



**Oregon  
Farm & Home**

★ B R O K E R S ★

**78384 COLLINS ROAD**

**CLATSKANIE**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



# INTRODUCTION

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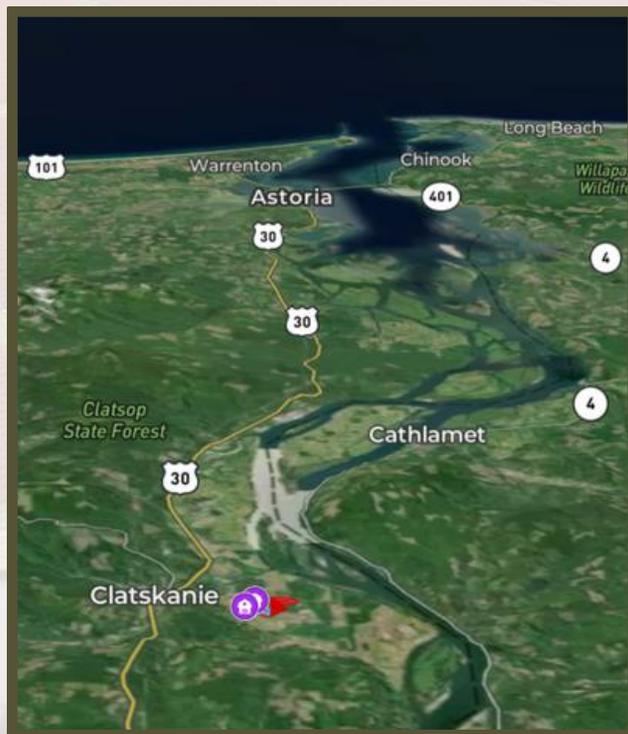
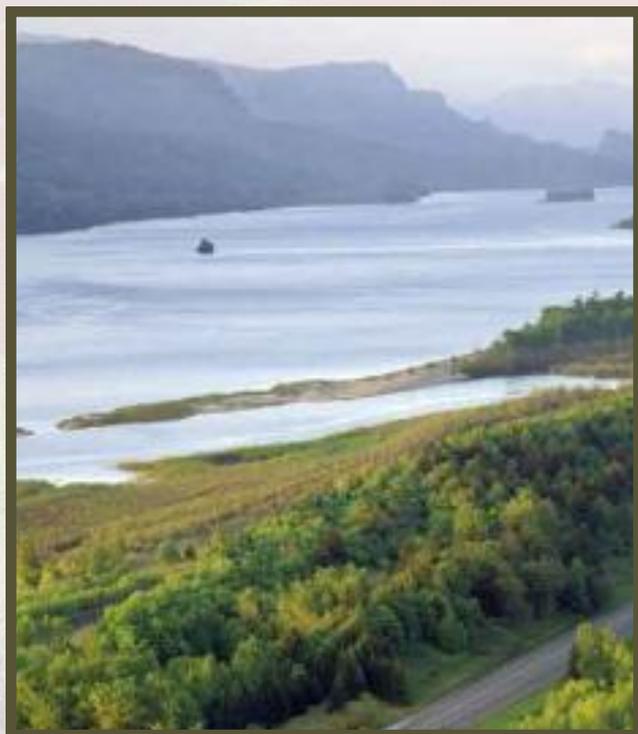
This 163-acre farm offers a unique combination of productive farmland and natural beauty, with a focus on high-quality blueberries and a dedicated pollinator station. The farm has ample space for cultivation, along with 163 acres of water rights from the Beaver Creek Irrigation District, ensuring a reliable water source for crops throughout the growing season. Strategically located along Beaver Slough, the property benefits from its proximity to the water, providing an ideal environment for agriculture and offering scenic views of the surrounding landscape. The pollinator station enhances the farm's ecological health, supporting both crop productivity and biodiversity in the area.

The property is equipped with essential infrastructure to support farming operations, including a well-sized shop with an office for administrative tasks and equipment storage, as well as additional outbuildings for various uses. Gravel and dirt roads provide easy access throughout the property, making it convenient to navigate the expansive land. Whether you're managing blueberry production, maintaining farming equipment, or simply enjoying the natural beauty of the site, this farm offers a comprehensive package that combines agricultural potential with the peacefulness of its Beaver Slough location. With everything you need for a thriving farm and an environment conducive to both work and relaxation, this property is a rare opportunity.

# LOCATION

This blueberry farm is located in Columbia County, Oregon. Covering 163 +/- acres this farm is ideally situated on the peaceful Beaver Slough, which connects to Beaver Creek. Sitting just on the outskirts of Clatskanie this property offers a prime location with easy access to Hwy 30. Just North of the grounds lies the Columbia River which opens up opportunities for outdoor activities like boating and fishing, while the farm's serene setting along the slough ensures a peaceful, nature-filled environment for farming and relaxation.

The property is just an hour's drive from Portland and 45 minutes to Astoria making it within easy driving distance to metropolitan and urban areas.



ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO 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.

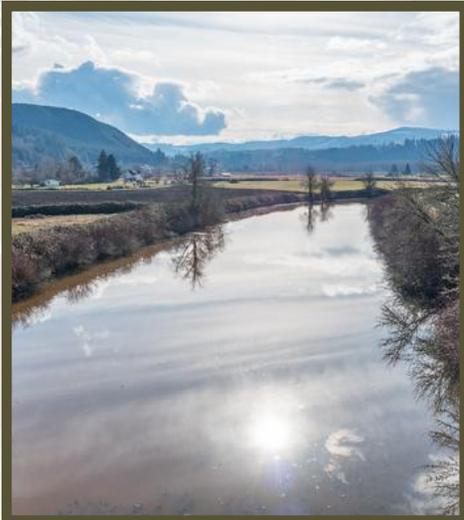
# OPPORTUNITY

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Owning a large-scale blueberry farm presents a unique and valuable opportunity for both agricultural investment and long-term profitability. Blueberries are in high demand due to their health benefits, versatility in food production, and popularity in fresh and processed markets. As a grower, you benefit from a crop that requires relatively low maintenance once established, with the potential for high yields and continuous harvests over many years. Given their market appeal, blueberries offer a strong return on investment, especially if paired with the right infrastructure, such as efficient irrigation systems and pollinator management. Additionally, large-scale blueberry farming often allows for diversification into value-added products, such as jams, juices, and frozen goods, providing opportunities to expand revenue streams.



# LAND



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# LAND

**163.46 +/- Acres**

- **4 Tax Lots**
  - **#27582 | 36.84 Acres**
  - **#27585 | 22.35 Acres**
  - **#27607 | 62.33 Acres**
  - **#27608 | 41.94 Acres**
- **Zoned EFU**
- **Blueberry Varieties**
  - **Draper, Planted 2012 | 25.46 +/- Acres**
  - **Blue Crop, Planted 2012 | 17.84 +/- Acres**
  - **Calypso, Planted 2002 | 6.36 +/- Acres**
  - **Liberty, Planted 2012 | 24.35 +/- Acres**
  - **Aurora, Planted 2012 | 1 +/- Acre**
  - **Reka, Planted 2012 | 21.74 +/- Acres**
- **42.94 +/- Acres of Bare Land**
  - **36.84 +/- Acres Used as a Bee Pollinator Area**
- **Gravel and Dirt Road System**

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# OUTBUILDINGS

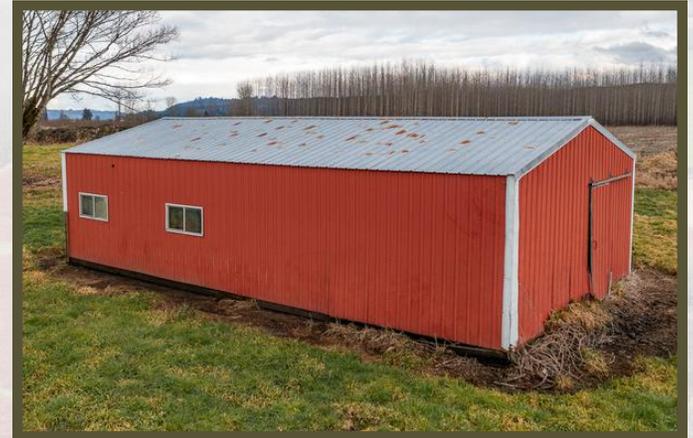
## GP Shop | Identified as Green Building

- 2940 Sqft
  - with a 330 SqFt Lean to
- Office Space
  - Bathrooms (2)
- Concrete Flooring
- 220 Power
- Exterior Lighting



## GP Shop | Identified as Red Building

- 864 SqFt



## Small Shed

- Storage for Pumps and Filters
- 3 Phase Power
- Concrete Flooring



# SYSTEMS

## Irrigation Pumps with Filters

- Main Pump is 50 HP
  - Approx 400 GPM
  - Back Up 25HP Pump



# SELLER PREFERRED TERMS

3 Business Days for Offer Response

OREF Forms

Fidelity National Title in Albany

**\*Farm is Not Leased but is Actively Managed\***

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# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES & AERIAL
- UTILITIES
- FLOODPLAIN, SURFACE WATER
- BLUEBERRIES



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Lot Line Approximate

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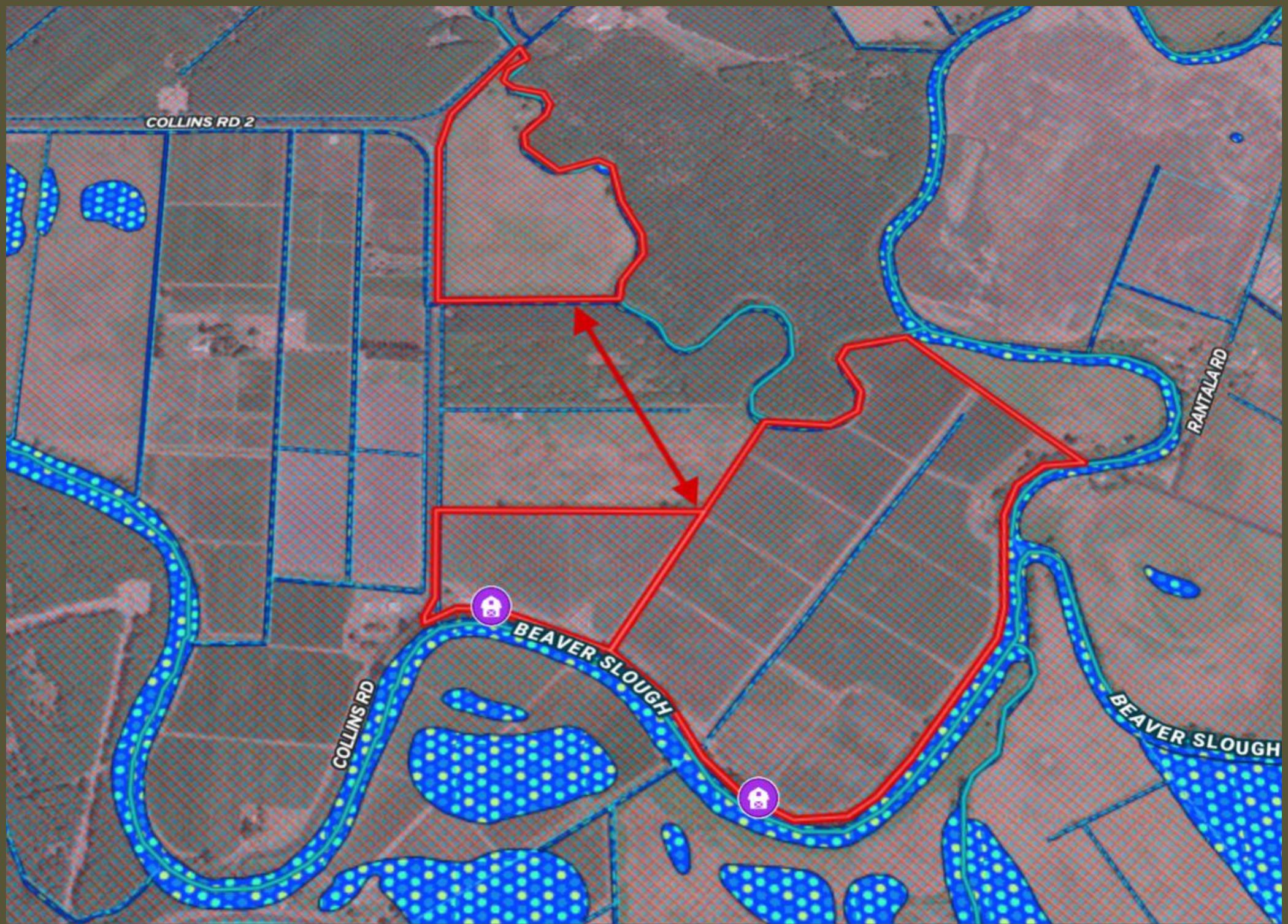
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# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- CRIMS SILT LOAM
- WAUNA SILT LOAM

