



Oregon
Farm & Home
★ B R O K E R S ★

31575 SAND RIDGE ROAD

LEBANON

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY



INTRODUCTION

Nestled on the scenic outskirts of Lebanon, this expansive 5.98-acre property is a rare find, blending the charm of historical architecture with modern versatility. At its heart is a beautifully preserved historic schoolhouse, a testament to the area's rich past, featuring a spacious open concept layout, ideal for a variety of uses. Alongside the schoolhouse, a large updated gymnasium provides modern amenities and updates that enhance the property's rustic charm and versatile uses. This property also boasts an additional variety of outbuildings, each with its own character and potential, ranging from additional storage and workshop spaces to areas perfect for agricultural pursuits or creative endeavors. With its EFU (Exclusive Farm Use) zoning, the land offers the perfect opportunity for small-scale farming, orchards, or rural-based business operations. Whether you are an entrepreneur seeking a versatile location, a history enthusiast with a passion for preservation, or someone searching for a unique place to pursue agricultural business opportunities, this property offers limitless potential.

Buyers will need to conduct their own due diligence regarding all property details and potential uses, ensuring that the land can meet their individual needs and visions.

LOCATION

Located just outside of Lebanon, Oregon and located in the heart of the Willamette Valley, the area offers a charming blend of small-town charm and access to the natural beauty of the region. The Willamette Valley is known for its lush landscapes, rolling hills, and rich agricultural heritage, making it a perfect destination for outdoor enthusiasts. In Lebanon, visitors can enjoy activities like fishing, boating, and hiking at Cheadle Lake Park or along the Santiam River. The surrounding valley is renowned for its wineries, farm-to-table dining, and scenic drives, offering a relaxing experience for those looking to explore Oregon's wine country. Lebanon's historic district adds a touch of local history, while nearby attractions like the Oregon State University research forests and the Cascade Mountains provide more opportunities for adventure. Local events like the Lebanon Strawberry Festival highlight the area's community spirit, making it a delightful destination for visitors year-round.



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 a 5.98-acre EFU-zoned property with a diverse range of buildings presents significant financial potential, particularly with the current rental arrangement in place. Currently rented as a gym, the property generates steady income, but its varied structures—including classrooms, offices, and a modular office—offer the flexibility to diversify revenue streams further. With the EFU zoning, the land is well-suited for agricultural ventures, such as small-scale farming, which could provide additional income or tax incentives. Additionally, the property's mix of commercial and residential space could attract multiple tenants for office, event, or retail use, further enhancing cash flow. The existing gym facility could continue to generate income while the other buildings are repurposed for various uses, from educational or training programs to short-term rentals, or even co-working spaces. The large parcel of land also offers the potential for future development, agricultural businesses, or event venues, which could greatly increase the property's overall value and long-term profitability. As the property is already equipped with several adaptable structures and is zoned for agricultural use, the financial upside is vast, especially for an owner who can leverage its diverse potential.



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LAND



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LAND

5.98 Acres

- Parcel #0225058 (Land)
 - 5.98 Acres
- Parcel #0503348 (Manufactured Home)
- Zoned Exclusive Farm Use
- Commercial and Special Use

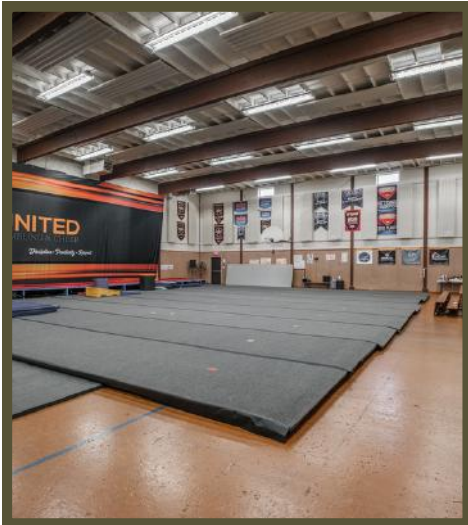
Playground Structure with Fencing

Slightly Sloped

Large Gravel parking area at the front of the property right off the main drive

Paved access to all outbuildings

STRUCTURES



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STRUCTURES

Building 1: Office (1,458 SqFt)

A charming office space with a welcoming entry room. This building features vaulted ceilings that create an open and airy feel, complemented by wood/laminate flooring throughout. The office includes two bathrooms, a separate storage room, a front entry room, and a generous open layout, providing endless possibilities for customization and use.

