



**Oregon
Farm & Home**

★ B R O K E R S ★

10274 EHLEN ROAD

AURORA

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

INTRODUCTION

This exceptional 25-acre property, comprised of two parcels zoned Exclusive Farm Use (EFU), offers the perfect blend of country living and agricultural opportunity just outside the charming communities of Donald and Historic Aurora. At the heart of the property is a spacious 3,508 sq ft home featuring single-level living with a full daylight basement, ideal for multi-generational living, entertaining, or added rental potential. The home boasts a large deck overlooking the peaceful landscape, along with a long list of recent updates and improvements that bring modern comfort to this rural retreat. The home is surrounded by a scenic wooded area with creek views and a backyard that slopes to the creek.

The land is thoughtfully developed with 14 acres planted in productive Jefferson hazelnuts, known for their consistent yields and disease resistance. Water rights cover 16 acres, with the property enjoying direct frontage along the serene Ryan Creek. Multiple outbuildings enhance the property's functionality, including a large feeder barn, general-purpose shops, and additional storage structures, making it well-equipped for both hobby farming and full-scale operations. Whether you're seeking an income-generating farm, a private homestead, or a mix of both, this well-maintained and versatile property offers a rare opportunity in the heart of the Willamette Valley.

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LOCATION

The property sits near the towns of Aurora and Donald, Oregon. Both of these two small towns nestled in the heart of the Willamette Valley, just off Interstate 5, making them easily accessible from both Portland and Salem. Aurora is located just east of I-5 and is renowned for its rich history as a 19th-century communal settlement, now preserved as Historic Aurora with antique shops, museums, and heritage buildings that offer a charming step back in time. Just a mile to the South, Donald is a quiet, rural community with agricultural roots and a close-knit feel. Nearby, Champoeg State Park offers a scenic retreat along the Willamette River, where visitors can enjoy hiking, biking, and learning about Oregon's early statehood history, as the park marks the site of the state's first provisional government. The proximity of these towns to I-5 makes them ideal stopovers or destinations for anyone exploring Oregon's historic and natural treasures. Location is a convenient drive to Wilsonville, Newberg, Candy and Woodburn!



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OPPORTUNITY

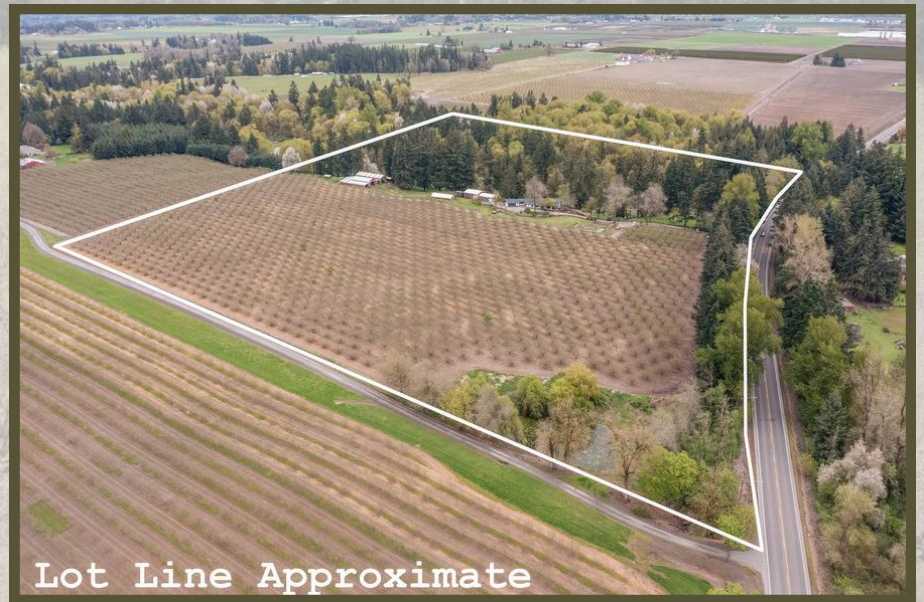
Owning a 25-acre property with 14 acres of producing hazelnuts offers a rare and rewarding opportunity in the heart of Oregon's fertile Willamette Valley. With average yields of approximately 3,000 pounds per acre and income potential of around approx \$2,000 per acre annually (if farmed without lease or owner farmed), the orchard provides a stable agricultural revenue stream with room for future growth. The region's reputation for premium hazelnut production ensures strong market demand, and with well-established trees already in place, much of the initial investment and labor has been done. The property is zoned EFU (Exclusive Farm Use), which supports continued agricultural operations while also offering potential tax benefits and long-term value as farmland becomes increasingly scarce.

Adding to its appeal, the property holds 16 acres of valuable water rights and has the serene Ryan Creek running through it, providing ample irrigation potential and a scenic natural asset. Water rights are a crucial advantage for consistent crop yields, especially as climate conditions shift. The remaining acreage offers flexibility—whether for expanding production, establishing a homesite (with appropriate approvals), or diversifying with other crops or livestock. For a buyer seeking a blend of income-generating agriculture, natural beauty, and long-term investment security, this EFU-zoned property presents a unique chance to own a productive slice of Oregon farmland.



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LAND



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LAND

25 Acres

- 21.98 Acres | 510984
- 3.02 Acres | 510985

Zoned Exclusive Farm Use

14 +/- Acre Hazelnut Orchard

- Planted 2009 to 2010
 - Trees Approx 12 - 14 Years Old
 - Produce Approx 3000 Lbs Per Acre
- Leased
 - See Lease Info Below

4 - 5 Pastures

Ryan Creek

- Trails Around Creek

Fencing with 6 Strand Electric

Patio with Garden

Landscaped

Circular Driveway

Gated Entry

16 +/- Acres of Water Rights



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HOME



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HOME

3508 +/- SqFt

- 5 Bedrooms
- 4 Bathrooms
 - All Updated!
- Laundry/Mud Room
- Formal Dining Area
- Office Space
- Sunroom
- Kitchen
 - Island
 - Breakfast Nook
- Wood Burning Fireplace
- Primary Bedroom Suite
 - Full Bathroom with Walk In Shower
 - Deck Access
- Large Windows Throughout
- Entry Features Updated French Doors

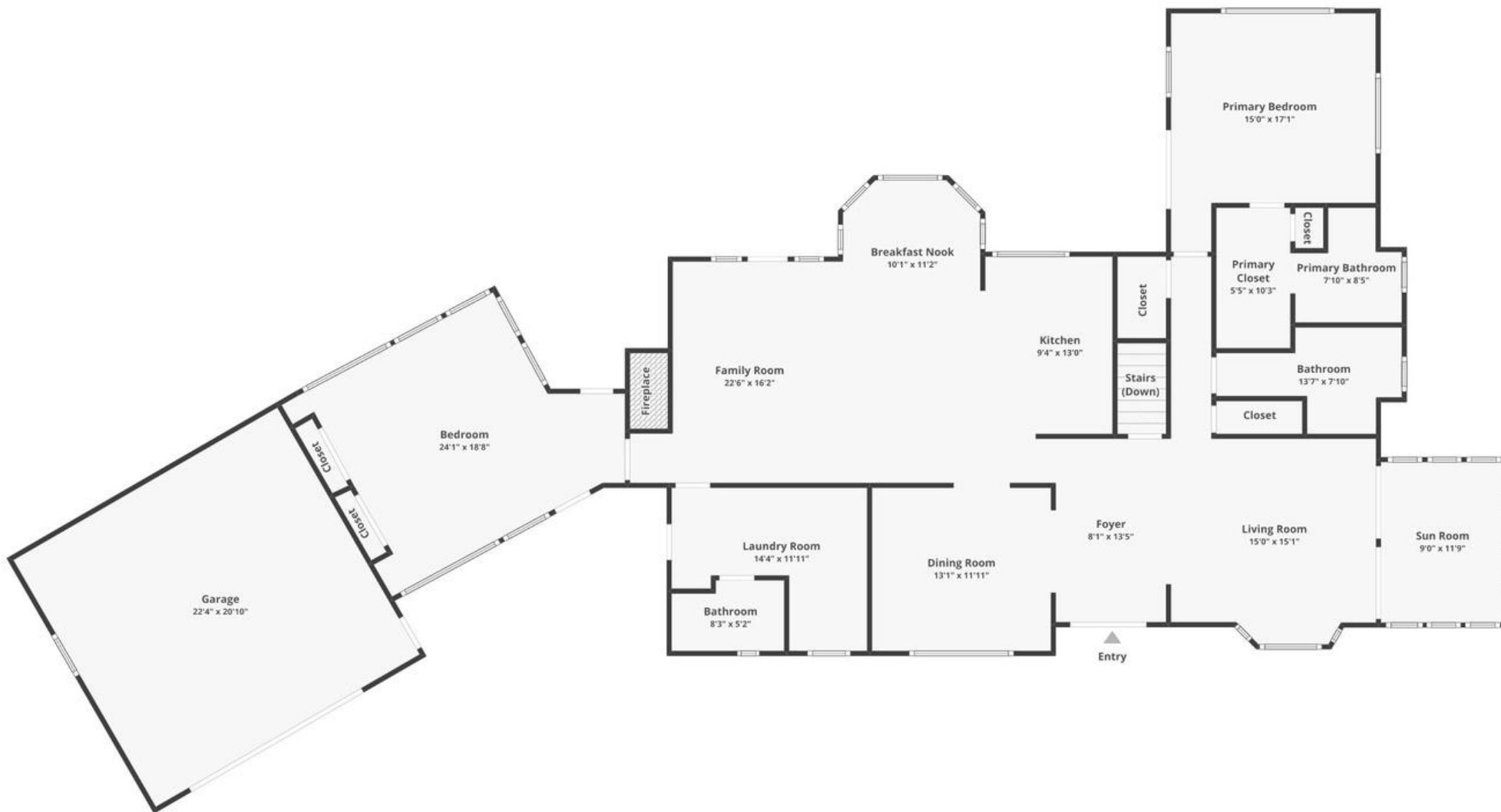


- Gorgeous Brick Wall with Wood Burning Fireplace Insert
- Garage
 - 576 SqFt
 - Attached via Walkway



SCAN HERE
FOR
INTERACTIVE
TOUR!

