Oregon Farm & Home ★BROKERS★

5295 ST.LOUIS ROAD

GERVAIS

FARM | TIMBER | HOMES | RANCHES | LAND | LUXURY

Oregon Farm & Home ★BROKERS★

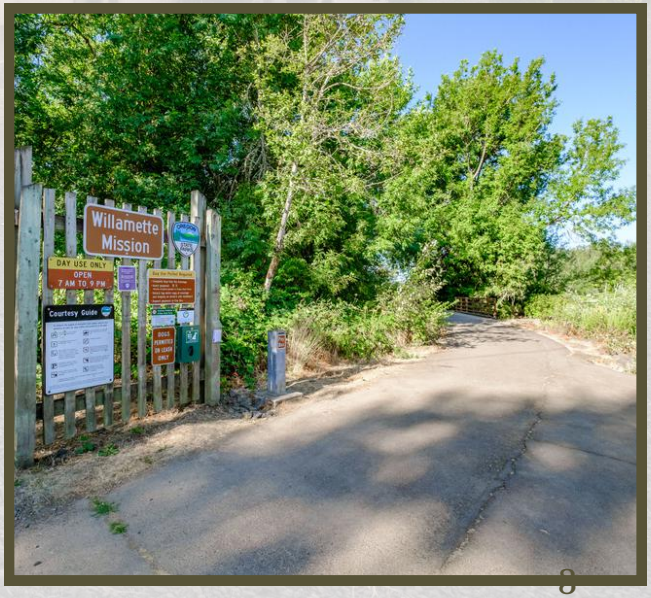
INTRODUCTION

Nestled in the heart of Marion County, this remarkable 20.47-acre property offers a unique blend of agricultural productivity and modern rural living. The land includes a productive mix of Polly O hazelnuts, approximately 7 acres of 6-year-old trees, and half an acre of 4-year-old trees, along with a thriving greenhouse containing 2-year-old starts. Additionally, 7.5± acres are currently under a three-year hop farming lease at $300 per acre, well below the market rate of $500–$600 per acre, providing room for future income growth. Multiple utility buildings such as a 3456 sq ft 6 bay machine shed, a goat barn and a garden shed which supports the land's full agricultural potential.

At the center of the property sits a 6,750 sq ft barndominium that combines rustic charm with upscale living. The main level features a spacious living room, a modern kitchen with granite countertops, stainless steel appliances, soft-close cabinetry, and a central island, along with a laundry room and half bath. The second level offers a luxurious primary suite complete with a walk-in closet and dual sinks in the en suite bathroom, along with two additional bedrooms, two full bathrooms, and a loft. A massive 4,050 sq ft shop with four bays and concrete flooring offers ample workspace and includes an RV cleanout for convenience. This property is ideal for both working farmers and those seeking a self-sustaining, high-quality lifestyle in the Willamette Valley.

LOCATION

Located in the heart of Oregon's fertile Willamette Valley, Gervais offers an ideal setting for agricultural pursuits and rural living. Just east of the Willamette River, the area is known for its nutrient-rich soils, mild climate, and consistent water availability all factors that make it one of the most productive farming regions in the country. Surrounded by a patchwork of vineyards, hop fields, hazelnut orchards, and specialty crop farms, Gervais provides both scenic beauty and farming opportunity. Its central location offers easy access to nearby cities like Salem, Woodburn, and Portland, while maintaining the peaceful charm of the countryside. The community here values its agricultural heritage, and the landscape is shaped by generations of stewardship and farm-to-market tradition. For anyone seeking a balance of rural tranquility and productive land, Gervais is a hidden gem in the valley.



OPPORTUNITY

This 20.47-acre property in the heart of the Willamette Valley holds tremendous potential for continued agricultural success and future expansion. With approximately 7 acres of established Polly O hazelnuts and 7.5± acres of leased hops, the property is already generating income and demonstrating its viability. The mix of mature and young plantings offers both immediate and long-term returns, while the 6.4± acres of open field present opportunities for additional crops, livestock, or specialty farming ventures. The property currently includes 3 acres of certified water rights, and efforts are underway to secure a water rights transfer for expanded use, which could significantly increase the property's farming capacity and flexibility.

Beyond its current operations, the infrastructure on this property supports a broad range of possibilities. The 6,750 sq ft barndominium offers modern living accommodations with upscale finishes, making it ideal for an owner-operator or as a hub for agri-tourism or on-site business. The extensive shop space, machine shed, goat barn, and greenhouse provide the facilities necessary to support commercial-scale agriculture or diversified homesteading. With premium soils, a strong farming foundation, and room for growth, especially with expanded water rights, this property is well-positioned to become a highly efficient, profitable, and self-sustaining farm for years to come.

LAND

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LAND

20.47 Acres

- One Tax Lot ID 514914
- Marion County
- 7 +/- Acres of Polly O Hazelnuts
  - 6.4 +/- Acres In Field
    - 6 Years Old
  - .5 +/- Acres In Patch
    - 4 Years Old
  - Greenhouse has 2 year old starts
- 7.5+/- Acres of Hops
  - Hops are In a 3 year least to farm at rate of $300 per acre, market rate is $500-$600 per acre, seller can help facilitate a lease extension for future buyer
- Water Rights with 2 Acres of Pattern Tile
- Drip Irrigation System
- Two Phase Underground Sprinklers Around Barndominium
- Long Gravel Driveway with Circular Pull Through
- Electric Gated Entry
- Fenced Pasture

