

19223 MATTOON RD

ESTACADA, 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 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
SCOTT**

**BILLYSCOTT@KW.COM
541-619-1632**

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

1,290 SqFt

3 Bedrooms, 1 Bathrooms

Laundry/Mudroom

Remodeled Kitchen

Woodstove

Original Hardwood Floors

Land and Location

2.7 Acres

Gravel Roads

Fenced and Cross Fenced

Beautifully Landscaped

Garden Area with Raised Beds

Seasonal Creek

Horse Trails Nearby

Secluded and Serene Location

Outbuildings

Shop

- 24 X 48
- Single Phase, 60 Amp
- 600 Ft of Finished Workshop Space with Concrete Floors
 - Separated Into 2 Sections (Workshop and Office)
- RV Storage
- Sliding Barn Doors

Barn

- 48 X 48
- 4 Stalls
- Dirt Floors
- 2 Water Pickets
- Open Eave with Covered Lean To

Chicken Coop

Utility Shed



Maps



KW MID-WILLAMETTE KELLERWILLIAMS **LAND** KELLERWILLIAMS *Luxury*
KELLERWILLIAMS REALTY 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.



**Oregon
Farm & Home**

★ **BROKERS** ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

KELLERWILLIAMS
LAND

KELLERWILLIAMS
Luxury
INTERNATIONAL

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

County Information

List Packet (s) Provided Through County Records



KW MID-WILLAMETTE KELLER WILLIAMS Luxury
KELLER WILLIAMS REALTY **LAND** INTERNATIONAL



Property Information Report

19223 S MATTOON RD ESTACADA, OR 97023-8613

Ownership Information

Owner Name: SCOTT E CLARK
 ERYN K CLARK
Mailing Address: 19223 S MATTOON RD ESTACADA, OR 97023-8613

Property Description

County: Clackamas **Map / Tax Lot:** 33E10 /00600
Account Num: 00909752 **Owner Occ.:** Yes
Land Use: Single Family Residential **Census:** 0231.00
Subdivision:
Legal Description: SECTION 10 TOWNSHIP 3S RANGE 3E TAX LOT 00600

Property Characteristics

Property Type: SINGLE FAMILY	Building SF: 1,290	Heat: OTHER
House Style: 1 STORY	Living Area SF: 1,290	Cooling:
Year Built: 1936	Square Feet: 1,290	Foundation: Concrete
Bedrooms: 4	1st Floor SF: 1,290	Exterior: OTHER
Bathrooms: 1.00	2nd Floor SF:	Roof Style:
Lot Size: 117,612	3rd Floor SF:	Roof Cover: COMPOSITION SHINGLE
Acres: 2.7	Attic SF:	Fireplaces:
Garage Type:	Bsmnt SF:	Bsmnt Type:
Garage SF:	Fin Bsmt SF:	

Assessment Information

Real Market Value: \$ 416,855	Land Value: \$ 302,865	Imp. Value: \$ 113,990
Total Assessed Value: \$ 170,752	Levy Code: 062-004	M-5 Rate: 15.4942
Taxes: \$ 2,368.09	Tax Year: 2022	Assessed Year: 2022