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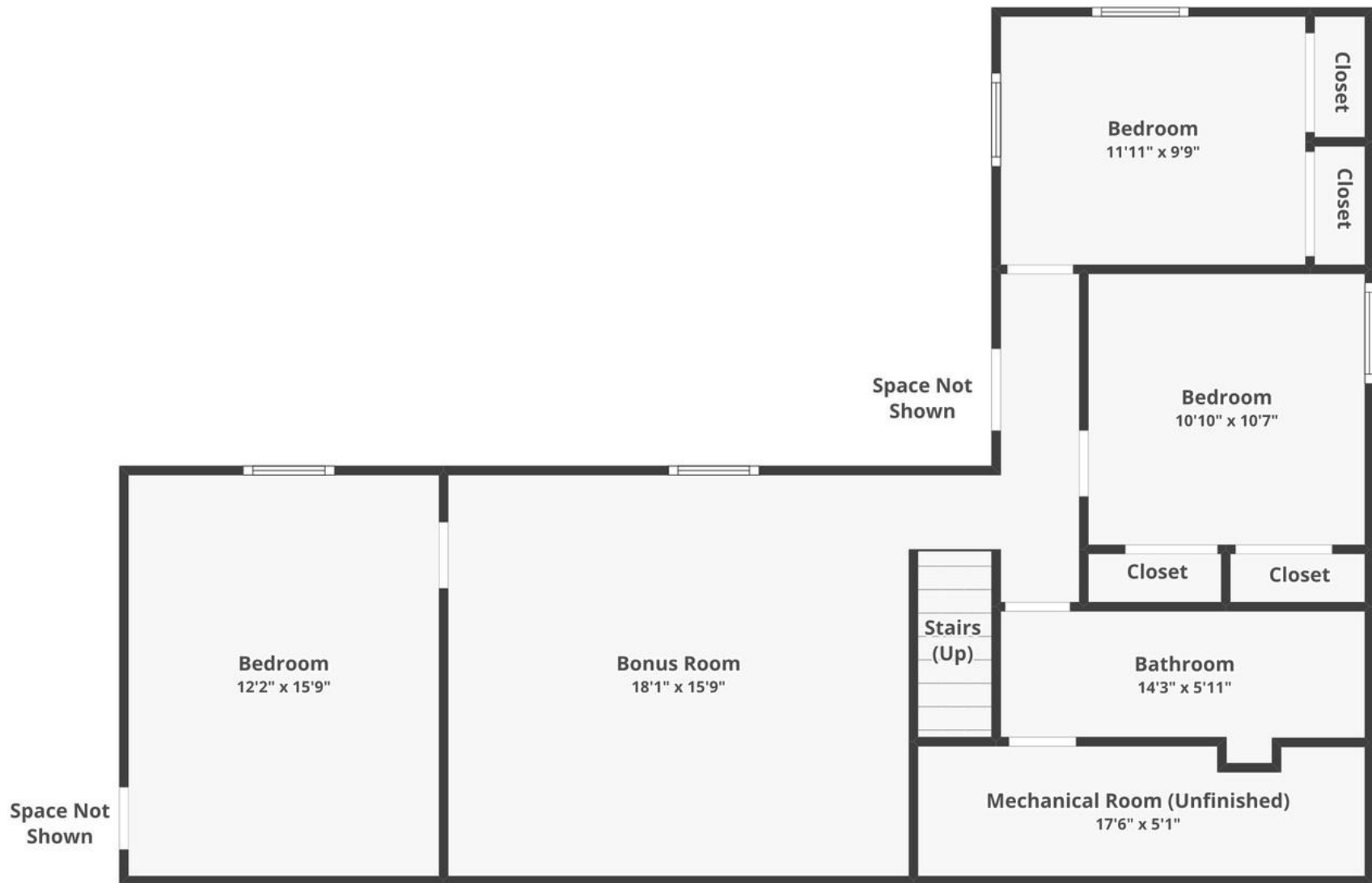


10274 Ehlen Rd NE, Aurora, OR 97002

Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

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Basement

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STRUCTURES



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STRUCTURES

Feeder Barn

- 3456 SqFt
- 220 Power
- False Flooring
 - Concrete Under Wire

Hay Cover

- 1584 SqFt
- Stalls

GP Shop 1

- 864 SqFt
- 220 Power
- Concrete Flooring

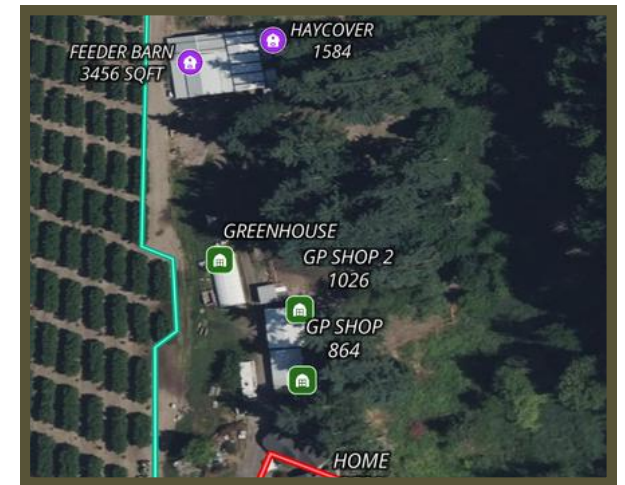
GP Shop 2

- 1026 SqFt
- 220 Power
- Gravel Floor

Greenhouse

Metal Hoops

- 7 Mil Plastic Cover



SCAN HERE
FOR
ALL
PHOTOS



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IMPROVEMENTS

Anderson Windows, 5 +/- Years Old
Roof

- Approx 2 Months Old
- Transferable Warranty

Water Heater

- Approx 1 Year Old

Heat Pump and AC

- Installed 2022

UV Water Filter, Softener, Pressure Tanks

- Installed 2021

Front Door

Granite Throughout the House

Painted Cabinets

Bathroom Vanities

Lighting, Chandeliers

Backsplash in Bathrooms

Flooring, Bathtub, Tile in Bathrooms

Exterior and Interior Paint

Hardware

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.

SYSTEMS

One Well

- Purity Test Below
- UV Filter for E.Coli

One Septic

Fiber Optics Available

- Current Internet: Starlink (Best Option for Location), Negotiable*

SELLER PREFERRED TERMS

Use OREF Forms

Fidelity National Title - Albany

3 Business Day Response for Offer

Call ShowingTime for Showings

Personal Property Included: Range, Dishwasher, 2" Aluminum Handlines with Fittings and Sprinklers conveyed at \$0 value

Negotiable: Fridge

Irrigation is currently for the pastures, Orchard does not require irrigation

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- PROPERTY BOUNDARIES
- STRUCTURES
- TOPOGRAPHIC
- AREA MAP



SCAN HERE
FOR
INTERACTIVE
MAP!



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FEEDER BARN
3456 SQFT



HAYCOVER
1584

GREENHOUSE



GP SHOP 2
1026



GP SHOP
864



HOME
3508



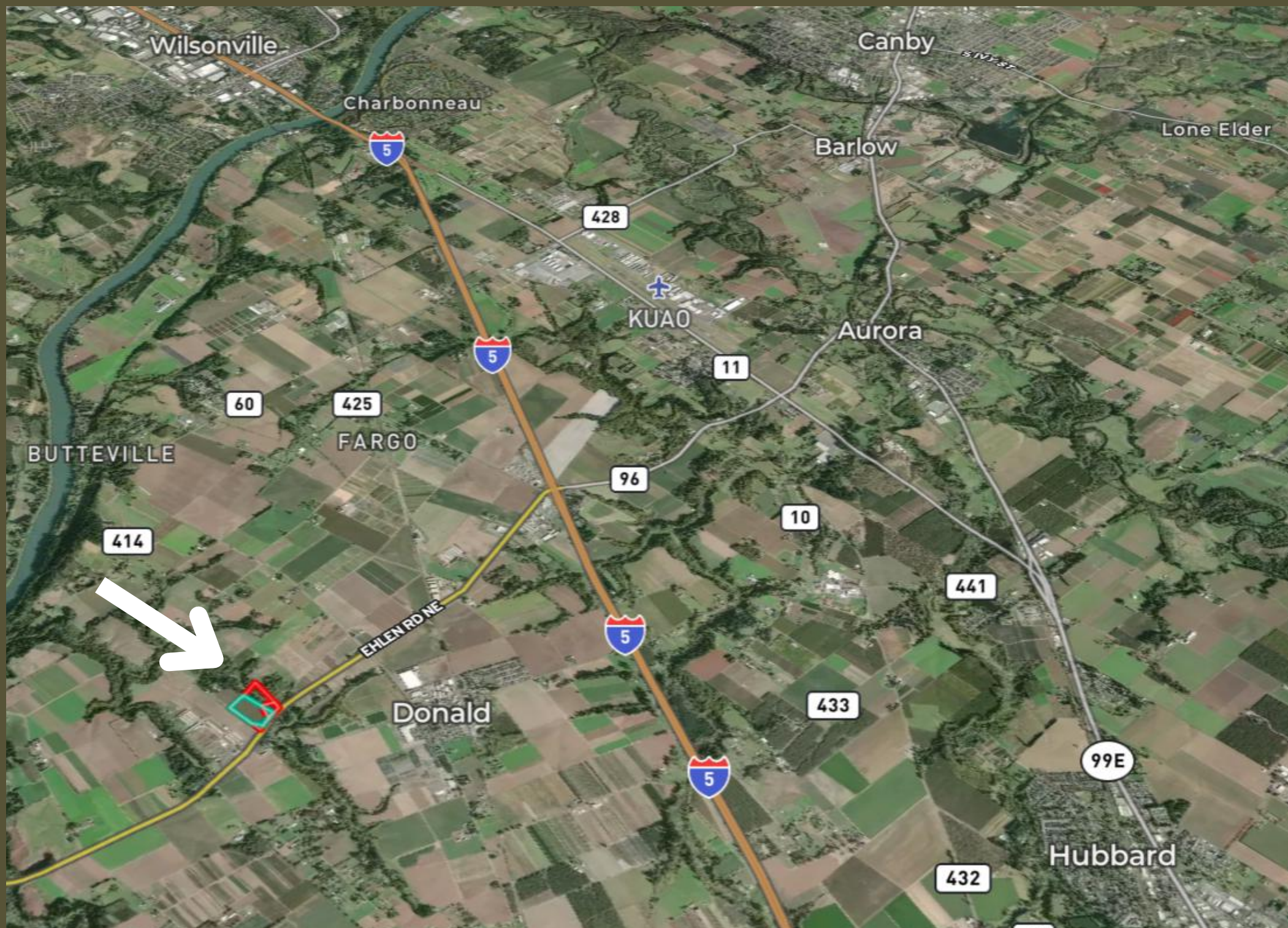
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Oregon
Farm & Home
★ BROKERS ★



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SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

