



575 FAIRWAY DRIVE

GLENEDEN
BEACH



**Oregon
Farm & Home**
★ BROKERS ★

kw MID-WILLAMETTE
KELLER WILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



Introduction

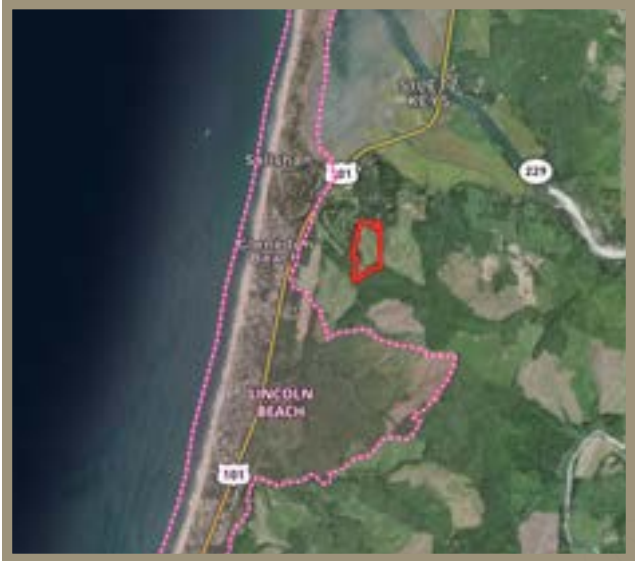
Set within the desirable Salishan Hills Resort community of Gleneden Beach, this 47.34-acre property offers a rare combination of coastal privacy, usable land, and development potential. Comprised of two tax lots and zoned Timber Conservation and Residential, the property presents a buildable opportunity surrounded by approximately 15-year-old Western red cedar and hemlock timber.

Access to the buildable lot is provided via Salishan Hill's private, gated asphalt roadways, while the larger timber conservation parcel offers both foot access from the buildable lot and separate vehicle access via a gated gravel forest road located approximately 1.6 miles south of Salishan off Highway 101—ensuring exceptional privacy from either approach.

The land features Fendall-Templeton silt loam soils, well-suited for forest growth and coastal vegetation, with Gertulla Creek meandering through the northern portion, enhancing the property's natural beauty. Elevations ranging from 160 to 360 feet provide varied topography and potential homesite options. Utilities including electric, sewer, and city water are available at the street, making this a well-rounded and highly desirable coastal investment.



Location



Gleneden Beach is a charming coastal community along the central Oregon Coast, ideally situated just off Highway 101 for convenient north-south travel. This property is located within the Salishan Hills Resort community, offering a well-regarded setting known for its coastal forested landscape and proximity to the ocean. The property benefits from close proximity to the amenities of Lincoln City, located roughly 1 mile north, while also being a short drive to Depoe Bay to the south, known for its scenic harbor and whale watching opportunities. Residents enjoy easy access to miles of sandy shoreline, Salishan Golf Links, and a variety of nearby state parks offering hiking, fishing, and outdoor recreation. The area is supported by essential infrastructure including nearby medical facilities, shopping, and dining, while still maintaining a quiet, coastal atmosphere, all within the Lincoln County School District.

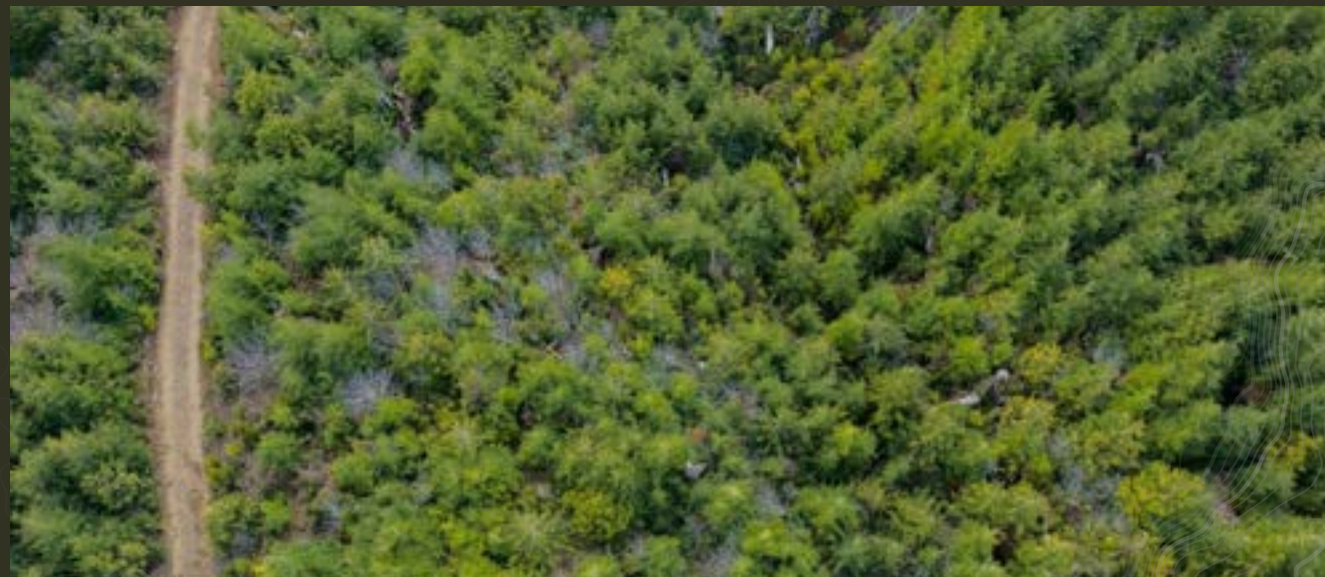
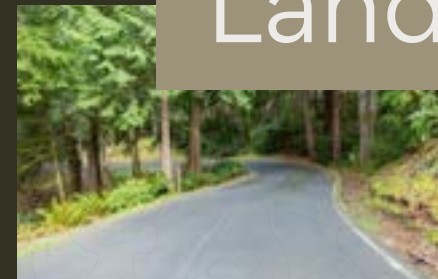
ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH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

