

46759 LYONS MILL CITY DR

LYONS, 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.

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

STEVHELMS@KW.COM
541-979-0118



Land

Zoned: F/F & CMSC

Total Acres: 40.23

- Yamhill Hazelnuts: 21 Acres
 - 10-11 Years Old
- Jefferson Hazelnuts: 12 Acres
 - 10-11 Years Old
- Water Rights: 25.7 Acres
 - Sourced from the Santiam River
 - 15.0 Acres, Cert #54059
 - 10.7 Acres, *Certificate Pending*
- Class 1, 2 and 3 Soils
- River Frontage
 - Potential Home Site
- Mainline with New Micro Sprinklers
- Perimeter Fencing
- Gated Driveway

Outbuildings

Shed

- 10 X 20, Tin Roof, Tin Siding, Concrete Floors, 240 Power

Pole Shop

- 24 X 40, Tin Roof, Tin Siding, Gravel Floors



Maps



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.



**Oregon
Farm & Home**

★ B R O K E R S ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

LAND
KELLERWILLIAMS

Luxury
KELLERWILLIAMS
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.

County Information

List Packet (s) Provided Through County Records



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.



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0006474**

Tax Lot: **09S02E2700100**

Owner: Havel Place LLC

CoOwner:

Site: 46759 Lyons Mill City Dr

Lyons OR 97358

Mail: 5715 Anderson Rd SE

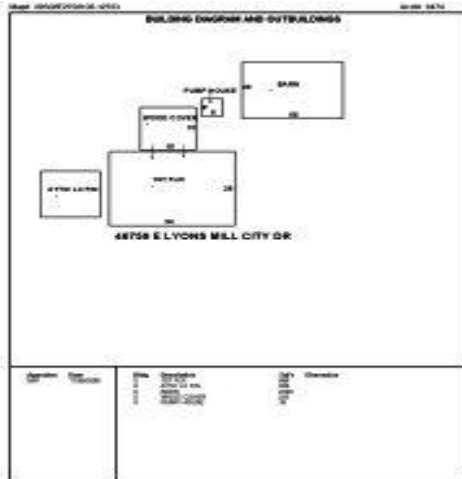
Aumsville OR 97325

Zoning: County-F/F - Farm/Forest

Std Land Use: CMSC - Commercial Miscellaneous

Legal:

Twtn/Rng/Sec: T:09S R:02E S:27 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$362,260.00**

Market Land: **\$348,860.00**

Market Impr: **\$13,400.00**

Assessment Year: **2022**

Assessed Total: **\$76,058.00**

Exemption:

Taxes: **\$1,135.87**

Levy Code: 12704

Levy Rate: 14.3811

PROPERTY CHARACTERISTICS

Year Built: 2016

Eff Year Built:

Bedrooms: 5

Bathrooms: 2

of Stories: 1

Total SqFt: 1,284 SqFt

Floor 1 SqFt: 884 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 40.23 Acres (1,752,419 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 129J - Santiam Canyon

Census: 4003 - 030200

Recreation:

SALE & LOAN INFORMATION

Sale Date: 10/11/2012

Sale Amount: \$200,000.00

Document #: 15766

Deed Type: Deed

Loan Amount: \$90,000.00

Lender: NORTHWEST FARM CREDIT SVCS FLC

Loan Type: Conventional

Interest Type:

Title Co: FIRST AMERICAN TITLE



Fidelity National Title

Parcel ID: 0006474

Site Address: 46759 Lyons Mill City Dr

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.



Parcel ID: 0006474

Site Address: 46759 Lyons Mill City Dr

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



Fidelity National Title

Parcel ID: 0006474

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.