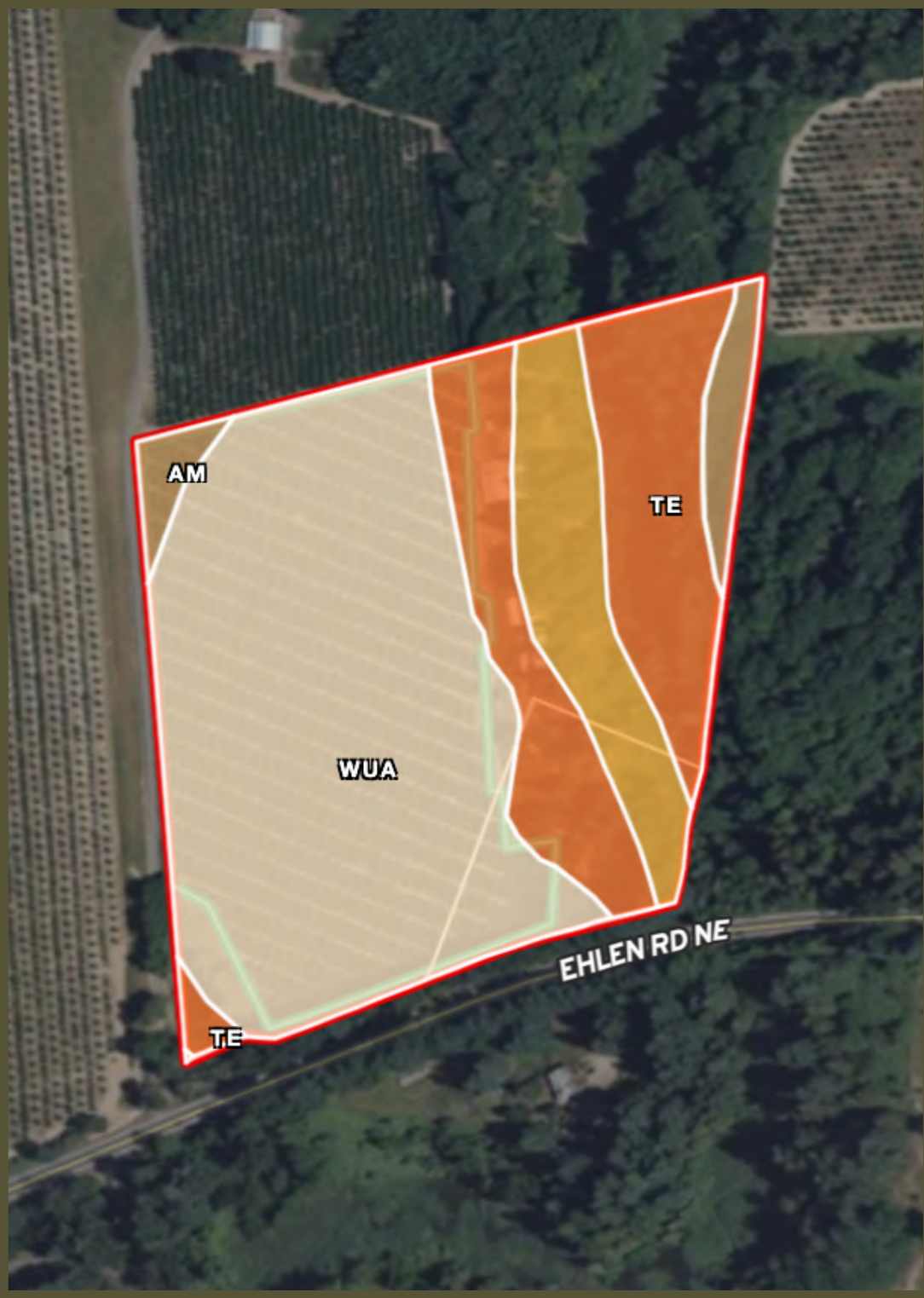
MAJORITY SOIL TYPES

- WOODBURN SILT LOAM
- TERRACE
- WAPATO SILTY CLAY LOAM

 Boundary: 24.69 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
WuA	Woodburn silt loam, 0 to 3 percent slopes	13.94	56.46%	-	85	2w	?
Te	Terrace escarpments	6.4	25.92%	-	-	6e	?
Wc	Wapato silty clay loam	3.31	13.41%	-	28	3w	?
Am	Amity silt loam	1.03	4.17%	-	92	2w	?

Totals	0 CPI	55.58 NCCPI	3.17 Cap.
24.69 ac ?	Average	Average	Average



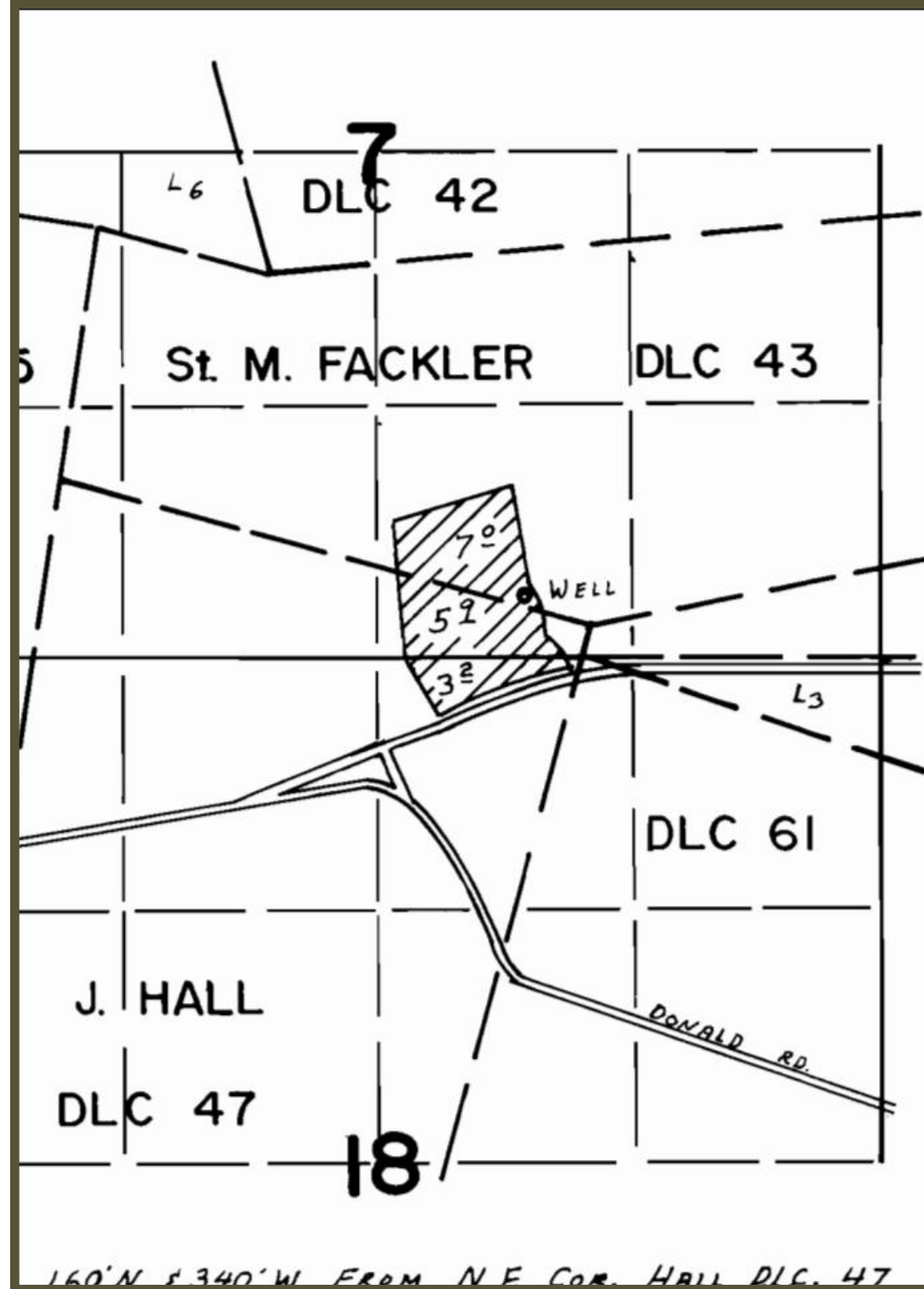
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WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- CERTIFICATE 51092
- PERMIT G-8009
- 16.1 ACRES
- PASTURES IRRIGATED
 - ALUMINIUM PIPING ABOVE GROUND
 - 2 PUMPS
 - 7.5 HP
 - .75 HP
 - 1 WELL



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STATE OF OREGON

COUNTY OF

MARION

CERTIFICATE OF WATER RIGHT

This Is to Certify, That

FRED H. FREDERIKS

of 10274 Ehlen Road, NE, Aurora, State of Oregon 97002, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of a well

a tributary of Ryan Creek for the purpose of irrigation of 16.1 acres

under Permit No. G-8009 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 March 29, 1978 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 0.18 cubic foot per second

or its equivalent in case of rotation, measured at the point of diversion from the well. The well is located in the SW 1/4 SE 1/4 as projected within St. M. Fackler DLC 43, Section 7, T4S, R1W, WM; 160 feet North and 340 feet West from NE Corner, Hall DLC 47.

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 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.

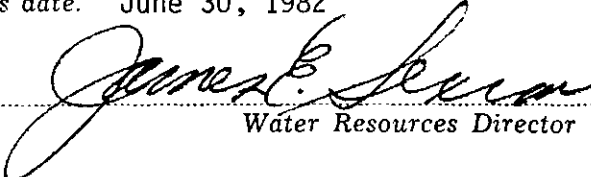
A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

7.0 acres SW 1/4 SE 1/4 as projected within St. M. Fackler DLC 47
 5.9 acres SW 1/4 SE 1/4 as projected within Hall DLC 47
 Section 7
 3.2 acres NW 1/4 NE 1/4 as projected within Hall DLC 47
 Section 18
 Township 4 South, Range 1 West, WM

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 Water Resources Director, affixed

this date. June 30, 1982


 Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 45, page 51092

WELL

WELL PURITY RESULTS PROVIDED
BY THE SELLER



Burlington, WA Corporate Laboratory (a)
1620 S Rainier St - Burlington, WA 98223 - 800.755.9295 • 360.757.1400

Bellingham, WA Microbiology (b)
800 Orchard Dr Ste 4 - Bellingham, WA 98225 - 360.715.1212

Portland, OR Microbiology/Chemistry (d)
9725 SW Commerce Cr Ste A2 - Wilsonville, OR 97150 - 503.682.7932

Corvallis, OR Microbiology/Chemistry (d)
1100 NE Circle Blvd, Ste 130 - Corvallis, OR 97330 - 541.753.4948

Bend, OR Microbiology (e)
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425



Page 1 of 1

Drinking Water Report

Client Name: Fishers Supply Inc.
659 S.W. 1st Ave.
Canby, OR 97013

Reference Number: **21-46750**
Report Date: 12/13/21
Approved By: tbp
Authorized by: 
Thanh B Phan
Lab Manager, Portland

Project: Sabrina Vulles
Field ID: 10274
Sample Description: 10274 Ehlen Rd NE Aurora 97002
Sample Date: 12/10/21 10:00

Lab Number: OR100063-90258
Date Received: 12/10/21
Sampled By: Nestor
Sampler Phone:

CAS Number	Analyte	Result	MCL	Pass^	Lab	QL	Units	Analyzed
Coli-To-t	TOTAL COLIFORM	Absent		Pass	c	P/A	per 100m	12/11/21
68583-22-2	E. Coli	Absent		Pass	c	Y/N	per 100m	12/11/21

ation:

L = Maximum Contaminant Level, maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a mended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.