LOW PH HIGH ORGANIC  
COMPOSITION SOILS



| SOIL CODE | SOIL DESCRIPTION           | ACRES     |
|-----------|----------------------------|-----------|
| 15        | Crims silt loam, protected | 95.16     |
| 66        | Wauna silt loam, protected | 65.36     |
| W         | Water                      | 2.55      |
| TOTALS    |                            | 163.07(*) |

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

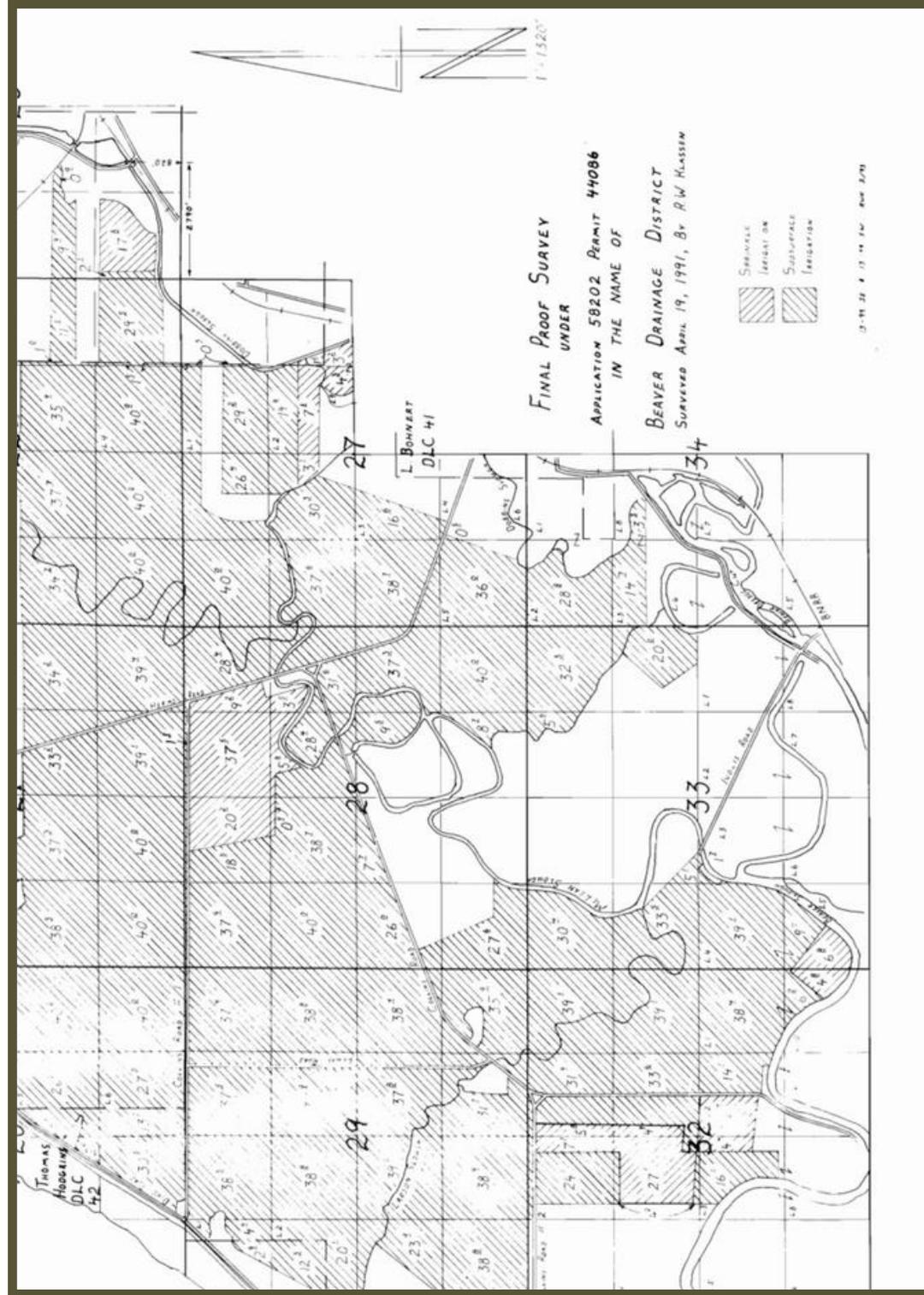
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# WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- SUPPLIED THROUGH BEAVER CREEK DRAINAGE DISTRICT
- 163 +/- ACRES



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|    |       |   |  |      |
|----|-------|---|--|------|
| 29 | SE SW |   |  | 38.9 |
| 29 | NE SE |   |  | 38.4 |
| 29 | NW SE |   |  | 37.8 |
| 29 | SW SE |   |  | 31.7 |
| 29 | SE SE |   |  | 35.9 |
| 32 | NE NE |   |  | 39.1 |
| 32 | NW NE |   |  | 36.9 |
| 32 | SW NE |   |  | 37.6 |
| 32 | SE NE |   |  | 39.1 |
| 32 | NE NW |   |  | 31.1 |
| 32 | SE NW |   |  | 31.1 |
| 32 | NE SW | 3 |  | 20.5 |
| 32 | NE SE | 1 |  | 38.4 |
| 32 | NW SE | 2 |  | 26.5 |
| 32 | SE SE | 1 |  | 11.0 |
| 33 | NE NE |   |  | 32.3 |
| 33 | NW NE |   |  | 5.6  |
| 33 | SE NE |   |  | 20.0 |
| 33 | NW NW |   |  | 30.4 |
| 33 | SW NW |   |  | 33.5 |

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STATE OF OREGON

COUNTY OF COLUMBIA

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

BEAVER DRAINAGE DISTRICT  
PO BOX 403  
CLATSKANIE OR 97016

confirms the right to use the waters of COLUMBIA RIVER VIA BRADBURY SLOUGH AND JOHN SLOUGH,  
TRIBUTARY OF PACIFIC OCEAN for IRRIGATION of 2746.4 ACRES.

This right was perfected under Permit S-44086. The date of priority is APRIL 26, 1979. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 34.33 CUBIC FEET PER SECOND or its equivalent in case of rotation, measured at the point of diversion.

The point of diversion is located as follows:

| Twp | Rng | Mer | Sec | Q-Q   | DLC | Survey Coordinates  |
|-----|-----|-----|-----|-------|-----|---|
| 8 N | 4 W | WM  | 23  | SE SW | 39  | 820 FEET NORTH AND 2790 FEET EAST FROM<br>SW CORNER, SECTION 23 |

The amount of water used for irrigation, 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 for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

A description of the place of use to which this right is appurtenant is as follows:

# COUNTY INFO

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*LIST PACK PROVIDED BY TICOR TITLE*

- 4 PARCELS
  - 27582
  - 27585
  - 27607
  - 27608



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## Property Profile Report

*Today's Date:*

**02/05/2025**

*Owner Name:*

**Hopville Farms LLC**

*Property Address:*

**79024 Collins Rd  
Clatskanie OR 97016 2009**

*Reference Number:*

**8N4W3200 200**

*Account Number:*

**27582**

### Two Columbia County Locations to serve you:

2534 Skyes Rd.  
St Helens, OR 97051  
503.397.3537

51669 Columbia River Highway #110  
Scappoose, OR 97056  
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

### TITLE AND ESCROW SERVICES

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

For all your customer service needs: [or-ftc-sthelenscustomerservice@ticortitle.com](mailto:or-ftc-sthelenscustomerservice@ticortitle.com)



### Parcel Information

|                       |                              |
|-----------------------|------------------------------|
| Parcel #:             | 27582                        |
| Alternate ID:         | 0508084320000020000          |
| Account #:            | 8N4W3200 200                 |
| Site Address:         | 79024 Collins Rd             |
|                       | Clatskanie OR 97016          |
| Owner:                | Hopville Farms LLC           |
|                       | PO Box 717                   |
|                       | Jefferson OR 97352           |
| Twn/Range/Section:    | 08N / 04W / 32               |
| Parcel Size:          | 36.84 Acres (1,604,750 SqFt) |
| Lot/Block:            | TR 26                        |
| Census Tract/Block:   | 970202 / 2043                |
| Levy Code:            | 0508                         |
| Levy Rate:            | 11.6690                      |
| Market Land Value:    | \$175,860.00                 |
| Market Impr Value:    | \$20,770.00                  |
| Market Total Value:   | \$196,630.00 (2023)          |
| Assessed Land Value:  | \$25,181.00                  |
| Assessed Impr Value:  | \$20,770.00                  |
| Assessed Total Value: | \$45,951.00 (2023)           |

### Tax Information

| Tax Year | Annual Tax |
|----------|------------|
| 2024     | \$1,515.50 |
| 2023     | \$1,470.91 |
| 2022     | \$1,462.37 |

### Legal

COLLINS' TRACTS

### Land

|                  |  |                 |  |
|------------------|--|-----------------|--|
| Land Use:        | 551 - IMPROVED FARM DEFERRAL ZONED EFU | Zoning:         | County-PA-80 - Primary Agriculture               |
| Waterfront Name: |  | Watershed:      | 1708000304 - Beaver Creek-Frontal Columbia River |
| School District: | 6J - Clatskanie                        | Primary School: | Clatskanie Elementary School                     |
| Middle School:   | Clatskanie Middle/High School          | High School:    | Clatskanie Middle/High School                    |