LIVING AMENTITIES

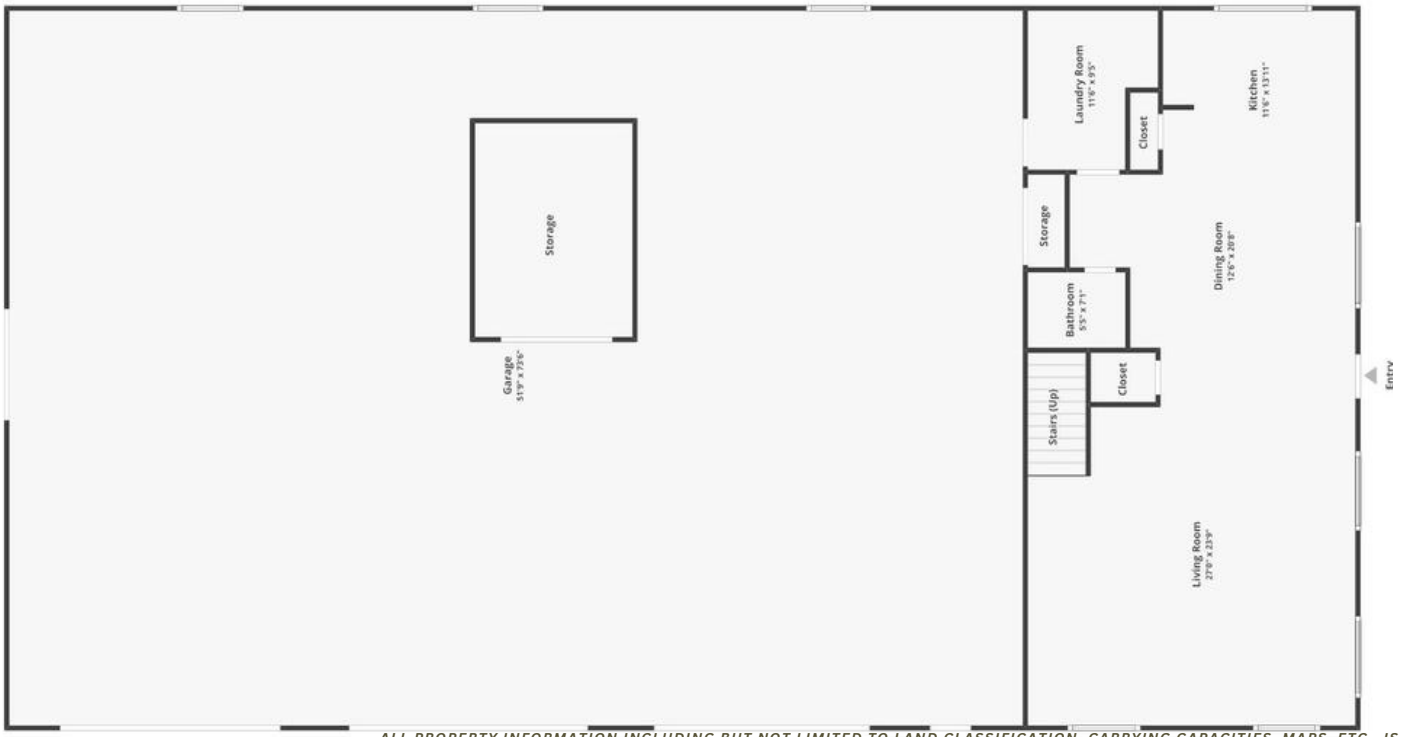
LIVING AMENTITIES

2,700 SqFt

- Main Level
  - Living Room
  - Laundry Room
  - Kitchen
    - Soft Close Cabinets, Granite Countertops, Kitchen Island, Stainless Steel Appliances
  - Half Bath
- Second Level
  - Primary Suite
    - Walk In Closet
    - Dual Sinks In Primary Bath
  - 2 Bedrooms
  - 2 Full Bathrooms
  - Loft

FLOOR PLANS

SCAN HERE FOR ZILLOW TOUR!



STRUCTURES

6750 SqFt Barndomiunium

- 4050 SqFt of Shop
  - Propane Heater
- 4 Bays
- Roof Is Sherlock Lifetime Warranty
- Concrete Flooring
- RV Cleanout

3456 SqFt Machine Shed

- 6 Bay Shop

Goat Barn

Garden Shed

SYSTEMS

Well

- By Pump House
- Variable Speed Pump
- Filtration, Sea Fresh Injection Filtration System for Domestic Water Source
- Filtration System for Hazelnuts Included Injection Pump to Keep Drip Lines Clean

Septic

- Backyard, Double Drainlines

SELLER PREFFERED TERMS

OREF Forms

Fidelity National Title

3 Business Day Response for Offers

Personal Property Included: Range, Micrwave, Dishwasher, 2 Post Lift and Drip Irrigation

Personal Property Excluded: 4 Post Lift

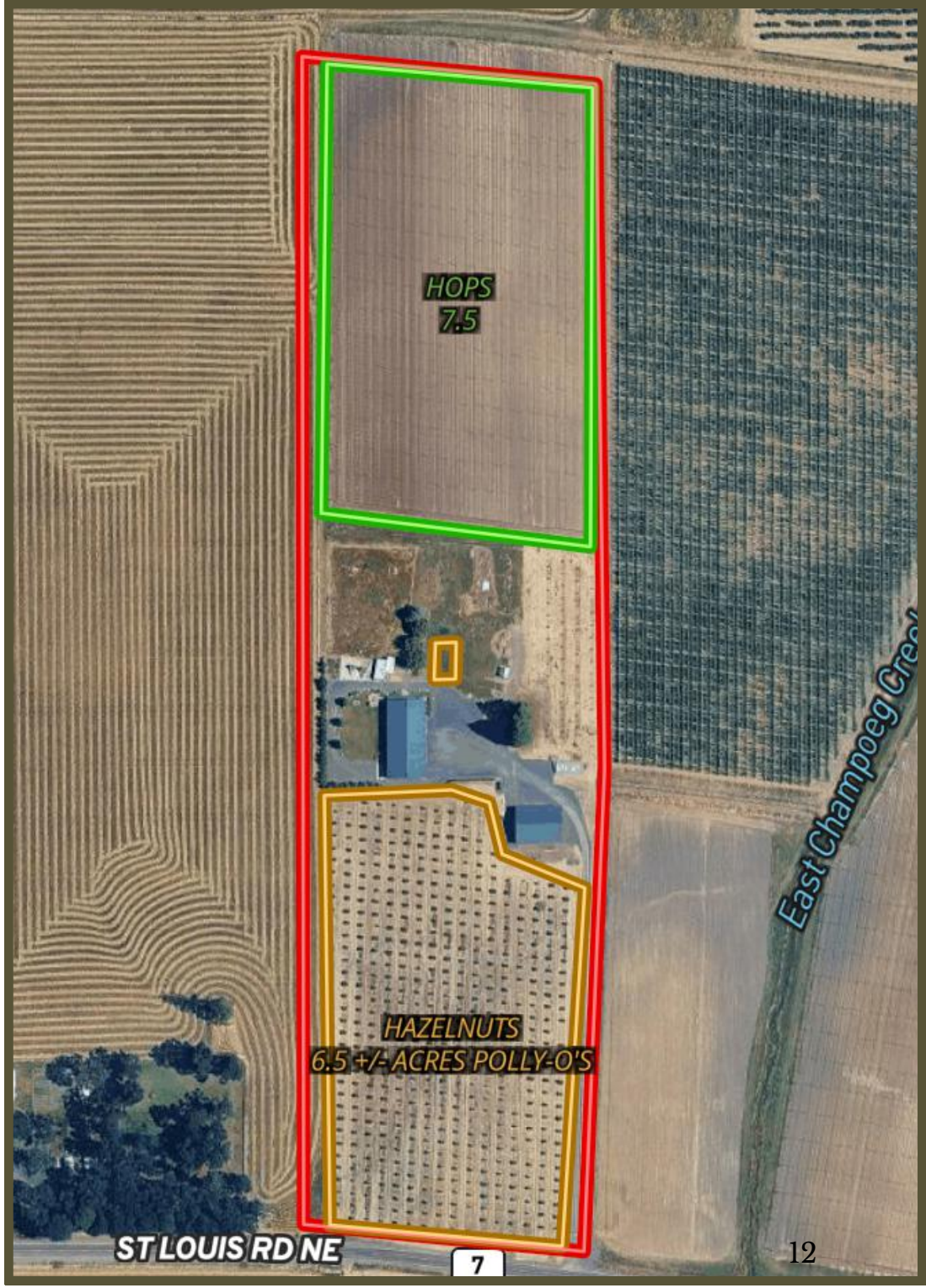
Negotiable: Fridge, Washer, Dryer, Play Structure and Greenhouse

Contingent upon sellers finding a replacement property

PROPERTY MAPS

MAPS PROVIDED VIA LANDID

- *PROPERTY BOUNDARIES*
  - *CROP OUTLINES*
- *AREA MAP*



SCAN HERE FOR INTERACTIVE MAP!