= Quantitation Limit is the lower calibration concentration.

= Not detected above the listed specified reporting limit (QL).

S Number = Chemical Abstract Service Number is an unique identifier of the chemical tested.

PASS^, indicates that the parameter tested meets EPA, State, or local jurisdiction MCL.

* in front of the parameter name indicates it is not NELAP accredited but it is accredited through OR DEQ or USEPA Region 10.

ese test results meet all the requirements of NELAC, unless otherwise stated in writing, and relate only to these samples.

you have any questions concerning this report contact Thanh B Phan at the above phone number.

SM: ShortList.rpt

HAZELNUTS

*CROP PRODUCTION AND LEASE
PROVIDED BY THE SELLER*



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Member Grower Payment Statement
4th Progress Payment for the 2022 Crop Year
VA8013 - SABRINA VALLEE

For questions or inquiries please
contact Customer Care:
phone: 503-845-6122
email: cc@wilco.coop

Detail Information by Orchard:

Orchard	Variety	Total Merch Weight	Split Merch Weight	price	Field Price Gross Value	Quality / Jumbo Premiums	Total Charges	Net Value Before Split	Split	Net Value After Split
WILLOW SPRINGS	JEFF	42,639.0	42,639.0	\$0.42	\$17,908.38	\$0.00	(\$2,726.17)	\$15,182.21	100%	\$15,182.21
Totals		42,639.0	42,639.0		\$17,908.38	\$0.00	(\$2,726.17)	\$15,182.21		\$15,182.21

Note: For detailed information regarding the above Orchards, please reference the Delivery Report sent previously.

kept 3000 lbs
to finish hogs
45,639 merch
3259.9/acre
2022



Member Grower Payment Statement
Final Progress Payment for the 2023 Crop Year
VA8013 - SABRINA VALLEE

For questions or inquiries please
contact Customer Care:
phone: 503-845-6122
email: cc@wilco.coop

PAYMENT SUMMARY REPORT BY VARIETY - (After Split)

Variety	Merchantable (lbs)	Avg Crackout %	Inshell Sold	Kernel Sold	Current Inshell Market Value	Current Kernel Market Value	Inshell Payment (Per lb)	Kernel Payment (Per lb)	Final Payment Rate	Total Current Net Payment
Jefferson	48,716.0	41.34%	19,50%	80.50%	\$ 0.84	\$ 2.55	\$ 0.48	\$ 0.69	\$ 0.65	\$ 31,836.33
Totals	48,716.00									\$ 31,836.33
Less Charges										\$ (4,656.90)
Plus Premiums										\$ -
Less Deductions										\$ -
Grand Total Current Net Value										\$ 27,179.43

Less Previous Payments:

Payment Number	Check Date	Check Number	Amount
MAP Progress Payment	11/14/2023	E000003442	\$ 3,595.45
MAP Progress Payment	11/30/2023	E000003497	\$ 3,212.39
MAP Progress Payment	11/30/2023	E000003557	\$ 3,594.01
2nd Progress Payment	12/14/2023	E000003607	\$ 507.38
2nd Progress Payment	12/21/2023	E000003660	\$ 436.51
3rd Progress Payment	4/11/2024	E000003879	\$ 7,889.62

Total Payments

Total Payments	\$ (19,235.36)
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Current Progress Payment

Current Progress Payment	\$ 7,944.07
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Hauling Allowance: (Paid separately in January)

Hauling Allowance: (Paid separately in January)	\$ 487.16
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48,716 lbs
merch
34,791.7 / acre
2023



* Payment total calculated at the Lot level. Rounding differences will occur.

** For Detailed reports by Lot or by Orchard, go to <http://harvest.hazelnut.com> or scan the

ce at 503.845.6122.



Payment Report By Orchard

Vallee, Sabrina [VALLEE]
2024 Crop Year

Lot Number	Date Received	Received Weight	Merchant Weight	Initial Payment	Advance Payment	Final Payment	Jumbo Premium	Hauling Allowance	Clean/Dry Charges	O.H.C. Charge	Sorting Charge	Net Payment
Willow Spring Farm [Jefferson]												
12162	10/04/24	6,490.0	5,495.0	\$3,297.00	\$0.00	\$0.00	\$0.00	\$54.95	\$216.31	\$46.71	\$0.00	\$3,088.93
12164	10/04/24	6,830.0	5,294.0	\$3,176.40	\$0.00	\$0.00	\$0.00	\$52.94	\$272.92	\$45.00	\$18.33	\$2,893.09
12165	10/04/24	6,690.0	5,382.0	\$3,229.20	\$0.00	\$0.00	\$0.00	\$53.82	\$255.78	\$45.75	\$0.00	\$2,981.49
12166	10/05/24	6,950.0	5,416.0	\$3,249.60	\$0.00	\$0.00	\$0.00	\$54.16	\$279.42	\$46.04	\$0.00	\$2,978.30
12167	10/05/24	6,730.0	5,354.0	\$3,212.40	\$0.00	\$0.00	\$0.00	\$53.54	\$260.57	\$45.51	\$0.00	\$2,959.86
12168	10/05/24	6,550.0	5,425.0	\$3,255.00	\$0.00	\$0.00	\$0.00	\$54.25	\$236.47	\$46.11	\$0.00	\$3,026.67
12169	10/05/24	6,510.0	5,002.0	\$3,001.20	\$0.00	\$0.00	\$0.00	\$50.02	\$270.32	\$42.52	\$0.00	\$2,738.38
12254	10/13/24	4,085.0	2,899.0	\$1,739.40	\$0.00	\$0.00	\$0.00	\$28.99	\$194.76	\$24.64	\$0.00	\$1,548.99
12283	10/26/24	1,175.0	470.0	\$282.00	\$0.00	\$0.00	\$0.00	\$4.70	\$82.64	\$3.99	\$0.00	\$200.07
TOTALS:		52,010.0	40,737.0	\$24,442.20	\$0.00	\$0.00	\$0.00	\$407.37	\$2,069.19	\$346.27	\$18.33	\$22,415.78

Total Premiums:

\$0.00

Total Charges:

-\$2,415.46

SUMMARY BREAKDOWN

Payee	Merchant Weight	Gross Value	Total Premiums	Hauling Allowance	Total Charges	Net Payment
Vallee, Sabrina [VALLEE] - 100%	40,737.0	\$24,442.20	\$0.00	\$407.37	\$2,433.79	\$22,415.78

Traded 1800lbs for
piglets
kept 2400lbs to
finish hogs
3600 lbs, est 3000lbs
merchant.
43,737 of
3194/lb

HAZELNUT ORCHARD LEASE AGREEMENT

We, Geoff and Sabrina Vallee (Lessor) of 10274 Ehlen Rd NE Aurora, OR agree to lease to Miller Hazelnut Farms LLC (Lessee) of 19956 Butteville Rd, Hubbard, Oregon 97032 the Jefferson variety hazelnut orchard owned by Lessor consisting of approximately 14 acres more or less, situated upon the Lessor's property listed above. The term of this Lease shall begin on January 27th, 2025, and shall continue until December 31st, 2027. It is under the intention that Lessor may sell said property before the termination of this lease, and if so, Lessee will have the right to finish current harvest of hazelnut crop, afterwards this lease will be terminated, unless buyers wish to continue with this lease. Notification of termination will be given verbally or via US mail before December 31st of any given year.

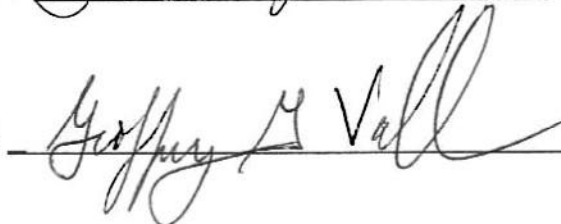
Lessee agrees to farm and operate said filbert orchard in a good and farm like manner and in accordance with standard practices in the area. Any dispute over a standard orchard practice will be referred to the Oregon State University Hazelnut Extension Agent (Currently Nik Wiman), and his decision will be binding upon both parties. Lessee will pay for orchard floor spray, fungicide, filbert-worm and aphid sprays, foliar fertilizer spray applications and materials, dry ground fertilizer materials and applications, machine pruning and brush disposal, harvest, and any other expenses directly related to farming hazelnuts. Lessor will pay all property taxes of said orchard.

Lessee will have the right to the first \$1,100 per acre (\$15,400 total) of net revenue (merchantable crop payment minus any dockage, cleaning and drying charges, hauling allowance, and Oregon Hazelnut Commission Assessments) to cover production expenses. Any net revenue amount above and beyond \$1,100 per acre (\$15,400) will be split 50-50 between Lessor and Lessee. Payment will be made by December 31st of any given year unless initial payment for crop does not exceed \$15,400. The crop will be sold to George Packing Company. Bonus payments, if any, will also be split 50-50 and paid as received from George Packing Company. Any wind storm, ice or snow storm, or any other natural disaster or act of God which inhibits the profitability of said hazelnut orchard, Lessee reserves the right to renegotiate the terms of this lease.