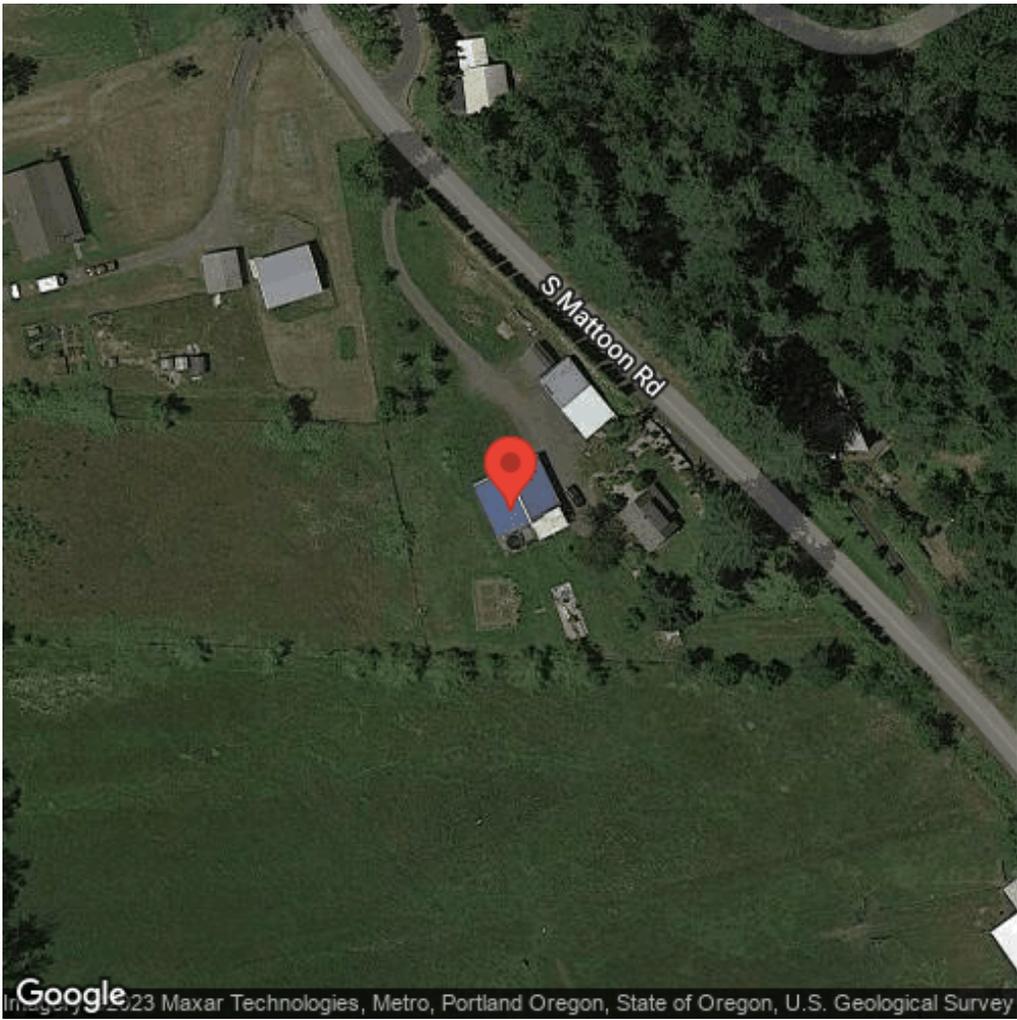
Previous Sale Information

Sale Amount: \$ 269,000 **Sale Date:** 10/03/2006 **Document Num:** 2006-091794

Transaction History

Sale Date	Sale Amount	HPI Sale Amount	Document Type	Reception Num	Book/Page
10/3/2006	\$ 269,000	\$ 519,900	Wd	2006-091794	/

All information provided by ValueCheck, Inc is deemed reliable, but not guaranteed.
 Accuracy of the information may vary by county.



19223 S Mattoon Rd, Estacada, OR

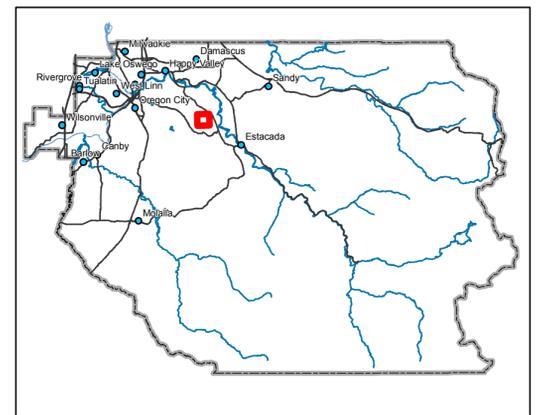
SECTION 10 T.3S. R.3E. W.M.
CLACKAMAS COUNTY
1" = 400'

