



42088 MCDOWELL CREEK

LEBANON, OR

PROPERTY SYNOPSIS

LOCATION

Located Down a Private Drive Outside of Lebanon and Just Minutes Away from McDowell Creek Falls

SIZE

Lot Size is 20 Acres

FEATURES

2 Bedrooms, 2 Bathrooms, Single Level Home, 1,878 SqFt, Timber and Pasture Land, Stunning Panoramic Views, 3 Car Garage, 40 x 42 Shop with 220 Amp Power & Ductless Heating and Cooling, 20 x 20 Carport, Additional Wood and Tool Sheds, Chicken Enclosure, Open Living Areas, Woodstove, Mudroom, 2nd Well, Covered Patio, Landscaped, Hot Tub Hookups

IMPROVMENTS

2015: Crawlspace Insultation, Kitchen Granite Countertops, Kitchen Lighting, Kitchen Appliances

2016: Ductwork and Heating System, Bathroom Toilets and Granite Countertops, Granite in Laundry Room, Woodstove & Liner, Covered Walkway to Garage with Can Lighting,

2020: Roof

New: Water Pressure Tank with Filter

PROPERTY SYNOPSIS

REMARKS

Discover this stunning residence nestled on tranquil 20 acres. Embrace the views from both expansive interior & a generous covered patio as the beauty of this property surrounds you. Inside, enjoy the generous kitchen and living spaces, a master suite with a walk-in closet and spacious bathroom, a mudroom conveniently located at the entrance, a grand entryway, and ample storage throughout the home. Step outside to discover a covered walkway leading to the three-car garage. Continue on to find a fully finished 40x42 shop with heating and cooling, offering abundant space and a bonus room above for added versatility. Additionally, the property boasts an extra toolshed, a woodshed, and 15 acres of timber. With so much to offer, this is a must see to truly appreciate all that this home provides.







COUNTY INFORMATION

LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS

SCAN HERE FOR
INTERACTIVE MAP!



INFORMATION REGARDING LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH THE INFORMATION TO THEIR OWN SATISFACTION.





Fidelity National Title®

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0942508**

Tax Lot: **13S01E0800403**

Owner: Schurr, James A Trust

CoOwner: Schurr, Kathleen D Trust

Site: 42088 McDowell Creek Dr

Lebanon OR 97355

Mail: 42088 McDowell Creek Dr

Lebanon OR 97355

Zoning: County-F/F - Farm/Forest

Std Land Use: AFAR - Farms And Crops

Legal:

Twn/Rng/Sec: T:13S R:01E S:08 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$778,430.00**

Market Land: **\$339,600.00**

Market Impr: **\$438,830.00**

Assessment Year: **2023**

Assessed Total: **\$370,248.00**

Exemption:

Taxes: **\$5,521.84**

Levy Code: 00918

Levy Rate: 14.7158

PROPERTY CHARACTERISTICS

Year Built: 1983

Eff Year Built:

Bedrooms: 2

Bathrooms: 2

of Stories: 1

Total SqFt: 1,878 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 20.00 Acres (871,200 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 2065 - 030300

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:



Fidelity National Title

Parcel ID: 0942508

Site Address: 42088 McDowell Creek 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: 0942508

Site Address: 42088 McDowell Creek 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.

