



# 1096 TALBOT ROAD S

JEFFERSON



**Oregon**  
**Farm & Home**  
★ BROKERS ★

**KW** MID-WILLAMETTE  
KELLER WILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



# Introduction

Located just minutes from Interstate 5 and the City of Jefferson, this productive 24.24± acre farm offers an excellent combination of income-producing agricultural land, rural living, and functional improvements. The property consists of three tax parcels (Tax IDs 562599, 562598, and 562597) totaling 24.24± acres, with approximately 21.5± tillable acres currently planted in grass seed. Zoned Exclusive Farm Use (EFU), the property benefits from highly regarded Bashaw Clay soils known for supporting a variety of agricultural operations throughout the Willamette Valley.

The property is improved with a 924-square-foot single-wide manufactured home built in 1983, featuring 2 bedrooms and 1 bathroom. Water is provided by a private well and wastewater is serviced by a septic system. Additional improvements include a pump house and a three-bay wooden shop with power service, ample workspace, and gravel floors for easy maintenance and equipment storage. The farm is currently leased through the July 15, 2026 harvest, providing continued agricultural use and potential income.



# Location

Situated along Talbot Road South in Jefferson, Oregon, the property enjoys a strategic location within the heart of the fertile Willamette Valley. Interstate 5 is only 1 minute away, providing convenient access to Albany, Salem, and Eugene while maintaining the privacy and functionality of a rural agricultural setting. The area is known for its strong farming community, productive soils, and access to agricultural services and infrastructure. Nearby recreation opportunities include the Willamette River, Ankeny National Wildlife Refuge, local parks, wineries, and seasonal community events throughout Marion and Linn Counties. The property's location offers the benefits of country living while remaining close to shopping, healthcare, schools, and employment centers.



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 for investors, agricultural operators, and those seeking a manageable farm with existing income potential. With approximately 21.5± tillable acres and productive Bashaw Clay soils, the farm is well-suited for continued grass seed production and a variety of other Willamette Valley crops. The existing farm lease extending through the July 2026 harvest provides immediate agricultural use and potential revenue while allowing future owners time to plan long-term operations.

The EFU zoning supports the property's agricultural character and long-term viability as a farm investment. Existing improvements, including the manufactured home, pump house, and powered three-bay shop, provide practical infrastructure for farm management, equipment storage, and day-to-day operations. Whether utilized as a productive agricultural holding, owner-operated farm, or long-term land investment, the property's proximity to Interstate 5 and surrounding agricultural markets enhances its overall value and versatility.



# Land



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# Land

**Total Acres: 24.24 +-**

- **Tax ID: 562599 | 9.63 Acres**
- **Tax ID: 562598 | 9.74 Acres**
- **Tax ID: 562597 | 4.87 Acres**

**Tillable Acres: 21.5 +/-**

**Zoning: Exclusive Farm Use**

**Soils: Bashaw Clay**

**Planted: Grassseed**

**Lease: Farm Lease Harvest Date July 15th 2026**

# Home

The home is a 924-square-foot single-wide manufactured home built in 1983, offering 2 bedrooms and 1 bathroom. The property is served by a private well and septic system.



# Outbuildings

The property consists of a pump house and a three-bay wooden shop offering power service, ample workspace, and gravel floors for easy maintenance.



# Systems

Well: Services Manufactured  
Home

Septic: Services Manufactured  
Home, Lines are Located South of  
House

# Seller Preferred Terms

Forms: OREF

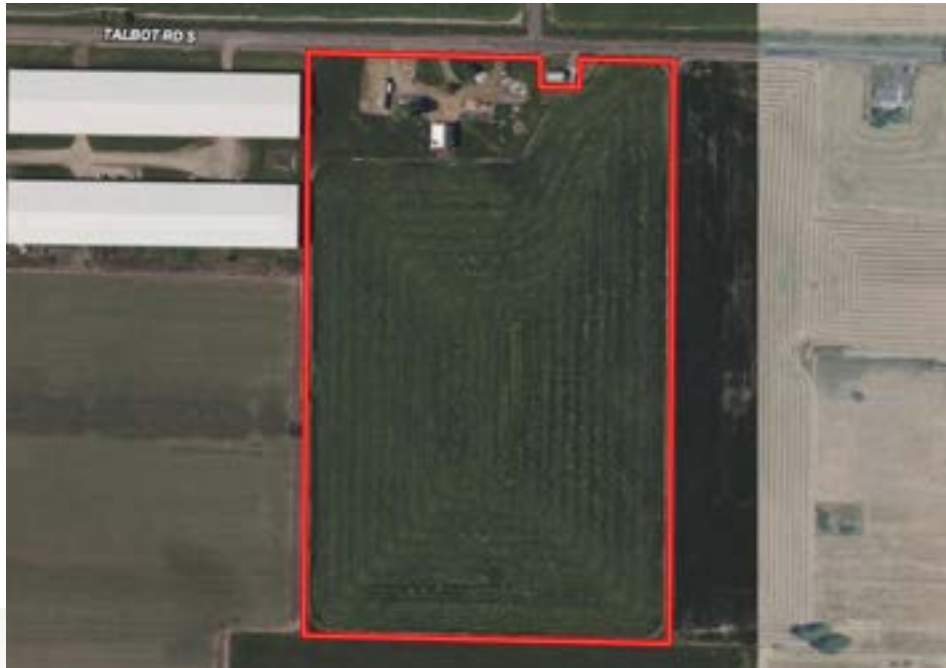
Offer Response Time: 3 Business Days

Seller's Name: Kristine A. Gross, Jimmy A. Gross

Personal Property Included at \$0 Value: Range

Title Company: Tara Riesterer at Fidelity National  
Title

Farm lease proration at close of escrow, Harvest  
date to be July 15<sup>th</sup>, 2026.



# Property Maps

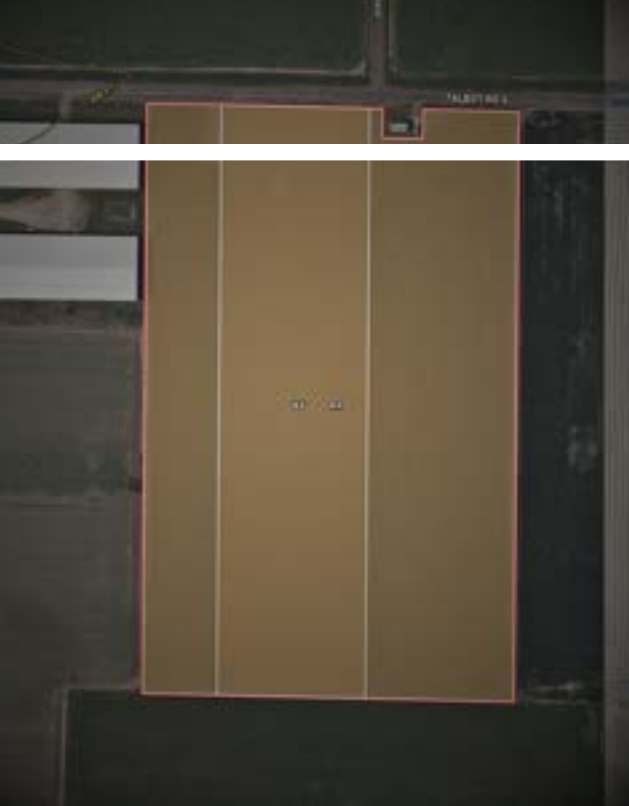
## Maps provided via LandID

- Property boundaries
- Proximity to I5
- Location



SCAN HERE  
FOR AN  
INTERACTIVE  
MAP!

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# Soil Report

**Soil Report provided via LandID**

**Majority Soil Types**

- Bashaw Clay



Soil Description  
Bashaw clay

Area  
24.71

Soil Class  
4w

PCT%  
100

**List Pack provided by  
Fidelity National Title company**





# Fidelity National Title®

## Marion County Property Profile Information

Parcel #: 562599

Tax Lot: 093W28D000800

Owner: **Gross, Jimmy**

CoOwner: Gross, Kristine

Site: **Jefferson OR 97352**

Mail: 13384 Jorgensen Rd S

Jefferson OR 97352 - 9759

Land Use: 550 - Specially Assessed Farm Land, Land Only, Zoned Efu, Sa, Ft Or Ut

Std Land Use: 8001 - Residential-Vacant Land

Legal: VALLEY FRUIT FARMS TRACT #2 LOT 5 ACRES 9.63

Twn/Rng/Sec: 09S / 03W / 28 / SE / 0

### ASSESSMENT & TAX INFORMATION

Market Total: **\$32,460.00**

Market Land: **\$32,460.00**

Market Impr: **\$0.00**

Assessment Year: **2025**

Assessed Total: **\$10,887.00**

Exemption: **\$0.00**

Taxes: **\$140.26**

Levy Code: 14530

Levy Rate: 12.8835

### SALE & LOAN INFORMATION

Sale Date: 08/01/2000

Sale Amount: \$0.00

Document #: 2000-7441 (17080637)

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

### PROPERTY CHARACTERISTICS

Lot size: 9.63 Acres

Lot size: 419,483 SqFt

Finished SqFt:

Year Built: 0 ( )

Bed:

Baths:

Lot: 5

Block:

Plat/Subdiv: Valley Fruit Farms Tract 02

Zoning: County-EFU Exclusive Farm Use

School Dist: 14J Jefferson

Elementary Jefferson Elementary School

School:

Middle School: Jefferson Middle School

High School: Jefferson High School

Census: 2034 010802

Watershed: Lower North Santiam River

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.

