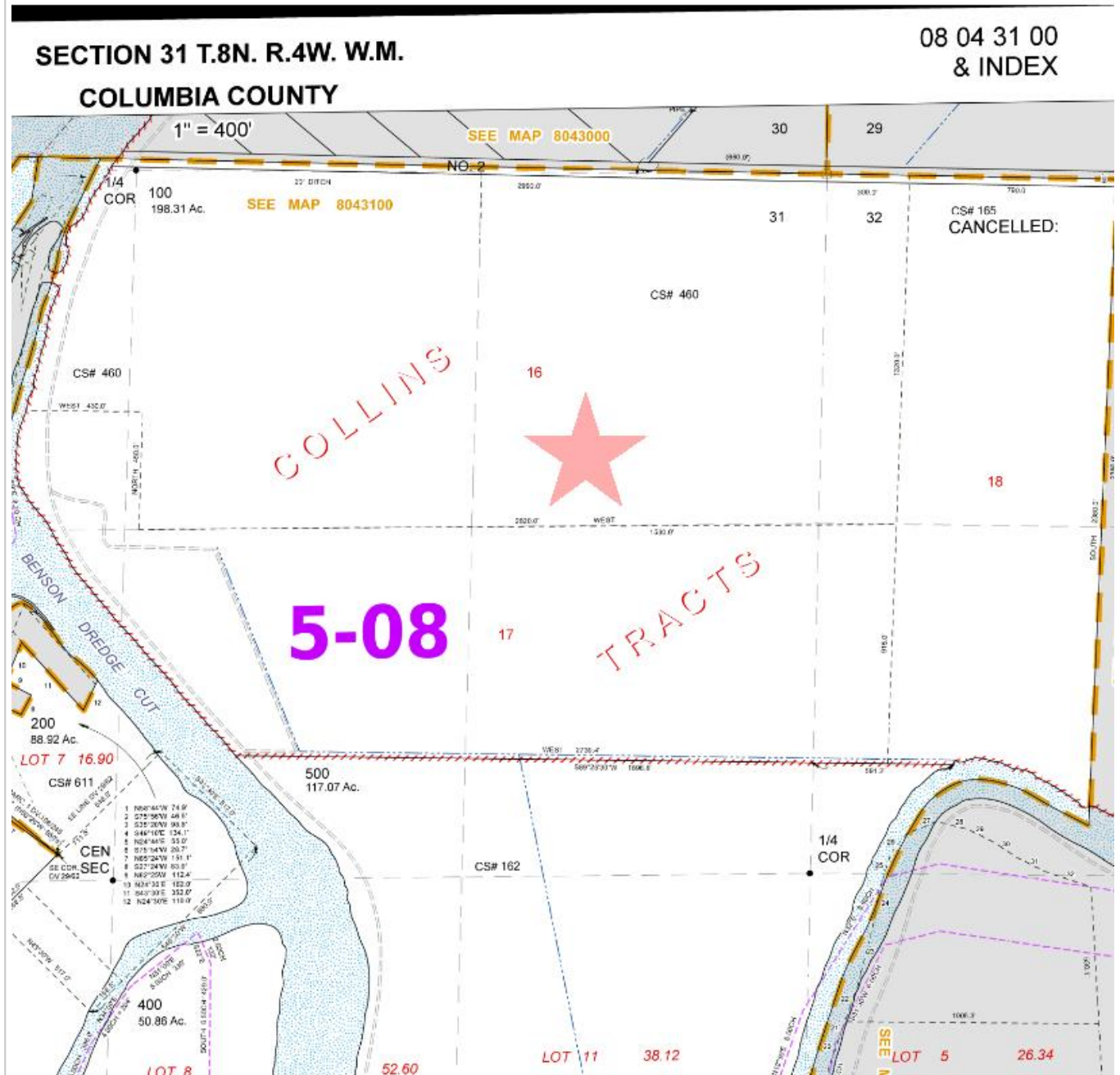
Improvement

Year Built:		Fireplaces:		Bldg Use:	401 - H & B Use Rural Tract Improved
Bedrooms:		Total Baths:		Full/Half Baths:	
Finished Area:		Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:	2 / 0	Bldg Name:		Bldg Type:	

Transfer Information

Rec. Date:	08/31/2010	Sale Price:	\$800,100.00	Doc Num:	7228	Doc Type:	Deed
Owner:	Hopville Farms LLC			Grantor:	WHITTAKER JEFFREY L		
Orig. Loan Amt:				Title Co:	COLUMBIA CNTY TITLE		
Finance Type:		Loan Type:		Lender:			

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.



TICOR TITLE™

Parcel ID: 27561

Site Address: 78870 Gp Erickson Rd

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.