Opportunity

This property presents a compelling opportunity to create a custom coastal retreat while maintaining long-term timber value. With a buildable homesite within the Salishan Hills community, there is potential to design and construct a residence that takes advantage of the property's elevation, privacy, and surrounding natural beauty. The existing stand of approximately 15-year-old Western Red cedar and hemlock offers both aesthetic appeal and future income potential, making it well-suited for those looking to balance residential use with sustainable forestry. Zoning that supports both residential and timber use further enhances flexibility, allowing for a range of possibilities from a private getaway to a long-term land investment. With utilities available nearby and soils conducive to strong vegetation growth, this parcel is positioned to support both immediate enjoyment and future value.



Land



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Land

47.43 +/- Acres

- Parcel ID R524157 | 47.04 +/- Acres
- Parcel ID R526031 | .39 +/- Acres
- 45 +/- Acres of 15 Year Old Western Red Cedar and Hemlock Timber
- Corners are Flagged
- Zoned Timber Conservation and Residential
- Access via Easement
 - Partially Paved Access, Partially Unpaved
- Fendall-Templeton Silt Loam Soils
 - Great for forest growth and coastal vegetation!
- Elevation Range from 160 to 360 Feet
- Electric, Sewer and City Water at Street
- Gertulla Creek Runs Through Northern Tip of the Property
- Access to Beach Through Private Gated Entry

Land



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Land



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Seller Preferred Terms

Offer Response Deadline: 3 Business Days

Forms: OREF

HOA: Salishan Hills, \$992 +/- Yearly

Title: Fidelity National Title In Albany with Tara Riesterer

Seller's Name: Sean C. Lee and Adrianna M. Lee

Showings: 24 Hour Notice, Specific Showing Instructions Sent Upon Approved Showing



SCAN HERE
FOR
HOA
INFO

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.

Property Maps



Maps provided via LandID

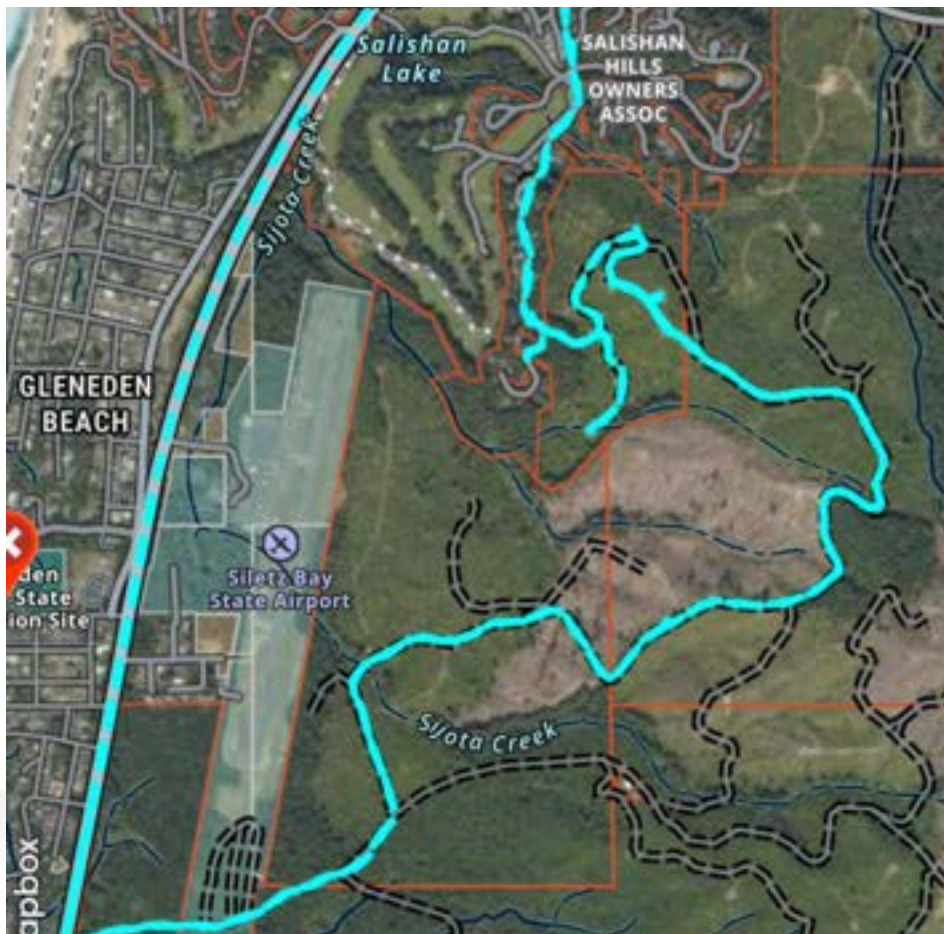
- Property Boundaries
- Topographic
- Surface Water



SCAN HERE
FOR AN
INTERACTIVE
MAP!

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Road Maps



SCAN HERE FOR AN INTERACTIVE MAP!