Building 2: Gym (6,454 SqFt)

The gym's expansive interior provides ample room for multiple uses, making it a versatile addition to the property. It includes cork flooring, a full kitchen, and locker rooms with 4 shower heads. Additionally, there are two restrooms and updated exterior finishes with refinished siding and modern lighting.

Building 3: Classrooms (4,875 SqFt)

This building consists of 4 separate equally sized classrooms, each designed with ample space and natural light. A hallway runs through the middle, offering access to lockers and four separate restrooms. With plenty of room to accommodate a variety of professional functions.

Building 4: Modular Office (520 SqFt)

A functional modular home. This building offers 520 SqFt of space, though it does not include rooms or bathrooms, providing flexible options for customization.

SYSTEMS

Well

Septic

Current Rents: Gymnasium for \$3,300 + utilities

SELLER PREFERRED TERMS

OREF Forms

Fidelity National Title

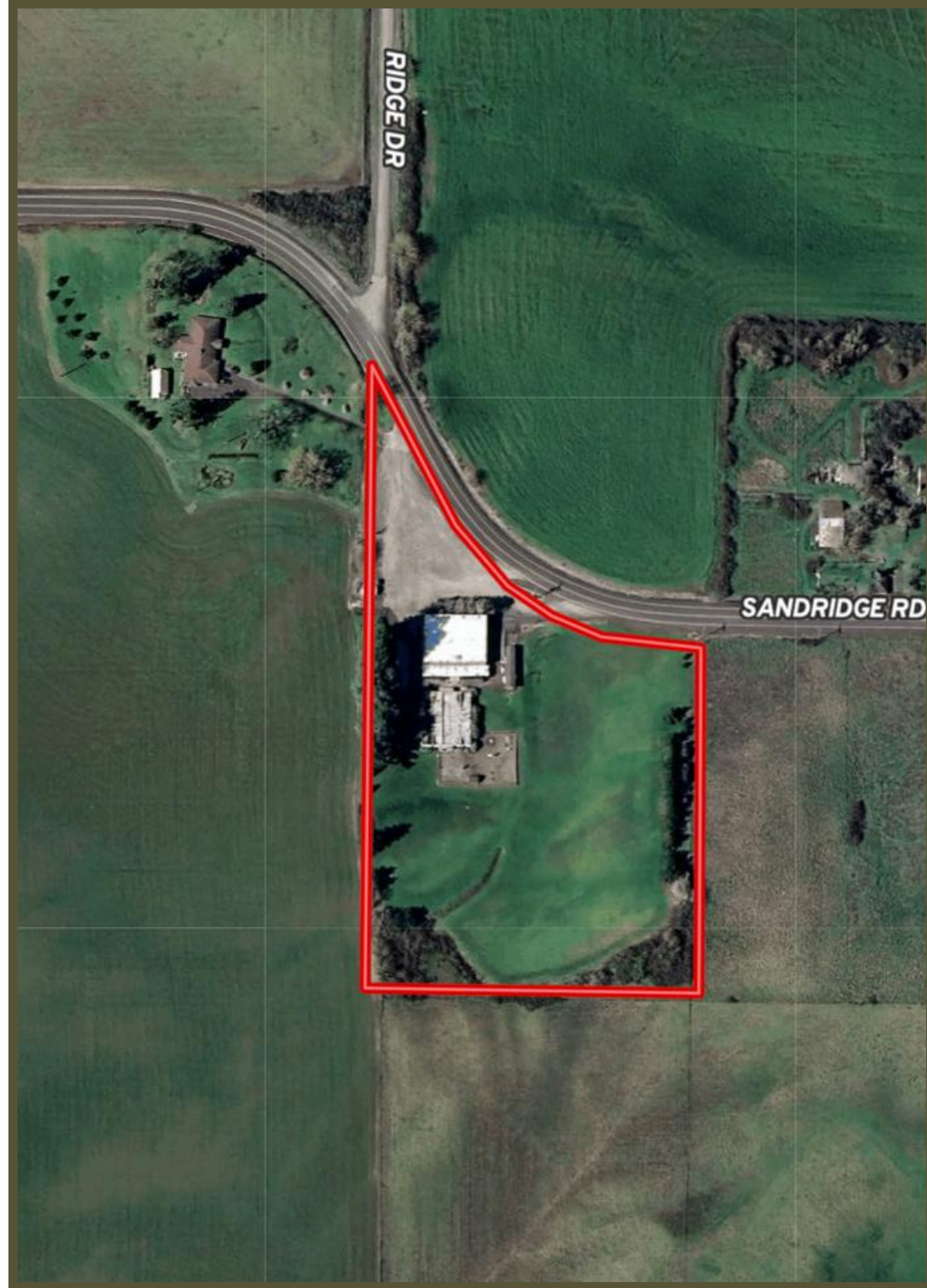
PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- TOPOGRAPHIC
- CITY LIMITS, DISTRICTS



SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- SANTIAM SILT LOAM

 Boundary: 5.83 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	
89B	Santiam silt loam, 3 to 6 percent slopes	5.83	100%	-	82	2e	
Totals		5.83 ac		0 CPI Average	82 NCCPI Average	2 Cap. Average	



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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



Fideli

LINN COUNTY PR

Parcel #: **0225058**

Tax Lot: **12S03W24D00400**

Owner: C Three Farms LLC

CoOwner:

Site: 31575 Sand Ridge Rd

Lebanon OR 97355

Mail: 31417 Sand Ridge Rd

Lebanon OR 97355

Zoning: County-EFU - Exclusive Farm Use

Std Land
Use: 1001 - Single Family Residential

Legal:

TwN/Rng/Sec: T:12S R:03W S:24 Q:SE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$490,820.00**

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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0225058**

Tax Lot: **12S03W24D00400**

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CoOwner:

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Std Land Use: 1001 - Single Family Residential

Legal:

Twn/Rng/Sec: T:12S R:03W S:24 Q:SE QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$490,820.00**

Market Land: **\$367,600.00**

Market Impr: **\$123,220.00**

Assessment Year: **2024**

Assessed Total: **\$242,960.00**

Exemption:

Taxes: **\$3,576.34**

Levy Code: 00902

Levy Rate: 14.7199

PROPERTY CHARACTERISTICS

Year Built: 1920

Eff Year Built: 1975

Bedrooms:

Bathrooms:

of Stories: 1

Total SqFt: 4,875 SqFt

Floor 1 SqFt: 1,458 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 5.98 Acres (260,489 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Floor/Wall

Fireplace: 1

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 9 - Lebanon Community

Census: 1053 - 030905

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/05/2005

Sale Amount: \$145,000.00

Document #:

Deed Type: Warranty Deed

Loan Amount: \$87,000.00

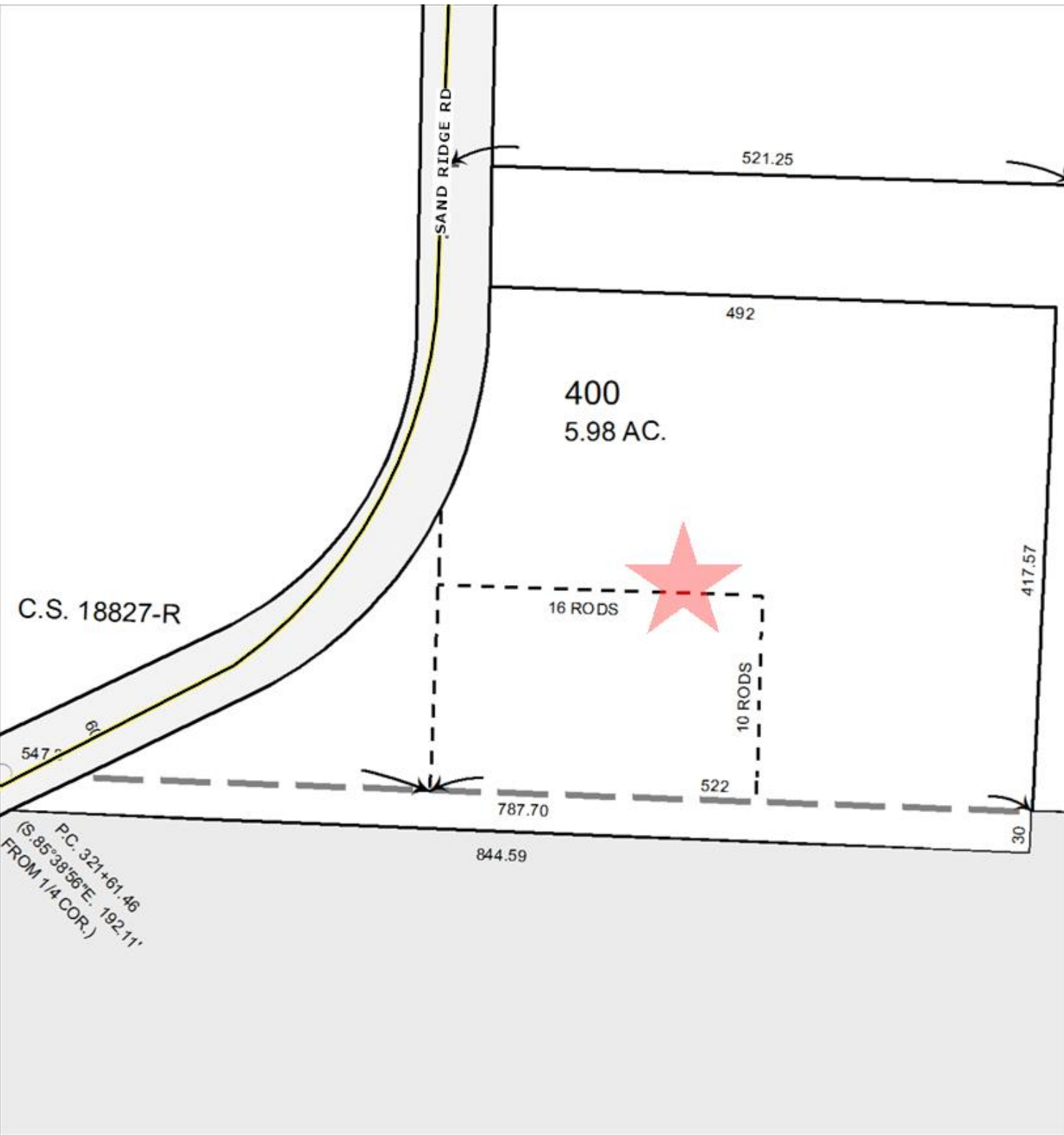
Lender: WILLAMETTE COMMUNITY BANK

Loan Type: Purchase Money Mortgage

Interest

Type:

Title Co: TICOR TITLE



Fidelity National Title

Parcel ID: 0225058

Site Address: 31575 Sand Ridge Rd

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: 0225058

Site Address: 31575 Sand Ridge Rd

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Aerial Map

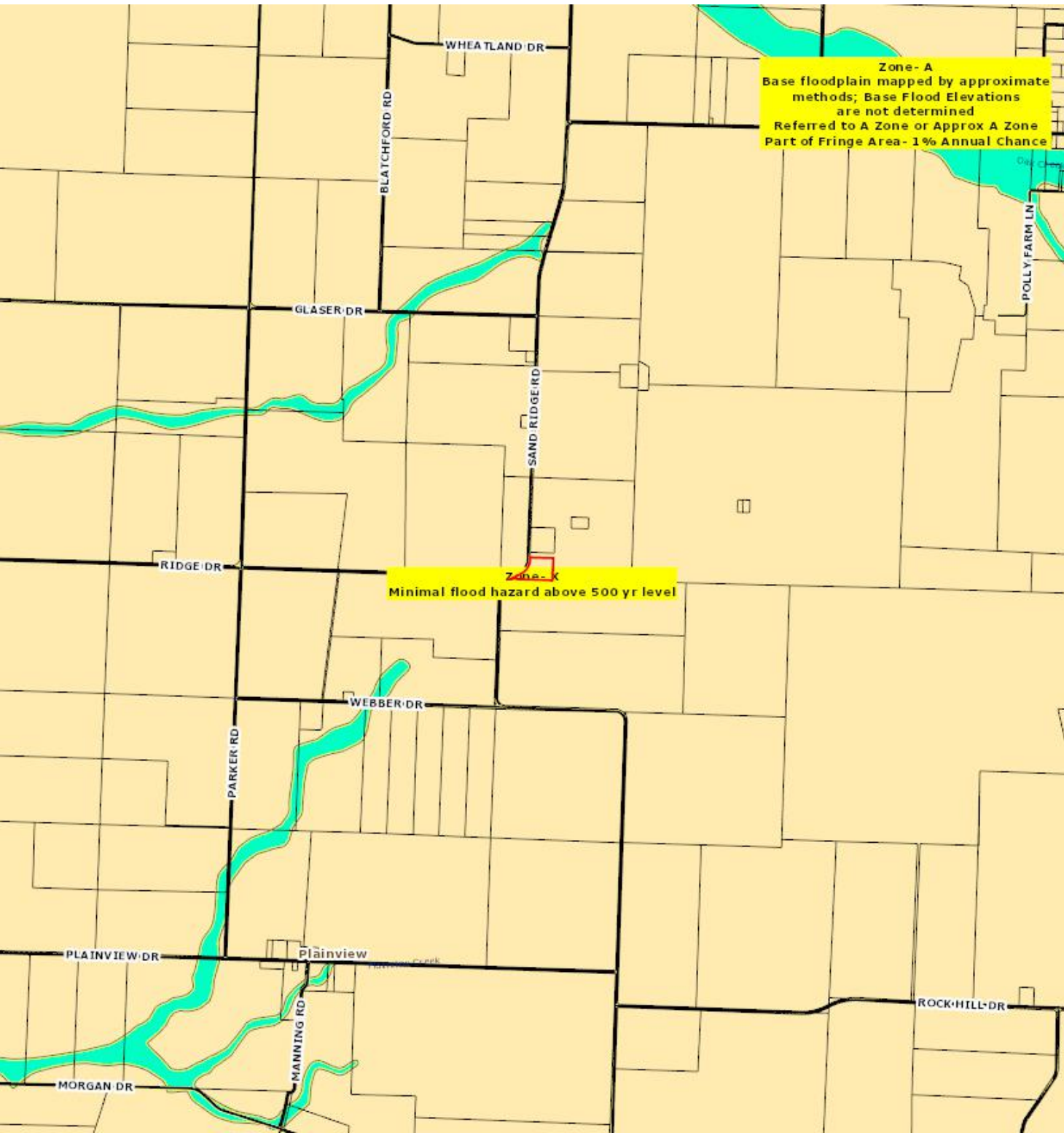


Fidelity National Title

Parcel ID: 0225058

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Flood Map



Fidelity National Title

Parcel ID: 0225058

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Linn County
2024 Real Property Assessment Report
Account 225058

Map 12S03W24-D0-00400
Code - Tax ID 00902 - 225058

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing C THREE FARMS LLC
31417 SAND RIDGE RD
LEBANON OR 97355

Deed Reference # See Record
Sales Date/Price See Record
Appraiser BAUER, NATALIE

Property Class 409 **MA** **SA** **NH**
RMV Class 401 02 00 007

Site	Situs Address	City
1	30581 SAND RIDGE RD	LEBANON
1	31575 SAND RIDGE RD	LEBANON

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00902	Land	367,600		Land	0
	Impr	123,220		Impr	0
Code Area Total		490,820	242,960	242,960	0
Grand Total		490,820	242,960	242,960	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
00902	1	<input checked="" type="checkbox"/>			Market	100	0.75 AC	37,330
	1	<input checked="" type="checkbox"/>			Market	100	5.23 AC	260,270
					RURAL OSD - AVG	100		70,000
Code Area Total							5.98 AC	367,600

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
00902	100	1920	121	RES One story	98	1,458		26,350
	200	1975	810	Schools	98	4,875		31,960
	300	1975	810	Schools	98	6,454		64,910
Code Area Total						12,787		123,220

