



**8540 67TH AVE**  
SALEM, OR

# PROPERTY SYNOPSIS

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## LOCATION

Located just outside of Brooks, Near I5 and Lake Labish Ditch

## FEATURES

16.08 Acres Total, 13 Tillable Acres, Zoned EFU, Muck and Silt Loam Soils, Farm Home, Outbuildings, Water Rights and Landscaped!

## SELLER'S PREFERRED TERMS

Offer response time: 3 Business days, Selling in "AS IS" condition.

## PERSONAL PROPERTY INCLUDED

Fridge, Range and all personal property left at closing is the buyers responsibility.

\*Property is in a trust, information is limited\*

## PROPERTY SYSTEMS

### 1 Domestic Well

- Located Behind the Home in the Pump House

### 1 Irrigation Well

- Pump on Own Electrical Panel

### 1 Septic System

- Located in the Front of the Home

# PROPERTY SYNOPSIS

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## PERSONAL IMPROVMENTS

**Formal Dining Room Added in 2000, Some Windows Replaced, Heat Converted to Gas, Upgraded Electrical Panel in Basement**

## PROPERTY REMARKS

**This exceptional homestead property has everything you need to grow.**

**The property spreads across 16+ acres and includes a spacious home and large shops that are structurally sound. In addition, there are a couple of unique small red barns that are perfect for raising poultry, pursuing projects, and accommodating farm animals. The home and shops are situated in a prime location that overlooks Labish Lake, providing a stunning view of the constantly changing seasonal conditions. The property has good wells, reliable water rights, great soils, and is conveniently located near I-5.**





## 16.08 ACRES

- PARCEL 1 518448, 1.29 AC
- PARCEL 2 518484, 14.79 AC
- 13 ACRES TILLABLE
- LEASED OUT TERMS
  - APPROX 12 AC AND GREEN BUILDING
  - ANNUAL PAYMENT OF \$3900
- WATER RIGHTS
  - SEE BELOW
- ONION FARM



*The information contained in this brochure is from reliable sources and is believed to be correct but it is not guaranteed.*





## **2712 SQFT FARM HOME**

- **2 LEVELS**
- **3 BEDROOMS, 2 BATHROOMS**
  - **ADDITIONAL BONUS ROOM**
- **UNFINISHED BASEMENT WITH KITCHEN**
  - **VINTAGE MONARCH WOOD COOKSTOVE**
- **FINISHED ATTIC SPACE**
- **LARGE UTILITY ROOM WITH SINK**





## 3520 SQFT BARN

- CONCRETE FLOORS
- 220 POWER
- DRIVE THRU BAY
- CURRENTLY INCLUDED IN LEASE

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## 1200 SQFT SHOP

- 220 POWER
- 2 BAYS
- CONCRETE FLOORS



# “CHICKEN HOUSE”





# LITTLE "RED" BARN





# PROPERTY MAPS

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*PROVIDED BY LAND.ID*

*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.









# COUNTY INFORMATION

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*LIST PACKET (S) PROVIDED THROUGH COUNTY RECORDS*

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®

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **518484**

Tax Lot: **062W15D001000**

Owner: Heilman Living Trust

CoOwner:

Site: 8540 67th Ave NE

Salem OR 97305

Mail: 9335 SW Claridge Dr

Portland OR 97223

Zoning: EFU - Exclusive Farm Use

Std Land Use: APAS - Pasture

Legal: ACRES 14.79

Twn/Rng/Sec: T:06S R:02W S:15 Q:SE QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$732,860.00**

Market Land: **\$435,360.00**

Market Impr: **\$297,500.00**

Assessment Year: **2023**

Assessed Total: **\$206,882.00**

Exemption:

Taxes: **\$2,381.53**

Levy Code: 01410

Levy Rate: 11.5116

### PROPERTY CHARACTERISTICS

Year Built: 1936

Eff Year Built:

Bedrooms: 4

Bathrooms: 2

# of Stories: 1

Total SqFt: 2,712 SqFt

Floor 1 SqFt: 2,712 SqFt

Floor 2 SqFt:

Basement SqFt: 650 SqFt

Lot size: 14.79 Acres (644,252 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced Air

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 1 - Gervais

Census: 2013 - 002502

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 09/09/2013

Sale Amount:

Document #: 35420171

Deed Type: DECE

Loan Amount:

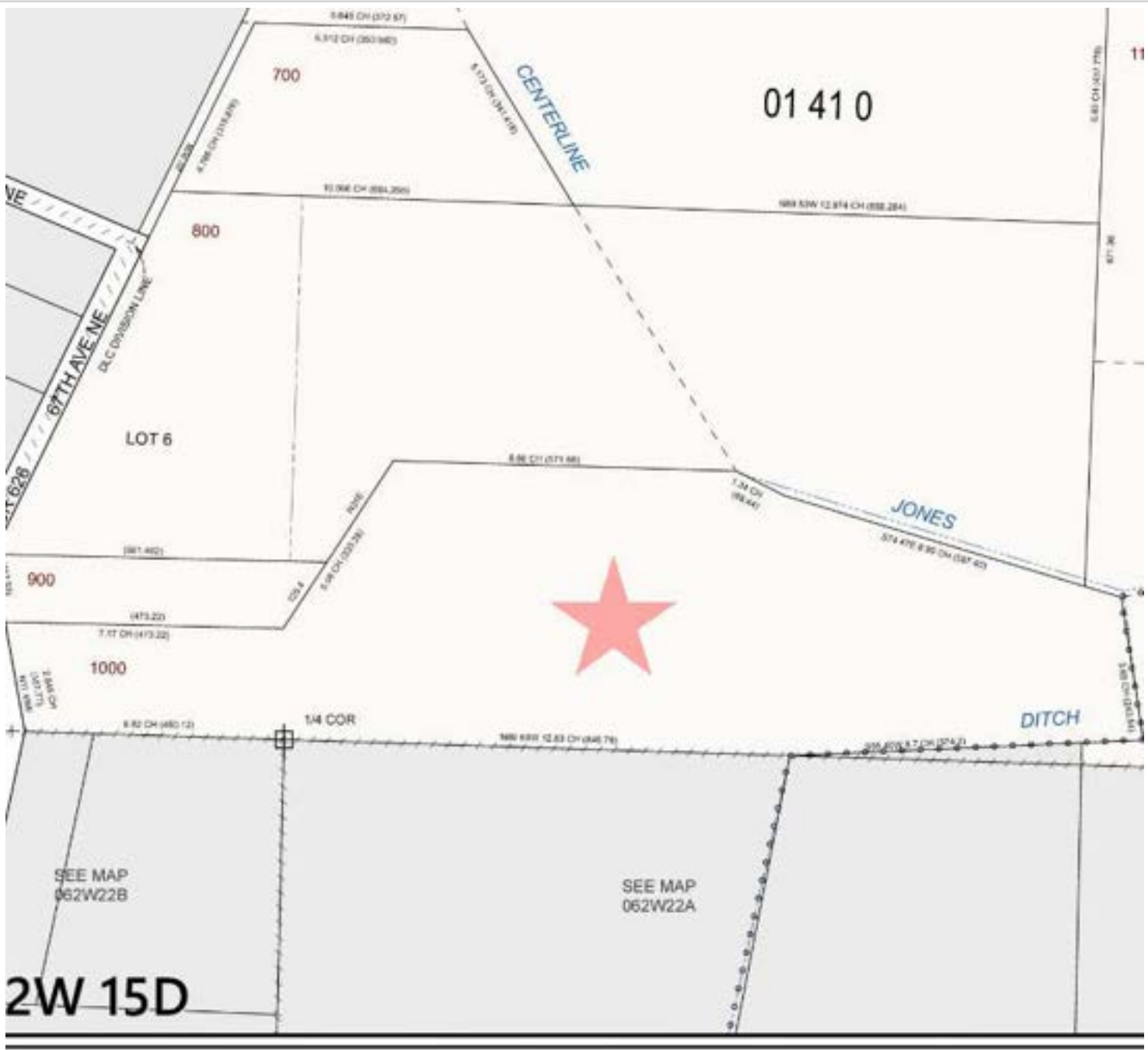
Lender:

Loan Type:

Interest Type:

Title Co:





**Fidelity National Title**

Parcel ID: 518484

Site Address: 8540 67th Ave NE

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: 518484

Site Address: 8540 67th Ave NE

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Aerial Map



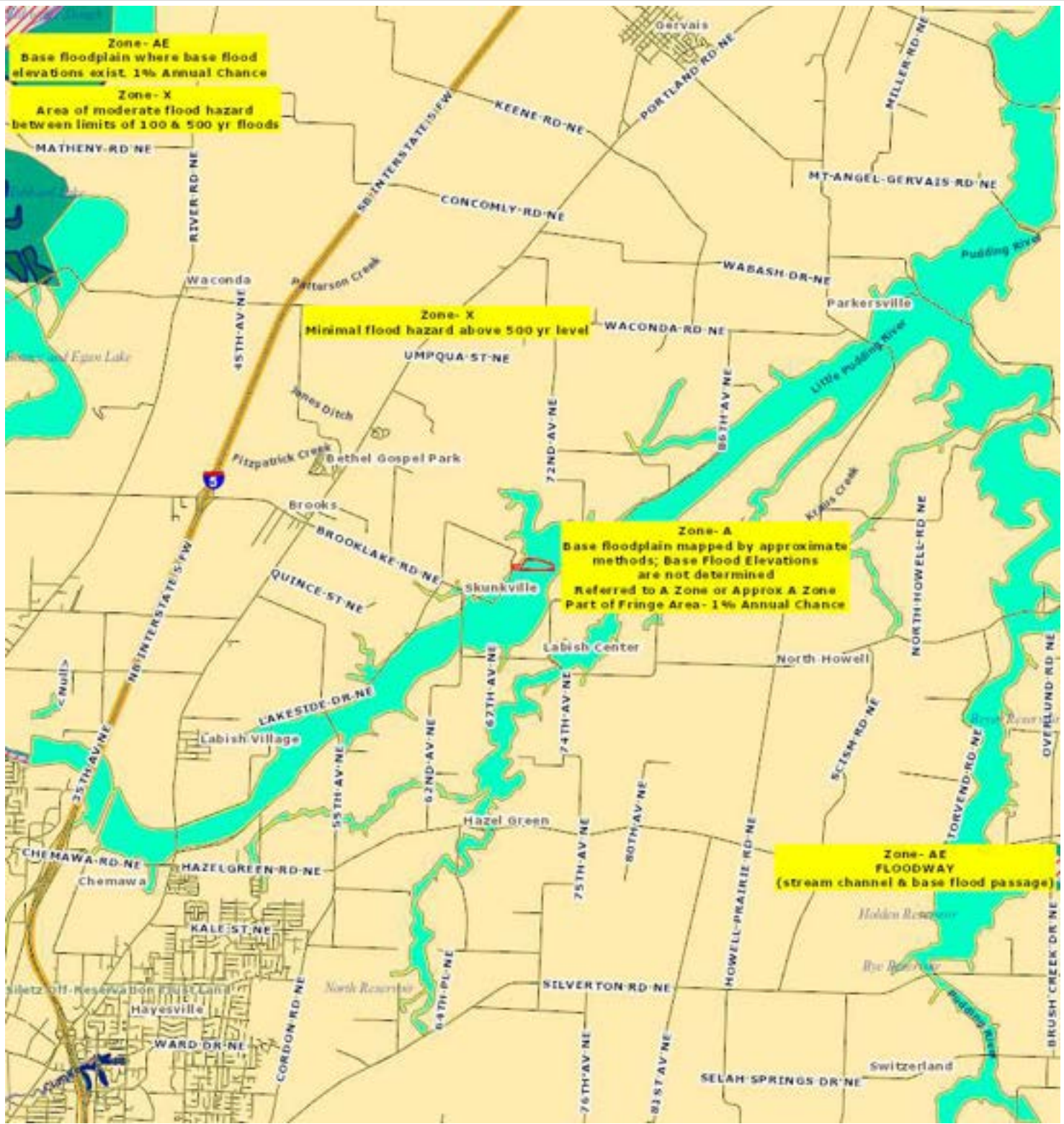
**Fidelity National Title**

**Parcel ID: 518484**

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Flood Map



**Fidelity National Title**

Parcel ID: 518484

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Property Identificaton

Account ID:  
518484

Tax Account ID:  
518484

Tax Roll Type:  
Real Property

Situs Address:  
8540 67TH AVE NE SALEM OR 97305

Map Tax Lot:  
062W15D001000

Owner:  
HEILMAN LT  
9335 SW CLARIDGE DR  
PORTLAND, OR 97223

Manufactured Home Details:

Other Tax Liability:  
SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
HEILMAN LT 9335 SW CLARIDGE DR PORTLAND OR 97223			9/9/2013 35420171 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN LT & HEILMAN,ROBERT W TRE 9335 SW CLARIDGE DR PORTLAND OR 97223			5/19/2007 28750069 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN,ROBERT W & E DONNA-TRUSTEES 8540 67TH AV NE PORTLAND OR 97223	HEILMAN,ROBERT W & E DONNA 8245 - 72ND AVE NE SALEM OR 97305	8/9/1999 \$0.00 25 2	8/9/1999 16250013 WD 518484, 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06800111 DE 518484
MISSING OWNERSHIP INFORMATION			7/1/1998 06800109 DE 518484
MISSING OWNERSHIP INFORMATION			7/1/1998 06750156 DEED 518484, 518488

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 02250008 DE 518484
MISSING OWNERSHIP INFORMATION			7/1/1998 00141073 DEED 518484, 518488

## Property Details

### Property Class:

551

### RMV Property Class:

551

### Zoning:

(Contact Local Jurisdiction)

### AV Exemption(s):

### RMV Exemption(s):

### Deferral(s):

### Notes:

### Land/On-Site Developments for Tax Account ID 518484

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			01410
1	005 Farm Homesite	1	43560	01410
2	005 Farm Use - EFU 2BI TWO BENCH IRR	0.5	21780	01410
3	005 Farm Use - EFU 3LL THREE LAKE LABISH LAND	13.29	578912	01410