### Improvement

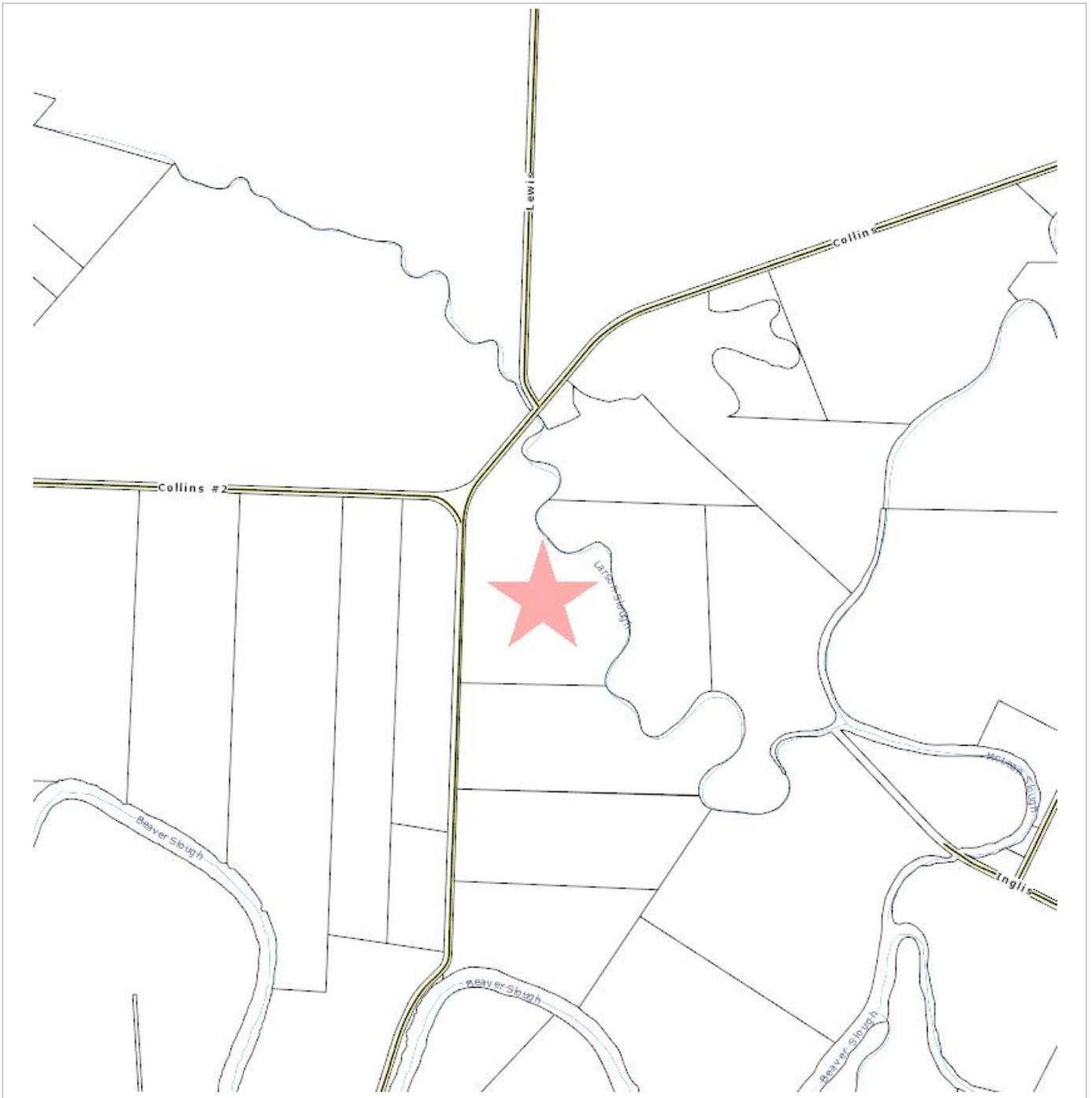
|                      |       |              |  |                  |  |
|----------------------|-------|--------------|--|------------------|--|
| Year Built:          |       | Fireplaces:  |  | Bldg Use:        |  |
| Bedrooms:            |       | Total Baths: |  | Full/Half Baths: |  |
| Finished Area:       |       | Floor 1:     |  | Floor 2:         |  |
| Garage:              |       | Carpport:    |  | Heat:            |  |
| Bldg/Dwelling Count: | 1 / 0 | Bldg Name:   |  | Bldg Type:       |  |

### Transfer Information

|                 |                    |             |              |           |  |           |      |
|-----------------|--------------------|-------------|--------------|-----------|--|-----------|------|
| Rec. Date:      | 08/31/2010         | Sale Price: | \$800,000.00 | Doc Num:  |  | Doc Type: | Deed |
| Owner:          | Hopville Farms LLC | Grantor:    |              | Title Co: |  | Lender:   |      |
| Orig. Loan Amt: |                    | Loan Type:  |              |           |  |           |      |

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.

Assessor Map



**Parcel ID: 27582**

**Site Address: 79024 Collins Rd**

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.



**Columbia County**  
**2024 Real Property Assessment Report**  
 Account 27582

**Map** 8N4W32-00-00200  
**Code - Tax ID** 0508 - 27582

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Normal

**Legal Descr** COLLINS' TRACTS  
 Lot - TR 26

**Mailing** HOPVILLE FARMS LLC  
 PO BOX 717  
 JEFFERSON OR 97352

**Deed Reference #** 2010-7234  
**Sales Date/Price** 08-31-2010 / \$800,000  
**Appraiser** TAM TRUONG

**Property Class** 551 **MA SA NH**  
**RMV Class** 401 05 55 000

| Site | Situs Address    | City       |
|------|------------------|------------|
| 1    | 79024 COLLINS RD | CLATSKANIE |

| Value Summary          |              |        |        |               |       |
|------------------------|--------------|--------|--------|---------------|-------|
| Code Area              | RMV          | MAV    | AV     | RMV Exception | CPR % |
| 0508                   | Land 163,600 |        | Land   | 0             |       |
|                        | Impr 19,180  |        | Impr   | 0             |       |
| <b>Code Area Total</b> | 182,780      | 38,140 | 44,633 | 0             |       |
| <b>Grand Total</b>     | 182,780      | 38,140 | 44,633 | 0             |       |

| Land Breakdown         |      |                                     |    |           |                |         |          |            |      |             |         |
|------------------------|------|-------------------------------------|----|-----------|----------------|---------|----------|------------|------|-------------|---------|
| Code Area              | ID # | RFPD                                | Ex | Plan Zone | Value Source   | Trend % | Size     | Land Class | LUC  | Trended RMV |         |
| 0508                   | 2    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned | 91      | 20.84 AC | 5D2        | 006* | 92,550      |         |
|                        | 3    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned | 91      | 15.00 AC | 5D3        | 006* | 66,610      |         |
|                        | 1    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Market         | 91      | 1.00 AC  | 5D2        | 003  | 4,440       |         |
| <b>Code Area Total</b> |      |                                     |    |           |                |         | 36.84 AC |            |      |             | 163,600 |

| Improvement Breakdown  |      |            |            |                          |         |            |     |         |             |        |
|------------------------|------|------------|------------|--------------------------|---------|------------|-----|---------|-------------|--------|
| Code Area              | ID # | Year Built | Stat Class | Description              | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |        |
| 0508                   | 2    |            | 325        | General Purpose Building | 93      | 864        |     |         | 19,180      |        |
| <b>Code Area Total</b> |      |            |            |                          |         |            | 864 |         |             | 19,180 |

| Exemptions / Special Assessments / Notations         |  |               |              |                  |
|--|--|---------------|--------------|------------------|
| <b>Code Area</b> 0508                                |  |               |              |                  |
| <b>Special Assessments</b>                           |  | <b>Amount</b> | <b>Acres</b> | <b>Year Used</b> |
| ■ Beaver Improvement Company                         |  | 994.68        | 36.84        | 2024             |
| <b>Notations</b>                                     |  |               |              |                  |
| ■ Farm Potential Additional Tax Liability ADDED 2007 |  |               |              |                  |

**Comments** 2012: Reappraisal. CL 5 GP only improvement. No new discoveries. TT

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

5-Feb-2025

|                |                                      |             |             |
|----------------|--------------------------------------|-------------|-------------|
| Tax Account #  | 27582                                | Lender Name |             |
| Account Status | A                                    | Loan Number |             |
| Roll Type      | Real                                 | Property ID | 0508        |
| Situs Address  | 79024 COLLINS RD CLATSKANIE OR 97016 | Interest To | Feb 5, 2025 |

**Tax Summary**

| Tax Year     | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     | Prev Disc |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|-----------|
| 2024         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,515.50   | Nov 15, 2024 | \$45.47   |
| 2023         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,470.91   | Nov 15, 2023 | \$44.13   |
| 2022         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,462.37   | Nov 15, 2022 | \$43.87   |
| 2021         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,476.17   | Nov 15, 2021 | \$44.29   |
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,389.79   | Nov 15, 2020 | \$41.69   |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,367.56   | Nov 15, 2019 | \$41.03   |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,192.96   | Nov 15, 2018 | \$35.79   |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,006.96   | Nov 15, 2017 | \$30.21   |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$874.59     | Nov 15, 2016 | \$26.24   |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$732.72     | Nov 15, 2015 | \$21.98   |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$690.77     | Nov 15, 2014 | \$20.72   |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$685.14     | Nov 15, 2013 | \$20.55   |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$598.22     | Nov 15, 2012 | \$17.95   |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$863.74     | Nov 15, 2011 | \$25.91   |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$784.94     | Nov 15, 2010 | \$23.55   |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$705.44     | Nov 15, 2009 | \$21.16   |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$693.97     | Nov 15, 2008 | \$20.82   |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$689.41     | Nov 15, 2007 | \$20.68   |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$677.57     | Nov 15, 2006 | \$20.33   |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$654.50     | Nov 15, 2005 | \$19.64   |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$649.86     | Nov 15, 2004 | \$19.50   |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$641.10     | Nov 15, 2003 | \$0.00    |
| 2002         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$629.54     | Nov 15, 2002 | \$18.89   |
| 2001         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$619.83     | Nov 15, 2001 | \$18.59   |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$22,073.56  |              |           |

COLUMBIA COUNTY, OREGON 2010-007234  
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\$25.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$66.00



00127878201000072340050053

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

|   |
|---|
| .After recording return to: (Name, Address, Zip)<br>Hopville Farms LLC<br>1148 NW Hill Street<br>Bend, OR 97701                               |
| Until requested otherwise, send all tax statements to:<br>(Name, Address, Zip)<br>Hopville Farms LLC<br>1148 NW Hill Street<br>Bend, OR 97701 |

SPACE ABOVE RESERVED FOR RECORDER'S USE

### WARRANTY DEED (Individual Grantor)

Lowell R. Roemer, George S. Roemer and Todd A. Roemer, Grantor, conveys and warrants to Hopville Farms, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Columbia County, State of Oregon, described as follows, to-wit:

See Exhibit 'A' attached hereto and by this reference incorporated herein

Subject to and excepting:

1. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27585  
Property ID No. : 8N4W32-00-00500  
Levy Code : 0508  
Affects : Parcel 1
2. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27582  
Property ID No. : 8N4W32-00-00200  
Levy Code : 0508  
Affects : Parcel 2
3. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27607  
Property ID No. : 8N4W33-00-01100  
Levy Code : 0508  
Affects : Parcel 3
4. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27608  
Property ID No. : 8N4W33-00-01200  
Levy Code : 0508  
Affects : Parcel 4
5. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
6. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of Beaver Drainage Improvement Company
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. All matters arising from any shifting in the course of the Larson Slough, Beaver Slough and McLean (McClane) Slough including but not limited to accretion, reliction and avulsion.
9. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of Larson Slough, Beaver Slough and McLean (McClane) Slough, including any ownership rights which may be claimed by the State of Oregon below the high low water mark.

COLUMBIA CO. TITLE 10-00292

10. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by an avulsive movement of Larson Slough, Beaver Slough and McLean (McClane) Slough or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
11. Any adverse claim based on the assertion that any portion of the subject property has been created by artificial fill or has been accreted to such portions so created.
12. Roads, strips of land and all other reservations, restrictions, conditions, exceptions, privileges and easements contained in, referred to or disclosed by the following Deeds, including the terms and provisions thereof:
  - Recorded : March 16, 1921
  - Book : 31
  - Page : 83
  - Affects : Parcels 3 and 4
  
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
  
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2
13. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : right of way
  - Recorded : May 28, 1928
  - Book : 45
  - Page : 393
  - Affects : Parcel 3
14. Easement as shown on the plat of COLLINS' TRACTS, including terms and provisions thereof:
  - For : ditches
  - Affects : along road frontage of Parcels 1 and 2
15. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipe
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
16. Easement, including the terms and provisions thereof:
  - For : levees, canals, ditches, etc, and appurtenances thereto
  - Granted to : Beaver Drainage District
  - Recorded : December 7, 1937
  - Book : 61
  - Page : 533
  - Affects : Parcel 2
17. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipeline
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 2 15.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$800,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 31 day of August, 2010.

Lowell R. Roemer  
Lowell R. Roemer

George S. Roemer  
George S. Roemer

Todd A. Roemer  
Todd A. Roemer



STATE OF OREGON }  
County of Columbia }

This instrument was acknowledged before me on this 31 day of August, 2010 by Lowell R. Roemer and George S. Roemer and Todd A. Roemer.