[illegible]

This map/plot 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.

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 7, 2022 1:32:20 pm

Account # 27561
Map # 8N4W31-00-00100
Code - Tax # 0508-27561

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr COLLINS' TRACTS
 Lot - "PT TRS 16,17,18"

Mailing Name HOPVILLE FARMS LLC

Deed Reference # 2010-7228
Sales Date/Price 08-31-2010 / \$800,000.00
Appraiser

Agent
In Care Of JAMES HOFFMAN
Mailing Address 4935 NAVY RD APT 6
 MILLINGTON, TN 38053

Prop Class 551 **MA** **SA** **NH** **Unit**
RMV Class 401 05 55 000 20208-2

Situs Address(s)		Situs City
ID#	78870 GP ERICKSON RD	CLATSKANIE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0508	Land 338,200 Impr. 143,000			Land 0 Impr. 0	
Code Area Total	481,200	82,750	192,308	0	
Grand Total	481,200	82,750	192,308	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	LUC	Trended RMV
0508	1	☒		CO:PA-80	Farm Site	106 A	1.00		006*	1,620
0508	2	☒		CO:PA-80	Farm Use Zoned	106 A	108.03	5D2	006*	175,210
0508	3	☒		CO:PA-80	Farm Use Zoned	106 A	80.28	5D3	006*	130,200
0508	4	☒		CO:PA-80	Farm Use Zoned	106 A	9.00	5D6	006*	14,600
0508					OSD - SINGLE FAMILY - SA	100				16,570
Grand Total							198.31			338,200

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0508	3		335	HAY COVER	121	3,168			25,900
0508	2		325	GP BUILDING	121	3,120			117,100
Grand Total							6,288		143,000

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0508		SPECIAL ASSESSMENT:								
		■ BEAVER IMPROVEMENT COMPANY				Amount	4,957.75	Acres	0	Year 2021
		NOTATION(S):								
		■ FARM POT'L ADD'L TAX LIABILITY ADDED 2007								

Comments: 2/2018: removed the SAOSD MAV. jl
 2012: Reappraisal. Pta w/lot 1000. TL 1000 is landlocked behind this lot. H&B use is to pta. New discovery is 44x72 hay cover, exception \$13,240. Gave "excellent" inland waterway adj approx. 1,400 ft of waterway frontage, width of waterway is good, and only 1,500ft from the columbia river entrance. TT

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

7-Oct-2022

HOPVILLE FARMS LLC
JAMES HOFFMAN
4935 NAVY RD APT 6
MILLINGTON TN 38053

Tax Account #	27561	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0508
Situs Address	78870 GP ERICKSON RD CLATSKANIE OR 97016	Interest To	Oct 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,232.26	Nov 15, 2021	\$216.97
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,214.51	Nov 15, 2020	\$216.44
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,164.45	Nov 15, 2019	\$214.93
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,126.45	Nov 15, 2018	\$183.79
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,945.25	Nov 15, 2017	\$148.36
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,291.08	Nov 15, 2016	\$128.73
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,632.93	Nov 15, 2015	\$108.99
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,570.79	Nov 15, 2014	\$107.12
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,412.51	Nov 15, 2013	\$102.38
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,167.59	Nov 15, 2012	\$95.03
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,267.28	Nov 15, 2011	\$98.02
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,853.99	Nov 15, 2010	\$85.62
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,508.36	Nov 15, 2009	\$75.25
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,573.51	Nov 15, 2008	\$77.21
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,536.74	Nov 15, 2007	\$76.10
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,499.67	Nov 15, 2006	\$74.99
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,353.40	Nov 15, 2005	\$0.00
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,957.36	Nov 15, 2004	\$58.72
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,954.24	Nov 15, 2003	\$58.63
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,940.88	Nov 15, 2002	\$0.00
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,934.70	Nov 15, 2001	\$58.04
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$77,137.95		

COLUMBIA COUNTY, OREGON 2010-007228

DEED-D
Cnt=1 Pgs=3 HUSERB 08/31/2010 12:25:37 PM
\$15.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$56.00



00127870201000072280030030

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

SPACE ABOVE RESERVED FOR RECORDER'S USE

.After recording return to: (Name, Address, Zip)

Hopville Farms LLC
1148 NW Hill Street
Bend, OR 97701

Until requested otherwise, send all tax statements to:

(Name, Address, Zip)
Hopville Farms LLC
1148 NW Hill Street
Bend, OR 97701

WARRANTY DEED

Jeffrey L. Whittaker, Grantor, conveys and warrants to Hopville Farms, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Columbia County, State of Oregon, described as follows, to-wit:

TRACTS 16, 17, 18 and 19, COLLINS' TRACTS, Columbia County, Oregon.