Contig Accts 503348
MS Accounts 00902 - P-503348

Linn County
2024 Real Property Assessment Report
Account 225058

Comments

JVF 5842 TRANSFERRED FROM 1203W24 TL1100 TO 1203W24D TL400 & RECOMPUTE VP 5/92
EV05-187: TAXABLE STATUS CHANGE FROM NON-TAXABLE TO TAXABLE. CODE 53. REDUCED IMPS TO
EST SALVAGE VALUE. VALUE IN LAND. 6/29/05 JDR
Planning approval for 10x52 modular building.
MX01: MODULAR BLDG HERE AT SANDRIDGE SCHOOL. 12/8/00 JDR
Permit for 1975 Transworld 10x52 X#92295 Acct#503348 to be used as library
MX02: JM-THIS MODULAR THAT WAS AT WAH CHANG IS AT SANDRIDGE SINCE 2000. THE TAX
CODE/NAME DIDN'T GET CHANGED. 3/21/02 JDR
MX05: MODULAR IS STILL OWNED BY SAND RIDGE CHARTER SCHOOL. IT WAS NOT OFFERED IN THE
SALE PRICE. 6/29/05 JDR
MX06: RED SCHOOL HOUSE USED AS OFFICE BY OWNERS. HAVE RENTED GYM ON OCCASIONS. NOT
SURE WHAT TO DO W/BLDGS YET. CK IN 2008. 10/14/05 JDR
MX08: NO CHANGE IN USE/STRUCTURE. RMV SAME. 1/9/08 JDR
12MX:Mh #503348 fully exempt 7-12kr.
MX10: HEADSTART IS IN THE GYM. CK W/DS.- KIDCO KNOWS THEY SHOULD FILE FOR EXEMP 9/25/09
JDR
12MX:.75ac and most of structures exempt. part of land appears to be farmed so not exemmpt 7-12kr.
19MX: PROPERTY NO LONGER IS USE BY HEADSTART. MADE FULLY ASSESSABLE. 1/19 NB

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

3-Mar-2025

Tax Account #	225058	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00902
Situs Address	30581 SAND RIDGE RD LEBANON OR 97355	Interest To	Mar 3, 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	\$3,576.34	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,471.29	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,398.89	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,253.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,187.44	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,106.12	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,799.69	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,759.89	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,718.45	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,660.25	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,625.19	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.71	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.54	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,105.74	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,955.18	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,908.79	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,851.93	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,813.86	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,724.55	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,682.43	Nov 15, 2005
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$44,647.83	



LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0503348**

Tax Lot:

Owner: C-3 Farms LLC

CoOwner:

Site: 31575 Sand Ridge Rd

Lebanon OR 97355

Mail: 31417 Sand Ridge Rd

Lebanon OR 97355

Zoning:

Std Land Use: 1006 - Mobile/Manufact Home (regardle

Legal:

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



ASSESSMENT & TAX INFORMATION

Market Total: **\$6,810.00**

Market Land:

Market Impr: **\$6,810.00**

Assessment Year: **2024**

Assessed Total: **\$3,890.00**

Exemption:

Taxes: **\$67.25**

Levy Code: 00902

Levy Rate: 14.7199

PROPERTY CHARACTERISTICS

Year Built: 1975

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories: 1

Total SqFt: 520 SqFt

Floor 1 SqFt: 520 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced air unit

Fireplace: 1

Bldg Condition: Fair

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 503348

Code - Tax ID 00902 - 503348

Mailing C-3 FARMS LLC
31417 SAND RIDGE RD
LEBANON OR 97355

Tax Status Assessable

Account Status Active

Subtype Personal

Home ID 136318

X Number 092295

Appraiser UNKNOWN

Situs Address	City
31575 SAND RIDGE RD	LEBANON

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
00902	\$6,810	\$3,890	\$3,890	105 %		

Manufactured Structure			
VIN #		Stat Class	441
Brand	TRANS-WORLD	Condition	A
Model		MA / SA / NH	07 / 02 / 009
Year Built	1975	Rooms	
Sticker #			

