

37014 ALEXANDER RD

PHILOMATH, 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



BILLY
SCOTT

BILLYSCOTT@KW.COM
541-619-1632

Billy Scott is a licensed real estate agent in the state of Oregon serving all of Oregon, specializing in small agricultural operations (40 acres or less), hobby farms, residential acreage properties, timberland, traditional residential properties, and 1031 exchanges. As a native of Philomath, Billy is an excellent resource for people looking to relocate to the area. Growing up in Philomath, Billy graduated from Philomath High School and was an active member of 4H where he raised and sold hogs. He was also a part of the Forestry program at Philomath High School all four years where he really enjoyed the events but also learned to thin and fall trees.

Billy's career prior to real estate was at Knife River in 2005 as an equipment operator and worked his way up to Lead Sales Rep and supervisor in 2015 after being offered several opportunities in between. He was identified at this company as a very versatile employee and was cross-trained in all of the various facets of the business over the 18 years that he has worked there. This really tapped into his natural abilities to oversee several projects at once, adapt to different scenarios effortlessly, and get along with anyone he was working with.

A large part of Billy's life has revolved around coaching his daughter's softball, basketball, volleyball, and soccer teams over the years. This has been an excellent segue into real estate as he has natural leadership abilities, and enjoys teaching and guiding people. His background in material supply within the construction industry paired with his natural drive to succeed makes him a valuable asset to his real estate clients. His ability to oversee several projects at once and build relationships within the real estate industry is why the Oregon Farm and Home brokers sought Billy out to join the team. As an agent on the Oregon Farm and Home Brokers, he is excited and ready to educate and serve his clients, while guiding them throughout the many real estate endeavors and milestones in life.



Home

1,440 SqFt

- 4 Bedrooms, 2 Bathrooms
- Spacious Double Wide
- Fire pit
- Front and Back Covered Porch

Outbuildings & Grounds

Zoned: FC

- 3 Acres
- Secluded and Quiet
- Timber Property
- Great for Elk and Deer Hunting
- Area for RV Parking
- Quarry Rock Driveway
- Chicken Coop/Woodshed
- Double Wide Detached Covered Parking Area
 - 8 X 10 Storage Area in Back



Maps



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

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

LAND
KELLERWILLIAMS

Luxury
KELLERWILLIAMS
INTERNATIONAL

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County Information

List Packet (s) Provided Through County Records



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Fidelity National Title®

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **001222**
Tax Lot: **116050000700**
Owner: Fortado, Savannah R
CoOwner: Rariden, Levi D
Site: 37014 Alexander Rd
Philomath OR 97370
Mail: 37014 Alexander Rd
Philomath OR 97370
Zoning: County-FC - Forest Conservation
Std Land Use: CMOB - Mobile Home Parks, Trailers
Legal:
Twn/Rng/Sec: T:11S R:06W S:05 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$34,230.00**
Market Land:
Market Impr: **\$34,230.00**
Assessment Year: **2022**
Assessed Total: **\$25,835.00**
Exemption:
Taxes: **\$403.10**
Levy Code: 1709
Levy Rate: 16.1518

SALE & LOAN INFORMATION

Sale Date: 03/29/2019
Sale Amount: \$274,900.00
Document #: 580149
Deed Type: Deed
Loan Amount: \$244,900.00
Lender: PRIVATE INDIVIDUAL
Loan Type: Private Party Lender
Interest Type:
Title Co: FIRST AMERICAN

PROPERTY CHARACTERISTICS

Year Built: 1972
Eff Year Built:
Bedrooms:
Bathrooms: 2
of Stories: 1
Total SqFt: 1,440 SqFt
Floor 1 SqFt: 1,440 SqFt
Floor 2 SqFt:
Basement SqFt:
Lot size: 3.00 Acres (130,889 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source: Heat Pump
Fireplace:
Bldg Condition: Average
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 17J - Philomath School 17j
Census: 3022 - 010200
Recreation:

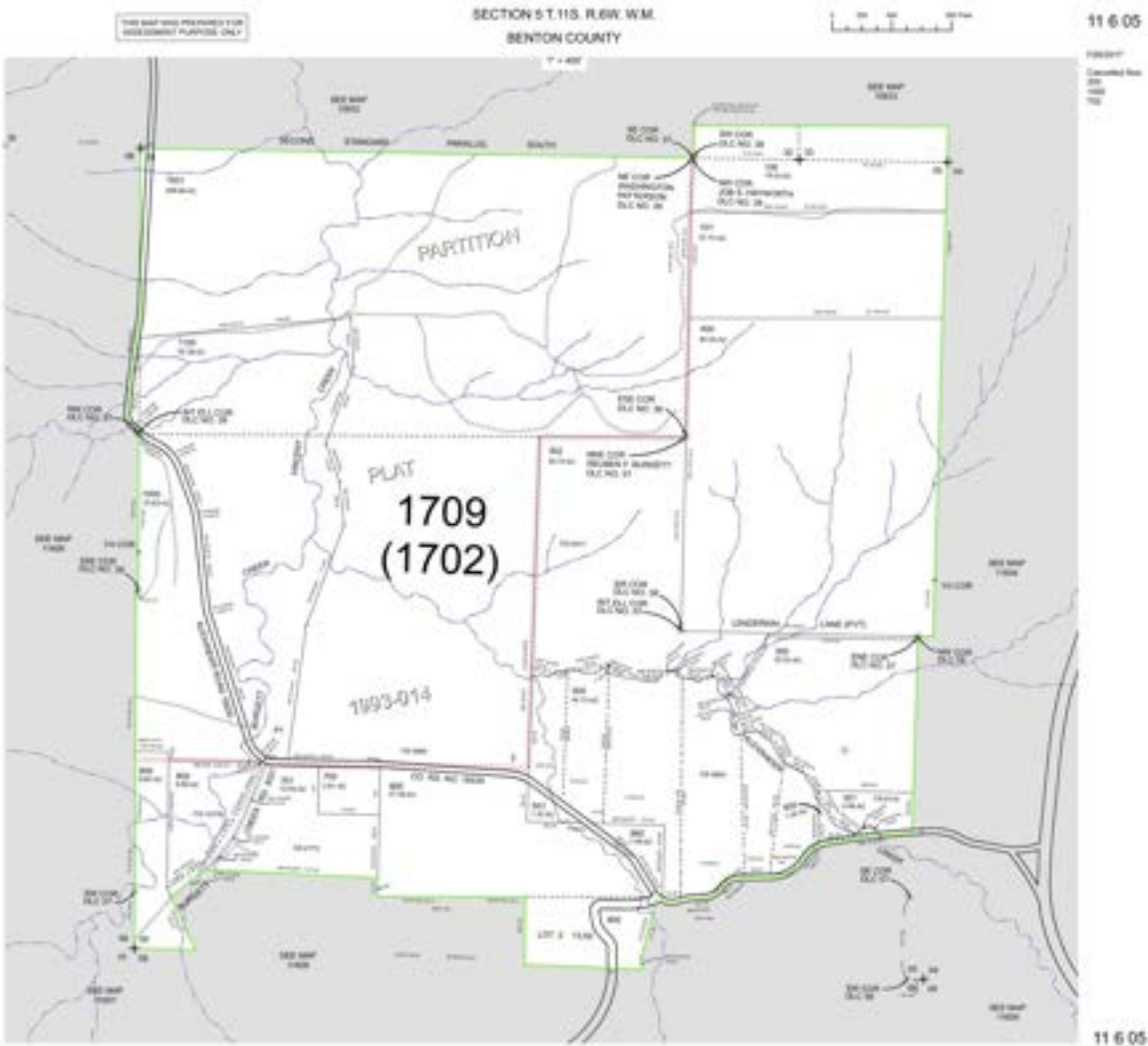


Fidelity National Title

Parcel ID: 001222

Site Address: 37014 Alexander 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.