Alice M. Buss  
Notary Public for Oregon  
My commission expires: July 28, 2013



**EXHIBIT "A"**

**PARCEL 1:**

TRACT 23, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 2:**

TRACT 26, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 3:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia county, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;

THENCE from this place of beginning South 31° 37' West 1,765.0 feet to a point on the Northerly bank of Beaver Slough, said point being North 1,472.0 feet and West 883.0 feet from the Southwest corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to the mouth of McClane Slough in the North half of the Southwest quarter of said Section 33;

THENCE up the Westerly bank of said McClane Slough in a Northeasterly direction to a point in the center of a 60 foot roadway that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33;

THENCE along the Southerly bank of said Larson Slough in a Westerly , Southerly and thence Westerly direction to the place of beginning.

ALSO an easement right of way for ingress and egress from the above described tract of land over the following described real property:

A right of way for road purposes, the same being 60 feet wide and lying 30 feet on each side of the following described center line:

BEGINNING at a point on top of the Beaver Drainage District Levee, said point being North 1,106.1 feet and West 485.9 feet from the Southeast corner of said Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE Northwesterly along the center line paralleling the Northerly bank of Beaver Slough at a distance of 30 feet therefrom 1,095.0 feet , more or less, to a point that is North 1,731.7 feet and West 1,381.5 feet from the Southeast corner of said Section 33;

THENCE along the center line North 64° 59' West 2,136.5 feet to a point on the South bank of McClane Slough that is North 2,635.2 feet and West 3,317.5 feet from the Southeast corner of said Section 33;

THENCE across McClane Slough, following center line of present constructed bridge, North 57° 37' West 190.0 feet to a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33.

ALSO an easement right of way of a 30 foot strip of ground lying and being Easterly of the following described line, the said line being the center line of said roadway:

COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING FROM the above described property an easement right of way of a 30 foot strip of land lying and being Westerly of and immediately adjacent to the following described line:

COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section, 33 Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING THEREFROM that portion thereof described in Deed recorded November 2, 1928 in Book 46, Page 448, Deed Records of Columbia County, Oregon.

**PARCEL 4:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;

THENCE South 31° 37' West 947.0 feet to the point of beginning, said point of beginning being 2,168.6 feet North and 454.4 feet West from the Southwest corner of Section 33, said Township and Range;

THENCE South 31° 37' West 818.0 feet to a point on the Northerly bank of Beaver Slough, said being North 1,472.0 feet and West 883.0 feet from the Southwest corner of said section 33;

THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to a point 1,262.8 feet North and 1,017.2 feet East from the Southwest corner of said Section 33;

THENCE North 58° 23' West 1,728.0 feet to the point of beginning.



## Property Profile Report

*Today's Date:*

**02/05/2025**

*Owner Name:*

**Hopville Farms LLC**

*Property Address:*

**78384 Collins Rd  
Clatskanie OR 97016 2024**

*Reference Number:*

**8N4W3200 500**

*Account Number:*

**27585**

### Two Columbia County Locations to serve you:

2534 Skyes Rd.  
St Helens, OR 97051  
503.397.3537

51669 Columbia River Highway #110  
Scappoose, OR 97056  
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

### TITLE AND ESCROW SERVICES

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

For all your customer service needs: [or-ftc-sthelenscustomerservice@ticortitle.com](mailto:or-ftc-sthelenscustomerservice@ticortitle.com)



### Parcel Information

|                       |                            |
|-----------------------|----------------------------|
| Parcel #:             | 27585                      |
| Alternate ID:         | 0508084320000050000        |
| Account #:            | 8N4W3200 500               |
| Site Address:         | 78384 Collins Rd           |
|                       | Clatskanie OR 97016        |
| Owner:                | Hopville Farms LLC         |
|                       | PO Box 717                 |
|                       | Jefferson OR 97352         |
| Twn/Range/Section:    | 08N / 04W / 32             |
| Parcel Size:          | 22.35 Acres (973,566 SqFt) |
| Lot/Block:            | TR 23                      |
| Census Tract/Block:   | 970202 / 2089              |
| Levy Code:            | 0508                       |
| Levy Rate:            | 11.6690                    |
| Market Land Value:    | \$151,940.00               |
| Market Impr Value:    | \$116,310.00               |
| Market Total Value:   | \$268,250.00 (2023)        |
| Assessed Land Value:  | \$16,392.00                |
| Assessed Impr Value:  | \$102,040.00               |
| Assessed Total Value: | \$118,432.00 (2023)        |

### Tax Information

| Tax Year | Annual Tax |
|----------|------------|
| 2024     | \$2,025.47 |
| 2023     | \$1,976.02 |
| 2022     | \$1,917.26 |

### Legal

COLLINS' TRACTS

### Land

|                  |  |                 |  |
|------------------|--|-----------------|--|
| Land Use:        | 551 - IMPROVED FARM DEFERRAL ZONED EFU | Zoning:         | County-PA-80 - Primary Agriculture               |
| Waterfront Name: |  | Watershed:      | 1708000304 - Beaver Creek-Frontal Columbia River |
| School District: | 6J - Clatskanie                        | Primary School: | Clatskanie Elementary School                     |
| Middle School:   | Clatskanie Middle/High School          | High School:    | Clatskanie Middle/High School                    |

### Improvement

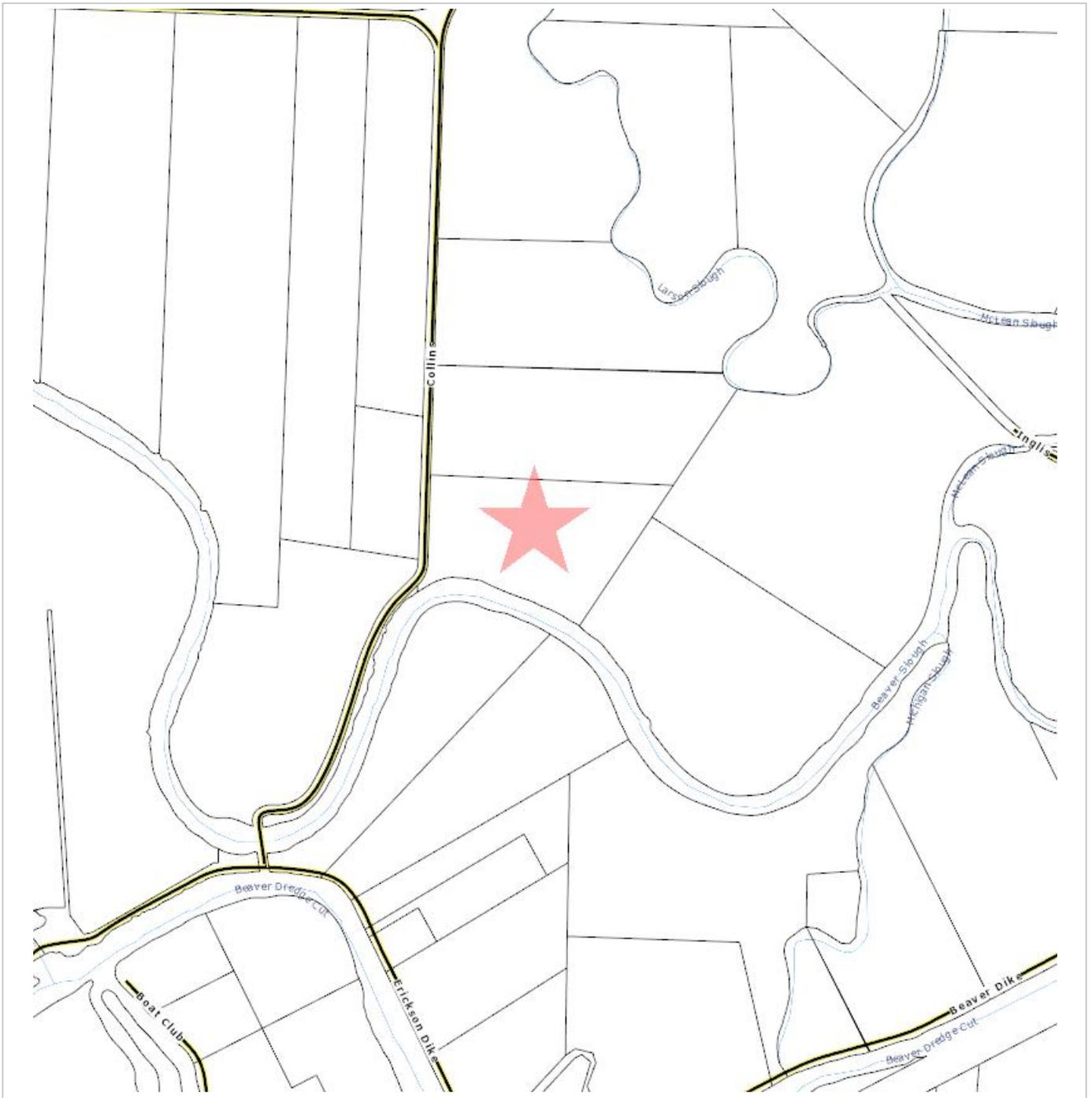
|                      |       |              |  |                  |                                      |
|----------------------|-------|--------------|--|------------------|--------------------------------------|
| Year Built:          |       | Fireplaces:  |  | Bldg Use:        | 401 - H & B Use Rural Tract Improved |
| Bedrooms:            |       | Total Baths: |  | Full/Half Baths: |                                      |
| Finished Area:       |       | Floor 1:     |  | Floor 2:         |                                      |
| Garage:              |       | Carpport:    |  | Heat:            |                                      |
| Bldg/Dwelling Count: | 2 / 0 | Bldg Name:   |  | Bldg Type:       |                                      |

### Transfer Information

|                 |                    |             |              |           |  |           |      |
|-----------------|--------------------|-------------|--------------|-----------|--|-----------|------|
| Rec. Date:      | 08/31/2010         | Sale Price: | \$800,000.00 | Doc Num:  |  | Doc Type: | Deed |
| Owner:          | Hopville Farms LLC | Grantor:    |              | Title Co: |  | Lender:   |      |
| Orig. Loan Amt: |                    | Loan Type:  |              |           |  |           |      |

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.

Assessor Map



**Parcel ID: 27585**

**Site Address: 78384 Collins Rd**

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.



