



**Oregon  
Farm & Home**

★ B R O K E R S ★

**33154 OAKVILLE ROAD**

**ALBANY**

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY





# INTRODUCTION

---

**This expansive 80-acre property offers a rare combination of space, natural beauty, and agricultural potential. With 6 acres of water rights, the land is well-suited for farming, livestock, or any number of outdoor pursuits. The property is blessed with Willamette and Amity silt loam soils, renowned for their fertility and ability to support a wide range of crops. Whether you're looking to grow produce, cultivate vineyards, or maintain pasture, this land is rich with opportunity. In addition to the fertile ground, a 1250 sqft machine shed provides ample storage and workspace for tools, equipment, or a variety of projects.**

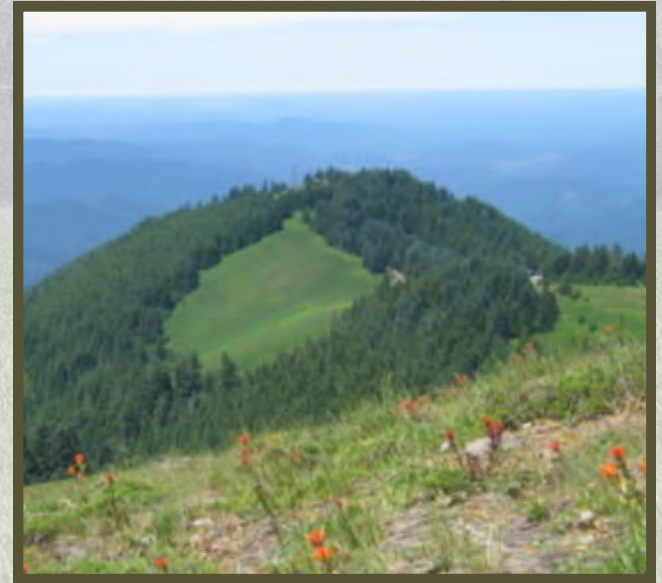
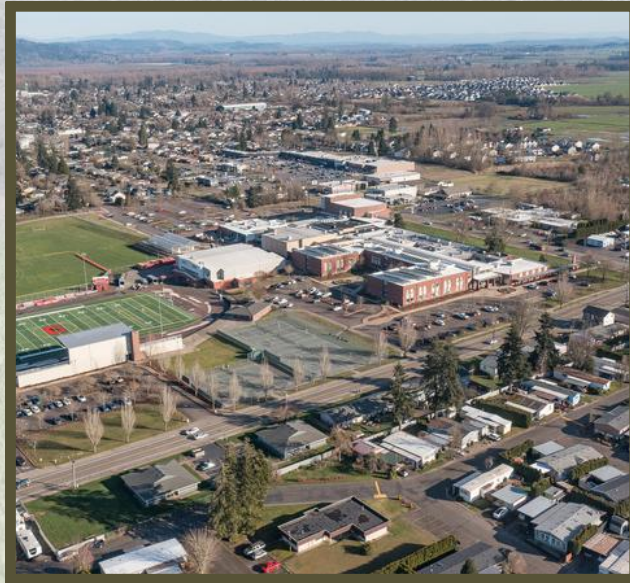
**The property also features a well-maintained 2093 sqft manufactured home, built in 2007 and moved twice, ensuring a solid foundation and modern amenities. Offering three spacious bedrooms and two bathrooms, the home is designed for comfort with a large kitchen and dining area perfect for entertaining or family meals. The utility room adds to the convenience, while the soaking tub provides a relaxing retreat. With ample indoor and outdoor space, this property offers the ideal setting for those seeking a tranquil lifestyle with room to grow.**



# LOCATION

This 80-acre property is ideally located just minutes from Highway 34, offering easy access to both Corvallis and Albany, Oregon, as well as Interstate 5. Nestled down a long, private driveway, the location ensures peace and privacy while still being close to all the amenities of city life. The property lies in the heart of the Willamette Valley, renowned for its lush landscapes and vibrant agriculture. Stretching between the Cascade Mountains to the east and the Coast Range to the west, the valley boasts a mild climate that makes it ideal for growing a variety of crops, including wine grapes, berries, and hazelnuts. The area offers a wide range of activities, from exploring its renowned wineries on a scenic wine tour to hiking and biking along trails in the Cascade Mountains and Coast Range.

Its proximity to both the valley's natural beauty and key transportation routes makes it a rare find—perfect for those seeking a tranquil retreat with convenient access to nearby urban centers.



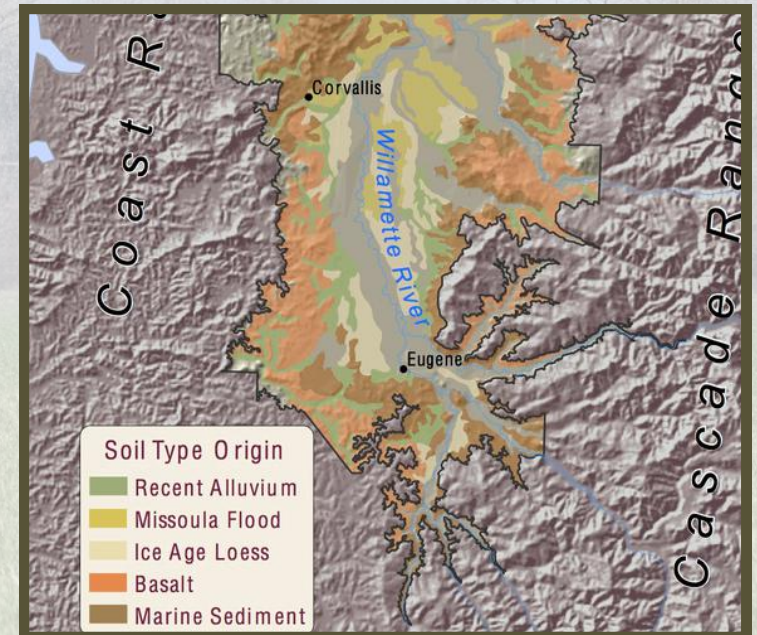
ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH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



# OPPORTUNITY

Owning 80 acres of exclusive farm use zoned land in the Willamette Valley offers significant agricultural potential. With Willamette and Amity silt loam soils, the land is well-suited for Grass Seed.

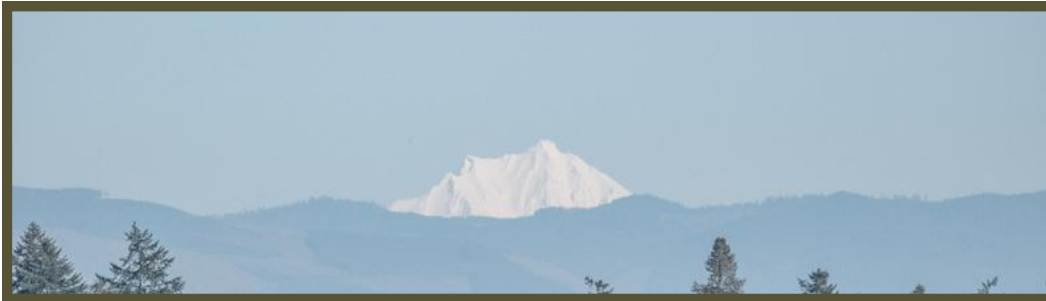
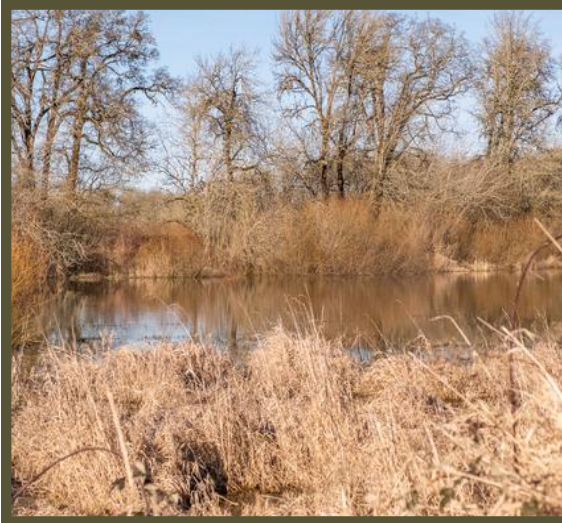
The property also benefits from 6 acres of water rights, which is a valuable asset for irrigation, especially in a region where water access can be crucial for maintaining healthy crops through dry spells. With these water rights, the landowner can cultivate crops requiring consistent moisture, including specialty crops like wine grapes or field crops, without relying solely on rainfall. This combination of fertile soil, reliable water access, and the zoning designation offers a broad range of opportunities for farming ventures, whether it be starting a sustainable farm, expanding an existing agricultural business, or even pursuing niche markets like organic or specialty farming.



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.



# LAND



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.

# LAND

## 80 Acres

- Subject to Completion of a Lot Line Adjustment from 121.33 Acres to Approximately 80 +/- Acres
- Parcel ID # 0228458
- Zoned Exclusive Farm Use

3/4 Mile Long Gravel Driveway

2 Cherry Trees

- Royal Anne and Bing

2 Bartlette Pear Trees

1 Gravenstein Apple Tree

2 English Walnut Trees

10 ' x 20' Dog Run

**\*Some Acreage is in the Floodplain\***

## Lease

- Planted in Tall Fescue
- Lease Ends October 1st, 2026
- \$18,360 Per Year (\$170 an Acre)
- Lease Available Upon Request

SCAN HERE  
TO TRACK  
LOT LINE  
PROGRESS!



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.



# HOME



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.

