

2895 STOLTZ HILL RD

LEBANON, OR



**Oregon
Farm & Home**
★ BROKERS ★

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

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.



**Oregon
Farm & Home**
★ B R O K E R S ★

Land

Zoned: UGA

Acres: 2.638

- Newly Graveled Roads
- Wrap Around Driveway
- Above Ground Pool
- Clackamas Loan Soil

Home

Size: 2,660 SqFt

Year Built: 1998

Details: Triple Wide, Palm Harbor Everest, Attached 3 Car Garage, Covered Back Patio, Oversized Soaking Tub, Walk In Pantry, Office Space with French Doors, Formal Living Room and Large Windows

Outbuildings

Shop

- 48 X 34
- 220 Power
- RV Cover
 - Attached to Shop

Chicken Coop

Tool Shed





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



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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0210605**

Tax Lot: **12S02W22B00303**

Owner: Clark, Bryan Troy

CoOwner: Clark, Kelli Erin

Site: 2895 Stoltz Hill Rd

Lebanon OR 97355

Mail: 2895 Stoltz Hill Rd

Lebanon OR 97355

Zoning: County-UGA-UGM-10 - Urban Growth Area-Urban Gr

Std Land Use: CMOB - Mobile Home Parks, Trailers

Legal: - LOT 1,2

Twn/Rng/Sec: T:12S R:02W S:22 Q:NW QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$596,220.00**

Market Land: **\$246,870.00**

Market Impr: **\$349,350.00**

Assessment Year: **2022**

Assessed Total: **\$288,800.00**

Exemption:

Taxes: **\$4,286.09**

Levy Code: 00902

Levy Rate: 14.8410

PROPERTY CHARACTERISTICS

Year Built: 1998

Eff Year Built:

Bedrooms: 4

Bathrooms: 3

of Stories: 1

Total SqFt: 2,660 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 3.41 Acres (148,540 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced Air

Fireplace:

Bldg Condition: Fair

Neighborhood:

Lot: 1,2

Block:

Plat/Subdiv:

School Dist: 9Z5 - Lebanon

Census: 3019 - 030903

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/18/2013

Sale Amount: \$240,000.00

Document #: 997

Deed Type: Deed

Loan Amount: \$192,000.00

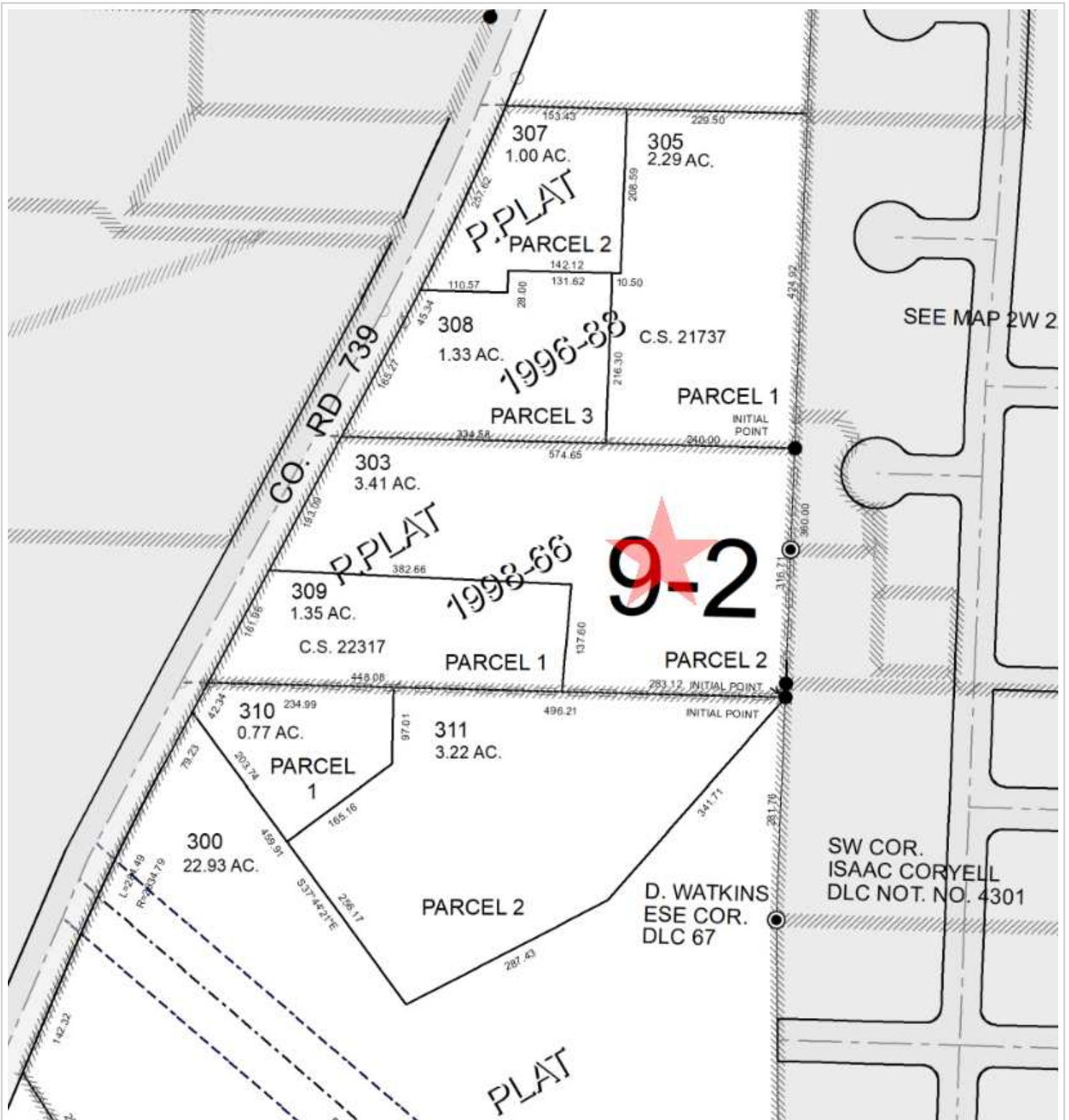
Lender: QR LNDG INC

Loan Type: Conventional

Interest Type:

Title Co: TICOR TITLE

Assessor Map

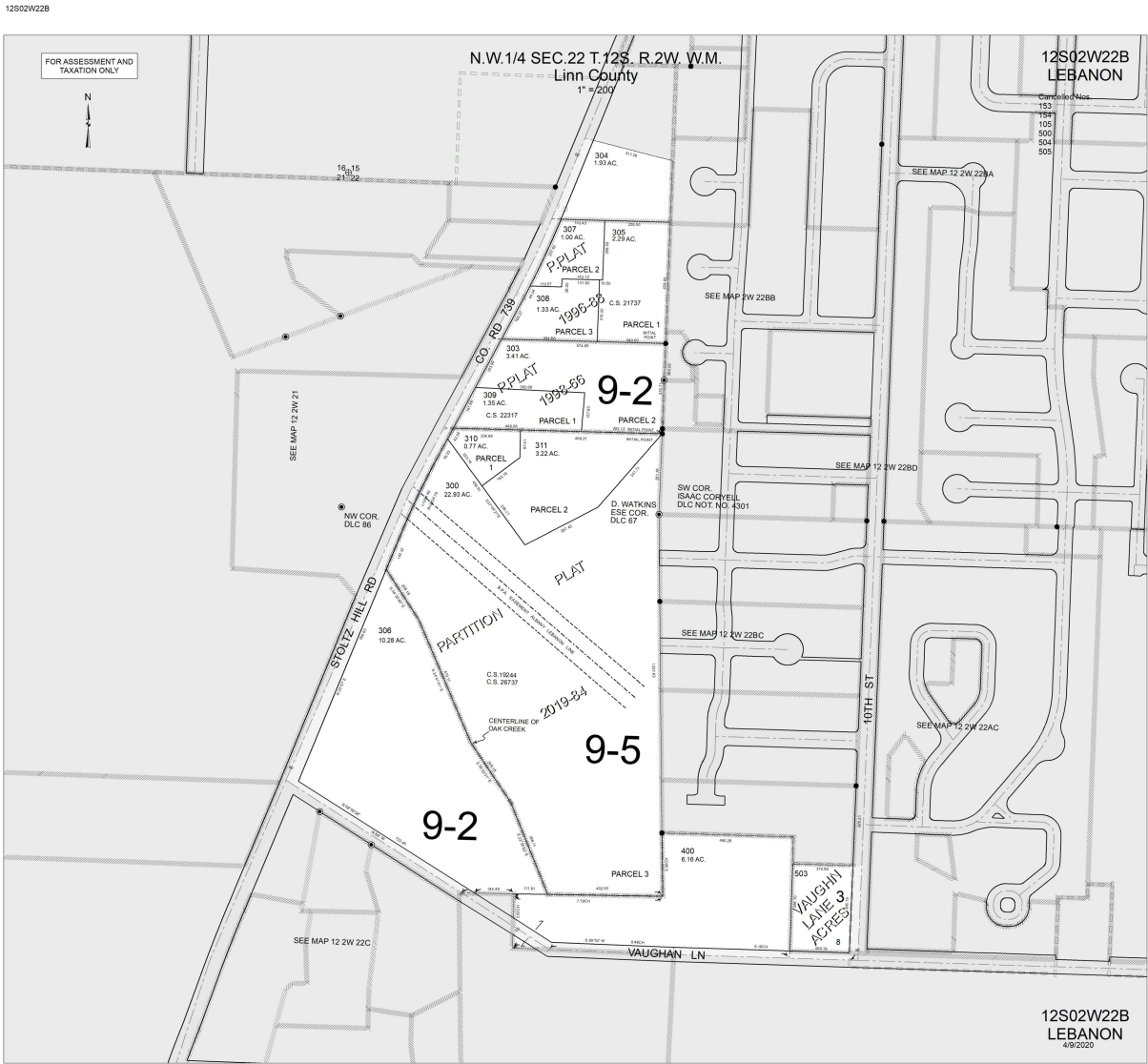


Fidelity National Title

Parcel ID: 0210605

Site Address: 2895 Stoltz Hill Rd

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.