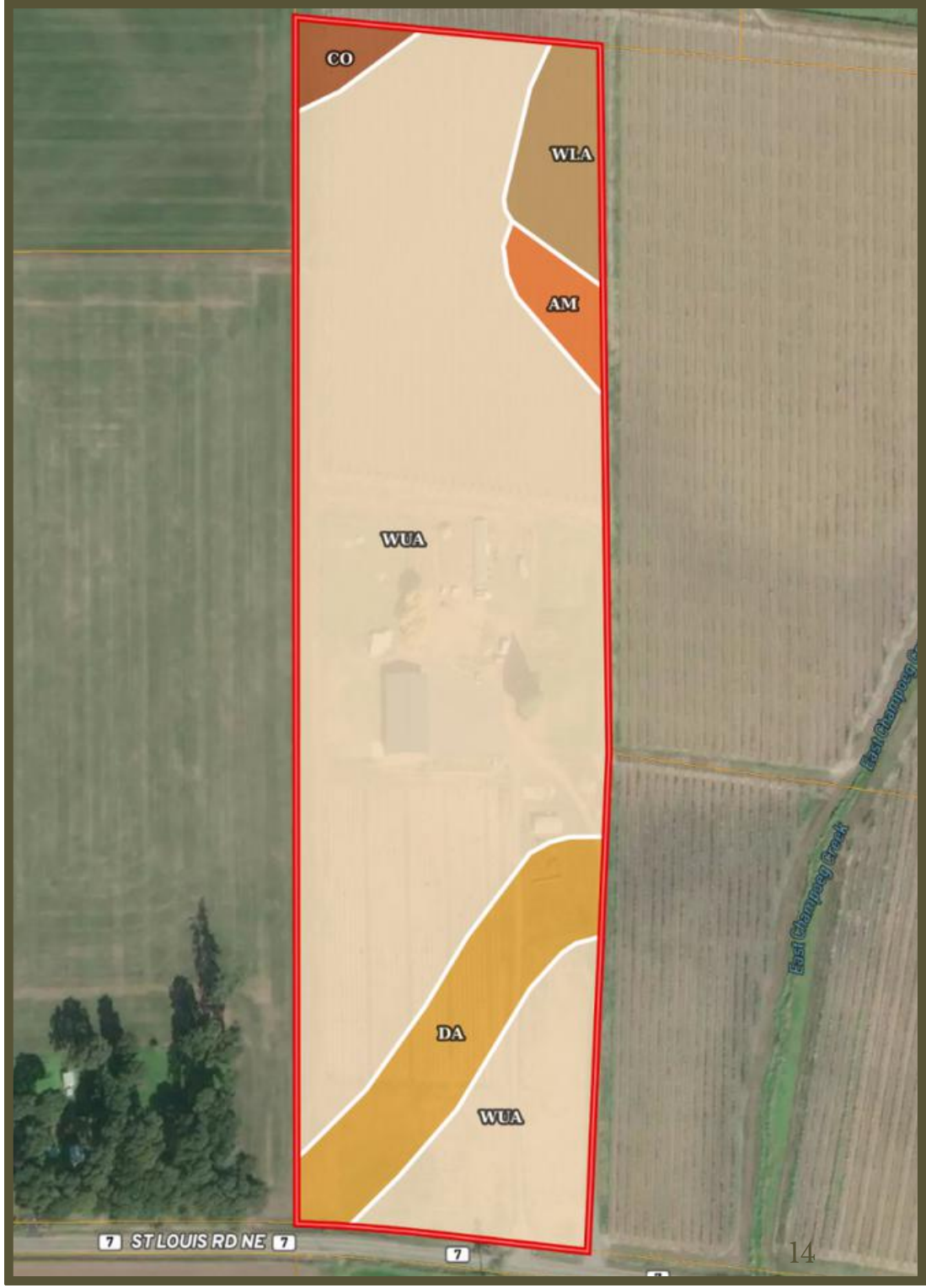
SOIL REPORT

SOIL REPORT PROVIDED BY LANDID

MAJORITY SOIL TYPES

- *WOODBURN SILT LOAM*
- *DAYTON SILT LOAM*

SOIL CODE	SOIL DESCRIPTION	ACRES
WuA	Woodburn silt loam, 0 to 3 percent slopes	17.29
Da	Dayton silt loam	2.23
WIA	Willamette silt loam, 0 to 3 percent slopes	0.99
Am	Amity silt loam	0.5
Co	Concord silt loam	0.38
TOTALS		21.39(*)