D. L. C
ORAN MATTOON NO. 45.
R. MATTOON NO. 47

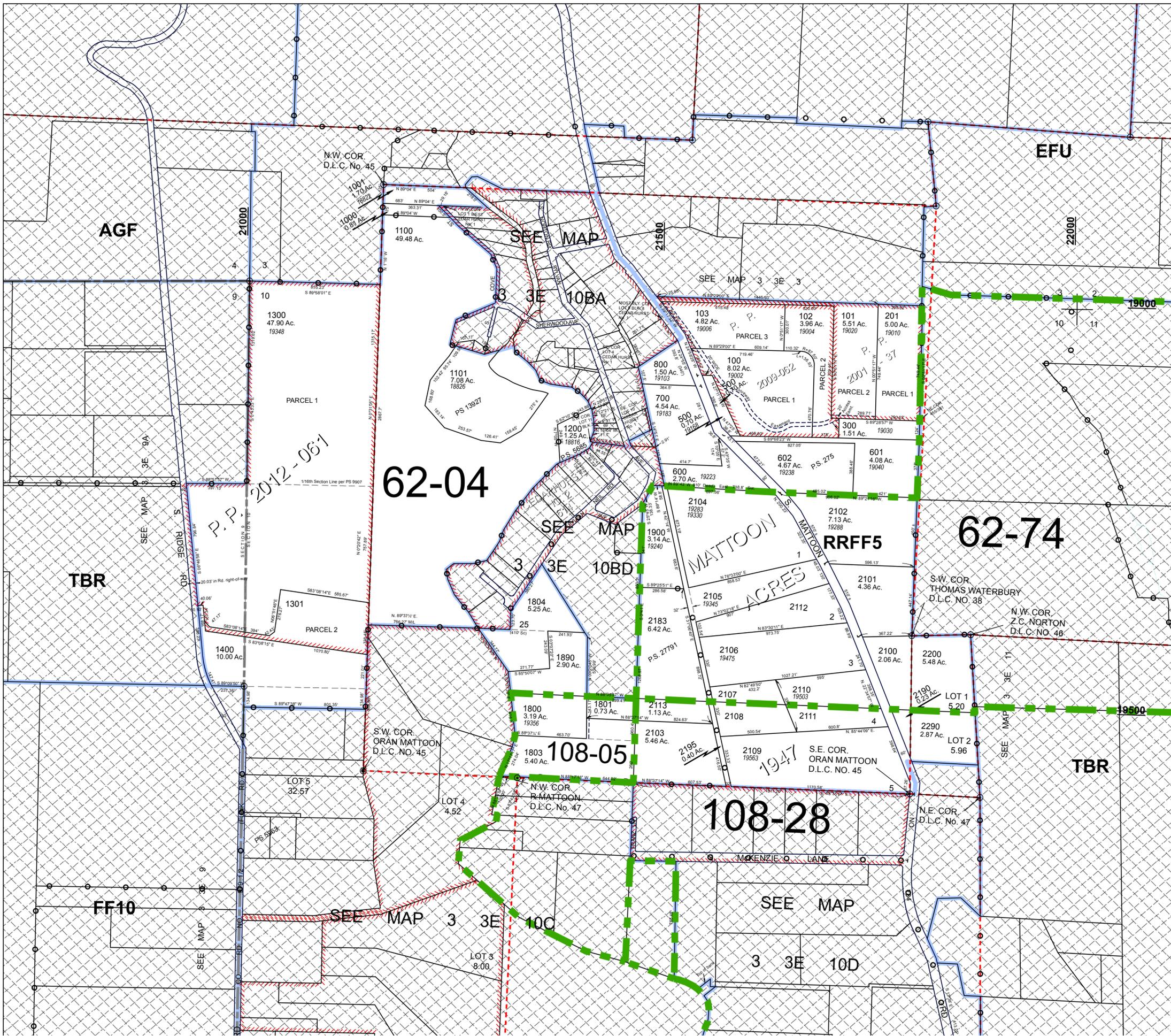
Cancelled Taxlots

- 3190
- 2800
- 2801
- 2800
- 2890
- 3000
- 3100
- 3200
- 3300
- 3400
- 3401
- 3402
- 3500
- 3600
- 3700
- 3800
- 3801
- 3900
- 1500
- 1600
- 2300
- 2400
- 2401
- 2402
- 2500
- 2600
- 2700-2719
- 2000
- 2090
- 1700
- 1802
- 1891
- 1892
- 2193
- 900
- 200
- 400

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Property Account Summary



00909752

Account Number	00909752	Property Address	19223 S MATTOON RD , ESTACADA, OR 97023
-----------------------	----------	-------------------------	---

General Information

Alternate Property #	33E10 00600
Property Description	Section 10 Township 3S Range 3E TAX LOT 00600
Last Sale Price	\$269,000.00
Last Sale Date	10/13/2006
Last Sale Excise Number	149318
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	062-004
Remarks	

Tax Rate

Description	Rate
Total Rate	13.8686

Property Characteristics

Neighborhood	12081: Redland 100, 101
Land Class Category	101: Residential land improved
Building Class Category	13: Single family res, class 3
Year Built	1936
Acreage	2.7
Change property ratio	1XX

Parties

Role	Percent	Name	Address
Taxpayer	100	CLARK SCOTT E & ERYN K	19223 S MATTOON RD, ESTACADA, OR 97023
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	CLARK SCOTT E & ERYN K	19223 S MATTOON RD, ESTACADA, OR 97023
Mortgage Company	100	ONPOINT COMMUNITY CREDIT UNION	MORTGAGE CO MAILING, UNKNOWN,

Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$170,752	\$165,779	\$160,951	\$156,264	\$151,713
Exempt					
TVR Total	\$170,752	\$165,779	\$160,951	\$156,264	\$151,713
Real Mkt Land	\$302,865	\$248,635	\$215,893	\$213,847	\$196,452
Real Mkt Bldg	\$113,990	\$93,400	\$81,010	\$80,310	\$72,180
Real Mkt Total	\$416,855	\$342,035	\$296,903	\$294,157	\$268,632
M5 Mkt Land	\$302,865	\$248,635	\$215,893	\$213,847	\$196,452
M5 Mkt Bldg	\$113,990	\$93,400	\$81,010	\$80,310	\$72,180
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$170,752	\$165,779	\$160,951	\$156,264	\$151,713
Mkt Exception					
AV Exception					

Parents

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
------------	---------------	--------	-----------	---------	-----------	-----------------

No Parents Found

Children

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
------------	---------------	--------	-----------	---------	-----------------

No Children Found

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
10/04/2006	10/13/2006 15:08:00	Recording Processed	Property Transfer Filing No.: 149318, Warranty Deed, Recording No.: 2006-091794 10/04/2006 by LAURIEB
10/04/2006	10/13/2006 15:08:00	Taxpayer Changed	Property Transfer Filing No.: 149318 10/04/2006 by LAURIEB
03/17/2006	03/28/2006 13:43:00	Recording Processed	Property Transfer Filing No.: 137603, Warranty Deed, Recording No.: 2006-023452 03/17/2006 by AMANDAOLS
03/17/2006	03/28/2006 13:43:00	Taxpayer Changed	Property Transfer Filing No.: 137603 03/17/2006 by AMANDAOLS
10/15/2003	10/20/2003 16:28:00	Recording Processed	Property Transfer Filing No.: 85607, Trustee Deed, Recording No.: 2003-138967 10/15/2003 by LAURIEB
10/15/2003	10/20/2003 16:28:00	Taxpayer Changed	Property Transfer Filing No.: 85607 10/15/2003 by LAURIEB
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Conversion deed: 71-08741, , \$ 0