Subject to and excepting:

1. Taxes for the fiscal year 2010-2011 are due but not yet payable.
Account No. : 27591
Property ID No. : 8N4W32-00-01000
Levy Code : 0508
NOTE : Affects Tract 19
2. Taxes for the fiscal year 2010-2011 are due but not yet payable.
Account No. : 27561
Property ID No. : 8N4W31-00-00100
Levy Code : 0508
NOTE : Affects Tracts 16, 17 and 18
3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
4. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of Beaver Drainage Improvement Company
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. All matters arising from any shifting in the course of the Clatskanie Slough, Wallace Slough and Benson Dredge Cut (Tracts 16 and 17) and Beaver Slough (Tracts 18 and 19) including but not limited to accretion, reliction and avulsion
7. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of the Clatskanie Slough, Wallace Slough and Benson Dredge Cut (Tracts 16 and 17) and Beaver Slough (Tracts 18 and 19), including any ownership rights which may be claimed by the State of Oregon below the high water mark.
8. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by an avulsive movement of the Clatskanie Slough, Wallace Slough and Benson Dredge Cut (Tracts 16 and 17) and Beaver Slough (Tracts 18 and 19) or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
9. Any adverse claim based on the assertion that any portion of the subject property has been created by artificial fill or has been accreted to such portions so created.
10. Easement as shown on the plat of COLLINS TRACTS, including terms and provisions thereof:
For : ditches
Affects : All tracts- see plat for details

COLUMBIA COUNTY, OREGON 10-00347

11. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but omitting any restrictions based on race, color, religion or national origin appearing of record, in the following Deeds:

Recorded : May 9, 1939
Book : 64
Page : 198
Affects : Tract 18

Recorded : May 23, 1939
Book : 64
Page : 244
Affects : Tracts 16 and 17

Recorded : January 30, 1942
Book : 69
Page : 466
Affects : Tract 19

12. Easements as reserved in Deeds, including terms and provisions thereof,

For : roads, dikes, levees and water pipelines
Recorded : May 9, 1939
Book : 64
Page : 198
Affects : Tract 18

Recorded : May 23, 1939
Book : 64
Page : 244
Affects : Tracts 16 and 17

Recorded : January 30, 1942
Book : 69
Page : 466
Affects : Tract 19

13. Easement, including the terms and provisions thereof:

For : electric power lines and appurtenances thereto
Granted to : West Coast Power Company
Recorded : December 17, 1941
Book : 69
Page : 355
Affects : exact location not disclosed

14. Easement, including the terms and provisions thereof:

For : electric power lines and appurtenances thereto
Granted to : Clatskanie Peoples' Utility District
Recorded : December 22, 1948
Book : 102
Page : 402
Affects : exact location not disclosed

15. Easement, including the terms and provisions thereof:

For : roads, dikes, levees and flood control, drainage and irrigation works
Granted to : Beaver Drainage District
Recorded : December 17, 1976
Book : 209
Page : 279
Affects : Tracts 16 and 17

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 2 15.010, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$800,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 31st day of August, 2010.


Jeffrey L. Whittaker

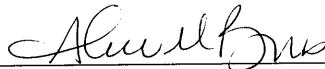
STATE OF OREGON

}

County of Columbia

}

This instrument was acknowledged before me on this 31 day of August, 2010 by Jeffrey L. Whittaker.



Notary Public for Oregon

My commission expires: July 28, 2013





TICOR TITLE™

Property Profile Report

Todays Date:

10/07/2022

Owner Name:

Hopville Farms LLC

Property Address:

OR

Reference Number:

8N4W3200 1000

Account Number:

27591

Two Columbia County Locations to serve you:

2534 Skyes Rd.
St Helens, OR 97051
503.397.3537

51669 Columbia River Highway #110
Scappoose, OR 97056
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

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TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

Parcel #:	27591
Alternate ID:	0508084320000100000
Account #:	8N4W3200 1000
Site Address:	
	OR
Owner:	Hopville Farms LLC
	PO Box 717
	Jefferson OR 97352
TwN/Range/Section:	08N / 04W / 32
Parcel Size:	44.93 Acres (1,957,151 SqFt)
Lot/Block:	TR 19
Census Tract/Block:	970200 / 3086
Waterfront:	BEAVER SLOUGH
Levy Code:	0508
Levy Rate:	11.8274
Market Land Value:	\$72,870.00
Market Impr Value:	\$0.00
Market Total Value:	\$72,870.00 (2021)
Assessed Land Value:	\$22,064.00
Assessed Impr Value:	\$0.00
Assessed Total Value:	\$22,064.00 (2021)

