



**Oregon
Farm & Home**

★ B R O K E R S ★

38588 GOAR ROAD

SCIO

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

Welcome to this picturesque 49.58-acre farmstead, situated on a single tax lot and zoned Exclusive Farm Use (EFU), offering a perfect blend of rural charm and agricultural functionality. The fully fenced property features established pastures, ideal for livestock or rotational grazing, and a classic 1,500 sq. ft. farmhouse with 3 bedrooms, 1 bathroom, and unique vintage features that add warmth and character. A well-equipped barn with stalls and a spacious hay loft provides ample space for animals and feed storage, while a large office with bay windows and a cozy woodstove offers a peaceful workspace with beautiful views of the countryside. Additionally, the property includes a versatile shop with its own office/workspace, making it perfect for farm operations, hobbies, or a home-based business. This is a rare opportunity to own a manageable piece of the Willamette Valley, ideal for those seeking a working farm, a rural lifestyle, or both.

LOCATION

Scio, Oregon, is a charming rural community nestled in the heart of the Willamette Valley, known for its rich agricultural heritage, scenic landscapes, and small-town warmth. Located in Linn County, just about 25 miles southeast of Salem, Scio offers a peaceful country lifestyle with convenient access to the amenities of the state capital. The area is defined by its fertile farmland, rolling hills, and close proximity to Thomas Creek—a beautiful waterway that winds through the countryside and supports a variety of agricultural operations and natural habitats.

Scio is also famously home to several of Oregon's historic covered bridges, which are featured on the popular Covered Bridge Tour—a picturesque driving loop that draws visitors and photographers year-round. These iconic wooden structures, including the Shimanek and Larwood bridges, offer a glimpse into the region's past and add timeless character to the landscape.



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

Purchasing this 50 ± acre farm, zoned Exclusive Farm Use (EFU), offers an exceptional opportunity to invest in highly productive, agriculturally rich land. The property features premium soils—Woodburn Silt Loam, McBee, and Coburg Silty Clay Loam—known for their fertility, drainage, and versatility, making it ideal for a wide range of crops. Whether you're interested in cultivating specialty seed crops like radish seed, mustard seed, and grass seed, growing forage crops and hay, or establishing a hazelnut orchard, the soil and climate conditions are well-suited to support long-term success. Fully fenced and divided into multiple pastures, the land is also ready for rotational grazing or integrated crop-livestock systems. With EFU zoning encouraging sustainable farming and potential tax incentives, this property offers a rare blend of agricultural diversity, income potential, and future growth.



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LAND



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LAND

49.58 Acres

- **Parcel ID 0035937**
- **Zoned Exclusive Farm Use**
- **Fully Fenced with Multiple Fenced Pastures**
- **Woodburn Silt Loam, McBee and Coburg Silty Clay Loam**
- **Novak Slough to the South Border**
- **Gravel Turnaround Driveway**
- **Firepit**
- **Large Open Wooden Deck Off Side of the Home**
- **Land is Currently Leased**
 - **Planted in Meadowfoam**
 - **Ends End of Crop Year 2025**
 - **Approx \$190 an Acre**



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HOME



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HOME

1500 SqFt

- **3 Bedrooms**
- **1 Bathroom**

Large Attic Living Space

- **Stair Access**
- **Sink**

Formal Dining Room

Formal Living Area with Pellet Stove

Unique Features

- **Built In Cabinetry**
- **Glasswork**
- **Clawfoot Soaking Tub**
- **Wainscoting**
- **Artisan Ceiling Tiles**
- **Crown Molding**

Covered Front Porch

OUTBUILDINGS

Barn

- 2304 SqFt
- 2 Stalls
 - 12 x 12
 - Room for More Stalls!
- Power
 - 220V
- Water Service
- Gravel Turnout
- Gravel Flooring
- Hay Loft
- Hay Storage
 - Above and Below
- Office/Studio Space
 - Wood Burning Fireplace
 - Ceiling Fan
 - Wainscoting