LINN County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

December 28, 2022 8:00:25 am

Account # 6474
Map # 09S02E2700 00100
Code - Tax # 12704-6474

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name HAVEL PLACE LLC

Deed Reference # 2012-15766

Agent

Sales Date/Price 10-04-2012 / \$200,000.00

In Care Of

Appraiser TRACY, GEOFF

Mailing Address 5715 ANDERSON RD SE
AUMSVILLE, OR 97325

Prop Class 540 **MA** **SA** **NH** **Unit**
RMV Class 400 05 00 005 622-1

Situs Address(s)	Situs City
ID# 46759 LYONS MILL CITY DR	LYONS

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
12704 Land	348,860			Land	0
Impr.	13,400			Impr.	0
Code Area Total	362,260	40,680	76,058		0
Grand Total	362,260	40,680	76,058		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
12704	1	<input type="checkbox"/>			Farm Use Unzoned	107	A	11.00	1	86,360
12704	2	<input type="checkbox"/>			Farm Use Unzoned	107	A	13.00	2	102,070
12704	4	<input checked="" type="checkbox"/>			Farm Use Unzoned	107	A	6.00	2	47,110
12704	5	<input checked="" type="checkbox"/>			Farm Use Unzoned	107	A	5.23	3	41,060
12704	6	<input checked="" type="checkbox"/>			Farm Use Unzoned	107	A	4.00	W	31,410
12704					LANDSCAPE - FAIR	100				3,000
12704	3	<input checked="" type="checkbox"/>			Market	107	A	1.00		7,850
12704					RURAL OSD - AVG	100				30,000
Grand Total								40.23		348,860

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
12704	3	2017	110	Residential Other Improvements		107	0		270
12704	2	2015	318	GP SHED		107	200		5,020
12704	1	2016	328	MACHINE SHED		107	960		8,110
Grand Total							1,160		13,400

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- POT'L ADD'L TAX LIABILITY ADDED 2010
10MX: DISQUALIFIED FROM FARM- GIQ NOT RETURNED. 6/7/10 MW
- POT'L ADD'L TAX LIABILITY ADDED 2010
10MX: DISQUALIFIED FROM FARM- GIQ NOT RETURNED. 6/7/10 MW
- FIRE PATROL ADDED 2015

Code Area 12704

FIRE PATROL:

- FIRE PATROL SURCHARGE **Amount** 47.50 **Year** 2022
- FORESTRY FIRE TIMBER - NORTH **Amount** 37.64 **Acres** 24 **Year** 2022

Account # 6474

Comments: ***** CAP NOTE - Type J *****
CONSOLIDATED W/TL 1204 (.48 AC) JVF5983 4-29-92 KR
10MX: DISQUALIFIED FROM FARM- GIQ NOT RETURNED. 6/7/10 MW
12MX: NEW APP - BACK INTO FARM USE. 5/24/12 MW
16MX: NO START RE CHECK NEXT YEAR GT 12/15
16MX: REMOVED 38,560 OF MAV FOR HOUSE/COVER/BARN. PER OWNER GONE AS OF JAN 1. GT 10/16
17MX: ADDED MACH SHED AND SHED FOR 2017 GT 10/16.

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

28-Dec-2022

HAVEL PLACE LLC
5715 ANDERSON RD SE
AUMSVILLE OR 97325

Tax Account #	6474	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	12704
Situs Address	46759 LYONS MILL CITY DR LYONS OR 97358	Interest To	Jan 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	\$1,135.87	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,109.63	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,068.79	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,067.48	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$871.78	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$851.39	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$724.87	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,169.16	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$236.76	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$219.47	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.48	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$931.34	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$855.33	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$79.59	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$819.37	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$773.37	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$746.11	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$731.02	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$712.33	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$670.62	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$616.03	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$594.27	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$558.95	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$589.31	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.05	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$597.99	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$565.96	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$510.47	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.52	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$627.37	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$758.94	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$760.41	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$22,267.03	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

28-Dec-2022

HAVEL PLACE LLC
5715 ANDERSON RD SE
AUMSVILLE OR 97325

Tax Account #	6474	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	12704
Situs Address	46759 LYONS MILL CITY DR LYONS OR 97358	Interest To	Jan 15, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
-------------	-------------	--------------	----------------	-----------------	-----------------------	-----------------	-------------

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	6-Jul-2015	CANCELLED ACCOUNT 926360



After recording return to:
Havel Place LLC
2642 NW Ginseng Place
Corvallis, OR 97330

Until a change is requested all tax
statements shall be sent to:
Havel Place LLC
2642 NW Ginseng Place
Corvallis, OR 97330

File No.: 7083-1899385 (LJM)
Date: October 03, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON **2012-15766**
D-PRD
Cnt=1 Stn=1 COUNTER **10/11/2012 03:46:10 PM**
\$15.00 \$11.00 \$15.00 \$19.00 \$10.00 **\$70.00**



00189077201200157660030038

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



PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this **4th day of October, 2012** by and between **Michelle M. Larson** the duly appointed, qualified and acting personal representative of the estate of **Judy P. Nielsen**, deceased, hereinafter called the first party and **Havel Place, LLC**, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Linn**, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$200,000.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

9-2E-27 / 100

1899385

First American Title

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.