Tax Information

Tax Year	Annual Tax
2021	\$1,384.21
2020	\$1,382.06
2019	\$1,376.06

Legal

COLLINS' TRACTS

Land

Land Use:	551 - IMPROVED H&B USE FARM, RCVG FARM DEF, ZONED EFU	Zoning:	PA-80 - Primary Agriculture
Waterfront Name:	BEAVER SLOUGH	Watershed:	1708000304 - Beaver Creek-Frontal Columbia River
School District:	340 - Clatskanie School District	Primary School:	CLATSKANIE ELEMENTARY SCHOOL
Middle School:	CLATSKANIE MIDDLE/HIGH SCHOOL	High School:	CLATSKANIE MIDDLE/HIGH SCHOOL

Improvement

Year Built:		Fireplaces:		Bldg Use:	401 - H & B Use Rural Tract Improved
Bedrooms:		Total Baths:		Full/Half Baths:	
Finished Area:		Floor 1:		Floor 2:	
Garage:		Carport:		Heat:	
Bldg/Dwelling Count:		Bldg Name:		Bldg Type:	

Transfer Information

Rec. Date:	08/31/2010	Sale Price:	\$800,000.00	Doc Num:	7228	Doc Type:	Deed
Owner:	Hopville Farms LLC			Grantor:	WHITTAKER JEFFREY L		
Orig. Loan Amt:				Title Co:	COLUMBIA CNTY TITLE		
Finance Type:		Loan Type:		Lender:			

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.



Site Address:

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.



This map/plot 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.

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 7, 2022 1:34:46 pm

Account # 27591
Map # 8N4W32-00-01000
Code - Tax # 0508-27591

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr COLLINS' TRACTS
 Lot - TR 19

Mailing Name HOPVILLE FARMS LLC

Deed Reference # 2010-7228
Sales Date/Price 08-31-2010 / \$800,000.00
Appraiser

Agent
In Care Of
Mailing Address PO BOX 717
 JEFFERSON, OR 97352

Prop Class 551 **MA** **SA** **NH** **Unit**
RMV Class 401 05 55 000 20208-2

Situs Address(s)		Situs City				
Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0508	Land	72,870			Land	0
	Impr.	0			Impr.	0
Code Area Total		72,870	0	22,064		0
Grand Total		72,870	0	22,064		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	LUC	Trended RMV
0508	1	☒		CO:PA-80	Farm Use Zoned	106 A	5.84	5D2	006*	9,480
0508	2	☒		CO:PA-80	Farm Use Zoned	106 A	36.31	5D3	006*	58,880
0508	3	☒		CO:PA-80	Farm Use Zoned	106 A	2.78	5D8	006*	4,510
Grand Total							44.93			72,870

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
Grand Total									0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0508		SPECIAL ASSESSMENT: ■ BEAVER IMPROVEMENT COMPANY Amount 1,123.25 Acres 0 Year 2021 NOTATION(S): ■ FARM POT'L ADD'L TAX LIABILITY ADDED 2007								

Comments: 2012: Reappraisal. Pta w/lot 100. This lot is landlocked behind TL 100, H&B use is to pta. TT

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 7, 2022 1:35:05 pm

Account # 27591
Map # 8N4W32-00-01000
Code - Tax # 0508-27591

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr COLLINS' TRACTS
 Lot - TR 19

Mailing Name HOPVILLE FARMS LLC

Deed Reference # 2010-7228
Sales Date/Price 08-31-2010 / \$800,000.00
Appraiser

Agent
In Care Of
Mailing Address PO BOX 717
 JEFFERSON, OR 97352

Prop Class 551 **MA** **SA** **NH** **Unit**
RMV Class 401 05 55 000 20208-2

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0508 Land Impr.	72,870 0			Land Impr.	0 0
Code Area Total	72,870	0	22,064	0	
Grand Total	72,870	0	22,064	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS	Size	Land Class	LUC	Trended RMV
0508	1	☒		CO:PA-80	Farm Use Zoned	106 A	5.84	5D2	006*	9,480
0508	2	☒		CO:PA-80	Farm Use Zoned	106 A	36.31	5D3	006*	58,880
0508	3	☒		CO:PA-80	Farm Use Zoned	106 A	2.78	5D8	006*	4,510
Grand Total							44.93			72,870

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
Grand Total									0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0508		SPECIAL ASSESSMENT: ■ BEAVER IMPROVEMENT COMPANY Amount 1,123.25 Acres 0 Year 2021 NOTATION(S): ■ FARM POT'L ADD'L TAX LIABILITY ADDED 2007								

Comments: 2012: Reappraisal. Pta w/lot 100. This lot is landlocked behind TL 100, H&B use is to pta. TT