Shop/Bunkhouse

- 768 SqFt
- Workspace
- Attached Awning
- Power
 - 220V
- Water Service



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SYSTEMS

One Domestic Well

One Additional Well

- Approx 45' Deep, Approx 6' Head

One Domestic Septic

SELLER IS PROVIDING BUYER WITH A COPY OF THE ATTACHED INSPECTION REPORTS AND/OR BIDS. THE ATTACHED REPORT WAS PROVIDED TO THE SELLER BY A PREVIOUS POTENTIAL PURCHASER OR WAS DONE FOR THE SELLER. BUYER SHOULD NOT RELY ON THIS, OR ANY OTHER PRIOR, INSPECTION REPORT AND OR BID BECAUSE THE REPORT MAY NOT BE ACCURATE AND THE BUYER MAY HAVE NO RECOURSE AGAINST AN INSPECTOR AND OR CONTACTOR THEY DID NOT THEMSELVES RETAIN. SELLER MAKES NO REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INSPECTION OR THE REPORT AND IS PROVIDING THE BUYER WITH A COPY OF THE REPORT ONLY FOR DISCLOSURE PURPOSES. BUYER IS ADVISED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION REPORT.

RECENT IMPROVEMENTS

Improvements completed within the 4 months prior to live listing date

- New Exterior Barn Paint
- New Barn Roof
- New Home Interior Paint
- New Carpet

SELLER PREFERRED TERMS

OREF Forms

Fidelity Title - Albany

3 Business Day Response Time for Offers

Personal Property: Stove Top/Oven, Dishwasher, Fridge, included at \$0 value

Seller recently purchased the property, limited information available

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

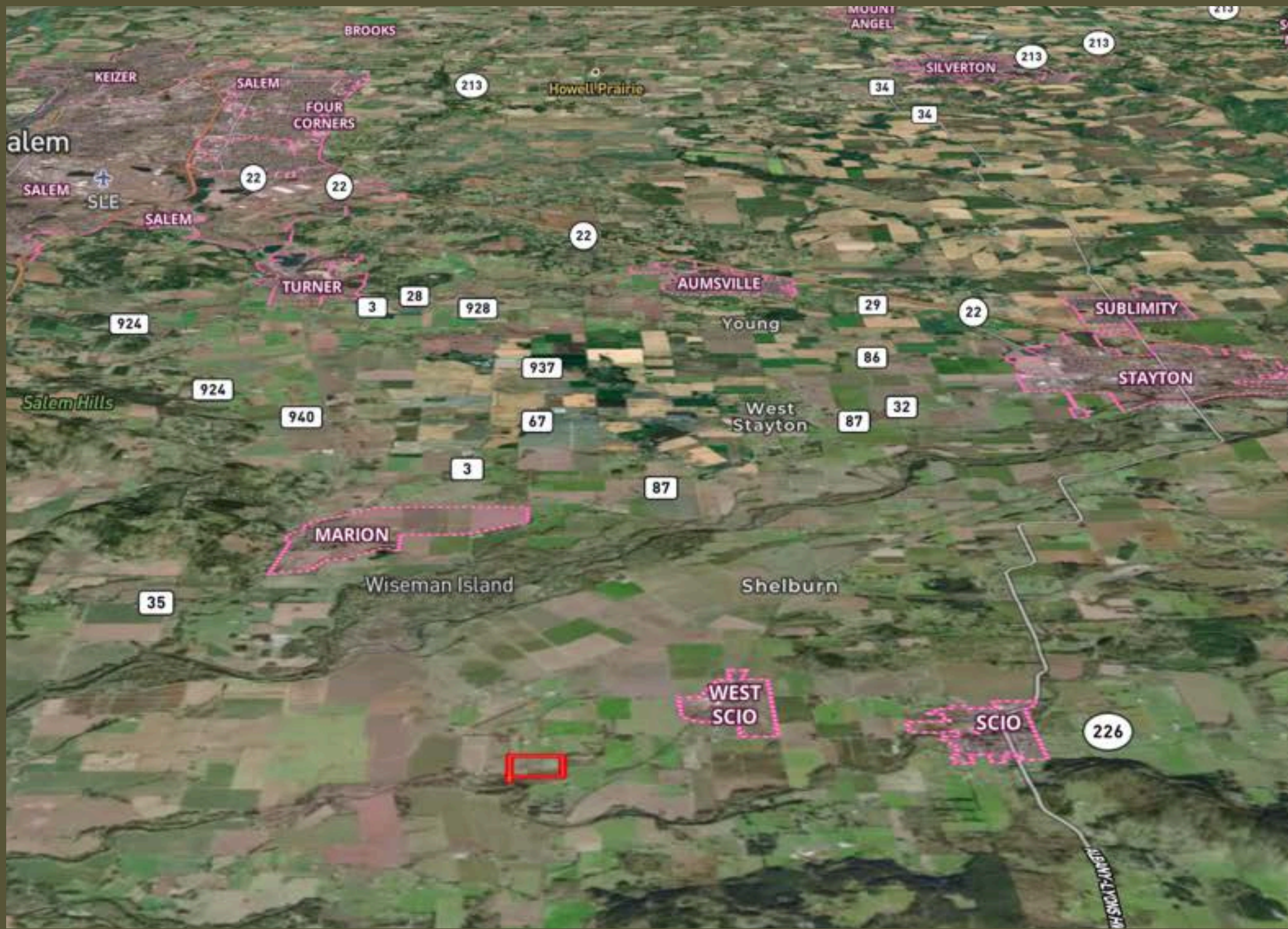
- *PROPERTY BOUNDARIES*
- *AREA MAP*
- *FEMA, SURFACE WATER*



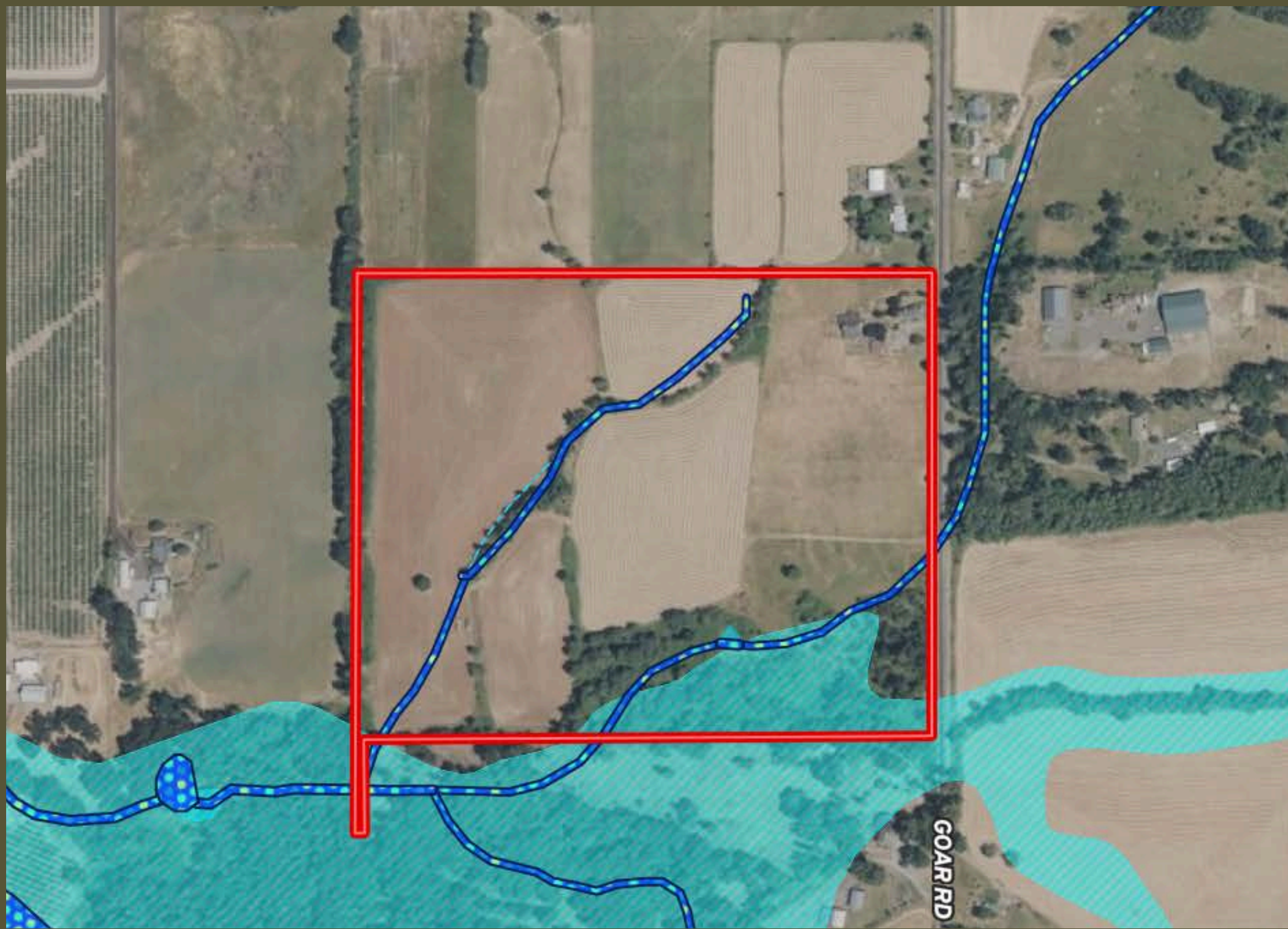
SCAN HERE
FOR
INTERACTIVE
MAP!