**Columbia County**  
**2024 Real Property Assessment Report**  
 Account 27585

**Map** 8N4W32-00-00500  
**Code - Tax ID** 0508 - 27585

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Normal

**Legal Descr** COLLINS' TRACTS  
 Lot - TR 23

**Mailing** HOPVILLE FARMS LLC  
 PO BOX 717  
 JEFFERSON OR 97352

**Deed Reference #** 2010-7234  
**Sales Date/Price** 08-31-2010 / \$800,000  
**Appraiser** ANDREA J

**Property Class** 551 **MA SA NH**  
**RMV Class** 401 05 55 000

| Site | Situs Address    | City       |
|------|------------------|------------|
| 1    | 78384 COLLINS RD | CLATSKANIE |

| Value Summary          |              |         |         |               |       |
|------------------------|--------------|---------|---------|---------------|-------|
| Code Area              | RMV          | MAV     | AV      | RMV Exception | CPR % |
| 0508                   | Land 152,650 |         | Land    | 0             |       |
|                        | Impr 107,360 |         | Impr    | 0             |       |
| <b>Code Area Total</b> | 260,010      | 105,100 | 121,864 | 0             |       |
| <b>Grand Total</b>     | 260,010      | 105,100 | 121,864 | 0             |       |

| Land Breakdown         |      |                                     |    |           |                          |         |          |            |      |             |
|------------------------|------|-------------------------------------|----|-----------|--------------------------|---------|----------|------------|------|-------------|
| Code Area              | ID # | RFPD                                | Ex | Plan Zone | Value Source             | Trend % | Size     | Land Class | LUC  | Trended RMV |
| 0508                   | 1    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned           | 91      | 1.00 AC  | 5D2        | 006* | 3,640       |
|                        | 2    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned           | 91      | 3.00 AC  | 5D2        | 006* | 10,920      |
|                        | 3    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned           | 91      | 18.35 AC | 5D3        | 006* | 66,790      |
|                        |      |                                     |    |           | OSD - Single Family - SA | 100     |          |            |      | 71,300      |
| <b>Code Area Total</b> |      |                                     |    |           |                          |         | 22.35 AC |            |      | 152,650     |

| Improvement Breakdown  |      |            |            |                          |         |            |       |         |             |  |
|------------------------|------|------------|------------|--------------------------|---------|------------|-------|---------|-------------|--|
| Code Area              | ID # | Year Built | Stat Class | Description              | Trend % | Total Sqft | Ex%   | MS Acct | Trended RMV |  |
| 0508                   | 2    | 1975       | 325        | General Purpose Building | 93      | 2,940      |       |         | 106,380     |  |
|                        | 3    | 1960       | 350        | Lean-To                  | 93      | 330        |       |         | 980         |  |
| <b>Code Area Total</b> |      |            |            |                          |         |            | 3,270 |         | 107,360     |  |

| Exemptions / Special Assessments / Notations         |  |               |              |                  |
|--|--|---------------|--------------|------------------|
| <b>Code Area</b> 0508                                |  |               |              |                  |
| <b>Special Assessments</b>                           |  | <b>Amount</b> | <b>Acres</b> | <b>Year Used</b> |
| ■ Beaver Improvement Company                         |  | 603.45        | 22.35        | 2024             |
| <b>Notations</b>                                     |  |               |              |                  |
| ■ Farm Potential Additional Tax Liability ADDED 2007 |  |               |              |                  |

**Contig Accts** 27607, 27608

**Comments** 2019: MAV on SA OSD did not get removed last year. Correcting for 2019. SAM

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

5-Feb-2025

HOPVILLE FARMS LLC  
 PO BOX 717  
 JEFFERSON OR 97352

|                |                                      |             |             |
|----------------|--------------------------------------|-------------|-------------|
| Tax Account #  | 27585                                | Lender Name |             |
| Account Status | A                                    | Loan Number |             |
| Roll Type      | Real                                 | Property ID | 0508        |
| Situs Address  | 78384 COLLINS RD CLATSKANIE OR 97016 | Interest To | Feb 5, 2025 |

**Tax Summary**

| Tax Year     | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     | Prev Disc |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|-----------|
| 2024         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$2,025.47   | Nov 15, 2024 | \$60.76   |
| 2023         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,976.02   | Nov 15, 2023 | \$59.28   |
| 2022         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,917.26   | Nov 15, 2022 | \$57.52   |
| 2021         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,881.93   | Nov 15, 2021 | \$56.46   |
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,872.14   | Nov 15, 2020 | \$56.16   |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,795.19   | Nov 15, 2019 | \$53.86   |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,205.08   | Nov 15, 2018 | \$36.15   |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,072.61   | Nov 15, 2017 | \$32.18   |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$985.73     | Nov 15, 2016 | \$29.57   |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$897.46     | Nov 15, 2015 | \$26.92   |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$876.58     | Nov 15, 2014 | \$26.30   |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$821.79     | Nov 15, 2013 | \$24.65   |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$732.16     | Nov 15, 2012 | \$21.96   |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$704.35     | Nov 15, 2011 | \$21.13   |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$651.85     | Nov 15, 2010 | \$19.56   |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$583.66     | Nov 15, 2009 | \$17.51   |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$573.26     | Nov 15, 2008 | \$17.20   |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$570.15     | Nov 15, 2007 | \$17.10   |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$558.29     | Nov 15, 2006 | \$16.75   |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$541.59     | Nov 15, 2005 | \$16.25   |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$535.04     | Nov 15, 2004 | \$16.05   |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$526.07     | Nov 15, 2003 | \$0.00    |
| 2002         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$515.02     | Nov 15, 2002 | \$15.45   |
| 2001         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$514.56     | Nov 15, 2001 | \$15.44   |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$24,333.26  |              |           |

COLUMBIA COUNTY, OREGON 2010-007234  
DEED-D  
Cnt=1 Pgs=5 HUSERB 08/31/2010 01:43:17 PM  
\$25.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$66.00



00127878201000072340050053

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

|   |
|---|
| .After recording return to: (Name, Address, Zip)<br>Hopville Farms LLC<br>1148 NW Hill Street<br>Bend, OR 97701                               |
| Until requested otherwise, send all tax statements to:<br>(Name, Address, Zip)<br>Hopville Farms LLC<br>1148 NW Hill Street<br>Bend, OR 97701 |

SPACE ABOVE RESERVED FOR RECORDER'S USE

### WARRANTY DEED (Individual Grantor)

Lowell R. Roemer, George S. Roemer and Todd A. Roemer, Grantor, conveys and warrants to Hopville Farms, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Columbia County, State of Oregon, described as follows, to-wit:

See Exhibit 'A' attached hereto and by this reference incorporated herein

Subject to and excepting:

1. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27585  
Property ID No. : 8N4W32-00-00500  
Levy Code : 0508  
Affects : Parcel 1
2. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27582  
Property ID No. : 8N4W32-00-00200  
Levy Code : 0508  
Affects : Parcel 2
3. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27607  
Property ID No. : 8N4W33-00-01100  
Levy Code : 0508  
Affects : Parcel 3
4. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27608  
Property ID No. : 8N4W33-00-01200  
Levy Code : 0508  
Affects : Parcel 4
5. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
6. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of Beaver Drainage Improvement Company
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. All matters arising from any shifting in the course of the Larson Slough, Beaver Slough and McLean (McClane) Slough including but not limited to accretion, reliction and avulsion.
9. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of Larson Slough, Beaver Slough and McLean (McClane) Slough, including any ownership rights which may be claimed by the State of Oregon below the high low water mark.

COLUMBIA CO. TITLE 10-00292

10. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by an avulsive movement of Larson Slough, Beaver Slough and McLean (McClane) Slough or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
  
11. Any adverse claim based on the assertion that any portion of the subject property has been created by artificial fill or has been accreted to such portions so created.
  
12. Roads, strips of land and all other reservations, restrictions, conditions, exceptions, privileges and easements contained in, referred to or disclosed by the following Deeds, including the terms and provisions thereof:
  - Recorded : March 16, 1921
  - Book : 31
  - Page : 83
  - Affects : Parcels 3 and 4
  
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
  
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2
  
13. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : right of way
  - Recorded : May 28, 1928
  - Book : 45
  - Page : 393
  - Affects : Parcel 3
  
14. Easement as shown on the plat of COLLINS' TRACTS, including terms and provisions thereof:
  - For : ditches
  - Affects : along road frontage of Parcels 1 and 2
  
15. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipe
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
  
16. Easement, including the terms and provisions thereof:
  - For : levees, canals, ditches, etc, and appurtenances thereto
  - Granted to : Beaver Drainage District
  - Recorded : December 7, 1937
  - Book : 61
  - Page : 533
  - Affects : Parcel 2
  
17. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipeline
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 2 15.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$800,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 31 day of August, 2010.

Lowell R. Roemer  
Lowell R. Roemer

George S. Roemer  
George S. Roemer

Todd A. Roemer  
Todd A. Roemer



STATE OF OREGON }  
County of Columbia }

This instrument was acknowledged before me on this 31 day of August, 2010 by Lowell R. Roemer and George S. Roemer and Todd A. Roemer.

Alice M. Buss  
Notary Public for Oregon  
My commission expires: July 28, 2013



**EXHIBIT "A"**

**PARCEL 1:**

TRACT 23, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 2:**

TRACT 26, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 3:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia county, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;

THENCE from this place of beginning South 31° 37' West 1,765.0 feet to a point on the Northerly bank of Beaver Slough, said point being North 1,472.0 feet and West 883.0 feet from the Southwest corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to the mouth of McClane Slough in the North half of the Southwest quarter of said Section 33;

THENCE up the Westerly bank of said McClane Slough in a Northeasterly direction to a point in the center of a 60 foot roadway that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33;

THENCE along the Southerly bank of said Larson Slough in a Westerly , Southerly and thence Westerly direction to the place of beginning.

ALSO an easement right of way for ingress and egress from the above described tract of land over the following described real property:

A right of way for road purposes, the same being 60 feet wide and lying 30 feet on each side of the following described center line:

BEGINNING at a point on top of the Beaver Drainage District Levee, said point being North 1,106.1 feet and West 485.9 feet from the Southeast corner of said Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE Northwesterly along the center line paralleling the Northerly bank of Beaver Slough at a distance of 30 feet therefrom 1,095.0 feet , more or less, to a point that is North 1,731.7 feet and West 1,381.5 feet from the Southeast corner of said Section 33;

THENCE along the center line North 64° 59' West 2,136.5 feet to a point on the South bank of McClane Slough that is North 2,635.2 feet and West 3,317.5 feet from the Southeast corner of said Section 33;

THENCE across McClane Slough, following center line of present constructed bridge, North 57° 37' West 190.0 feet to a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33.

ALSO an easement right of way of a 30 foot strip of ground lying and being Easterly of the following described line, the said line being the center line of said roadway:

COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING FROM the above described property an easement right of way of a 30 foot strip of land lying and being Westerly of and immediately adjacent to the following described line:

COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section, 33 Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING THEREFROM that portion thereof described in Deed recorded November 2, 1928 in Book 46, Page 448, Deed Records of Columbia County, Oregon.

**PARCEL 4:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;

THENCE South 31° 37' West 947.0 feet to the point of beginning, said point of beginning being 2,168.6 feet North and 454.4 feet West from the Southwest corner of Section 33, said Township and Range;

THENCE South 31° 37' West 818.0 feet to a point on the Northerly bank of Beaver Slough, said being North 1,472.0 feet and West 883.0 feet from the Southwest corner of said section 33;

THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to a point 1,262.8 feet North and 1,017.2 feet East from the Southwest corner of said Section 33;

THENCE North 58° 23' West 1,728.0 feet to the point of beginning.