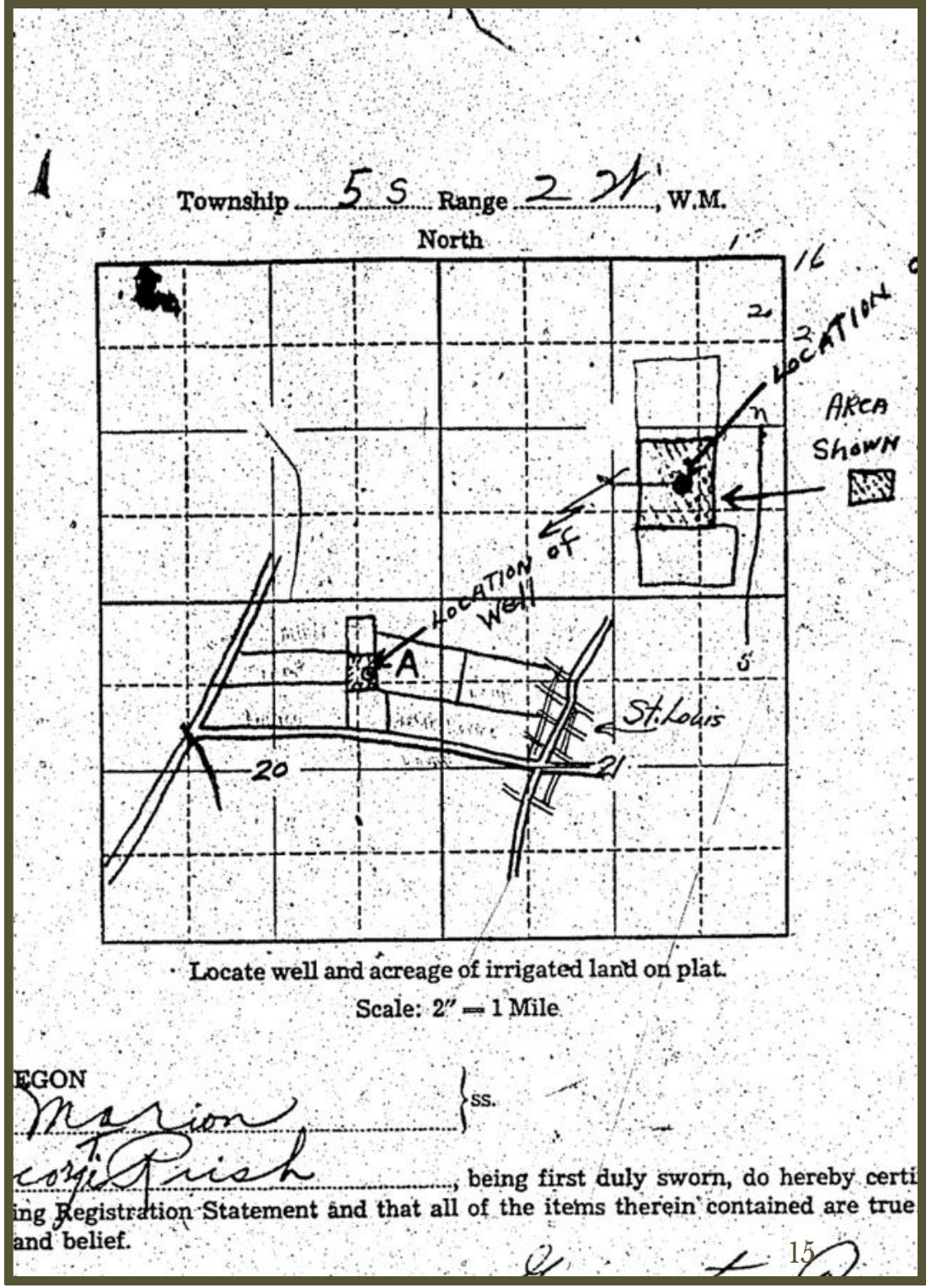


WATER RIGHTS

WATER RIGHTS PROVIDED BY OWRD

WATER RIGHTS SUMMARY

- *3 ACRES OF CURRENT WATER RIGHTS*
- *WATER RIGHTS TRANSFER IN PROGRESS*



Registration No. GR-3540

Certificate No. GR-4055

Registration Statement

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

TO THE STATE ENGINEER OF OREGON:

I, George T. Rush

of Rt 1 Box 255 Gervais (Mailing address) County of Marion

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. **Source** from which water is withdrawn is Pump Well (Flowing well, pump well, indirection trench, or tunnel)

2. **Location is:** ½ mile North west of St Louis Orig (Approximate distance and direction from nearest city or town);

and is more particularly described as follows:

(a) ½ mile West of St Louis 4 Corners (Give distance and bearing to corner of section or other legal

being within NE¼ of NE¼ (Smallest legal subdivision) of Sec. 20, Twp. [illegible], Rge. 2W (E. or W.)

or (b) within limits of recorded platted property, town or city:

in Lot ....., Block ..... of ..... (Name of plat or addition)

..... (If within city or town, give name) County of .....

3. **Construction Work** was begun on 1943 (Date); was completed on 1943 (Date)

and the ground water claimed was first used for the purposes set out below on 1944 (Date),

since which time the water has been used each summer as needed (Continuously or intermittently)

from May (Date) to Oct (Date)

4. **Quantity** of water claimed and used is 87 gallons per minute; 2½ & 3 acre ~~feet per~~ year.

5. **Purpose or Purposes** for which water is used Berries garden home use ~~pet~~ poultry etc (Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. **Description of Well:** Depth 60 feet. Type drilled (Dug or drilled)

diameter 12 inches. Elevation of ground at well site ~~[illegible]~~ (As near as known) feet, mean sea level.

Depth to water table 17ft feet. Remains at 17ft from Top

7. **Capacity of Well:** ~~[illegible]~~ g.p.m. with ..... feet drawdown.

..... g.p.m. with ..... feet drawdown.

Date of test 1943

If Flowing Well: Measured discharge ..... g.p.m. on ..... (Date)

Shut-in pressure at ground surface 60 pressure lbs. per sq. in. on 1943 (Date)

Water is controlled by ..... (Cap, valve, etc.)

8. **Casing:** (Give diameter, commercial specifications and depth below ground surface of each casing size.)

12 inch diameter from top to bottom at 60 ft from ..... to ..... feet

..... inch diameter ..... from ..... to ..... feet

..... inch diameter ..... from ..... to ..... feet

..... inch diameter ..... from ..... to ..... feet

Describe and show depth of shoe, plug, adapter, liner or other details: .....

9. **Perforated Casings or Screens:**

..... from ..... to .....
(Number per foot and size of perforations, or describe screen)

..... from ..... to .....

..... from ..... to .....

..... from ..... to .....

10. **Log of Well:** (Describe each stratum or formation clearly, indicate if water bearing, and give thickness and depth as indicated.)

MATERIAL	Thickness (Feet)	Depth to Bottom (Feet)
12" Casing		60

GR 4055

If log of well is not available, give name and address of driller. Perkins but I understand the man is dead

11. **Infiltration Trench:** Covered or open .....

Dimensions: Length ..... ft. Minimum depth ..... ft. Maximum depth ..... ft.

Bottom width ..... ft. Discharge ..... g.p.m. Date of test .....

12. **Tunnel:** Type of lining .....

Dimensions: .....
(Length, course, and cross sectional size)

Position of water bearing stratum with reference to portal of tunnel .....

Log of tunnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

13. **Pumping Equipment:**

(a) Pump Jacuzzi (Make, type and size) Capacity 87 g.p.m.

(b) Motor Rockwell Electric (Type and horsepower)

14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

Township North or South	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated	Date of Reclamation
T5S	R2W	20	NE¼ of NE¼	1.50 (3.0 Total)	1943 JUNE
"	"	20	NW¼ of NE¼	0.75	"
"	"	20	SW¼ of NE¼	0.25	"
"	"	20	SE¼ of NE¼	0.50	"
				3.00 Total	"

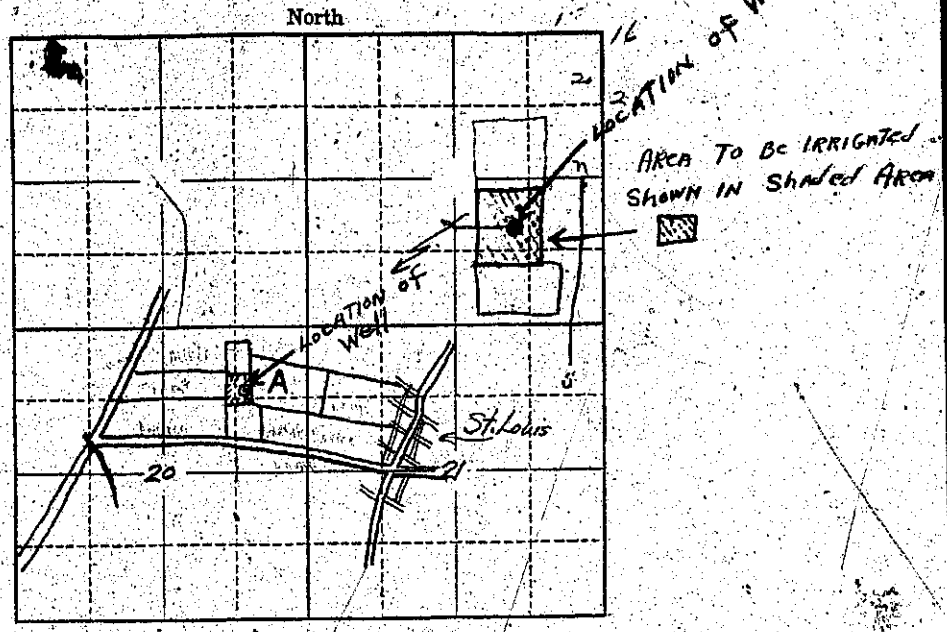
15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

.....