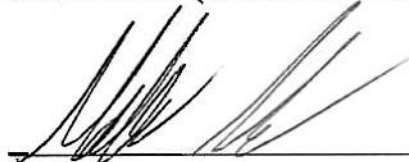
Sabrina Vallee



Geoff Vallee



Matt Miller (Owner of Miller Hazelnut Farms LLC)



DATE: 24 JAN 25

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY
NATIONAL TITLE COMPANY

10274 Ehlen Rd NE
Aurora OR 97002
10274 Ehlen Rd NE
Aurora OR 97002
County-EFU - Exclusive Far
RSFR - Single Family Resid
ACRES
T:04S R:01W S:07 Q:SE QQ
ASSESSMENT & TAX INF



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **510985**

Tax Lot: **041W07D000400**

Owner: Vallee, Sabrina F

CoOwner: Vallee, Geoffrey G

Site:

Aurora OR 97002

Mail: 10274 Ehlen Rd NE

Aurora OR 97002

Zoning: County-EFU - Exclusive Farm Use

Std Land
Use: AMSC - Agricultural Misc

Legal: ACRES 3.02

TwN/Rng/Sec: T:04S R:01W S:07 Q:SE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$28,580.00**

Market Land: **\$28,580.00**

Market Impr:

Assessment Year: **2023**

Assessed Total: **\$1,712.00**

Exemption:

Taxes: **\$19.14**

Levy Code: 15560

Levy Rate: 11.1717

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories:

Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 3.02 Acres (131,551 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace:

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 15 - North Marion

Census: 1023 - 010201

Recreation:

SALE & LOAN INFORMATION

Sale Date: 11/09/2020

Sale Amount: \$1,070,000.00

Document #: 2020-10733 (44070242)

Deed Type: Deed

Loan

Amount:

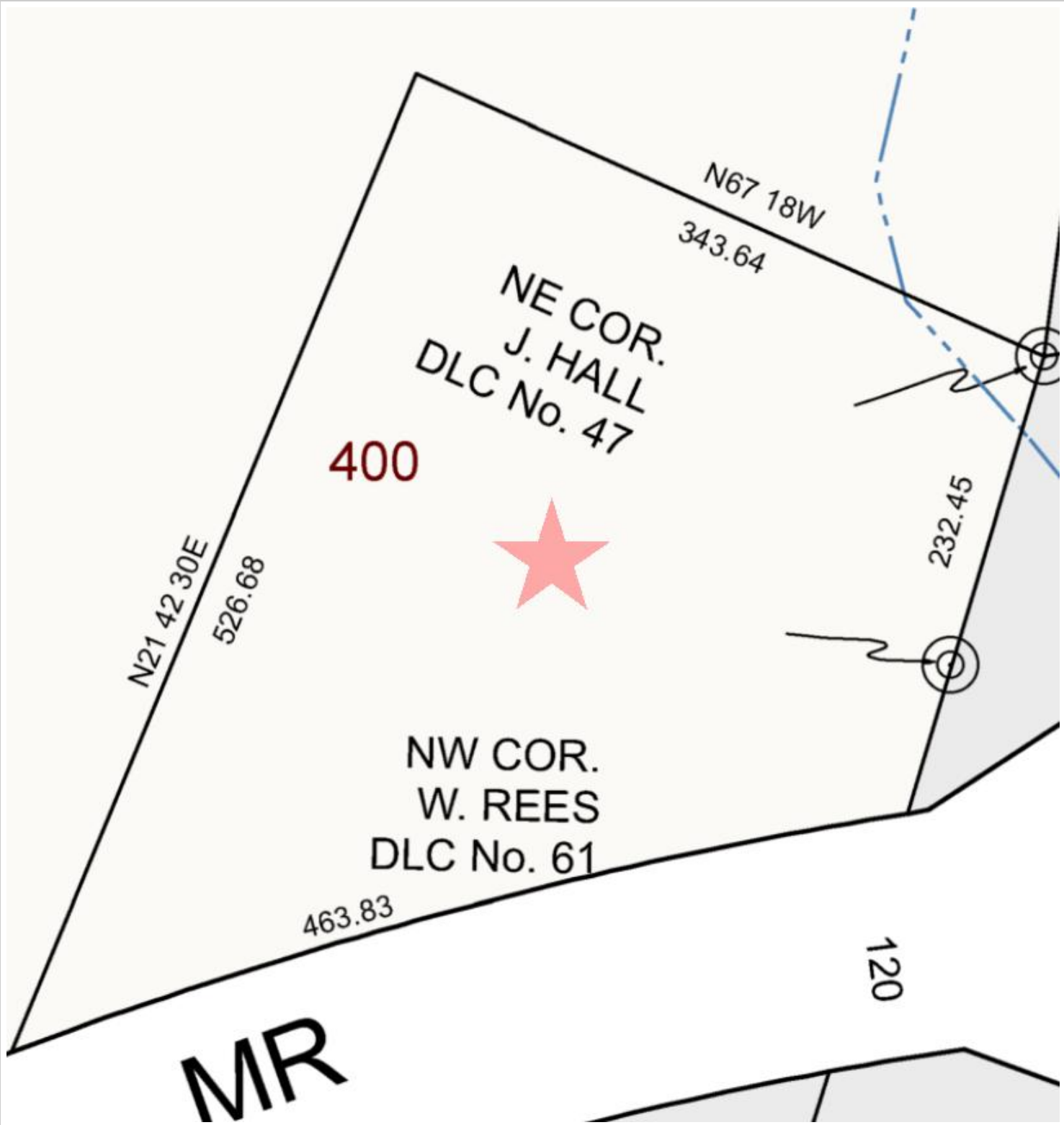
Lender:

Loan Type:

Interest

Type:

Title Co:



Fidelity National Title

Parcel ID: 510985

Site Address:

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.

04 1W 07D

CTR SEC
SW COR
P. MATHEU
DLC No. 62
SEE MAP
041W08B
1/4 COR
SEE MAP
041W09B
15 56 0
200
300
400
CREEK
RIPARIAN
ANGLE COR
WESTERLY LINE
ST THOMAS
DLC NO. 40
NW COR
P. BISCORNET
DLC NO. 44
SW COR
ANGLE COR NORTH LINE
W. JESSIE D.C. NO. 61
MR
No. 96
EHLEN
SEE MAP
041W18A
SEE MAP
041W17
04 1W 07D

04 1W 07D

MARION COUNTY, OREGON
SE1/4 SEC7 T4S R1W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Two-Code Line
Subdivision/Plot Bindry	Map Boundary
Waterline - Taxot Bindry	Waterline - Non Bindry

CORNER TYPES

+ 1/8TH Section Cor	1/4 Section Cor
@ DLC Corner	16, 15 21, 22 Section Corner

NUMBERS

Tax Code Number
00 00 0

Acreage
608 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROW.

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW.