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Parcel ID: 0210605

Site Address: 2895 Stoltz Hill Rd

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Aerial Map

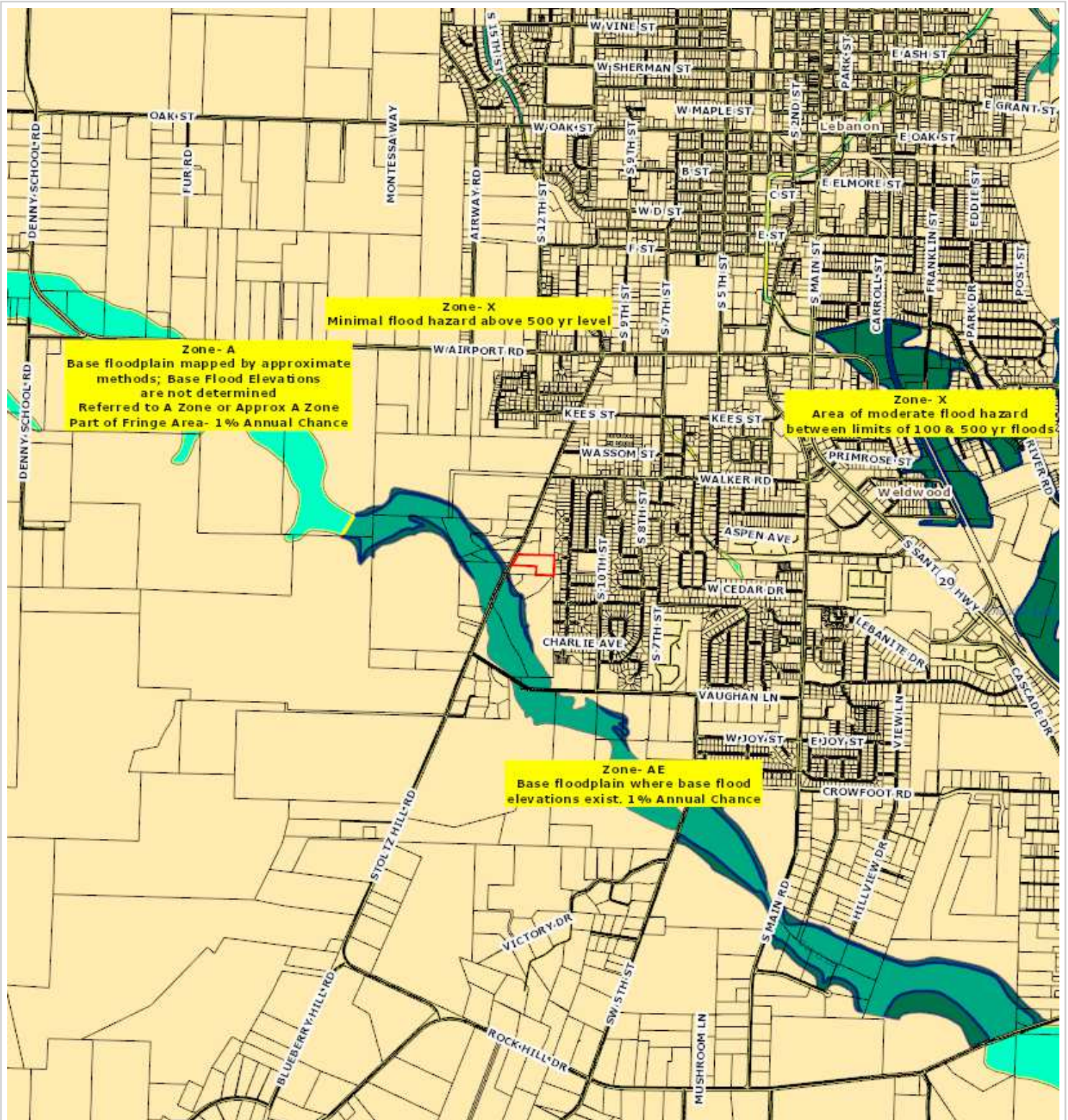


Fidelity National Title

Parcel ID: 0210605

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Flood Map



Fidelity National Title

Parcel ID: 0210605

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LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

March 7, 2023 2:52:50 pm

Account # 210605
Map # 12S02W22B0 00303
Code - Tax # 00902-210605

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name 4L VENTURES LLC

Deed Reference # 2023-1948

Agent

Sales Date/Price 02-23-2023 / \$610,000.00

In Care Of C/O KYLE LATIMER

Appraiser GERGER, SAM

Mailing Address PO BOX 310
 LEBANON, OR 97355

Prop Class 409 **MA** **SA** **NH** **Unit**
RMV Class 409 03 00 001 19996-1

Situs Address(s)	Situs City
ID# 1 2895 STOLTZ HILL RD	LEBANON

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
00902 Land	256,860			Land	0
Impr.	340,020			Impr.	0
Code Area Total	596,880	297,460	297,460		0
Grand Total	596,880	297,460	297,460		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
00902					LANDSCAPE - FAIR	100				3,000
00902					RURAL OSD - AVG	100				30,000
00902	1	<input checked="" type="checkbox"/>			Rural Site	100	A	3.41		223,860
Grand Total								3.41		256,860

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
00902	102	1999	317	GP BUILDING		100	1,632		24,550
00902	101	1999	130	Res Other Improvement Cls 3		100	0		50,850
00902	100	1998	463	MS Triple wide		100	2,660	E - 919821	264,620
Grand Total							4,292		340,020

Account # 210605

Comments: ***** CAP NOTE - Type J *****
EV1999-52: SEG'D 1.35 AC TO TL 309. (ACCT 853053). 3/8/99 JLS.
EV 2003-82 etal: Code Change 9-6 to 9-2