.....

GR 4055

Township 5 S Range 2 W, W.M.



Locate well and acreage of irrigated land on plat.

Scale: 2" = 1 Mile

STATE OF OREGON
County of Marion } ss.

I, George Prisk, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

George T. Prisk
(Signature of Registrant)

Subscribed and sworn to before me this 29th day of July, 1958

My commission expires Feb 6, 1959 Raymond A. Smith
(Notary Public)

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON
County of Marion } ss.

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 4th day of August, 1958, at 8:00 o'clock A M. and has been duly recorded in said office in Book No. 17 of Registration Statements ~~on page~~ GR-4055

Witness my hand this 16th day of May, 1960

Lewis A. Stanley
(State Engineer)

$15.00

By
(Deputy)

GR 4055

COUNTY INFO

LIST PACK PROVIDED BY FIDELITY NATIONAL TITLE COMPANY

- *4391.81 2024 TAXES*

MARIO

Parcel #:	**514914**
Tax Lot:	**052W200000300**
Owner:	Wolf, Bruce P
CoOwner:	
Site:	5295 St Louis Rd NE Gervais OR 97071
Mail:	PO Box 487 St Paul OR 97137
Zoning:	County-EFU - Exclusive Farm
Std Land Use:	1008 - Rural/Agricultural Resi
Legal:	ACRES 20.47
Twn/Rng/Sec:	T:05S R:02W S:20 Q: QQ:

ASSESSMENT & TAX INFO

Fidelity National Title

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	**514914**
Tax Lot:	**052W200000300**
Owner:	Wolf, Bruce P
CoOwner:	
Site:	5295 St Louis Rd NE Gervais OR 97071
Mail:	PO Box 487 St Paul OR 97137
Zoning:	County-EFU - Exclusive Farm Use
Std Land Use:	1008 - Rural/Agricultural Residence
Legal:	ACRES 20.47
Twn/Rng/Sec:	T:05S R:02W S:20 Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total:	**$1,062,313.00**
Market Land:	**$736,070.00**
Market Impr:	**$326,243.00**
Assessment Year:	**2024**
Assessed Total:	**$339,283.00**
Exemption:	
Taxes:	**$4,391.81**
Levy Code:	01600
Levy Rate:	12.9444

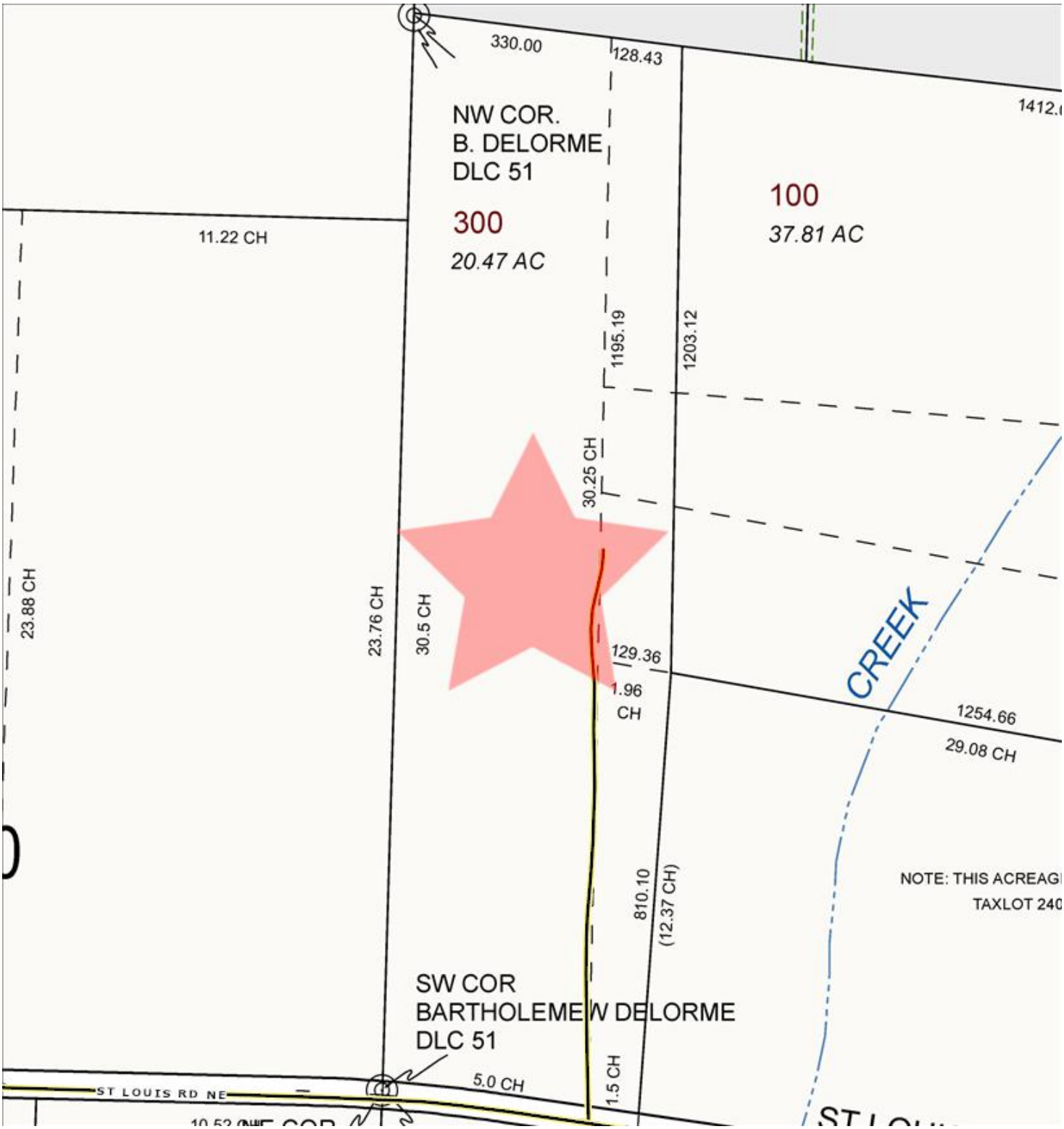
SALE & LOAN INFORMATION

Sale Date:	05/04/2021
Sale Amount:	$575,000.00
Document #:	44850375
Deed Type:	Warranty Deed
Loan Amount:	
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

Year Built:	2018
Eff Year Built:	
Bedrooms:	
Bathrooms:	1
# of Stories:	1
Total SqFt:	6,750 SqFt
Floor 1 SqFt:	
Floor 2 SqFt:	
Basement SqFt:	
Lot size:	20.47 Acres (891,672 SqFt)
Garage SqFt:	520 SqFt
Garage Type:	Open
AC:	
Pool:	
Heat Source:	
Fireplace:	
Bldg Condition:	
Neighborhood:	
Lot:	
Block:	
Plat/Subdiv:	
School Dist:	1 - Gervais
Census:	2032 - 010303
Recreation:	