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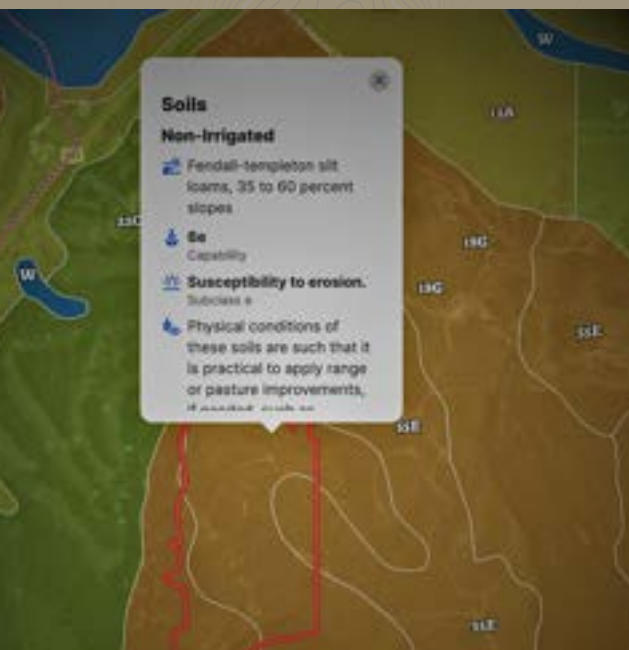


Soil Report

Soil Report provided via LandID

Majority Soil Types

- Fendall - Templeton Silt Loams



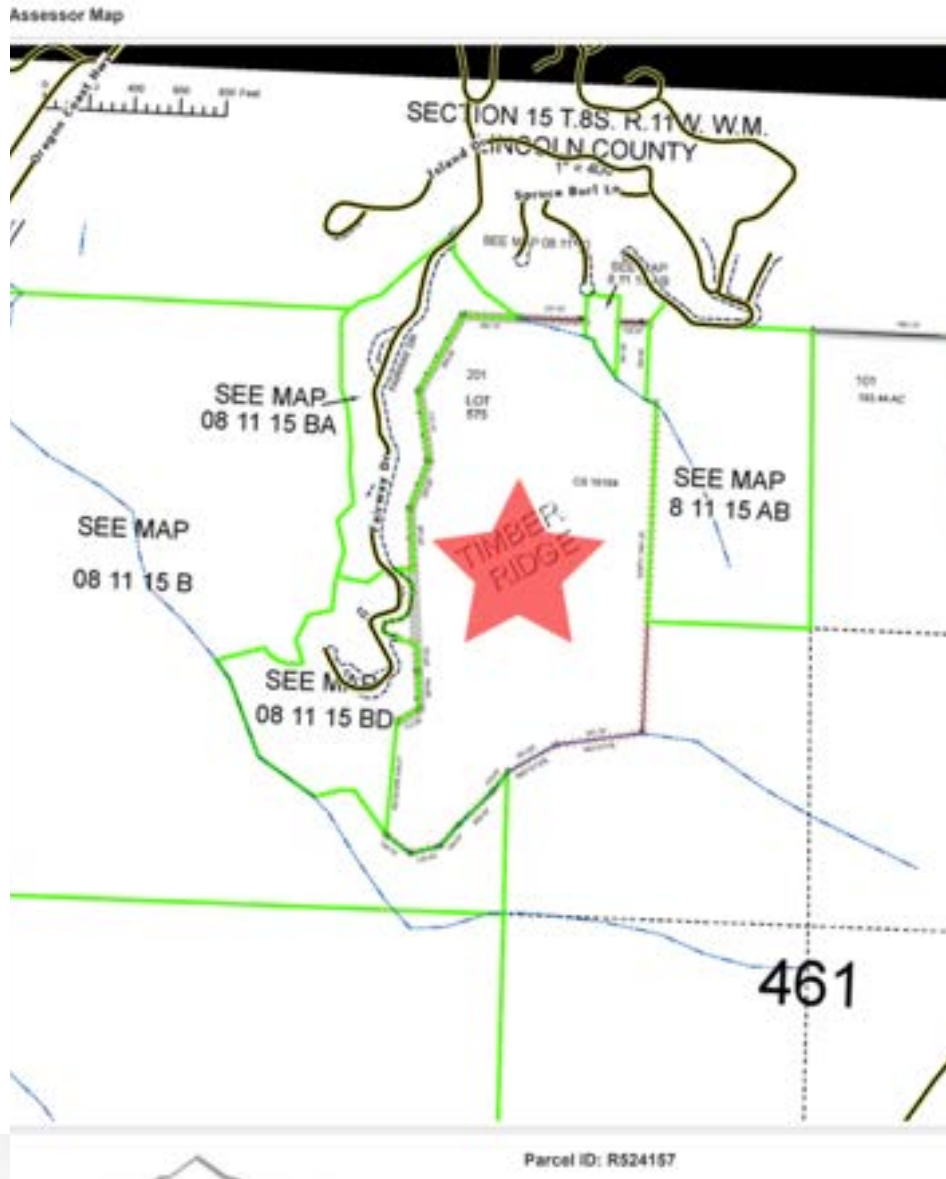
The Fendall–Templeton silt loam soils are commonly found along the Oregon Coast Range, typically on rolling to steep hillsides, ridgetops, and forested slopes. These soils formed from weathered sedimentary rock and colluvium and are well known for supporting productive timber ground and native vegetation.

County Info

List Pack provided by
Fidelity National Title company

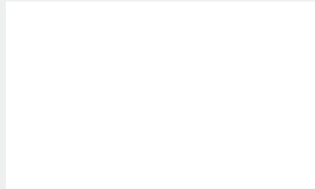
47.43 +/- Acres

- Parcel ID R524157 | 47.04 +/- Acres
- Parcel ID R526031 | .39 +/- Acres





Property Profile Report



R524157
OR 97388

February 18, 2026

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

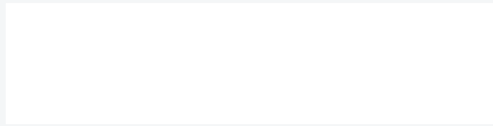
Part of a
FORTUNE 500 Company

A partnership beyond expectations.