### Improvements/Structures for Tax Account ID 518484

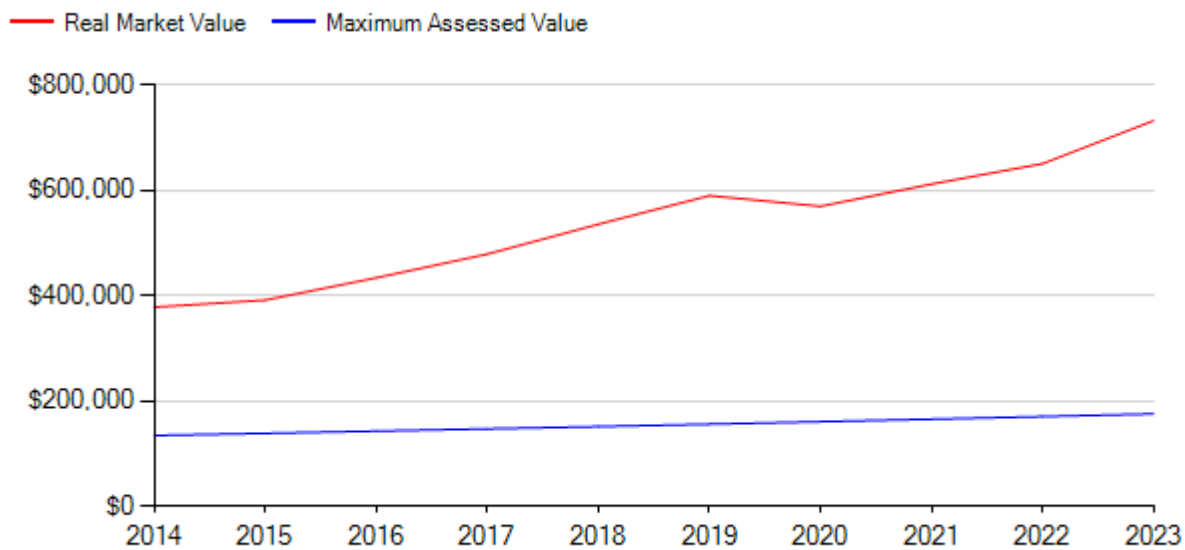
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	144 Multi Story above grade with basement		4	2712	1936	01410
1.1		ROOF EXTENSION OR PATIO COVER			48	1936	01410
1.2		ASPHALT DRIVEWAY			2300	1936	01410
1.3		CONCRETE DRIVEWAY			912	1936	01410
1.4		PATIO			96	1936	01410
2	FARM BLDG	352 Utility Building (UB)		6	3520	1979	01410
3	FARM BLDG	341 Multi Purpose Shed (MP)		6	80	1936	01410



## Value Information (per most recent certified tax roll)

<b>RMV Land Market:</b>	\$0
<b>RMV Land Spec.</b>	\$435,360
<b>Assess.:</b>	
<b>RMV Structures:</b>	\$297,500
<b>RMV Total:</b>	\$732,860
<b>AV:</b>	\$206,882
<b>SAV:</b>	\$71,056
<b>Exception RMV:</b>	\$0
<b>RMV Exemption Value:</b>	\$0
<b>AV Exemption Value:</b>	\$0
<b>Exemption Description:</b>	None
<b>M5 Taxable:</b>	\$368,556
<b>MAV:</b>	\$175,680
<b>MSAV:</b>	\$31,202

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.  
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



## Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$297,500	\$0	\$435,360/\$31,202	None	\$206,882
2022	\$346,030	\$0	\$305,010/\$30,416	None	\$200,986
2021	\$238,420	\$0	\$373,770/\$29,640	None	\$195,250
2020	\$196,270	\$0	\$373,770/\$28,900	None	\$189,690
2019	\$216,480	\$0	\$373,770/\$28,180	None	\$184,290
2018	\$217,820	\$0	\$318,140/\$27,130	None	\$178,700
2017	\$190,810	\$0	\$288,330/\$26,790	None	\$173,950
2016	\$157,760	\$0	\$276,510/\$26,130	None	\$169,010

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2015	\$145,730	\$0	\$246,150/\$25,490	None	\$164,210
2014	\$141,310	\$0	\$237,100/\$24,870	None	\$159,550

#### Taxes: Levy, Owed

<b>Taxes Levied 2023-24:</b>	\$2,381.53
<b>Tax Rate:</b>	11.5116
<b>Tax Roll Type:</b>	R
<b>Current Tax Payoff Amount:</b>	\$0.00

Year	Total Tax Levied	Tax Paid
2023	\$2,381.53	\$2,381.53
2022	\$2,317.25	\$2,317.25
2021	\$2,315.66	\$2,315.66
2020	\$2,133.17	\$2,133.17
2019	\$2,200.02	\$2,200.02
2018	\$2,134.35	\$2,134.35
2017	\$2,080.55	\$2,080.55

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3918447	-\$2,381.53	\$71.45	\$0.00	\$2,310.08	11/22/2023
2022	3897572	-\$2,317.25	\$69.52	\$0.00	\$2,247.73	11/11/2022
2021	3878800	-\$2,315.66	\$69.47	\$0.00	\$2,246.19	11/11/2021
2020	3859856	-\$2,133.17	\$64.00	\$0.00	\$2,069.17	11/17/2020
2019	66161	-\$2,200.02	\$66.00	\$0.00	\$2,134.02	11/15/2019
2018	206665	-\$2,134.35	\$64.03	\$0.00	\$2,070.32	11/19/2018
2017	352301	-\$2,080.55	\$62.42	\$0.00	\$2,018.13	11/17/2017



**MAIL TAX STATEMENTS TO:**  
Heilman Living Trust  
8245 72nd Avenue, NE  
Brooks, OR 97305

**AFTER RECORDING RETURN TO:**  
Robert J. Saalfeld, Atty  
PO Box 470  
Salem, OR 97308

**WARRANTY DEED**

Robert W. Heilman and E. Donna Heilman, Grantors, convey to Robert W. Heilman and E. Donna Heilman, Trustees of the Heilman Living Trust dated August 9, 1999. Grantee, the following described real property situated in the county of Marion, state of Oregon:

See Exhibit A attached hereto and made a part hereof.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is NONE.

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

WITNESS Grantor's hand this 9th day of August, 1999.

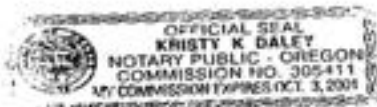
Robert W. Heilman  
Robert W. Heilman

E. Donna Heilman  
E. Donna Heilman

AUG 12 1999

State of Oregon )  
 ) ss.  
County of Marion )

On this 9th day of August, 1999 personally appeared **Robert W. Heilman and E. Donna Heilman** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Kristy K Daley  
Notary Public for Oregon  
My Commission Expires: 10-3-2001

AUG 12 1999



AUG 12 1999

## EXHIBIT A

### PARCEL NO. 1:

Beginning at the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89° 51' West along the South line of said section 6.82 chains to an iron pipe in the center of the county road; thence North 11°43' West along the center of said road 2.845 chains; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 5.08 chains to an iron pipe; thence East 8.66 chains to an iron pipe in a ditch; thence South 65°54' East along the center of said ditch 1.34 chains to an iron pipe in an angle in the same; thence South 74°47' East 8.90 chains to an angle in said ditch; thence South 12° East in the center of said ditch 3.69 chains to an iron pipe in an angle in said ditch; thence South 85°40' West in the center of said ditch 8.70 chains to an iron pipe in an angle in said ditch; thence North 89°59' West along the South line of said section 12.83 chains to the point of beginning; containing 14.79 acres of land.

### PARCEL NO. 2:

Beginning at a point which is 6.82 chains North 89°51' West and 2.845 chains North 11°43' West of the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 1.90 chains to an iron pipe; thence North 89°37' West 8.507 chains to an iron pipe on the East boundary of the Alexander LaPratte Donation Land Claim; thence South 11°43' East 1.712 chains to the place of beginning and containing 1.29 acres of land.

