

# 35289 WASHBURN HEIGHTS DR

BROWNSVILLE, 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**

STEEHELMS@KW.COM  
541-979-0118



# Home

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1,955 SqFt

- 2 Bedrooms, 2.5 Bathrooms
  - 1 Bonus Room
- Heated Master Bathroom Flooring
- Clawfoot Soaking Tub
  - Unique Stain Glass Window Above Tub
- Recently Remodeled Kitchen
  - Stainless Steel Appliances
  - Swing Out Pantry
- Trex Deck with Cable Railing
  - Upstairs Installed 2019
  - Downstairs Installed 2016
- Solar Screens
- Multiple Skylights
  - 2nd Bedroom Upstairs has Velux Feature
- Vaulted Ceilings
- Internet Type Alyrica
- Wyze Security System
- Upstairs Flooring
  - Bambo
- Downstairs Flooring
  - Marmoleum and Cork

# Land

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Beautifully Landscaped

Deer Fenced Garden with Raised Beds

Fenced Dog Yard

Chicken Coop

Barn

- 110 Power

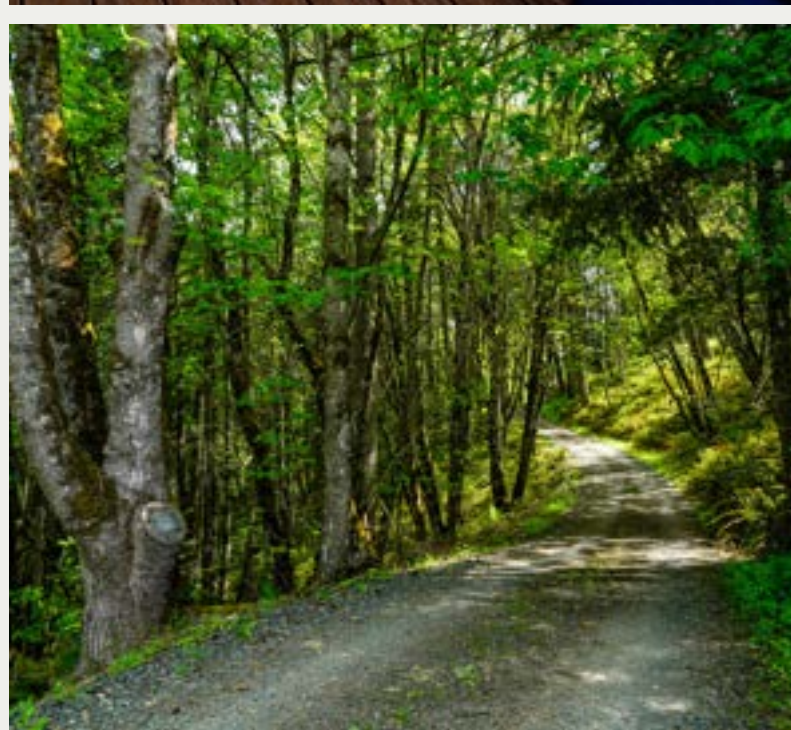
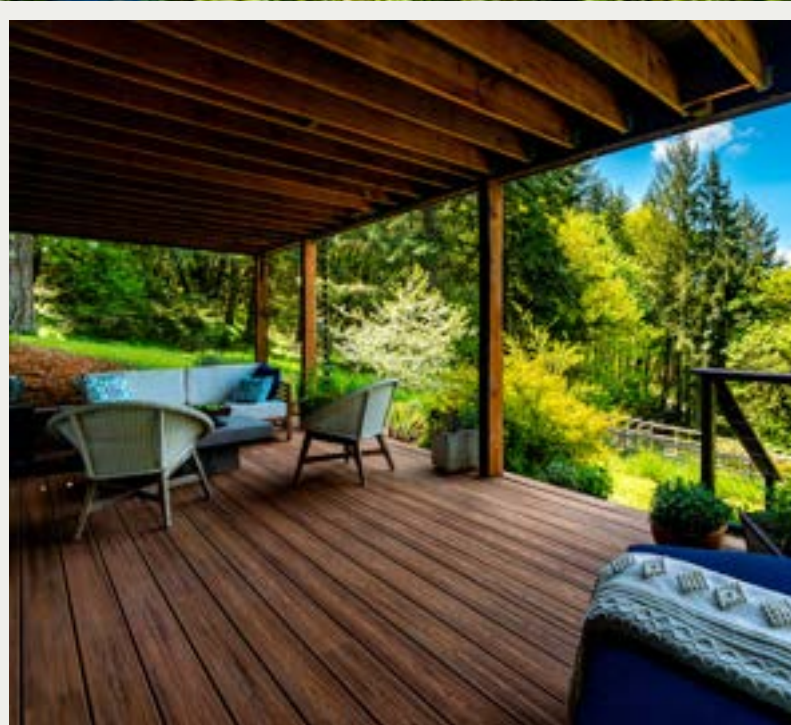
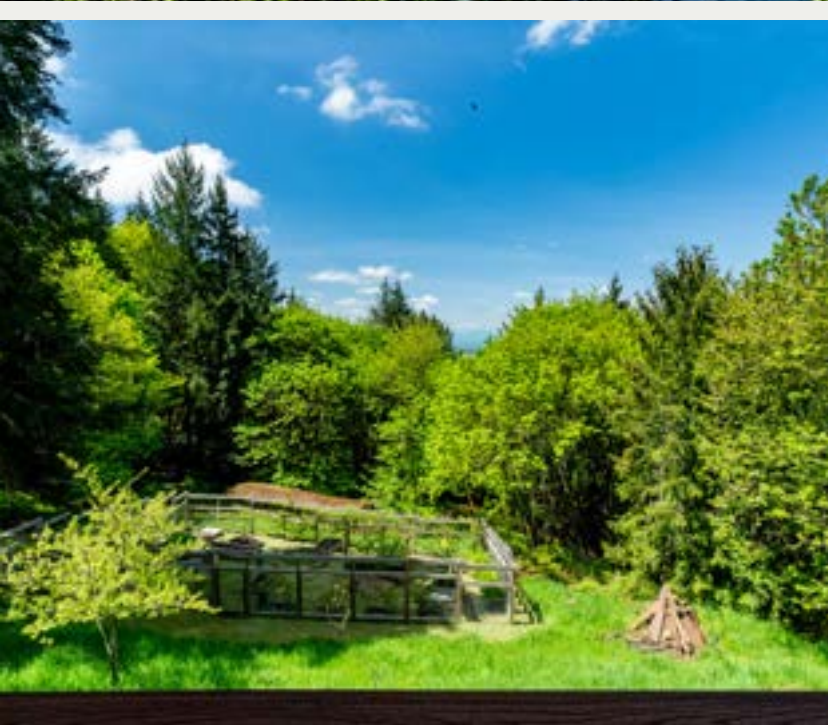
Long Private Driveway

Mountain Views of Marys Peak

Serene Woodland Setting

Established Fruit Trees and Berries









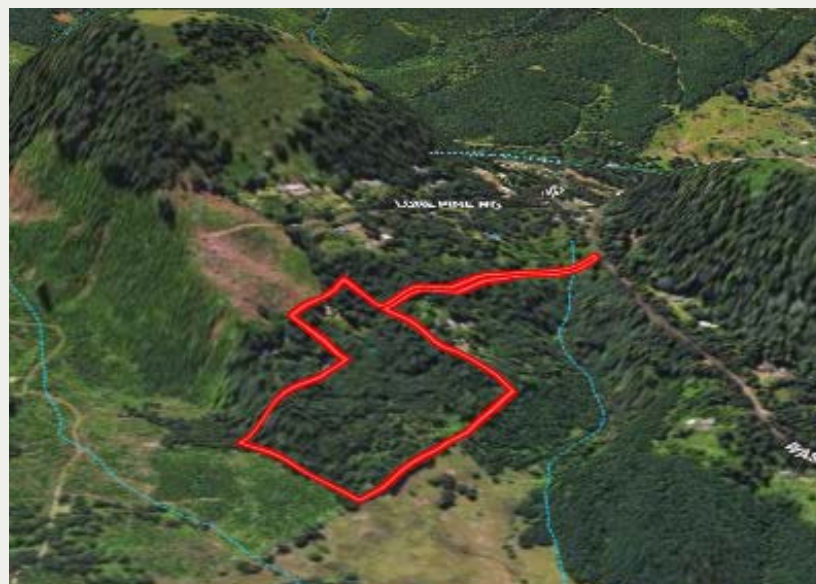
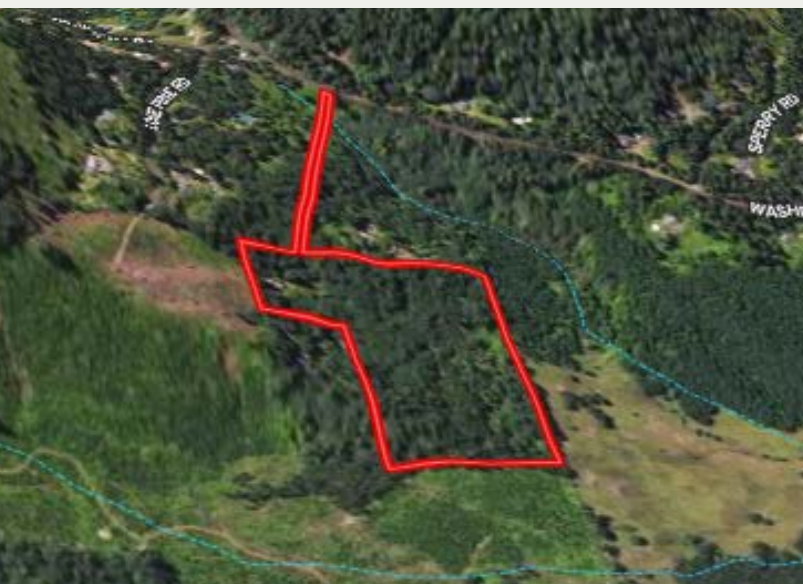
# Maps