## Property Profile Report

*Today's Date:*

**02/05/2025**

*Owner Name:*

**Hopville Farms LLC**

*Property Address:*

**18372 Inglis Rd**

**Clatskanie OR 97016 2020**

*Reference Number:*

**8N4W3300 1100**

*Account Number:*

**27607**

### Two Columbia County Locations to serve you:

2534 Skyes Rd.  
St Helens, OR 97051  
503.397.3537

51669 Columbia River Highway #110  
Scappoose, OR 97056  
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

### TITLE AND ESCROW SERVICES

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

For all your customer service needs: [or-ftc-sthelenscustomerservice@ticortitle.com](mailto:or-ftc-sthelenscustomerservice@ticortitle.com)



### Parcel Information

|                       |                              |
|-----------------------|------------------------------|
| Parcel #:             | 27607                        |
| Alternate ID:         | 0508084330000110000          |
| Account #:            | 8N4W3300 1100                |
| Site Address:         | 18372 Inglis Rd              |
|                       | Clatskanie OR 97016          |
| Owner:                | Hopville Farms LLC           |
|                       | PO Box 717                   |
|                       | Jefferson OR 97352           |
| Twn/Range/Section:    | 08N / 04W / 33               |
| Parcel Size:          | 62.33 Acres (2,715,095 SqFt) |
| Lot/Block:            |                              |
| Census Tract/Block:   | 970202 / 2089                |
| Levy Code:            | 0508                         |
| Levy Rate:            | 11.6690                      |
| Market Land Value:    | \$244,120.00                 |
| Market Impr Value:    | \$0.00                       |
| Market Total Value:   | \$244,120.00 (2023)          |
| Assessed Land Value:  | \$37,980.00                  |
| Assessed Impr Value:  | \$0.00                       |
| Assessed Total Value: | \$37,980.00 (2023)           |

### Tax Information

| Tax Year | Annual Tax |
|----------|------------|
| 2024     | \$2,134.76 |
| 2023     | \$2,012.74 |
| 2022     | \$1,995.18 |

### Legal

### Land

|                  |  |                 |  |
|------------------|--|-----------------|--|
| Land Use:        | 551 - IMPROVED FARM DEFERRAL ZONED EFU | Zoning:         | County-PA-80 - Primary Agriculture               |
| Waterfront Name: |  | Watershed:      | 1708000304 - Beaver Creek-Frontal Columbia River |
| School District: | 6J - Clatskanie                        | Primary School: | Clatskanie Elementary School                     |
| Middle School:   | Clatskanie Middle/High School          | High School:    | Clatskanie Middle/High School                    |

### Improvement

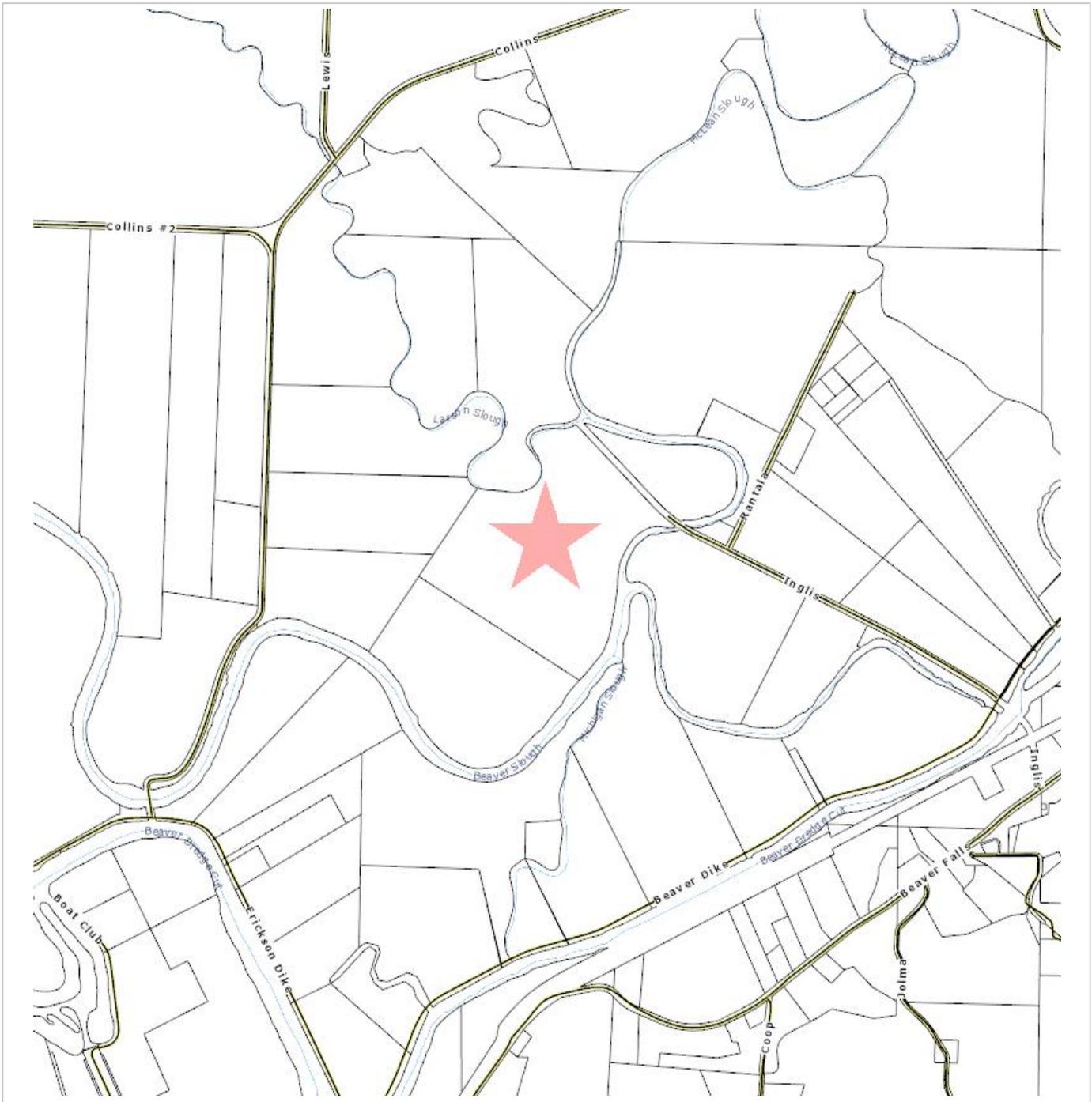
|                      |            |              |            |                  |                                      |
|----------------------|------------|--------------|------------|------------------|--------------------------------------|
| Year Built:          | 1938       | Fireplaces:  | 1          | Bldg Use:        | 401 - H & B Use Rural Tract Improved |
| Bedrooms:            | 3          | Total Baths: | 1          | Full/Half Baths: |                                      |
| Finished Area:       | 1,009 SqFt | Floor 1:     | 1,009 SqFt | Floor 2:         |                                      |
| Garage:              | 576 SqFt   | Carpport:    |            | Heat:            |                                      |
| Bldg/Dwelling Count: |            | Bldg Name:   |            | Bldg Type:       |                                      |

### Transfer Information

|                 |                    |             |              |           |  |           |      |
|-----------------|--------------------|-------------|--------------|-----------|--|-----------|------|
| Rec. Date:      | 08/31/2010         | Sale Price: | \$800,000.00 | Doc Num:  |  | Doc Type: | Deed |
| Owner:          | Hopville Farms LLC | Grantor:    |              | Title Co: |  | Lender:   |      |
| Orig. Loan Amt: |                    | Loan Type:  |              |           |  |           |      |

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.

Assessor Map



Parcel ID: 27607

Site Address: 18372 Inglis Rd

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.



**Columbia County**  
**2024 Real Property Assessment Report**  
 Account 27607

**Map** 8N4W33-00-01100  
**Code - Tax ID** 0508 - 27607

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Normal

**Legal Descr** See Record

**Mailing** HOPVILLE FARMS LLC  
 PO BOX 717  
 JEFFERSON OR 97352

**Deed Reference #** 2010-7234  
**Sales Date/Price** 08-31-2010 / \$800,000  
**Appraiser** ANDREA J

**Property Class** 551 **MA SA NH**  
**RMV Class** 401 05 55 000

| Site | Situs Address   | City       |
|------|-----------------|------------|
|      | 18372 INGLIS RD | CLATSKANIE |

| Value Summary          |      |         |        |        |               |       |
|------------------------|------|---------|--------|--------|---------------|-------|
| Code Area              | Land | RMV     | MAV    | AV     | RMV Exception | CPR % |
| 0508                   | Land | 226,890 |        | Land   | 0             |       |
|                        | Impr | 0       |        | Impr   | 0             |       |
| <b>Code Area Total</b> |      | 226,890 | 26,800 | 38,721 | 0             |       |
| <b>Grand Total</b>     |      | 226,890 | 26,800 | 38,721 | 0             |       |

| Land Breakdown         |      |                                     |    |           |                |         |          |            |      |             |
|------------------------|------|-------------------------------------|----|-----------|----------------|---------|----------|------------|------|-------------|
| Code Area              | ID # | RFPD                                | Ex | Plan Zone | Value Source   | Trend % | Size     | Land Class | LUC  | Trended RMV |
| 0508                   | 2    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned | 91      | 12.40 AC | 5D2        | 006* | 45,140      |
|                        | 3    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned | 91      | 48.93 AC | 5D3        | 006* | 178,110     |
|                        | 1    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Rural Site     | 91      | 1.00 AC  |            | 003  | 3,640       |
| <b>Code Area Total</b> |      |                                     |    |           |                |         | 62.33 AC |            |      | 226,890     |

| Improvement Breakdown |            |            |             |         |            |     |         |             |  |
|-----------------------|------------|------------|-------------|---------|------------|-----|---------|-------------|--|
| Code Area             | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |  |

| Exemptions / Special Assessments / Notations |      |  |          |
|--|------|--|----------|
| Code Area                                    | 0508 | Special Assessments                                  | Amount   |
|  |      | ■ Beaver Improvement Company                         | 1,682.91 |
|  |      | <b>Notations</b>                                     |          |
|  |      | ■ Farm Potential Additional Tax Liability ADDED 2007 |          |

**Contig Accts** 27585, 27608

**Comments** 2012: All structures are now gone. Appears to be used for farming operation. Removed all MAV associated with structures. AJ

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

5-Feb-2025

HOPVILLE FARMS LLC  
 PO BOX 717  
 JEFFERSON OR 97352

|                |                                     |             |             |
|----------------|-------------------------------------|-------------|-------------|
| Tax Account #  | 27607                               | Lender Name |             |
| Account Status | A                                   | Loan Number |             |
| Roll Type      | Real                                | Property ID | 0508        |
| Situs Address  | 18372 INGLIS RD CLATSKANIE OR 97016 | Interest To | Feb 5, 2025 |

**Tax Summary**

| Tax Year     | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     | Prev Disc |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|-----------|
| 2024         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$2,134.76   | Nov 15, 2024 | \$64.04   |
| 2023         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$2,012.74   | Nov 15, 2023 | \$60.38   |
| 2022         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,995.18   | Nov 15, 2022 | \$59.86   |
| 2021         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,957.13   | Nov 15, 2021 | \$58.71   |
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,953.25   | Nov 15, 2020 | \$58.60   |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,942.90   | Nov 15, 2019 | \$58.29   |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,648.61   | Nov 15, 2018 | \$49.46   |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,300.76   | Nov 15, 2017 | \$39.02   |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,098.45   | Nov 15, 2016 | \$32.95   |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$869.94     | Nov 15, 2015 | \$26.10   |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$858.10     | Nov 15, 2014 | \$25.74   |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$832.82     | Nov 15, 2013 | \$24.98   |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$787.66     | Nov 15, 2012 | \$23.63   |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,887.88   | Nov 15, 2011 | \$56.64   |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,742.58   | Nov 15, 2010 | \$52.28   |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,555.91   | Nov 15, 2009 | \$46.68   |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,528.46   | Nov 15, 2008 | \$45.85   |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,520.27   | Nov 15, 2007 | \$45.61   |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,489.38   | Nov 15, 2006 | \$44.68   |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,444.04   | Nov 15, 2005 | \$43.32   |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,427.47   | Nov 15, 2004 | \$42.82   |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,404.05   | Nov 15, 2003 | \$0.00    |
| 2002         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,375.23   | Nov 15, 2002 | \$41.26   |
| 2001         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,349.51   | Nov 15, 2001 | \$40.49   |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$36,117.08  |              |           |

COLUMBIA COUNTY, OREGON 2010-007234  
DEED-D  
Cnt=1 Pgs=5 HUSERB 08/31/2010 01:43:17 PM  
\$25.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$66.00



00127878201000072340050053

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certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

|   |
|---|
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(Individual Grantor)**

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6. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of Beaver Drainage Improvement Company
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. All matters arising from any shifting in the course of the Larson Slough, Beaver Slough and McLean (McClane) Slough including but not limited to accretion, reliction and avulsion.
9. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of Larson Slough, Beaver Slough and McLean (McClane) Slough, including any ownership rights which may be claimed by the State of Oregon below the high low water mark.

COLUMBIA CO. TITLE 10-00292

10. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by an avulsive movement of Larson Slough, Beaver Slough and McLean (McClane) Slough or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
  
11. Any adverse claim based on the assertion that any portion of the subject property has been created by artificial fill or has been accreted to such portions so created.
  