## Assessor Map



**Fidelity National Title**

**Parcel ID: 562599**

**Site Address:**

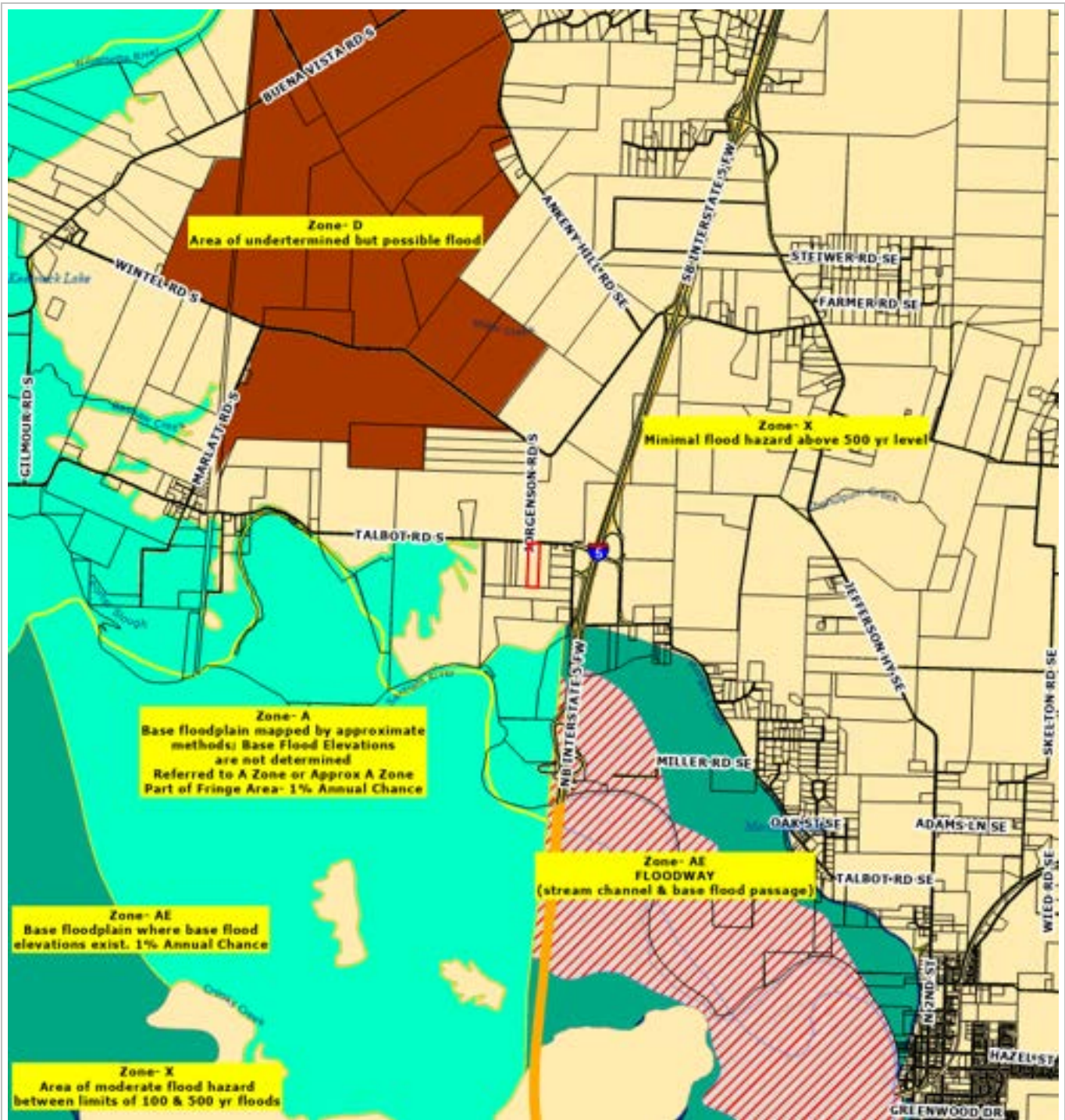
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

[illegible]

**Site Address:**

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## Flood Map



**Fidelity National Title**

**Parcel ID: 562599**

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## Aerial Map

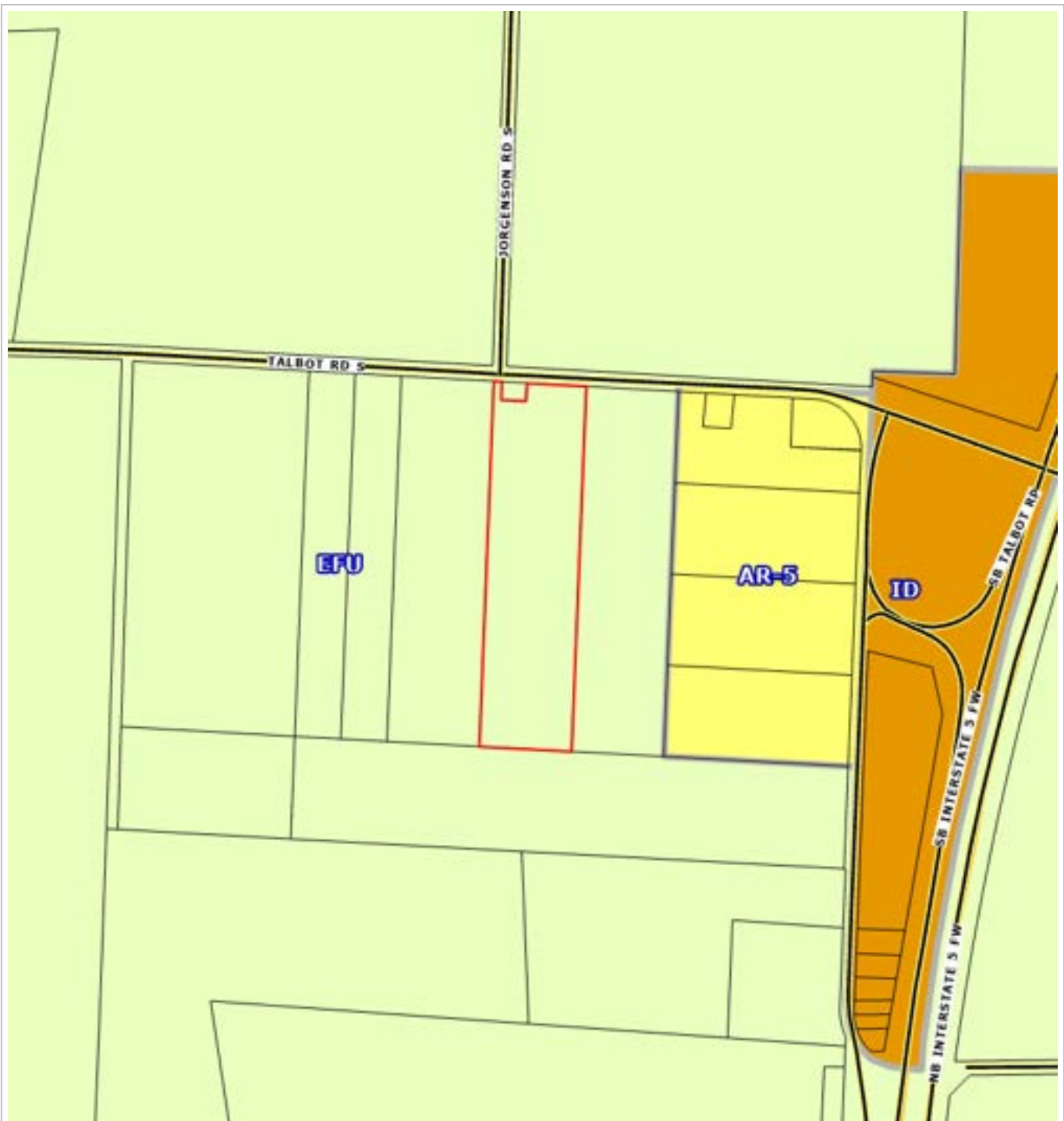


**Fidelity National Title**

**Parcel ID: 562599**

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## Zoning Map



**Fidelity National Title**

**Parcel ID: 562599**

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May 21, 2026

## Property Identification

**Account ID:**

562599

**Tax Account ID:**

562599

**Tax Roll Type:**

Real Property

**Situs Address:****Map Tax Lot:**

093W28D000800

**Owner:**

GROSS, JIMMY & GROSS, KRISTINE

13384 JORGENSEN RD S

JEFFERSON, OR 97352

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:**

VALLEY FRUIT FARMS TRACT #2 LOT 5

**Related Accounts:**

## Owner History

| Grantee                                                                       | Grantor                                                         | Sales Info                           | Deed Info                                              |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------|--------------------------------------------------------|
| GROSS,JIMMY &<br>GROSS,KRISTINE<br>13384 JORGENSEN RD S<br>JEFFERSON OR 97352 | GROSS,JIMMY<br>13384 JORGENSEN<br>ROAD SO<br>JEFFERSON OR 97352 | 8/1/2000<br><br>00<br>3              | 8/1/2000<br>17080637<br>B&S<br>562597, 562598, 562599  |
| GROSS,JIMMY<br>13384 JORGENSEN ROAD<br>SO<br>JEFFERSON OR 97352               | AUSTIN,MARLEN E<br>1096 TALBOT ROAD S<br>JEFFERSON OR 97352     | 6/22/1999<br>\$135,000.00<br>27<br>3 | 6/22/1999<br>16100051<br>WD<br>562597, 562598, 562599  |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>12310238<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>07150791<br>DE<br>562598, 562599           |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>04110198<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>03381494<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>02181793<br>DEED<br>562597, 562598, 562599 |

| Grantee                          | Grantor | Sales Info | Deed Info                                                                                                         |
|----------------------------------|---------|------------|-------------------------------------------------------------------------------------------------------------------|
| MISSING OWNERSHIP<br>INFORMATION |         |            | 7/1/1998<br>01101647<br>DEED<br>536527, 536621, 562595, 562596, 562597,<br>562598, 562599, 562601, 562605, 562609 |

Property Details

Property Class:  
550

RMV Property Class:  
450

Zoning:  
REST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 562599

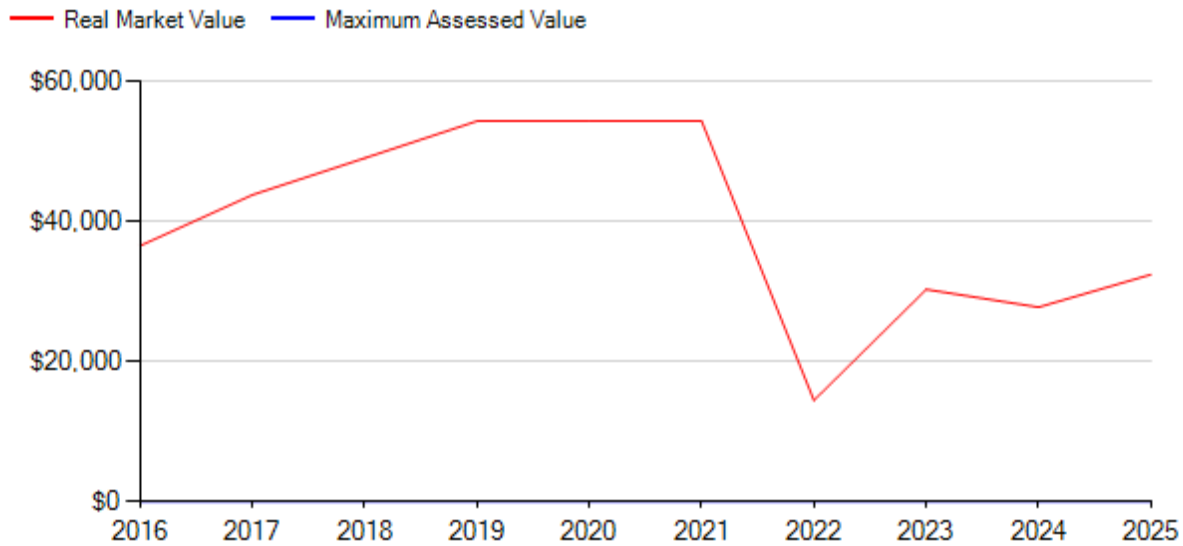
| ID | Type                                                  | Acres | Sq Ft  | Levy Code Area |
|----|-------------------------------------------------------|-------|--------|----------------|
| 1  | 005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH | 9.63  | 419483 | 14530          |