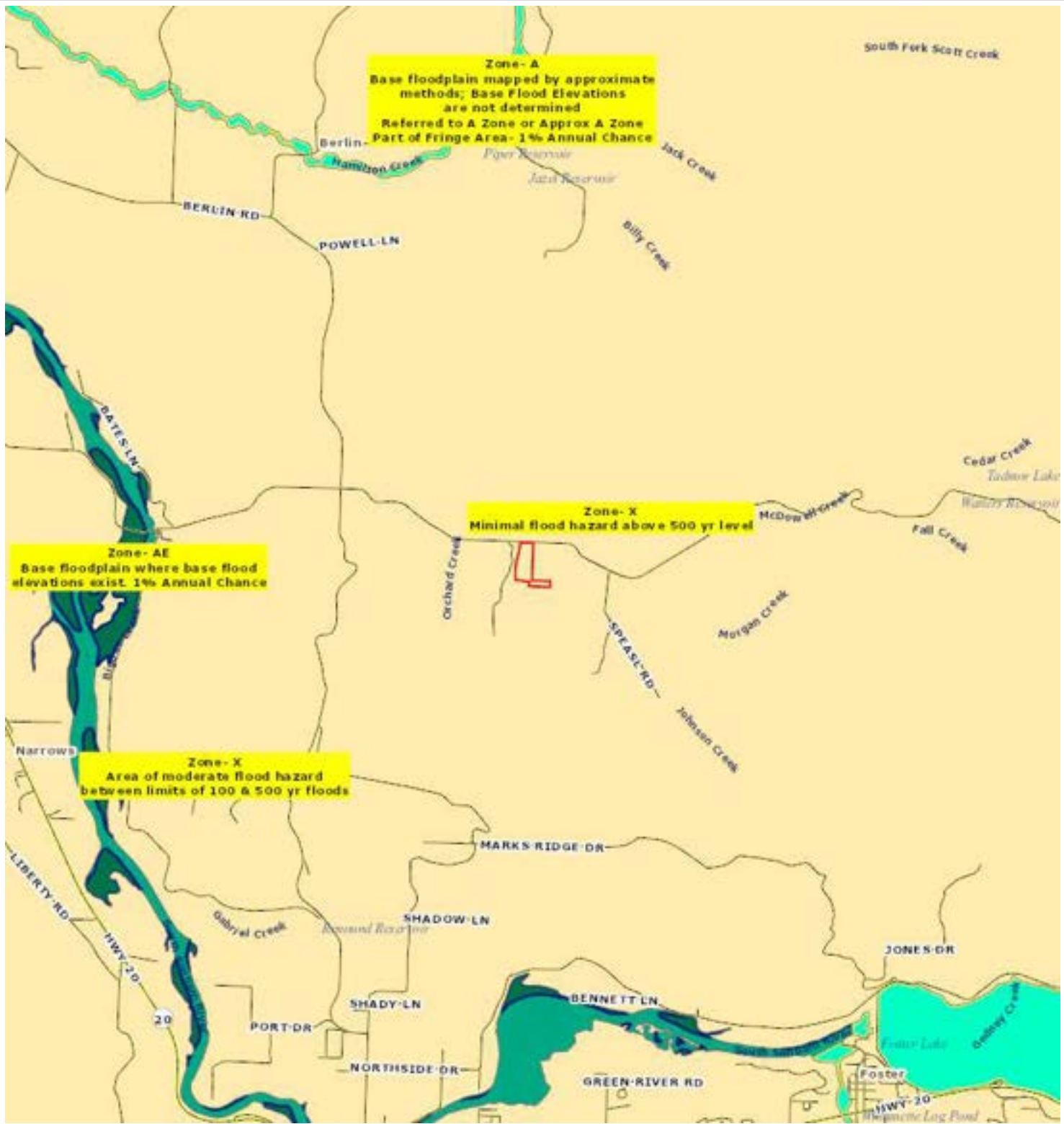


Fidelity National Title

Parcel ID: 0942508

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

Flood Map



Fidelity National Title

Parcel ID: 0942508

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

Linn County
2023 Real Property Assessment Report
Account 942508

Map	13S01E08-00-00403	Tax Status	Assessable
Code - Tax ID	00918 - 942508	Account Status	Active
		Subtype	NORMAL
Legal Descr	Metes & Bounds - See legal report for full description		
Mailing	SCHURR FAMILY LIVING TRUST SCHURR JAMES A & KATHLEEN D TR 42088 MCDOWELL CREEK DR LEBANON OR 97355	Deed Reference #	2022-8614
		Sales Date/Price	05-11-2022 / \$0
		Appraiser	BROWN, MINDY
Property Class	581 MA SA NH		
RMV Class	401 04 00 002		

Site	Situs Address	City
	42088 MCDOWELL CREEK DR	LEBANON

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00918	Land	339,600		Land	0
	Impr	438,830		Impr	0
Code Area Total		778,430	357,730	370,248	0
Grand Total		778,430	357,730	370,248	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00918	4	<input checked="" type="checkbox"/>			Designated Forest Land	100	1.36 AC	FC	20,230
	4				Designated Forest Land	100	12.64 AC	FC	188,090
	1	<input checked="" type="checkbox"/>			Farm Use Unzoned	100	5.00 AC	2	74,400
					LANDSCAPE - EXCELLENT	100			12,000
	5	<input checked="" type="checkbox"/>			Market	100	1.00 AC		14,880
					RURAL OSD - AVG	100			30,000
Code Area Total							20.00 AC		339,600