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**Oregon  
Farm & Home**  
★ BROKERS ★

KW MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

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# County Information

List Packet (s) Provided Through County Records







## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0384137**

Tax Lot: **13S02W1800328**

Owner: Snetsinger, Thomas

CoOwner: Herman, Christina

Site: 35289 Washburn Heights Dr  
Brownsville OR 97327

Mail: PO Box 306

Brownsville OR 97327

Zoning: County-F/F - Farm/Forest

Std Land Use: OTHR - Other

Legal: - LOT 2

Twtn/Rng/Sec: T:13S R:02W S:18 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$705,880.00**

Market Land: **\$317,050.00**

Market Impr: **\$388,830.00**

Assessment Year: **2022**

Assessed Total: **\$275,130.00**

Exemption:

Taxes: **\$3,074.20**

Levy Code: 55203

Levy Rate: 11.1736

### PROPERTY CHARACTERISTICS

Year Built: 1988

Eff Year Built: 2007

Bedrooms: 3

Bathrooms: 2

# of Stories: 1

Total SqFt: 1,955 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 18.54 Acres (807,602 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Wall Electric

Fireplace:

Bldg Condition: Average

Neighborhood:

Lot: 2

Block:

Plat/Subdiv:

School Dist: 552Z6 - Central Linn

Census: 1038 - 030500

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 07/01/2015

Sale Amount:

Document #: 9871

Deed Type: Deed

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:



**Fidelity National Title**

Parcel ID: 0384137

Site Address: 35289 Washburn Heights 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: 0384137**

**Site Address: 35289 Washburn Heights Dr**

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Aerial Map



**Fidelity National Title**

**Parcel ID: 0384137**

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## Flood Map



**Fidelity National Title**

Parcel ID: 0384137

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# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

January 20, 2023 11:56:38 am

<b>Account #</b>	384137	<b>Tax Status</b>	ASSESSABLE
<b>Map #</b>	13S02W1800 00328	<b>Acct Status</b>	ACTIVE
<b>Code - Tax #</b>	55203-384137	<b>Subtype</b>	NORMAL
<b>Legal Descr</b>	See Record		
<b>Mailing Name</b>	SNETSINGER THOMAS & HERMAN CHRISTINA	<b>Deed Reference #</b>	2015-9871
<b>Agent</b>	TRUST	<b>Sales Date/Price</b>	07-01-2015 / \$0
<b>In Care Of</b>	C/O THOMAS SNETSINGER	<b>Appraiser</b>	GARTON, JOSHUA
<b>Mailing Address</b>	PO BOX 306 BROWNSVILLE, OR 97327		
<b>Prop Class</b>	661	<b>MA</b>	<b>SA</b>
<b>RMV Class</b>	401	06	00
		<b>NH</b>	<b>Unit</b>
		002	35921-1

Situs Address(s)	Situs City
ID# 1 35289 WASHBURN HEIGHTS DR	BROWNSVILLE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
55203 Land	327,340			Land	0
Impr.	329,070			Impr.	0
<b>Code Area Total</b>	656,410	282,310	283,380		0
<b>Grand Total</b>	656,410	282,310	283,380		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
55203					LANDSCAPE - FAIR	100				3,000
55203	1	<input checked="" type="checkbox"/>			Market	100	A	1.00		39,530
55203					RURAL OSD - AVG	100				30,000
55203	2	<input checked="" type="checkbox"/>			Small Tract Forest land	100	A	17.54	FE	254,810
<b>Grand Total</b>								18.54		327,340

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
55203	501	0	318	GP SHED		100	720			2,500
55203	101	2016	110	Residential Other Improvements		100	0			4,330
55203	102	1988	130	Res Other Improvement Cls 3		100	0			24,190
55203	100	1988	142	RES One story with basement		100	1,955			298,050
<b>Grand Total</b>							2,675			329,070

### Exemptions / Special Assessments / Potential Liability

#### NOTATIONS:

■ POT'L ADD'L TAX LIABILITY ADDED 2009	<b>Amount</b>	0.00	<b>Tax</b>	0.00
■ SMALL TRACT FST				

**Comments:** FOR INFORMATION ON TL 328 & 358, PLEASE USE THE COMPUTER. THE PAPERWORK IN THE JACKETS ON THESE TWO ACCOUNTS HAS BEEN MIXED UP SINCE THE HOUSES WERE BUILT. THIS HOUSE CURRENTLY LISTED FOR \$317,996. COPY OF LISTING IN JACKET.  
5/11/95 JLS.  
SENT TO OWNER ON 10/24/95: APPEAL FORM, COPY OF MAP, LETTER, 1995 APPRAISAL, DIAGRAM. (DAVE EDWARDS, 6137 SOUTH PINEHURST DR, CHANDLER, AZ 85249)10/95 JS.  
SPOKE WITH OWNER BY PHONE ON 10/30/95. MADE CORRECTIONS TO ACCT ACCORDING TO CONVERSATION W/MR. EDWARDS. INSTRUCTED TO VISIT PROPERTY AGAIN. SENT LETTER TO MR. EDWARDS. SEE COPY IN JACKET.  
10/30/95 JLS.  
VISIT MADE TO PROPERTY 11/1/95 BY DUS & JLS. SEE FILE IN SECTION DIR OF WP.  
96MX: DOES NOT APPEAR TO BE A FOREST HOMESITE AND PROPERTY RENTED OUT. 11/95 JLS.  
17MX: Ext. w/ owner deck replacement, netted with previous deck and added to exception pool. Updated landscaping, and cleaned up carport from 110 to 130 both as RMV only.  
9/29/2016-JG



# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

20-Jan-2023

SNETSINGER THOMAS & HERMAN CHRISTINA  
TRUST  
C/O THOMAS SNETSINGER  
PO BOX 306  
BROWNSVILLE OR 97327

Tax Account #	384137	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	55203
Situs Address	35289 WASHBURN HEIGHTS DR BROWNSVILLE OR 97327	Interest To	Feb 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	\$3,074.20	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,187.21	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,125.54	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,060.03	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,978.82	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,896.74	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,819.48	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,668.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,578.09	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,516.76	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,438.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,371.16	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,296.68	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,236.50	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,197.73	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,124.83	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,812.77	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,767.58	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,654.64	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.14	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,712.14	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,742.89	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,642.09	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,636.62	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,486.21	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,680.90	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,582.34	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.94	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$964.56	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,111.16	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,352.33	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,473.19	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$67,341.43	

# STATEMENT OF TAX ACCOUNT

**Linn County Courthouse, Room 214**

**300 4th Ave SW, PO Box 100**

**Albany, Oregon 97321-8600**

**(541) 967-3808**

20-Jan-2023

SNETSINGER THOMAS & HERMAN CHRISTINA  
TRUST  
C/O THOMAS SNETSINGER  
PO BOX 306  
BROWNSVILLE OR 97327

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Account Status	A	Loan Number	
Roll Type	Real	Property ID	55203
Situs Address	35289 WASHBURN HEIGHTS DR BROWNSVILLE OR 97327	Interest To	Feb 15, 2023

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Until a change is requested  
send tax statements to:  
[NO CHANGE]

After recording, return to:  
Evashevski, Elliott, Cihak & Hediger, PC  
PO Box 781  
Corvallis, OR 97339

The true and actual consideration paid  
for this conveyance is \$ -0-,  
estate planning purposes.