12. Roads, strips of land and all other reservations, restrictions, conditions, exceptions, privileges and easements contained in, referred to or disclosed by the following Deeds, including the terms and provisions thereof:
  - Recorded : March 16, 1921
  - Book : 31
  - Page : 83
  - Affects : Parcels 3 and 4
  
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
  
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2
  
13. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : right of way
  - Recorded : May 28, 1928
  - Book : 45
  - Page : 393
  - Affects : Parcel 3
  
14. Easement as shown on the plat of COLLINS' TRACTS, including terms and provisions thereof:
  - For : ditches
  - Affects : along road frontage of Parcels 1 and 2
  
15. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipe
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
  
16. Easement, including the terms and provisions thereof:
  - For : levees, canals, ditches, etc, and appurtenances thereto
  - Granted to : Beaver Drainage District
  - Recorded : December 7, 1937
  - Book : 61
  - Page : 533
  - Affects : Parcel 2
  
17. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipeline
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 2 15.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$800,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 31 day of August, 2010.

Lowell R. Roemer  
Lowell R. Roemer

George S. Roemer  
George S. Roemer

Todd A. Roemer  
Todd A. Roemer



STATE OF OREGON }  
County of Columbia }

This instrument was acknowledged before me on this 31 day of August, 2010 by Lowell R. Roemer and George S. Roemer and Todd A. Roemer.

Alice M. Buss  
Notary Public for Oregon  
My commission expires: July 28, 2013



**EXHIBIT "A"**

**PARCEL 1:**

TRACT 23, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 2:**

TRACT 26, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 3:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia county, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;

THENCE from this place of beginning South 31° 37' West 1,765.0 feet to a point on the Northerly bank of Beaver Slough, said point being North 1,472.0 feet and West 883.0 feet from the Southwest corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to the mouth of McClane Slough in the North half of the Southwest quarter of said Section 33;

THENCE up the Westerly bank of said McClane Slough in a Northeasterly direction to a point in the center of a 60 foot roadway that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33;

THENCE along the Southerly bank of said Larson Slough in a Westerly, Southerly and thence Westerly direction to the place of beginning.

ALSO an easement right of way for ingress and egress from the above described tract of land over the following described real property:

A right of way for road purposes, the same being 60 feet wide and lying 30 feet on each side of the following described center line:

BEGINNING at a point on top of the Beaver Drainage District Levee, said point being North 1,106.1 feet and West 485.9 feet from the Southeast corner of said Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE Northwesterly along the center line paralleling the Northerly bank of Beaver Slough at a distance of 30 feet therefrom 1,095.0 feet, more or less, to a point that is North 1,731.7 feet and West 1,381.5 feet from the Southeast corner of said Section 33;

THENCE along the center line North 64° 59' West 2,136.5 feet to a point on the South bank of McClane Slough that is North 2,635.2 feet and West 3,317.5 feet from the Southeast corner of said Section 33;

THENCE across McClane Slough, following center line of present constructed bridge, North 57° 37' West 190.0 feet to a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33.

ALSO an easement right of way of a 30 foot strip of ground lying and being Easterly of the following described line, the said line being the center line of said roadway:

COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING FROM the above described property an easement right of way of a 30 foot strip of land lying and being Westerly of and immediately adjacent to the following described line:

COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section, 33 Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;

THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING THEREFROM that portion thereof described in Deed recorded November 2, 1928 in Book 46, Page 448, Deed Records of Columbia County, Oregon.

**PARCEL 4:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;

THENCE South 31° 37' West 947.0 feet to the point of beginning, said point of beginning being 2,168.6 feet North and 454.4 feet West from the Southwest corner of Section 33, said Township and Range;

THENCE South 31° 37' West 818.0 feet to a point on the Northerly bank of Beaver Slough, said being North 1,472.0 feet and West 883.0 feet from the Southwest corner of said section 33;

THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to a point 1,262.8 feet North and 1,017.2 feet East from the Southwest corner of said Section 33;

THENCE North 58° 23' West 1,728.0 feet to the point of beginning.



## Property Profile Report

*Today's Date:*

**02/05/2025**

*Owner Name:*

**Hopville Farms LLC**

*Property Address:*

**OR**

*Reference Number:*

**8N4W3300 1200**

*Account Number:*

**27608**

### Two Columbia County Locations to serve you:

2534 Skyes Rd.  
St Helens, OR 97051  
503.397.3537

51669 Columbia River Highway #110  
Scappoose, OR 97056  
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

### TITLE AND ESCROW SERVICES

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

For all your customer service needs: [or-ftc-sthelenscustomerservice@ticortitle.com](mailto:or-ftc-sthelenscustomerservice@ticortitle.com)



### Parcel Information

|                       |                              |
|-----------------------|------------------------------|
| Parcel #:             | 27608                        |
| Alternate ID:         | 0508084320000120000          |
| Account #:            | 8N4W3300 1200                |
| Site Address:         |                              |
|                       | OR                           |
| Owner:                | Hopville Farms LLC           |
|                       | PO Box 717                   |
|                       | Jefferson OR 97352           |
| Twn/Range/Section:    | 08N / 04W / 33               |
| Parcel Size:          | 41.94 Acres (1,826,906 SqFt) |
| Lot/Block:            |                              |
| Census Tract/Block:   | 970202 / 2089                |
| Levy Code:            | 0508                         |
| Levy Rate:            | 11.6690                      |
| Market Land Value:    | \$164,260.00                 |
| Market Impr Value:    | \$0.00                       |
| Market Total Value:   | \$164,260.00 (2023)          |
| Assessed Land Value:  | \$23,713.00                  |
| Assessed Impr Value:  | \$0.00                       |
| Assessed Total Value: | \$23,713.00 (2023)           |

### Tax Information

| Tax Year | Annual Tax |
|----------|------------|
| 2024     | \$1,417.37 |
| 2023     | \$1,332.28 |
| 2022     | \$1,320.22 |

### Legal

### Land

|                  |  |                 |  |
|------------------|--|-----------------|--|
| Land Use:        | 551 - IMPROVED FARM DEFERRAL ZONED EFU | Zoning:         | County-PA-80 - Primary Agriculture               |
| Waterfront Name: |  | Watershed:      | 1708000304 - Beaver Creek-Frontal Columbia River |
| School District: | 6J - Clatskanie                        | Primary School: | Clatskanie Elementary School                     |
| Middle School:   | Clatskanie Middle/High School          | High School:    | Clatskanie Middle/High School                    |

### Improvement

|                      |  |              |  |                  |                                      |
|----------------------|--|--------------|--|------------------|--------------------------------------|
| Year Built:          |  | Fireplaces:  |  | Bldg Use:        | 401 - H & B Use Rural Tract Improved |
| Bedrooms:            |  | Total Baths: |  | Full/Half Baths: |                                      |
| Finished Area:       |  | Floor 1:     |  | Floor 2:         |                                      |
| Garage:              |  | Carpport:    |  | Heat:            |                                      |
| Bldg/Dwelling Count: |  | Bldg Name:   |  | Bldg Type:       |                                      |

### Transfer Information

|                 |                    |             |              |           |  |           |      |
|-----------------|--------------------|-------------|--------------|-----------|--|-----------|------|
| Rec. Date:      | 08/31/2010         | Sale Price: | \$800,000.00 | Doc Num:  |  | Doc Type: | Deed |
| Owner:          | Hopville Farms LLC | Grantor:    |              | Title Co: |  | Lender:   |      |
| Orig. Loan Amt: |                    | Loan Type:  |              |           |  |           |      |

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.

Assessor Map



Parcel ID: 27608

Site Address:

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.



**Columbia County**  
**2024 Real Property Assessment Report**  
 Account 27608

**Map** 8N4W33-00-01200  
**Code - Tax ID** 0508 - 27608

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** Normal

**Legal Descr** See Record

**Mailing** HOPVILLE FARMS LLC  
 PO BOX 717  
 JEFFERSON OR 97352

**Deed Reference #** 2010-7234  
**Sales Date/Price** 08-31-2010 / \$800,000  
**Appraiser** ANDREA J

**Property Class** 551 **MA SA NH**  
**RMV Class** 401 05 55 000

|             |                      |             |
|-------------|----------------------|-------------|
| <b>Site</b> | <b>Situs Address</b> | <b>City</b> |
|-------------|----------------------|-------------|

| Value Summary          |              |     |        |               |       |
|------------------------|--------------|-----|--------|---------------|-------|
| Code Area              | RMV          | MAV | AV     | RMV Exception | CPR % |
| 0508                   | Land 152,660 |     | Land   | 0             |       |
|                        | Impr 0       |     | Impr   | 0             |       |
| <b>Code Area Total</b> | 152,660      | 0   | 24,424 | 0             |       |
| <b>Grand Total</b>     | 152,660      | 0   | 24,424 | 0             |       |

| Land Breakdown         |      |                                     |    |           |                |         |          |            |      |             |
|------------------------|------|-------------------------------------|----|-----------|----------------|---------|----------|------------|------|-------------|
| Code Area              | ID # | RFPD                                | Ex | Plan Zone | Value Source   | Trend % | Size     | Land Class | LUC  | Trended RMV |
| 0508                   | 1    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned | 91      | 20.00 AC | 5D2        | 006* | 72,800      |
|                        | 2    | <input checked="" type="checkbox"/> |    | CO:PA-80  | Farm Use Zoned | 91      | 21.94 AC | 5D3        | 006* | 79,860      |
| <b>Code Area Total</b> |      |                                     |    |           |                |         | 41.94 AC |            |      | 152,660     |

| Improvement Breakdown |            |            |             |         |            |     |         |             |  |
|-----------------------|------------|------------|-------------|---------|------------|-----|---------|-------------|--|
| Code Area             | Year Built | Stat Class | Description | Trend % | Total Sqft | Ex% | MS Acct | Trended RMV |  |

| Exemptions / Special Assessments / Notations |  |  |  |          |
|--|--|--|--|----------|
| <b>Code Area</b> 0508                        |  |  |  |          |
| <b>Special Assessments</b>                   |  |  |  |          |
|  |  |  | Beaver Improvement Company                         | 1,132.38 |
|  |  |  |  | 41.94    |
|  |  |  |  | 2024     |
| <b>Notations</b>                             |  |  |  |          |
|  |  |  | Farm Potential Additional Tax Liability ADDED 2007 |          |

**Contig Accts** 27585, 27607

**STATEMENT OF TAX ACCOUNT**  
**COLUMBIA COUNTY TAX COLLECTOR**  
**230 STRAND STREET**  
**ST. HELENS, OR 97051**  
**(503) 397-0060**

5-Feb-2025

HOPVILLE FARMS LLC  
 PO BOX 717  
 JEFFERSON OR 97352

|                |       |             |             |
|----------------|-------|-------------|-------------|
| Tax Account #  | 27608 | Lender Name |             |
| Account Status | A     | Loan Number |             |
| Roll Type      | Real  | Property ID | 0508        |
| Situs Address  |       | Interest To | Feb 5, 2025 |

**Tax Summary**

| Tax Year     | Tax Type  | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date     | Prev Disc |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|-----------|
| 2024         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,417.37   | Nov 15, 2024 | \$42.52   |
| 2023         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,332.28   | Nov 15, 2023 | \$39.97   |
| 2022         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,320.22   | Nov 15, 2022 | \$39.61   |
| 2021         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,312.85   | Nov 15, 2021 | \$39.39   |
| 2020         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,310.64   | Nov 15, 2020 | \$39.32   |
| 2019         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,304.61   | Nov 15, 2019 | \$39.14   |
| 2018         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$1,085.74   | Nov 15, 2018 | \$32.57   |
| 2017         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$834.14     | Nov 15, 2017 | \$25.02   |
| 2016         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$701.43     | Nov 15, 2016 | \$21.04   |
| 2015         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$568.20     | Nov 15, 2015 | \$17.05   |
| 2014         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$560.97     | Nov 15, 2014 | \$16.83   |
| 2013         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$542.86     | Nov 15, 2013 | \$16.29   |
| 2012         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$516.14     | Nov 15, 2012 | \$15.48   |
| 2011         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$605.42     | Nov 15, 2011 | \$18.16   |
| 2010         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$516.55     | Nov 15, 2010 | \$15.50   |
| 2009         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$421.93     | Nov 15, 2009 | \$12.66   |
| 2008         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$418.11     | Nov 15, 2008 | \$12.54   |
| 2007         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$413.05     | Nov 15, 2007 | \$12.39   |
| 2006         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$412.63     | Nov 15, 2006 | \$12.38   |
| 2005         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$393.34     | Nov 15, 2005 | \$11.80   |
| 2004         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$399.73     | Nov 15, 2004 | \$11.99   |
| 2003         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$400.05     | Nov 15, 2003 | \$0.00    |
| 2002         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$398.41     | Nov 15, 2002 | \$11.95   |
| 2001         | ADVALOREM | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$397.78     | Nov 15, 2001 | \$11.93   |
| <b>Total</b> |           | \$0.00    | \$0.00      | \$0.00       | \$0.00             | \$17,584.45  |              |           |

COLUMBIA COUNTY, OREGON 2010-007234  
DEED-D  
Cnt=1 Pgs=5 HUSERB 08/31/2010 01:43:17 PM  
\$25.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$66.00



00127878201000072340050053

I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon  
certify that the instrument identified herein was recorded in the Clerk  
records.