Assessor Map



Fidelity National Title

Parcel ID: 514914

Site Address: 5295 St Louis Rd NE

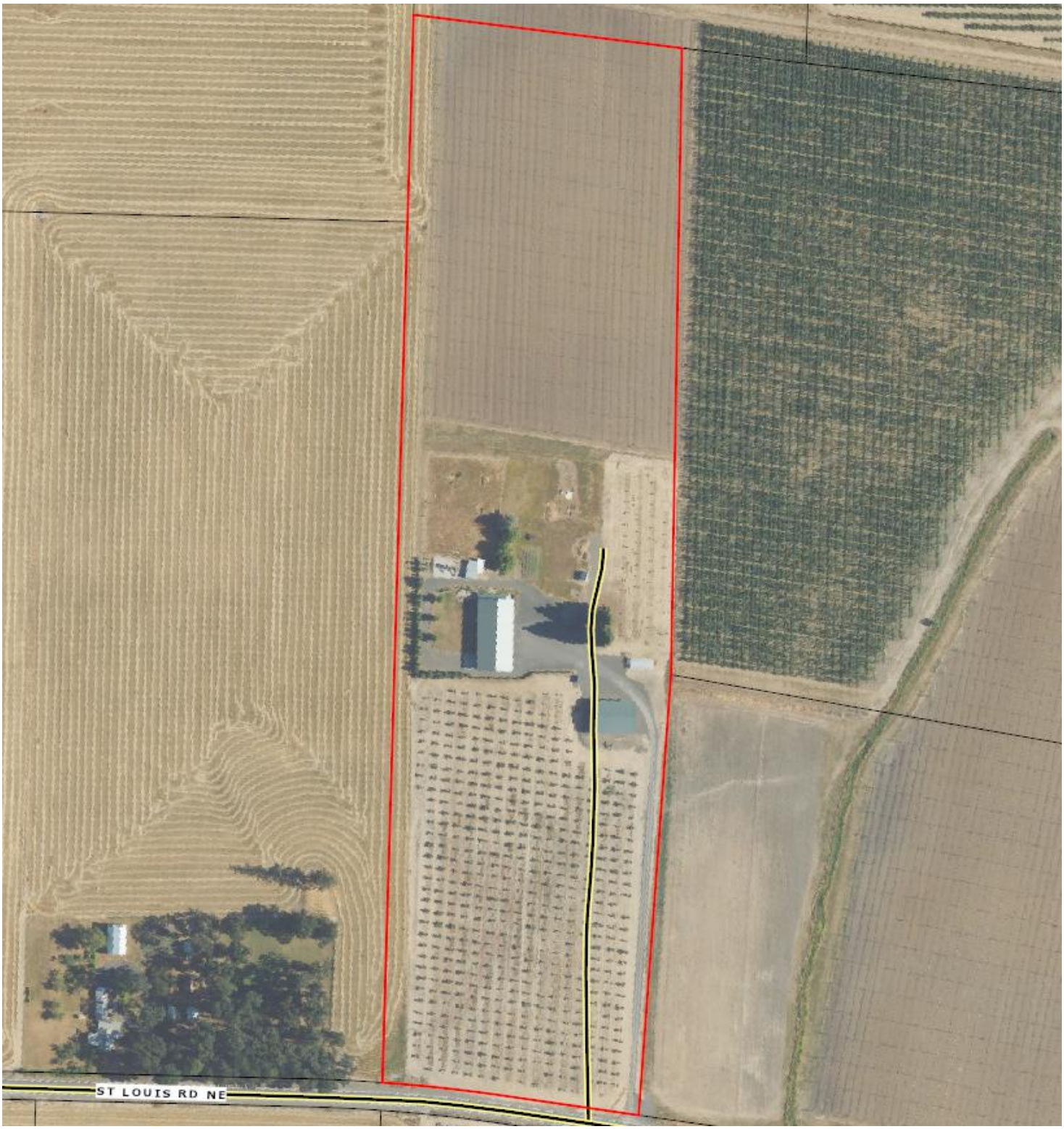
Full Assessor Map

Fidelity National Title

Parcel ID: 514914

Site Address: 5295 St Louis Rd NE

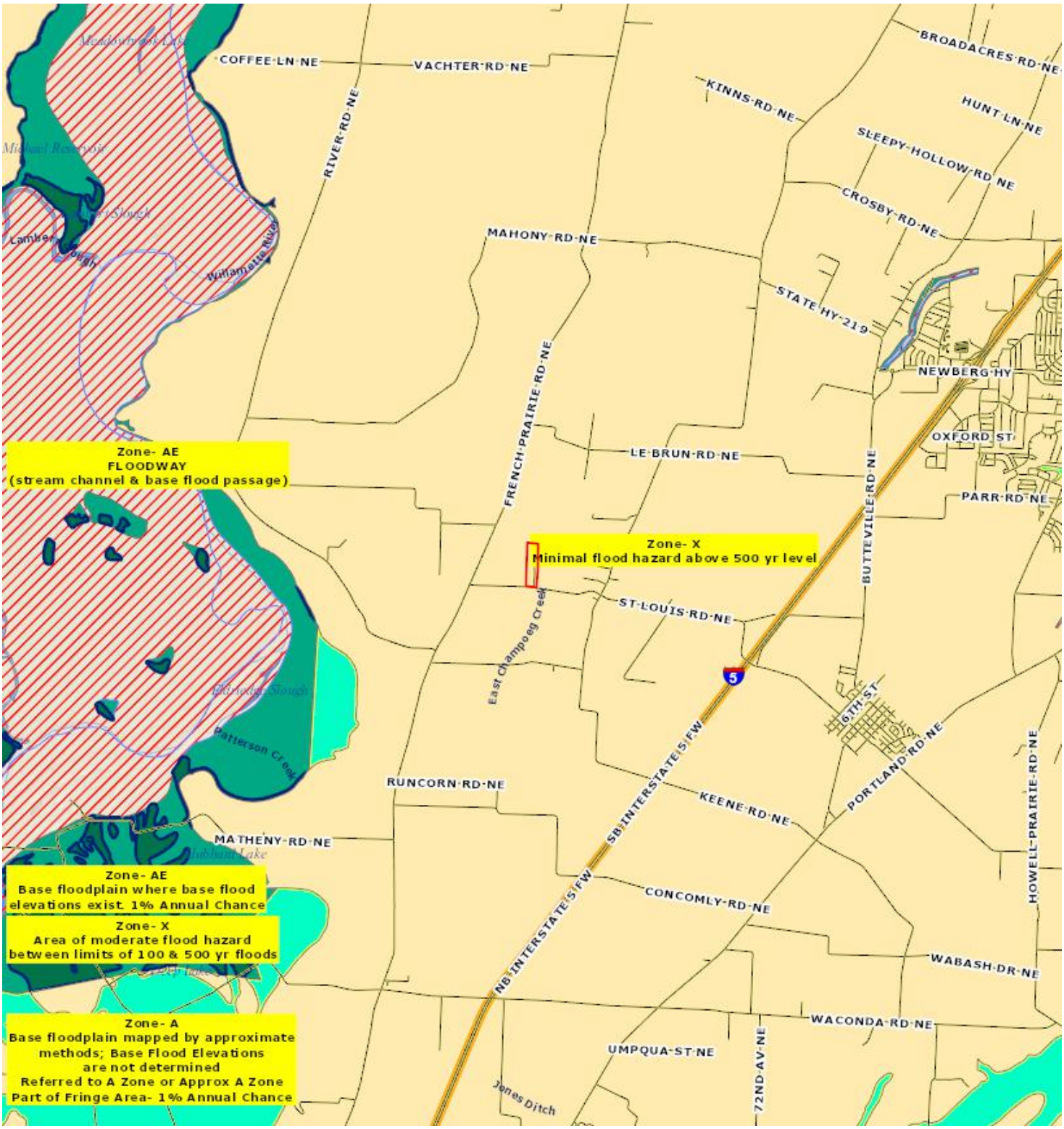
Aerial Map



Fidelity National Title

Parcel ID: 514914

Flood Map



Fidelity National Title

Parcel ID: 514914

June 12, 2025

Property Identificaton

Account ID:
514914
Tax Account ID:
514914
Tax Roll Type:
Real Property
Situs Address:
5295 ST LOUIS RD NE GERVAIS OR 97026
Map Tax Lot:
052W200000300
Owner:
WOLF, BRUCE P
PO BOX 487
ST PAUL, OR 97137

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

Owner History

Grantee	Grantor	Sales Info	Deed Info
WOLF, BRUCE P 5295 ST LOUIS RD NE GERVAIS OR 97026	CAULEY, PATRICK D 5295 ST LOUIS RD NE GERVAIS OR 97026	5/4/2021 $575,000.00 12 1	5/4/2021 44850375 WD 514914
CAULEY,PATRICK D 5295 ST LOUIS RD NE GERVAIS OR 97026	CAULEY,PATRICK D 5295 ST LOUIS RD NE GERVAIS OR 97026	2/14/2020 $575,000.00 39 1	2/14/2020 43000288 CONT 514914
CAULEY,SANDRA M & CAULEY,PATRICK 5295 ST LOUIS RD NE GERVAIS OR 97026			3/6/2003 20800319 WD 514914
CAULEY,PATRICK D 5295 ST LOUIS RD NE GERVAIS OR 97026			10/21/2002 20310320 B&S 514914
CAULEY,ROSEANN & CAULEY,PATRICK 5295 ST LOUIS RD NE GERVAIS OR 97026			8/12/2002 19820292 WD 514914
ROSEANN E CAULEY REV TR & CAULEY,ROSEANN E TRUSTEE 5295 ST LOUIS RD NE GERVAIS OR 97026			10/25/2001 18540174 B&S 514914
CAULEY,ROSEANN E 5295 ST LOUIS RD NE GERVAIS OR 97026			5/11/1999 17420699 DECE 514914