# HOME

2093 SqFt

- 2007 Barrington 0703D
- Double Wide Manufactured Home
- 3 Bedrooms
- 2 Bathrooms

## Kitchen

- Island
- Breakfast Bar

## Large Utility Room

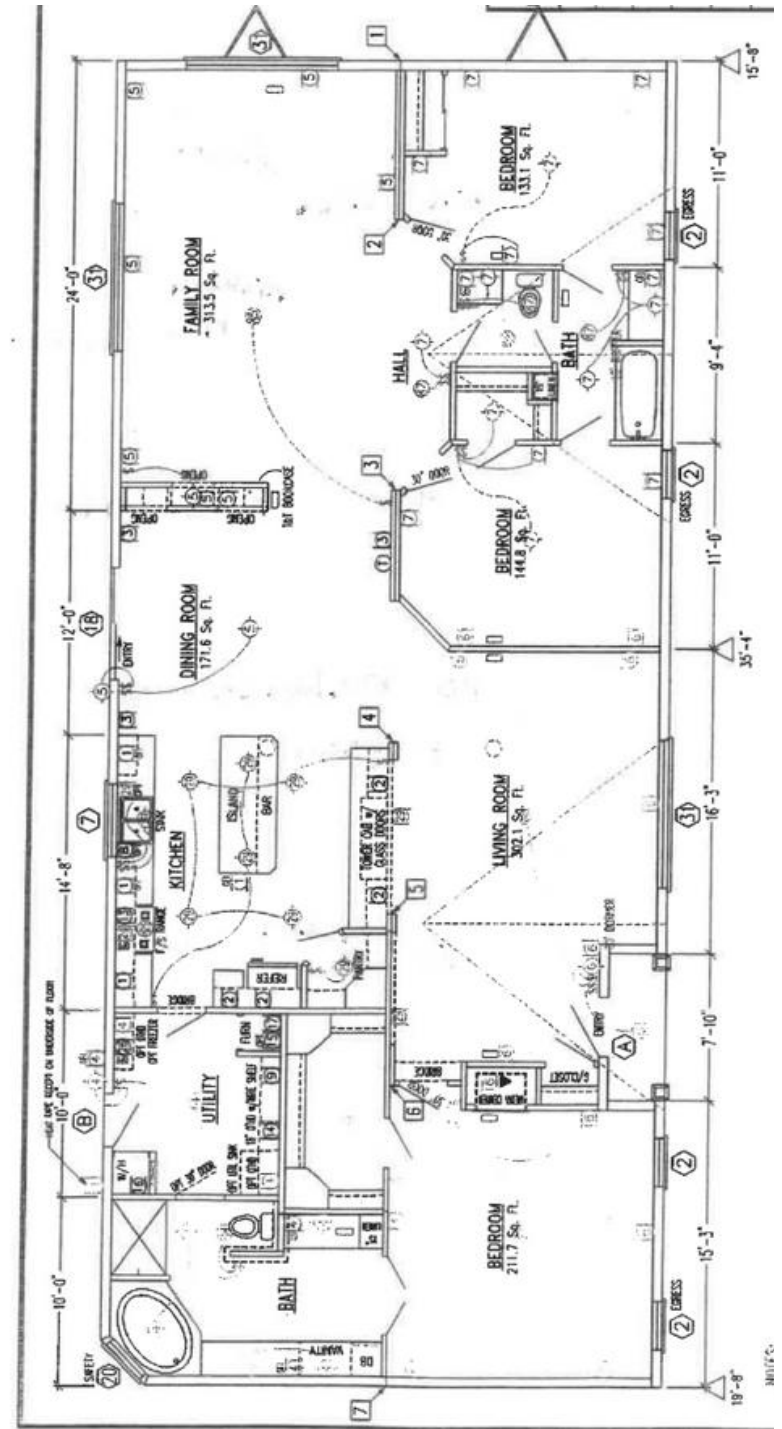
## Primary Bedroom

- Connected Bathroom with Linen Closet and Soaking Tub

## Lease

- Home is in a Month to Month Lease
- \$2,140 a Month

**\*Home has been moved twice\***



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.



# OUTBUILDING

## 1250 SqFt Machine Shed

- 4 Bays
- Wired for 110 and 220 Power
  - RV Plug
- 6" Gravel Floor with Concrete Foundation
- Metal Roof and Siding with Wood Framing



## Pump House

# SYSTEMS

## Septic

- Installed 2022
- 1000 Gallon Tank

## Well

- Domestic Well | Located in Well House
- Irrigation Well | Located Machine Shed



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.



# IMPROVEMENTS

## 2022

- Installed Septic Tanks, Pump and Lines
- Upgraded Outbuilding Electrical
- New Fridge and Stove
- New Gutters and Spouts
- New Security Lights on House

## 2023

- New Roof Installed
- 2 New Window Panes
- Furnace Cleaned and Inspected
- Ducts Cleaned
- New Insulation Under House
- Front and Back Walkways Poured
- Electrical Lines to Outbuilding and Pump House Buried

## 2025

- Exterior to be painted Summer of 2025, Potential to Select Colors!

# SELLER PREFERRED TERMS

24 Hour Showing

OREF Forms

Fidelity National Title in Albany

5 Business Day Response Time for Offers

Personal Property: Fridge, Dishwasher, Oven, Microwave, Range all Conveyed at \$0

Value

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.



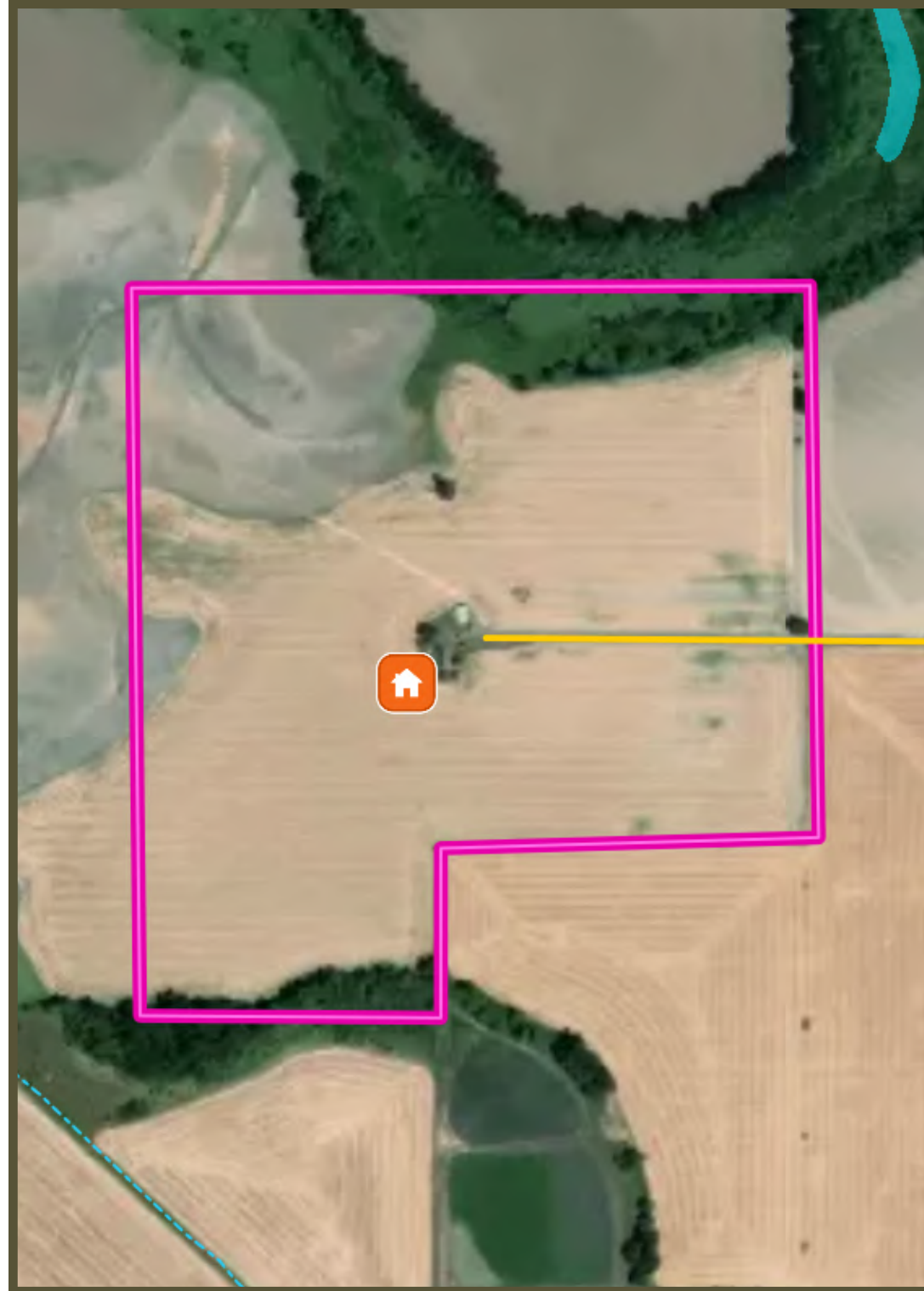
# PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- *PROPERTY BOUNDARIES*
- *AREA MAP WITH CITY LIMITS*
- *WETLANDS, FLOODPLAIN, SURFACE WATER, AQUIFERS*



SCAN HERE  
FOR  
INTERACTIVE  
MAP!



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.

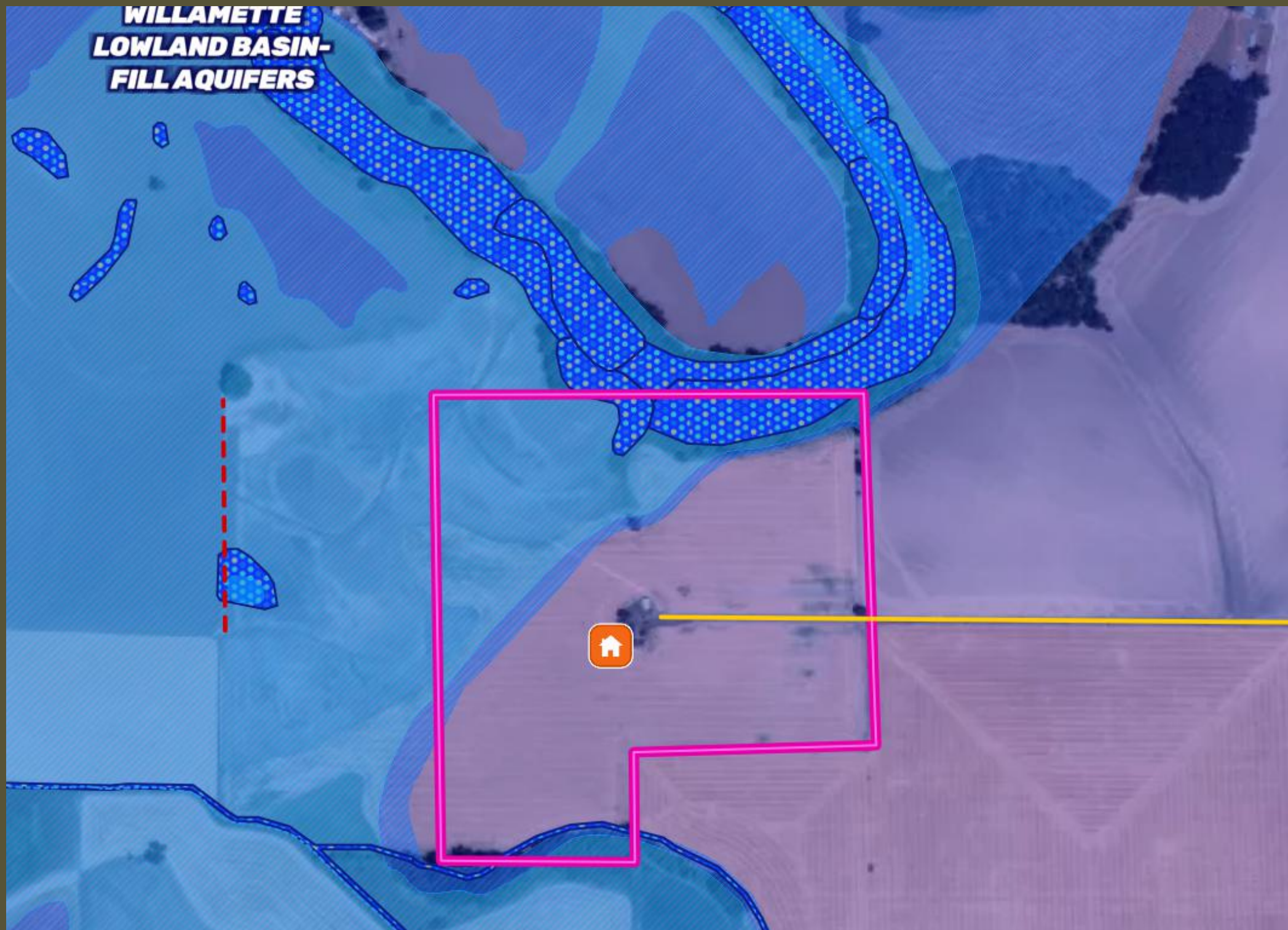




ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH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



**WILLAMETTE  
LOWLAND BASIN-  
FILL AQUIFERS**



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.