**REEL:1625**

**PAGE: 13**

**August 12, 1999 , 03:35P**

CONTROL #: 1625013

State of Oregon  
County of Marion

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

FEE: \$45.00

ALAN H DAVIDSON  
COUNTY CLERK

AUG 12 1999





# Fidelity National Title®

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **518488**

Tax Lot: **062W15D000900**

Owner: Heilman Living Trust

CoOwner:

Site: 8540 67th Ave NE

Salem OR 97305

Mail: 9335 SW Claridge Dr

Portland OR 97223

Zoning: EFU - Exclusive Farm Use

Std Land Use: AMSC - Agricultural Misc

Legal: ACRES 1.29

Twn/Rng/Sec: T:06S R:02W S:15 Q:SE QQ:

### ASSESSMENT & TAX INFORMATION

Market Total: **\$52,070.00**

Market Land: **\$37,290.00**

Market Impr: **\$14,780.00**

Assessment Year: **2023**

Assessed Total: **\$16,901.00**

Exemption:

Taxes: **\$194.57**

Levy Code: 01410

Levy Rate: 11.5116

### PROPERTY CHARACTERISTICS

Year Built: 1985

Eff Year Built:

Bedrooms:

Bathrooms:

# of Stories:

Total SqFt: 1,200 SqFt

Floor 1 SqFt: 1,200 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 1.29 Acres (56,192 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 1 - Gervais

Census: 2013 - 002502

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 09/09/2013

Sale Amount:

Document #: 35420171

Deed Type: DECE

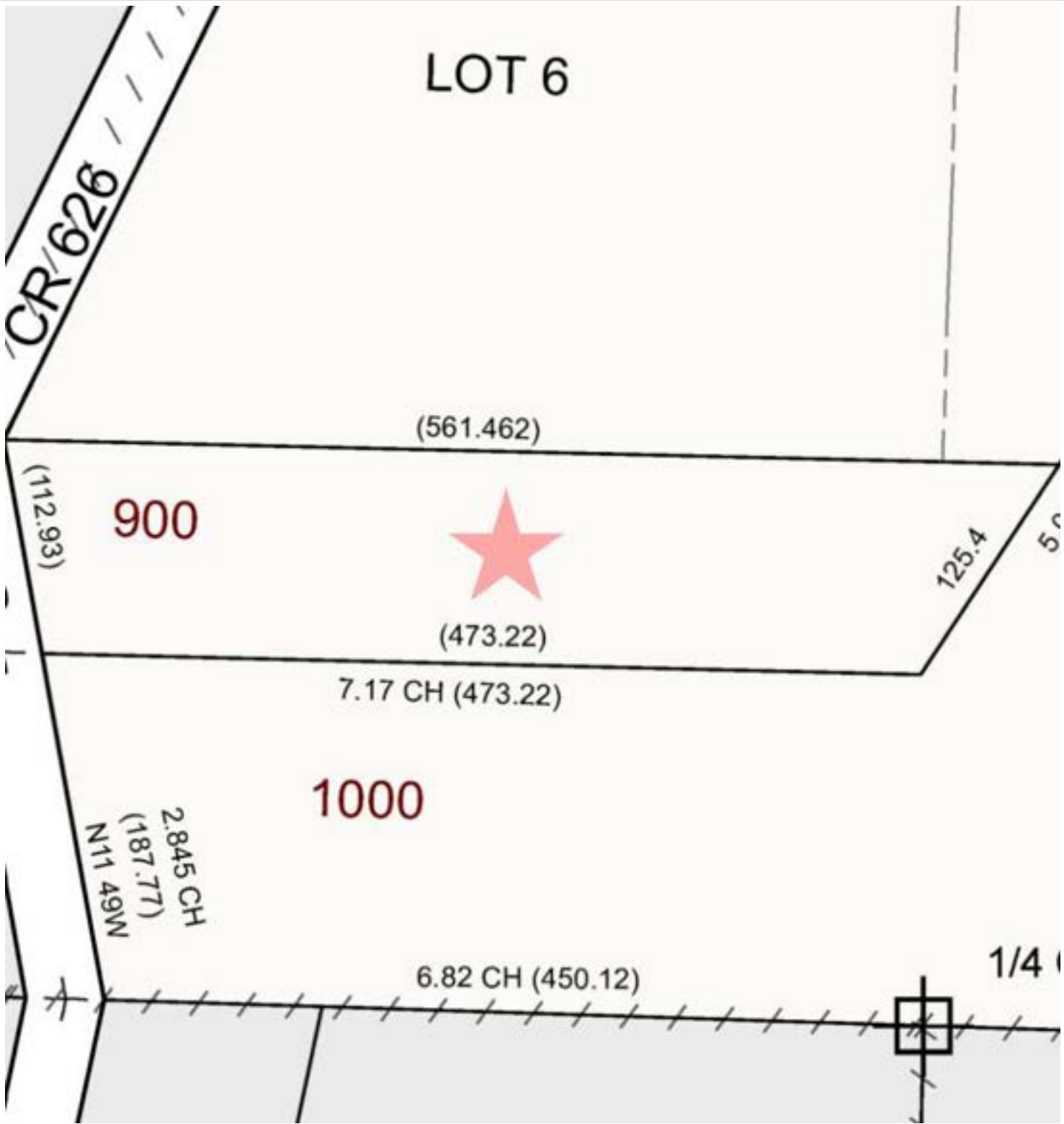
Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:



**Fidelity National Title**

Parcel ID: 518488

Site Address: 8540 67th Ave NE

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Parcel ID: 518488  
Site Address: 8540 67th Ave NE  
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Aerial Map