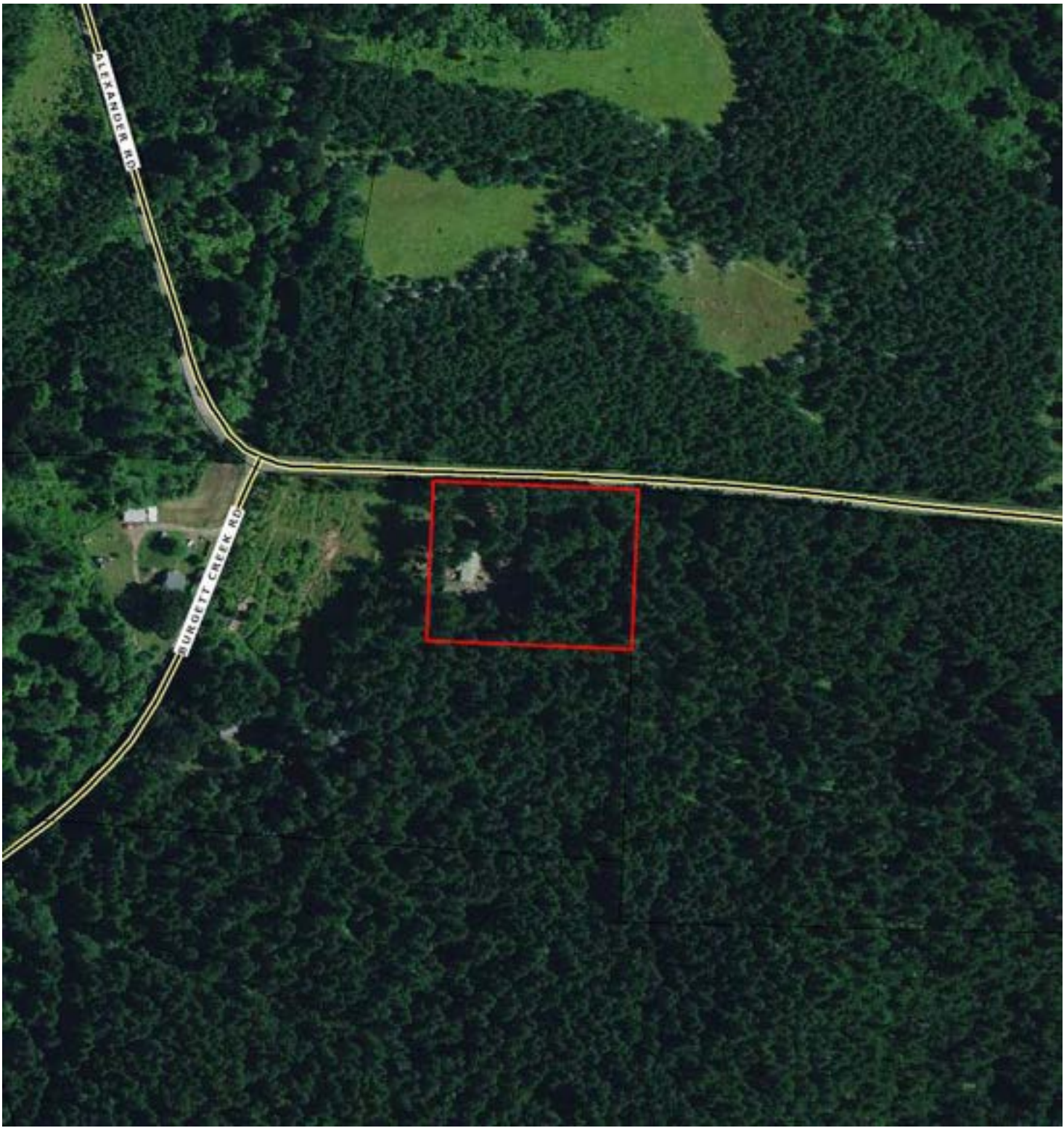


Fidelity National Title

Parcel ID: 001222

Site Address: 37014 Alexander Rd

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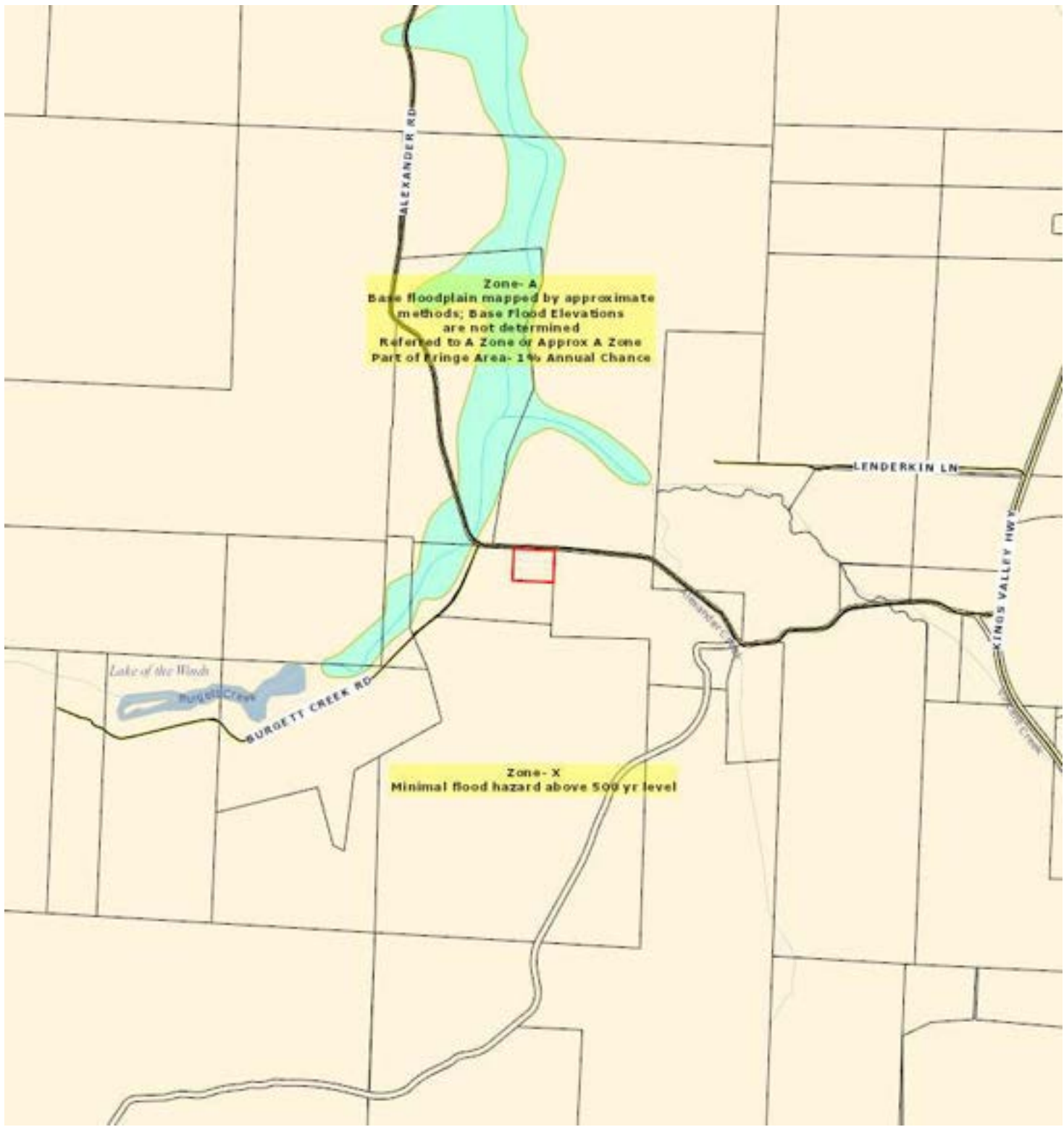


Fidelity National Title

Parcel ID: 001222

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

Flood Map



Fidelity National Title

Parcel ID: 001222
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Property Detail

REAL PROPERTY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	001222	LAST CERTIFIED VALUES	
Map/Tax Lot:	116050000700 [GIS Maps]	Market Land:	\$ 0
Acreage:	0	Market Structure:	\$ 34,230
Property Class:	009	Total Real Market Value:	\$ 34,230
Tax Code Area:	1709	Special Assessed Taxable Land Value:	\$ 0
		Assessed:	\$ 25,835
Situs Address:	37014 ALEXANDER RD PHILOMATH, OR 97370	Exemption:	\$ 0
		Net Taxable:	\$ 25,835