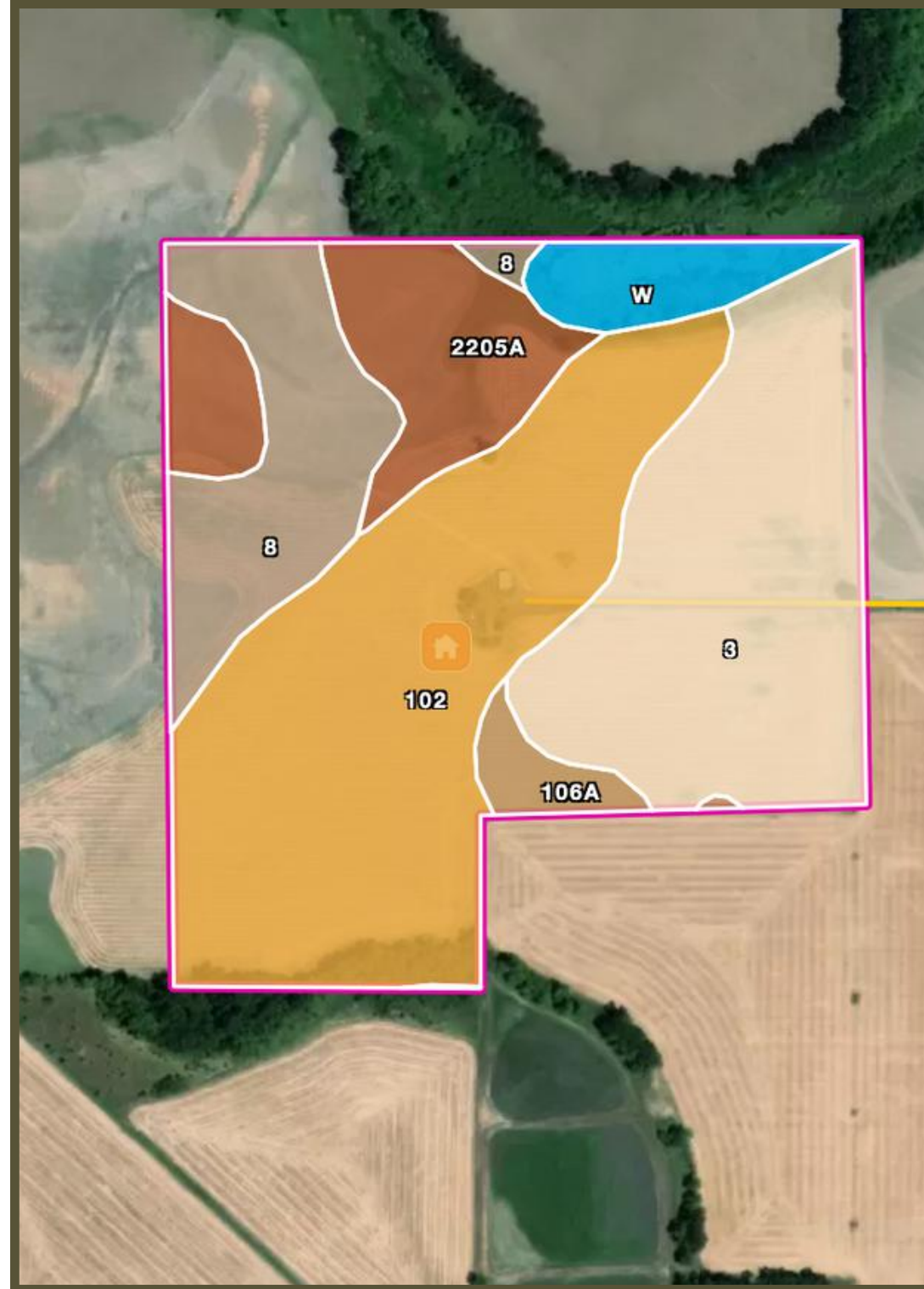
# SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

## MAJORITY SOIL TYPES

- WILLAMETTE SILT LOAM
- AMITY SILT LOAM

SOIL CODE	SOIL DESCRIPTION	ACRES
102	Willamette silt loam	31.06
3	Amity silt loam	22.41
8	Bashaw silty clay	10.94
2205A	Conser silty clay loam, 0 to 3 percent slopes	9.74
W	Water	3.62
106A	Woodburn silt loam, 0 to 3 percent slopes	1.94
TOTALS		79.71(*)



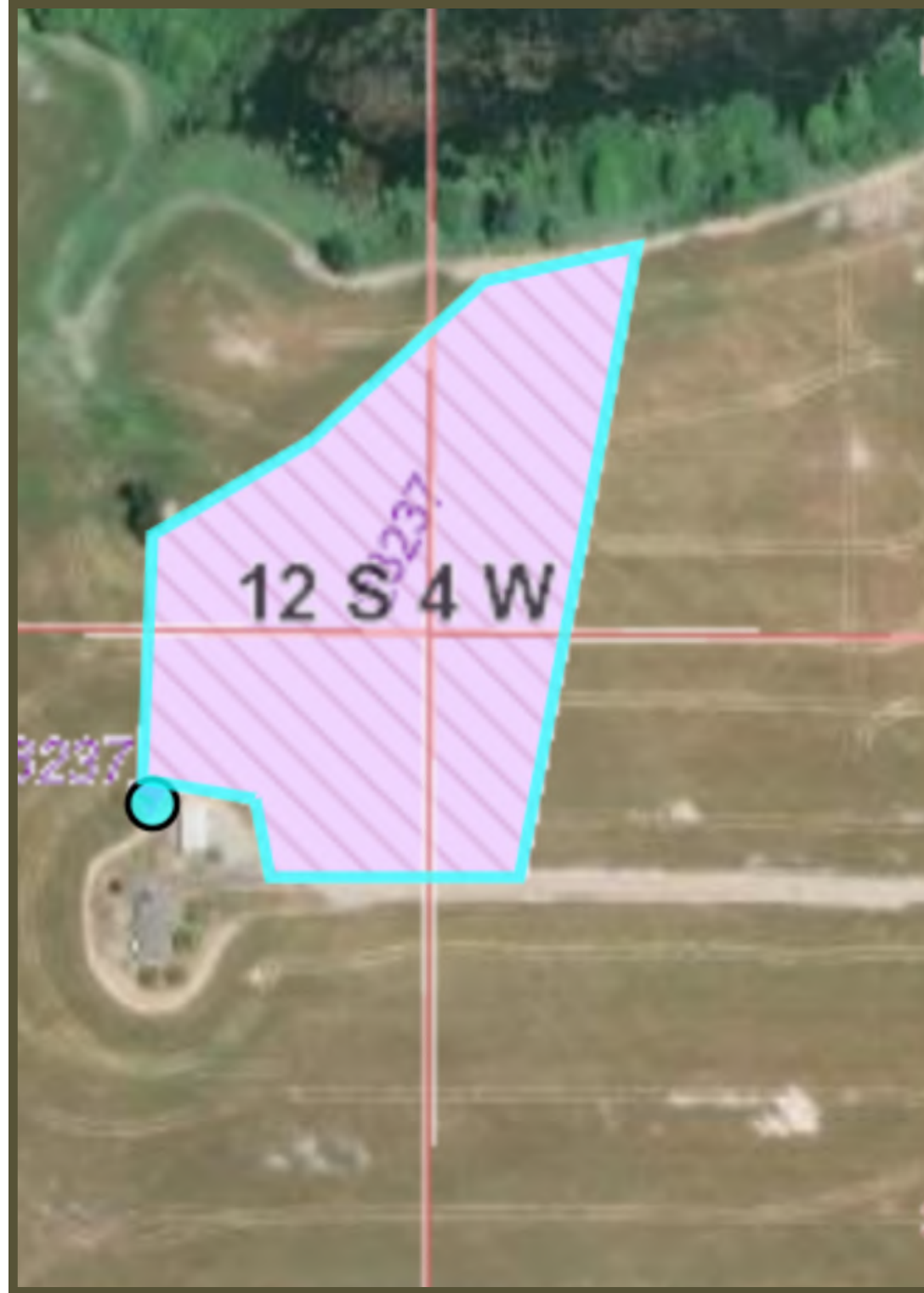
ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH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

# WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

## WATER RIGHTS SUMMARY

- 6 ACRES
- CERTIFICATE 28327
- PRIORITY DATE OF AUGUST 11TH, 1958
- SOURCE: WELL, TRIBUTARY OF CALAPOOIA CREEK



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.