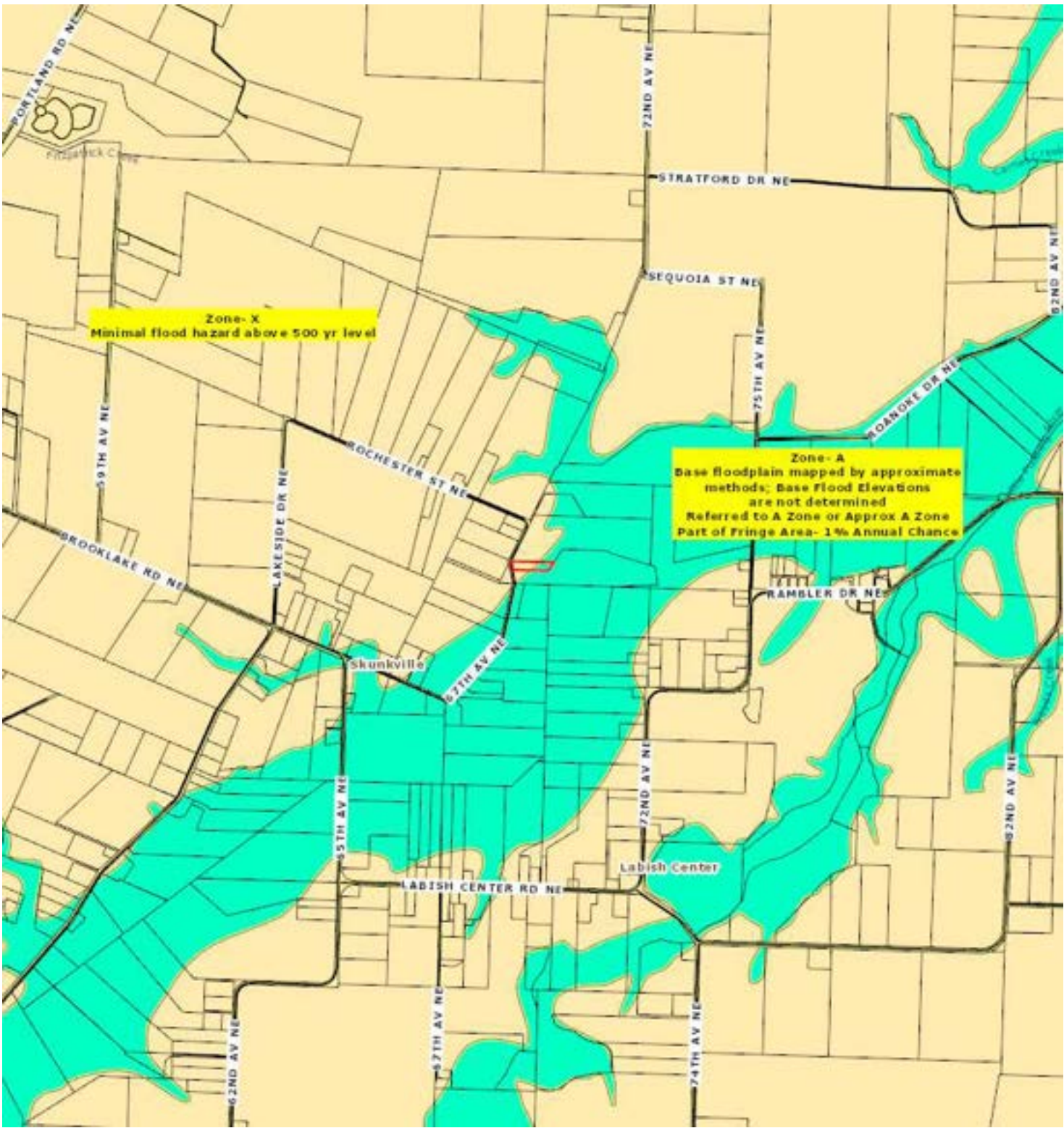
**Fidelity National Title**

**Parcel ID: 518488**

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Flood Map



**Fidelity National Title**

Parcel ID: 518488

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Property Identificaton

Account ID:  
518488

Tax Account ID:  
518488

Tax Roll Type:  
Real Property

Situs Address:  
8540 67TH AVE NE SALEM OR 97305

Map Tax Lot:  
062W15D000900

Owner:  
HEILMAN LT  
9335 SW CLARIDGE DR  
PORTLAND, OR 97223

Manufactured Home Details:

Other Tax Liability:  
SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History			
Grantee	Grantor	Sales Info	Deed Info
HEILMAN LT 9335 SW CLARIDGE DR PORTLAND OR 97223			9/9/2013 35420171 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN LT & HEILMAN,ROBERT W TRE 9335 SW CLARIDGE DR PORTLAND OR 97223			5/19/2007 28750069 DECE 518484, 518488, 518966, 518967, 552407, 552408
HEILMAN,ROBERT W & E DONNA-TRUSTEES 8540 67TH AV NE PORTLAND OR 97223	HEILMAN,ROBERT W & E DONNA 8245 - 72ND AVE NE SALEM OR 97305	8/9/1999 \$0.00 25 2	8/9/1999 16250013 WD 518484, 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06800112 DE 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06800110 DE 518488
MISSING OWNERSHIP INFORMATION			7/1/1998 06750156 DEED 518484, 518488

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998
			02330263
			DE
			518488
MISSING OWNERSHIP INFORMATION			7/1/1998
			00141073
			DEED
			518484, 518488

Property Details

Property Class:  
551

RMV Property Class:  
551

Zoning:  
REST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 518488

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BI TWO BENCH IRR	1.29	56192	01410

Improvements/Structures for Tax Account ID 518488

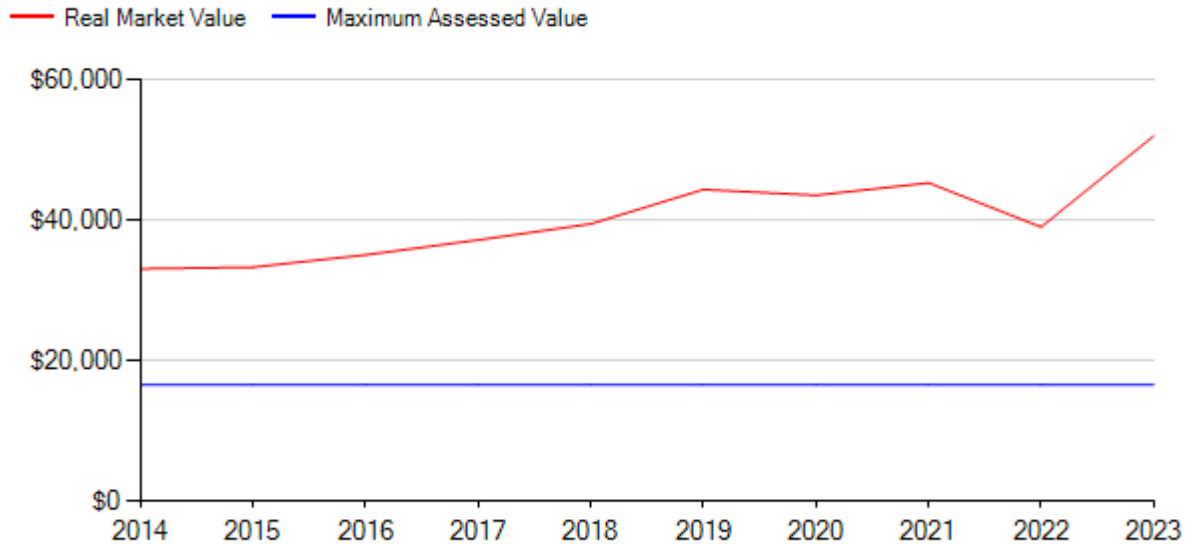
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	351 General Purpose Building (GB)		5	1200	1985	01410
2	FARM BLDG	351 General Purpose Building (GB)		5	780	1975	01410
3	FARM BLDG	351 General Purpose Building (GB)		5	726	1975	01410

Value Information (per most recent certified tax roll)	
<b>RMV Land Market:</b>	\$0
<b>RMV Land Spec.</b>	\$37,290
<b>Assess.:</b>	
<b>RMV Structures:</b>	\$14,780
<b>RMV Total:</b>	\$52,070
<b>AV:</b>	\$16,901
<b>SAV:</b>	\$7,195
<b>Exception RMV:</b>	\$0



**RMV Exemption Value:** \$0  
**AV Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$21,975  
**MAV:** \$16,620  
**MSAV:** \$2,121

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.  
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



#### Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$14,780	\$0	\$37,290/\$2,121	None	\$16,901
2022	\$14,200	\$0	\$24,890/\$2,059	None	\$16,259
2021	\$13,300	\$0	\$32,080/\$1,990	None	\$15,290
2020	\$11,530	\$0	\$32,080/\$1,940	None	\$13,470
2019	\$12,360	\$0	\$32,080/\$1,880	None	\$14,240
2018	\$12,800	\$0	\$26,740/\$1,770	None	\$14,570
2017	\$13,370	\$0	\$23,870/\$1,770	None	\$15,140
2016	\$12,390	\$0	\$22,730/\$1,720	None	\$14,110
2015	\$13,230	\$0	\$20,130/\$1,670	None	\$14,900
2014	\$13,980	\$0	\$19,160/\$1,620	None	\$15,600

#### Taxes: Levy, Owed

**Taxes Levied 2023-24:** \$194.57  
**Tax Rate:** 11.5116

**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$194.57	\$194.57
2022	\$187.46	\$187.46
2021	\$181.34	\$181.34
2020	\$151.47	\$151.47
2019	\$169.99	\$169.99
2018	\$174.01	\$174.01
2017	\$181.09	\$181.09

#### Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3918447	-\$194.57	\$5.84	\$0.00	\$188.73	11/22/2023
2022	3897572	-\$187.46	\$5.62	\$0.00	\$181.84	11/11/2022
2021	3878800	-\$181.34	\$5.44	\$0.00	\$175.90	11/11/2021
2020	3859856	-\$151.47	\$4.54	\$0.00	\$146.93	11/17/2020
2019	66160	-\$169.99	\$5.10	\$0.00	\$164.89	11/15/2019
2018	206664	-\$174.01	\$5.22	\$0.00	\$168.79	11/19/2018
2017	352300	-\$181.09	\$5.43	\$0.00	\$175.66	11/17/2017

**MAIL TAX STATEMENTS TO:**  
Heilman Living Trust  
8245 72nd Avenue, NE  
Brooks, OR 97305

**AFTER RECORDING RETURN TO:**  
Robert J. Saalfeld, Atty  
PO Box 470  
Salem, OR 97308

**WARRANTY DEED**

Robert W. Heilman and E. Donna Heilman, Grantors, convey to Robert W. Heilman and E. Donna Heilman, Trustees of the Heilman Living Trust dated August 9, 1999. Grantee, the following described real property situated in the county of Marion, state of Oregon:

See Exhibit A attached hereto and made a part hereof.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is NONE.