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

7-Oct-2022

HOPVILLE FARMS LLC
PO BOX 717
JEFFERSON OR 97352

Tax Account #	27591	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0508
Situs Address		Interest To	Oct 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date	Prev Disc
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,384.21	Nov 15, 2021	\$41.53
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,382.06	Nov 15, 2020	\$41.46
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,376.06	Nov 15, 2019	\$41.28
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,142.36	Nov 15, 2018	\$34.27
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$872.84	Nov 15, 2017	\$26.19
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$731.21	Nov 15, 2016	\$21.94
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$589.15	Nov 15, 2015	\$17.67
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.01	Nov 15, 2014	\$17.46
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$564.15	Nov 15, 2013	\$16.92
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$536.70	Nov 15, 2012	\$16.10
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$630.28	Nov 15, 2011	\$18.91
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$535.61	Nov 15, 2010	\$16.07
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$435.35	Nov 15, 2009	\$0.00
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$431.64	Nov 15, 2008	\$12.95
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$426.59	Nov 15, 2007	\$12.80
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$426.14	Nov 15, 2006	\$12.78
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$408.65	Nov 15, 2005	\$0.00
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$415.16	Nov 15, 2004	\$12.45
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$415.45	Nov 15, 2003	\$12.46
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$413.84	Nov 15, 2002	\$0.00
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$413.20	Nov 15, 2001	\$12.40
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$14,112.66		

COLUMBIA COUNTY, OREGON 2010-007228

DEED-D

Cnt=1 Pgs=3 HUSERB 08/31/2010 12:25:37 PM

\$15.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$56.00



00127870201000072280030030

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records.

Elizabeth E. Huser - County Clerk

SPACE ABOVE RESERVED FOR RECORDER'S USE

.After recording return to: (Name, Address, Zip)

Hopville Farms LLC
1148 NW Hill Street
Bend, OR 97701

Until requested otherwise, send all tax statements to:

(Name, Address, Zip)
Hopville Farms LLC
1148 NW Hill Street
Bend, OR 97701

WARRANTY DEED

Jeffrey L. Whittaker, Grantor, conveys and warrants to Hopville Farms, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Columbia County, State of Oregon, described as follows, to-wit:

TRACTS 16, 17, 18 and 19, COLLINS' TRACTS, Columbia County, Oregon.

Subject to and excepting:

1. Taxes for the fiscal year 2010-2011 are due but not yet payable.
Account No. : 27591
Property ID No. : 8N4W32-00-01000
Levy Code : 0508
NOTE : Affects Tract 19
2. Taxes for the fiscal year 2010-2011 are due but not yet payable.
Account No. : 27561
Property ID No. : 8N4W31-00-00100
Levy Code : 0508
NOTE : Affects Tracts 16, 17 and 18
3. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
4. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of Beaver Drainage Improvement Company
5. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
6. All matters arising from any shifting in the course of the Clatskanie Slough, Wallace Slough and Benson Dredge Cut (Tracts 16 and 17) and Beaver Slough (Tracts 18 and 19) including but not limited to accretion, reliction and avulsion
7. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of the Clatskanie Slough, Wallace Slough and Benson Dredge Cut (Tracts 16 and 17) and Beaver Slough (Tracts 18 and 19), including any ownership rights which may be claimed by the State of Oregon below the high water mark.
8. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by an avulsive movement of the Clatskanie Slough, Wallace Slough and Benson Dredge Cut (Tracts 16 and 17) and Beaver Slough (Tracts 18 and 19) or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
9. Any adverse claim based on the assertion that any portion of the subject property has been created by artificial fill or has been accreted to such portions so created.
10. Easement as shown on the plat of COLLINS TRACTS, including terms and provisions thereof:
For : ditches
Affects : All tracts- see plat for details

COLUMBIA COUNTY, OREGON 10-00347

11. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but omitting any restrictions based on race, color, religion or national origin appearing of record, in the following Deeds:

Recorded : May 9, 1939
Book : 64
Page : 198
Affects : Tract 18

Recorded : May 23, 1939
Book : 64
Page : 244
Affects : Tracts 16 and 17

Recorded : January 30, 1942
Book : 69
Page : 466
Affects : Tract 19

12. Easements as reserved in Deeds, including terms and provisions thereof,

For : roads, dikes, levees and water pipelines
Recorded : May 9, 1939
Book : 64
Page : 198
Affects : Tract 18

Recorded : May 23, 1939
Book : 64
Page : 244
Affects : Tracts 16 and 17

Recorded : January 30, 1942
Book : 69
Page : 466
Affects : Tract 19

13. Easement, including the terms and provisions thereof:

For : electric power lines and appurtenances thereto
Granted to : West Coast Power Company
Recorded : December 17, 1941
Book : 69
Page : 355
Affects : exact location not disclosed

14. Easement, including the terms and provisions thereof:

For : electric power lines and appurtenances thereto
Granted to : Clatskanie Peoples' Utility District
Recorded : December 22, 1948
Book : 102
Page : 402
Affects : exact location not disclosed

15. Easement, including the terms and provisions thereof:

For : roads, dikes, levees and flood control, drainage and irrigation works
Granted to : Beaver Drainage District
Recorded : December 17, 1976
Book : 209
Page : 279
Affects : Tracts 16 and 17

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 2 15.010, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$800,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 31st day of August, 2010.