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/10/2022 00:00:00	5269882 (ReceiptDetail.aspx? receiptnumber=5269882)	\$2,368.09	\$2,368.09	\$2,297.05	\$0.00
11/08/2021 00:00:00	5055935 (ReceiptDetail.aspx? receiptnumber=5055935)	\$2,263.87	\$2,263.87	\$2,195.95	\$0.00
11/12/2020 00:00:00	4885458 (ReceiptDetail.aspx? receiptnumber=4885458)	\$2,196.37	\$2,196.37	\$2,130.48	\$0.00
11/15/2019 00:00:00	4714728 (ReceiptDetail.aspx? receiptnumber=4714728)	\$2,144.11	\$2,144.11	\$2,079.79	\$0.00
11/13/2018 00:00:00	4516717 (ReceiptDetail.aspx? receiptnumber=4516717)	\$2,051.88	\$2,051.88	\$1,990.32	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
10/03/2006	10/13/2006	10/04/2006	2006-091794	\$269,000.00	149318		S	KOLSHINSKI TIM	CLARK SCOTT E & ERYN K	No
03/02/2006	03/28/2006	03/17/2006	2006-023452	\$199,500.00	137603		S	NATIONAL CITY HOME LOAN SERVICES INC	KOLSHINSKI TIM	No
10/10/2003	10/20/2003	10/15/2003	2003-138967	\$164,703.00	85607		S	CAL-WESTERN RECONVEYANCE CORP TRSTEE	NATIONAL CITY HOME LOAN SERVICE	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1290	0 X 0	1936	35	1.0	4	1	0

Detailed Statement

Parcel Number	00909752	Property Address	19223 S MATTOON RD , ESTACADA, OR 97023
----------------------	----------	-------------------------	---

As Of Date: 5/10/2023

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Interest	116-002	\$91.10	\$0.00	\$0.00	11/15/1993
1993	Property Tax Principal	116-002	\$1,138.78	\$0.00	\$0.00	11/15/1993
1994	Property Tax Interest	062-004	\$157.65	\$0.00	\$0.00	11/15/1994
1994	Property Tax Principal	062-004	\$985.37	\$0.00	\$0.00	11/15/1994
1995	Property Tax Interest	062-004	\$12.02	\$0.00	\$0.00	11/15/1995
1995	Property Tax Principal	062-004	\$901.75	\$0.00	\$0.00	11/15/1995
1996	Property Tax Interest	062-004	\$45.47	\$0.00	\$0.00	11/15/1996
1996	Property Tax Principal	062-004	\$1,136.77	\$0.00	\$0.00	11/15/1996
1997	Property Tax Interest	062-004	\$113.88	\$0.00	\$0.00	11/15/1997
1997	Property Tax Principal	062-004	\$949.04	\$0.00	\$0.00	11/15/1997
1998	Property Tax Principal	062-004	\$980.02	\$0.00	\$0.00	11/15/1998
1999	Property Tax Principal	062-004	\$1,004.30	\$0.00	\$0.00	11/15/1999
2000	Property Tax Interest	062-004	\$26.61	\$0.00	\$0.00	02/27/2001
2000	Property Tax Principal	062-004	\$1,197.44	\$0.00	\$0.00	11/15/2000
2001	Property Tax Interest	062-004	\$155.51	\$0.00	\$0.00	11/15/2002
2001	Property Tax Principal	062-004	\$1,264.70	\$0.00	\$0.00	11/15/2001
2002	Property Tax Interest	062-004	\$11.44	\$0.00	\$0.00	01/08/2003
2002	Property Tax Principal	062-004	\$1,286.85	\$0.00	\$0.00	11/15/2002
2003	Property Tax Principal	062-004	\$1,329.58	\$0.00	\$0.00	11/15/2003
2004	Property Tax Principal	062-004	\$1,352.69	\$0.00	\$0.00	11/15/2004
2005	Property Tax Principal	062-004	\$1,384.34	\$0.00	\$0.00	11/15/2005
2006	Property Tax Principal	062-004	\$1,401.84	\$0.00	\$0.00	11/15/2006
2007	Property Tax Principal	062-004	\$1,487.39	\$0.00	\$0.00	11/15/2007
2008	Property Tax Principal	062-004	\$1,523.58	\$0.00	\$0.00	11/15/2008
2009	Property Tax Principal	062-004	\$1,621.10	\$0.00	\$0.00	11/15/2009
2010	Property Tax Principal	062-004	\$1,660.30	\$0.00	\$0.00	11/15/2010
2011	Property Tax Principal	062-004	\$1,705.90	\$0.00	\$0.00	11/15/2011
2012	Property Tax Principal	062-004	\$1,766.14	\$0.00	\$0.00	11/15/2012
2013	Property Tax Principal	062-004	\$1,800.74	\$0.00	\$0.00	11/15/2013
2014	Property Tax Principal	062-004	\$1,856.55	\$0.00	\$0.00	11/15/2014
2015	Property Tax Principal	062-004	\$1,919.74	\$0.00	\$0.00	11/15/2015
2016	Property Tax Principal	062-004	\$1,968.93	\$0.00	\$0.00	11/15/2016
2017	Property Tax Principal	062-004	\$2,010.34	\$0.00	\$0.00	11/15/2017
2018	Property Tax Principal	062-004	\$2,051.88	\$0.00	\$0.00	11/15/2018
2019	Property Tax Principal	062-004	\$2,144.11	\$0.00	\$0.00	11/15/2019
2020	Property Tax Principal	062-004	\$2,196.37	\$0.00	\$0.00	11/15/2020
2021	Property Tax Principal	062-004	\$2,263.87	\$0.00	\$0.00	11/15/2021
2022	Property Tax Principal	062-004	\$2,368.09	\$0.00	\$0.00	11/15/2022
TOTAL Due as of 05/10/2023					\$0.00	