Improvements/Structures for Tax Account ID 562599

| 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)                                                                                                                                                   |          |
| <b>RMV Land Market:</b>                                                                                                                                                                                  | \$0      |
| <b>RMV Land Spec.</b>                                                                                                                                                                                    | \$32,460 |
| <b>Assess.:</b>                                                                                                                                                                                          |          |
| <b>RMV Structures:</b>                                                                                                                                                                                   | \$0      |
| <b>RMV Total:</b>                                                                                                                                                                                        | \$32,460 |
| <b>AV:</b>                                                                                                                                                                                               | \$10,887 |
| <b>SAV:</b>                                                                                                                                                                                              | \$32,026 |
| <b>Exception RMV:</b>                                                                                                                                                                                    | \$0      |
| <b>RMV Exemption Value:</b>                                                                                                                                                                              | \$0      |
| <b>Exemption Description:</b>                                                                                                                                                                            | None     |
| <b>M5 Taxable:</b>                                                                                                                                                                                       | \$32,026 |
| <b>MAV:</b>                                                                                                                                                                                              | \$0      |
| <b>MSAV:</b>                                                                                                                                                                                             | \$10,887 |
| Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.<br>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 |
|------|------------------|----------|-------------------|------------|----------------------|
| 2025 | \$0              | \$0      | \$32,460/\$10,887 | None       | \$10,887             |
| 2024 | \$0              | \$0      | \$27,800/\$10,570 | None       | \$10,570             |
| 2023 | \$0              | \$0      | \$30,330/\$10,262 | None       | \$10,262             |
| 2022 | \$0              | \$0      | \$14,470/\$9,963  | None       | \$9,963              |
| 2021 | \$0              | \$0      | \$54,410/\$9,670  | None       | \$9,670              |
| 2020 | \$0              | \$0      | \$54,410/\$9,390  | None       | \$9,390              |
| 2019 | \$0              | \$0      | \$54,410/\$9,110  | None       | \$9,110              |
| 2018 | \$0              | \$0      | \$49,110/\$8,590  | None       | \$8,590              |
| 2017 | \$0              | \$0      | \$43,860/\$8,590  | None       | \$8,590              |
| 2016 | \$0              | \$0      | \$36,590/\$8,340  | None       | \$8,340              |

### Taxes: Levy, Owed

**Taxes Levied 2025-26:** \$140.26  
**Tax Rate:** 12.8835  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

| Year | Total Tax Levied | Tax Paid |
|------|------------------|----------|
| 2025 | \$140.26         | \$140.26 |

| Year | Total Tax Levied | Tax Paid |
|------|------------------|----------|
| 2024 | \$136.67         | \$136.67 |
| 2023 | \$128.23         | \$128.23 |
| 2022 | \$124.48         | \$124.48 |
| 2021 | \$120.61         | \$120.61 |
| 2020 | \$117.19         | \$117.19 |
| 2019 | \$114.39         | \$114.39 |

| Tax Payment History |            |           |          |          |             |            |
|---------------------|------------|-----------|----------|----------|-------------|------------|
| Year                | Receipt ID | Tax Paid  | Discount | Interest | Amount Paid | Date Paid  |
| 2025                | 3958168    | -\$140.26 | \$4.21   | \$0.00   | \$136.05    | 11/24/2025 |
| 2024                | 3936714    | -\$136.67 | \$4.10   | \$0.00   | \$132.57    | 11/19/2024 |
| 2023                | 3918447    | -\$128.23 | \$3.85   | \$0.00   | \$124.38    | 11/22/2023 |
| 2022                | 3900182    | -\$124.48 | \$3.73   | \$0.00   | \$120.75    | 11/22/2022 |
| 2021                | 3880854    | -\$120.61 | \$3.62   | \$0.00   | \$116.99    | 11/18/2021 |
| 2020                | 3859856    | -\$117.19 | \$3.52   | \$0.00   | \$113.67    | 11/17/2020 |
| 2019                | 54528      | -\$114.39 | \$3.43   | \$0.00   | \$110.96    | 11/19/2019 |

Jimmy Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352  
Grantor's Name and Address  
Jimmy Gross and Kristine Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jimmy and Kristine Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352

Until requested otherwise, send all tax statements to (Name, Address, Zip):

NO Change

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON.

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM  
(INDIVIDUAL GRANTOR)

Jimmy Gross Grantor,  
conveys to Jimmy Gross and Kristine Gross Grantee,  
the following real property situated in Marion County, Oregon, to-wit:

Lots 4 and 5, and the East one-half of Lot 3, all in VALLEY FRUIT FARMS NO. 2, recorded January 11, 1909 in Book of Town Plats, Volume 4, Page 3, County of Marion, State of Oregon; Save and Except that part of Lot 5 sold and conveyed to Louise Crosby by Deed recorded in Volume 576, Page 766, Deed Record for Marion County, Oregon which excepted portion is 87 feet wide and 53.7 feet deep. Together with an easement in and one-half of the right to use the irrigation line and cement well sump located on the West one-half of Lot 3, Valley Fruit Farms No. 2 as above described.

Tax Account Number(s): R62599, R62598, R62597

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$0 (Here, comply with the requirements of ORS 93.030.)

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

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

*[Signature]*

STATE OF OREGON, County of Marion } ss.

This instrument was acknowledged before me on Aug 1 12 2000  
by Jimmy Gross



*[Signature]*  
Notary Public for Oregon

My commission expires 5/8/2003

AUG 02 2000

**REEL:1708**

**PAGE: 637**

**August 02, 2000, 09:09 am.**

CONTROL #: 15177

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: \$ 26.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.

AUG 02



# Fidelity National Title®

## Marion County Property Profile Information

Parcel #: 562598

Tax Lot: 093W28D001000

Owner: **Gross, Jimmy**

CoOwner: Gross, Kristine

Site: **1096 Talbot Rd S**

**Jefferson OR 97352 - 9760**

Mail: 13384 Jorgensen Rd S

Jefferson OR 97352

Land Use: 551 - Specially Assessed Farm Land, Improved, Zoned Efu, Sa, Ft Or Ut

Std Land Use: 1008 - Rural/Agricultural Residence

Legal: VALLEY FRUIT FARMS TRACT #2 LOT 4 ACRES 9.74

Twn/Rng/Sec: 09S / 03W / 28 / SE / 0

### ASSESSMENT & TAX INFORMATION

Market Total: **\$148,750.00**

Market Land: **\$81,170.00**

Market Impr: **\$67,580.00**

Assessment Year: **2025**

Assessed Total: **\$73,261.00**

Exemption: **\$0.00**

Taxes: **\$943.85**

Levy Code: 14530

Levy Rate: 12.8835

### SALE & LOAN INFORMATION

Sale Date: 08/01/2000

Sale Amount: \$0.00

Document #: 2000-7441 (17080637)

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

### PROPERTY CHARACTERISTICS

Lot size: 9.74 Acres

Lot size: 424,274 SqFt

Finished SqFt: 1,462 SqFt

Year Built: 1901 ( )

Bed: 3

Baths: 2

Lot: 4

Block:

Plat/Subdiv: Valley Fruit Farms Tract 02

Zoning: County-EFU Exclusive Farm Use

School Dist: 14J Jefferson

Elementary Jefferson Elementary School

School:

Middle School: Jefferson Middle School

High School: Jefferson High School

Census: 2034 010802

Watershed: Lower North Santiam River

### IMPROVEMENT: 183205 - 1

Building Type: Multi Story above grade

Finished SF: 1,462

Beds: 3

Bath Total: 2

Deck:

Total SF: 1,462

Attic:

Garage SF:

Basement:

### PARCEL ID: 562598

Year Built: 1901

Eff Year Built: 1900

1st Floor SF: 1,182

2nd Floor SF:

**IMPROVEMENT: 15317 - 2****PARCEL ID: 562598**

Building Type: MANUF STRUCT, CLASS 5, 14' WIDE SINGLE

Year Built: 1983

Finished SF: 924

Total SF: 924

Eff Year Built: 1955

Beds: 2

Attic:

1st Floor SF: 924

Bath Total: 1

Garage SF:

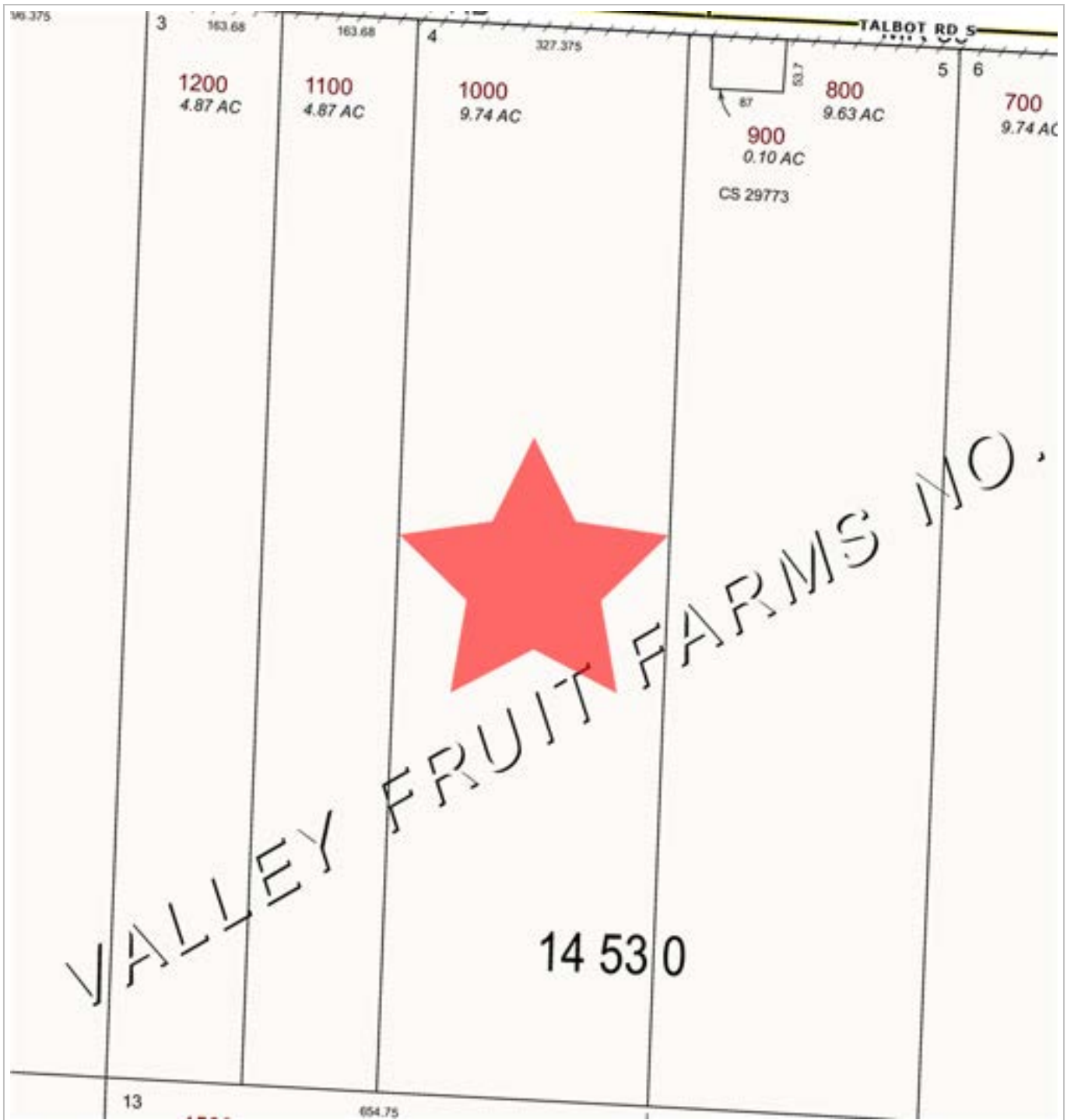
2nd Floor SF:

Deck:

Basement:

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## Assessor Map



**Fidelity National Title**

**Parcel ID: 562598**

**Site Address: 1096 Talbot Rd S**

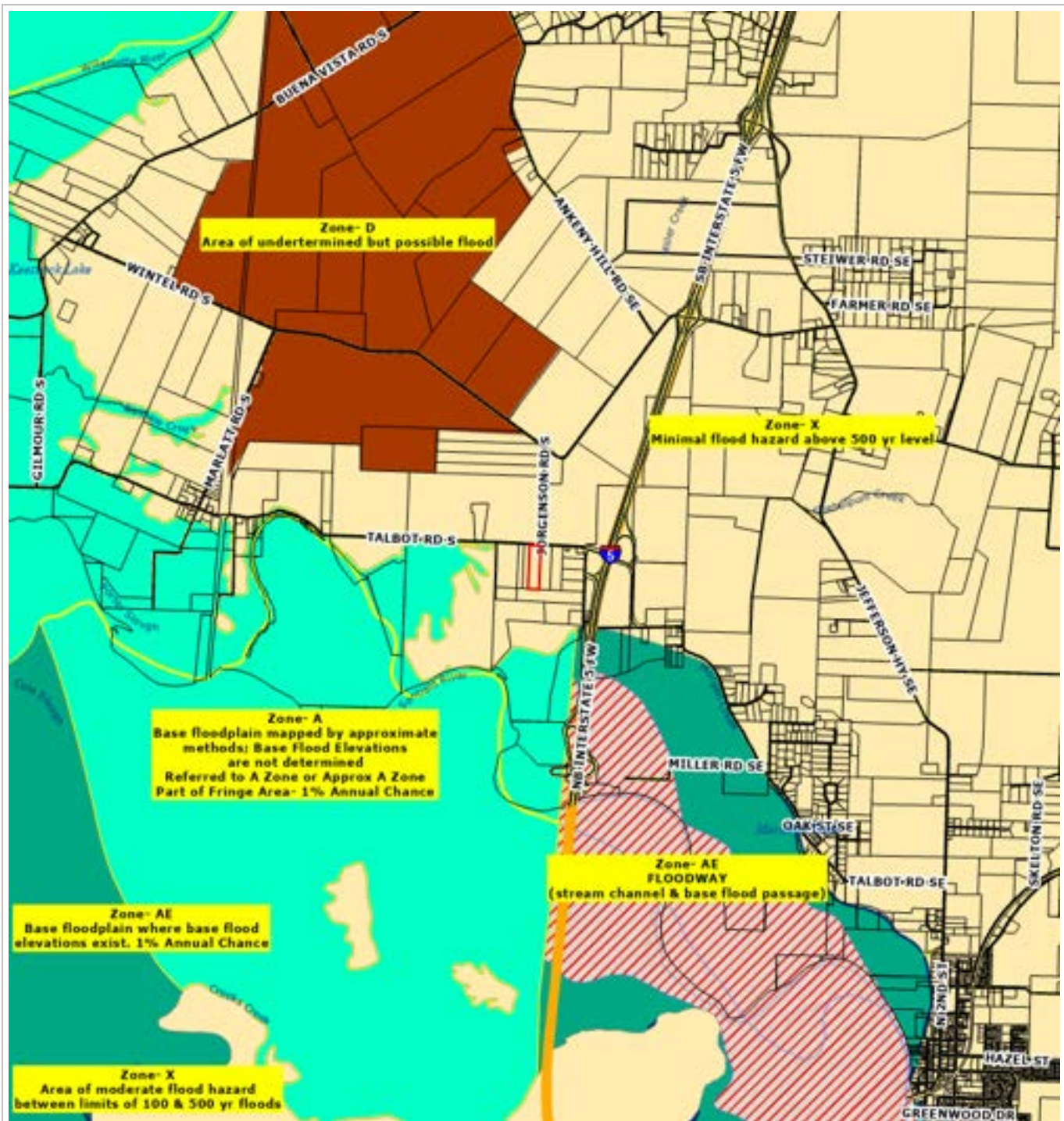
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[illegible]

**Site Address: 1096 Talbot Rd S**

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## Flood Map



**Fidelity National Title**

**Parcel ID: 562598**

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## Aerial Map

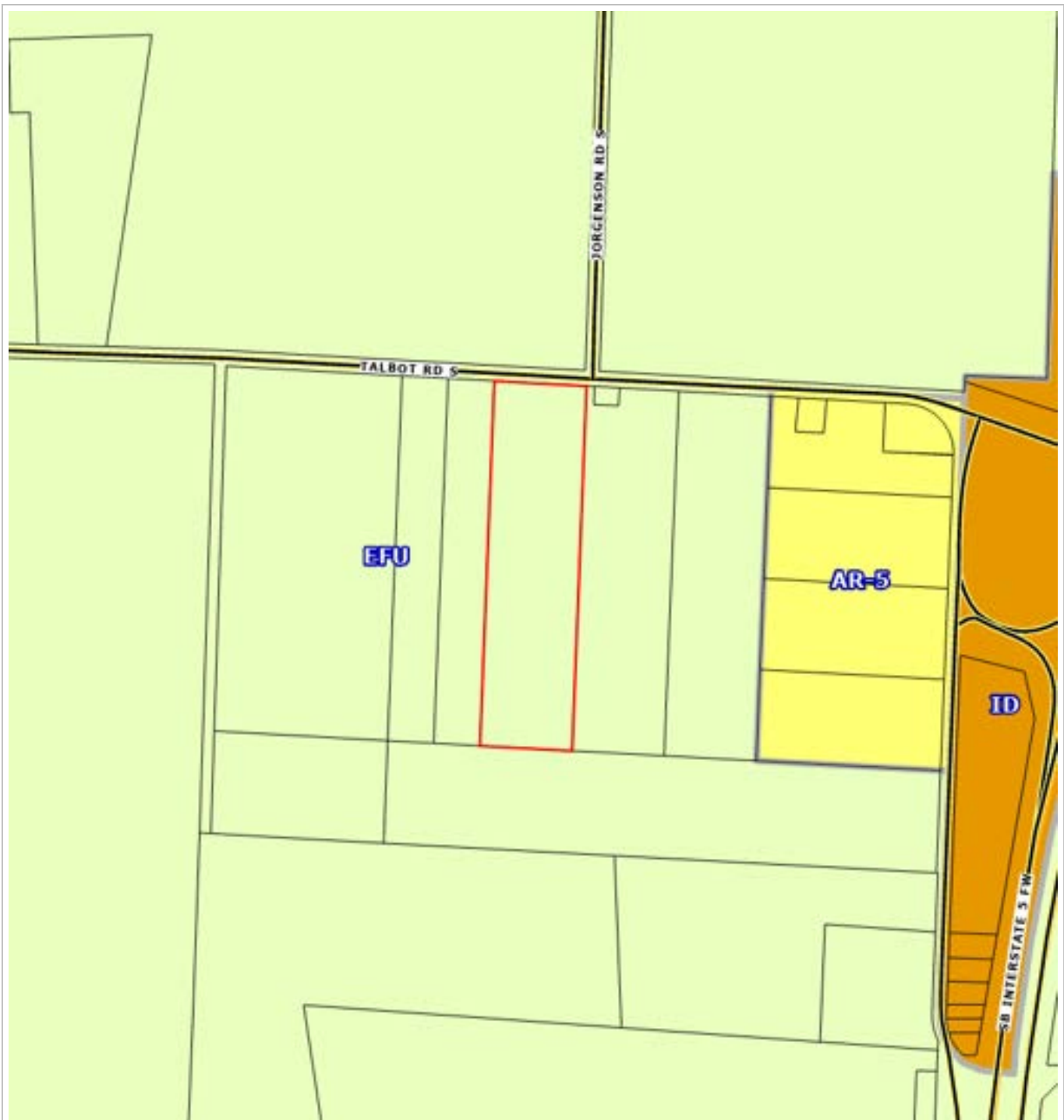


**Fidelity National Title**

**Parcel ID: 562598**

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## Zoning Map



**Fidelity National Title**

**Parcel ID: 562598**

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## Property Identification

**Account ID:**

562598

**Tax Account ID:**

562598

**Tax Roll Type:**

Real Property

**Situs Address:**

1096 TALBOT RD S JEFFERSON OR 97352

**Map Tax Lot:**

093W28D001000

**Owner:**

GROSS, JIMMY &amp; GROSS, KRISTINE

13384 JORGENSEN RD S

JEFFERSON, OR 97352

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:**

VALLEY FRUIT FARMS TRACT #2 LOT 4

**Related Accounts:**

130002

## Owner History

| Grantee                                                                       | Grantor                                                         | Sales Info                           | Deed Info                                              |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------|--------------------------------------------------------|
| GROSS,JIMMY &<br>GROSS,KRISTINE<br>13384 JORGENSEN RD S<br>JEFFERSON OR 97352 | GROSS,JIMMY<br>13384 JORGENSEN<br>ROAD SO<br>JEFFERSON OR 97352 | 8/1/2000<br><br>00<br>3              | 8/1/2000<br>17080637<br>B&S<br>562597, 562598, 562599  |
| GROSS,JIMMY<br>13384 JORGENSEN ROAD<br>SO<br>JEFFERSON OR 97352               | AUSTIN,MARLEN E<br>1096 TALBOT ROAD S<br>JEFFERSON OR 97352     | 6/22/1999<br>\$135,000.00<br>27<br>3 | 6/22/1999<br>16100051<br>WD<br>562597, 562598, 562599  |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>12310238<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>07150791<br>DE<br>562598, 562599           |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>04110198<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>03381494<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>02181793<br>DEED<br>562597, 562598, 562599 |

| Grantee                          | Grantor | Sales Info | Deed Info                                                                                                         |
|----------------------------------|---------|------------|-------------------------------------------------------------------------------------------------------------------|
| MISSING OWNERSHIP<br>INFORMATION |         |            | 7/1/1998<br>01101647<br>DEED<br>536527, 536621, 562595, 562596, 562597,<br>562598, 562599, 562601, 562605, 562609 |