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LINCOLN COUNTY PROPERTY ASSESSMENT AND TAX DATA

Property
R524157



Property Address

-

2026 In Process Real Market Value

\$123,480

Property Page: Property Details ▼


2026 GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description TIMBER RIDGE, LOT 575,
 DOC201805243
 Alternate Account Number -
 Neighborhood RINB: IMMONEN ROAD LAND
 Map Number 08-11-15-00-00201-00
 Property Use 400: R - TRACT VACANT
 Levy Code Area [461](#)
 Zoning T-C

RELATED PROPERTIES

Linked Properties [R526031](#)

2026 OWNER INFORMATION

Owner Name 
 Mailing Address PO BOX 3 DEPOE BAY, OR 97341

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	AF: MARKET FORESTLAND	47.04 Acres
TOTALS		47.04 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$123,480	\$123,480	\$0	\$45,300
2025	\$0	\$123,480	\$123,480	\$0	\$43,990
2024	\$0	\$123,480	\$123,480	\$0	\$42,710
2023	\$0	\$123,480	\$123,480	\$0	\$41,470
2022	\$0	\$123,480	\$123,480	\$0	\$40,270
2021	\$0	\$123,480	\$123,480	\$0	\$39,100
2020	\$0	\$123,480	\$123,480	\$0	\$37,970
2019	\$0	\$42,430	\$42,430	\$0	\$36,870
2018	\$0	\$36,740	\$36,740	\$0	\$35,800
2017	\$0	\$36,740	\$36,740	\$0	\$34,760

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
5/30/2018	HAHN RICHARD R & HAHN RAYNA L		201805243	\$230,000	WD WARRANTY DEED
	HAHN RICHARD RAYMOND & HAHN RAYNA LYNN		201401855	-	BSD BARGAIN AND SALE DEED
10/15/2007	MERIWETHER NW OR LND & TBR LLC		200715427	\$620,000	WD WARRANTY DEED

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$511.06	\$443.19	\$67.87	\$511.06	\$0.00	-	\$0.00
2024	\$522.13	\$436.42	\$85.71	\$522.13	\$0.00	-	\$0.00
2023	\$499.07	\$422.31	\$76.76	\$499.07	\$0.00	-	\$0.00
2022	\$470.31	\$409.11	\$61.20	\$470.31	\$0.00	-	\$0.00
2021	\$459.26	\$399.06	\$60.20	\$459.26	\$0.00	-	\$0.00
2020	\$449.00	\$391.89	\$57.11	\$449.00	\$0.00	-	\$0.00
2019	\$431.66	\$375.28	\$56.38	\$431.66	\$0.00	-	\$0.00
2018	\$412.74	\$360.03	\$52.71	\$412.74	\$0.00	-	\$0.00
2017	\$407.13	\$353.97	\$53.16	\$407.13	\$0.00	-	\$0.00
2016	\$389.39	\$339.20	\$50.19	\$389.39	\$0.00	-	\$0.00
2015	\$373.60	\$327.90	\$45.70	\$373.60	\$0.00	-	\$0.00
2014	\$362.26	\$0.00	\$0	\$362.26	\$0.00	-	\$0.00
2013	\$356.38	\$0.00	\$0	\$356.38	\$0.00	-	\$0.00
2012	\$353.02	\$0.00	\$0	\$353.02	\$0.00	-	\$0.00
2011	\$345.99	\$0.00	\$0	\$345.99	\$0.00	-	\$0.00
2010	\$1,237.61	\$0.00	\$0	\$1,237.61	\$0.00	-	\$0.00
2009	\$230.09	\$0.00	\$0	\$230.09	\$0.00	-	\$0.00
2008	\$234.47	\$0.00	\$0	\$234.47	\$0.00	-	\$0.00

Appraisal Card

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	LINC-190164	11-19-2025	\$495.73
2024	LINC-133498	11-13-2024	\$506.47
2023	LINC-57171	10-30-2023	\$484.10
2022	LINC-12208	11-4-2022	\$456.20
2021	1663852	11-12-2021	\$445.48
2020	1621893	11-20-2020	\$435.53
2019	1565848	11-20-2019	\$418.71
2018	1503975	11-14-2018	\$400.36
2017	1434031	11-8-2017	\$394.92
2016	1404864	11-18-2016	\$377.71
2015	1330518	11-10-2015	\$362.39
2014	1273119	11-7-2014	\$351.39
2013	1233995	11-13-2013	\$345.69
2012	1177322	11-9-2012	\$342.43
2011	1149353	12-9-2011	\$347.52
2010	1075934	11-15-2010	\$295.14
2010	1075934	11-15-2010	(\$295.14)
2010	1080967	11-15-2010	\$295.14
2010	1053463	10-18-2010	\$905.34
2009	1002190	10-12-2009	\$223.19
2009	1002190	10-12-2009	\$22.40
2008	979550	11-18-2008	\$227.44

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R524157

Map and Taxlot: 08-11-15-00-00201-00

Tax Year: 2026

Run Date: 2/18/2026 10:47:21 AM

PROPERTY SITUS ADDRESS

Maintenance Area: C-20

GENERAL PROPERTY INFORMATION

Prop Class: 400
 NBH Code: RINB
 Prop Type Code: RES
 Prop Code: Z5: RURAL (NON SPECIAL USE)
 Next Appr Date:
 Next Appr Reason:
 Last Appr Date: 12/12/2019
 Appraiser: JM
 Zoning: T-C
 Code Area: 461
 Related Accts: R526031