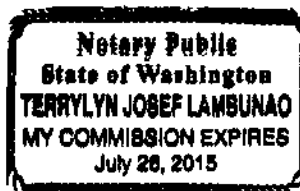
Dated this 4th day of October, 20 12.

Michelle M. Larson
Michelle M. Larson, Personal Representative

STATE OF Washington)
COUNTY OF King)-ss

I certify that I know or have satisfactory evidence that **Michelle M. Larson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Personal Representative of The Estate of Judy P. Nielsen** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Oct. 4, 2012



[Signature]
Notary Public in and for the State of Washington
Residing at: SEATTLE, WA.
My appointment expires: July 26, 2015

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

PARCEL I:

BEGINNING AT A POINT ON THE SOUTH LINE OF AND 25 LINKS EAST OF THE WESTERLY SOUTHWEST CORNER OF THE JOHN B. POTTER AND JANE POTTER DONATION LAND CLAIM NO. 37, NOTIFICATION NO. 7651, BEING PART OF SECTION 22 AND 27 IN TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN LINN COUNTY, OREGON; RUNNING THENCE NORTH 10.58 CHAINS, PARALLEL WITH THE WEST LINE OF DONATION LAND CLAIM NO. 37, TO A POINT 25 LINKS EAST OF THE WEST LINE OF SAID CLAIM NO. 37; THENCE EAST 7.29 CHAINS FOLLOWING THE SOUTH LINE OF THAT PROPERTY CONVEYED TO RICHARD A. WALKER BY DEED RECORDED IN VOLUME 347, PAGE 591, DEED RECORDS FOR LINN COUNTY, OREGON; THENCE NORTH 12.95 CHAINS FOLLOWING THE EAST LINE OF SAID WALKER TRACT TO THE NORTH LINE OF SAID DONATION LAND CLAIM; THENCE EAST 917.16 FEET, ALONG THE NORTH LINE OF DONATION LAND CLAIM NO. 37 TO THE NORTHWEST CORNER OF THE TRACT CONVEYED TO ERCILL WILSON, RECORDED IN VOLUME 301, PAGE 270, DEED RECORDS FOR LINN COUNTY, OREGON; THENCE SOUTH 0° 45' EAST, 1521.80 FEET TO THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 37; THENCE WEST 1409.10 FEET ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM NO. 37 TO THE PLACE OF BEGINNING.

PARCEL II:

BEGINNING AT A POINT 400 FEET EAST OF THE NORTHWEST CORNER OF THE DONATION LAND CLAIM OF WILLIAM R. MANIS BEING NOTIFICATION NO. 7646 AND CLAIM NO. 38 IN TOWNSHIP 9 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, OREGON; THENCE SOUTH APPROXIMATELY 100 FEET TO THE NORTH BOUNDARY OF LINN COUNTY MARKET ROAD NO. 6 (LYONS-MILL CITY DRIVE); THENCE WESTERLY ALONG THE ROAD BOUNDARY TO THE INTERSECTION WITH THE NORTH BOUNDARY OF DONATION LAND CLAIM NO. 38; THENCE EAST TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Soil Reports