# STATE OF OREGON

## COUNTY OF LINN

### CERTIFICATE OF WATER RIGHT

**This Is to Certify, That** **ROBERT L. & EUNICE B. ARTHUR**

of **2915 S. Park Terraces, Albany**, State of **Oregon**, has made proof to the satisfaction of the **STATE ENGINEER** of Oregon, of a right to the use of the waters of **a well** a tributary of **Calapooya River** for the purpose of **irrigation of 6.0 acres**

under Permit No. **G-998** of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **August 11, 1958**

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed **0.08 cubic foot per second**

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the **SE $\frac{1}{4}$  NW $\frac{1}{4}$** , as projected within Phelps DLC 54, Section 9, T. 12 S., R. 4 W., W.M. Well is **1 $\frac{1}{2}$  chains S. and 28 $\frac{1}{2}$  chains E.** from Northerly NW corner DLC 54.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to **one-eightieth** of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed **2 $\frac{1}{2}$  acre feet per acre** for each acre irrigated during the irrigation season of each year,

and shall

conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

1.6 acres NW $\frac{1}{4}$  NE $\frac{1}{4}$   
1.0 acres SW $\frac{1}{4}$  NE $\frac{1}{4}$   
1.4 acres NE $\frac{1}{4}$  NW $\frac{1}{4}$   
2.0 acres SE $\frac{1}{4}$  NW $\frac{1}{4}$   
as projected within Phelps DLC 54  
Section 9  
T. 12 S., R. 4 W., W.M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. **February 24, 1961**

\_\_\_\_\_  
**LEWIS A. STANLEY**  
State Engineer

A plat map showing land parcels. The map is divided into several sections by lines. The top right section is labeled "D.L.C. 75". The bottom left section is labeled "D.L.C. 53". The bottom right section is labeled "D.L.C. 54". The top left section is labeled "D.L.C. 36". In the center of the map, there is a diagram of a well and a shaded area. The well is represented by a circle with a dot in the center, and the word "Well" is written next to it. The shaded area is a quadrilateral with dimensions 14, 16, 12, and 20. The number 9 is written in the center of the map, below the shaded area. The text "L. Phelps" is written above the number 9.

Surveyed 3 AUG... 1960, by Mr. Bish.....



## • IRRIGATION WELL LOG



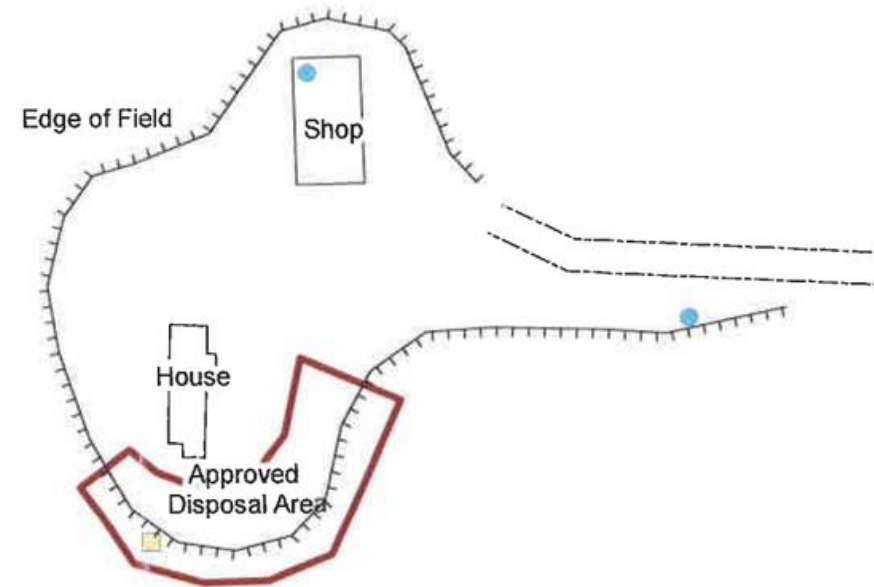
**Oregon  
Farm & Home**  
★ BROKERS ★

# SEPTIC

SEPTIC DOCUMENTS PROVIDED  
BY THE SELLER

## SEPTIC SUMMARY

- 1000 GALLON TANK
- LOCATED BEHIND HOUSE



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.



## REPORT FOR ON-SITE SEWAGE DISPOSAL

(Technical Report - This is not a Permit)

Applicant: **Owl Creek Farm Inc.**

Map PIN: **12S04W09 00100**

Site Location: **The northwest corner of the subject property is the S.W. Corner Jarred Hulbert Claim.**

Lot Designation: \_\_\_\_\_ Property Size: **228** Zoning: **EFU** Sewer Available: ☐

System Capacity: **375** gallons / day **Three (3) bedroom single family dwelling**

**This approval is limited to residential strength wastewater.**

Existing Tank: **The status of the existing tank is unknown.**

Test Water-Tightness: ☒

Required Tank Capacities (gallons): Septic: **1000** Dosing: **500** (if needed)

Effluent Filter Required: ☐

System Requirements	Initial Disposal Area	Replacement Disposal Area
System Type: <b>N/A</b>		<b>Standard</b>
Min Trench Depth: _____ inches		<b>18</b> inches
Max Trench Depth: _____ inches		<b>30</b> inches
Sizing Ratio: _____ feet / 150 gallons		<b>125</b> feet / 150 gallons
System Criteria: _____		<b>Soil Group B / high temp. water table</b>
Total Trench Length: _____ feet		<b>315</b> feet

Curtain Drain Required: ☐ Min Curtain Drain Depth: **NA** inches

Inspection of System Stakeout Required: **Prior to permit issuance**

**Detailed site-specific plans must be submitted for review and approval before permit is issued.**

**See attached table of required setbacks. All site developments must adhere to the listed setbacks, or this report may be invalidated.**

**System may only be installed when soils are dry, generally June through October. Installation during other times of the year may be considered on a case by case basis.**

### WARNINGS:

Any alteration of the natural conditions in the area approved for the on-site system or replacement area may void this approval. This approval is given on the basis that the lot or parcel described will not be further partitioned or subdivided and that conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with O.R.S. 454.605 through 454.755 and Administrative Rules of the Environmental Quality Commission. Any such subdivision, partitioning or alteration may void this report.

This document is a technical report for on-site sewage disposal only. It may be converted to a permit only if, at the time of application, the parcel has been found to be compatible with applicable LCDC-Goals. The Statement of Compatibility may be made on the attached form or its equivalent. Authorized Agent approval is required before a construction permit can be issued. This report is valid until an on-site sewage disposal system is installed pursuant to a construction permit obtained from Linn County Environmental Health, or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department of Environmental Quality to the owners according to Department records or the County Tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

  
(Signature of Authorized Agent)

**REH**  
(Title)

**10/14/21**  
(Date)

**Linn Co. Env. Health**  
(Office)



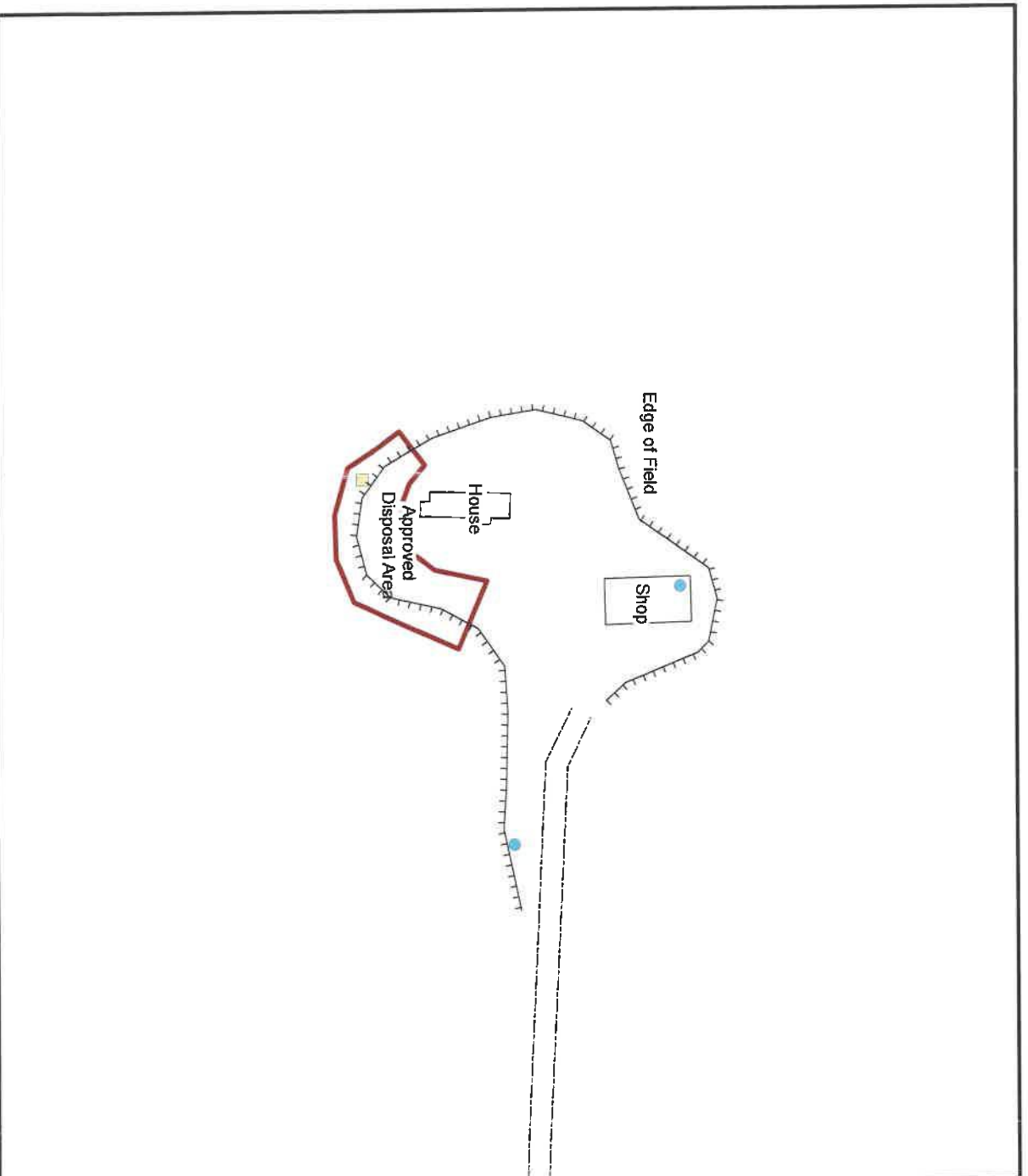
County Courthouse, Room 115  
PO Box 100 Albany, OR 97321