Property Details

Property Class:  
551

RMV Property Class:  
451

Zoning:  
(Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 562598

| ID | Type                                                  | Acres | Sq Ft  | Levy Code Area |
|----|-------------------------------------------------------|-------|--------|----------------|
| 0  | On Site Development - SEPTIC SYSTEM                   |       |        | 14530          |
| 0  | On Site Development - OSD - NO LANDSCAPE              |       |        | 14530          |
| 2  | 005 Market Homesite                                   | 1     | 43560  | 14530          |
| 3  | 005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH | 8.74  | 380714 | 14530          |

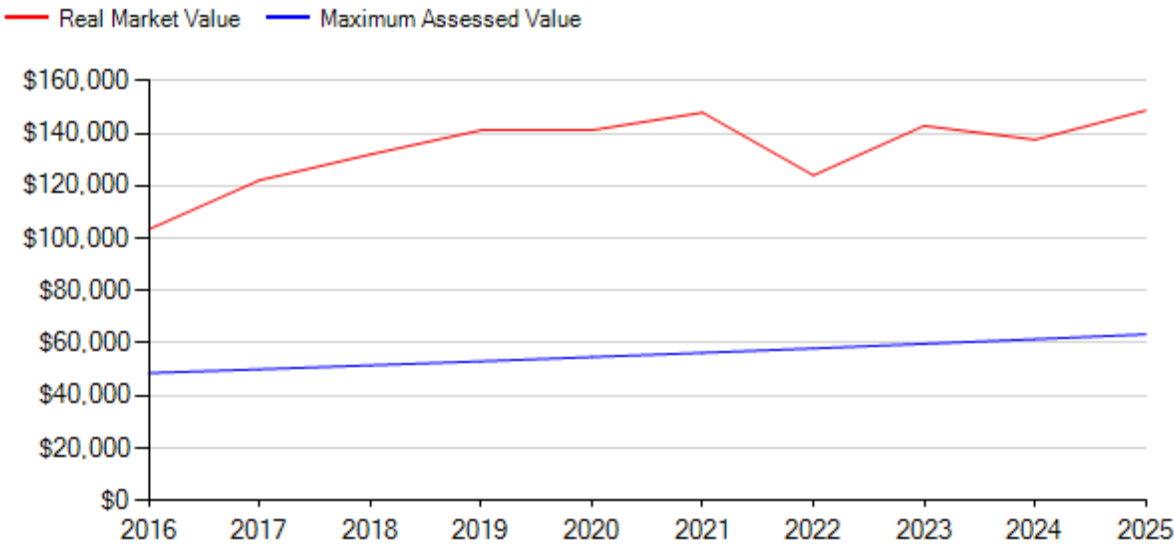
Improvements/Structures for Tax Account ID 562598

| ID | Type       | Stat CClass                                | Make/Model         | Class | Area/Count | Year Built | Levy Code Area |
|----|------------|--------------------------------------------|--------------------|-------|------------|------------|----------------|
| 1  | MANF STRCT | 454 MANUF STRUCT, CLASS 5, 14' WIDE SINGLE | MODULINE DARTMOUTH | 5     | 924        | 1983       | 14530          |
| 1  | RESIDENCE  | 122 Multi Story above grade                |                    | 2     | 1462       | 1901       | 14530          |

|                                                        |           |
|--------------------------------------------------------|-----------|
| Value Information (per most recent certified tax roll) |           |
| <b>RMV Land Market:</b>                                | \$51,710  |
| <b>RMV Land Spec.</b>                                  | \$29,460  |
| <b>Assess.:</b>                                        |           |
| <b>RMV Structures:</b>                                 | \$67,580  |
| <b>RMV Total:</b>                                      | \$148,750 |
| <b>AV:</b>                                             | \$73,261  |
| <b>SAV:</b>                                            | \$29,066  |
| <b>Exception RMV:</b>                                  | \$0       |
| <b>RMV Exemption Value:</b>                            | \$0       |
| <b>Exemption Description:</b>                          | None      |
| <b>M5 Taxable:</b>                                     | \$148,356 |

**MAV:** \$63,380  
**MSAV:** \$9,881

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 |
|------|------------------|----------|------------------|------------|----------------------|
| 2025 | \$67,580         | \$51,710 | \$29,460/\$9,881 | None       | \$73,261             |
| 2024 | \$67,600         | \$44,750 | \$25,240/\$9,593 | None       | \$71,133             |
| 2023 | \$70,380         | \$45,000 | \$27,530/\$9,313 | None       | \$69,063             |
| 2022 | \$57,560         | \$34,580 | \$31,900/\$9,042 | None       | \$67,052             |
| 2021 | \$63,060         | \$35,530 | \$49,380/\$8,770 | None       | \$65,100             |
| 2020 | \$56,300         | \$35,530 | \$49,380/\$8,520 | None       | \$63,210             |
| 2019 | \$56,300         | \$35,530 | \$49,380/\$8,270 | None       | \$61,370             |
| 2018 | \$52,350         | \$35,060 | \$44,570/\$7,800 | None       | \$59,360             |
| 2017 | \$47,660         | \$34,620 | \$39,810/\$7,800 | None       | \$57,860             |
| 2016 | \$36,050         | \$34,100 | \$33,210/\$7,570 | None       | \$56,180             |

Taxes: Levy, Owed

**Taxes Levied 2025-26:** \$943.85  
**Tax Rate:** 12.8835  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

| Year | Total Tax Levied | Tax Paid |
|------|------------------|----------|
| 2025 | \$943.85         | \$943.85 |
| 2024 | \$919.68         | \$919.68 |
| 2023 | \$863.08         | \$863.08 |
| 2022 | \$837.66         | \$837.66 |
| 2021 | \$812.12         | \$812.12 |
| 2020 | \$788.75         | \$788.75 |
| 2019 | \$770.60         | \$770.60 |

#### Tax Payment History

| Year | Receipt ID | Tax Paid  | Discount | Interest | Amount Paid | Date Paid  |
|------|------------|-----------|----------|----------|-------------|------------|
| 2025 | 3958168    | -\$943.85 | \$28.32  | \$0.00   | \$915.53    | 11/24/2025 |
| 2024 | 3937621    | -\$919.68 | \$27.59  | \$0.00   | \$892.09    | 11/21/2024 |
| 2023 | 3918447    | -\$863.08 | \$25.89  | \$0.00   | \$837.19    | 11/22/2023 |
| 2022 | 3900182    | -\$837.66 | \$25.13  | \$0.00   | \$812.53    | 11/22/2022 |
| 2021 | 3880854    | -\$812.12 | \$24.36  | \$0.00   | \$787.76    | 11/18/2021 |
| 2020 | 3859856    | -\$788.75 | \$23.66  | \$0.00   | \$765.09    | 11/17/2020 |
| 2019 | 54529      | -\$770.60 | \$23.12  | \$0.00   | \$747.48    | 11/19/2019 |



# Fidelity National Title

## MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **130002**

Tax Lot: **093W28D001000**

Owner: Gross, Jimmy

CoOwner: Gross, Kristine

Site: 1196 Talbot Rd SE

Jefferson OR 97352

Mail: 13384 Jorgenson Rd S

Jefferson OR 97352

Zoning: County-EFU - Exclusive Farm Use

Std Land

Use: 1006 - Mobile/Manufact Home (regardless of Land owner)

Legal: MFD STRUCT SERIAL # 17626, X # X00182088 ON REAL ACCT  
093W28D 01000, REAL MS

Twtn/Rng/Sec: T:09S R:03W S:28 Q:SE QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$22,800.00**

Market Land:

Market Impr: **\$22,800.00**

Assessment Year: **2025**

Assessed Total: **\$15,600.00**

Exemption:

Taxes: **\$200.99**

Levy Code:

Levy Rate: 12.8835

### PROPERTY CHARACTERISTICS

Year Built: 1983

Eff Year Built:

Bedrooms: 2

Bathrooms: 1

# of Stories:

Total SqFt: 924 SqFt

Floor 1 SqFt: 924 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: 9.73 Acres (423,730 SqFt)

Garage SqFt:

Garage Type:

AC: Yes

Pool:

Heat Source: Forced air unit

Fireplace:

Bldg Condition:

Neighborhood:

Lot: 4

Block:

Plat/Subdiv: Valley Fruit Farms Tract 02

School Dist: 14J - Jefferson

Census: 2034 - 010802

Recreation:

### SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

May 21, 2026

## Property Identification

**Account ID:**

130002

**Tax Account ID:**

130002

**Tax Roll Type:**

Manufactured Home

**Situs Address:**

1196 TALBOT RD SE JEFFERSON OR 97352

**Map Tax Lot:**

093W28D001000

**Owner:**

GROSS, JIMMY & GROSS, KRISTINE

13384 JORGENSEN RD S

JEFFERSON, OR 97352

**Manufactured Home Details:**

Home ID: 241947

X Number: X00182088

Title Number: 17626

Subtype: R

**Other Tax Liability:****Subdivision:****Related Accounts:**

562598

## Owner History

| Grantee | Grantor | Sales Info | Deed Info |
|---------|---------|------------|-----------|
|---------|---------|------------|-----------|