Grantee	Grantor	Sales Info	Deed Info
MISSING OWNERSHIP INFORMATION			7/1/1998 00180659 DEED 514914

Property Details

Property Class:
551
RMV Property Class:
501
Zoning:
(Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
FROST 307.397(1)(a), (2)(b) and (c) FROST CONTROL (2022/NA)
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 514914

ID	Type	Acres	Sq Ft	Levy Code Area
0	On Site Development - SA OSD - GOOD			01600
1	005 Farm Homesite 2BI TWO BENCH IRR	1	43560	01600
2	005 Farm Use - EFU 2BI TWO BENCH IRR	9.12	397267	01600
3	005 Farm Use - EFU 2BD TWO BENCH DRY	7.76	338025	01600
4	005 Farm Use - EFU 4BI FOUR BENCH IRR	0.35	15246	01600
5	005 Farm Use - EFU 4BD FOUR BENCH DRY	2.24	97574	01600

Improvements/Structures for Tax Account ID 514914

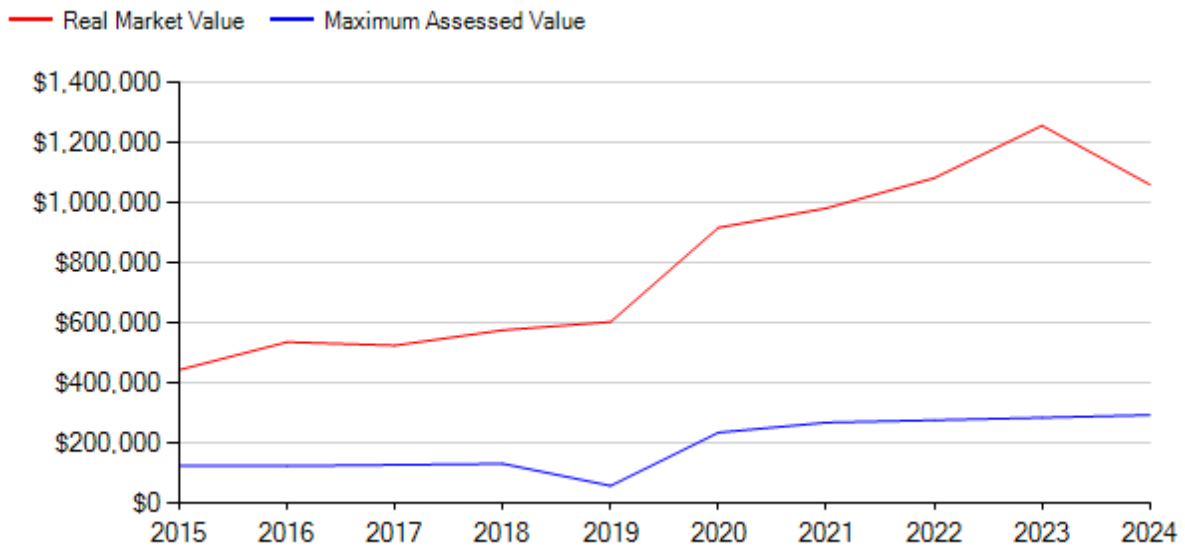
ID	Type	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	FARM BLDG	301 Accessory Improvements & Misc.		0	96		01600
2	FARM BLDG	355 Lean-to Heavy (LTH)		4	480	1988	01600
4	FARM BLDG	341 Multi Purpose Shed (MP)		5	160	2000	01600
5	FARM BLDG	352 Utility Building (UB)		6	6750	2018	01600
5.1		ROOF EXTENSION OR PATIO COVER			1000	2019	01600
5.2		ROOF EXTENSION OR PATIO COVER			540	2019	01600
5.3		CONCRETE DRIVEWAY			520	2019	01600
5.4		PATIO			1080	2019	01600

ID	Type	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
5.5		ROOF EXTENSION OR PATIO COVER			540	2018	01600
6	FARM BLDG	353 Machine Shed (MS)		4	3456	2020	01600
6.1		ROOF EXTENSION OR PATIO COVER			720	2020	01600
7	FARM BLDG	354 Lean-to Light (LTL)		4	312	2000	01600
8	FARM BLDG	357 Frost Control		4	880	2021	01600