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- WOODBURN SILT LOAM
- MCBEE SILTY CLAY LOAM
- COBURG SILTY CLAY LOAM

Boundary 49.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
106A	Woodburn silt loam, 0 to 3 percent slopes	13.47	27.11	0	91	2w
106C	Woodburn silt loam, 3 to 12 percent slopes	10.83	21.8	0	89	2e
67	McBee silty clay loam	10.26	20.65	0	87	2w
26	Coburg silty clay loam	9.69	19.5	0	90	2w
99	Wapato silty clay loam	4.36	8.77	0	28	3w
21	Chehalis silty clay loam	1.08	2.17	0	91	2w
TOTALS		49.69 (")	100%	-	84.02	2.09



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COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY



Fide

LINN COUNTY

Parcel #: **0035937**

Tax Lot: **10S02W1400400**

Owner: Ridgetop Real Estate Solutions LLC

CoOwner:

Site: 38588 Goar Rd

Scio OR 97374

Mail: 80 E Maple St

Lebanon OR 97355

Zoning: County-EFU - Exclusive Farm Use

Std Land
Use: 1001 - Single Family Residential

Legal:

Twn/Rng/Sec: T:10S R:02W S:14 Q: QQ:

ASSESSMENT & TAX INFORMATION

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Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0035937**

Tax Lot: **10S02W1400400**

Owner: Ridgetop Real Estate Solutions LLC

CoOwner:

Site: 38588 Goar Rd

Scio OR 97374

Mail: 80 E Maple St

Lebanon OR 97355

Zoning: County-EFU - Exclusive Farm Use

Std Land Use: 1001 - Single Family Residential

Legal:

Twn/Rng/Sec: T:10S R:02W S:14 Q: QQ:



ASSESSMENT & TAX INFORMATION

Market Total: **\$632,270.00**

Market Land: **\$422,040.00**

Market Impr: **\$210,230.00**

Assessment Year: **2024**

Assessed Total: **\$155,753.00**

Exemption:

Taxes: **\$1,812.55**

Levy Code: 09508

Levy Rate: 11.6374

PROPERTY CHARACTERISTICS

Year Built: 1999

Eff Year Built:

Bedrooms: 3

Bathrooms: 1

of Stories: 1

Total SqFt: 1,500 SqFt

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 49.58 Acres (2,159,705 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Baseboard

Fireplace: 1

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 95 - Scio

Census: 2034 - 030100

Recreation:

SALE & LOAN INFORMATION

Sale Date: 01/24/2025

Sale Amount: \$510,000.00

Document #: 874

Deed Type: Warranty Deed

Loan

Amount:

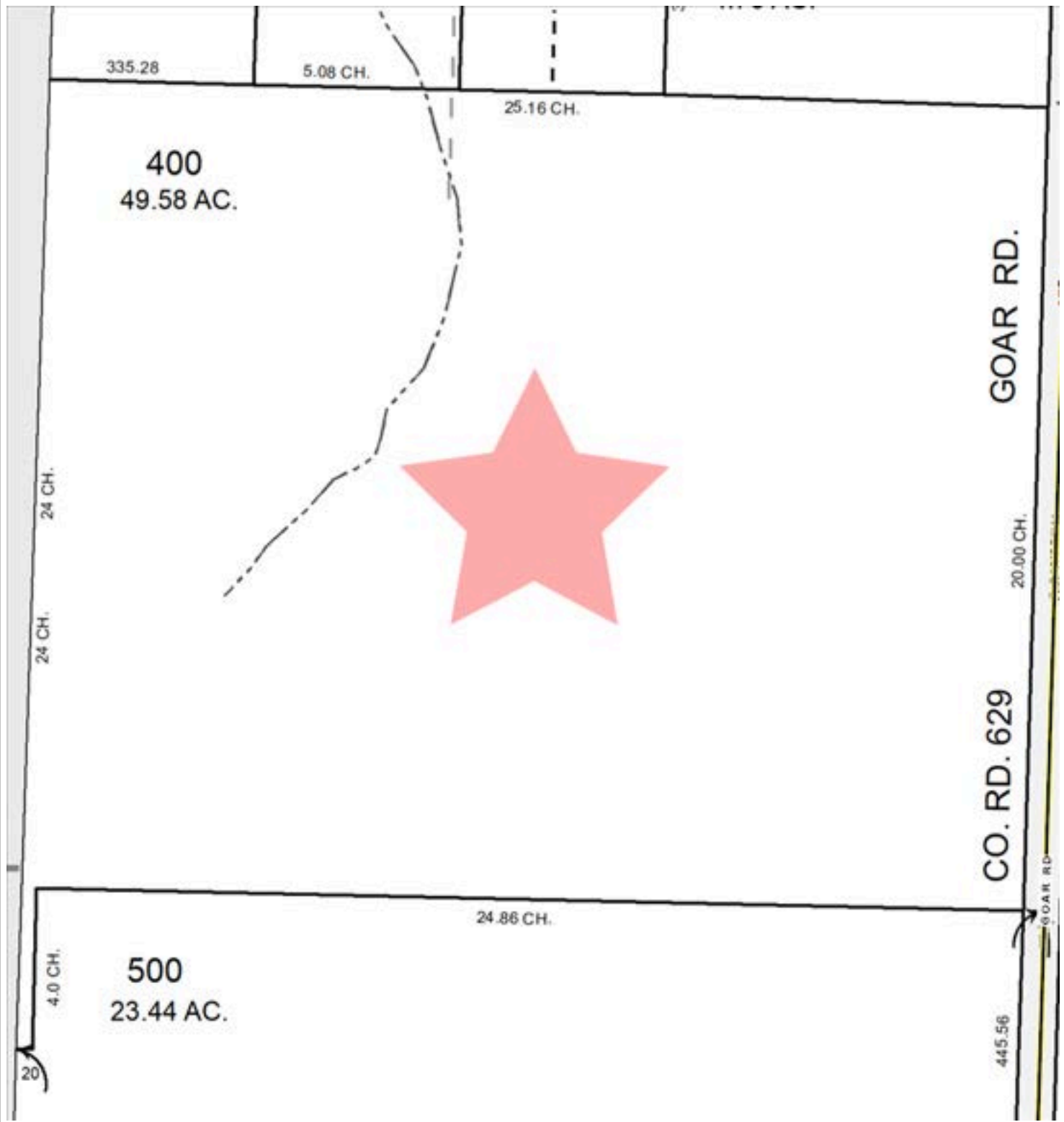
Lender:

Loan Type:

Interest

Type:

Title Co: AMERITITLE



Fidelity National Title

Parcel ID: 0035937

Site Address: 38588 Goar 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.