Real Property			
Real Account ID	225058	MA / SA / NH	02 / 00 / 007
Map	12S03W24-D0-00400	Property Class	409
Park Name		RMV Class	401
Comments	JVF 5842 TRANSFERRED FROM 1203W24 TL1100 TO 1203W24D TL400 & RECOMPUTE VP 5/92 EV05-187: TAXABLE STATUS CHANGE FROM NON-TAXABLE TO TAXABLE. CODE 53. REDUCED IMPS TO EST SALVAGE VALUE. VALUE IN LAND. 6/29/05 JDR Planning approval for 10x52 modular building. MX01: MODULAR BLDG HERE AT SANDRIDGE SCHOOL. 12/8/00 JDR Permit for 1975 Transworld 10x52 X#92295 Acct#503348 to be used as library MX02: JM-THIS MODULAR THAT WAS AT WAH CHANG IS AT SANDRIDGE SINCE 2000. THE TAX CODE/NAME DIDN'T GET CHANGED. 3/21/02 JDR MX05: MODULAR IS STILL OWNED BY SAND RIDGE CHARTER SCHOOL. IT WAS NOT OFFERED IN THE SALE PRICE. 6/29/05 JDR MX06: RED SCHOOL HOUSE USED AS OFFICE BY OWNERS. HAVE RENTED GYM ON OCCASIONS. NOT SURE WHAT TO DO W/BLDGS YET. CK IN 2008. 10/14/05 JDR MX08: NO CHANGE IN USE/STRUCTURE. RMV SAME. 1/9/08 JDR 12MX:Mh #503348 fully exempt 7-12kr. MX10: HEADSTART IS IN THE GYM. CK W/DS.- KIDCO KNOWS THEY SHOULD FILE FOR EXEMP 9/25/09 JDR 12MX:.75ac and most of structures exempt. part of land appears to be farmed so not exemmpt 7-12kr. 19MX: PROPERTY NO LONGER IS USE BY HEADSTART. MADE FULLY ASSESSABLE. 1/19 NB		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	4	520	10 X 52		6,484

Inventory

Linn County
2024 Manufactured Structure Assessment Report
Account 503348

	Size/Qty	RMV		Size/Qty	RMV
2X4 FRAMING	520	0	FINISH - WOOD PANEL	1	0
FOUNDATION - PIER	520	0	FLOOR COVER - CARPET	1	0
GUTTERS & DOWNSPOUTS	520	0	FLOOR COVER - VINYL	1	0
ROOF COVER - LT COMP SHINGLE	520	0	HVAC - **FORCED AIR**	520	0
ROOF TYPE - GABLE	520	0			
Total Inventory RMV					0

Exemptions / Special Assessments / Notations	
Special Assessments	Amount
■ MFG HOME FEE	10.00

Comments 1520264 TRANS-WORLD 10 X 52 RED/WHITE CROSSAN FARMS-RURAL
EXT INSPECT 1/2/98 JDR//NEW SIDING. INT RENOVATED TO ACCOMODATE USE - OFFICE/LIBRARY. 9/25/09
JDR
19MX: TAXABLE STATUS CHANGED TO ASSESSABLE. FUNCT ADJ FOR BEING OFFICE AND PERSONAL
PROPERTY. 1/19 NB

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300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

3-Mar-2025

C-3 FARMS LLC
31417 SAND RIDGE RD
LEBANON OR 97355

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Roll Type	MS	Property ID	00902
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2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.61	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$64.47	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.24	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.23	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$59.94	Nov 15, 2019
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.09	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.05	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.97	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.95	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.64	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.85	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.85	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.21	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26.16	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.67	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.92	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.24	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.52	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.73	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.59	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.82	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.13	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.21	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.61	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$26.23	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.21	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$925.39	



After Recording Return To:

Ticor Title
1020 Main Street
PO Box 2100
Lebanon OR 97355-3206

Send Tax Statements To:

C-3 Farms, LLC
Jay Crossan
31417 Sand Ridge Rd
Lebanon OR 97355

Title Order No. 19-76350
Escrow No. 19-76350
Tax Account No. 12S 03W 24D
400 A#0225058

WARRANTY DEED

(ORS 93.850)

Lebanon Community Schools, a corporation, Grantor, conveys and warrants to **C-3 Farms, LLC, an Oregon Limited Liability Company, Grantee,** the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$145,000.00.

Dated this 4 day of January, 2005.

LEBANON COMMUNITY SCHOOLS

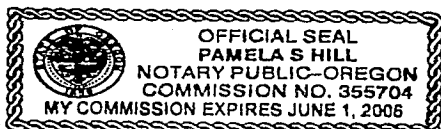
James W. Robinson
By: James W. Robinson, Superintendent

State of OR, County of Linn)ss.