No Owner History

## Property Details

**Property Class:****AV Exemption(s):****RMV Property Class:****RMV Exemption(s):****Zoning:****Deferral(s):**

(Contact Local Jurisdiction)

**Notes:****Land/On-Site Developments for Tax Account ID 130002**

| ID | Type | Acres | Sq Ft | Levy Code Area |
|----|------|-------|-------|----------------|
|----|------|-------|-------|----------------|

No Land Details

**Improvements/Structures for Tax Account ID 130002**

| 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)

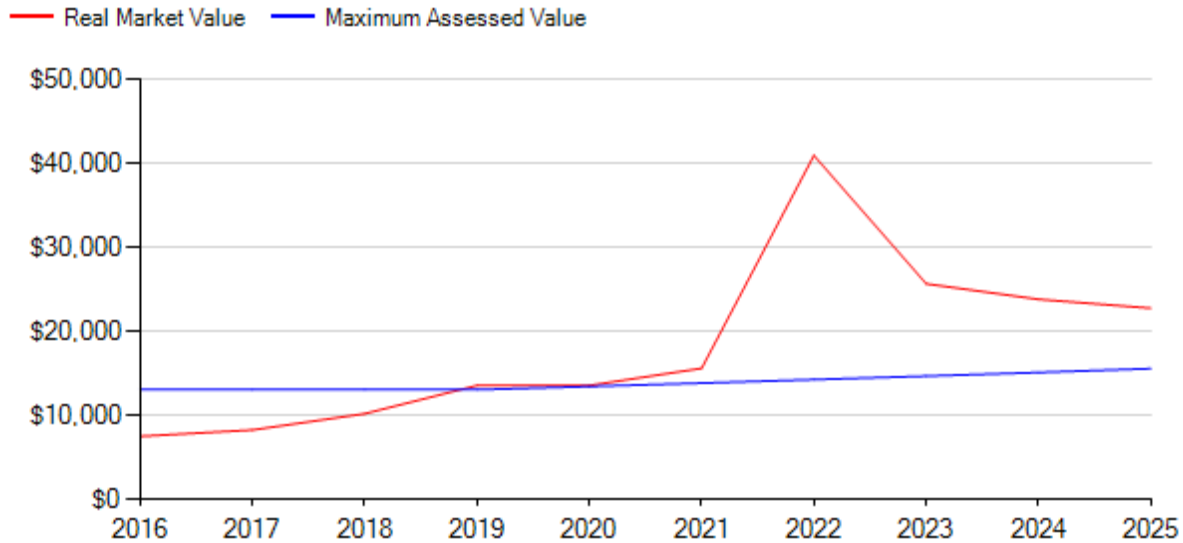
**RMV Land Market:** \$0

**RMV Land Spec.** \$0

**Assess.:**

**RMV Structures:** \$22,800  
**RMV Total:** \$22,800  
**AV:** \$15,600  
**SAV:** \$0  
**Exception RMV:** \$0  
**RMV Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$22,800  
**MAV:** \$15,600  
**MSAV:** \$0

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 |
|------|------------------|----------|-----------------|------------|----------------------|
| 2025 | \$22,800         | \$0      | \$0/\$0         | None       | \$15,600             |
| 2024 | \$23,860         | \$0      | \$0/\$0         | None       | \$15,150             |
| 2023 | \$25,710         | \$0      | \$0/\$0         | None       | \$14,710             |
| 2022 | \$41,010         | \$0      | \$0/\$0         | None       | \$14,290             |
| 2021 | \$15,640         | \$0      | \$0/\$0         | None       | \$13,880             |
| 2020 | \$13,600         | \$0      | \$0/\$0         | None       | \$13,480             |
| 2019 | \$13,600         | \$0      | \$0/\$0         | None       | \$13,090             |
| 2018 | \$10,230         | \$0      | \$0/\$0         | None       | \$10,230             |
| 2017 | \$8,290          | \$0      | \$0/\$0         | None       | \$8,290              |
| 2016 | \$7,540          | \$0      | \$0/\$0         | None       | \$7,540              |

Taxes: Levy, Owed

|                                   |          |
|-----------------------------------|----------|
| <b>Taxes Levied 2025-26:</b>      | \$200.99 |
| <b>Tax Rate:</b>                  | 12.8835  |
| <b>Tax Roll Type:</b>             | MS       |
| <b>Current Tax Payoff Amount:</b> | \$0.00   |

| Year | Total Tax Levied | Tax Paid |
|------|------------------|----------|
| 2025 | \$200.99         | \$200.99 |
| 2024 | \$195.87         | \$195.87 |
| 2023 | \$183.85         | \$183.85 |
| 2022 | \$178.50         | \$178.50 |
| 2021 | \$171.25         | \$171.25 |
| 2020 | \$158.43         | \$158.43 |
| 2019 | \$156.83         | \$156.83 |

Tax Payment History

| Year | Receipt ID | Tax Paid  | Discount | Interest | Amount Paid | Date Paid  |
|------|------------|-----------|----------|----------|-------------|------------|
| 2025 | 3959247    | -\$200.99 | \$6.03   | \$0.00   | \$194.96    | 12/3/2025  |
| 2024 | 3937621    | -\$195.87 | \$5.88   | \$0.00   | \$189.99    | 11/21/2024 |
| 2023 | 3918446    | -\$183.85 | \$5.52   | \$0.00   | \$178.33    | 11/22/2023 |
| 2022 | 3900182    | -\$178.50 | \$5.36   | \$0.00   | \$173.14    | 11/22/2022 |
| 2021 | 3880854    | -\$171.25 | \$5.14   | \$0.00   | \$166.11    | 11/18/2021 |
| 2020 | 3859856    | -\$158.43 | \$4.75   | \$0.00   | \$153.68    | 11/17/2020 |
| 2019 | 54966      | -\$156.83 | \$4.70   | \$0.00   | \$152.13    | 11/19/2019 |

Jimmy Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352  
Grantor's Name and Address  
Jimmy Gross and Kristine Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jimmy and Kristine Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352

Until requested otherwise, send all tax statements to (Name, Address, Zip):

NO Change

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON.

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM  
(INDIVIDUAL GRANTOR)

Jimmy Gross \_\_\_\_\_ Grantor,  
conveys to Jimmy Gross and Kristine Gross \_\_\_\_\_ Grantee,  
the following real property situated in Marion \_\_\_\_\_ County, Oregon, to-wit:

Lots 4 and 5, and the East one-half of Lot 3, all in VALLEY FRUIT FARMS NO. 2, recorded January 11, 1909 in Book of Town Plats, Volume 4, Page 3, County of Marion, State of Oregon; Save and Except that part of Lot 5 sold and conveyed to Louise Crosby by Deed recorded in Volume 576, Page 766, Deed Record for Marion County, Oregon which excepted portion is 87 feet wide and 53.7 feet deep. Together with an easement in and one-half of the right to use the irrigation line and cement well sump located on the West one-half of Lot 3, Valley Fruit Farms No. 2 as above described.

Tax Account Number(s): R62599, R62598, R62597

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

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

*[Signature]*

STATE OF OREGON, County of Marion \_\_\_\_\_ ss.

This instrument was acknowledged before me on Aug 1 12 2000  
by Jimmy Gross



*[Signature]*  
Notary Public for Oregon

My commission expires 5/8/2003

AUG 02 2000

**REEL:1708**

**PAGE: 637**

**August 02, 2000, 09:09 am.**

CONTROL #: 15177

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: \$ 26.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.

AUG 02



**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





# Fidelity National Title®

## Marion County Property Profile Information

Parcel #: 562597

Tax Lot: 093W28D001100

Owner: **Gross, Jimmy**

CoOwner: Gross, Kristine

Site: **Jefferson OR 97352**

Mail: 13384 Jorgensen Rd S

Jefferson OR 97352 - 9759

Land Use: 550 - Specially Assessed Farm Land, Land Only, Zoned Efu, Sa, Ft Or Ut

Std Land Use: 8001 - Residential-Vacant Land

Legal: VALLEY FRUIT FARMS TRACT #2 LOT 3 ACRES 4.87

Twn/Rng/Sec: 09S / 03W / 28 / SE / 0

### ASSESSMENT & TAX INFORMATION

Market Total: **\$16,410.00**

Market Land: **\$16,410.00**

Market Impr: **\$0.00**

Assessment Year: **2025**

Assessed Total: **\$5,505.00**

Exemption: **\$0.00**

Taxes: **\$70.92**

Levy Code: 14530

Levy Rate: 12.8835

### SALE & LOAN INFORMATION

Sale Date: 08/01/2000

Sale Amount: \$0.00

Document #: 2000-7441 (17080637)

Deed Type: B&S

Loan Amount:

Lender:

Loan Type:

Interest Type:

Title Co:

### PROPERTY CHARACTERISTICS

Lot size: 4.87 Acres

Lot size: 212,137 SqFt

Finished SqFt:

Year Built: 0 ( )

Bed:

Baths:

Lot: 3

Block:

Plat/Subdiv: Valley Fruit Farms Tract 02

Zoning: County-EFU Exclusive Farm Use

School Dist: 14J Jefferson

Elementary Jefferson Elementary School

School:

Middle School: Jefferson Middle School

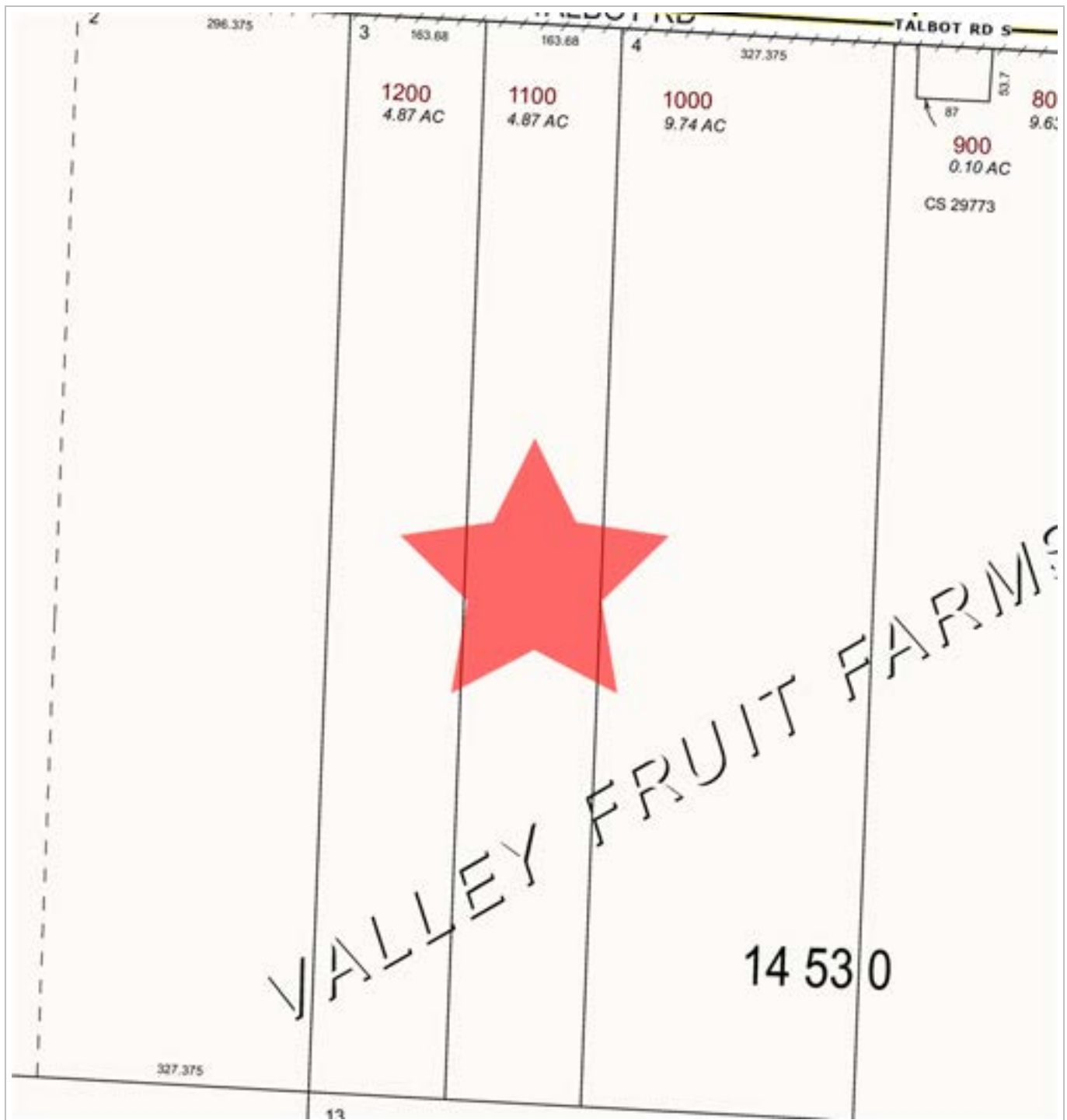
High School: Jefferson High School

Census: 2034 010802

Watershed: Lower North Santiam River

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.

Assessor Map



**Fidelity National Title**

**Parcel ID: 562597**

**Site Address:**

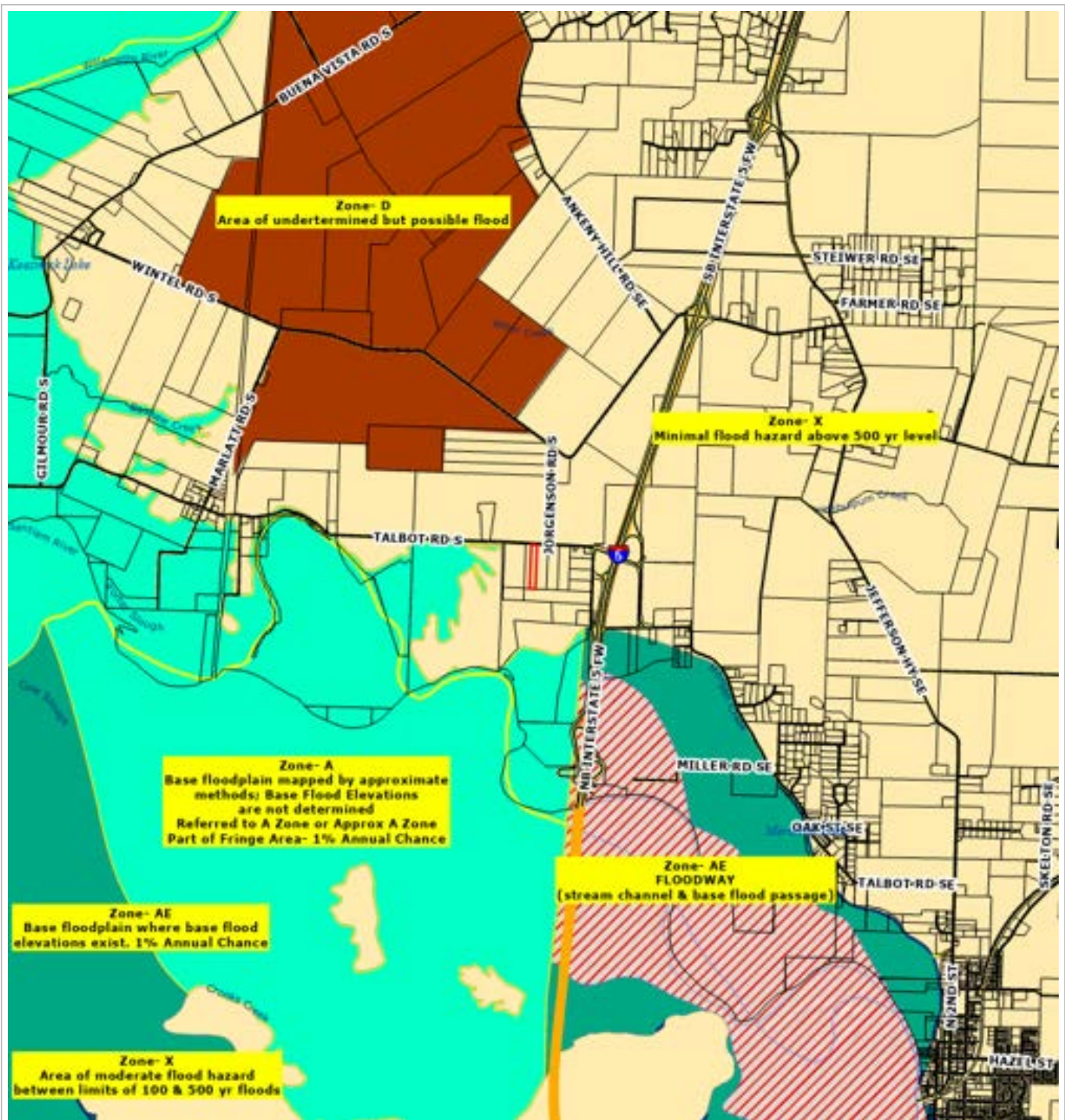
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

[illegible]

**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.

## Flood Map



**Fidelity National Title**

**Parcel ID: 562597**

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

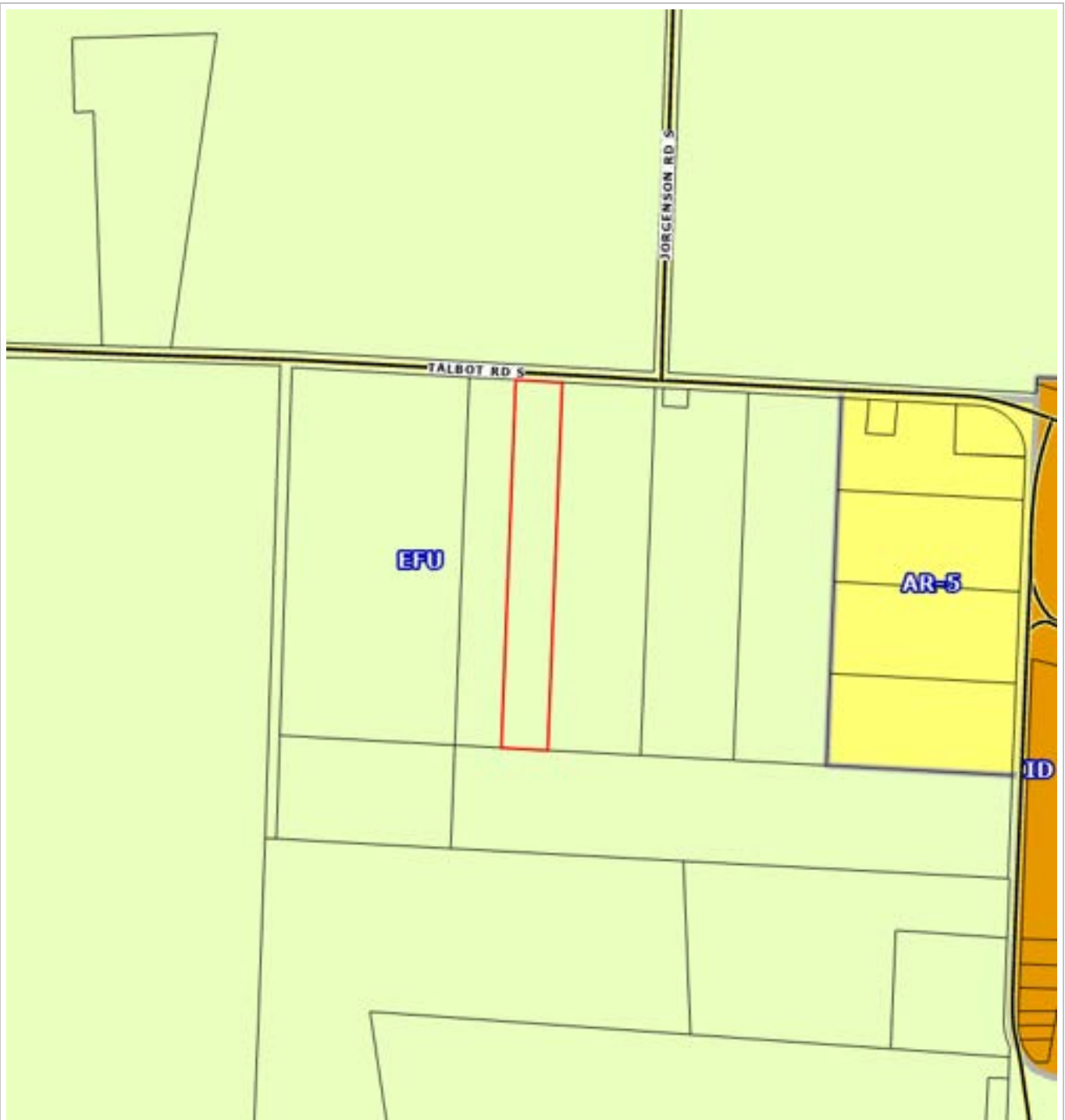


**Fidelity National Title**

**Parcel ID: 562597**

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## Zoning Map



**Fidelity National Title**

**Parcel ID: 562597**

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.