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Aerial Map



Fidelity National Title

Parcel ID: 0035937

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Map of the San Juan River and its tributaries showing flood zones. The map includes labels for various roads (e.g., Slangal Dr, Shilling Dr, Ridge Dr, Miller Rd, Shelburn Dr, Jefferson St, Robinson Dr, Kelly Rd, Rodgers Dr, Glaser Dr, Brown Dr, Gilkey Rd, Folsom Rd, Knox Butte Rd, Hungry Hill Dr, Freeman Rd, North Ruby Loop, Farris Rd), creeks (e.g., Marion Creek, Logan Blough, Thomas Creek, Crabtree Creek, Shad Horse Creek, Beaver Creek), and reservoirs (e.g., Williams Reservoir, Kirkpatrick Reservoir). Flood zones are color-coded: Zone-X (moderate hazard, 100-500 yr floods), Zone-AE Floodway (stream channel & base flood passage), Zone-AE (base floodplain, 1% annual chance), Zone-A (base floodplain, approximate methods), Zone-AO (base floodplain, sheet flow ponding, 1% annual chance), and Zone-X (minimal hazard, above 500 yr level).



Parcel ID: 0035937

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Linn County
2024 Real Property Assessment Report
Account 35937

Map 10S02W14-00-00400
Code - Tax ID 09508 - 35937

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing RIDGETOP REAL EST SOLUTIONS LLC ET AL
C/O MORLEY THOMAS LAW FIRM
80 E MAPLE ST
LEBANON OR 97355

Deed Reference # 2025-874
Sales Date/Price 01-22-2025 / \$510,000
Appraiser UNKNOWN

Property Class 551 **MA SA NH**
RMV Class 501 02 00 000

Site	Situs Address	City
1	38588 GOAR RD	SCIO

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
09508	Land	422,040		Land	0
	Impr	210,230		Impr	0
Code Area Total		632,270	101,530	155,753	0
Grand Total		632,270	101,530	155,753	0

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class Trended RMV
09508	1	<input checked="" type="checkbox"/>			Farm Site	97	1.00 AC	FARM 14,550
	2	<input checked="" type="checkbox"/>			Farm Use Zoned	97	40.13 AC	2 333,990
	3	<input checked="" type="checkbox"/>			Farm Use Zoned	97	4.00 AC	4 24,990
	4	<input checked="" type="checkbox"/>			Farm Use Zoned	97	4.45 AC	5 8,510
					S.A. OSD	100		40,000
Code Area Total							49.58 AC	422,040

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
09508	100	1915	138	RES One story with attic	97	1,500		169,900
	101	0	110	Residential Other Improvements	97	0		670
	107	1999	315	FEEDER BARN	97	2,304		37,510
	401	0	328	MACHINE SHED	97	768		2,150
Code Area Total						4,572		210,230

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

Comments 1992 BOE PET 702, RMV LAND TO 61740
98MX: CK FOR COMPLETION OF NEW GP BLDG. LOOKS LIKE A LIVING UNIT OR AT LEAST OFFICE SPACE.
11/6/97 JDR.
1999MX:FEEDER BARN,CL 6,48X48,& LEANTO COVER:8X48,8X48 & 12X20DONE.DUS11-17-98
MAV CODE 57. UPDATE SA OSD. 3/09 NH
1999MX:FEEDER BARN,CL 6,48X48 & LEANTO COVER;8X48,8X48 & 12X20.VALUE EXISTING FOR PART
DONE FOR 1997;7130,NOW COMPLETE AT 25210=NEW VALUE 18080 DUS 11-17-98

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

11-Apr-2025

RIDGETOP REAL EST SOLUTIONS LLC ET AL
C/O MORLEY THOMAS LAW FIRM
80 E MAPLE ST
LEBANON OR 97355

Tax Account #	35937	Lender Name	CLG - RESURGENT CAPITAL SERVICES
Account Status	A	Loan Number	
Roll Type	Real	Property ID	09508
Situs Address	38588 GOAR RD SCIO OR 97374-9547	Interest To	Apr 11, 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	\$1,812.55	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,768.56	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,721.22	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,643.91	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,625.80	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,592.01	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,549.48	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,507.54	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,468.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,429.54	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,388.91	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,421.46	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,388.29	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,347.54	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,145.29	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,161.25	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,127.25	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,105.70	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,050.35	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,026.04	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,014.54	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$985.96	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$937.47	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$913.24	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$902.98	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$864.28	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$697.88	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$766.74	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$765.69	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$611.28	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$596.85	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$713.45	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$856.34	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$927.03	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$39,835.26	