LINN COUNTY, OREGON

2015-09871

D-WD

Cnt=1 Sin=38 S. WILSON

07/01/2015 12:17:58 PM

\$10.00 \$11.00 \$20.00 \$19.00 \$10.00

\$70.00



00249290201500098710020027

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



## WARRANTY DEED

Thomas J. Snetsinger and Christina M. Herrmann, Grantor, conveys and warrants to Thomas James Snetsinger and Christina Marie Herrmann, trustees of the Thomas Snetsinger and Christina Herrmann Trust dated June 19, 2015, or the Successor Trustee, Grantee, and to Grantee's heirs, successors and assigns, the following described real property situated in Linn County, Oregon, to wit:

Parcel 2, Partition Plat 1990-29, filed November 6, 1990 in the County of Linn and State of Oregon.

TOGETHER WITH, an easement for roadway purposes, 30 feet in even width, as created by instrument recorded July 5, 1988 in Volume 474, page 763, Microfilm Records of Linn County, Oregon, the centerline of which is described as follows:

Beginning at a point on the Northerly right-of-way line of Washburn Road, which is South 12°33' East 7.37 feet, South 67°59' East 54.51 feet and South 70°11' East 119.10 feet from the Southerly Southwest corner of the O.H. Collins Donation Land Claim No. 40 in Section 18, Township 13 South, Range 2 West of the Willamette Meridian, Linn County, Oregon; thence South 85°18'55" East 13.25 feet; thence South 77°38'12" East 169.46 feet; thence North 73°34'58" East 171.25 feet; thence South 75°16'53" East 244.47 feet; thence North 70°6'25" East 124.29 feet; thence North 75°29'09" East 109.65 feet; thence North 34°21'20" East 63.64 feet; thence North 0°20'0" West 270.32 feet; thence North 7°42'23" West 57.00 feet; thence North 17°53'22" West 112.46 feet; thence North 39°56'59" East 60.29 feet; thence North 82°52'22" East 129.53 feet; thence North 65°48'42" East 72.73 feet to the North line of the property conveyed to Jeffrey B. Edwards and Stephanie Edwards by Bargain and Sale Deed recorded July 5, 1988 in Volume 474, Page 763, Microfilm Records of Linn County, Oregon, which is a point North 89°29'0" West 342.84 feet from the Northwest corner of Lot 36, Washburn Heights Subdivision.

Grantor warrants that the aforesaid property is free of encumbrances except liens, encumbrances, easements, covenants, conditions, restrictions, and exceptions of record.

Legal description created prior to January 1, 2008.


The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and

terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true and actual consideration paid for this conveyance is \$ -0-, estate planning purposes.

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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 19th day of June, 2015.

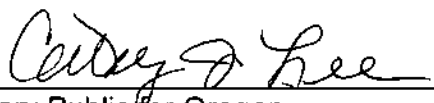
  
Thomas J. Snetsinger

  
Christina M. Herrmann

State of Oregon       )  
                                  ) ss.  
County of Benton    )

Personally appeared before me this 19th day of June, 2015, the above-named and identified Thomas J. Snetsinger and Christina M. Herrmann, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon



# Soil Report

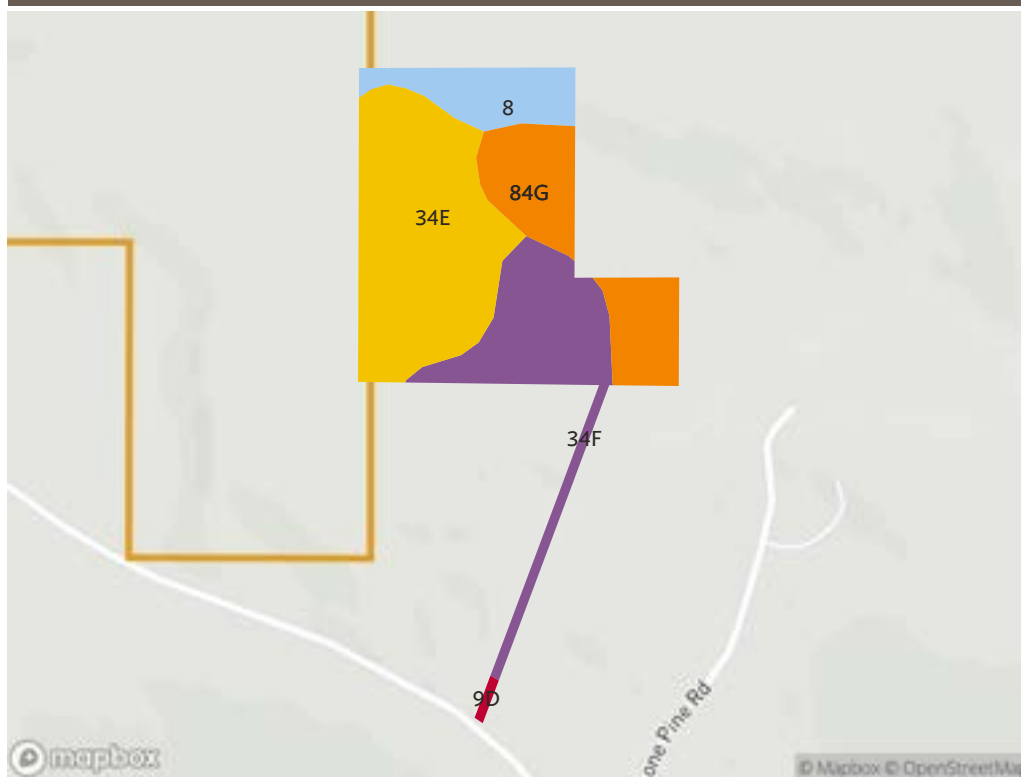


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1 field, 19 acres in Linn County, OR

TOWNSHIP/SECTION 13S 2W - 18

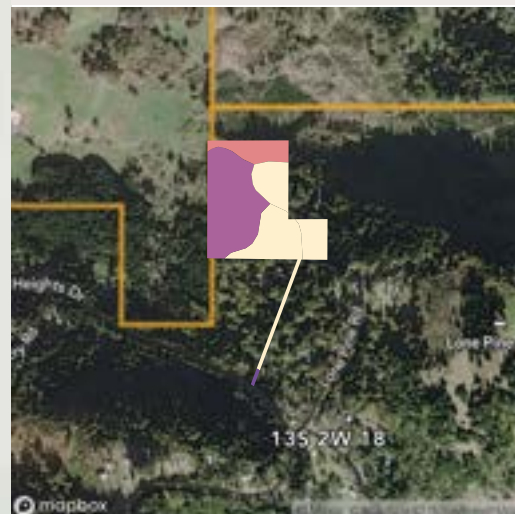


AVG NCCPI

33.8

COUNTY AVG

35.7



QUALITY 15 91

Source: NRCS Soil Survey

## All fields

19 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
34E	Dixonville silty clay loam, 12 to 30 percent slopes	8.07	42.9%	4	53.4
34F	Dixonville silty clay loam, 30 to 50 percent slopes	4.47	23.7%	6	15.3
84G	Ritner cobbly silty clay loam, 30 to 60 percent slopes	4.01	21.3%	7	14.2
8	Bashaw silty clay	2.18	11.6%	4	33.9
9D	Bellpine silty clay loam, 12 to 20 percent slopes	0.10	0.5%	3	62.6
<b>18.83</b>					<b>33.8</b>



# Inspections

*Buyers should not rely on this or any other correspondence because the information may not be accurate. The seller makes no representation whatsoever regarding the accuracy or completeness of the information and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their due diligence.*



# Septic



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OLDING TANK: Mfg \_\_\_\_\_ Size \_\_\_\_\_ Material \_\_\_\_\_  
 OSING TANK: Mfg \_\_\_\_\_ Size \_\_\_\_\_ Material \_\_\_\_\_

ABSOLUTE MINIMUM ALLOWED  
 LIMITS. (REQUIRED FOR  
 HOLDING TANKS & SYSTEMS  
 WITH A PUMP OR SIPHON.)

SIPHON: Mfg \_\_\_\_\_ Model \_\_\_\_\_ GPM \_\_\_\_\_ Discharge Diam \_\_\_\_\_  
 PUMP: Mfg \_\_\_\_\_ Model \_\_\_\_\_ GPM \_\_\_\_\_ Horsepower \_\_\_\_\_

☐ PUMP OR SIPHON INSTALLED,  
 TESTED & OPERATIONAL.