# Linn County Department of Health Services Environmental Health Program

Phone (541) 967-3821  
Fax (541) 926-2060

## Site Evaluation Plot Plan

Property ID: 12S04W09 00100  
Record Number: 35918  
Date Produced: 10/14/2021



- holding tanks
- septic
- testpits
- wells



1 inch = 100 feet





County Courthouse, Room 115  
PO Box 100 Albany, OR 97321

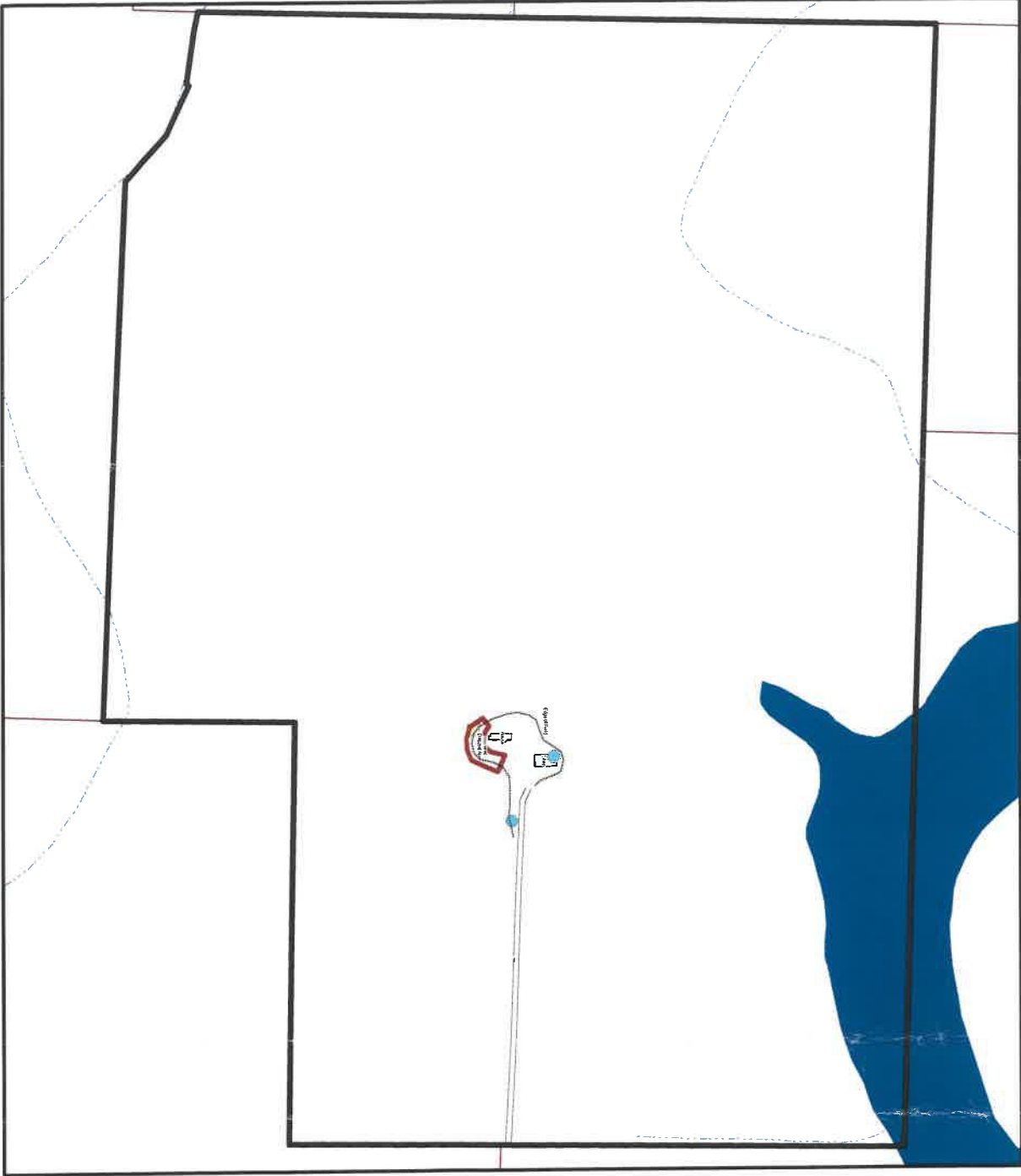
# Linn County Department of Health Services

## Environmental Health Program

Phone (541) 967-3821  
Fax (541) 926-2060

### Site Evaluation Plot Plan

Property ID: 12S04W09 00100  
Record Number: 35918  
Date Produced: 10/14/2021



- holding tanks
- septic
- test pits
- wells

1 inch = 400 feet



**Table 1**  
**OAR 340-071-0220**

**MINIMUM SEPARATION DISTANCES**

Items Requiring Setbacks	From Sewage Disposal Area, Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies	100'	50'
2. Temporarily Abandoned Wells	100'	50'
3. Springs:		
• Upgradient	50'	50'
• Downgradient	100'	50'
4. Surface Public Waters: *		
• Year Round	100'	50'
• Seasonal	50'	50'
5. Intermittent Streams:		
• Piped (watertight not less than 25' from any part of the on-site system)	20' 50'	20' 50'
• Unpiped		
6. Groundwater Interceptors:		
• On a slope of 3% or less	20'	10'
• On slope greater than 3%		
○ Upgradient	10'	5'
○ Downgradient	50'	10'
7. Irrigation Canals:		
• Lined (watertight canal)	25'	25'
• Unlined:		
○ Upgradient	25'	25'
○ Downgradient	50'	50'
8. Cuts Manmade in Excess of 30 inches (top of downslope cut):		
• Which intersect layers that limit effective soil depth within 48 inches of surface	50'	25'
• Which do not intersect layers that limit effective soil depth	25'	10'
9. Escarpments:		
• Which intersect layers that limit effective soil depth	50'	10'
• Which do not intersect layers that limit effective soil depth	25'	10'
10. Property Lines	10'	5'
11. Water Lines	10'	10'
12. Foundation Lines of any Building, Including Garages and Out Buildings	10'	5'
13. Underground Utilities	10'	--

\*This does not prevent stream crossing of pressure effluent sewer.



Application Type	Repair - Major
Result (System Type)	Standard
OM #	
Counter	35918

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

**CERTIFICATE OF SATISFACTORY COMPLETION**

Subsurface or Alternative Sewage System

**Owner:** Owl Creek Farm Inc.

**Installer:** Affordable

**Location:** 12S04W09 00100

**Permit #:** 2212494

**Design Capacity:** 375 GPD

**Flow Description:** Three (3) bedroom single family dwelling

In Accordance with Oregon Revised Statute 454.665 this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

☐ Precover inspection waived pursuant to OAR 340-71-170(2).

☐ This certificate issued by operation of law pursuant to OAR 340-71-175(4)(c)

Linn County  
County

7/5/2022  
Date

  
Sanitarian

**Comments:**

---

# **LINN COUNTY ENVIRONMENTAL HEALTH PROGRAM**

PO BOX 100, 315 SW 4<sup>TH</sup> AVE, 2<sup>ND</sup> FLOOR, ALBANY, OR 97321  
 PHONE (541) 967-3821 FAX (541) 924-6904  
 http://www.linncountyhealth.org/eh



## **SEWAGE DISPOSAL SYSTEM CORRECTION NOTICE**

Permit Number: 2212494 Date Request Received: 4/29/2022 Received By: ATC  
 Owner: Onk Creek Farm Inc Installer: Affordable T 12 R 4W S 9 TL 100

ITEM	CORRECTION	COMPLETED (Initial/Date)
1. Septic Tank	<u>OK</u>	
2. Effluent Sewer	<u>OK</u>	
3. Distribution/Drop Boxes	<u>OK</u>	
4. Header Lines	<u>OK</u>	
5. Leachlines	<u>OK</u>	
6. Capping Fill	<u>-</u>	
7. Pumping Assemblies	<u>OK</u>	
8. Pressure Line	<u>-</u>	
9. Sand Filter (or ATT See attached)	<u>-</u>	
10. Groundwater Interceptor	<u>-</u>	
11. Existing System Abandonment	<u>OK</u>	
12. Trench Depth	<u>OK</u>	
13. Setbacks	<u>OK</u>	
14. Approved Area	<u>OK</u>	
15. Complete the following information on the As-Built record and return the <u>completed</u> , <u>original</u> record to this office.		

**NOTE: After completing any necessary corrections, initial and date the "Correction Completed" column and mail the form back to this office.**

OK to backfill. We will issue the CSC

☐ This On-Site Sewage Disposal System DOES NOT meet current minimum state standards or permit specifications. A REINSPECTION IS REQUIRED. You must complete ALL corrections noted above and request a reinspection within 30 days of the date of this notice (OAR 340-71-175(5)). The 24-hour inspection number is (541) 967-3821. A reinspection fee may be required.

☒ This On-Site Sewage Disposal System has been inspected. The system can be backfilled after any corrections noted above are made. Backfill is required within 10 days (OAR 340-71-175(7)).

Inspector: [Signature] Date: 7/5/22 Time: \_\_\_\_\_



OK 10/12/75

OK 10/12/75

OK  
OK  
OK

OK 10/12/75



315 SW 4<sup>th</sup> Ave, 2<sup>nd</sup> Floor  
PO Box 100 Albany, OR 97321

**Linn County Department of Health Services  
Environmental Health Program**

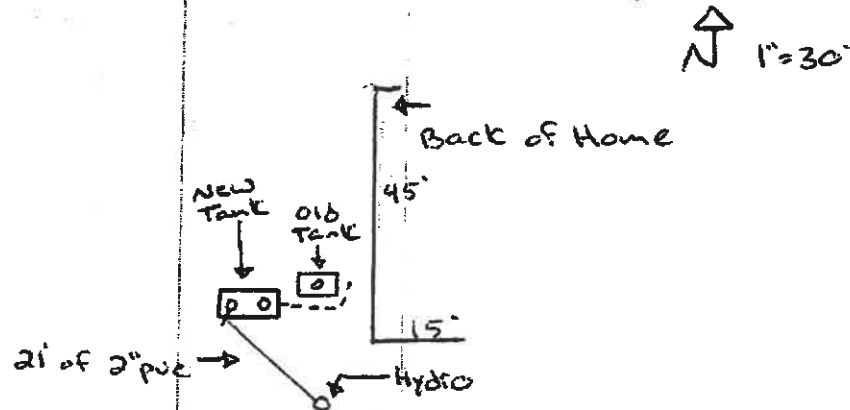
Phone (541) 967-3821  
Fax (541) 924-6304

**ON-SITE SEWAGE DISPOSAL SYSTEM AS-BUILT RECORD  
(DIRECTIONS & DEFINITIONS ON THE BACK)**

PERMIT NUMBER: 22-12494T 125 R 46 SECTION 9 TAX LOT 100 OWNER Owl Creek Farms Inc.