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00918	200	1983	151	RES One story	114	1,878			336,220
	201	1983	110	Residential Other Improvements	114	0			12,580
	203	1988	353	WOOD COVER	114	320			6,700
	205	2015	317	GP BUILDING	114	1,680			83,330
Code Area Total						3,878			438,830

Exemptions / Special Assessments / Notations				
Notations				
■ FIRE PATROL ADDED 2015				
Code Area 00918				
Fire Patrol				
		Amount	Acres	Year
■ FORESTRY FIRE SURCHARGE		47.50		2023
■ FORESTRY FIRE TIMBER - SOUTH		43.46	19.00	2023

Linn County
2023 Real Property Assessment Report
Account 942508

Comments

For 2015, seg of 370375, creates new account 942508.
16MX: SPOKE W/ OWNER AT DOOR. GARAGE AND GARAGE ADD. % COMPLETE. SEE 2017 FOR
COMPELTION. 2ND FLR STORAGE ON GARAGE? 12/15MB
2017MX: GARAGE ADD COMPLETE. SHOP COMPLETE EST 2ND FLR IS STORAGE PER PLANS. 1/17MB
18: Landscape clean-up. 3/18-JG

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

25-Jan-2024

SCHURR FAMILY LIVING TRUST
SCHURR JAMES A & KATHLEEN D TR
42088 MCDOWELL CREEK DR
LEBANON OR 97355

Tax Account #	942508	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00918
Situs Address	42088 MCDOWELL CREEK DR LEBANON OR 97355	Interest To	Jan 25, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,521.84	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,395.08	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,171.86	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,066.21	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,865.20	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,547.69	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,732.18	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,425.82	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,678.07	Nov 15, 2015
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$43,403.95	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RFPD CONVERSION	6-Jul-2015	CANCELLED ACCOUNT 942509

LINN COUNTY, OREGON

2022-08614

D-QD

Cnt=1 Sss=10130 COUNTER

05/11/2022 02:24:15 PM

\$20.00 \$11.00 \$60.00 \$19.00 \$10.00

\$120.00



00437041202200086140040040

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

**Grantors:**

JAMES A. SCHURR and
KATHLEEN D. SCHURR
42088 MCDOWELL CREEK DRIVE
LEBANON, OR 97355

Grantees:

JAMES A. SCHURR and
KATHLEEN D. SCHURR, TRUSTEES
SAME AS ABOVE

After Recording Return to:

JAMES A. SCHURR and
KATHLEEN D. SCHURR, TRUSTEES
42088 MCDOWELL CREEK DRIVE
LEBANON, OR 97355

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

ADDRESS OF RECORD

==== Space Above for Recorder's Use ====

QUITCLAIM DEED

GRANTORS, JAMES A. SCHURR and KATHLEEN D. SCHURR, husband and wife, whose address is 42088 McDowell Creek Drive, Lebanon, OR 97355, the undersigned Grantors, for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to

GRANTEES, JAMES A. SCHURR and KATHLEEN D. SCHURR, as TRUSTEES of THE SCHURR FAMILY LIVING TRUST dated March 14, 2013, whose address is 42088 McDowell Creek Drive, Lebanon, OR 97355,

all right, title, and interest in that certain Property situated in LINN County, State of OREGON, and described as follows:

See Exhibit A attached hereto and made a part hereof.

Being the same property as that deed recorded February 25, 2015, Document No. 2015-02362, records of Linn County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.
TRANSFER TO OR FROM PRESENT OWNER'S REVOCABLE TRUST.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 10 day of May, 2022

James A. Schurr

JAMES A. SCHURR

Kathleen D. Schurr

KATHLEEN D. SCHURR

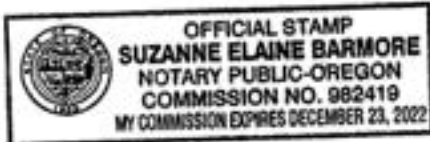
STATE OF OREGON
COUNTY OF Linn

This record was acknowledged before me on May 10th, 2022 by JAMES
A. SCHURR and KATHLEEN D. SCHURR.