Property Valuation History

Owner Information

Owner RARIDEN LEVI D 37014 ALEXANDER RD PHILOMATH, OR 97370 USA	Owner FORTADO SAVANNAH R 37014 ALEXANDER RD PHILOMATH, OR 97370 USA	Taxpayer RARIDEN LEVI D & FORTADO SAVANNAH R 37014 ALEXANDER RD PHILOMATH, OR 97370 USA
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Taxes

Tax Code Area:	1709
Property Tax (2022):	\$403.1

Tax Payments and History

Assessment Property Tax Statement

07/01/2022 to 06/30/2023 BENTON COUNTY PROPERTY TAX STATEMENT
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 001222 Manufactured Structure
SITUS ADDRESS: 37014 ALEXANDER RD PHILOMATH, OR 97370

PROP CLASS: 009
PROP TCA: 1709
PROP MAP: 116050000700 ACRES: 0.00

LAST YEARS TAX	359.91
LinnBenton CC	12.97
LinnBentonLincoln ESD	7.88
Philomath SD #17	125.71
Philomath SD LO 2018	24.57
Education Totals	171.13

VALUES	LAST YEAR	THIS YEAR
Real Market Value	0	0
Land		
Real Market Value	26,930	34,230
Structure		
Real Market Value	26,930	34,230
Total		

911 Emergency Service Dist	11.63
Benton County	56.97
Benton County Extension Dist	2.07
Benton County Library	10.20
Benton County Local Option 2018	23.25
Benton County Soil & Water	1.29
Hoskins Kings Valley RFD #8	62.43
General Government Totals	167.84

Special Assessed Value	0	0
Assessed Value	25,083	25,835
Exemptions	0	0
Net Taxable	25,083	25,835

Bond LinnBenton CC	4.19
Bonds Philomath SD 17J 2010	58.27
LinnBenton CC Bond 2022	1.67
Bonds - Other Totals	64.13

TAX COLLECTOR	(541)766-6808
ASSESSOR	(541)766-6855
WEB SITE: https://www.co.benton.or.us/assessment/	

If a mortgage company pays your taxes,
this statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment with No Discount
1,220.05	1,092.40	963.40

2022 - 2023 TAXES	403.10
2021 - 2022 DELINQUENT TAXES	403.11
2020 - 2021 DELINQUENT TAXES	425.93

TOTAL TAXES OUTSTANDING	1,232.14
TOTAL TAX (After Discount)	1,220.05

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ACCOUNT NUMBER: 001222

INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment.....	if paid by:	11/15/2022	1,220.05
or 2/3 Payment.....	if paid by:	11/15/2022, with final 1/3 due 05/15/2023	1,092.40
or 1/3 Payment.....	Due:	11/15/2022, 02/15/2023, 05/15/2023	963.40

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Enter Payment Amount

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Benton County Tax Collector
PO Box 964
Corvallis, OR 97339-0964



Fidelity National Title®

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **124200**
Tax Lot: **116050000700**
Owner: Fortado, Savannah R
CoOwner: Rariden, Levi D
Site: 37014 Alexander Rd
Philomath OR 97370
Mail: 37014 Alexander Rd
Philomath OR 97370
Zoning: County-FC - Forest Conservation
Std Land Use: CMOB - Mobile Home Parks, Trailers
Legal:
Twn/Rng/Sec: T:11S R:06W S:05 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$323,160.00**
Market Land: **\$274,480.00**
Market Impr: **\$48,680.00**
Assessment Year: **2022**
Assessed Total: **\$98,762.00**
Exemption:
Taxes: **\$1,661.43**
Levy Code: 1709
Levy Rate: 16.1518

SALE & LOAN INFORMATION

Sale Date: 01/25/2019
Sale Amount:
Document #: 578509
Deed Type: Deed
Loan Amount:
Lender:
Loan Type:
Interest Type:
Title Co: ATTORNEY ONLY