- ☒ DRAINFIELD IS INSTALLED WITHIN APPROVED DISPOSAL AREA.
- ☒ LEACHLINES ARE LEVEL WITHIN 1"
- ☒ WATER TIGHTNESS TESTING OF TANK(S) HAS BEEN COMPLETED--RESULTS ARE WITHIN ALLOWED LIMITS
- ☒ SEPTIC TANK HAS BEEN PROPERLY DECOMMISSIONED (IF APPROPRIATE).
- ☒ BALL AND/OR CHECK VALVES HAVE BEEN INSTALLED & TESTED, AND ARE OPERATIONAL ON ALL PUMPS.
- ☒ FLOAT SWITCHES & AUDIBLE-VISUAL ALARM HAVE BEEN INSTALLED & TESTED, AND ARE OPERATIONAL FOR EACH PUMP.
- ☒ ALL PUMPS, SIPHONS, VALVES, ETC. HAVE BEEN TESTED AND ARE OPERATIONAL.
- ☐ PRESSURE NETWORK HAS BEEN TESTED FOR EQUAL DISTRIBUTION & PRESSURE (LPD or SF)  
HEIGHT OF SQUIRT IN DRAINFIELD \_\_\_\_\_ HEIGHT OF SQUIRT IN SF \_\_\_\_\_
- ☐ GRAVITY EFFLUENT SEWER PIPING HAS \_\_\_\_\_ FALL FROM TANK TO HEADER PIPING.
- ☒ TRACER MATERIAL PLACED ABOVE EFFLUENT TRANSPORT PIPING
- ☒ FILTER FABRIC INSTALLED (IF PERMIT REQUIRES)
- ☒ HAVE OBTAINED ALL THE REQUIRED PERMITS FROM THE BUILDING DEPARTMENT
- ☒ DOES THE INSTALLATION DEVIATE FROM THE APPROVED MATERIAL LIST OR THE APPLICATION SYSTEM PLAN? IF SO, DESCRIBE AND, IF NECESSARY, DRAW THE CHANGES BELOW.

Septic Tank moved from original plans,  
rotated 90°. Drain lines are as planned



ATTACH ANY ADDITIONAL DOCUMENTATION OF CHANGES FROM THE APPROVED SYSTEM PLOT PLAN AND SUBMIT THIS DOCUMENT TO SCHEDULE A PRE-COVER INSPECTION. ALL SIGNATURES ARE REQUIRED TO SCHEDULE THE INSPECTION UNLESS YOU ARE INSTALLING YOUR OWN SYSTEM (SELF INSTALLER).

I certify that I supervised the construction of this system and that all construction complies with the requirements of Oregon Administrative Rules Chapter 340 and the permit issued by LINN COUNTY ENVIRONMENTAL HEALTH PROGRAM.

Lisette Hamer - Richardson

Certified Installer

RI 630

Certificate No.

6-28-22

Date

I understand that I am responsible for the satisfactory completion of the system including all testing, corrections, and certifications required for approval of the system within 30 days of initial pre-cover inspection. I also understand that I am responsible for the final cover of the system within 10 days of issuance of the Certificate of Satisfactory Completion.

  
DEQ Licensee or Self-Installer Signature

37908

DEQ License No.

6-28-22

Date



LINN COUNTY ENVIRONMENTAL HEALTH PROGRAM  
PC Box 100, 315 SW 4<sup>th</sup> AVE, 2<sup>nd</sup> FLOOR, ALBANY, OR 97321  
PHONE: (541) 967-3821 FAX (541) 924-6804  
<http://www.co.linn.or.us/health/eh/eh.htm>



### On-Site Sewage Disposal Septic Tank Abandonment Form

T 125 R 4W S 9 E 100

Permit # 22-12494

Site Address: 33159 Oakville Road

#### Abandonment Procedures:

- 1) Have the tank pumped by a licensed sewage disposal service to remove all septage. Include the pumper's report with this form.
- 2) Collapse the lid into the tank and fill with reject sand, gravel, or concrete, or remove the tank and properly dispose of it.

Who Pumped the Tank: American Rooters

Pumper's Report Attached? ☐ YES ☒ NO

How was tank decommissioned?

pumped, crushed & filled

Affordable Septic Systems  
Name

6-28-22  
Date

37908  
DEQ Number

## SEPTIC TANK MAINTENANCE

A septic tank is a watertight container constructed of a sound, durable material resistant to corrosion and decay. It serves as a settling chamber to separate and retain solids and potentially clogging components from the clear liquid portion of the wastewater. The drainfield or disposal field distributes the liquid waste into the soil for treatment and disposal. With proper care and maintenance, a septic system will provide many years of trouble free service.

The septic tank may need pumping at intervals between 2 and 20 years depending on use and other factors which are difficult to quantify. A licensed septic tank pump or sewage disposal service can tell you whether your tank needs pumping. Have it pumped when it needs it. Failure to do so can result in solids passing into the drainfield and clogging the system.

### Checklist for Good Septic Tank Maintenance:

- Have your septic tank pumped by a licensed pumping contractor when needed.
- Practice water conservation. Repair leaky faucets and toilets. Excessive water use can flood the system, causing failure.
- Learn the location of your septic systems. Make a map and keep it handy.
- Keep a maintenance record.

### Safe Use of Septic Systems:

Do not put substances such as motor oil, gasoline, paints, thinners, medicines, water softener backwash or pesticides in drains. These materials may pollute the groundwater and are toxic to the microorganisms that maintain an active septic system. Moderate use of household cleaners, disinfectants, detergents, or bleaches will do little harm to the system, but remember that disposing of large volumes of these substances into the tank can kill microorganisms that are vital to proper tank operation. Fats, grease, coffee grounds, paper towels, sanitary napkins, disposable diapers, and other such items fill your tank and increase the frequency of pumping.

Do not use garbage disposals excessively. They increase the amount of solids entering your tank. Compost scraps or dispose with your trash. Collect grease in a container and dispose with your trash. (These food byproducts or cooking products accelerate the need for septage pumping and increase maintenance.)

Do not leave interior faucets on to protect water lines during cold spells. A running faucet can easily increase your wastewater flow by 1,000 to 3,000 gallons per day and hydraulically overload your drainfield. Instead, properly insulate or heat your faucets and plumbing.

Yeast, bacteria, enzymes, and chemicals are sold with the claim of helping septic systems work better. However there is no scientific evidence that additives are effective. In fact, some cleaners allow the solids in an overloaded tank to be re-suspended and clog the drainfield lines. Additives are not an alternative to proper maintenance and do not eliminate the need for routine pumping of a septic tank. Commercial biological additives are not necessary for restarting decomposition after pumping because the sludge residue contains active microorganisms.

### Estimated septic tank pumping frequencies in years (for year-round residence)

Tank Size (gal)	Household Size (Number of People)						
	1	2	3	4	5	6	7
500	5.8	2.6	1.5	1.0	0.7	0.4	0.3
750	9.1	4.2	2.6	1.8	1.3	1.0	0.7
1,000	12.4	5.9	3.7	2.6	2.0	1.5	1.2
1,250	15.6	7.5	4.8	3.4	2.6	2.0	1.7
1,500	18.9	9.1	5.9	4.2	3.3	2.6	2.1

Note: More frequent pumping is needed if garbage disposal is used.



# COUNTY INFO

---

LIST PACK PROVIDED BY FIDELITY  
NATIONAL TITLE COMPANY



LINN COUNTY

Parcel #: **0228458**

Tax Lot: **12S04W0900100**

Owner: Owl Creek Farm Inc

CoOwner:

Site: 33154 Oakville Rd SW

Albany OR 97321

Mail: 29974 Arthur Dr

Albany OR 97321

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: 1006 - Mobile/Manufact Home (regardl

Legal:

TwN/Rng/Sec: T:12S R:04W S:09 Q: QQ:



## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0228458**

Tax Lot: **12S04W0900100**

Owner: Owl Creek Farm Inc

CoOwner:

Site: 33154 Oakville Rd SW

Albany OR 97321

Mail: 29974 Arthur Dr

Albany OR 97321

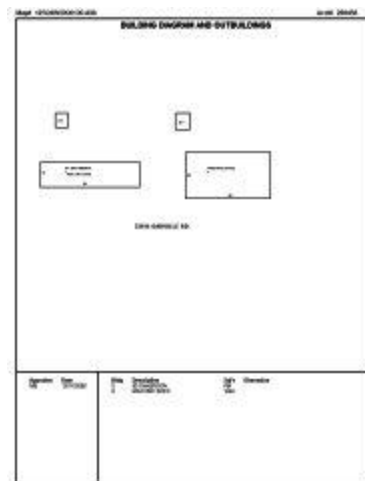
Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: 1006 - Mobile/Manufact Home (regardless of Lan

Legal:

TwN/Rng/Sec: T:12S R:04W S:09 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$980,430.00**

Market Land: **\$972,670.00**

Market Impr: **\$7,760.00**

Assessment Year: **2024**

Assessed Total: **\$144,215.00**

Exemption:

Taxes: **\$2,116.78**

Levy Code: 00808

Levy Rate: 14.6780

### PROPERTY CHARACTERISTICS

Year Built: 2008

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

# of Stories:

Total SqFt: 2,076 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 121.33 Acres (5,285,135 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced air unit

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 8J - Greater Albany

Census: 3001 - 030700

Recreation:

### SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

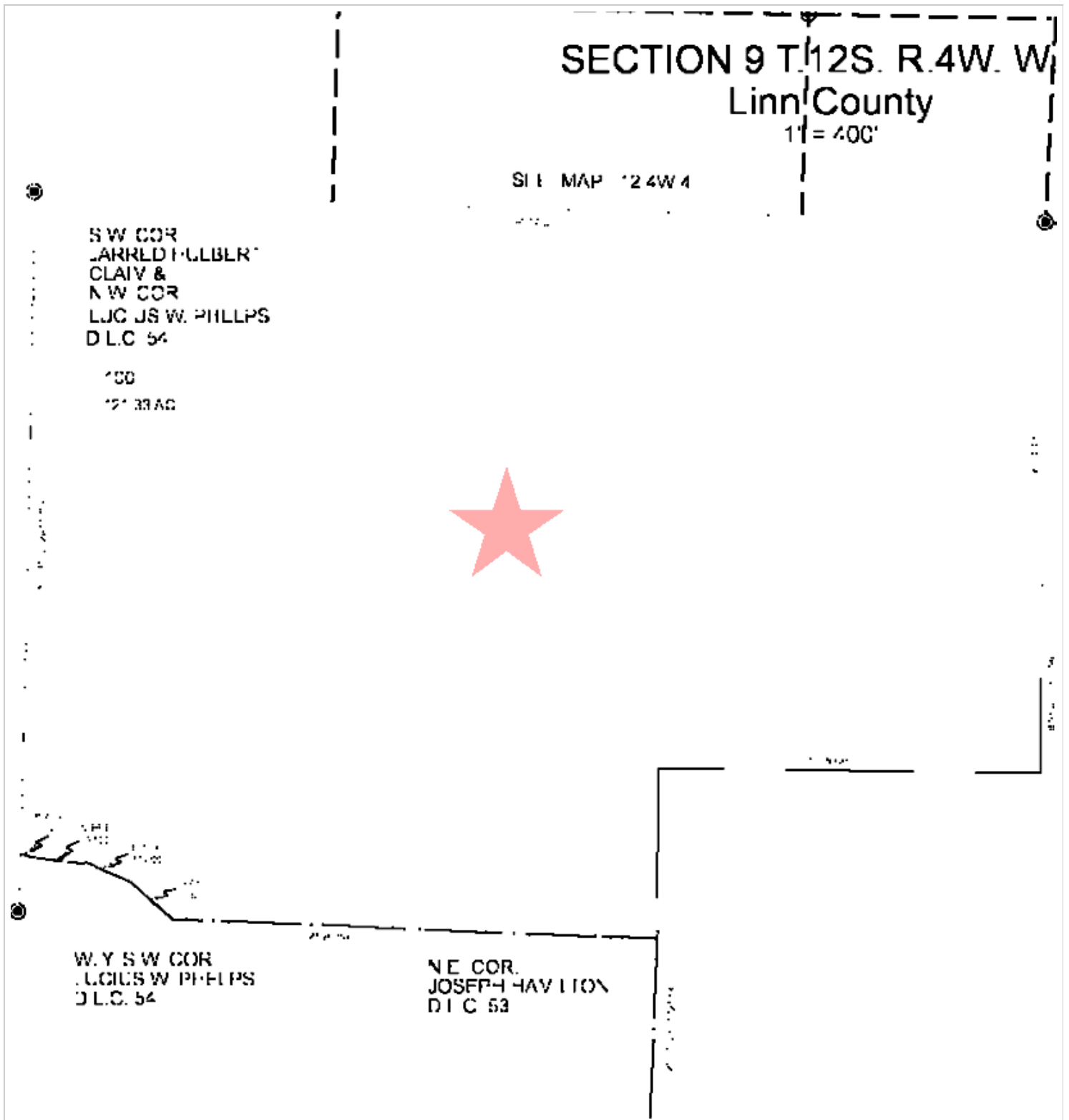
Loan Type:

Interest

Type:

Title Co:



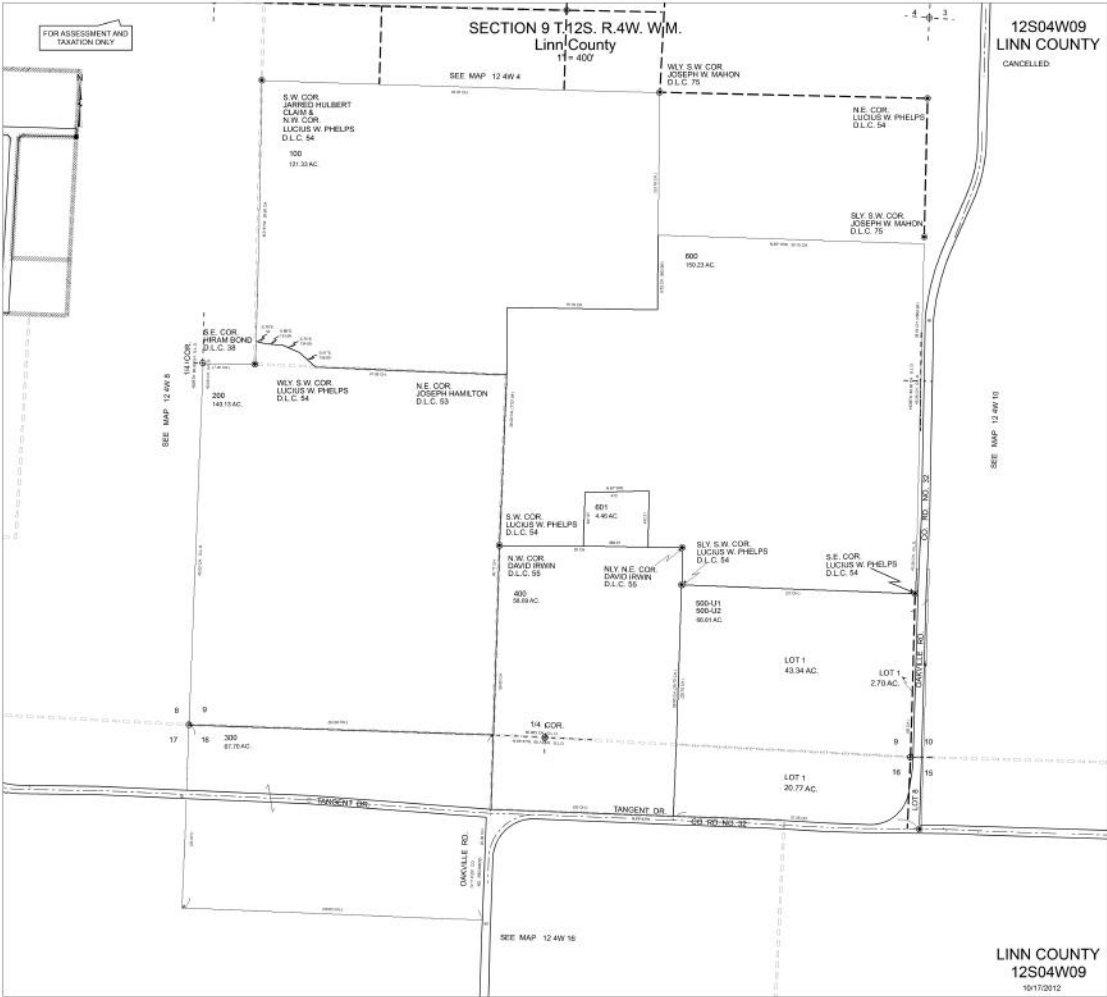


**Fidelity National Title**

Parcel ID: 0228458

Site Address: 33154 Oakville Rd SW

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



**Fidelity National Title**

Parcel ID: 0228458

Site Address: 33154 Oakville Rd SW

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.



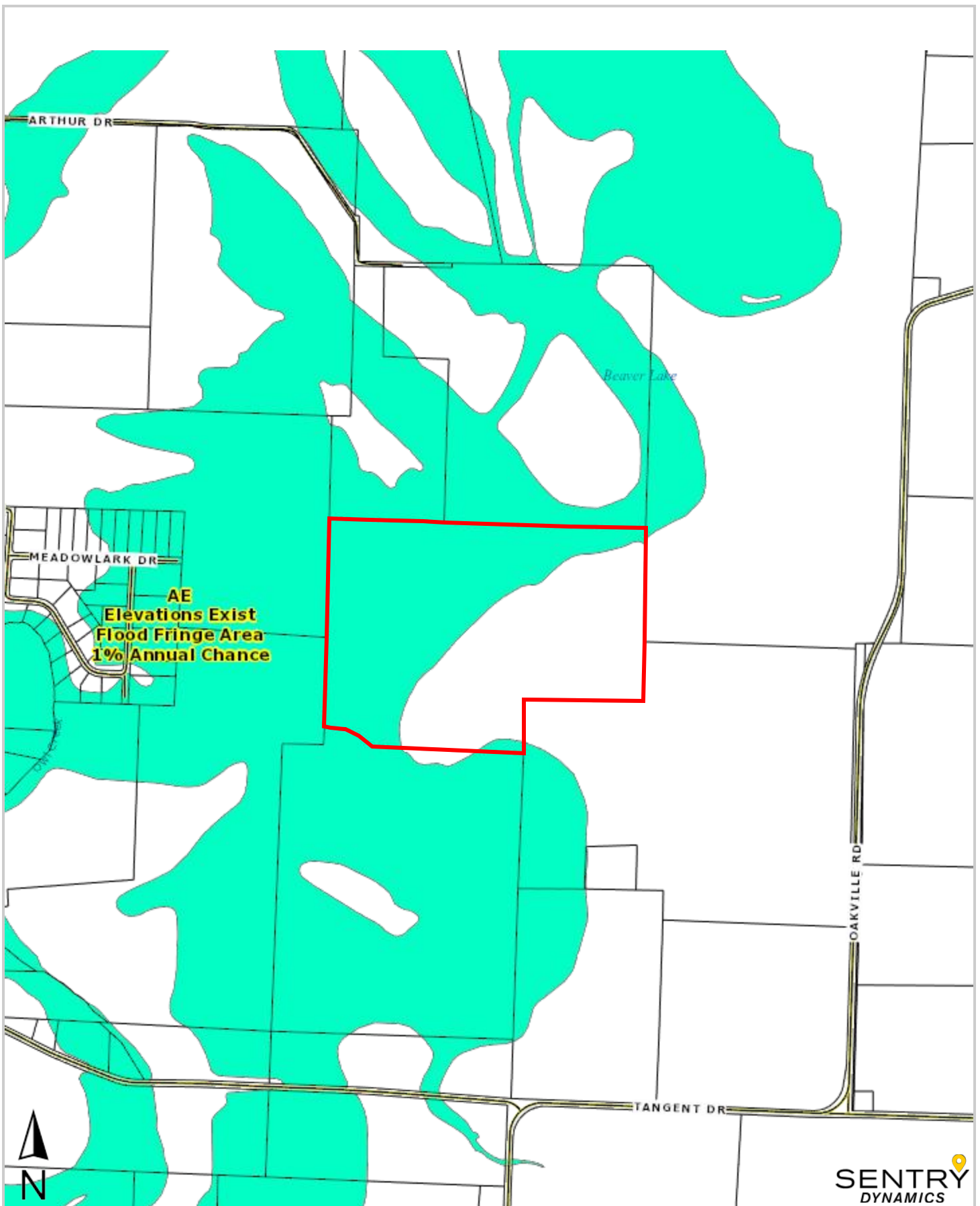
Aerial Map



**Fidelity National Title**

**Parcel ID: 0228458**

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



**Linn County**  
**2024 Real Property Assessment Report**  
Account 228458

**Map** 12S04W09-00-00100  
**Code - Tax ID** 00808 - 228458

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** OWL CREEK FARM INC  
29974 ARTHUR DR  
ALBANY OR 97321

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** VANDERWOOD, LISA

**Property Class** 559    **MA**    **SA**    **NH**  
**RMV Class** 509    02    00    000

Site	Situs Address	City
1	33154 OAKVILLE RD SW	ALBANY
1	33154 OAKVILLE RD SW	ALBANY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception    CPR %
00808	Land	972,670		Land	0
	Impr	7,760		Impr	0
<b>Code Area Total</b>		980,430	21,990	144,215	0
<b>Grand Total</b>		980,430	21,990	144,215	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class    Trended RMV
00808	3	<input checked="" type="checkbox"/>			Farm Use Zoned	97	36.00 AC	2    299,610
	4	<input checked="" type="checkbox"/>			Farm Use Zoned	97	78.00 AC	3    608,310
	5	<input checked="" type="checkbox"/>			Farm Use Zoned	97	5.00 AC	5    9,550
	6	<input checked="" type="checkbox"/>			Farm Use Zoned	97	1.33 AC	7    650
					LANDSCAPE - AVERAGE	100		5,000
					RURAL OSD - AVG	100		35,000
	1	<input checked="" type="checkbox"/>			Rural Site	97	1.00 AC	FARM    14,550
<b>Code Area Total</b>							121.33 AC	972,670