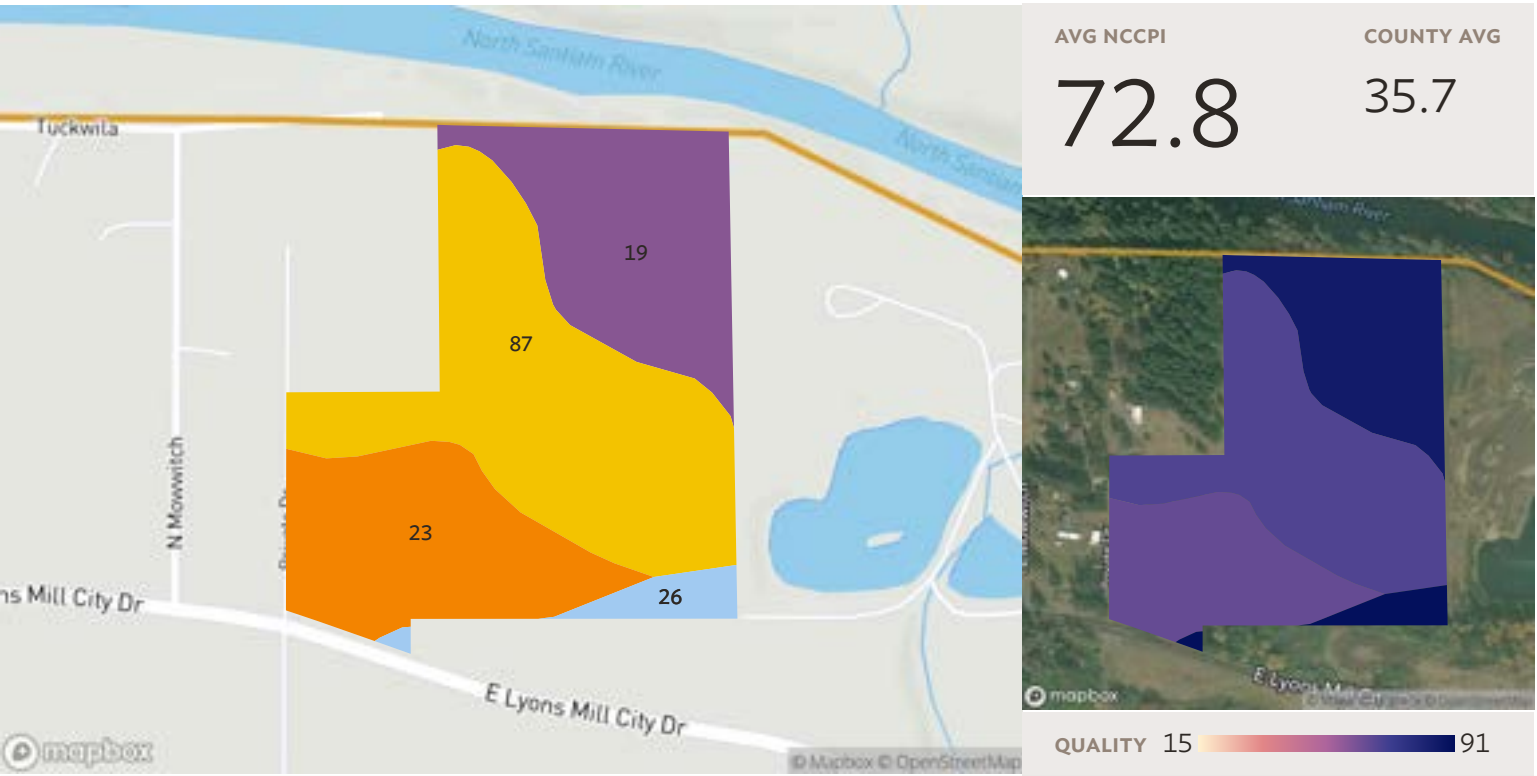


NOTICE OFFER IS SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE, CHANGE OR WITHDRAWAL WITHOUT NOTICE, AND APPROVAL OF PURCHASE BY OWNER. INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED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



1 field, 41 acres in Linn County, OR

TOWNSHIP/SECTION 9S 2E – 22, 27



All fields

Source: NRCS Soil Survey

41 ac.