(Stamp, if any)

Suzanne E. Barmore
Signature of notarial officer

Notary
Title of office



My commission expires: 12-23-22

EXHIBIT A

An area of land in the Northwest quarter of Section 8, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon, also currently being identified as Tax Lot 403 on Linn County Tax Assessment Map 13S01E08, being more particularly described as follows:

Beginning at the Northeast corner of that tract of ground as described in the deed recorded September 13, 1973, in MF Volume 71 at Page 279 in the official records of Linn County, Oregon and running thence West, along the North line of said tract, a distance of 350.00 feet; running thence due South 2640.00 feet, more or less, to the North line of the Southwest quarter of Section 8, Township 13, Range 1 East, Willamette Meridian, Linn County, Oregon; running thence East, along said quarter corner line, to the eastern boundary of that tract described in MF Volume 71 at Page 279; running thence northerly, along said eastern boundary, to the point of beginning.

TOGETHER WITH an area of land in the Northwest quarter of Section 8, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon, being more particularly described as follows:

Beginning at an iron rod on the South line of County Road No. 904 (McDowell Creek), said rod being South 89°52'00" East 879.12 feet and South 00°08'00" West 25.00 feet from the Northwest corner of said Section 8; thence South 08°56'36" West 288.48 feet to an iron rod; thence South 11°27'17" West 222.30 feet to an iron rod; thence South 11°27'31" West 287.43 feet to an iron rod; thence South 00°13'51" East 522.39 feet; thence South 83°32'18" East 240.15 feet; thence North 00°14'32" West 1333.76 feet; thence North 89°52'00" West 89.00 feet to the point of beginning.

EXCEPTING THEREFROM an area of land in the Northwest quarter of Section 8, Township 13 South, Range 1 East of the Willamette Meridian, Linn County, Oregon, being more particularly described as follows:

Beginning at a point which is South 89°52'00" East 968.12 feet and South 00°08'00" West 25.00 feet and South 00°14'32" East 1333.76 feet from the Northwest corner of said Section 8; thence South 00°14'32" East 1290.89 feet, more or less, to the North line of the Southwest quarter of Section 8; thence South 89°56'02" East, along the one-quarter section line, 995.90 feet, more or less, to the East line of the West half of the Southeast quarter of the Northwest quarter of said Section 8; thence along the said East line, North 00°00'13" East 1116.32 feet, more or less, to an iron rod; thence South 89°59'40" West 763.20 feet to an iron rod; thence North 13°49'15" East 149.08 feet to an iron rod; thence North 83°32'18" West 275.59 feet to the point of beginning.

Subject to and excepting:

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

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

An easement created by instrument, including the terms and provisions thereof,

Recorded : March 9, 1967

As: B 322; P 282

In favor of: Consumer Power Inc.

For: Electric and telephone transmission and distribution lines

Affects: Exact location not disclosed

Terms and provisions of Agreement,
For: Sewage disposal system
Recorded: July 5, 1983
As: V 337; P 697
By and between: Mr. and Mrs. Michael E. Enright and Mr. and Mrs. E. Stelzer
Order No.: 471815037259-TTMIDWIL08

An easement created by instrument, including the terms and provisions thereof,
Recorded: August 8, 1983
As: V 340; P 29
In favor of: Consumers Power, Inc.
For: Electrical, telephone and related transmission and distribution lines
Affects: See document for particulars

An easement created by instrument, including the terms and provisions thereof,
Recorded: February 25, 1987
As: V 435; P 798
In favor of: Consumers Power, Inc.
For: Electrical, telephone and related transmission and distribution lines
Affects: see document for particulars

An easement created by instrument, including the terms and provisions thereof,
Recorded: April 29, 1987
As: V 441; P 143
In favor of: Northwestern Telephone System, Inc.
For: Telephone Line

MAP AND SURVEY

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.





Map



This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary

Udell Engineering & Land Surveying, LLC

63 East Ash Street, Lebanon, OR 97355
Ph: 541-451-5125 • Fax: 541-451-1366

PROFESSIONAL SERVICE AGREEMENT

DATE: October 23, 2014

Received:

PROJECT: 14-213 Weber, Glenda Property Line Adjustment

This AGREEMENT is by and between:

Glenda Weber
42084 McDowell Creek
Lebanon, Oregon 97355
(503) 910-3666

Here after referred to as CLIENT, and Udell Engineering & Land Surveying LLC, here after referred to as CONSULTANT for engineering and/or land surveying services, who agrees as follows:

CLIENT desires to engage CONSULTANT to provide professional services in connection with CLIENT'S project.

SCOPE:

To prepare a correction deed legal description, property line adjustment application, survey map, and adjustment legal descriptions for Tax Lot 400 of Linn County Assessor's Map 13S - 1E - 8. Deadline NOV-14-14 to complete.