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2025	123,480		123,480	43,990	
2024	123,480		123,480	42,710	
2023	123,480		123,480	41,470	
2022	123,480		123,480	40,270	
2021	123,480	0	123,480	39,100	0
2020	123,480	0	123,480	37,970	0

OWNER NAME AND MAILING ADDRESS

LEGAL DESCRIPTION

TIMBER RIDGE, LOT 575, DOC201805243

ASSESSMENT INFORMATION

Land Non-LSU:	123,480	Prior MAV:	43,990	Except RMV:	
Improvement:		Prior MAV Adj:		CPR:	
Non-LSU RMV Total:	123,480	Prior AV:	43,990	EX. MAV:	
Land LSU:		Prior AV Adj:		LSU:	
RMV Total:	123,480	AV +3%:	45,310	New M50 AV:	45,300

Acres: 0 Sqft:
 Effective Acres: 0

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
05/30/2018	27			SALE	WD WARRANTY DEE	201805243
10/15/2007	13			SALE	WD WARRANTY DEE	200715427
				NON_SALE	BSD BARGAIN AND	201401855

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
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PARCEL COMMENTS

GenLink- R526031-SpCd, R526031-SpCd
 GenFlag- M_20C
 GenCom- 2018-19 JV#250 CODE CHANGE 450 TO 452, ENTERED 5-21-18. JV#624 NEW PLAT INPUT 3-8-10. JV#417 LLA W/4
 Land- CODE SPLIT. TOTAL SIZE 47.43 ACRES.

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
DV	2010	40,360	7

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
AF: MARKET FORESTLAND	RFL	A	47.040	3,500	S-75		0.750	123,480
			Total Acres:	47.040		Total Market Land Value:		123,480

LAND SPECIAL USE

Code	SAV	Unt	Pr	MSAV	Unt	Pr	LSU
Total LSU:							



Parcel Information		Assessment Information	
Parcel #:	R526031	Market Value Land:	\$1,020.00
Tax Lot:	081115000020100	Market Value Impr:	\$0.00
Site Address:		Market Value Total:	\$1,020.00
Owner:		Assessed Value:	\$240.00
Owner2:		Legal	
Owner Address:	PO Box 3	Levy Code Area:	452
	Depoe Bay OR 97341	Levy Rate:	10.8984
Twn/Range/Section:	08S / 11W / 15	Tax Year:	2025
Parcel Size:	0.39 Acres (16,988 SqFt)	Annual Tax:	\$3.13
Plat/Subdivision:	Timber Ridge	Legal	
Lot:	575	TIMBER RIDGE, LOT 575, DOC201805243	
Block:			
Census Tract/Block:	950601 / 3026		
Waterfront:			

Land	
Cnty Land Use:	400 - Tract Vacant Land
Zoning:	T-C - Timber Conservation
Watershed:	Lower Siletz River-Frontal Pacific Ocean
School District:	Lincoln County
Middle School:	Taft Middle School
Land Use Std:	8010 - Recreational-Vacant Land
Neighborhood:	RINB
Recreation:	
Primary School:	Oceanlake Elementary School
High School:	Taft High School

Improvement			
Year Built:		Fin SqFt:	
Bsmt Fin SqFt:		Flr 1 SqFt:	
Bsmt UnFin SqFt:		Flr 2 SqFt:	
Deck SqFt:		Garage SqFt:	
Carport:		Garage Desc:	
Roof Type:		Foundation:	
Roof Mtl:		AC:	
Bedrooms:		Bathrooms:	
Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior:		Porch:	0
Heat Type:			

Transfer Information			
Rec. Date:	05/31/2018	Sale Price:	\$230,000.00
Owner:	Sean C Lee	Doc Num:	5243
Orig. Loan Amt:		Doc Type:	Warranty Deed
Finance Type:		Grantor:	HAHN RAYNA L
Loan Type:		Title Co:	WESTERN TITLE & ESCROW
		Lender:	

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LINCOLN COUNTY PROPERTY ASSESSMENT AND TAX DATA

Property
R526031

Property Address

2026 In Process Real Market Value

\$1,020

Property Page: Property Details

2026 GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description TIMBER RIDGE, LOT 575,
 DOC201805243
 Alternate Account Number -
 Neighborhood RINB: IMMONEN ROAD LAND
 Map Number 08-11-15-00-00201-00
 Property Use 400: R - TRACT VACANT
 Levy Code Area [452](#)
 Zoning T-C

RELATED PROPERTIES

Linked Properties [R524157](#)

2026 OWNER INFORMATION

Owner Name
 Mailing Address PO BOX 3 DEPOE BAY, OR 97341

2026 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	AF: MARKET FORESTLAND	0.39 Acres
TOTALS		0.39 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2026 (In Process)	\$0	\$1,020	\$1,020	\$0	\$240
2025	\$0	\$1,020	\$1,020	\$0	\$240
2024	\$0	\$1,020	\$1,020	\$0	\$240
2023	\$0	\$1,020	\$1,020	\$0	\$240
2022	\$0	\$1,020	\$1,020	\$0	\$240
2021	\$0	\$1,020	\$1,020	\$0	\$240
2020	\$0	\$1,020	\$1,020	\$0	\$240
2019	\$0	\$350	\$350	\$0	\$240
2018	\$0	\$300	\$300	\$0	\$240
2017	\$0	\$300	\$300	\$0	\$240

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
5/30/2018	HAHN RICHARD R & HAHN RAYNA L	LEE SEAN C & LEE HILL ADRIANNA M	201805243	\$230,000	WD WARRANTY DEED
	HAHN RICHARD RAYMOND & HAHN RAYNA LYNN	HAHN RICHARD R & HAHN RAYNA L	201401855	-	BSD BARGAIN AND SALE DEED