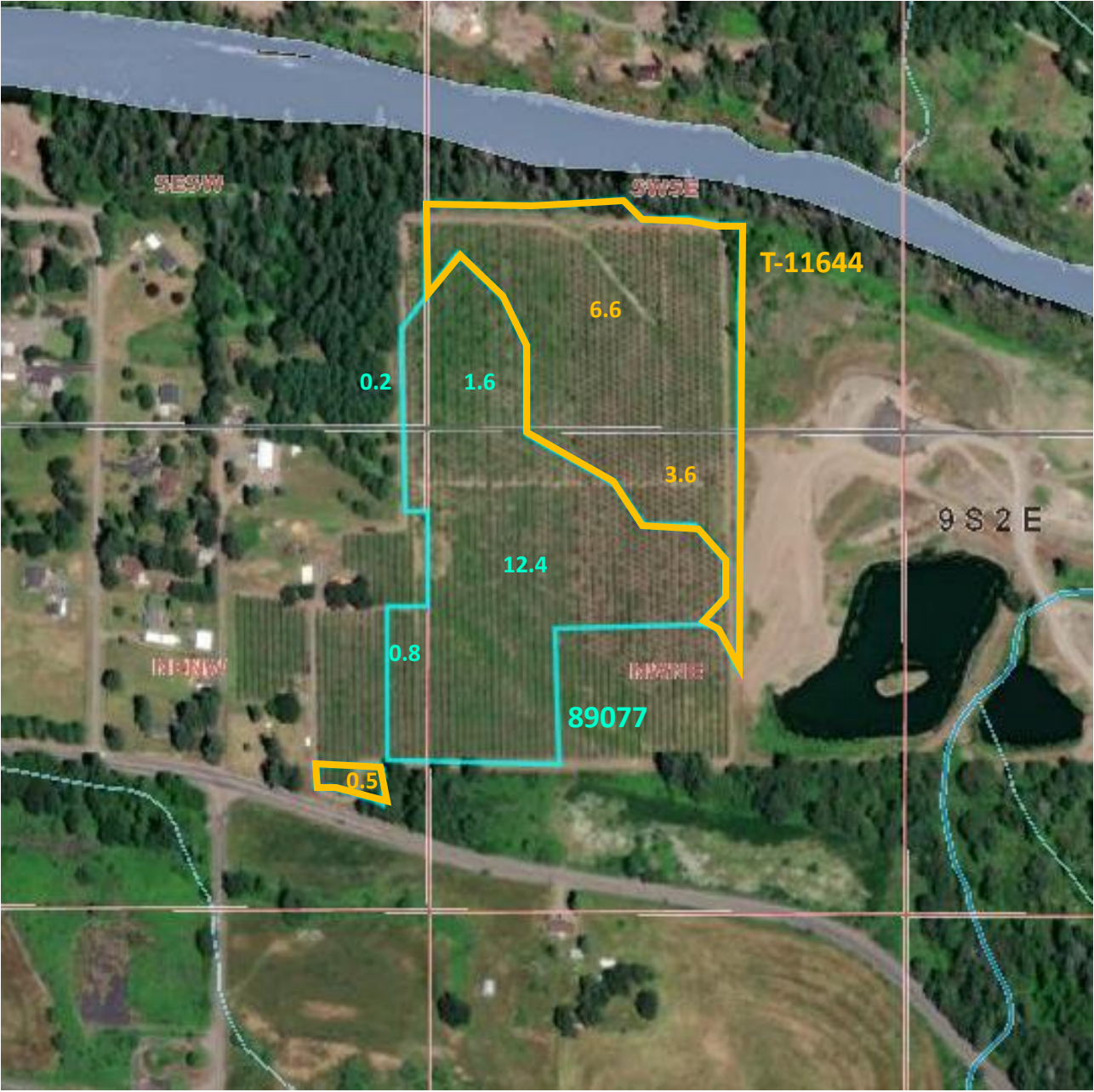
	SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
	87	Salem gravelly silt loam	18.06	44.5%	2	68.5
	19	Chapman loam	10.67	26.3%	1	85.2
	23	Clackamas gravelly silt loam	10.35	25.5%	3	65.0
	26	Coburg silty clay loam	1.51	3.7%	2	89.8
			40.59			72.8

Water Rights

Documents Provided Through OWRD



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.



STATE OF OREGON

COUNTY OF LINN

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

DOUGLAS A. AND JUDY P. NIELSEN
259 SW 137TH
SEATTLE, WA 98166

confirms the right to use the waters of NORTH SANTIAM RIVER AND DETROIT RESERVOIR CONSTRUCTED UNDER PERMIT R-1625, tributaries to SANTIAM RIVER for IRRIGATION OF 15.0 ACRES.

This right was perfected under Permit S-39888. The date of priority is MARCH 12, 1975. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.19 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the points of diversion.

The points of diversion are located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
10 S	5 E	WM	7	SW NW		POD NO. 1 - DETROIT RESERVOIR
9 S	2 E	WM	22	SE SW	2	POD NO. 2 - 120 FEET NORTH AND 610 FEET EAST FROM THE NW CORNER, JOHN B. POTTER DLC 37

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 from direct flow and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year, from direct flow and storage from reservoir constructed under Permit R-1625, and is subject to the terms and conditions of Contract 5-07-10-W0540 or a satisfactory replacement between the Bureau of Reclamation and the applicant, a copy of which is on file in the records of the Water Resources Department and shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
9 S	2 E	WM	22	SE SW	37	0.2
9 S	2 E	WM	22	SW SE	37	1.6
9 S	2 E	WM	27	NW NE	37	12.4
9 S	2 E	WM	27	NE NW	37	0.8
Total						15.0

This certificate describes that portion of the water right confirmed by Certificate 54059, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered Feb. 14, 2014, approving Transfer Application T-11644.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described and is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed Feb. 14, 2014


Dwight French, Water Right Services Administrator, for
PHILLIP C. WARD, DIRECTOR