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

WITNESS Grantor's hand this 9th day of August, 1999.

Robert W. Heilman  
Robert W. Heilman

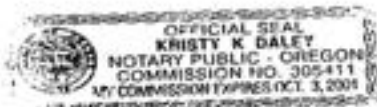
E. Donna Heilman  
E. Donna Heilman

AUG 12 1999



State of Oregon )  
 ) ss.  
County of Marion )

On this 9th day of August, 1999 personally appeared **Robert W. Heilman and E. Donna Heilman** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Kristy K Daley  
Notary Public for Oregon  
My Commission Expires: 10-3-2001

AUG 12 1999

AUG 12 1999

## EXHIBIT A

### PARCEL NO. 1:

Beginning at the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 89° 51' West along the South line of said section 6.82 chains to an iron pipe in the center of the county road; thence North 11°43' West along the center of said road 2.845 chains; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 5.08 chains to an iron pipe; thence East 8.66 chains to an iron pipe in a ditch; thence South 65°54' East along the center of said ditch 1.34 chains to an iron pipe in an angle in the same; thence South 74°47' East 8.90 chains to an angle in said ditch; thence South 12° East in the center of said ditch 3.69 chains to an iron pipe in an angle in said ditch; thence South 85°40' West in the center of said ditch 8.70 chains to an iron pipe in an angle in said ditch; thence North 89°59' West along the South line of said section 12.83 chains to the point of beginning; containing 14.79 acres of land.

### PARCEL NO. 2:

Beginning at a point which is 6.82 chains North 89°51' West and 2.845 chains North 11°43' West of the quarter section corner on the South line of Section 15 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89°56' East 7.17 chains to an iron pipe; thence North 31° East 1.90 chains to an iron pipe; thence North 89°37' West 8.507 chains to an iron pipe on the East boundary of the Alexander LaPratte Donation Land Claim; thence South 11°43' East 1.712 chains to the place of beginning and containing 1.29 acres of land.

**REEL:1625**

**PAGE: 13**

**August 12, 1999 , 03:35P**

CONTROL #: 1625013

State of Oregon  
County of Marion

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

FEE: \$45.00

ALAN H DAVIDSON  
COUNTY CLERK

AUG 12 1999



# SOIL REPORT

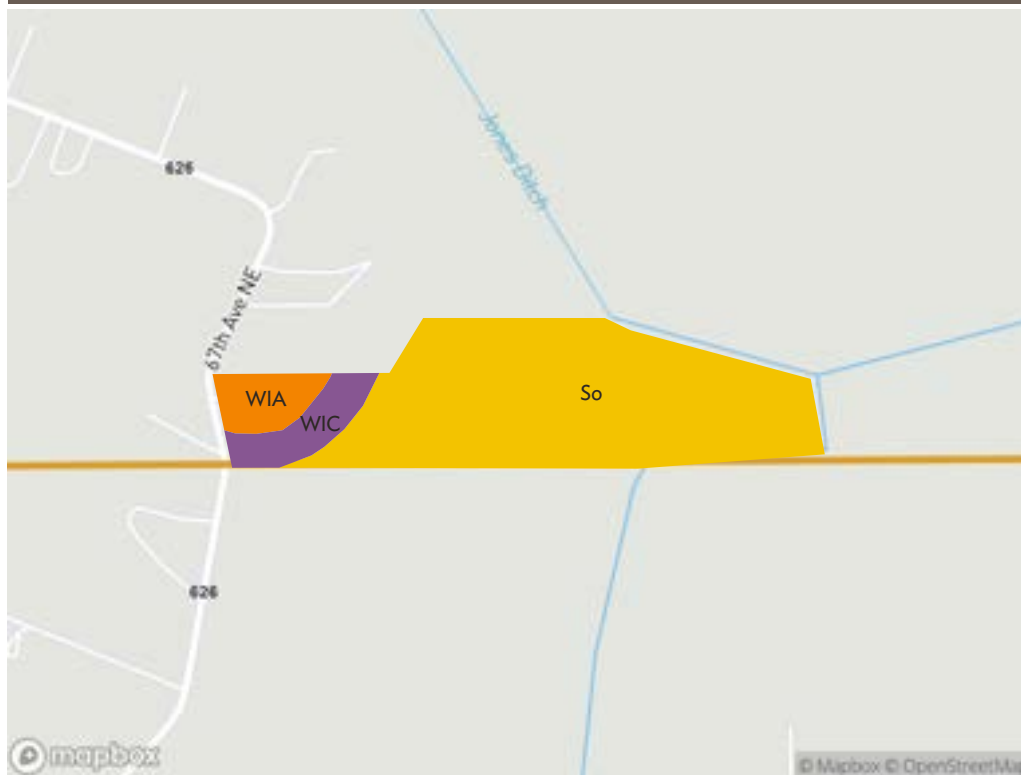
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*PROVIDED BY ACREVALUE*

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.