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$3.13	\$2.57	\$0.56	\$3.13	\$0.00	-	\$0.00
2024	\$3.32	\$2.61	\$0.71	\$3.32	\$0.00	-	\$0.00
2023	\$3.24	\$2.60	\$0.64	\$3.24	\$0.00	-	\$0.00
2022	\$3.10	\$2.59	\$0.51	\$3.10	\$0.00	-	\$0.00
2021	\$3.11	\$2.61	\$0.50	\$3.11	\$0.00	-	\$0.00
2020	\$3.13	\$2.66	\$0.47	\$3.13	\$0.00	-	\$0.00
2019	\$3.10	\$2.63	\$0.47	\$3.10	\$0.00	-	\$0.00
2018	\$3.10	\$2.66	\$0.44	\$3.10	\$0.00	-	\$0.00
2017	\$3.44	\$3.00	\$0.44	\$3.44	\$0.00	-	\$0.00
2016	\$3.42	\$3.00	\$0.42	\$3.42	\$0.00	-	\$0.00
2015	\$3.38	\$3.00	\$0.38	\$3.38	\$0.00	-	\$0.00
2014	\$3.24	\$0.00	\$0	\$3.24	\$0.00	-	\$0.00
2013	\$3.18	\$0.00	\$0	\$3.18	\$0.00	-	\$0.00
2012	\$3.15	\$0.00	\$0	\$3.15	\$0.00	-	\$0.00
2011	\$3.01	\$0.00	\$0	\$3.01	\$0.00	-	\$0.00
2010	\$2.97	\$0.00	\$0	\$2.97	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2025	LINC-190165	11-19-2025	\$3.04
2024	LINC-133499	11-13-2024	\$3.22
2023	LINC-56215	10-27-2023	\$3.15
2022	LINC-12623	11-7-2022	\$3.01
2022	LINC-12623	11-7-2022	(\$3.01)
2022	LINC-12865	11-7-2022	\$3.01
2022	LINC-12865	11-7-2022	(\$3.01)
2022	LINC-12517	11-4-2022	\$3.01
2021	1661962	11-10-2021	\$3.02
2020	1620903	11-20-2020	\$3.04
2019	1562385	11-19-2019	\$3.01
2018	1506584	11-15-2018	\$3.01
2017	1434030	11-8-2017	\$3.34
2016	1404863	11-18-2016	\$3.32
2015	1330519	11-10-2015	\$3.28
2014	1273115	11-7-2014	\$3.14
2013	1218672	11-5-2013	\$3.08
2012	1177323	11-9-2012	\$3.06
2011	1149352	12-9-2011	\$3.02
2010	1075935	11-15-2010	\$2.88
2010	1075935	11-15-2010	(\$2.88)
2010	1080968	11-15-2010	\$2.88

LINCOLNPROD PROPERTY RECORD CARD

Property ID: R526031

Map and Taxlot: 08-11-15-00-00201-00

Tax Year: 2026

Run Date: 2/18/2026 10:48:58 AM

PROPERTY SITUS ADDRESS

Maintenance Area: C-20

GENERAL PROPERTY INFORMATION

Prop Class: 400
 NBH Code: RINB
 Prop Type Code: RES
 Prop Code: Z5: RURAL (NON SPECIAL USE)
 Next Appr Date:
 Next Appr Reason:
 Last Appr Date: 12/12/2019
 Appraiser: JM
 Zoning: T-C
 Code Area: 452
 Related Accts: R524157

VALUE HISTORY

Year	Land RMV	Imp RMV	Total RMV	Total AV	LSU Value
2025	1,020		1,020	240	
2024	1,020		1,020	240	
2023	1,020		1,020	240	
2022	1,020		1,020	240	
2021	1,020	0	1,020	240	0
2020	1,020	0	1,020	240	0

OWNER NAME AND MAILING ADDRESS

LEGAL DESCRIPTION

TIMBER RIDGE, LOT 575, DOC201805243

ASSESSMENT INFORMATION

Land Non-LSU:	1,020	Prior MAV:	240	Except RMV:	
Improvement:		Prior MAV Adj:		CPR:	
Non-LSU RMV Total:	1,020	Prior AV:	240	EX. MAV:	
Land LSU:		Prior AV Adj:		LSU:	
RMV Total:	1,020	AV +3%:	247	New M50 AV:	240

Acres: 0 Sqft:
 Effective Acres: 0

SALES INFORMATION

Date	Type	Sale Price	Adj Sale Price	Validity	Inst. Type	Sale Ref
05/30/2018	27			SALE	WD WARRANTY DEE	201805243
				NON_SALE	BSD BARGAIN AND	201401855

BUILDING PERMITS AND INSPECTIONS

Type	Appraiser	Issue Date	Date Checked	% Comp	Comment
------	-----------	------------	--------------	--------	---------

PARCEL COMMENTS

GenLink- R524157-SpCd, R524157-SpCd
 GenFlag- M_20C
 GenCom- 2018-19 JV#250 CODE CHANGE 450 TO 452, ENTERED 5-21-18. JV#624 NEW PLAT INPUT 3-8-10.
 Land- CODE SPLIT. TOTAL SIZE 47.43 ACRES.