***** CAP NOTE - Type M *****
97MX: MH #800565 MOVED TO RP ACCT. IMP VALUE ADDED 36190. 7/25/97 JDR
99MX: PERMIT FOR NEW MH. PERMIT FOR NEW GARAGE & BREEZEWAY.
99MX: 1989 FLEETWOOD 26X48 ORFLJ48AB09050GH IS STILL SITTING ON THIS
PROPERTY BUT HAS BEEN DONATED TO VETERANS ORGANIZATION PER SON OF OWNER.
SITTING IN SECTIONS READY TO TRANSPORT. 1/6/99 JLS.
99MX: NEW TW PALM HARBOR MOVED ONTO THIS PROPERTY. HAS BEEN HERE SINCE END
OF NOVEMBER BUT STILL NOT READY TO LIVE IN. POWER NOT HOOKED UP YET
SO ALL FINISH WORK (FLOOR CVR, MARRIAGE LINES, ECT) REMAINING TO BE DONE.
NEW GARAGE BARELY STARTED. (CONC FLR POURED 1/4/99). NO VALUE FOR THAT
FOR 99 ROLL. ALSO SHOULD HAVE PATIO AND CVR. (SEE DIAGRAM) 1/6/99 JLS.
99MX: RP 1989 FLEETWOOD MH PUT ON ACCT 800565. 4/26/99 JLS.
99MX: MH 859086 MOVED TO RP. NEW VALUE FOR NEW PALM HARBOR MH. 6/14/99 JDR

***** CAP NOTE - Type R *****
97MX: MH #800565 MOVED TO RP ACCT. IMP VALUE ADDED 36190. 7/25/97 JDR
99MX: PERMIT FOR NEW MH. PERMIT FOR NEW GARAGE & BREEZEWAY.
99MX: 1989 FLEETWOOD 26X48 ACCT 800565 STILL HERE BUT HAS BEEN DONATED.
SITTING IN SECTIONS READY TO TRANSPORT. 1/6/99 JLS.
99MX: NEW TW PALM HARBOR HERE SINCE LATE NOV. PWR NOT HOOKED UP YET SO ALL
FINISH WORK REMAINING TO BE DONE. NEW GAR BARELY STARTED. NO VALUE FOR
GAR FOR 99 ROLL. 1/6/99 JLS.
99MX: MH 859086 GONE TO RP. 6/14/99 JDR
2000MX: CARPET NOT STRETCHED PROPERLY, MSTR BATH: ONE SINK LEAKS WHICH HAS
CAUSED DAMAGE TO FLOOR. OTHER SINK HAS CRACK. TUB FAUCET LOOSE. SHWR DOOR
NOT LEVEL & WON'T CLOSE. HW FLR NEEDS REPLACING IN MSTR BATH & ENTRY. 2/2000.
2000MX: REMOVED % COMPLETE ADJUSTMENT THAT WAS STILL ON IN ERROR. 6/5/2000 JLS.

***** CAP NOTE - Type X *****
97MX: MH #800565 MOVED TO RP ACCT. IMP VALUE ADDED 36190. 7/25/97 JDR
99MX: SEG'D LAND AND REMOVED OLD MH 800565 BACK TO PERSONAL W/MAV BALANCE:
MH859086 TO REAL:CODE 93 AND HOPE THE NEW MAV PICKS UP EVERYTHING!!!
6/14/99 JDR
13MX: UNIT REVIEW BETWEEN TL 303 (ACCT#210605) & TL 309 (ACCT# 853053) TALKED W/ PLANNING &
ENVIRONMENTAL HEALTH. TL309 WOULD NEED FINAL REVIEW BUT AT THIS TIME CONSIDERED SEPARATE BUILDABLE
PARCEL. VALUED AS TWO PARCELS. 3-13 SG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