2 fields, 16 acres in Marion County, OR

TOWNSHIP/SECTION 6S 2W – 15, 22



AVG NCCPI

91.4

COUNTY AVG

43.7



QUALITY 25 89

## All fields

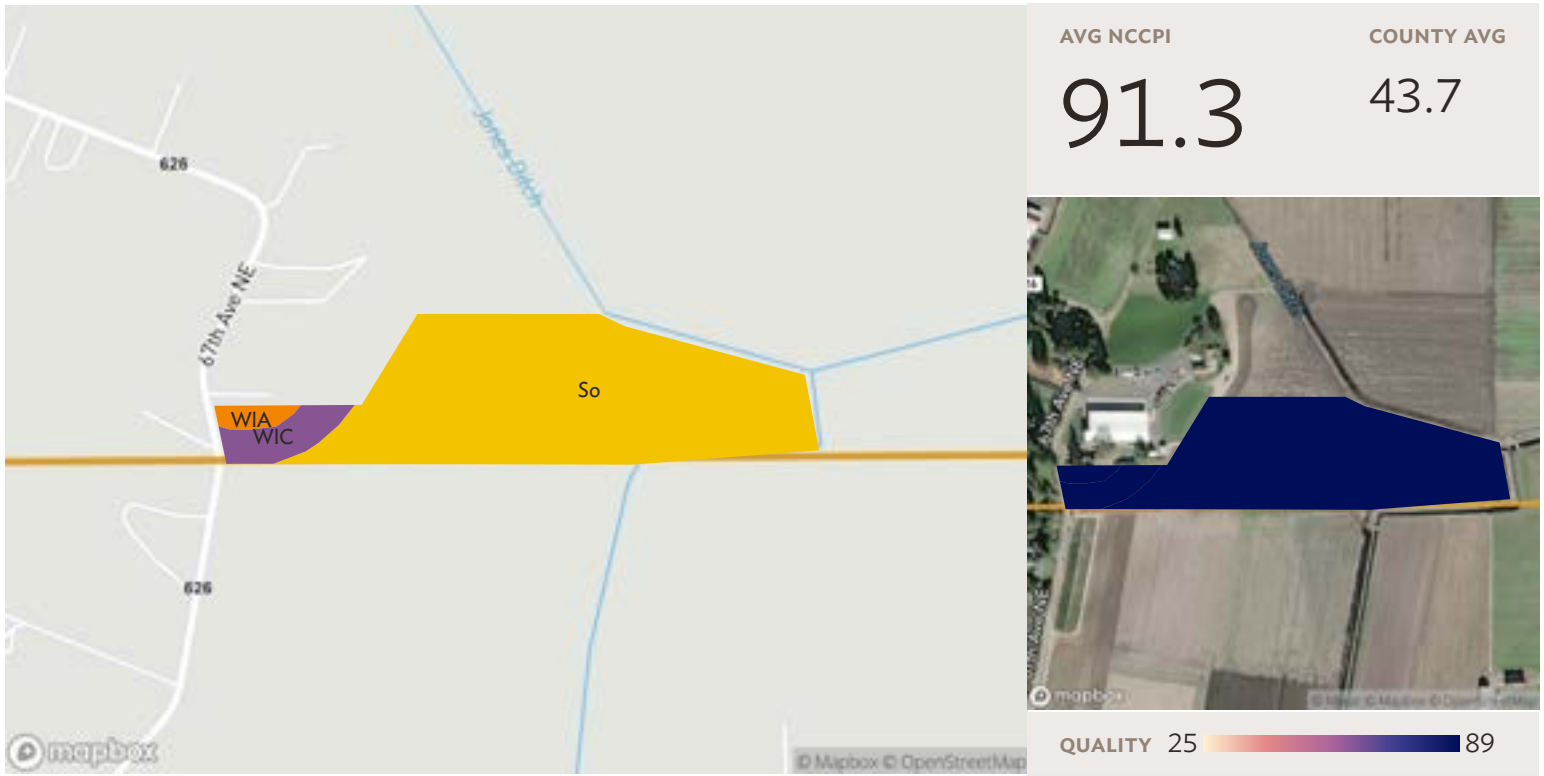
Source: NRCS Soil Survey

16 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
So	Semiahmoo muck	13.19	83.7%	3	91.4
WIC	Willamette silt loam, 3 to 12 percent slopes	1.37	8.7%	2	90.4
WIA	Willamette silt loam, 0 to 3 percent slopes	1.20	7.6%	1	91.9
		<b>15.77</b>			<b>91.4</b>

2 fields, 16 acres in Marion County, OR

TOWNSHIP/SECTION 6S 2W – 15, 22



## Field 1

Source: NRCS Soil Survey

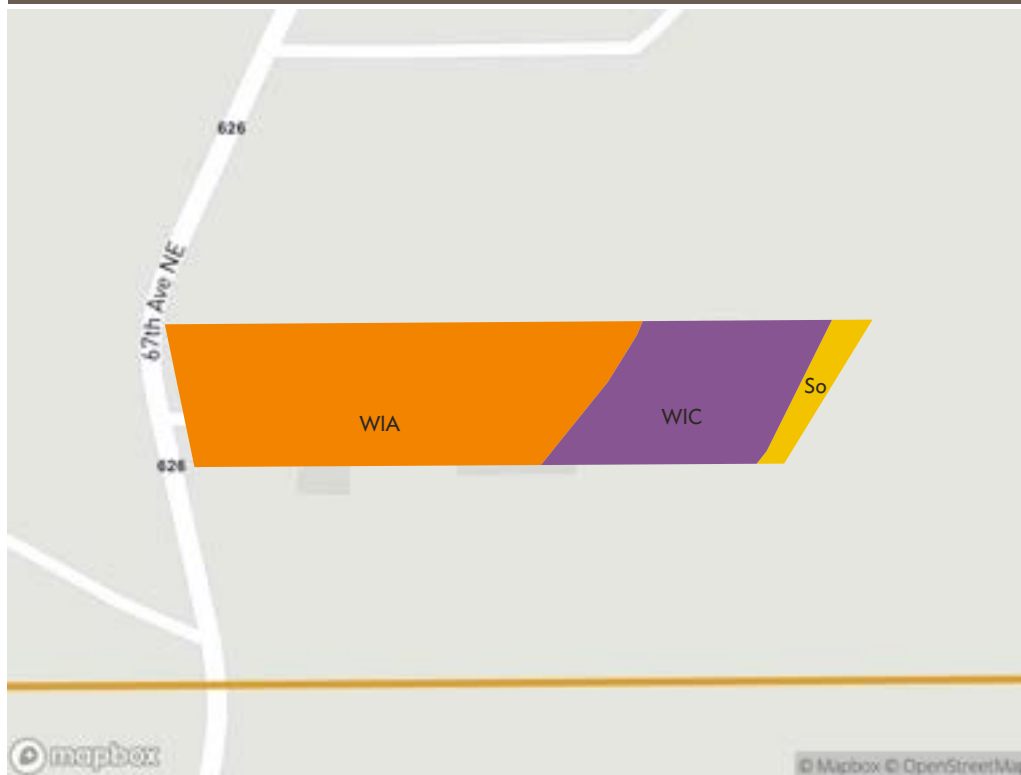
14 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
So	Semiahmoo muck	13.13	90.7%	3	91.4
WIC	Willamette silt loam, 3 to 12 percent slopes	0.98	6.7%	2	90.4
WIA	Willamette silt loam, 0 to 3 percent slopes	0.37	2.6%	1	91.9
<b>14.48</b>					<b>91.3</b>



2 fields, 16 acres in Marion County, OR

TOWNSHIP/SECTION 6S 2W – 15, 22



AVG NCCPI

91.4

COUNTY AVG

43.7



QUALITY 25

89

## Field 2

Source: NRCS Soil Survey

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
WIA	Willamette silt loam, 0 to 3 percent slopes	0.83	64.2%	1	91.9
WIC	Willamette silt loam, 3 to 12 percent slopes	0.40	30.8%	2	90.4
So	Semiahmoo muck	0.06	5.0%	3	91.4
		<b>1.29</b>			<b>91.4</b>

# WATER RIGHTS

---

*SOURCED FROM OWRD*

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

## STATE OF OREGON

## COUNTY OF MARION

## CERTIFICATE OF WATER RIGHT

## THIS CERTIFICATE ISSUED TO

GREG BENNETT  
8630 67TH AVE NE  
BROOKS OR 97305

confirms the right to the use of water perfected under the terms of Permit G-12468. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-13285

SOURCE OF WATER: SEVEN WELLS WITHIN THE WILLAMETTE BASIN

PURPOSE or USE: IRRIGATION OF 63.9 ACRES

RATE: NOT TO EXCEED 0.80 CUBIC FOOT PER SECOND (CFS) IN ANY COMBINATION FROM THE WELLS,  
FURTHER LIMITED TO:

WELL #	RATE PER WELL IN CFS
1	0.74 CFS
2	0.67 CFS
3	0.67 CFS
4	0.56 CFS
5	0.56 CFS
6	0.45 CFS
7	0.67 CFS

PERIOD OF ALLOWED USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: FEBRUARY 8, 1993

The wells are located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
6 S	2 W	WM	15	SE SW	6	WELL 5 - 150 FEET NORTH AND 50 FEET WEST FROM N1/4 CORNER, SECTION 22
6 S	2 W	WM	15	SW SE		WELL 1 - 500 FEET NORTH AND 2530 FEET WEST FROM SE CORNER, SECTION 15
6 S	2 W	WM	22	NW NE		WELL 3 - 500 FEET SOUTH AND 1450 FEET WEST FROM NE CORNER, SECTION 22

**NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW**

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.



Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
6 S	2 W	WM	22	NE NW	1	WELL 2 - 750 FEET SOUTH AND 470 FEET WEST FROM N1/4 CORNER, SECTION 22
6 S	2 W	WM	22	NE NW	1	WELL 4 - 1350 FEET NORTH AND 550 FEET WEST FROM C1/4 CORNER, SECTION 22
6 S	2 W	WM	22	SW NW	3	WELL 6 - 540 FEET NORTH AND 400 FEET EAST FROM W1/4 CORNER, SECTION 22
6 S	2 W	WM	22	SE NW	2	WELL 7 - 750 FEET NORTH AND 1700 FEET EAST FROM W1/4 CORNER, SECTION 22

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
6 S	2 W	WM	15	SE SW	6	3.5
6 S	2 W	WM	15	SW SE		13.0
6 S	2 W	WM	15	SE SE		0.4
6 S	2 W	WM	22	NW NE		35.5
6 S	2 W	WM	22	NE SW		6.5
6 S	2 W	WM	22	NW SW		5.0

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or other suitable measuring device as approved by the Director in good working order.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

To monitor the effect of water use from the well(s) authorized under this right, the Department may require the water user to make and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement. The measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- (A) Identify each well with its associated measurement; and
- (B) Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- (C) Specify the method used to obtain each well measurement; and
- (D) Certify the accuracy of all measurements and calculations submitted to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if annual water level measurements reveal any of the following events:

- (A) An average water level decline of 3 or more feet per year for five consecutive years; or
- (B) A water level decline of 15 or more feet in fewer than five consecutive years; or
- (C) A water level decline of 25 or more feet; or
- (D) Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The reference levels against which any future measurements will be compared are:

Well #	Feet Below Land Surface
1	14.00 Feet
2	0.00 Feet
3	0.00 Feet
4	0.00 Feet
5	0.00 Feet
6	0.00 Feet
7	0.00 Feet

The period of non-use or restricted use shall continue until the water level rises above the decline level which triggered the action or until the Department determines, based on the water user's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this right. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

The well(s) shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine the water level elevation in the well at all times.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.


This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

Issued AUG 24 2018

  
Dwight French  
Water Right Services Division Administrator, for  
Thomas M. Byler, Director  
Oregon Water Resources Department

STATE ENGINEER  
Salem, Oregon

# Well Record

STATE WELL NO. 6/2W-150  
COUNTY Marion  
APPLICATION NO. GR-1700

GR-1649

OWNER: William Heilman

MAILING

ADDRESS: Rt. 1, Box 213

CITY AND

STATE: Brooks, Oregon

LOCATION OF WELL: Owner's No.

SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  Sec. 15 T. 6 S. R. 2 W., W.M.

Bearing and distance from section or subdivision

corner 250' N. & 50' E. from S $\frac{1}{4}$  cor. Sec. 15

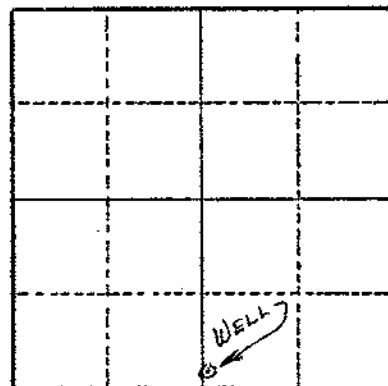
Altitude at well 100'

TYPE OF WELL: Drilled Date Constructed 1950

Depth drilled 53' Depth cased 53'

CASING RECORD:

8"



Section 15

FINISH:

Mills knife slot perforations from 40 to 50 ft.

AQUIFERS:

Silt & pea gravel

WATER LEVEL:

8'

PUMPING EQUIPMENT: Type Turbine H.P. 9  
Capacity 175 G.P.M.

WELL TESTS:

Drawdown ft. after hours G.P.M.

Drawdown ft. after hours G.P.M.

USE OF WATER Irrigation Temp. °F. 19

SOURCE OF INFORMATION GR Record

DRILLER or DIGGER D. L. Clement

ADDITIONAL DATA:

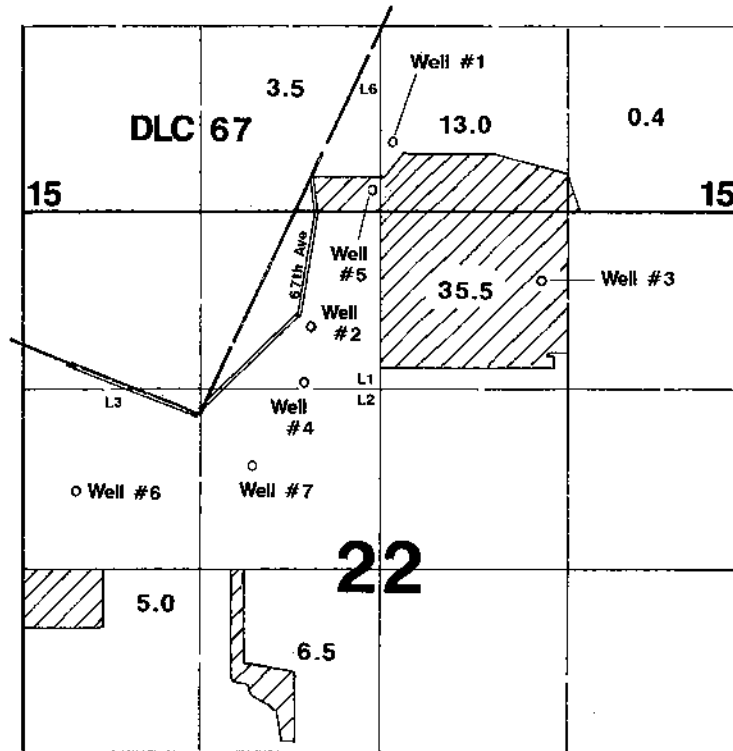
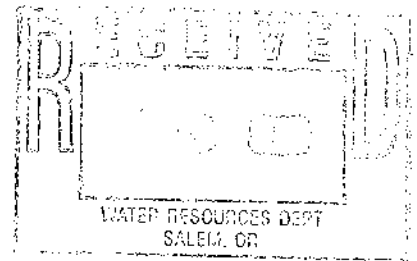
Log N.A. Water Level Measurements Chemical Analysis Aquifer Test

REMARKS:

Irrigation of 10 acres.



# T.6S. R.2W., W.M



Well # 1 is located 500'N & 2530'W from the SE corner of Section 15.  
 Well # 2 is located 750'S & 470'W from the N1/4 corner of Section 22.  
 Well # 3 is located 500'S & 1450'W from the NE corner of Section 22.  
 Well # 4 is located 1350'N & 550'W from the center of Section 22.  
 Well # 5 is located 150'N & 50'W from the N1/4 corner of Section 22.  
 Well # 6 is located 540'N & 400'E from the W1/4 corner of Section 22.  
 Well # 7 is located 750'N & 1700'E from the W1/4 corner of Section 22.

## Final Proof Survey

Application: G-13285 Permit #: G-12468

In Name Of

**Greg Bennett**

Surveyed on July 31, 2000 by JM Schuette

This Map Was Prepared For The Purpose Of Identifying The Location Of A Water Right Only And Is Not Intended To Provide Legal Dimensions Or Location Of Property Ownership Lines.





**Grant McGill** <grantmcgill.wr@gmail.com>  
to me, Matilda, Paul ▾

Wed, Feb 14, 8:18 AM



Hi Paige,

It looks like there is a little layering going on with a GR and a groundwater certificate. It looks like either one or two of the authorized wells for those rights are on the subject property. If those wells are operable, nothing would need to be done, they can just use their well for their respective portion of that right. We could at least do an assignment and ownership update for the portion to the new owner, but it would stay as part of the same water right.

--

Grant McGill

503-931-0210

15333 Pletzer Rd. SE, Turner, OR 97392

[www.mcgillwaterrights.com](http://www.mcgillwaterrights.com)



WILL MCGILL SURVEYING LLC

...



PAUL  
TERJESON

PTERJY@KW.COM  
503-999-6777



SCAN ABOVE TO LEARN MORE  
ABOUT THE TEAM!



STEVE  
HELMS

STEVHELMS@KW.COM  
541-979-0118