For the performance of its service, CONSULTANT shall be paid by CLIENT in the manner and at the time hereinafter specified, the fee set forth in the attached proposal or rate schedule. The amount and terms of the fee will remain valid through completion of the project.

SERVICES:

CONSULTANT will provide Civil Engineering Design and/or Surveying Services at the request and direction of the CLIENT or the Client representative. CONSULTANT warrants that its services are performed with the usual thoroughness and competence of the engineering & surveying profession. If errors in staking are discovered liability for such is limited to the cost of re-staking said errors. No other warranty or representation, either expressed or implied is included or intended in CONSULTANT'S proposal, contracts or reports, either written or oral.

CONSULTANT will keep confidential all information and documents developed in association with the Client's Project. CONSULTANT will distribute project information and documents only to those persons, agencies and organizations specifically designated by CLIENT or its authorized representative.

All data, reports, calculations, drawings, estimates and other documents prepared by the CONSULTANT as instruments of service shall remain the property of the CONSULTANT.

This agreement will terminate automatically upon completion by the CONSULTANT of the services required by the AGREEMENT.

FEE FOR SERVICES: The above scope of work will be completed for a good faith estimated amount of \$1,500 - \$2,000. Any additional services performed outside the scope listed above will be billed as additional services based on the current hourly rates below.

****A retainer in the amount of \$750 will be required to proceed with work.**

Any services performed outside the listed scope within this agreement will be charged in addition to the above estimated amount based on the following hourly rates as listed below:

Following are our current hourly rates:

Principal Engineer.....\$115.00	Survey Technician...\$65.00	3 Man Survey Crew.....\$150.00
Project Engineer.....\$90.00	1 Man Survey Crew...\$75.00	Office.....\$50.00
Survey Manager.....\$75.00	2 Man Survey Crew...\$122.00	
Junior Engineer.....\$70.00	2 Man Prevailing Wage...\$155.00	

Following are our current unit rates

All unit rate items will be billed in addition to set contract amount or estimate as a Reimbursable Expense
Copies (per sheet): 22x34.....\$1.50 11x17.....\$.50 8.5x11.....\$.10 Mylars.....\$15.00
Mileage: \$0.55 per mile
Title Report: ~\$200.00 per tax lot (you will be notified if this is necessary for your project.)

DOCUMENTS WILL NOT BE RELEASED AND SURVEYS WILL NOT BE RECORDED WITHOUT PAYMENT IN FULL

REGARDING THIRD PARTY FEES REQUIRED TO COMPLETE THE PROJECT BY THE CITY, COUNTY OR STATE:

All administrative fees required by the city, county or state for recording, applications, title company reports, or permits are the sole responsibility of the client. You will be given the amount of the fee and asked to issue a check to the appropriate agency for that amount. When we have received your check we will deliver it along with the survey, application or permit to the proper agency.

BILLING:

Invoices will be issued at the end of each month or upon completion of the services and are due and payable upon receipt. Invoices are considered delinquent Thirty Days (30) after the date on the initial invoice. If invoices are not paid in full prior to delinquency, CLIENT agrees to pay interest on the unpaid amount at the rate of 1.5% per month (annual rate 18%) from the delinquency date. All payments received shall first be credited to payment of interest, and then to the principal balance. CONSULTANT may at its discretion withhold delivery of services or documents pending receipt of full payment for all services rendered.

LIMITATION OF LIABILITY:

UDELL ENGINEERING AND LAND SURVEYING, LLC'S, (THE CONSULTANT), LIABILITY UNDER THIS CONTRACT OR AGREEMENT SHALL BE LIMITED TO THE AMOUNT OF THE CONSULTANT'S FEE, EITHER FIXED OR HOURLY, IN NO EVENT SHALL THE CONSULTANT BE HELD LIABLE FOR THE CLIENT'S, OWNER'S OR OTHER SUBCONTRACTOR'S FAILURE TO FOLLOW THE DESIGNS OR WORK OF THE CONSULTANT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY SUPERVISION OR CONTROL OF THE CLIENT, OWNER OR OTHER SUBCONTRACTORS AS IT RELATES TO THE CONSULTANT'S WORK PRODUCT OR DESIGNS UNLESS EXPRESSLY SET FORTH IN WRITING AND ACKNOWLEDGED BY THE CONSULTANT. THE CLIENT OR OWNER AGREES TO DEFEND AND INDEMNIFY UDELL ENGINEERING AND LAND SURVEYING, LLC FOR ANY DEMAND, CLAIM OR LAWSUIT ASSERTED AGAINST THEM THAT EXCEEDS THE SCOPE AND/OR LIABILITY OF THE CONSULTANT PURSUANT TO THIS PROVISION.