5
10
11
Recorded By TICOR TITLE

STATUTORY WARRANTY DEED

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor: Tim Kolshinski
Grantee: Scott E. Clark

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

Scott E. Clark
Eryn K. Clark
P.O. Box 484
Oregon City, Ore. 97045

After Recording return to:
Scott E. Clark
Eryn K. Clark
P.O. Box 484
Oregon City, Oregon 97045

Escrow No. 883541 KCJ
Title No. 883541

Clackamas County Official Records 2006-091794
Sherry Hall, County Clerk



\$26.00

01026933200600917940010018

10/04/2006 10:26:05 AM

D-D Cnt=1 Str=6 BEVERLY
\$5.00 \$11.00 \$10.00

TIM KOLSHINSKI, Grantor, conveys and warrants to SCOTT E. CLARK AND ERYN K. CLARK, AS TENANTS BY THE ENTIRETY, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Clackamas County, Oregon, to wit:

A tract of land in Section 10, Township 3 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, and being a portion of the Oran Mattoon Donation Land Claim No. 45, described as follows:

Beginning at the Southeast corner of said Oran Mattoon Donation Land Claim; thence North 2294.3 feet to the Northeast corner of Parcel II of that tract conveyed to James Winton Anderson, et ux, by Deed recorded April 26, 1971 as Recorder's Fee No. 71-8741, Film Records; thence West along the North line of said Parcel II a distance of 1279.3 feet to the center of the H.H. Mattoon County Road No. 784 and the true point of beginning of the tract herein to be described; thence South 43° 35' West 57.2 feet; thence South 10° 05' East 174.0 feet; thence West 414.7 feet; thence South 14° 51' East 148.0 feet; thence East 738.8 feet to the center of said County Road; thence Northwesterly along said center line to the true point of beginning.

EXCEPT a 20.0 foot strip along the West boundary deeded to the Southern Pacific Company.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.
2006/2007 taxes a lien due but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is \$269,000.00. (Here comply with the requirements of ORS 93.030).

Dated this 3 day of Oct, 2006.

Tim Kolshinski

State: OR
County: Clackamas

The foregoing instrument was acknowledged before me this 3 day of October, 2006 by:

Tim Kolshinski



Kathy Jensen
Notary Public
My Commission Expires: 11-08-2009

Soil Report



KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS
KELLER WILLIAMS REALTY **LAND** *Luxury*
INTERNATIONAL

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

Boundary 2.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Concord silt loam	1.94	74.62	0	41	3w
3	Amity silt loam	0.47	18.08	0	94	2w
78C	Saum silt loam, 8 to 15 percent slopes	0.16	6.15	0	80	2e
17	Clackamas silt loam	0.03	1.15	0	76	2w
TOTALS		2.6(*)	100%	-	53.38	2.75

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Well



KW MID-WILLAMETTE KELLER WILLIAMS Luxury
KELLER WILLIAMS REALTY **LAND** 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.

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

Instructions for completing this report are on the last page of this form

CLAC 58345

WELL ID # L 55478

START CARD # W152417

SKYLES DRILLING, INC.

(1) OWNER: Well Number: **01**
 Name **Bill Clark**
 Address **19342 S. Auburn Dr.**
 City **Oregon City** State **OR** Zip **97045**

(2) TYPE OF WORK:
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other **Holte**

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **115** ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount	
Diameter	From	To	Material	From	To	sacks or pounds	
10	0	20	Bentonite	20	0	9 Sacks	
7.5	20	115					

How was seal placed: Method A B C D E
 Other **Poured**
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	+1.5	116.5	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: None				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Drive Shoe used Inside Outside None
 Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method **Air Perforation**
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
55	107	1/8x2	500			<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
35		107	1 hr.

Temperature of Water **53** Depth Artesian Flow found _____
 Was a water analysis done? Yes By whom **Drilling 1.5 PPM Iron**
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County **Clackamas** Latitude _____ Longitude _____
 Township **3SOUTH** N or S. Range **3EAST** E or W. of WM.
 Section **10** SW 1/4 **NE** 1/4
 Tax lot **700** Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **19223 Mattoon Rd., Oregon City, OR**

(10) STATIC WATER LEVEL:
24 ft. below land surface. Date **12/5/2002**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **54'**

From	To	Estimated Flow Rate	SWL
54	107	35	24

(12) WELL LOG:
 Ground elevation _____

Material	From	To	SWL
Clay, Brown	0	8	
Gravel, Medium to Small	8	13	
Clayish Sand Packed Brown	13	18	
Sand, Gray w/ Gravel, Small	18	38	
Sandy Clay, Blueish Gray very Silty	38	54	
Clay, Blueish-Gray, w/ Seams of Sand	54	107	24
Clay, Gray	107	115	

SKYLES DRILLING INC.
 1169 Molalla Avenue
 Oregon City, OR 97045
 503-656-2683

RECEIVED
 DEC 16 2002
 WATER RESOURCES DEPT.
 SALEM, OREGON

Date started **12/3/2002** Completed **12/5/2002**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 Signed _____ WWC Number **1715**
 Date **12-11-02**