CANCELLED NUMBERS

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

**Assessors Office
Cartography Dept**

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

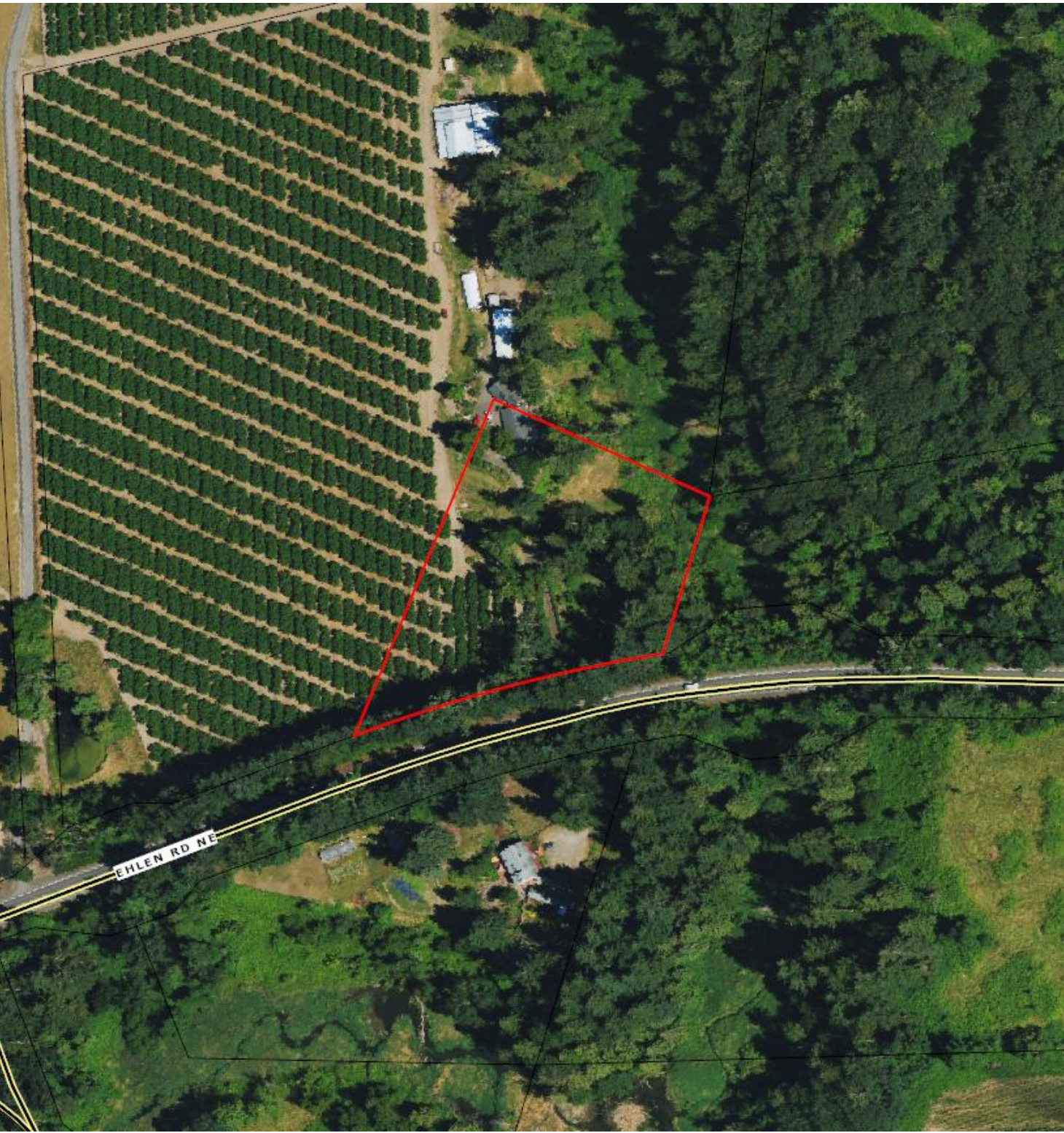
PLOT DATE: 10/16/2020

04 1W 07D



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

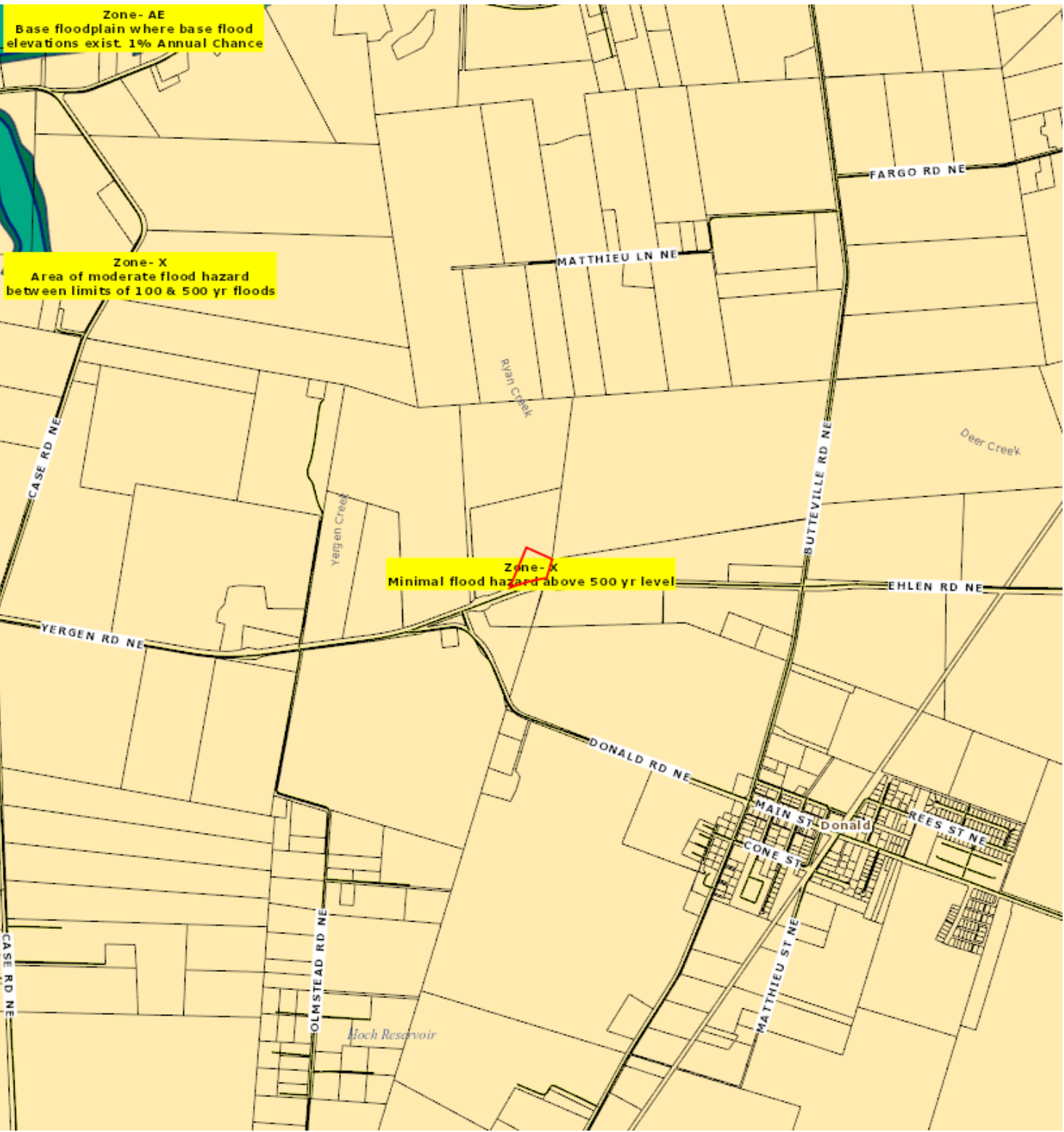


Fidelity National Title

Parcel ID: 510985

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.

Flood Map



Fidelity National Title

Parcel ID: 510985

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.

Property Identificaton

Account ID:
510985

Tax Account ID:
510985

Tax Roll Type:
Real Property

Situs Address:

Map Tax Lot:
041W07D000400

Owner:
VALLEE, SABRINA F
VALLEE, GEOFFREY G
10274 EHLEN RD NE
AURORA, OR 97002

Manufactured Home Details:

Other Tax Liability:
SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

Subdivision:

Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
VALLEE, SABRINA F VALLEE, GEOFFREY G 10274 EHLEN RD NE AURORA OR 97002	FRED H FREDERIKS FAM TR & FREDERIKS,FRED H TRE 10274 EHLEN RD NE AURORA OR 97002	11/9/2020 \$1,070,000.00 17 2	11/9/2020 44070242 WD 510984, 510985
FRED H FREDERIKS FAM TR & FREDERIKS,FRED H TRE 10274 EHLEN RD NE AURORA OR 97002			8/28/2007 28610284 WD 510984, 510985
MISSING OWNERSHIP INFORMATION			7/1/1998 01150273 DEED 510984, 510985

Property Details

Property Class:
550

RMV Property Class:
550

Zoning:
REST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 510985

ID	Type	Acres	Sq Ft	Levy Code Area
1	005 Farm Use - EFU 2BI TWO BENCH IRR	0.9	39204	15560

ID	Type	Acres	Sq Ft	Levy Code Area
2	005 WASTE RURAL WST Rural WASTELAND	2.12	92347	15560

Improvements/Structures for Tax Account ID 510985

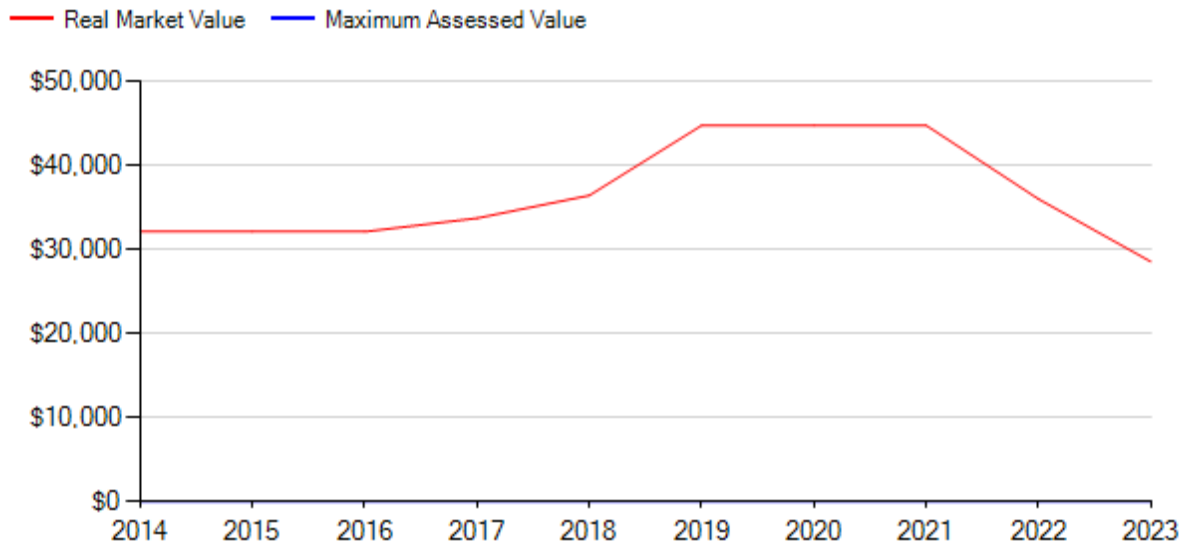
ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
----	------	-------------	------------	-------	------------	------------	----------------

No Improvement Details

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$28,580
Assess.:	
RMV Structures:	\$0
RMV Total:	\$28,580
AV:	\$1,712
SAV:	\$5,853
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$5,853
MAV:	\$0
MSAV:	\$1,712

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



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$0	\$0	\$28,580/\$1,712	None	\$1,712

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2022	\$0	\$0	\$36,050/\$1,393	None	\$1,393
2021	\$0	\$0	\$44,820/\$1,340	None	\$1,340
2020	\$0	\$0	\$44,820/\$1,310	None	\$1,310
2019	\$0	\$0	\$44,820/\$1,260	None	\$1,260
2018	\$0	\$0	\$36,470/\$1,190	None	\$1,190
2017	\$0	\$0	\$33,770/\$1,190	None	\$1,190
2016	\$0	\$0	\$32,160/\$1,150	None	\$1,150
2015	\$0	\$0	\$32,160/\$1,130	None	\$1,130
2014	\$0	\$0	\$32,160/\$1,090	None	\$1,090

Taxes: Levy, Owed

Taxes Levied 2023-24: \$19.14
Tax Rate: 11.1717
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$19.14	\$19.14
2022	\$15.60	\$15.60
2021	\$14.93	\$14.93
2020	\$14.68	\$14.68
2019	\$14.21	\$14.21
2018	\$12.82	\$12.82
2017	\$12.37	\$12.37

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3914986	-\$19.14	\$0.57	\$0.00	\$18.57	11/10/2023
2022	3897570	-\$15.60	\$0.47	\$0.00	\$15.13	11/11/2022
2021	3878801	-\$14.93	\$0.45	\$0.00	\$14.48	11/11/2021
2020	3860757	-\$14.68	\$0.44	\$0.00	\$14.24	11/18/2020

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2019	138677	-\$14.21	\$0.43	\$0.00	\$13.78	11/1/2019
2018	291081	-\$12.82	\$0.38	\$0.00	\$12.44	10/30/2018
2017	447751	-\$12.37	\$0.37	\$0.00	\$12.00	10/24/2017

RECORDING REQUESTED BY:



1433 SW 6th Avenue
Portland, OR 97201

GRANTOR'S NAME:

Fred H. Frederiks Family Trust, dated August 28, 2007

GRANTEE'S NAME:

Sabrina F. Vallee and Geoffrey G. Vallee

AFTER RECORDING RETURN TO:

Order No.: 471820098091-SL
Sabrina F. Vallee and Geoffrey G. Vallee
10274 Ehlen Rd. NE
Aurora, OR 97002

SEND TAX STATEMENTS TO:

Sabrina F. Vallee and Geoffrey G. Vallee
10274 Ehlen Rd. NE
Aurora, OR 97002

APN: R10984
Map: 041W07D 00300
10274 Ehlen Rd. NE, Aurora, OR 97002

REEL 4407 PAGE 242
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11-09-2020 02:20 pm.
Control Number 625809 \$ 91.00
Instrument 2020 00061624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Fred J. Fredericks, Trustee of the Fred H. Frederiks Family Trust, dated August 28, 2007, Grantor, conveys and warrants to **Sabrina F. Vallee and Geoffrey G. Vallee, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

PARCEL I:

A parcel of land lying in Sections 7 and 18, Township 4 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; the said parcel being described as follows:

Beginning on the Easterly line of that first described property in that deed to J. A. and Nellie Bush, recorded in Book 290, Page 476, of Marion County Record of Deeds as a point North 06° 42' 30" East 883.70 feet from the Southeast corner of said property; thence South 06° 42' 30" West 883.70 feet to said Southeast corner; thence North 67° 18' West 343.64 feet; thence South 21° 42' 30" West 523.68 feet to the Northerly right-of-way line of Market Road Number 96; thence Northwesterly along said right-of-way line as follows: South 67° 53' 30" West 284.76 feet; South 89° 41' 35" West 53.85 feet; South 67° 53' 30" West 100 feet; thence South 46° 05' 25" West 15.67 feet; thence leaving said right-of-way line North 03° 53' 30" West 1115.7 feet; thence North 76° 08' East 1144.71 feet to the Point of Beginning.