7-Mar-2023

4L VENTURES LLC
C/O KYLE LATIMER
PO BOX 310
LEBANON OR 97355

Tax Account #	210605	Lender Name	CLG - LOANCARE SERVICING CENTER INC
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	2895 STOLTZ HILL RD LEBANON OR 97355-1041	Interest To	Mar 15, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,286.09	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,102.85	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,019.45	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,916.87	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,818.09	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,733.61	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,645.48	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,503.63	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,432.94	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,148.44	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,090.76	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,139.16	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,914.72	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,845.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,760.79	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,704.07	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,570.92	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,508.07	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,522.23	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,376.30	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,196.06	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,175.75	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,184.92	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,394.01	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$691.70	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$790.03	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$485.95	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$371.78	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$376.63	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$428.41	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$421.54	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$540.82	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$77,097.65	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

7-Mar-2023

4L VENTURES LLC
C/O KYLE LATIMER
PO BOX 310
LEBANON OR 97355

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Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

317 1st Ave. W, Ste 100
Albany, OR 97321

GRANTOR'S NAME:

Bryan Troy Clark and Kelli Erin Clark

GRANTEE'S NAME:

Kyle Latimer and 4L Ventures, LLC

AFTER RECORDING RETURN TO:

Order No.: 60222300350-TR

4L Ventures, LLC, an Oregon limited liability company
PO Box 310
Lebanon, OR 97355

SEND TAX STATEMENTS TO:

Kyle Latimer
PO Box 310
Lebanon, OR 97355

APN: 0210605

0853053

Map: 12S02W22B0 00303

12S02W22B0 00309

2895 Stoltz Hill Road, (Parcels 1 and 2, PARTITION PLAT NO.
1998-66), Lebanon, OR 97355

LINN COUNTY, OREGON

2023-01948

D-WD

Stn=10131 S. WILSON

02/27/2023 02:54:01 PM

\$10.00 \$11.00 \$10.00 \$60.00 \$19.00

\$110.00

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

Steve Druckenmiller - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bryan Troy Clark and Kelli Erin Clark, Grantor, conveys and warrants to **4L Ventures, LLC**, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Linn, State of Oregon:

Parcels 1 and 2, PARTITION PLAT NO. 1998-66, in the City of Lebanon, Linn County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$610,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, highways.

A manufactured home situated on the subject land is classified as real property, as disclosed by document:

Recording Date: February 3, 1999

Recording No: Volume 1008, Page 933

Affects: Parcel 2

A manufactured home situated on the subject land is classified as real property, as disclosed by document:

Recording Date: May 13, 1999

Recording No: Volume 1034, Page 107

Affects: Parcel 2

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.

Fidelity National Title # 60222300350

STATUTORY WARRANTY DEED
(continued)

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

Dated: 2/23/23

Bryan T Clark
Bryan Troy Clark

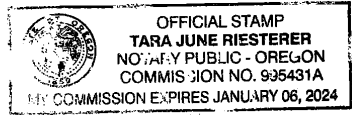
Kelli E. Clark
Kelli Erin Clark

State of Oregon

County of Linn

This instrument was acknowledged before me on Feb 23, 2023 by Bryan Troy Clark and Kelli Erin Clark.