Jeffrey L. Whittaker

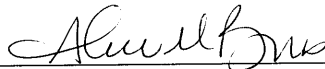
STATE OF OREGON

}

County of Columbia

}

This instrument was acknowledged before me on this 31 day of August, 2010 by Jeffrey L. Whittaker.



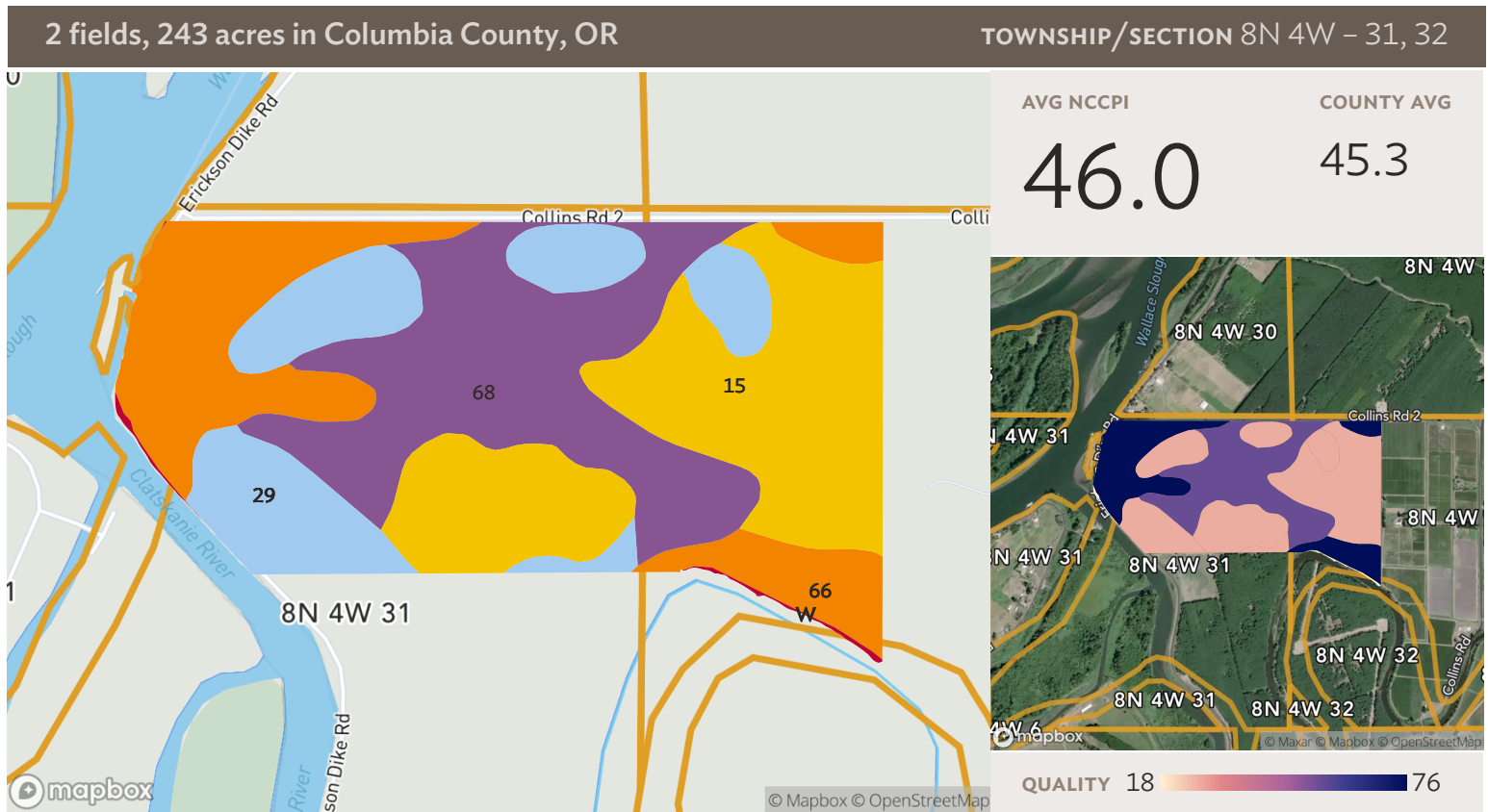
Notary Public for Oregon

My commission expires: July 28, 2013



SOILS





All fields