STATEMENT OF TAX ACCOUNT

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

11-Apr-2025

RIDGETOP REAL EST SOLUTIONS LLC ET AL
C/O MORLEY THOMAS LAW FIRM
80 E MAPLE ST
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Tax Account #	35937	Lender Name	CLG - RESURGENT CAPITAL SERVICES
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Situs Address	38588 GOAR RD SCIO OR 97374-9547	Interest To	Apr 11, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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File No.: 25-102798

Grantor
Property Max, LLC, a Washington limited liability company
Grantee
Ridgetop Real Estate Solutions LLC and John E. Kennedy
After recording return to
Morley Thomas Law Firm Attn: John Kennedy and Braden Whaley 80 E Maple Lebanon, OR 97355
Until requested, all tax statements shall be sent to
Morley Thomas Law Firm Attn: John Kennedy and Braden Whaley 80 E Maple Lebanon, OR 97355Tax Acct No(s): 10S 02W 14 00400, 0035937

LINN COUNTY, OREGON

2025-00874**D-WD**

Stn=10118 GANTAJ

01/24/2025 02:43:01 PM

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

\$120.00

I, Marcie Richey, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Marcie Richey - County Clerk

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

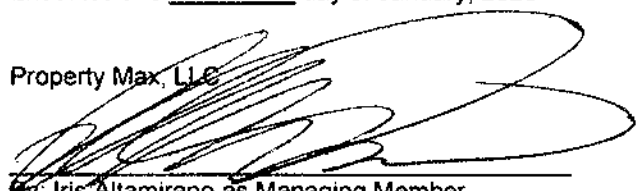
Property Max, LLC, a Washington limited liability company, Grantor(s) convey and warrant to Ridgetop Real Estate Solutions LLC and John E. Kennedy, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$510,000.00**. (Here comply with requirements of ORS 93.030)

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

Executed this 20 day of January, 2025

Property Max, LLC


By: Iris Altamirano as Managing Member

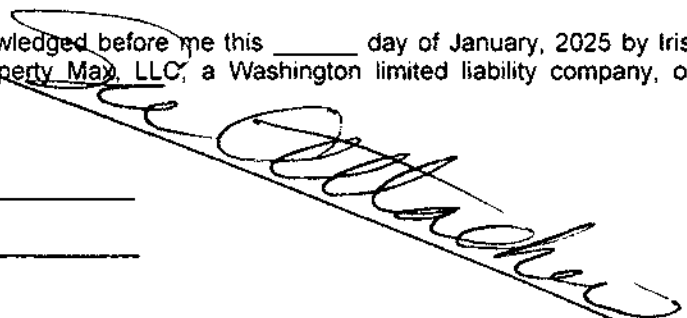
STATE OF OREGON

COUNTY OF _____

This instrument was acknowledged before me this _____ day of January, 2025 by Iris Altamirano, as Managing Member, of Property Max, LLC, a Washington limited liability company, on behalf of the partnership.

Notary Public for Oregon

My Commission Expires: _____



Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

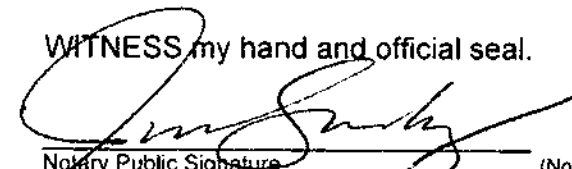
County of San Bernardino }

On 01/22/2025 before me, Ashley Eneyda Sanchez, notary public,
(Here insert name and title of the officer)

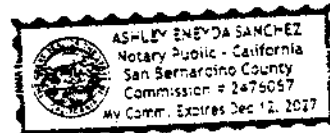
personally appeared Iris Altamirano,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 17 chains and 66 links North of the Southeast Corner of the Donation Land Claim of Andrew J. May, Notification No. 1599, Claim No. 64 in Township 10 South of Range 2 West of the Willamette Meridian, in Linn County, Oregon and running thence North 20 chains; thence West 25 chains and 16 links; thence South 24 chains; thence East 20 feet; thence North 4 chains; thence East 24 chains and 86 links to the Place of Beginning, all lying being in Linn County, State of Oregon.



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



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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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