MERCURY FLOAT SWITCHES AND AUDIBLE-VISUAL ALARM INSTALLED, TESTED & OPERATIONAL.

WESSURE SEWER: Length \_\_\_\_\_ Diam \_\_\_\_\_ Material \_\_\_\_\_ PSI \_\_\_\_\_ ☐ Gate & check valves installed.  
 EFFLUENT SEWER: Length 22' Diam 4" Material PVC 3084 Grade 15' drop

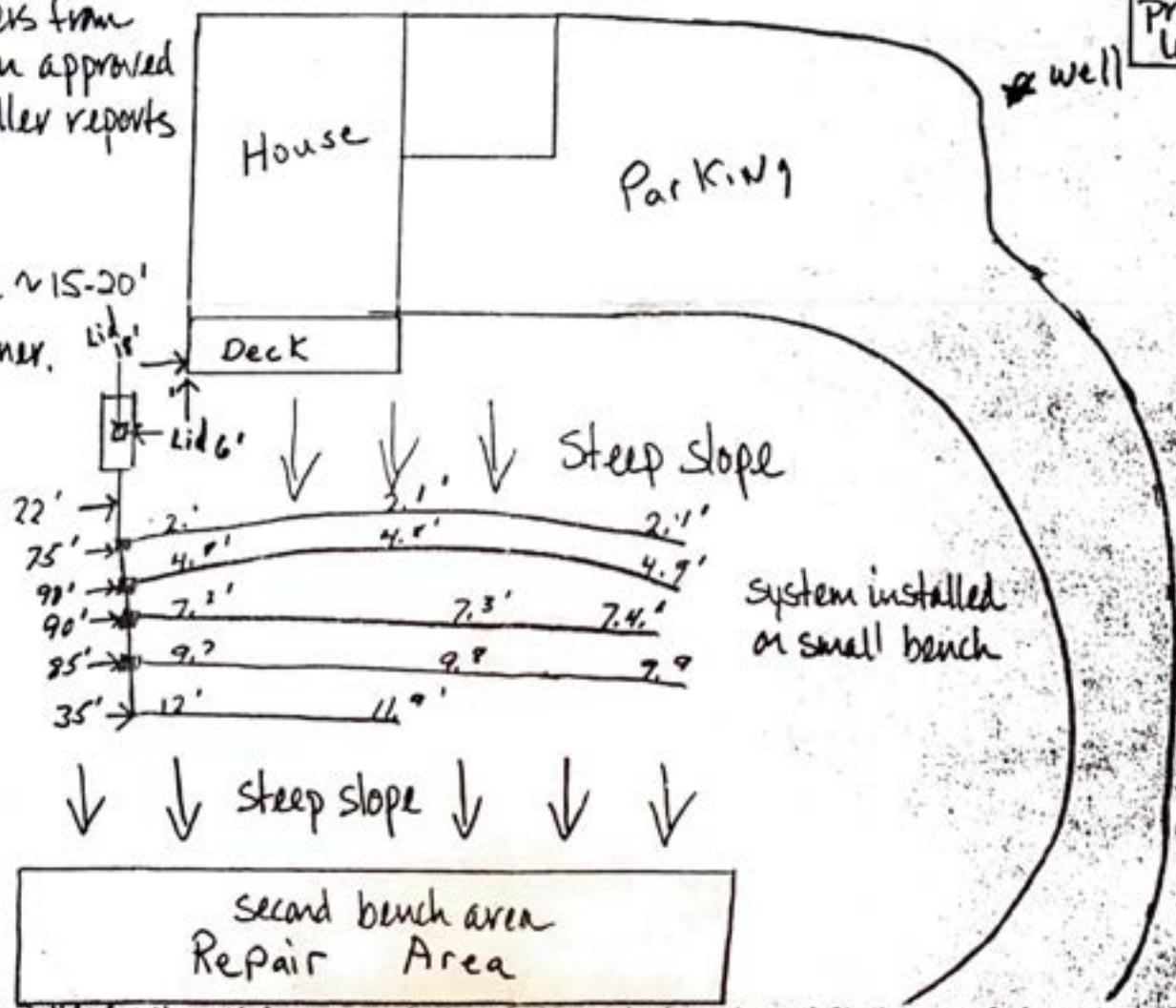
LINEAR FOOTAGE OF DRAINFIELD 325 ☐ Equal ☐ Loop ☒ Serial ☐ Pressurized ☐ Sidewalls Baked  
 CH DEPTH: Min 24" Max 30" DISTANCE BETWEEN TRENCHES: Min 9' PIPE MATERIAL: Header PVC 2729 Lateral PVC 2729  
 EFIELD ROCK: Total Depth 12" Depth Below Pipe 6" Supplier Mack Slate  
 JACKS FROM WELLS: Septic Tank 140 Holding Tank \_\_\_\_\_ Sand Filter \_\_\_\_\_ Drainfield 115'  
 FOLLOWING HAVE BEEN INSTALLED ☐ Sand Filter ☐ Pressurized Drainfield ☐ Tile Dewatering System ☐ Curtain Drain  
 SENDING TO APPROVED PLANS:

### DIAGRAM OF SYSTEM

NOTE THE FOLLOWING: SCALE OR MEASUREMENTS, NORTH, WELL LOCATIONS, TWO MEASUREMENTS TO THE SEPTIC TANK LID, THREE GRADE SHOTS  
 EACH LINE, REPAIR AREA.

all location differs from  
 cement shown on approved  
 plan. Installer reports

location to be ~15-20'  
 side property corner.



I understand that I am responsible for the satisfactory completion of all required testing and final cover of the system. I certify that the installation described above complies with the requirements of Oregon Administrative Rules Chapter 340 and permit issued by LINN COUNTY ENVIRONMENTAL HEALTH DIVISION.

Installer's Signature Richard Ball DEQ License No. 36050 Date 8-12-88



# Well



**KW** MID-WILLAMETTE  
KELLERWILLIAMS REALTY

KELLERWILLIAMS  
**LAND**

KELLERWILLIAMS  
*Luxury*  
INTERNATIONAL

---

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## Pacific Analytical Laboratory, Inc.

4314 SW Research Way  
Corvallis, OR 97333

(541) 753-4946

ORELAP ID #OR100009

### Water Quality Analysis Report

Tom Snetsinger  
35289 Washburn Heights Dr.  
Brownsville, OR 97327

Daytime phone: (541) 466-5934

Date: November 16, 2001

Report Number: 3765

#### Sample Information

Sample Location: Bathroom faucet  
Collection Date: 11/13/01  
Collection Time: 7:15 am  
Water Source: Well

#### Analysis Results

<u>Parameter</u>	<u>Method</u>	<u>MDL</u>	<u>MCL</u>	<u>Result</u>	<u>Units</u>	<u>Initials</u>
Coliform	SM 9223B	Absent	Absent	<b>Absent</b>	per 100 mls	RAP
<i>E. coli</i>	SM 9223B	Absent	Absent	<b>Absent</b>	per 100 mls	RAP
Arsenic Total	EPA 200.9	0.005	0.050	<b>ND</b>	mg/L	DEL

MDL – Method Detection Limit is the level at which the parameter can be detected.

MCL – Maximum Contamination Level allowed by the Oregon Health Division.

ND – None detected above this detection level.

DEL – Delta Environmental Services - Oregon Certified Lab #068. Note – Due to certification delays, this laboratory has not been NELAC certified yet but is certified by the Oregon Drinking Water Laboratory Certification Program.

*Thank you for your business!*

Reviewed By: CHB  
Chris Holmes-Baker  
President

Date:

11/20/01

# Pacific Analytical Laboratory, Inc.

4314 SW Research Way  
Corvallis, OR 97333

(541) 753-4946

ORELAP ID #OR100009

## Water Quality Analysis Report

Tom Snetsinger  
35289 Washburn Heights Dr.  
Brownsville, OR 97327

Daytime phone: (541) 466-5934

Date: November 16, 2001

Report Number: 3766

### Sample Information

Sample Location: Kitchen faucet  
Collection Date: 11/13/01  
Collection Time: 7:10 am  
Water Source: Well

### Analysis Results

<u>Parameter</u>	<u>Method</u>	<u>MDL</u>	<u>MCL</u>	<u>Result</u>	<u>Units</u>	<u>Initials</u>
Lead	EPA 200.9	0.005	0.015	ND	mg/L	DEL

MDL – Method Detection Limit is the level at which the parameter can be detected.

MCL – Maximum Contamination Level allowed by the Oregon Health Division.