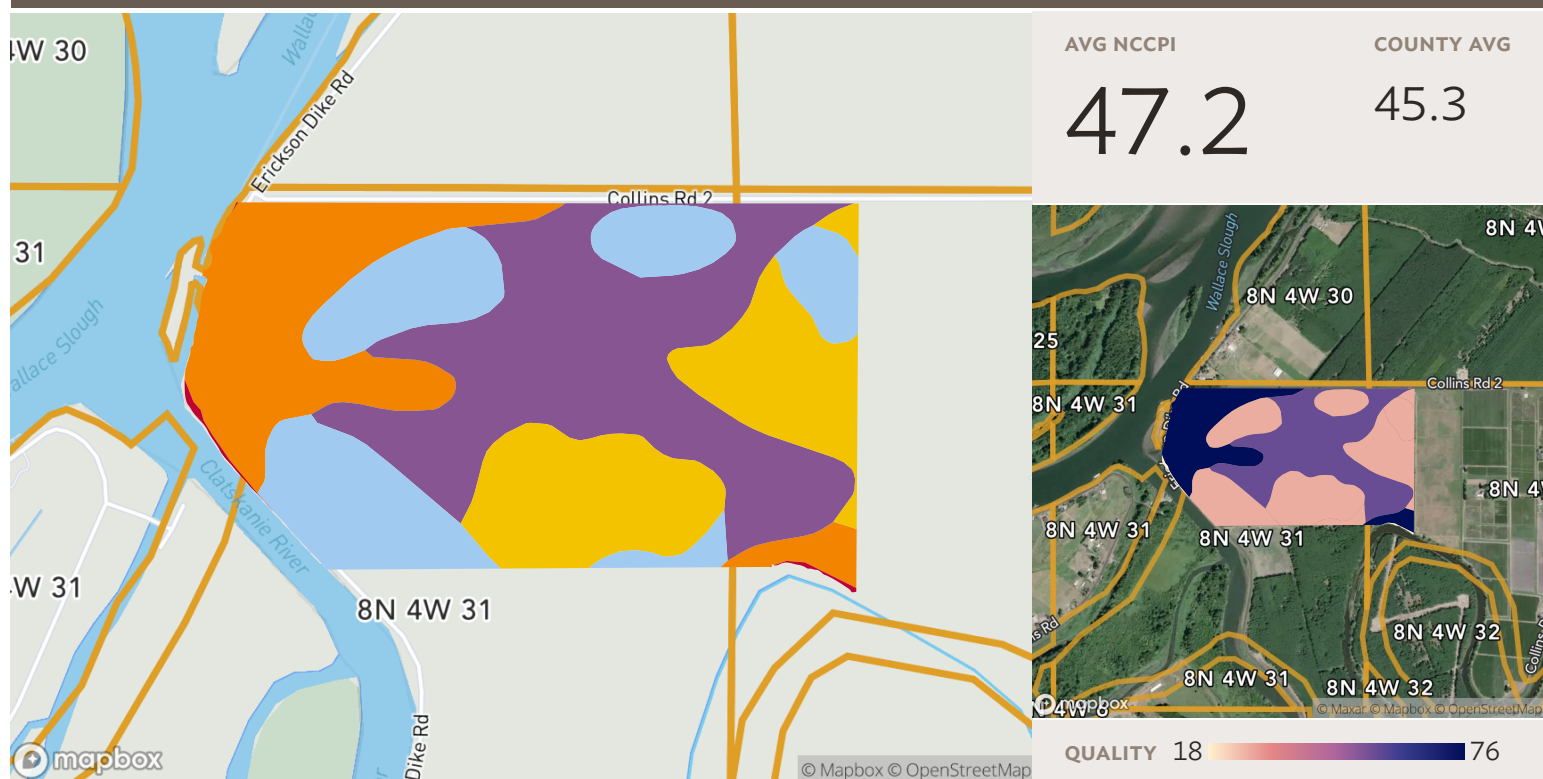
Source: NRCS Soil Survey

243 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
15	Crims silt loam, protected	75.31	31.0%	3	27.1
68	Wauna-Locoda silt loams, protected	67.61	27.8%	2	55.8
66	Wauna silt loam, protected	52.32	21.5%	2	77.3
29	Locoda silt loam, protected	46.88	19.3%	3	27.2
W	Water	0.92	0.4%		N/A
		242.12	99.6%		46.0