ATTORNEY FEES:

If any dispute arises out of this AGREEMENT, including non-payment for services rendered, the prevailing party shall be entitled to attorney fees.

SEVERABILITY:

If any provision of this AGREEMENT will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable.

WORK WILL PROCEED UPON RECEIPT OF SIGNED SERVICE AGREEMENT AND RETAINER

CONSULTANT:

Brian Vandetta
(Signature)

Brian Vandetta, Member
Udell Engineering & Land Surveying, LLC

10-25-14
(Date)

CLIENT:

Glenn Weber
(Signature)

Glenn Weber
(Type or Print Name)

10-28-2014
(Date)

Udell Engineering & Land Surveying, LLC
63 East Ash St.
Lebanon, OR 97355
Ph: 541-451-5125 Fax: 541-451-1366

The following is a list of County Filing and Review fees you may expect to encounter. You will find a checkmark next to the fees that apply to your project. These are final map fees and do not include tentative approval fees, application fees, or permit fees. *These fees are not included in Udell Engineering & Land Surveying, LLC's project estimate.*

Udell Engineering & Land Surveying, LLC's Billing Procedure: You may expect to receive a work-to-date bill for your survey work after the field work is complete. Please be aware that a final bill will be sent upon filing your survey with the county – this could be several months later.

Linn County Fees:

- ☒ Survey and Property Line Adjustment Filing Fee: \$330
☐ Partition Plat Filing Fees:

	1 Parcel	2 Parcel	3 Parcel
1 Sheet	\$589	\$649	\$709
2 Sheets	\$614	\$674	\$734

Benton County Fees:

- ☐ Survey Filing Fee: \$145
☐ Property Line Adjustment Filing Fee: \$190
☐ Partition Plat Filing Fees (County):

1 Parcel	2 Parcel	3 Parcel
\$419	\$490	\$561

- ☐ Partition Plat Filing Fees (City): \$348

Marion County Fees:

- ☐ Survey and Property Line Adjustment Filing Fee: \$225
☐ Partition Plat Filing Fee (Inside City of Salem): \$336
☐ Partition Plat Filing Fee (Outside City of Salem - 1 to 3 Parcels): \$725

Other Items & Fees:

- ☐ Title Report: Fees may vary. Udell Engineering will obtain this for you and bill accordingly.
☐ Property Taxes: The county requires property taxes to be paid prior to the recording of the survey. This amount will vary.
☒ Other: Correction Deed Recording Fee: 75-85
☒ Other: PLA Deed Recording Fee: 225
☐ Other: _____ Fee: _____
☐ Other: _____ Fee: _____

Note: County fees are subject to change without notice; therefore the above fees are estimates.
The actual fee will not be known until survey is complete.

TIMBER CRUISE

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.





Tue, Feb 6, 9:03 AM (10 days ago)



to me ▼

You have about 10.03 acres of young timber 13-15 years old on the site. A reasonable estimate of current value would be \$2500.00 per acre. That would be \$25,000. in current value. That is an estimate based on the timber would be ready for a first entry thinning in 10 to 15 years from now.

Consulting Forester

WELL REPAIRS

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.



FEAR WATER SYSTEMS

250 MARKET ST.
LEBANON, OR 97355

(541) 451-3298

JOB INVOICE

43748

TO Jim + Kathy Schurr
42088 McDowell Creek
Lebanon, OR 97355

TERMS: PLEASE PAY FROM THIS INVOICE
Other

pd ck 2/26/24
ck # 2651

PHONE <u>(541) 401-0019</u>	DATE OF ORDER <u>2/26/24</u>
ORDER TAKEN BY	ESTIMATE/ORDER NUMBER
<input checked="" type="checkbox"/> DAY WORK	<input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA
JOB NAME/NUMBER	
JOB LOCATION <u>Same</u>	
JOB PHONE	STARTING DATE