This instrument was acknowledged before me on January 4, 2005
by James W. Robinson, as Superintendent, of Lebanon Community Schools.

Pamela S Hill
Notary Public

My commission expires: 06/01/06



After recording 19-76350 RC
return to Ticor Title

12S 3W 24D 400

Title No. 19-76350

Escrow No. 19-76350

EXHIBIT 'A'Legal Description:

Beginning at a point 34.5 rods East of the half way stake on the South side of the Lewis Stimpson Land Claim in Section 24, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; thence North 10 rods; thence East 16 rods; thence South 10 rods; thence West 16 rods to the place of beginning.

ALSO beginning 547.3 feet East from the Southwest corner of the Southeast quarter of Section 24, Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; and running thence North 0°26' East 239.36 feet to a point on the Easterly right of way line of the existing County Road as described in that deed to Linn County recorded in Book 231, Page 590, Deed Records of Linn County, Oregon; thence, along said right of way, on the arc of a 388.10 foot radius curve to the left (the long chord of which bears North 11°47' East 152.74 feet) a distance of 153.75 feet to a point of tangency; thence North 0°26' East, along the East right of way line of said County Road, 29.0 feet; thence East 492.0 feet; thence South 0°26' West 417.57 feet to the South line of said Section 24; thence West, along said South line, 522.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to School District No. 30 by deed recorded in Volume M, Page 251, Deed Records of said Linn County, Oregon.

ALSO beginning 281.60 feet from the Southwest corner of the Southeast quarter of Section 24 in Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, said beginning point being on the Southeasterly right of way line of the existing County Road as described in that deed to Linn County recorded in Book 231, Page 590, Deed Records of Linn County, Oregon; and running thence East 787.70 feet; thence South 0°26' West 30.0 feet; thence West 844.59 feet to the Southeasterly right of way line of said County Road; thence North 62°06' East, along said right of way line, 64.11 feet to the point of beginning.

ALSO beginning 547.3 feet East from the Southwest corner of the Southeast quarter of Section 24 in Township 12 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; and running thence North 0°26' East 239.36 feet to a point on the Southeasterly right of way line of the existing County Road as described in that deed to Linn County recorded in Book 231, Page 590, Deed Records of Linn County, Oregon; thence, along said right of way line, along the arc of a 388.10 foot radius curve to the right (the long chord of which bears South 42°37' West 258.90 feet) a distance of 263.96 feet to a point of tangency; thence South 62°06' West, along said right of way line, 104.34 feet to the South line of said Section 24; thence East 265.70 feet to the point of beginning.

Subject to:

Regulations, including levies, liens, assessments, rights of way and easements of Linn Soil and Water Conservation District. (There are no unpaid levies, liens or assessments as of the date herein.)

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

An Easement created by instrument, including the terms and provisions thereof,
In favor of:

George Alfred Wheller and Dorothy M. Wheeler, Rose E.
Roadarmel, Dean Richmond Wheeler, Charles Bland Wheeler,
Robert Harris Wheeler and James Scott Wheeler, dba Wheeler
Brothers

For: Right of way
Dated: October 14, 1976
Recorded: October 19, 1976
Volume: 147 Page: 857
Re-recorded: Febraury 8, 1977
Volume: 156 Page 901

in Linn County, Oregon.

VOL. 1664 PAGE 700

Title No. 19-76350 Escrow No. 19-76350
An Easement created by instrument, including the terms and provisions thereof,
In favor of: Consumers Power, Inc.
For: Electrical and telephone transmission and distribution lines
Dated: February 27, 1978
Recorded: April 18, 1978
Volume: 197 Page: 370
in Linn County, Oregon.

Taxes for the fiscal year have not been assessed because of Public School Exemption. If the exempt status is terminated by transfer of ownership prior to July 1, additional taxes may be levied.

STATE OF OREGON
County of Linn

I hereby certify that the attached
was received and duly recorded
by me in Linn County records.

STEVE DRUCKENMILLER
Linn County Clerk

By AD Deputy MF 1664
PAGE 698

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BRANDI ELLIOTT

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

BRANDIELLIOTT@KW.COM | 541-619-1632



SCAN HERE
TO LEARN
MORE
ABOUT THE
TEAM!