PARCEL II:

A parcel of land lying in Section 7 and 18, Township 4 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, the said parcel being described as follows:

Beginning at the Northeast corner of the James E. Hall Donation Land Claim in said Township and Range; thence South 16° 39' West along the Easterly line of said Donation Land Claim 232.45 feet to the Northerly right of way line of Market Road 96; thence along said Northerly line on a 2351.83 foot radius curve left (the long chord of which bears South 73° 32' 30" West) 463.83 feet; thence North 21° 42' 30" East 523.68 feet; thence South 67° 18' East to the Point of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION SEVENTY THOUSAND AND NO/100 DOLLARS (\$1,070,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as

roads, streets and highways.

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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 6, 2020

Fred H. Frederiks Family Trust, dated August 28, 2007

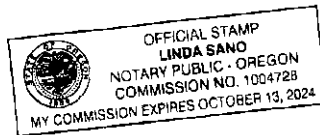
BY: [Signature]
Fred H. Frederiks
Trustee

State of Oregon
County of Marion

This instrument was acknowledged before me on November 6, 2020 by Fred H. Frederiks, Trustee of the Fred H. Frederiks Family Trust, dated August 28, 2007.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10/13/2024



REEL: 4407

PAGE: 242

November 09, 2020, 02:20 pm.

CONTROL #: 625809

State of Oregon
County of Marion

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

FEE: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.



Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **510984**

Tax Lot: **041W07D000300**

Owner: Vallee, Sabrina F

CoOwner: Vallee, Geoffrey G

Site: 10274 Ehlen Rd NE

Aurora OR 97002

Mail: 10274 Ehlen Rd NE

Aurora OR 97002

Zoning: County-EFU - Exclusive Farm Use

Std Land
Use: RSFR - Single Family Residence

Legal: ACRES 21.98

Twn/Rng/Sec: T:04S R:01W S:07 Q:SE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$957,120.00**

Market Land: **\$552,840.00**

Market Impr: **\$404,280.00**

Assessment Year: **2023**

Assessed Total: **\$310,480.00**

Exemption:

Taxes: **\$3,468.59**

Levy Code: 15560

Levy Rate: 11.1717

SALE & LOAN INFORMATION

Sale Date: 11/09/2020

Sale Amount: \$1,070,000.00

Document #: 44070242

Deed Type: Deed

Loan
Amount: \$1,000,000.00

Lender: ACADEMY MORTGAGE CORPORATION

Loan Type: VA

Interest

Type:

Title Co: TICOR TITLE

PROPERTY CHARACTERISTICS

Year Built: 1977

Eff Year Built:

Bedrooms: 3

Bathrooms: 2

of Stories: 1

Total SqFt: 1,868 SqFt

Floor 1 SqFt: 1,868 SqFt

Floor 2 SqFt:

Basement SqFt: 1,280 SqFt

Lot size: 21.98 Acres (957,449 SqFt)

Garage SqFt: 576 SqFt

Garage Type: Unfinished Detached Garage

AC:

Pool:

Heat Source: Heat Pump

Fireplace: 1

Bldg Condition:

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist: 15 - North Marion

Census: 1023 - 010201

Recreation:

Assessor Map



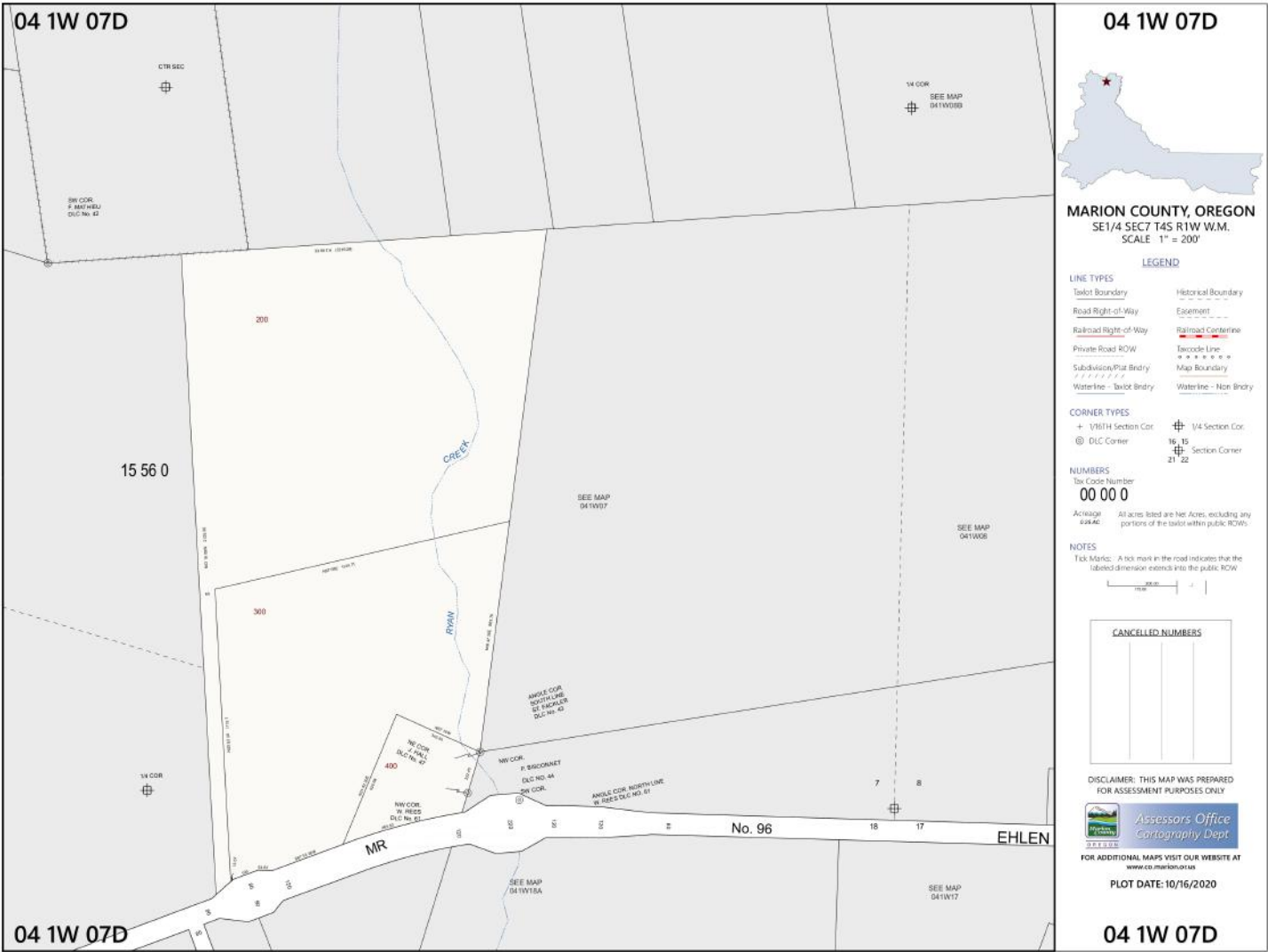
Fidelity National Title

Parcel ID: 510984

Site Address: 10274 Ehlen Rd NE

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

Full Assessor Map



Fidelity National Title

Parcel ID: 510984

Site Address: 10274 Ehlen Rd NE

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

Aerial Map

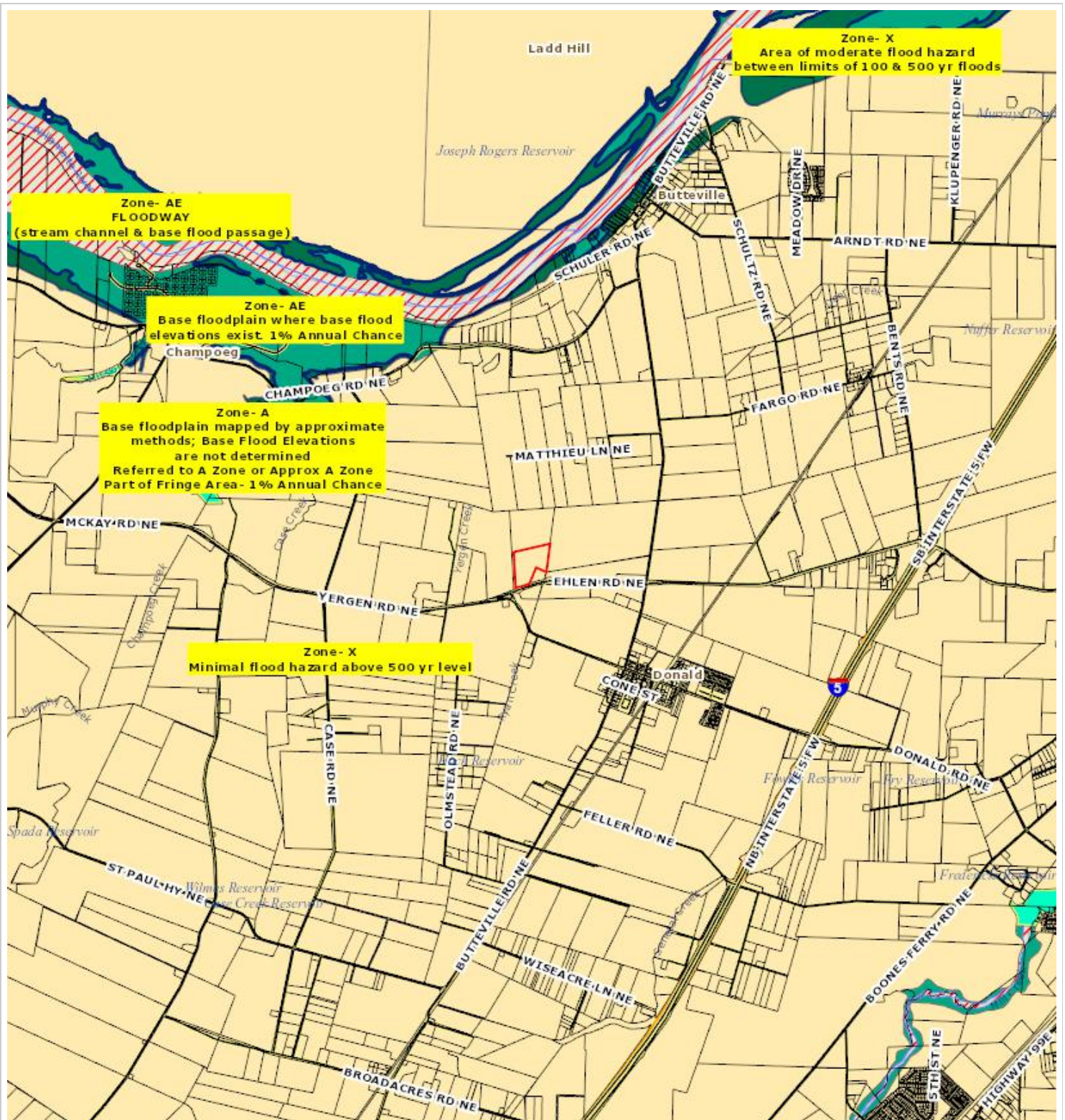


Fidelity National Title

Parcel ID: 510984

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Flood Map



Fidelity National Title

Parcel ID: 510984

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.