PROPERTY CHARACTERISTICS

Year Built:
Eff Year Built:
Bedrooms:
Bathrooms:
of Stories:
Total SqFt:
Floor 1 SqFt:
Floor 2 SqFt:
Basement SqFt:
Lot size: 2.81 Acres (122,404 SqFt)
Garage SqFt:
Garage Type:
AC:
Pool:
Heat Source:
Fireplace:
Bldg Condition:
Neighborhood:
Lot:
Block:
Plat/Subdiv:
School Dist: 17J - Philomath School 17j
Census: 3022 - 010200
Recreation:

Property Detail

REAL PROPERTY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	124200	LAST CERTIFIED VALUES	
Map/Tax Lot:	116050000700 [GIS Maps]	Market Land:	\$ 274,480
Acreage:	2.81	Market Structure:	\$ 48,680
Property Class:	409	Total Real Market Value:	\$ 323,160
Tax Code Area:	1709	Special Assessed Taxable Land Value:	\$ 0
		Assessed:	\$ 98,762
Situs Address:	37014 ALEXANDER RD PHILOMATH, OR 97370	Exemption:	\$ 0
		Net Taxable:	\$ 98,762

Property Valuation History

Owner Information

Owner FORTADO SAVANNAH R 37014 ALEXANDER RD PHILOMATH, OR 97370 USA	Owner RARIDEN LEVI D 37014 ALEXANDER RD PHILOMATH, OR 97370 USA	Taxpayer RARIDEN LEVI D & FORTADO SAVANNAH R 37014 ALEXANDER RD PHILOMATH, OR 97370 USA
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Taxes

Tax Code Area:	1709
Property Tax (2022):	\$1661.43

Tax Payments and History

Assessment Property Tax Statement

07/01/2022 to 06/30/2023 BENTON COUNTY PROPERTY TAX STATEMENT
PO BOX 964 Corvallis, OR 97339 • 4500 SW Research Way Corvallis, OR 97333

ACCOUNT NUMBER: 124200

SITUS ADDRESS: 37014 ALEXANDER RD PHILOMATH, OR 97370

PROP CLASS: 409
PROP TCA: 1709
PROP MAP: 116050000700 ACRES: 2.81

LAST YEARS TAX	1,615.21
LinnBenton CC	49.57
LinnBentonLincoln ESD	30.11
Philomath SD #17	480.61
Philomath SD LO 2018	148.14
Education Totals	708.43

VALUES	LAST YEAR	THIS YEAR
Real Market Value	223,840	274,480
Land		
Real Market Value	39,460	48,680
Structure		
Real Market Value	263,300	323,160
Total		

911 Emergency Service Dist	44.44
Benton County	217.79
Benton County Extension Dist	7.90
Benton County Library	38.98
Benton County Local Option 2018	88.89
Benton County Soil & Water	4.94
Hoskins Kings Valley RFD #8	238.66
General Government Totals	641.60

Special Assessed Value	0	0
Assessed Value	95,885	98,762
Exemptions	0	0
Net Taxable	95,885	98,762

Bond LinnBenton CC	16.03
Bonds Philomath SD 17J 2010	222.75
LinnBenton CC Bond 2022	6.37
OR Forestry Fire Surcharge	47.50
OR Forestry Fire Timber	18.75
Bonds - Other Totals	311.40

TAX COLLECTOR (541)766-6808
ASSESSOR (541)766-6855
WEB SITE: <https://www.co.benton.or.us/assessment/>

If a mortgage company pays your taxes,
this statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment with No Discount
6,982.15	6,456.04	5,924.37

2022 - 2023 TAXES	1,661.43
2021 - 2022 DELINQUENT TAXES	1,809.04
2020 - 2021 DELINQUENT TAXES	2,083.70
2019 - 2020 DELINQUENT TAXES	1,477.83

TOTAL TAXES OUTSTANDING	7,032.00
TOTAL TAX (After Discount)	6,982.15

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PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Cut Here

ACCOUNT NUMBER: 124200

INCLUDES DELINQUENT TAXES OWING, IF ANY

Full Payment.....	If paid by:	11/15/2022	6,982.15
or 2/3 Payment.....	If paid by:	11/15/2022, with final 1/3 due 05/15/2023	6,456.04
or 1/3 Payment.....	Due:	11/15/2022, 02/15/2023, 05/15/2023	5,924.37