Value Information (per most recent certified tax roll)

RMV Land Market:	$0
RMV Land Spec. Assess.:	$736,070
RMV Structures:	$326,243
RMV Total:	$1,062,313
AV:	$339,283
SAV:	$116,325
Exception RMV:	$0
RMV Exemption Value:	$2,713
Exemption Description:	None
M5 Taxable:	$439,855
MAV:	$294,180
MSAV:	$45,103

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
2024	$326,243	$0	$736,070/$45,103	FROST	$339,283
2023	$520,053	$0	$738,750/$46,989	FROST	$332,609
2022	$551,560	$0	$532,290/$45,745	FROST	$323,055
2021	$484,346	$0	$498,900/$44,530	FROST	$313,770
2020	$419,870	$0	$498,900/$43,360	FROST	$279,490
2019	$105,890	$0	$498,900/$42,210	None	$100,750
2018	$153,080	$0	$424,080/$40,300	None	$172,570
2017	$136,240	$0	$390,080/$40,020	None	$168,440
2016	$147,260	$0	$390,080/$38,980	None	$163,660
2015	$115,020	$0	$329,810/$37,970	None	$152,990

Taxes: Levy, Owed

Taxes Levied 2024-25: $4,391.81
Tax Rate: 12.9444
Tax Roll Type: R
Current Tax Payoff Amount: $0.00

Year	Total Tax Levied	Tax Paid
2024	$4,391.81	$4,391.81
2023	$3,689.36	$3,689.36
2022	$3,599.77	$3,599.77
2021	$3,501.12	$3,501.12
2020	$3,120.40	$3,120.40
2019	$1,124.41	$1,124.41
2018	$1,866.32	$1,866.32

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2024	3938351	-$4,391.81	$0.00	$0.00	$4,391.81	11/26/2024

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
2023	3926456	-$3,689.36	$0.00	$278.75	$3,968.11	7/24/2024
2022	3895035	-$3,599.77	$107.99	$0.00	$3,491.78	11/4/2022
2021	3890014	-$31.12	$0.00	$1.24	$32.36	7/21/2022
2021	3885092	-$3,470.00	$0.00	$31.12	$3,501.12	1/11/2022
2020	3868118	-$13.87	$0.00	$0.00	$13.87	5/10/2021
2020	3863436	-$3,106.53	$0.00	$13.87	$3,120.40	12/15/2020
2019	134037	-$1,124.41	$33.73	$0.00	$1,090.68	11/5/2019
2018	279912	-$1,866.32	$55.99	$0.00	$1,810.33	11/6/2018

BS

Patrick Dennis Cauley
17824 Arbor Grove Rd NE
Woodburn, OR 97071
Grantor's Name and Address

Bruce Philip Wolf
5295 St. Louis Rd NE
Gervais, OR 97026
Grantee's Name and Address

After recording, return to (Name and Address):
Bruce P. Wolf
5295 St. Louis Rd NE
Gervais, OR 97026

Until requested otherwise, send all tax statements to (Name and Address):
Bruce P. Wolf
5295 St. Louis Rd NE
Gervais, OR 97026

REEL 4485 PAGE 375
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-04-2021 03:44 pm.
Control Number 653291 $ 96.00
Instrument 2021 00027552

WARRANTY DEED

I (Pat Cauley) hereby sell the Property here in described, ("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Bruce P. Wolf, ("grantee"), all of that certain real property, with all rights and interests belonging or relating thereto, situated in Marion County, Oregon, described as follows *(legal description of property; description space continued on reverse)*:

See attached legal description of Property listed as Exhibit 'A'

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ $ 575,000;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Monday April 20th, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Marion) ss.

This record was acknowledged before me on April 20, 2020,

by Maureen E. Carey Barber.

This record was acknowledged before me on April 20, 2020,

by Patrick Carey and Bruce Wolf

as _____

of _____.

OFFICIAL STAMP
MAUREEN ERIN CAREY BARBER
NOTARY PUBLIC – OREGON
COMMISSION NO. 979805
MY COMMISSION EXPIRES OCTOBER 01, 2022

Maureen E. Carey Barber
Notary Public for Oregon
My commission expires 10/01/2022

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

Exhibit 'A'

Beginning at the Southwest corner of the Bartholowmew Delorme Donation Land Claim No. 51, Section 21, Township 5 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 82°30' East 5.00 chains; thence North 30.25 chains to the North line of said Claim No. 51; thence North 85° West 5.00 chains to the Northwest corner of the Delorme Donation Land Claim; thence South 30.05 chains to the place of beginning.

ALSO, the following tract of land, to wit: Beginning at a point in the South line of the Bartholowmew Delorme Donation Land Claim No. 51, Township 5 South, Range 2 West of the Willamette Meridian; said point is located South 82°30' East 5.00 chains from the Southwest corner of said Delorme Donation Land Claim, being also the Southeast corner of the Peter Wilquist tract; thence North tracing the east line of said Wilquist tract 12.36 chains; thence South 81°30' East 1.96 chains; thence South 2°07' West 12.36 chains to the South line of said Donation Land Claim No. 51; thence North 82°30' West 1.50 chains to the place of beginning.

ALSO:

A portion of that Ferschweiler Tract identified as Tract No. 1 as described by deed recorded in Volume 558, Page 602 of said Deed Records on May 21, 1962 that is situated in Section 20, Township 5 South, Range 2 West, Willamette Meridian, Marion County, State of Oregon and is more particularly described as follows:

Commencing at the southwest corner of the Bartholomew Delorme Donation Land Claim No. 51, in said township and range; thence South 82°30' East, along the south line of said Claim, a distance of 6.4979 chains, more or less, to the southeast corner of that Cauley Tract that is identified as the second described property recorded in Reel 1982, Page 292 of said Deed Records on August 12, 2002; thence North 02°07' East 12.2742 chains, more or less, to the northeast corner of last said Cauley Tract, which point being the TRUE POINT OF BEGINNING of the hereinafter described property and which point being on the south line of said Ferschweiler Tract No. 1; thence NORTH 18.229 chains to the north line of said Delorme Claim; thence North 85° West, along said north line, 1.9459 chains, more or less, to the northwest corner of said Ferschweiler Tract that is the second described property of Tract No. 1; thence SOUTH 18.1089 chains to the northwest corner of said Cauley Tract; thence South 81°30' East 1.96 chains to the TRUE POINT OF BEGINNING.

REEL: 4485 PAGE: 375

May 04, 2021, 03:44 pm.

CONTROL #: 653291

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: $ 96.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title®
Trusted everywhere, every day.

Critical Warning Regarding Seller Impersonation in Real Estate Transactions

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

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

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

Be on the lookout for red flags.

WHEN A PROPERTY:

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

WHEN A SELLER:

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

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

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

Kelli Terjeson
Sales Manager
503.510.4540
Kelli.Terjeson@fnf.com

Source: ALTA Seller Impersonation

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!

Oregon Farm & Home ★BROKERS★

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.

STEVEHELMS@KW.COM | 541-979-0118

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