ND – None detected above this detection level.

DEL – Delta Environmental Services - Oregon Certified Lab #068. Note – Due to certification delays, this laboratory has not been NELAC certified yet but is certified by the Oregon Drinking Water Laboratory Certification Program.

*Thank you for your business!*

Reviewed By: \_\_\_\_\_

*CHB*  
Chris Holmes-Baker  
President

Date: \_\_\_\_\_

11/28/01



VERMONT 00.00 041800000

ANALYTICAL LABORATORY

FORM 01

Analyse of  
- Drinking Water  
- Waste Water  
- Industrial Wastewater  
- Sewage  
- Stormwater



Analytical Laboratory & Consultants, Inc.  
301 West Fifth Avenue  
Eugene, OR 97401  
Oregon Certified Lab CPO16  
541-485-0404

Lab Report No. 18274  
Client P.O. \_\_\_\_\_  
Date Received 8/23/00 0820

## DOMESTIC WATER QUALITY INDICATOR TESTS

Attention \_\_\_\_\_ Delivered By UPS  
Name Star Water Systems, Inc. Water Source Well/Bore  
Address 250 Market Street Collected By Jerry  
Lebanon, OR 97355 Company Star Water Systems, Inc.  
Phone/Fax 541-259-3200 / 541-259-3207 Collected Date 8/22/00 Time 1155  
Location 3500 Washburn Hills Sample Point Household wellhead  
Brownsville, OR Comments Dave Edwards

ANALYSES	MAXIMUM CONTAMINANT LEVEL	RESULTS
<u>    </u> Arsenic	0.05 mg/l	<u>          </u> mg/l
<u>    </u> Hardness (as CaCO <sub>3</sub> )	250 mg/l	<u>          </u> mg/l
<u>    </u> Iron	0.3 mg/l	<u>          </u> mg/l
<u>    </u> pH	6.5 - 8.5	<u>          </u>
<u>    </u> Total Dissolved Solids (Estimated)	500 mg/l	<u>          </u> mg/l
<u>  X  </u> Nitrate-N	10 mg/l	<u>  &lt; 0.4  </u> mg/l
<u>    </u> Lead	Action Level 0.015 mg/l	<u>          </u> mg/l

  X   Total Coliform Bacteria Present            Absent   X    
E. Coli (a Fecal Coliform) Present            Absent   X    
Coliform Analysis: Date 8/23/00 Time 1330

Oregon Health Division: The presence of coliform bacteria indicates that other disease causing organisms may also be present in the water and it may be unsafe to drink.  
MCLs taken from Oregon Administrative Rules for Public Water Systems 333-81-030.

APPROVED

Rory E. White

DATE 8/24/00

18274-0001 STAR WATER HQ REPORT FORM 10/99 001

# STAR WATER SYSTEMS INC.

250 MARKET ST.  
LEBANON, OR 97355

451-3298

# JOB INVOICE

22257

TO Snetsinger 70 Landmark Realty  
2801 Main St.  
Philomath, OR 97370

TERMS: PLEASE PAY FROM THIS INVOICE

Other escrow - One title closing mid Sept.

PHONE <u>929-2586 R.E.</u>	DATE OF ORDER <u>8-22-00</u>
ORDER TAKEN BY <u>T.P.</u>	CUSTOMER'S ORDER NUMBER
<input checked="" type="checkbox"/> DAY WORK	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> EXTRA	
JOB NAME/NUMBER <u>Dave Edwards - seller</u>	
JOB LOCATION <u>35289 Washburn Heights</u>	
JOB PHONE	STARTING DATE <u>Brownsville, Or</u>

"Prompt Service" by for

QTY	MATERIAL	PRICE	AMOUNT	DESCRIPTION OF WORK
-----	----------	-------	--------	---------------------

4 hr Flow Test only

## OTHER CHARGES

Odometer Lv: Ar:

Add. Mileage: @

B+N sample pd. by  
Dave Edwards, separate  
invoice # 22256

(To John L. 2044-46)

TOTAL OTHER

LABOR	HRS	RATE	AMOUNT
-------	-----	------	--------

Lv: 8:30 Ar: 1:30

Service Call (Min)

Add. Serviceperson

Boomtruck

Shop Charge

Capacity Test

Overtime:

5 50 250.00

TOTAL LABOR 250.00

TOTAL MATERIALS

TOTAL OTHER

Thank You

TAX	
TOTAL	<u>250.00</u>

DATE COMPLETED 8-22-00

TOTAL MATERIALS

Work ordered by Tom Snetsinger

Signature n/a

I hereby acknowledge the satisfactory completion of the above described work.

Aug. 22 2000 02:37PM P2

FAX NO. : 541 259 3297

FROM : STAR WATER



STAR WATER SYSTEMS Inc.  
serving the Willamette Valley

250 Market St., Lebanon, OR 97355 451-3298

"WELL FLOW TEST REPORT"

REPORT FOR: TOM SNETSINGER &  
LANDMARK REALTY  
PHILOMATH, OR

TEST DATE: 8-22-00

REQUESTED BY: RHONDA ROMERO &  
LANDMARK REALTY

WELL SITE: DAVE EDWARDS  
35289 WASHBURN HEIGHTS  
BROWNSVILLE, OR

LOCATION OF WELL ON PROPERTY: RT SIDE OF DRIVEWAY UNDER WOODEN BOX

"COLLECTED DATA"

well type [ DRILLED ] casing size [ 6" ] casing is [ 8 ] inches [ ABOVE ] ground  
well depth if known [ 310' ] sanitary seal yes[X] no[ ] sanitary vent? [YES ]  
type of pump: jet [ ] sub [X] H.P. [ 1.5 ] make [ GOULDS ] model [ 10EJ15412 ]  
was test pump part of permanent system? yes [X] no [ ]  
flow measuring equipment: BUCKET & FLOW METER  
water level measuring equipment: ELECTRONIC PROBE

SAMPLE COLLECTED: MICROBIAL [X] NITRATE [X] GENERAL [X]  
OTHER [ ] DESCRIBE:

"FLOW DATA"

TEST TIME	FLOW RATE	GALLONS PUMPED	WATER LEVEL	BACK PRESSURE	COMMENTS
START 9:15	12 GPM	0	198	20	CLEAR
15-MIN	"	180	240	"	
30-MIN	"	360	246	"	
45-MIN	"	540	248	"	
1 HOUR	"	720	"	"	
1-1/2	"	1080	249	"	
2 HOUR	"	1440	"	"	
2-1/2	"	1800	250	"	
3 HOUR	"	2160	"	"	
3-1/2	"	2520	"	"	
4 HOUR	"	2880	"	"	

TOTAL GALLONS PUMPED: 2880 RECOVERY AFTER 5 MIN TO 225 FEET

COMMENTS:

THIS TEST DATA IS ACCURATE FOR THE DATE TAKEN. WE MAKE NO CLAIMS AS TO THE  
PERFORMANCE OF THIS WELL AT ANY OTHER TIME.

DATA COLLECTED BY JK  
STAR WATER SYSTEMS INC. CCB#51054



# Radon Test



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## Short-Term Radon Decay Product Measurement Report

*Simultaneous Duplicate Radon Decay Product and Radon Measurements*

This report provides the results of a short-term test to determine the average activity levels of radon decay products for the property referenced below. These results are based upon the data collected by the measurement professional who conducted this test and the conditions that existed in the building during the period the test was performed, as noted in the "Test and Building Details" section of this report.

The US EPA recommends that individuals not have long-term exposures to more than 0.02 working levels (WL) of radon decay products. The result of the radon decay product measurements have also been converted to an equivalent activity level of radon gas to allow a comparison to EPA's alternate guidance that individuals not have long-term exposures to more than 4.0 pCi/L of radon. The result of this short-term test is as follows:

### Test Results

**Property Tested:** 35289 Washburne Heights Dr, Brownsville, OR 97327

**Average Radon Decay Product Activity:**

0.013 WL

**Average Equivalent Radon Levels Based on this Measurement:\***

2.6 pCi/L

### EPA Recommendations Based Upon Results of this Test:

Although some risks exist at exposures of less than 0.02WL, based upon these results, and the assumption that proper testing procedures were followed, the US EPA does not recommend follow-up action. Should building conditions change significantly, retesting in the future may be advisable. Even when short-term results are relatively low, it is recommended that long-term tests (91 days to one year ~ without closed house conditions) be conducted to verify exposures, due to variations that can occur from weather or seasonal effects.