Property Identificaton

Account ID:
510984

Tax Account ID:
510984

Tax Roll Type:
Real Property

Situs Address:
10274 EHLEN RD NE AURORA OR 97002

Map Tax Lot:
041W07D000300

Owner:
VALLEE, SABRINA F
VALLEE, GEOFFREY G
10274 EHLEN RD NE
AURORA, OR 97002

Manufactured Home Details:
Other Tax Liability:
SPEC - POTENTIAL ADDITIONAL TAX LIABILITY
Subdivision:
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info
VALLEE, SABRINA F VALLEE, GEOFFREY G 10274 EHLEN RD NE AURORA OR 97002	FRED H FREDERIKS FAM TR & FREDERIKS,FRED H TRE 10274 EHLEN RD NE AURORA OR 97002	11/9/2020 \$1,070,000.00 17 2	11/9/2020 44070242 WD 510984, 510985
FRED H FREDERIKS FAM TR & FREDERIKS,FRED H TRE 10274 EHLEN RD NE AURORA OR 97002			8/28/2007 28610284 WD 510984, 510985
MISSING OWNERSHIP INFORMATION			7/1/1998 01150273 DEED 510984, 510985

Property Details

Property Class:
551

RMV Property Class:
551

Zoning:
(Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 510984

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - AVERAGE			15560

ID	Type	Acres	Sq Ft	Levy Code Area
2	005 Farm Homesite 4BD FOUR BENCH DRY	1	43560	15560
3	005 Farm Use - EFU 2BI TWO BENCH IRR	15.98	696089	15560
4	005 WASTE RURAL WST Rural WASTELAND	5	217800	15560

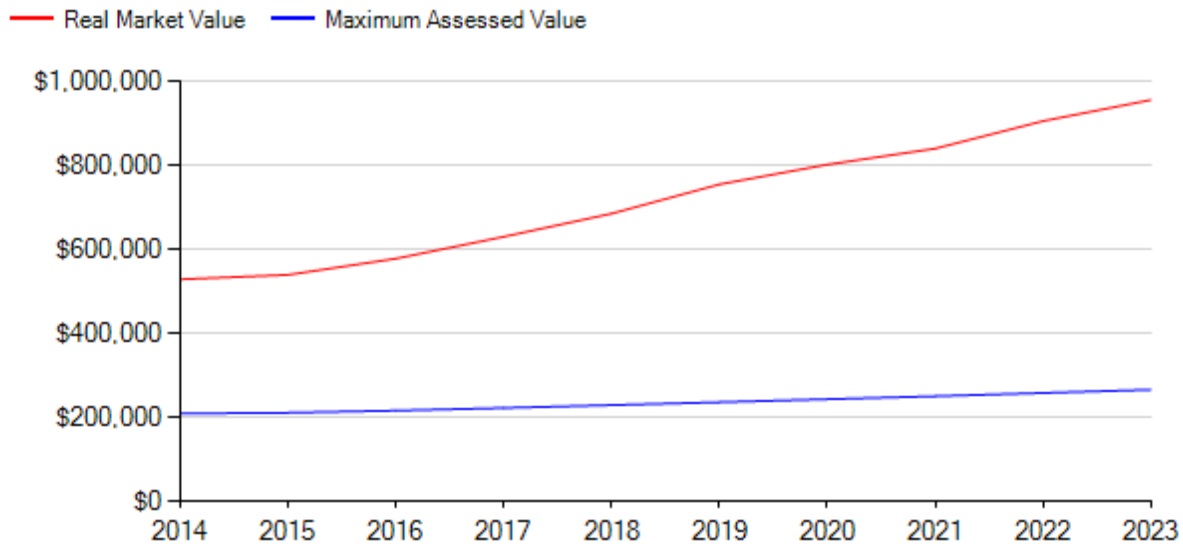
Improvements/Structures for Tax Account ID 510984

ID	Type	Stat CClass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	143 One Story with basement		4	1868	1977	15560
1.1		DECK			366	1977	15560
2	RESIDENCE	148 Res other improvements		4	0	1977	15560
3	RESIDENCE	108 Residential Other Improvements		0	0	1977	15560
3.1		ASPHALT DRIVEWAY			3500	1977	15560
4	FARM BLDG	351 General Purpose Building (GB)		5	864	1980	15560
5	FARM BLDG	305 Tank/Silo/Bin		0	0		15560
6	FARM BLDG	321 Hay Cover (HC)		4	1584	1990	15560
7	FARM BLDG	311 Feeder Barn (FB)		5	3456	1985	15560

Value Information (per most recent certified tax roll)

RMV Land Market:	\$0
RMV Land Spec.	\$552,840
Assess.:	
RMV Structures:	\$404,280
RMV Total:	\$957,120
AV:	\$310,480
SAV:	\$120,061
Exception RMV:	\$0
RMV Exemption Value:	\$0
Exemption Description:	None
M5 Taxable:	\$524,341
MAV:	\$266,450
MSAV:	\$44,030

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



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2023	\$404,280	\$0	\$552,840/\$44,030	None	\$310,480
2022	\$484,870	\$0	\$421,840/\$42,869	None	\$301,559
2021	\$401,190	\$0	\$440,210/\$41,730	None	\$292,890
2020	\$362,970	\$0	\$440,210/\$40,640	None	\$284,490
2019	\$315,870	\$0	\$440,210/\$39,570	None	\$276,320
2018	\$317,330	\$0	\$368,930/\$37,860	None	\$267,720
2017	\$286,580	\$0	\$344,570/\$37,530	None	\$260,700
2016	\$249,020	\$0	\$330,070/\$36,560	None	\$253,230
2015	\$210,360	\$0	\$330,070/\$35,610	None	\$245,970
2014	\$205,510	\$0	\$324,070/\$34,700	None	\$240,210

Taxes: Levy, Owed

Taxes Levied 2023-24: \$3,468.59
Tax Rate: 11.1717
Tax Roll Type: R
Current Tax Payoff Amount: \$0.00

Year	Total Tax Levied	Tax Paid
2023	\$3,468.59	\$3,468.59

Year	Total Tax Levied	Tax Paid
2022	\$3,379.65	\$3,379.65
2021	\$3,260.86	\$3,260.86
2020	\$3,183.31	\$3,183.31
2019	\$3,120.68	\$3,120.68
2018	\$2,886.80	\$2,886.80
2017	\$2,711.53	\$2,711.53

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3914986	-\$3,468.59	\$104.06	\$0.00	\$3,364.53	11/10/2023
2022	3897570	-\$3,379.65	\$101.39	\$0.00	\$3,278.26	11/11/2022
2021	3878801	-\$3,260.86	\$97.83	\$0.00	\$3,163.03	11/11/2021
2020	3860757	-\$3,183.31	\$95.50	\$0.00	\$3,087.81	11/18/2020
2019	138678	-\$3,120.68	\$93.62	\$0.00	\$3,027.06	11/1/2019
2018	291082	-\$2,886.80	\$86.60	\$0.00	\$2,800.20	10/30/2018
2017	447752	-\$2,711.53	\$81.35	\$0.00	\$2,630.18	10/24/2017

RECORDING REQUESTED BY:



1433 SW 6th Avenue
Portland, OR 97201

GRANTOR'S NAME:

Fred H. Frederiks Family Trust, dated August 28, 2007

GRANTEE'S NAME:

Sabrina F. Vallee and Geoffrey G. Vallee

AFTER RECORDING RETURN TO:

Order No.: 471820098091-SL

Sabrina F. Vallee and Geoffrey G. Vallee

10274 Ehlen Rd. NE

Aurora, OR 97002

SEND TAX STATEMENTS TO:

Sabrina F. Vallee and Geoffrey G. Vallee

10274 Ehlen Rd. NE

Aurora, OR 97002

APN: R10984

Map: 041W07D 00300

10274 Ehlen Rd. NE, Aurora, OR 97002

REEL 4407 PAGE 242
MARION COUNTY
BILL BURGESS, COUNTY CLERK
11 09 2020 02:20 pm.
Control Number 625809 \$ 91.00
Instrument 2020 00061624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Fred J. Fredericks, Trustee of the Fred H. Frederiks Family Trust, dated August 28, 2007, Grantor, conveys and warrants to **Sabrina F. Vallee and Geoffrey G. Vallee, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

PARCEL I:

A parcel of land lying in Sections 7 and 18, Township 4 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; the said parcel being described as follows:

Beginning on the Easterly line of that first described property in that deed to J. A. and Nellie Bush, recorded in Book 290, Page 476, of Marion County Record of Deeds as a point North 06° 42' 30" East 883.70 feet from the Southeast corner of said property; thence South 06° 42' 30" West 883.70 feet to said Southeast corner; thence North 67° 18' West 343.64 feet; thence South 21° 42' 30" West 523.68 feet to the Northerly right-of-way line of Market Road Number 96; thence Northwesterly along said right-of-way line as follows: South 67° 53' 30" West 284.76 feet; South 89° 41' 35" West 53.85 feet; South 67° 53' 30" West 100 feet; thence South 46° 05' 25" West 15.67 feet; thence leaving said right-of-way line North 03° 53' 30" West 1115.7 feet; thence North 76° 08' East 1144.71 feet to the Point of Beginning.

PARCEL II:

A parcel of land lying in Section 7 and 18, Township 4 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, the said parcel being described as follows:

Beginning at the Northeast corner of the James E. Hall Donation Land Claim in said Township and Range; thence South 16° 39' West along the Easterly line of said Donation Land Claim 232.45 feet to the Northerly right of way line of Market Road 96; thence along said Northerly line on a 2351.83 foot radius curve left (the long chord of which bears South 73° 32' 30" West) 463.83 feet; thence North 21° 42' 30" East 523.68 feet; thence South 67° 18' East to the Point of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION SEVENTY THOUSAND AND NO/100 DOLLARS (\$1,070,000.00). (See ORS 93.030).

Subject to:

The Land has been classified as farm land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as

roads, streets and highways.

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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 6, 2020

Fred H. Frederiks Family Trust, dated August 28, 2007

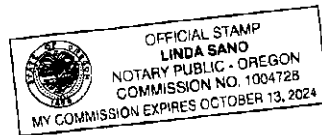
BY: [Signature]
Fred H. Frederiks
Trustee

State of Oregon
County of Marion

This instrument was acknowledged before me on November 6, 2020 by Fred H. Frederiks, Trustee of the Fred H. Frederiks Family Trust, dated August 28, 2007.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10/13/2024



REEL: 4407

PAGE: 242

November 09, 2020, 02:20 pm.

CONTROL #: 625809

State of Oregon
County of Marion

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

FEE: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.



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



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MORE
ABOUT THE
TEAM!