EXEMPTIONS

Code	Exempt RMV
------	------------

Exceptions

Code	Year	Amount	Method
DV	2010	330	7

MARKET LAND INFORMATION

Type	Table	Method	Acres	Base Value	Adjustment Code - %	NBHD %	Total Adj %	Final Value
AF: MARKET FORESTLAND	RFL	A	0.390	3,500	S-75		0.750	1,020
			Total Acres:	0.390		Total Market Land Value:		1,020

LAND SPECIAL USE

Code	SAV	Unt Pr	MSAV	Unt Pr	LSU
Total LSU:					

RECORDING REQUESTED BY:


Western Title & Escrow

360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0157006-KQ
Sean C Lee and Adrianna M Lee-Hill
P.O. Box 3
Depoe Bay, OR 97341

SEND TAX STATEMENTS TO:

Sean C Lee and Adrianna M Lee-Hill
P.O. Box 3
Depoe Bay, OR 97341

APN: R524157
R526031
Map: 08-11-15-00-00201

Lincoln County, Oregon
05/31/2018 12:57:50 PM
DOC-WD

2018-05243

Cnt=1 Pgs=6 Str=29

\$30.00 \$11.00 \$10.00 \$20.00 \$7.00

\$78.00

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.



Dana W. Jenkins, Lincoln County Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard R. Hahn and Rayna L. Hahn, Grantor, conveys and warrants to **Sean C Lee and Adrianna M Lee-Hill, 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 Lincoln, State of Oregon:

Lot 575, "TIMBER RIDGE", in Lincoln County, Oregon, according to the official plat thereof recorded August 13, 2009, in Plat Book 18, Pages 38, 38A, 38B, 38C and 38D, Plat Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (**\$230,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 5/30/2018

[Signature]
Richard R. Hahn

[Signature]
Rayna L. Hahn

State of Washington
County of Snohomish

This instrument was acknowledged before me on 5/30/18 by Richard R. Hahn and Rayna L. Hahn.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 9/3/21

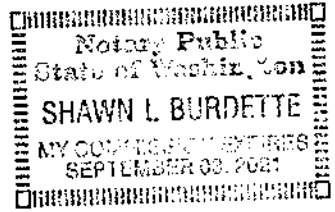


EXHIBIT "A"
Exceptions

Subject to:

Regulations, levies, liens, assessments, rights of way and easements of Kernville-Lincoln Beach-Gleneden Beach Water District.

Regulations, levies, liens, assessments, rights of way and easements of Salishan Sanitary District.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Sijota Creek and George Creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Sijota Creek and George Creek.

Any adverse claim based upon the assertion that:

- a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of unnamed creek, in the event the boundary of said unnamed creek has been artificially raised or is now or at any time has been below the high watermark, if said unnamed creek is in its natural state.
- b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
- c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of unnamed creek, or has been formed by accretion to any such portion.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the unnamed creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of unnamed creek.

Water pipeline, as disclosed in Warranty Deed,

Recording Date: October 4, 1957
Recording No.: Book 187, Page 426

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: November 1, 1957
Recording No.: Book 188, Page 90

Agreement, including the terms and provisions thereof,

Recording Date: January 19, 1976
Recording No.: Book 61, Page 1981
Between: Salishan Properties, Inc., an Oregon corporation, Salishan
Leaseholders, Inc., an Oregon non-profit corporation
And: John D. Gray
Supplement,
Recording Date: August 1, 1996
Recording No.: Book 322, Page 1869

EXHIBIT "A"
Exceptions

Plat of Salishan Hills, including the terms and provisions thereof,

Recording Date: January 28, 1976
Recording No.: Book 62, Page 309

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: April 13, 1976
Recording No: Book 63, Page 1894

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: June 24, 1977
Recording No: Book 76, Page 728

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: July 11, 1977
Recording No: Book 76, Page 1862

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: September 26, 1977
Recording No: Book 79, Page 1155

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 1978
Recording No: Book 88, Page 800

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 1978
Recording No: Book 89, Page 776

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 1, 1978
Recording No: Book 94, Page 93

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: January 9, 1979
Recording No: Book 96, Page 666

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 1981
Recording No: Book 126, Page 132

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 6, 1993

EXHIBIT "A"
Exceptions

Recording No: Book 272, Page 1605

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: May 16, 1994
Recording No: Book 281, Page 1747

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 10, 1994
Recording No: Book 291, Page 332

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: August 1, 1996
Recording No: Book 322, Page 1869

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 1996
Recording No: Book 330, Page 1372

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: November 6, 2001
Recording No: Book 434, Page 516

Declaration of Delegation, including the terms and provisions thereof,

Recording Date: May 25, 1979
Recording No: Book 100, Page 1926

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: August 1, 1993
Recording No: Book 322, Page 1869

Resolution, regarding common area, including the terms and provisions thereof,

Recording Date: January 15, 1999
Recording No.: Book 374, Page 96

Liens and assessments, if any, by the Salishan Hills Homeowner's Association.

EXHIBIT "A"

Exceptions

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement and Joint Use Agreement,

Recording Date: April 13, 1976
Recording No.: Book 63, Page 1902

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: June 24, 1977
Recording No.: Book 76, Page 723

Supplement,

Recording Date: August 1, 1996
Recording No.: Book 322, Page 1869

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement and Joint Use Agreement,

Recording Date: April 13, 1976
Recording No.: Book 63, Page 1913

Supplement,

Recording Date: August 1, 1996
Recording No.: Book 322, Page 1869

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Kernville-Gleneden Beach-Lincoln Beach Water District
Recording Date: April 13, 1979
Recording No.: Book 99, Page 586

Assignment and Assumption Agreement, including the terms and provisions thereof,

Recording Date: November 3, 1988
Recording No.: Book 198, Page 1322
Between: Boise Cascade Corporation
And: Longview Fibre Company