\* This determination of equivalency is based upon a 50 percent equilibrium factor between radon and its radon decay products as dictated in section 4.7 of the US EPA "Protocols for Radon and Radon Decay Product Measurements in Homes," EPA 402-R-92-003. The following equation is used in determining this equivalency:

$$\text{Equiv Radon (pCi/L)} = 100 \times \text{RDP(WL)} / 0.5$$

### Test Description

The test performed in this building consisted of two simultaneously deployed radon progeny sampling units, NEHA device code: 8228 (the results of which are indicated as WL-A and WL-B, with the Reported Value being the average of the two measurements), and a radon gas measurement. The individual measurements obtained as well as the building conditions observed by the individual placing and retrieving the device are noted below.

### Test and Building Details

Test Start Date and Time:	7/31/2009 17:46 PM	Test Stop Date and Time:	8/ 2/2009 18:35 PM
Location of Test:	Basement	Forced Air System:	Auto
Closed House Conditions:	Yes	Air Filter System:	Yes
House Occupied:	Yes	Sq ft of Building:	0
Furniture in Home:	Yes	Mitigation System:	None
Test Type:	Pre-Mitigation	Actual Radon Measured:	4.2 pCi/L
Individual Detectors:	WL-A: 0.0119 WL WL-B: 0.0140 WL	Equilibrium Factor:	31%

### Notes:



# Short-Term Radon Decay Product Measurement Report

Page 2 of 2

Simultaneous Duplicate Radon Decay Product and Radon Measurements

For More Information: [www.ProgenyGrp.com](http://www.ProgenyGrp.com)

## Measurement Precision

In accordance with EPA protocols, duplicate radon decay product measurement devices were utilized, allowing for an estimation of the precision of the measurement by calculating the relative percent difference (RPD) of two reported results (difference between results/average of results). The RPD for this particular measurement and its interpretation are provided below:

Relative Percent Difference of Duplicate Measurements: 16%

Relative Percent Difference should be below 67%. If greater than 67% the results can still be used since both results are less than 0.02 WL.

## Relevance of Radon Measurement

The health risk associated with the presence of radon is associated with the level of radon decay products rather than the radon gas that produces these decay products. That is why the recommendations contained within this report (and EPA epidemiological health studies linking radon to lung cancer risk) are based upon the lung dose causing radon decay products, rather than radon gas measurements. However, the amount of radon decay products in the breathing space can vary. The US EPA relates radon levels to radon decay product levels by assuming that 50% of the radon decay products produced remain in the air for inhalation. This assumption has been used to estimate a radon equivalency as reported on page 1 of this report.

It should be noted that if the equivalent radon value (page 1) is different from the actual radon measured (Test Detail Section), this can be due to the operation of certain equipment such as forced air systems and air filters that often serve to reduce airborne radon decay products. If these devices are removed or not operated, (e.g., changing from forced air to base-board heating), the actual exposure could change and be closer to the risk suggested by the actual radon measurement. Although the radon measurement is not used in making specific recommendations for follow-up action, it is provided as an indication of exposure potential should those devices operating in the building at the time of this test (e.g., forced air heating systems or air filters) be removed or disabled.

## Additional Information

Additional information regarding the specifics of this test are provided on page 1 of this report, including an assessment of the precision of this measurement, special conditions noted, and the results of a simultaneous radon gas measurement. All results reported are for the conditions that existed at the time the test was conducted. Additional information regarding the interpretation of these results can be found at the following websites:

Organization	Web Address	Information Available
Progeny Group, Ltd.	<a href="http://www.ProgenyGrp.com">www.ProgenyGrp.com</a>	Interpretation guidance, Technical bulletins
US EPA	<a href="http://www.epa.gov/jag/radon">www.epa.gov/jag/radon</a>	EPA protocols and guidance documents Links to State Radon Programs

This report and the calculations contained herein have been prepared by Progeny Group, Ltd., based upon the analysis performed by the company listed below.

## Measurement Device Analyzed By:

### EcoTech

4548 N Albina Avenue,  
Portland, OR 97217

(503) 493-1040

[info@ecotechllc.com](mailto:info@ecotechllc.com)  
[www.oregonradon.com](http://www.oregonradon.com)

The calculations performed to arrive at the results in this report are based on formulas developed by Rad Elec, Inc and computed by Progeny Group, Ltd. They are also based on conditions that existed at the time of this test. Radon entry and radon decay product distribution can vary with weather and operating parameters of the building.

Interpretation of the health effects to exposure to radon and radon decay products and the desire to reduce exposure is an individual decision.



# Well Log



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# WATER WELL REPORT STATE OF OREGON

RECEIVED  
AUG 7 1980  
WATER RESOURCES DEPT  
SALEM, OREGON

LINN  
1/626

State Well No. 135/2W-18  
State Permit No.

## (1) OWNER:

Name DAVID EDWARDS  
Address 762 HARMONY  
City LEBANON State OR 97355

## (2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐  
If abandonment, describe material and procedure in item 12.

## (3) TYPE OF WELL:

Hand Aired ☒ Driven ☐ Domestic ☒ Industrial ☐ Municipal ☐  
Auger ☐ Dug ☐ Irrigation ☐ Test Well ☐ Other ☐  
Cable ☐ Bored ☐ Thermal ☐ Withdrawal ☐ Reflection ☐

## (4) PROPOSED USE (check):

Steel ☒ Plastic ☐  
Threaded ☐ Welded ☒

## (5) CASING INSTALLED:

6" Diam. from +1 ft. to 39 ft. Gauge 250  
" Diam. from ft. to ft. Gauge

## LINER INSTALLED:

" Diam. from ft. to ft. Gauge

## (6) PERFORATIONS:

Perforated? ☐ Yes ☒ No  
Type of perforator used  
Size of perforations in. by in.  
perforations from ft. to ft.  
perforations from ft. to ft.  
perforations from ft. to ft.

## (7) SCREENS:

Well screen installed? ☐ Yes ☒ No  
Manufacturer's Name  
Type Model No.  
Diam. Slot Size Set from ft. to ft.  
Diam. Slot Size Set from ft. to ft.

## (8) WELL TESTS:

Drawdown is amount water level is lowered below static level.  
Was a pump test made? ☐ Yes ☒ No If yes, by whom?  
Yield gal/min. with ft. drawdown after hrs.  
Air test 3 gal/min. with drill stem at 505 ft. 1 hrs.  
Pump test 20 gal/min. with ft. drawdown after hrs.  
Artesian flow 20 ft. in.  
Temperature of water 52° Depth artesian flow encountered 20 ft.

## (9) CONSTRUCTION:

Special standards: Yes ☐ No ☒  
Well seal—Material used CEMENT  
Well sealed from land surface to 39 ft.  
Diameter of well bore to bottom of seal 10 in.  
Diameter of well bore below seal 6 in.  
Number of sacks of cement used in well seal 12  
How was cement grout placed? PRESSURE GROUT

Was pump installed? No Type HP Depth ft.  
Was a drive shoe used? ☐ Yes ☒ No Flange NO Size location ft.  
Did any strata contain undesirable water? ☐ Yes ☒ No  
Type of Water? depth of strata  
Method of sealing strata off  
Was well gravel packed? ☐ Yes ☒ No Size of gravel ft.  
Gravel placed from ft. to ft.

NOTICE TO WATER WELL CONTRACTOR  
The original and first copy of this report are to be filed with the

## (10) LOCATION OF WELL:

County LINN Driller's well number 1509  
W. Section 18 T. 13S R. 2W W.M. WASHINGTON  
Tax Lot # Lot 33 Blk Subdivision WASHINGTON  
Address at well location:

## (11) WATER LEVEL: Completed well.

Depth at which water was first found 490 ft.  
Static level 250 ft. below land surface. Date 7-19-80  
Artesian pressure 2 lbs. per square inch. Date 7-19-80

## (12) WELL LOG:

Diameter of well below casing 6 ft.  
Depth drilled 605 ft. Depth of completed well 605 ft.  
Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
TORRIL	0	1	
BROWN WEATHERED SANDSTONE	2	33	
HARD BLUE SANDSTONE	33	490	
RED & BLUE CINDERS	490	492	
BLUE BASALT	492	505	
RED & BLUE CLAYSTONE CONG.	505	530	
RED CLAYSTONE CONG.	530	540	
BASALT	540	580	
BLUE CLAYSTONE CONG.	580	605	

Work started 7-17 19 80 Completed 7-19 19 80  
Date well drilling machine moved off of well 7-19 19 80

## Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.  
(Signed) Claude S. J. Jones Date 7-28 19 80  
(Drilling Machine Operator)

Drilling Machine Operator's License No. 1133

## Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name JONES DRILLING CO, INC. (Type or print)

Address 29400 Sanborn Hwy.