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
00808	100	2008	452	MS Double wide	97	2,076	R-922870	192,150
	101	0	328	MACHINE SHED	97	1,248		4,930
	102		110	Residential Other Improvements	97	0		2,830
<b>Code Area Total</b>						3,324		199,910

Exemptions / Special Assessments / Notations		
Notations	Amount	Tax
■ POT'L ADD'L TAX LIABILITY ADDED 2009	0.00	0.00

**MS Accounts** 00808 - R-922870  
\*\*\* The Real MS value is not included in the total of the real account



**Linn County**  
**2024 Real Property Assessment Report**  
Account 228458

**Comments**

23MX: MH MOVED FROM RP ACCT 45175. UPDATED VALUE & RE-CALC'D DUE TO CHANGE IN TAX CODE. ADDED NEW DECKS W/EXEPTION. MOVED GARAGE THAT WAS RAN W/MH BACK TO ACCT 45175 ALONG W/ASSOCIATED MAV. MH HOME ACCT 719332 WAS DESTROYED ON SITE. 12/22 LV

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

30-Jan-2025

OWL CREEK FARM INC  
29974 ARTHUR DR  
ALBANY OR 97321

Tax Account #	228458	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00808
Situs Address	33154 OAKVILLE RD SW ALBANY OR 97321	Interest To	Jan 30, 2025

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,116.78	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,056.24	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,009.18	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,869.58	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,852.39	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,812.15	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,767.88	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,715.81	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,575.23	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,552.76	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,506.46	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,438.61	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,383.93	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,343.53	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,265.85	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,252.52	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,209.33	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,176.62	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,008.23	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$981.58	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$959.49	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$929.35	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$881.13	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$860.81	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$876.53	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$853.41	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$803.44	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$869.09	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$741.20	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$707.67	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$719.68	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$813.54	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$929.51	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$959.59	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$42,799.10	

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214  
300 4th Ave SW, PO Box 100  
Albany, Oregon 97321-8600  
(541) 967-3808

30-Jan-2025

OWL CREEK FARM INC  
29974 ARTHUR DR  
ALBANY OR 97321

Tax Account #	228458	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00808
Situs Address	33154 OAKVILLE RD SW ALBANY OR 97321	Interest To	Jan 30, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
-------------	-------------	--------------	----------------	-----------------	-----------------------	-----------------	-------------





# Fidelity National Title

## LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0922870**

Tax Lot:

Owner: Owl Creek Farm Inc

CoOwner:

Site: 33154 Oakville Rd SW

Albany OR 97321

Mail: 29974 Arthur Dr SW

Albany OR 97321

Zoning:

Std Land

Use: 1006 - Mobile/Manufact Home

Legal:

TwN/Rng/Sec: T: R: S: Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$192,150.00**

Market Land:

Market Impr: **\$192,150.00**

Assessment Year: **2024**

Assessed Total: **\$119,400.00**

Exemption:

Taxes: **\$1,752.56**

Levy Code: 00808

Levy Rate: 14.6780

### PROPERTY CHARACTERISTICS

Year Built: 2008

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

# of Stories: 1

Total SqFt: 2,100 SqFt

Floor 1 SqFt: 2,100 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Heat Pump

Fireplace: 1

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

### SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

**Linn County**  
**2024 Manufactured Structure Assessment Report**  
Account 922870

**Code - Tax ID** 00808 - 922870

**Mailing** OWL CREEK FARM INC  
29974 ARTHUR DR SW  
ALBANY OR 97321

**Tax Status** Assessable

**Account Status** Active

**Subtype** Real

**Home ID** 320110

**X Number**

**Appraiser** VANDERWOOD, LISA

Situs Address	City
33154 OAKVILLE RD SW	ALBANY

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
00808	\$192,150	\$119,400	\$119,400	97 %		

Manufactured Structure				
<b>VIN #</b>		<b>Stat Class</b>	452	+
<b>Brand</b>	FLEETWOOD BARRINGTO	<b>Condition</b>	A	
<b>Model</b>		<b>MA / SA / NH</b>	02 / 00 / 000	
<b>Year Built</b>	2008	<b>Rooms</b>	3-BD,2-FB	
<b>Sticker #</b>				

Real Property				
<b>Real Account ID</b>	228458	<b>MA / SA / NH</b>	02 / 00 / 000	
<b>Map</b>	12S04W09-00-00100	<b>Property Class</b>	559	
<b>Park Name</b>		<b>RMV Class</b>	509	
<b>Comments</b>	23MX: MH MOVED FROM RP ACCT 45175. UPDATED VALUE & RE-CALC'D DUE TO CHANGE IN TAX CODE. ADDED NEW DECKS W/EXEPTION. MOVED GARAGE THAT WAS RAN W/MH BACK TO ACCT 45175 ALONG W/ASSOCIATED MAV. MH HOME ACCT 719332 WAS DESTROYED ON SITE. 12/22 LV			

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	5	2,076	30 X 70	HVAC - HEAT PUMP	151,601

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
FOUNDATION - CONCRETE	2,100	11,914	HVAC - HEAT PUMP	2,100	4,567
Total Inventory RMV					16,481

Accessories				
Description	Eff Year Built	Sqft	Quantity	RMV
PORCH - OPEN	1995	24		778
Total Accessories RMV				778

Exemptions / Special Assessments / Notations	
<b>Notations</b>	
■ MS HARDSHIP HOMESITE ADDED 2010	

**Linn County**  
**2024 Manufactured Structure Assessment Report**  
Account 922870

**Comments**

WAFL731AB19666-BA13 FLEETWOOD BARRINGTON 30 X 70 GREY/MAROON MEDICAL  
HARDSHIP EST INT COMPONENTS. 1/30/08 JDR  
23MX: MH MOVED FROM RP ACCT 45175 TO RP ACCT 228458. RE-VALUED AS REAL PROPERTY & RE-  
CALC'D DUE TO CHANGE IN TAX CODE. ADJUSTED EFF YR BLT DOWN FOR MH BEING MOVED AND RE-  
SET UP. 12/22 LV



# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

30-Jan-2025

OWL CREEK FARM INC  
29974 ARTHUR DR SW  
ALBANY OR 97321

Tax Account #	922870	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	00808
Situs Address	33154 OAKVILLE RD SW ALBANY OR 97321	Interest To	Jan 30, 2025

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,752.56	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,702.56	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,225.02	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,137.09	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,128.43	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,104.80	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,055.91	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,025.06	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$936.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$921.02	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$888.52	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$847.04	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$814.06	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$790.27	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$742.36	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$750.62	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$618.96	Nov 15, 2008
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$17,441.13	

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That R. L. ARTHUR and EUNICE B. ARTHUR, his wife, hereinafter called grantors, hereby grant and convey to OWL CREEK FARM, INC., an Oregon corporation, all the real property together with its appurtenances situated in Linn County, state of Oregon, described as:

## PARCEL I:

The following described real property situated in the County of Linn and State of Oregon, to-wit: Part of the Hiram Bond D.L.C. #38, T. 12 S., R. 4 W. of the W.M., described as follows: Beginning at a 3/4" iron rod on the East boundary of said D.L.C. North 0°31' West 976.06 feet from the Southeast corner of said D.L.C. #38; thence North 88°02' West 1354.10 feet to a 1 1/2" iron shaft; thence North 1°36' East 1054 feet to a 3/4" x 16" iron rod; thence West to the most Westerly Southwest corner of that certain 145 acre tract conveyed by Robert Johnson to Helen S. Bogue by deed recorded November 18, 1947, in Book 197, page 659, Deed Records; thence North 13.90 chains; thence East 54.07 chains to the Northeast corner of the South Half of said Hiram Bond D.L.C.; thence South along the East boundary of said Hiram Bond D.L.C., a distance of 30.681 chains to the place of beginning; SUBJECT to the rights of the public to the use of that portion of said described real property situated in public roads. -----

## PARCEL II:

One Hundred and sixty-two and 46/100 acres of land off the West side of the original Donation Land Claim of Lucius W. Phelps, being Notification No. 2037 and Claim No. 54 in Township 12 South, Range 4 West of the Willamette Meridian in Linn County, Oregon, said One Hundred Sixty-two and 46/100 acres being divided from the remaining portion of said Donation Land Claim by a line running North and South through said claim parallel with the East boundary line thereof. Save and excepting 40 acres conveyed to Rollo A. Hulburt by deed recorded at page 590, Vol. 105, Deed Records for Linn County, Oregon.

Subject to an easement for a right of way in favor of Mountain States Power Company recorded in Book 207, Page 213, Deed Records for Linn County, Oregon.

and covenant that grantors are the owners of the above described property free of all encumbrances except those stated above, if any, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. The true and actual consideration for this transfer is \$-0-. The foregoing recitation of consideration is true as I verily believe.

Dated this 30th day of December, 1971.

*R. L. Arthur & Eunice B. Arthur*  
*Eunice B. Arthur*

STATE OF OREGON, }

ss.

County of Linn

On the date noted above, personally appeared the above-named grantors and acknowledged the foregoing instrument to be their voluntary act. Before me:

*Orville M. Thompson*  
 Notary Public for Oregon  
 My comm. expires Jan. 13, 1974



*Robert T. Smith*  
*Dec 30 1971*  
*4:21 PM*

421 338249 158

State of Oregon. {  
County of Linn { ss.

I hereby certify that the within  
was received and duly recorded  
by me in Linn County Records

Book of M F

Vol. 30 Page 906 on

the 30 day of December

19 71, at 4:21 o'clock P. M.

Del W. Riley

Clerk of Linn County, Oregon

By *Virginia H. Putnam*  
Deputy





**Fidelity National Title**

Trusted everywhere,  
every day.

# Critical Warning Regarding Seller Impersonation in Real Estate Transactions

**FRAUDSTERS** are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

**IMPORTANT NOTE:** Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

*Be on the lookout for red flags.*

## WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

## WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.



**If you suspect that a scam is in effect,  
immediately report it to local law  
enforcement and file a complaint with  
the FBI Internet Crime Complaint Center.**

**Kelli Terjeson**

Sales Manager  
503.510.4540  
Kelli.Terjeson@fnf.com





# PAUL TERJESON

---

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.

STEEVEHELMS@KW.COM | 541-979-0118



SCAN HERE  
TO LEARN  
MORE  
ABOUT THE  
TEAM!