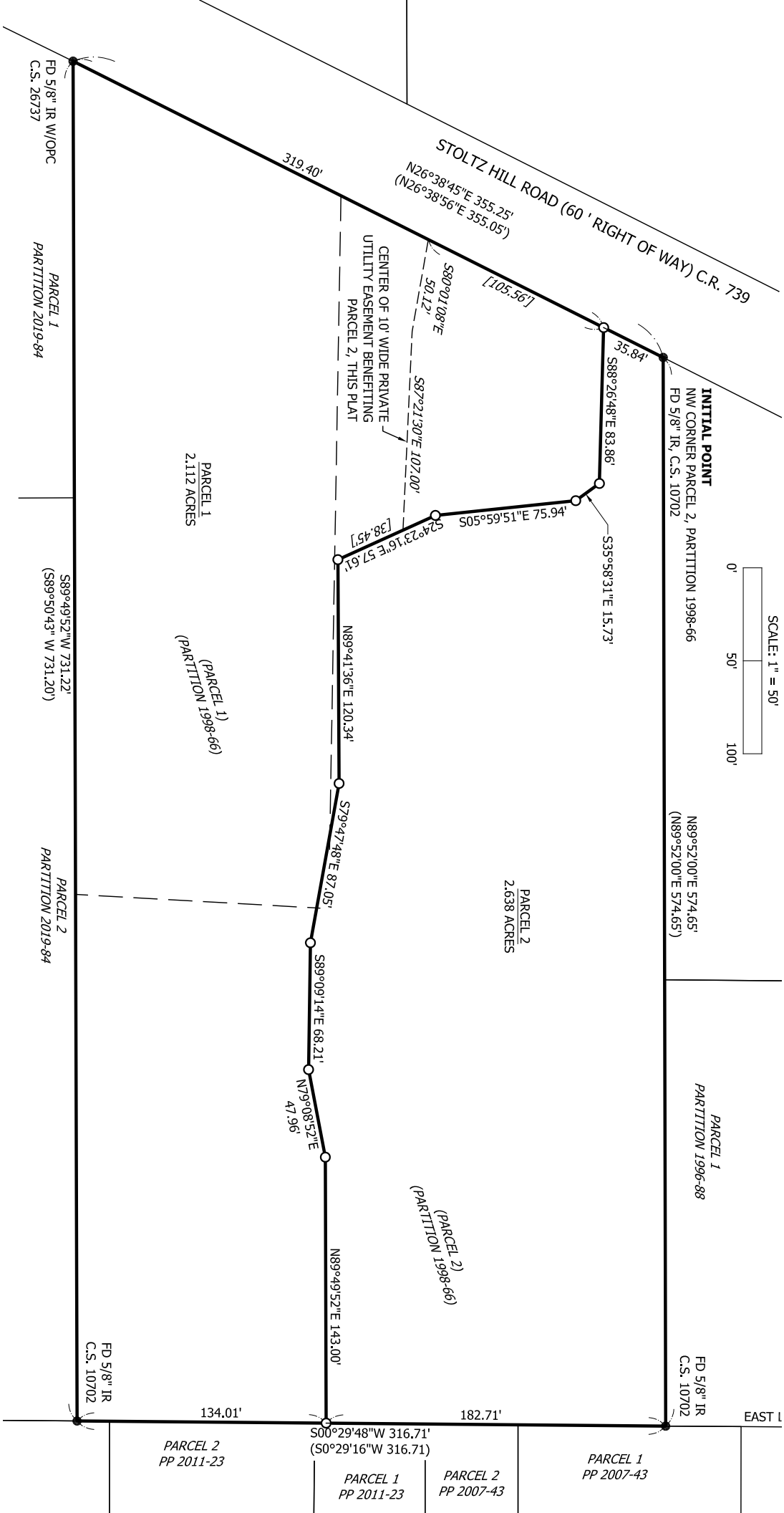
[Signature]
Notary Public, State of Oregon
My Commission Expires: 01062024



Plat Map



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Foundation Certificate



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2/24/2023

By:

Fitzgerald Engineering Services

2713 Brownsboro Hwy Eagle Point, OR 97524

For:

4L Ventures LLC

Address:

2895 Stoltz Rd, Lebanon, OR

FHA, VA, and Conventional Foundation Certificate

I inspected the property at 2895 Stoltz Rd in Lebanon, OR . The existing foundation consisting of evenly spaced concrete pier blocks and concrete runners at a standard interval which appeared to be typical. The marriage joint was also supported by the same piers. The home had a proprietary tie down system. The ground level to the home has adequate clearance for the crawl space. The exterior of the home has concrete block skirting that is properly vented. There is a covered porch on the rear of the home that is structurally independent from the home. There is a garage on the end of the home that is structurally independent from the home. For this home the conditions for Permanent Foundation as outlined in HUD: Permanent Foundation Guide for Manufactured Housing (4930.3G) are met and should be considered a real property foundation.

William Fitzgerald, P.E.

By: Fitzgerald Engineering Services



Digitally Signed 2/24/23

EXPIRES: DEC. 31, 2023