"Prompt Service" by Carter

DESCRIPTION OF WORK

QTY.	MATERIAL	PRICE	AMOUNT
> 1.	106505 230v 2wire		850 ⁰⁰
110'	1" Sch 120 w/ ss coop		395 ⁰⁰
115'	12-2w/6 subwire		207 ⁰⁰
1 ea	Splice kit 1/4" x 1/4" ss bush		22 ⁰⁰
1.	6" x 1" wren seal		65 ⁰⁰
1.	1" Galv coop		07 ⁰⁰
1.	1" Galv Tee		6 ⁰⁰
1.	1" Galv Plug		3 ⁰⁰
1.	1" Galv union		15 ⁰⁰
1 ea	1/2" x 3" 1/4" Galv nipples		5 ⁰⁰
1.	1" x 6" Galv nipple		5 ⁰⁰
1.	1" Galv Plug		16 ⁰⁰
1.	wren vent		8 ⁰⁰

low flow. manifold wren pump
only does 3gpm at 50psi at 2' stroke
Full pump. Install new pump,
pipe, and wire. Plumb + wire
wren head. Pressure Switch repaired
by customer. Cycle 40-60 and
put into service.

OTHER CHARGES

Odometer Lv:	0	Ar:	12
Add. Mileage:	12 @ 1 ⁰⁰		12 ⁰⁰
	Chicome		1 ⁰⁰

TOTAL OTHER 13⁰⁰

> * old Set 100' on 1" Galv
System Equipment:
Well: 6" Cased 144' Deep
2" Static 4.5" RC Limer
Pump: 106505 230v 2wire
Set 110' 1" Sch 120
Tank: H2PL82
30" 40-60 w/ M-4
Filter: w2010 w/ DGD-2501

LABOR	HRS.	RATE	AMOUNT
Lv: 9.00 Ar: 12.30	3 1/2		420 ⁰⁰
Service Call (Min)			
Add. Serviceperson			
Boomtruck	X		200 ⁰⁰
Shop Charge			
Capacity Test			
Overtime:			

TOTAL LABOR 620⁰⁰

TOTAL MATERIALS 1594⁰⁰

TOTAL OTHER 13⁰⁰

DATE COMPLETED

2/26/24

TOTAL MATERIALS

1594⁰⁰

Work ordered by Jim

Signature

Jim Schurr

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

Thank You

TAX

TOTAL

2227⁰⁰



BRANDI ELLIOTT

BRANDIELLIOTT@KW.COM
541-619-1632

BRANDI ELLIOTT IS A LICENSED REAL ESTATE AGENT IN THE STATE OF OREGON HELPING HER CLIENTS WITH BUYING AND SELLING PROPERTY IN THE MID-WILLAMETTE VALLEY. SHE SPECIALIZES IN RESIDENTIAL, SMALL ACREAGE, HOBBY FARMS, AND 1031 EXCHANGES. HER INTIMATE KNOWLEDGE OF THE AREA HAS BEEN AN ASSET TO HER CLIENTS SEEKING TO RELOCATE TO THE AREA. THE PROBLEM SOLVING SKILLS THAT SHE USED GROWING UP IN COMPETITIVE SPORTS AND HORSEMANSHIP HAVE CREATED THE PERFECT SEGUE INTO REAL ESTATE WHERE HER CLIENTS CAN EXPECT A CERTAIN LEVEL OF PROFESSIONALISM PAIRED WITH THE ABILITY TO ADAPT AND ADJUST TO ANY SITUATIONS THAT MAY ARISE. HER KNACK FOR CREATING SOLID NEGOTIATION STRATEGIES HAS ALSO PROVEN SUCCESSFUL FOR HER CLIENTS IN COMPETITIVE MARKETS WITH BIDDING WARS. AS A DAILY PRACTICE SHE IS LOOKING AT THE LOCAL REAL ESTATE MARKET TRENDS AND TAKING TIME TO LEARN SOMETHING NEW RELATED TO THE INDUSTRY. BRANDI IS VERY WELL VERSED WITH DIGITAL MARKETING AND HAS A SPECIAL INTEREST IN SOCIAL MEDIA MARKETING. HER HIGH LEVEL OF COMMUNICATION WITH HER CLIENTS AND PEERS IN REAL ESTATE COMBINED WITH HER WILLINGNESS TO BREAK DOWN PROCESSES AND INFORMATION SHEDS LIGHT THROUGHOUT EVERY TRANSACTION.



SCAN ABOVE TO LEARN MORE
ABOUT THE TEAM!