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 Signed **Steven C. Bland** WWC Number **1592**
 Date **12-11-2002**

Roof Bid



KW MID-WILLAMETTE KELLER WILLIAMS KELLER WILLIAMS
KELLER WILLIAMS REALTY **LAND** *Luxury*
INTERNATIONAL

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

COMPOSITION ROOFING QUOTE

Stalcup Roofing and Construction. LLC
 P.O. Box 928
 Estacada, OR 97023
 (503) 630-5692

Sales Representative
 Dan Blake
 (503) 387-1511
 dan@stalcuproofing.com



Billy Scott
Oregon Farm and Home Broker
(541) 619-1632
Job #3552 - 19223 S Mattoon Rd
19223 S Mattoon Rd
Estacada, OR 97023
(541) 619-1632

Estimate #	4127
Date	6/5/2023

Item	Description	Amount
OC TruDefinition Duration	Prior to beginning work we will protect vulnerable plants, landscaping and home features. Remove existing composition roofing down to roof deck surface. Haul away all debris. Inspect roof deck for damage, dry rot or areas of concern. Bring all such areas found to the owner's attention. Repair and/or replace roof decking as directed by the owner. Roof deck repairs and/or replacement up to 10 sheets of new 1/2" CDX are included. Any repairs or replacement required beyond this amount will be an additional charge. Install new 2x8 Forest Trim Barge boards at all rake edges of roof. Install new Ice/Water shield at perimeter of masonry chimney and at all slope transitions. Install new 30# synthetic underlayment to entire roof deck surface. Install new Owens Corning TruDefinition Duration limited-lifetime AR dimensional composition roofing using all new low slope intake venting, metal rooftop exhaust vents, flashings and accessories for a complete roof system. ***Five (5) year labor warranty*** ***Limited-lifetime manufacturers material warranty***	\$13,003.76

****If sheeting is needed – add:**
 Will be quoted at market price.

Due to new legislation we are required to take a felt sample for asbestos or paint sample for lead base products sample testing. If test comes back positive, your bid will need to be revised, and abatement company will be needed for removal at additional cost by the property owner.

Sub Total	\$13,003.76
Total	\$13,003.76

SPECIAL INSTRUCTIONS

*Estimate pricing is based on the existing roof being a single layer of composition roofing over the roof deck, unless noted otherwise. Should additional layers of roofing be found during removal of the roofing additional charges will apply.

*Finish painting of new Barge boards is excluded from this estimate and will need to be performed by others.

*All siding conditions which meet the roof line or roof surface will be inspected at the time of the roof work. Any siding which may require replacement or repair will be brought to the owners' attention. Siding repair and/or replacement are not included in this estimate and will be an additional charge.

*Replacement of the counter flashing of the masonry chimney is excluded from this estimate.

*We recommend a qualified chimney mason be contracted to inspect the masonry chimney. New counter flashings should be installed following installation of the roof if recommended and all recommended chimney repairs addressed.

TERMS & CONDITIONS

PRICE INCLUDES ALL MATERIALS NEEDED TO COMPLETE ABOVE JOB

Any questions regarding terms and conditions or warranties should be discussed prior to work being performed.

Stalcup Roofing & Const., LLC is licensed by the Oregon Construction Contractors Board.

Stalcup Roofing currently carries legally required Workers Compensation Insurance and carries a \$1,000,000.00-dollar liability policy. It's the property owners responsibility to carry basic homeowner's insurance for natural disasters.

****IMPORTANT:** Our warranties are only valid if Stalcup roofing is hired to maintain your roof. Having anyone other than Stalcup Roofing perform any work on your roof during the duration of the labor warranty will void your warranty. Having another roofing company, or yourself as the property owner, work/repair on the roof for any reason could negate this warranty without prior written permission of Stalcup Roofing. Any separation and lifting of shingles by anyone other than Stalcup Roofing could compromise your roof system and will void your warranty.

ALTERATIONS OR DEVIATIONS TO ESTIMATED WORK: Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control, including acts of nature. If additional work is needed after completion of roof installation this will be at additional cost.

VENTING: Stalcup Roofing will always bring the venting on roof to current code requirements when replacing a roof, however, you may want to consult others concerning other venting factors such as soffit, insulation and attic space and how this may directly affect your home. Stalcup Roofing will not be responsible for any venting other than the actual roof vents.

PERMITS: Customer will be responsible for any and all permits required for estimated job, if not already included in price.

MATERIAL PRICING: Due to the circumstances surrounding the volatile price of petroleum-based products, the market for roofing is expected to continue to fluctuate. Stalcup Roofing plans to keep abreast of the prices/availability dynamics to the best of our ability and will keep you informed of any increases we may have to pass along.

CUSTOMER TEAR OFF: If customers does their own tear off and roof prep, Stalcup Roofing & Const., LLC is not responsible under any circumstances for any storm or water damage/intrusion. Customer takes this responsibility upon themselves. Stalcup Roofing's labor warranty takes effect only after roof installation is complete. See warranty information below. Failure to complete tear off by customer and prepping of roof prior to roof installation can be cause for cancellation of contract.