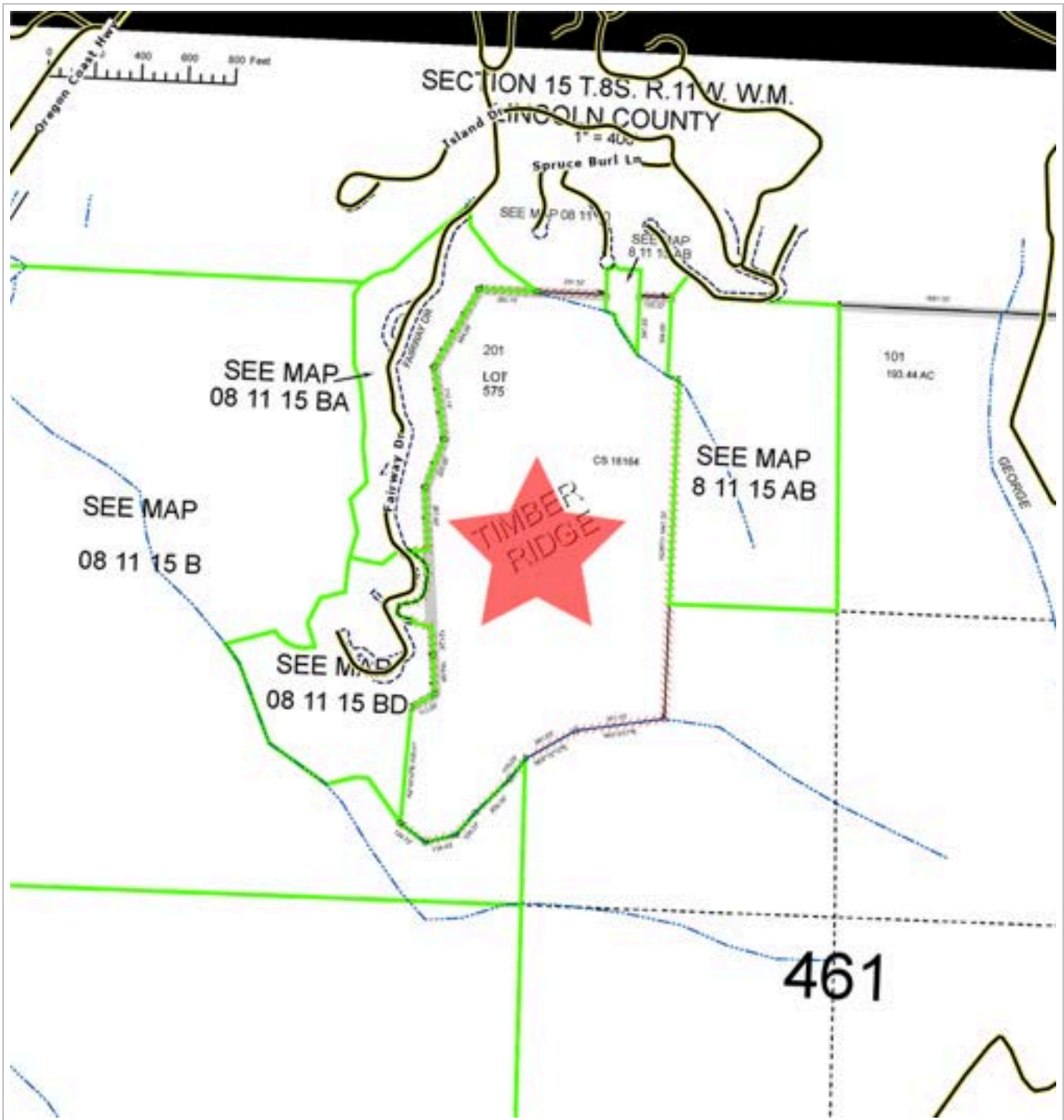
Restrictive Covenant, as disclosed in Warranty Deed, including the terms and provisions thereof,

Recording Date: October 31, 2007
Recording No.: 200715427

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: October 31, 2007
Recording No.: 200715427

Assessor Map



Parcel ID: R524157

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.



Aerial Map



Parcel ID: R524157

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.



PAUL TERJESON

PTERJY@KW.COM | 503-999-6777

Paul Terjeson is the Principal Broker/Owner of Oregon Farm Brokers, the Willamette Valley's leading farm, ranch, and land real estate specialists. With over 25 years of experience, Paul and his team represent buyers and sellers in farm ground, ranch land, development property, luxury estates, acreage, residential, and multifamily properties.

Paul's background as a fifth-generation farmer, nursery and dairy manager, land developer, and economist gives him deep expertise in zoning, water rights, soils, and land development, helping clients navigate complex transactions and build strong real estate portfolios.



SCAN TO LEARN MORE ABOUT THE TEAM



BRENT LAFOLLETTE

BLAFOLLETTE@KW.COM | 503-580-2286

Brent LaFollette is an experienced Oregon real estate professional specializing in agricultural, timber, and development properties. From hobby farms to large-scale commercial operations, he helps clients navigate the complexities of buying and selling rural real estate throughout Oregon.

With over four decades of hands-on farming and agribusiness experience, Brent brings unmatched insight into land use, crop production, and long-term investment potential. His experience includes cultivating a wide range of crops and managing major farming operations, providing clients with a practical understanding of what makes land truly productive.

Educated at Oregon State University in Agricultural Business Management, with a focus on crop science and economics, Brent pairs industry knowledge with financial expertise. His additional experience in land development and new construction—transforming raw land into buildable homesites—gives clients a clear advantage when evaluating property potential. Brent is committed to helping clients make informed, confident decisions backed by experience, local knowledge, and a deep understanding of Oregon’s agricultural landscape.



SCAN TO LEARN MORE ABOUT THE TEAM





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