City Lebanon OR 97355

(Signed) Paul Jones (Water Well Contractor)

Contractor's License No. 514 Date 7-28 19 80

WATER RESOURCES DEPARTMENT,  
SALEM, OREGON 97110  
within 30 days from the date of well completion.

SP-12655-600

# Easement Documents



---

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No. 69722i

EXHIBIT "A"  
Legal Description

Parcel 2, Partition Plat 1990-29, filed November 6, 1990 in the County of Linn and State of Oregon.

TOGETHER WITH, an easement for roadway purposes, 30 feet in even width, as created by instrument recorded July 5, 1988 in Volume 474, page 763, Microfilm Records of Linn County, Oregon, the centerline of which is described as follows:

Beginning at a point on the Northerly right-of-way line of Washburn Road, which is South 12°33' East 7.37 feet, South 67°59' East 54.51 feet and South 70°11' East 119.10 feet from the Southerly Southwest corner of the O.H. Collins Donation Land Claim No. 40 in Section 18, Township 13 South, Range 2 West of the Willamette Meridian, Linn County, Oregon; thence South 85°18'55" East 13.25 feet; thence South 77°38'12" East 169.46 feet; thence North 73°34'58" East 171.25 feet; thence South 75°16'53" East 244.47 feet; thence North 70°6'25" East 124.29 feet; thence North 75°29'09" East 109.65 feet; thence North 34°21'20" East 63.64 feet; thence North 0°20'0" West 270.32 feet; thence North 7°42'23" West 57.00 feet; thence North 17°53'22" West 112.46 feet; thence North 39°56'59" East 60.29 feet; thence North 82°52'22" East 129.53 feet; thence North 65°48'42" East 72.73 feet to the North line of the property conveyed to Jeffrey B. Edwards and Stephanie Edwards by Bargain and Sale Deed recorded July 5, 1988 in Volume 474, Page 763, Microfilm Records of Linn County, Oregon, which is a point North 89°29'0" West 342.84 feet from the Northwest corner of Lot 36, Washburn Heights Subdivision.

STATE OF OREGON  
County of Linn

I hereby certify that the attached  
was received and duly recorded  
by me in Linn County records.

STEVE DRUCKENMILLER  
Linn County Clerk

By DR Deputy

M  
R  
S  
A  
O

1129

135

2000 SEP 27 A 11:06

cutt

TJS

## VOL 546 PAGE 287

## GRANT OF EASEMENT

DAVID L. EDWARDS and CORALEE EDWARDS, husband and wife, (Grantor) conveys to KEVIN W. MORTENSON and ERIN C. MORTENSON, husband and wife, (Grantee), a perpetual non-exclusive 30 foot wide even width permanent access easement of which the centerline is more particularly described as follows:

Beginning at a point that is correspondingly on the North line of Tax Lot 341 and the South line of Tax Lot 328 that is N 89°-21'17" W 621.99 feet from the Northwest corner of Lot 36, Wahnash Heights Subdivision in Section 18, Township 13 South, Range 2 West, Willamette Meridian, Linn County, Oregon; thence N 48°-11' E 105.1 feet; thence N 59°54' E 169.1 feet; thence N 47°14' E 106.7 feet; thence N 74°16' E 62.1 feet; thence N 27°47' E 82.6 feet; thence N 76°00' E 115.1 feet to the terminus of said 30 foot wide access easement.

The terms of this easement are:

1) Grantees may use the 30 foot wide permanent access easement strip for road purposes only for access to the property described in Paragraph 2 below.

2) This easement is appurtenant to the following described property:

Beginning at a point that is S 0°25' W 319.44 feet from the North Quarter Corner Of Section 18, Township 13 South, Range 2 West, Willamette Meridian, Linn County, Oregon; thence S 0°14' 46" W 660.00 feet to a point; thence S 89°41'38" W 330.00 feet to a point; thence N 0°14'46" E 660.00 feet to a point; thence N 89°41'41" E 330.00 feet to the point of beginning.

3) by their delivery and by their acceptance of delivery of this instrument respectively, the Grantees agree to accept the responsibility of reasonable maintenance and upkeep of any roadway over the above described easement and further agree to hold the other party harmless from and against claims of loss or damage attributable to the indemnifying party's use of the easement.

This easement shall be for the joint use of Grantor and Grantees, the successors, grantees and assigns of each. This easement as described shall be subject to all applicable Land Use Laws and Regulations.

VOL 546 PG 288

dated and executed this 25<sup>th</sup> day of October, 1990

*David L. Edwards*  
David L. Edwards  
*Coralie Edwards*  
Coralie Edwards

STATE OF OREGON }  
COUNTY OF LINN } S.S.

Personally appeared before me this 25<sup>th</sup> day of October, 1990, the above named and identified David L. Edwards and Coralie Edwards acknowledged the foregoing instrument to be their voluntary act and deed.



*Erin E. Mortenson*  
Erin E. Mortenson  
Notary Public for Oregon  
My Commission Expires: 9/10/93

STATE OF OREGON }  
COUNTY OF LINN } S.S.

Personally appeared before me this 25<sup>th</sup> day of October, 1990, the above named and identified Kevin M. Mortenson and Erin E. Mortenson acknowledged the foregoing instrument to be their voluntary act and deed.

*Erin E. Mortenson*  
Erin E. Mortenson  
Notary Public for Oregon  
My Commission Expires: 9/10/93

AFTER RECORDING RETURN TO:

✓ Kevin & Erin Mortenson  
P.O. Box 651  
Brownsville, OR 97922  
Linn County

410

STATE OF OREGON  
County of Linn

Oct 29 4 26 PM '90

I hereby certify that the attached was  
delivered and duly recorded to me in  
the County records.

STEVIE DUBOIS  
Linn County Clerk  
by *Stevie Dubois* Deputy

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ENTERED OCT 3 1 1990

STATE OF OREGON  
COUNTY OF Linn

I hereby certify that the attached was  
received and duly recorded by me in  
this County records:

Volume 546 Page 437

Attest:  
STEVE DRACENMILLER  
Linn County Clerk  
  
Clerk

# Geotechnical Reports



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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.



# GEOTECHNICAL ASSESSMENT REPORT

Terra Firma Geotechnical

26910 Fern Ridge Road

Sweet Home, OR 97386

Client/Project: Christina Herrmann and Tom Snetsinger

Job Address: 35289 Washburn Heights Drive, Brownsville

Date: 9/19/00



## Purpose of Assessment:

Pre-purchase assessment of single-family residential property.

## X Observations:

X	Ground Cracks SHRINKAGE; POSSIBLE SLOPE		Structural Distress
	Scarp	X	Pavement Distress CARPORT SLAB TILTED, CRACKED
	Settlement	X	Crawlspace Moisture APPARENT PAST BASEMENT FLOODING
	Erosion	X	Drainage POSSIBLE GUTTER AT EAST END OF HOUSE
X	Slope STEEP	X	Groundwater PROBABLE SEASONAL SEEPAGE & RUNOFF

## Notes

The property is a rural acreage with a single-family residence built in 1988. The house is a wood-frame, two story structure founded on a daylight basement. The property is located on the north side of Washburn Heights Drive between Brownsville and Lebanon. The property is steeply sloping. Terra Firma Geotechnical, herein referred to as Terra Firma, was requested to visit the site and observe the house and the property immediately surrounding the to assess the conditions with house particular respect to slope stability. The scope of work was limited to a visual assessment of the surface conditions, including topography, vegetation, soil type, and structural characteristics of the house, with a written report of the observations, conclusions and recommendations. This work was authorized by Tom Snetsinger. Terra Firma visited the site on September 6, 2000, in the presence of Tom Snetsinger and Christina Herrmann. For the purposes of this report, the front entry to the house is assumed to face south.

**Topography.** The house is located in the southeast corner of the property, on a graded building pad. Fill up to 8 feet thick apparently was placed on the west side of the house to create a more or less level yard. The fill is sloped about 1-1/2H:1V (slope gradient expressed as the ratio of horizontal run to vertical rise). A lesser thickness of fill apparently also was placed on the south side of the house to support the carport slab. The property slopes down at moderately steep to very steep angles generally toward the northwest.