LABOR WARRANTIES: Labor warranties cover problems caused due to workmanship for a period stated on estimate which varies according to work being done, for a tear off with roof installation. Recovers and repair warranties will be specified. Torchdown roofing labor warranty will be specified on estimate. TPO roofing warranty will be specified on estimate. Detailed labor warranty information will be provided at the completion of the job.

MATERIAL WARRANTIES: Material warranties are issued by the product manufacturer and may or may not be transferable with fee.

WARRANTY EXCLUSIONS: Please note that any weather-related damage to roofing due to storm damage including wind, ice, or snow, or other acts of nature, and all normal general maintenance, including re-caulking, moss removal and gutter cleaning as well as keeping drains clear of debris are not covered by our labor warranty and are the responsibility of the property owner and/or their insurance company.

DISPUTES: All disputes between the parties shall be resolved in arbitration under the rules of the Arbitration Service of Portland, Inc. The prevailing party shall be entitled to recover arbitration fees and reasonable attorney fees.

TIPS TO ENSURE A SUCCESSFUL ROOFING JOB

If you most of our customers, this is probably your first experience with having your roof replaced, and you are wondering what to expect. Like most construction projects, you may experience some inconvenience created by noise, equipment and debris. We strive to minimize any inconvenience and will leave your property in a clean and organized manner at the end of each day.

EMERGENCY TARPING: Stalcup Roofing is not responsible for any water intrusion/damage after installing an emergency tarp.

AIR CONDITIONING LINES, GAS LINES, WATER LINES, AND WIRING RUNNING UNDERNEATH ROOF DECKING: Air conditioning lines, gas lines, water lines, and wiring should NEVER be installed running directly underneath the roof deck. Any such lines could be punctured by nails or fasteners. If you are aware of any such lines, please notify us immediately. Stalcup Roofing is not responsible for damage to these items due to their improper installation.

PROPERTY ACCESS: Your contract price is calculated allowing us access to your driveway for our trucks as well as access to your electricity supply. Please park your vehicles out of the garage and off the driveway during construction. We will require access to your driveway to load material onto the roof, remove debris from the roof, and clean up. Turn off all alarms and sprinkler systems. Confine pets indoors or restrain away from the working areas. Please check all gates prior to releasing pets back into your yard.

ROOF TEAR OFF TO LATHES OR RAFTERS: If we are tearing off an old roof down to the existing lathes or rafters, dirt and debris may filter down into your attic area or garage. Please protect or remove any valuable items stored in these areas. Stalcup Roofing is not responsible for damage to these items or to clean the attic or garage area. If additional layers are discovered during tear off portion of job, an additional charge of \$20.00/per square, per layer will be charged.

VIBRATION AND DUST: Vibration from the construction can cause items to fall and break. Please remove any items from walls or open shelving that are not well secured such as light fixtures, mirrors, pictures, candles, plates, etc. Stalcup Roofing is not responsible for broken items inside the house. The vibration will also cause dust to fall. If you are asthmatic or allergic to dust, please be prepared to protect yourself or be away from the jobsite.

VAULTED CEILINGS: In most vaulted ceilings, the sheetrock is nailed directly to the underneath side of the rafters. In this situation, the vibration from construction activities may cause the texture to release from the nail heads. We will be happy to *paint* over the exposed nail heads with touch-up paint that you supply. Small cracks in the tape and bed may also appear. Stalcup Roofing is not responsible for the cracking.

TV CABLE / SATELLITE DISHES: Our bid includes the removal of any roof mounted satellite dishes. It does not include costs for reinstallation, re-calibration, or any other associated with reinstallation. Stalcup Roofing is not responsible for broken wires, and, or poor reception.

SKYLIGHTS: To properly re-flash a skylight, we must remove the frame from the curb. When the skylights are removed, dried paint, texture, tree debris, or sheetrock fragments may fall inside the house. Please cover or remove anything directly underneath all skylights. Stalcup Roofing cannot assume responsibility for pre-existing paint/texture condition in the skylight wells. No interior work is included for skylight replacement.

VENTS: Upon completion of your job, please check the interior connections of your heater and hot water heater vent pipes. If you are not able to do this, please notify us of this and we will inspect them for you.

WEATHER: Work may be delayed for each day it rains before or during the replacement of your roof.

LEFT-OVER MATERIALS: Any left-over materials remain the property of Stalcup Roofing, unless otherwise stated.

CLEANUP – EXTERIOR ONLY: We will conduct a thorough cleanup of the exterior premises. We pick up approximately 99% of the nails that fall around the premises with a magnetic roller. We make every effort to remove all nails, but some may remain. Tall grass impedes the efficiency of the cleanup process. If your grass is tall, we suggest that you have it mowed prior to the start of your roofing project. Fallen leaves also hinder visibility, these should be also be picked up prior to rooftop construction.

LANDSCAPING: Every care is given to protect the perimeter of the residence and landscaping during the roofing process. If there is an area that requires special attention such as bushes, flowers, potted plants, driveways, the lawn, patio furniture, BBQ's, etc., please let us know prior to the start of the project. There may be areas

of your landscape that we are not able to protect. Leaves or blooms may be knocked off during the project. Stalcup Roofing is not responsible for these items.
TREE BRANCHES OVER ROOF: If you have low hanging branches over your roof, some trimming may be necessary. We will only trim those limbs that limit our ability to access necessary areas of your roof. You may prefer the trees trimmed by professionals before we begin work.
PROTECT CHILDREN FROM WORK AREA: To ensure the safety of children, please always keep them away from work areas.