Elizabeth E. Huser - County Clerk

|   |
|---|
| .After recording return to: (Name, Address, Zip)<br>Hopville Farms LLC<br>1148 NW Hill Street<br>Bend, OR 97701                               |
| Until requested otherwise, send all tax statements to:<br>(Name, Address, Zip)<br>Hopville Farms LLC<br>1148 NW Hill Street<br>Bend, OR 97701 |

SPACE ABOVE RESERVED FOR RECORDER'S USE

### WARRANTY DEED (Individual Grantor)

Lowell R. Roemer, George S. Roemer and Todd A. Roemer, Grantor, conveys and warrants to Hopville Farms, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Columbia County, State of Oregon, described as follows, to-wit:

See Exhibit 'A' attached hereto and by this reference incorporated herein

Subject to and excepting:

1. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27585  
Property ID No. : 8N4W32-00-00500  
Levy Code : 0508  
Affects : Parcel 1
2. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27582  
Property ID No. : 8N4W32-00-00200  
Levy Code : 0508  
Affects : Parcel 2
3. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27607  
Property ID No. : 8N4W33-00-01100  
Levy Code : 0508  
Affects : Parcel 3
4. Taxes for the fiscal year 2010-2011 are due but not yet payable.  
Account No. : 27608  
Property ID No. : 8N4W33-00-01200  
Levy Code : 0508  
Affects : Parcel 4
5. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
6. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of Beaver Drainage Improvement Company
7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
8. All matters arising from any shifting in the course of the Larson Slough, Beaver Slough and McLean (McClane) Slough including but not limited to accretion, reliction and avulsion.
9. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of Larson Slough, Beaver Slough and McLean (McClane) Slough, including any ownership rights which may be claimed by the State of Oregon below the high low water mark.

COLUMBIA CO. TITLE 10-00292

10. Any adverse claim or defect in the title based upon the assertion that some portion of said land has been removed from or brought within the boundaries of the premises by an avulsive movement of Larson Slough, Beaver Slough and McLean (McClane) Slough or has been formed by a process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
11. Any adverse claim based on the assertion that any portion of the subject property has been created by artificial fill or has been accreted to such portions so created.
12. Roads, strips of land and all other reservations, restrictions, conditions, exceptions, privileges and easements contained in, referred to or disclosed by the following Deeds, including the terms and provisions thereof:
  - Recorded : March 16, 1921
  - Book : 31
  - Page : 83
  - Affects : Parcels 3 and 4
  
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
  
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2
13. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : right of way
  - Recorded : May 28, 1928
  - Book : 45
  - Page : 393
  - Affects : Parcel 3
14. Easement as shown on the plat of COLLINS' TRACTS, including terms and provisions thereof:
  - For : ditches
  - Affects : along road frontage of Parcels 1 and 2
15. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipe
  - Recorded : February 5, 1932
  - Book : 54
  - Page : 26
  - Affects : Parcel 1
16. Easement, including the terms and provisions thereof:
  - For : levees, canals, ditches, etc, and appurtenances thereto
  - Granted to : Beaver Drainage District
  - Recorded : December 7, 1937
  - Book : 61
  - Page : 533
  - Affects : Parcel 2
17. Easement as disclosed by instrument, including terms and provisions thereof:
  - For : water pipeline
  - Recorded : February 6, 1942
  - Book : 69
  - Page : 483
  - Affects : Parcel 2

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 2 15.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$800,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 31 day of August, 2010.

Lowell R. Roemer  
Lowell R. Roemer

George S. Roemer  
George S. Roemer

Todd A. Roemer  
Todd A. Roemer



STATE OF OREGON }  
County of Columbia }

This instrument was acknowledged before me on this 31 day of August, 2010 by Lowell R. Roemer and George S. Roemer and Todd A. Roemer.

Alice M. Buss  
Notary Public for Oregon  
My commission expires: July 28, 2013



**EXHIBIT "A"**

**PARCEL 1:**

TRACT 23, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 2:**

TRACT 26, COLLINS' TRACTS, Columbia County, Oregon.

**PARCEL 3:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia county, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;  
THENCE from this place of beginning South 31° 37' West 1,765.0 feet to a point on the Northerly bank of Beaver Slough, said point being North 1,472.0 feet and West 883.0 feet from the Southwest corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;  
THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to the mouth of McClane Slough in the North half of the Southwest quarter of said Section 33;  
THENCE up the Westerly bank of said McClane Slough in a Northeasterly direction to a point in the center of a 60 foot roadway that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33;  
THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33;  
THENCE along the Southerly bank of said Larson Slough in a Westerly , Southerly and thence Westerly direction to the place of beginning.

ALSO an easement right of way for ingress and egress from the above described tract of land over the following described real property:

A right of way for road purposes, the same being 60 feet wide and lying 30 feet on each side of the following described center line:

BEGINNING at a point on top of the Beaver Drainage District Levee, said point being North 1,106.1 feet and West 485.9 feet from the Southeast corner of said Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;  
THENCE Northwesterly along the center line paralleling the Northerly bank of Beaver Slough at a distance of 30 feet therefrom 1,095.0 feet , more or less, to a point that is North 1,731.7 feet and West 1,381.5 feet from the Southeast corner of said Section 33;  
THENCE along the center line North 64° 59' West 2,136.5 feet to a point on the South bank of McClane Slough that is North 2,635.2 feet and West 3,317.5 feet from the Southeast corner of said Section 33;  
THENCE across McClane Slough, following center line of present constructed bridge, North 57° 37' West 190.0 feet to a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of said Section 33.

ALSO an easement right of way of a 30 foot strip of ground lying and being Easterly of the following described line, the said line being the center line of said roadway:  
COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;  
THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING FROM the above described property an easement right of way of a 30 foot strip of land lying and being Westerly of and immediately adjacent to the following described line:  
COMMENCING at a point that is North 2,736.9 feet and West 3,477.9 feet from the Southeast corner of Section, 33 Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon;  
THENCE along the center line of said roadway North 45° 26' West 1,210.0 feet to a point on the South bank and at the mouth of Larson Slough in the Southwest quarter of the Northwest quarter of said Section 33.

EXCEPTING THEREFROM that portion thereof described in Deed recorded November 2, 1928 in Book 46, Page 448, Deed Records of Columbia County, Oregon.

**PARCEL 4:**

BEGINNING at a point where the Southerly bank of Larson Slough intersects the line between Sections 32 and 33, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being North 0° 48' East 311.0 feet from the quarter section corner between said Sections 32 and 33;

THENCE South 31° 37' West 947.0 feet to the point of beginning, said point of beginning being 2,168.6 feet North and 454.4 feet West from the Southwest corner of Section 33, said Township and Range;

THENCE South 31° 37' West 818.0 feet to a point on the Northerly bank of Beaver Slough, said being North 1,472.0 feet and West 883.0 feet from the Southwest corner of said section 33;

THENCE up the Northerly bank of said Beaver Slough in a Southeasterly and thence Northeasterly direction to a point 1,262.8 feet North and 1,017.2 feet East from the Southwest corner of said Section 33;

THENCE North 58° 23' West 1,728.0 feet to the point of beginning.



# PAUL TERJESON

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PAUL TERJESON IS THE PRINCIPAL BROKER/OWNER OF OREGON FARM BROKERS, THE WILLAMETTE VALLEYS LEADING FARM, RANCH, AND LAND EXPERTS. FOR OVER 25 YEARS, PAUL AND HIS TEAM HAVE BEEN REPRESENTING SELLERS AND BUYERS AND ARE EXPERTS IN THE PURCHASE OR SALE OF: HIGH VALUE FARM GROUND, RANCH LAND, DEVELOPMENT PROPERTY, LUXURY, SMALL AND LARGE ACREAGE, RESIDENTIAL, AND MULTIFAMILY. OREGON FARM BROKERS DIVERSE BACKGROUND INCLUDES 5TH GENERATION FARMER, NURSERY AND DAIRY MANAGER, LAND DEVELOPERS, AND ECONOMIST. PAUL AND HIS TEAM HAVE THE COMBINATION OF SKILLS, EXPERIENCE, AND SERVICE TO UNDERSTAND THE LAYERS OF COMPLEXITY AND FLUENCY WITH LOCAL ZONING, WATER RIGHTS, SOILS, AND CONSTRUCTION STANDARDS IN OREGON. WE ARE HERE TO ASSIST YOU IN BUILDING YOUR REAL ESTATE PORTFOLIO. PAUL BRINGS A HIGH DEGREE OF PROFESSIONALISM TO HELP YOU SELL YOUR PROPERTY FOR THE HIGHEST POSSIBLE VALUE, FIND THE NEXT PERFECT PROPERTY AND PROTECT YOU AND YOUR INTERESTS THROUGHOUT THE TRANSACTION.

PTERJY@KW.COM | 503-999-6777



SCAN HERE  
TO LEARN  
MORE  
ABOUT THE  
TEAM!

# STEVE HELMS

---

STEVE IS A FIFTH GENERATION FARMER WHO WAS BORN AND RAISED ON A FARM IN THE WILLAMETTE VALLEY. STEVE FARMED FOR 32 YEARS GROWING CROPS THAT INCLUDES BLUEBERRIES, MINT, ROW CROPS, AND GRASS SEED. HE ALSO HAS A WIDE ARRAY OF KNOWLEDGE ABOUT SOILS, WATER RIGHTS, PROPERTY MANAGEMENT, RANCHING AND FORESTRY. STEVE HAS SERVED ON THE SOUTH SANTIAM RIVER WATER BOARD FOR FIFTEEN YEARS. STEVE ENJOYS WORKING ON IMPROVING HIS FORESTED PROPERTY AND SPENDING TIME AT HIS FARM IN EASTERN OREGON. HE LOOKS FORWARD TO SERVING THE HARD WORKING PEOPLE OF THE WILLAMETTE VALLEY AND SURROUNDING AREAS WITH THEIR REAL ESTATE NEEDS. HE USES HIS ATTENTION TO DETAIL AND FORESIGHT TO PROACTIVELY ADDRESS EVERY ASPECT OF HIS CLIENT'S REAL ESTATE TRANSACTIONS. WITH A REPUTATION OF HARD WORK, HONESTY, AND PROTECTING HIS CLIENT'S INTERESTS, STEVE IS INTERESTED IN DOING EVERYTHING POSSIBLE TO ENSURE YOU ARE SUCCESSFUL.

STEEHELMS@KW.COM | 541-979-0118



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