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Enter Payment Amount

\$

Benton County Tax Collector
PO Box 964
Corvallis, OR 97339-0964



Fidelity National Title®

BENTON COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **702258**

Tax Lot:

Owner: R & R Logging LLC

CoOwner:

Site: 37014 Alexander Rd

Philomath OR 97370

Mail: 203 Turnberry Way

Byron GA 31008

Zoning:

Std Land Use:

Legal:

Twn/Rng/Sec: T: R: S: Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$9,826.00**

Market Land:

Market Impr:

Assessment Year: **2022**

Assessed Total: **\$9,826.00**

Exemption:

Taxes:

Levy Code: 1704

Levy Rate: 15.6583

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

Property Detail

PERSONAL PROPERTY

FOR ASSESSMENT AND TAX PURPOSES ONLY

Account Information

Account #:	702258	LAST CERTIFIED VALUES	
Map/Tax Lot:	[GIS Maps]	Total Real Market Value:	\$ 9,826
Tax Code Area:	1704	Assessed:	\$ 9,826
		Net Taxable:	\$ 9,826
Situs Address:	37014 ALEXANDER RD PHILOMATH, OR 97370	Property Valuation History	

Owner Information

Owner	Taxpayer
R & R LOGGING LLC	R & R LOGGING LLC
203 TURNBERRY WAY	203 TURNBERRY WAY
BYRON, GA 31008 USA	BYRON, GA 31008 USA

Taxes

Tax Code Area:	1704
Property Tax (2022):	\$

[Tax Payments and History](#)

Assessment Property Tax Statement

No results could be retrieved for 702258 in 2022



After recording return to:
Levi D. Rariden and Savannah R.
Fortado
37014 Alexander Road
Philomath, OR 97370

Until a change is requested all tax
statements shall be sent to the
following address:

Levi D. Rariden and Savannah R.
Fortado
37014 Alexander Road
Philomath, OR 97370

File No.: 7121-3172169 (KH)
Date: December 26, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

BENTON COUNTY, OREGON **2019-580149**
DE-WD
Sin=51 MR **03/29/2019 09:58:07 AM**
\$10.00 \$11.00 \$10.00 \$62.00 \$20.00 **\$113.00**

I, James V. Morales, County Clerk for Benton County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

James V. Morales - County Clerk

STATUTORY WARRANTY DEED

Matthew D. Dickason, Trustee of the Cora Joan Dickason Living Trust dated November 14, 2018, Grantor, conveys and warrants to Levi D. Rariden and Savannah R. Fortado, not as tenants in common but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A portion of the land described in the deed recorded in Book 142, Page 59, Deed Records, Benton County, Oregon and lying in the Southwest quarter of Section 5, Township 11 South, Range 6 West, of the Willamette Meridian, Benton County, Oregon, more particularly described as follows: Beginning at the Northeast corner of the above described tract of land running thence Southerly along the Easterly boundary of said parcel, 319 feet to a point; thence Westerly 410 feet to a point that is 319 feet Southerly of the North boundary of the above described tract; thence Northerly 319 feet to a point that is Westerly 410 feet from the Northeast corner of the above described tract; thence Easterly 410 feet to the Northeast corner of the above described tract.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$274,900.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 3172169

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 25th day of March, 2019.

Matthew D. Dickason, Trustee of the Cora Joan
Dickason Living Trust dated November 14, 2018

Matthew D. Dickason Trustee
Matthew D. Dickason, Trustee

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 25th day of March, 2019
by **Matthew D. Dickason, Trustee of the Cora Joan Dickason Living Trust**.