PAYMENTS:

RESIDENTIAL: Some jobs may require a down payment required by Stalcup Roofing and will be discussed prior to scheduling of any work. All monies are due, and payable in full, upon completion of work unless otherwise stated.

COMMERCIAL: Stalcup Roofing may bill commercial jobs for material at time of delivery, and labor, at scheduled increments, or as agreed upon prior. For commercial job over \$15,000 we will require 1/3 of payment down, and the rest payable upon job completion. Any commercial job that that needs trips for any additional work once roof installation is completed will be charged separately from original estimate.

NOTE: All unpaid balances will be charged a late fee equal to 3% per month on unpaid balances unless pre-arranged.

NOTE: A \$50.00 chargeback fee will be assessed for any check that is returned.

CREDIT CARDS ACCEPTED: Visa, MasterCard, Discover Card, or American Express. There is a \$25 processing fee for all credit card payments over \$5000.

SALES TAX: NOTE: Washington Sales Tax is not included in above price and will be added at time of billing to ensure proper calculations. Property owner will be responsible for any and all Washington taxes.

-
-
This proposal is valid for fourteen (14) days from the date shown above.

This signed estimate constitutes a legal agreement/contract between Stalcup Roofing and Const. LLC and customer.

Name _____

Date _____

CONTRACTORS BOARD INFORMATION
ON TERMS OF WRITTEN CONTRACT 812-012-0110

- (1) If a contractor is required to have a written contract under ORS 701.305, the written contract or attached addendum to the written contract must contain the following:
 - (a) A statement that the contractor is licensed by the Construction Contractors Board.
 - (b) The contractor's name, address, phone number and license number issued by the board as shown on board records.
 - (c) An acknowledgment of a written offer of a warranty, if an offer is required by ORS 701.320, and indication of the acceptance or rejection of the offered warranty;
 - (d) A list of the notices required under ORS 87.093 or under rules adopted under ORS 701.330 and 701.335
- (2) An explanation of the property owner's rights under the contract, including, but not limited to, the ability to file a complaint with the board and the existence of any mediation or arbitration provision in the contract, set forth in a conspicuous manner as defined by the board by rule;
- (e) Customer's name and address;
- (f) Address where the work is to be performed;
- (g) A description of the work to be performed; and
- (h) Price and payment terms.

(3) The information described in section (1) of this rule must be legible and in dark ink.

Stat. Auth.: ORS 670-310,701.235,701.305,701.315,701.320,701.330 & 701.335

Stats. Implemented: ORS 701.305,701.330 & 701.335

Hist.: CCB 7-2007, F. 12-13-07, cert. EF. 1-1-08; CCB 9-2008, F. 6-11-08, cert. ef. 7-1-08; CCB 8-2009, f. 12-28-09, cert. ef. 1-1-10; CCB 7-2010, f. & cert. ef. 4-28-

10

Nearby Activities



KW MID-WILLAMETTE KELLERWILLIAMS LAND KELLERWILLIAMS Luxury INTERNATIONAL

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

Horse Trails In Estacada

- Anvil Lake Trail #724
- Baty Butte Trail #545
- Big Slide Lake Trail #553A
- Bull Of The Woods Trail #550
- Cache Meadow Trail #702
- Corral Springs Trail #507
- Cottonwood Meadows Trail #705
- Cripple Creek Tr. 703
- Dickey Creek Trail #553
- Dickey Lake Trail #549
- Dry Ridge Trail #518
- Elk Lake Creek Trail #559
- Fanton Trail #505
- Frazier Turnaround Trailhead
- Gibson Lake Trail #708
- Grouse Point Trail #517
- Hawk Mountain Lookout Trail #564A
- Horseshoe Saddle Trail #712
- Huxley Lake Trail #521
- Lodgepole Trail #706
- Memaloose Lake Trail #515
- Milo McIver State Park
- Mother Lode Trail #558
- Olallie Lake Trail # 731
- Old Baldy Trail #502
- Pansy Lake Trail #551
- Potato Butte Trail # 719A
- Red Lake Trail #719
- Rhododendron Ridge Trail #564
- Rimrock Trail #704
- Round Lake Trail #565
- Ruddy Hill Trail #714
- Russ Lake Trail #716
- Schreiner Peak Trail #555
- Serene Lake Trail #512
- Shellrock Lake Trail #700
- Shining Lake Trail #510
- Skookum Lake Trail #542
- Thunder Mountain Trail #543
- Timber Lake Trail #733
- Triangle Lake Horse Camp
- Twin Lakes Trail #573
- Welcome Lakes Trail #554
- West Lake Way Trail #556
- Whetstone Trail #546



Scan QR Code with phone to view the
online map of Horse Trails



Nearby Parks

Barton Park



19009 SE Barton Rd, Clackamas County
3.90 Miles Away

Bonnie Lure State Recreation Area



SE Dowty Rd, Clackamas County
2.54 Miles Away

Milo McIver State Park



24101 S Entrance Rd Estacada
2.70 Miles Away

Timber Park



30878 NW Evergreen Way Estacada
4.18 Miles Away