2 fields, 243 acres in Columbia County, OR

TOWNSHIP/SECTION 8N 4W – 31, 32



Field 1

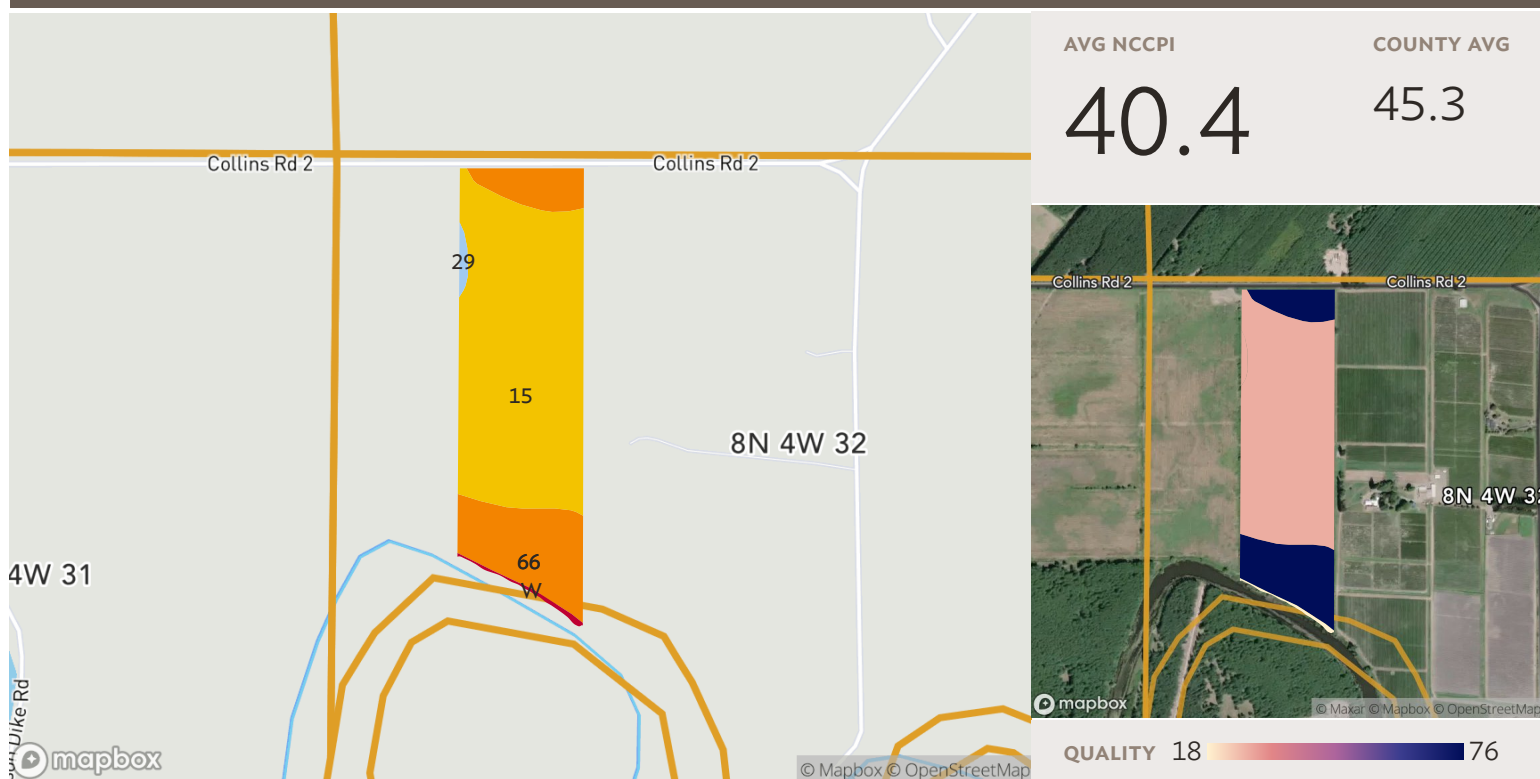
Source: NRCS Soil Survey

198 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
68	Wauna-Locoda silt loams, protected	67.61	34.1%	2	55.8
29	Locoda silt loam, protected	46.48	23.5%	3	27.2
15	Crims silt loam, protected	42.96	21.7%	3	27.1
66	Wauna silt loam, protected	40.54	20.5%	2	77.3
W	Water	0.55	0.3%		N/A
		197.60	99.7%		47.2

2 fields, 243 acres in Columbia County, OR

TOWNSHIP/SECTION 8N 4W – 31, 32



Field 2

Source: NRCS Soil Survey

45 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
15	Crims silt loam, protected	32.35	72.0%	3	27.1
66	Wauna silt loam, protected	11.77	26.2%	2	77.3
29	Locoda silt loam, protected	0.40	0.9%	3	27.2
W	Water	0.37	0.8%		N/A
		44.52	99.2%		40.4