**Soil and Rock.** The property is located on the north flank of Washburn Butte. The slopes of Washburn Butte are mapped as a volcanic ash and tuff deposit known as the Little Butte Formation (Oregon Department of Geology and Mineral Industries (DOGAMI), 1974; *Bulletin 84: Environmental Geology of Western Linn County, Oregon*, Brownsville quadrangle). The top of the butte is mapped as intrusive volcanic basalt. Landslide terrain is mapped in the vicinity of the subject property, and a tendency for localized slope failure was observed in the steepest draws west of the site. The soil exposures on the subject property were of dark brown, clayey soil. Shrinkage cracks were observed along the

CONTINUED

Miriam G. Liberator, P.E.



**GEOTECHNICAL ASSESSMENT REPORT**  
**CONTINUATION SHEET**

**Terra Firma Geotechnical**  
26910 Fern Ridge Road  
Sweet Home, OR 97386

**Client/Project:** Christina Herrmann and Tom Snetsinger / 35289 Washburn Heights Drive, Brownsville

**Date:** 9/19/00

**Page:** 2 of 3

east end of the house and in the wooded area northeast of the house. Cracks were also observed near the east property boundary in an old skid road northeast of the house. These may also have been shrinkage cracks, but their orientation across the slope could be suggestive of shallow tension cracks. If so, a shallow slump could be developing at this location. Exposures of bedrock were not observed. Active erosion was not observed. A narrow and shallow channel was observed along the east side of the house. The channel apparently either developed or was manually dug to drain runoff. Runoff may tend to accumulate on this side of the house because the ground slopes up from this side. However, it may also be that the roof configuration and condition of the gutters and downspout subdrains combined to concentrate stormwater on this side of the house. Routine maintenance and the addition of a subsurface drain on the east side of the house can correct this condition.

**Structural Observations.** The foundation exterior appeared in very good condition, without cracks. The carport slab is cracked, though not in excess of the type of cracking normally seen in carports of this age. The north side of the slab tilts down toward the house, indicating possible settlement in the soil beneath the slab. There is no indication in the structure that the tilting is due to lateral movement that might be associated with slope movement.

A wood deck on the west side of the house shows pronounced settlement at both ends relative to its center. The displacement is not reflected anywhere in the main structure. The displacement is probably sag due to structural factors, not soil-related factors. One of the two glass doors from the living room to the deck was difficult to open because it was sticking in its frame, and the kitchen window in the north wall appears out of square. Sticking or out-of-square doors and windows can indicate foundation displacement. However, in this case, the lack of consistency and the absence of other indicators suggest that these may be due to structural or construction factors unrelated to soil factors.

Mud tracks in the basement level suggest past flooding occurred in the room north of and below the carport. Water and soil apparently entered the room from the top of the south wall. On the outside, it appears that a strip of siding had been removed and replaced at this location. The east-facing basement walls appear to have transmitted light seepage in the past through narrow cracks or segregations in the concrete. These observations are consistent with the earlier observation that the soil on the east side of the house tends to become very wet, at least seasonally.

**Conclusions and Recommendations**

Based on the observations described above, it appears that the house is in generally good condition with respect to soil bearing and slope stability issues. There is no indication in the house that excessive settlement or lateral displacement has occurred since its construction.

**Slope Stability.** A tendency for slope failures was observed in the vicinity. The building area appears stable. Based

**CONTINUED**

Miriam G. Liberatore, P.E.



**GEOTECHNICAL ASSESSMENT REPORT**  
**CONTINUATION SHEET**

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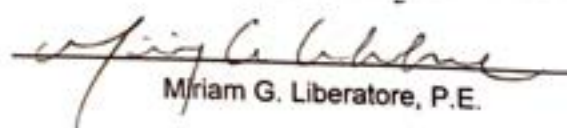
on the geologic materials, topography, and observed cracks Terra Firma concludes there is a moderate probability of a shallow slump or other type of localized slope failure occurring somewhere on the property over the long term. The probability that a future slope failure would threaten the house is low.

Stability factors are affected by land use. Changes in the land use above or below this property could increase the risk of a slope failure. A property below this one was recently logged, and it is not known whether or how the subject property might be affected. The owners should remain aware of the surrounding land uses, and should become familiar with the normal soil and moisture conditions on this property so that any changes may be detected early.

Drainage. Drainage improvements are warranted at the east end of the house. The gutters and downspout subdrains should be checked for proper slope direction and clear operation. The gutters can be checked by running a garden hose into each segment of gutter and observing the direction and rate of flow. The subdrains should be cleaned by a professional drain cleaning contractor (Roto-rooter® or similar) to ensure their clear flow. The runoff patterns can be observed for a winter or two. If the rain drain system is operating properly and excessive moisture still develops on the east side of the house, a subdrain can be constructed to collect runoff and groundwater. A subsurface drain generally consists of a trench 12 inches wide at the base, excavated to the basement floor elevation, sloped at least 2 percent to drain by gravity toward the north. A perforated, four-inch diameter pipe would be placed in the bottom of the trench, bedded on clean drain rock. The trench would be backfilled to the ground surface with the drain rock to permit surface runoff to be collected as well as seepage. From the north end of the house, a solid (i.e., not perforated) pipe would carry the drainage until it can be daylighted onto the slope north of the house. Terra Firma is available to assist in the details of the drain design and construction on request, under a separate work order.

Carport Slab. The carport slab cracking is not in itself a matter of concern. The tilting is indicative of settlement, erosion, or both. Based on the observations that flooding occurred at least once in the past, and of excessive moisture at the east end of the house, it is concluded that the tilting is related to excess moisture and possibly to the soil loss evidenced by the mud tracks in the basement. It is not likely that this represents a recurring or ongoing problem. Visual monitoring of the condition is warranted. If the tilting or cracking worsen over time, or if water is observed emerging from the cracks, Terra Firma or another geotechnical professional should be consulted.

This completes the assessment of the subject property. This assessment was conducted for the exclusive use of Christina Herrmann and Tom Snetsinger and their agents for specific application to the subject property and within the authorized scope of work. Please contact the undersigned if you have questions regarding the contents of this report or if further information is required, or if changes in the soil and moisture conditions of the property develop, such as as new or widening ground cracks, pressurized springs, slumps or bulges in the ground surface, or if cracks, sloping floors, or sticking doors or windows develop in the house itself.

  
Miriam G. Liberatore, P.E.



# OGD Consulting, PC.

Serving Oregon Geotechnical Design & Consulting Needs

Thomas Snetsinger  
P.O. Box 306  
Brownsville, Oregon 97327

July 10, 2008

**Re: 35289 Washburn Heights Drive  
Brownsville, Oregon**

**Subject: Geotechnical Evaluation of Septic Tank Replacement  
Project No. 056-08-01**

Dear Mr. Snetsinger:

At your request, we have visited the above referenced site to observe surface features and provide consultation regarding replacement of an existing septic tank and potential slope stability issues associated with the proposed work. OGD Consulting, PC (OGD) made a site visit and prepared this summary letter based on your verbal authorization.

## **SITE OBSERVATIONS**

We visited the site on July 8, 2008 to observe surface conditions. The lot is located on moderately to steeply sloping terrain north of Brownsville. The septic tank is located at the edge of a relatively level area immediately downslope of the house, near the edge of a much steeper slope. It appears that the original site development included placement of fill from the foundation excavation in the tank area. Access to the area is limited due to the sloping terrain.

The house includes a daylight basement. At the time of our site visit we observed the basement slab, which includes some cracking and faulting. Observed cracking suggests that differential slab movements of  $\pm 1/4$  inch have occurred. We also noted some settlement/rotation of a deck pier on the downslope side of the structure.

## **DISCUSSION AND CONCLUSIONS**

The site is located within an area mapped as mass movement topography in the Linn County geologic hazard maps (Environmental Geology of Western Linn County, Oregon Department of Geology and Mineral Industries Bulletin 84). The geologic data referenced above in conjunction with the observed surface features and distress to the basement slab suggests that the parcel has a high slope stability risk. We did not observe any fresh tension cracks or significant distortion on the slope. Therefore, we

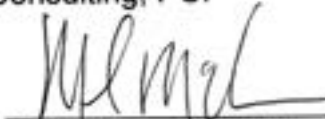
expect that slope movement at the site is limited to 'slope creep' (<1 inch/year). Slope creep can result in significant distortion and structural damage to residential structures over the life of the structure. In addition, minor changes in site grading and/or groundwater conditions can result in increased rates of slope movement. Therefore, we believe that placement of additional fill material downslope of the existing residence should be avoided. We understand that replacement of the tank will require excavation work on the slope. We recommend that the final grades after replacement of the tank remain close to existing grades and that the bulk of any excess fill material generated be exported from the site.

We trust this information meets your current needs. Please call if you have any questions or need additional assistance.

Sincerely,

OGD Consulting, PC.

By:

  
Mel McCracken, P.E., President