Kami Hampton

Notary Public for Oregon
My commission expires: 3-6-22



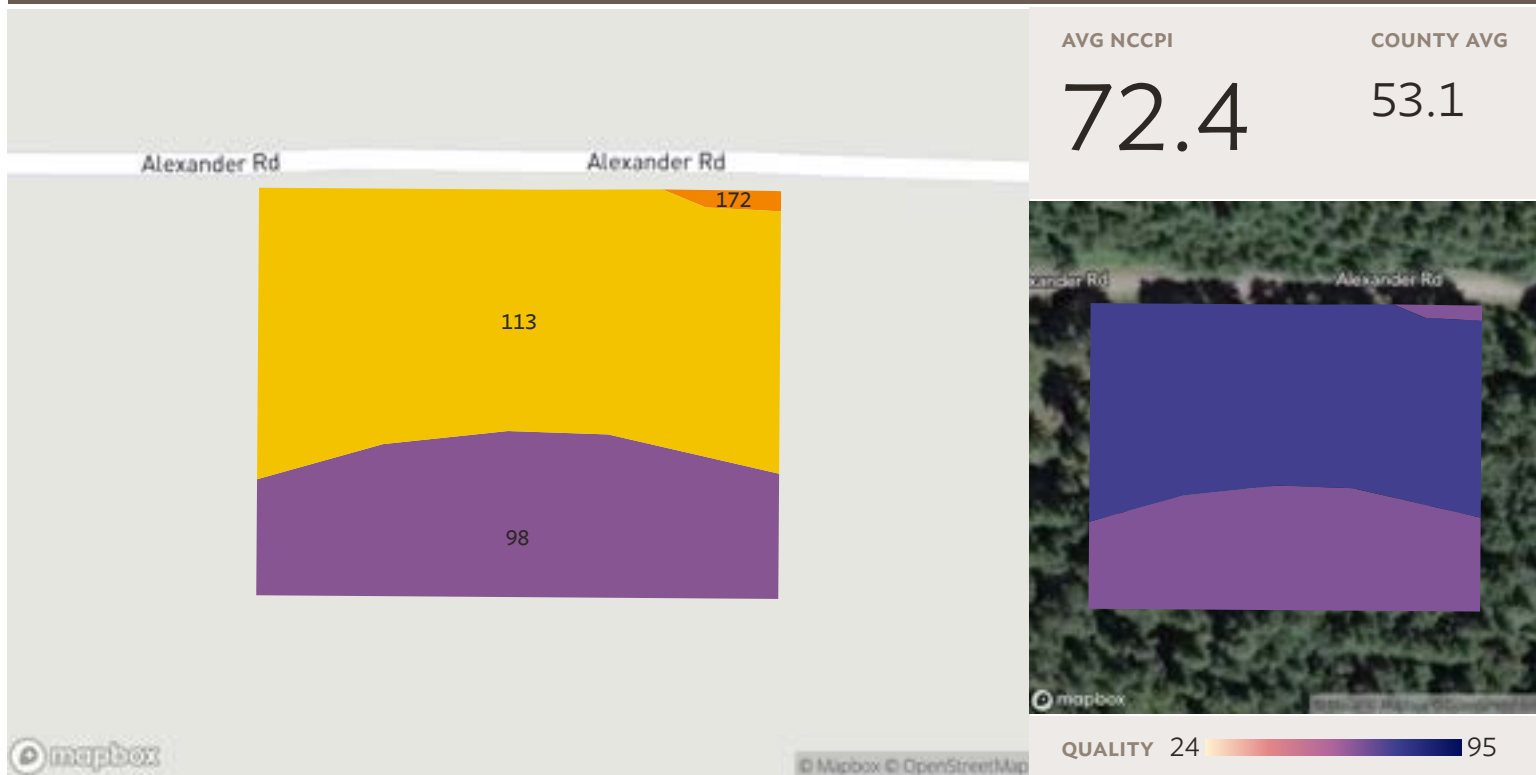
Soil Report



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, 3 acres in Benton County, OR

TOWNSHIP/SECTION 11S 6W - 5



AVG NCCPI

72.4

COUNTY AVG

53.1

All fields

Source: NRCS Soil Survey

3 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
113	McAlpin silty clay loam, 0 to 3 percent slopes	1.88	62.6%	2	76.0
98	Jory-Gelderman complex, 12 to 30 percent slopes	1.10	36.6%	4	66.5
172	Witham silty clay loam, 2 to 12 percent slopes	0.03	0.8%	3	66.3
		3.00			72.4