May 21, 2026

## Property Identification

**Account ID:**

562597

**Tax Account ID:**

562597

**Tax Roll Type:**

Real Property

**Situs Address:****Map Tax Lot:**

093W28D001100

**Owner:**

GROSS, JIMMY & GROSS, KRISTINE

13384 JORGENSEN RD S

JEFFERSON, OR 97352

**Manufactured Home Details:****Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:**

VALLEY FRUIT FARMS TRACT #2 LOT 3

**Related Accounts:**

## Owner History

| Grantee                                                                       | Grantor                                                         | Sales Info                           | Deed Info                                              |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------|--------------------------------------------------------|
| GROSS,JIMMY &<br>GROSS,KRISTINE<br>13384 JORGENSEN RD S<br>JEFFERSON OR 97352 | GROSS,JIMMY<br>13384 JORGENSEN<br>ROAD SO<br>JEFFERSON OR 97352 | 8/1/2000<br><br>00<br>3              | 8/1/2000<br>17080637<br>B&S<br>562597, 562598, 562599  |
| GROSS,JIMMY<br>13384 JORGENSEN ROAD<br>SO<br>JEFFERSON OR 97352               | AUSTIN,MARLEN E<br>1096 TALBOT ROAD S<br>JEFFERSON OR 97352     | 6/22/1999<br>\$135,000.00<br>27<br>3 | 6/22/1999<br>16100051<br>WD<br>562597, 562598, 562599  |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>12310238<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>07150790<br>DE<br>562597                   |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>04110198<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>03381494<br>DEED<br>562597, 562598, 562599 |
| MISSING OWNERSHIP<br>INFORMATION                                              |                                                                 |                                      | 7/1/1998<br>02181793<br>DEED<br>562597, 562598, 562599 |

| Grantee                          | Grantor | Sales Info | Deed Info                                                                                                         |
|----------------------------------|---------|------------|-------------------------------------------------------------------------------------------------------------------|
| MISSING OWNERSHIP<br>INFORMATION |         |            | 7/1/1998<br>01101647<br>DEED<br>536527, 536621, 562595, 562596, 562597,<br>562598, 562599, 562601, 562605, 562609 |

Property Details

Property Class:  
550

RMV Property Class:  
450

Zoning:  
REST (Contact Local Jurisdiction)

AV Exemption(s):

RMV Exemption(s):

Deferral(s):

Notes:

Land/On-Site Developments for Tax Account ID 562597

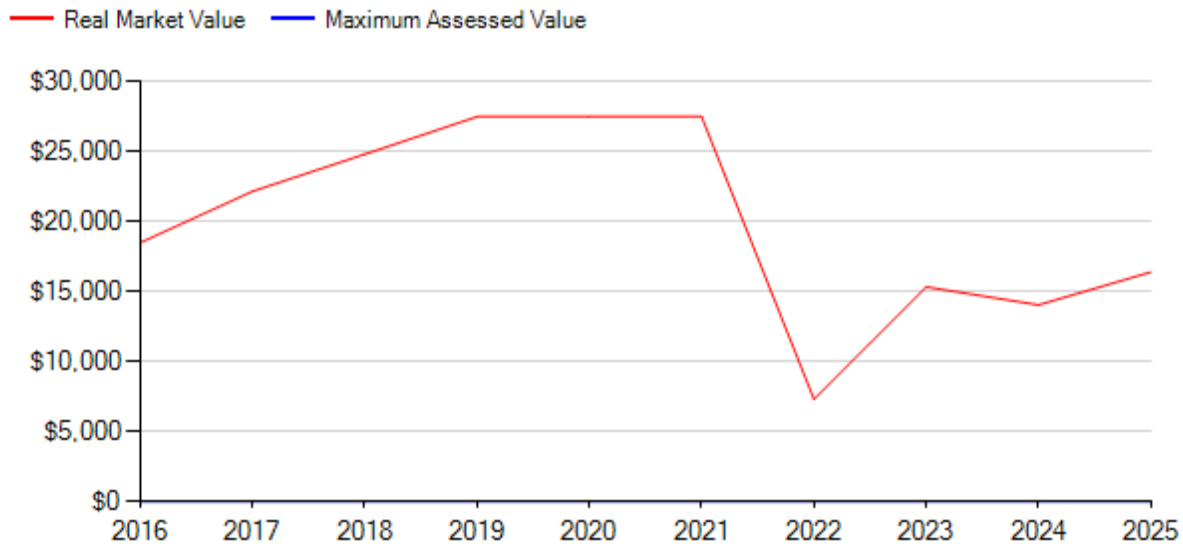
| ID | Type                                                  | Acres | Sq Ft  | Levy Code Area |
|----|-------------------------------------------------------|-------|--------|----------------|
| 1  | 005 Farm Use - EFU 4BISS FOUR BENCH IRR SPECIAL SOUTH | 4.87  | 212137 | 14530          |

Improvements/Structures for Tax Account ID 562597

| 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)                                                                                                                                                   |          |
| <b>RMV Land Market:</b>                                                                                                                                                                                  | \$0      |
| <b>RMV Land Spec.</b>                                                                                                                                                                                    | \$16,410 |
| <b>Assess.:</b>                                                                                                                                                                                          |          |
| <b>RMV Structures:</b>                                                                                                                                                                                   | \$0      |
| <b>RMV Total:</b>                                                                                                                                                                                        | \$16,410 |
| <b>AV:</b>                                                                                                                                                                                               | \$5,505  |
| <b>SAV:</b>                                                                                                                                                                                              | \$16,196 |
| <b>Exception RMV:</b>                                                                                                                                                                                    | \$0      |
| <b>RMV Exemption Value:</b>                                                                                                                                                                              | \$0      |
| <b>Exemption Description:</b>                                                                                                                                                                            | None     |
| <b>M5 Taxable:</b>                                                                                                                                                                                       | \$16,196 |
| <b>MAV:</b>                                                                                                                                                                                              | \$0      |
| <b>MSAV:</b>                                                                                                                                                                                             | \$5,505  |
| Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.<br>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 |
|------|------------------|----------|------------------|------------|----------------------|
| 2025 | \$0              | \$0      | \$16,410/\$5,505 | None       | \$5,505              |
| 2024 | \$0              | \$0      | \$14,060/\$5,345 | None       | \$5,345              |
| 2023 | \$0              | \$0      | \$15,340/\$5,189 | None       | \$5,189              |
| 2022 | \$0              | \$0      | \$7,320/\$5,038  | None       | \$5,038              |
| 2021 | \$0              | \$0      | \$27,520/\$4,890 | None       | \$4,890              |
| 2020 | \$0              | \$0      | \$27,520/\$4,740 | None       | \$4,740              |
| 2019 | \$0              | \$0      | \$27,520/\$4,610 | None       | \$4,610              |
| 2018 | \$0              | \$0      | \$24,840/\$4,340 | None       | \$4,340              |
| 2017 | \$0              | \$0      | \$22,180/\$4,340 | None       | \$4,340              |
| 2016 | \$0              | \$0      | \$18,510/\$4,210 | None       | \$4,210              |

#### Taxes: Levy, Owed

**Taxes Levied 2025-26:** \$70.92  
**Tax Rate:** 12.8835  
**Tax Roll Type:** R  
**Current Tax Payoff Amount:** \$0.00

| Year | Total Tax Levied | Tax Paid |
|------|------------------|----------|
| 2025 | \$70.92          | \$70.92  |

| Year | Total Tax Levied | Tax Paid |
|------|------------------|----------|
| 2024 | \$69.13          | \$69.13  |
| 2023 | \$64.84          | \$64.84  |
| 2022 | \$62.92          | \$62.92  |
| 2021 | \$60.99          | \$60.99  |
| 2020 | \$59.16          | \$59.16  |
| 2019 | \$57.89          | \$57.89  |

#### Tax Payment History

| Year | Receipt ID | Tax Paid | Discount | Interest | Amount Paid | Date Paid  |
|------|------------|----------|----------|----------|-------------|------------|
| 2025 | 3958168    | -\$70.92 | \$2.13   | \$0.00   | \$68.79     | 11/24/2025 |
| 2024 | 3937621    | -\$69.13 | \$2.07   | \$0.00   | \$67.06     | 11/21/2024 |
| 2023 | 3918447    | -\$64.84 | \$1.95   | \$0.00   | \$62.89     | 11/22/2023 |
| 2022 | 3900182    | -\$62.92 | \$1.89   | \$0.00   | \$61.03     | 11/22/2022 |
| 2021 | 3880854    | -\$60.99 | \$1.83   | \$0.00   | \$59.16     | 11/18/2021 |
| 2020 | 3859856    | -\$59.16 | \$1.77   | \$0.00   | \$57.39     | 11/17/2020 |
| 2019 | 54530      | -\$57.89 | \$1.74   | \$0.00   | \$56.15     | 11/19/2019 |

Jimmy Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352  
Grantor's Name and Address  
Jimmy Gross and Kristine Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jimmy and Kristine Gross  
13384 Jorgenson Rd S  
Jefferson Oregon 97352

Until requested otherwise, send all tax statements to (Name, Address, Zip):

NO Change

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON.

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM  
(INDIVIDUAL GRANTOR)

Jimmy Gross \_\_\_\_\_ Grantor,  
conveys to Jimmy Gross and Kristine Gross \_\_\_\_\_ Grantee,  
the following real property situated in Marion \_\_\_\_\_ County, Oregon, to-wit:

Lots 4 and 5, and the East one-half of Lot 3, all in VALLEY FRUIT FARMS NO. 2, recorded January 11, 1909 in Book of Town Plats, Volume 4, Page 3, County of Marion, State of Oregon; Save and Except that part of Lot 5 sold and conveyed to Louise Crosby by Deed recorded in Volume 576, Page 766, Deed Record for Marion County, Oregon which excepted portion is 87 feet wide and 53.7 feet deep. Together with an easement in and one-half of the right to use the irrigation line and cement well sump located on the West one-half of Lot 3, Valley Fruit Farms No. 2 as above described.

Tax Account Number(s): R62599, R62598, R62597

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

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

*[Signature]*

STATE OF OREGON, County of Marion \_\_\_\_\_ ss.

This instrument was acknowledged before me on Aug 1 12 2000  
by Jimmy Gross



*[Signature]*  
Notary Public for Oregon

My commission expires 5/8/2003

AUG 02 2000

**REEL:1708**

**PAGE: 637**

**August 02, 2000, 09:09 am.**

CONTROL #: 15177

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: \$ 26.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.

AUG 02

# 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





# STEVE HELMS

STEVHELMS@KW.COM | 541-979-0118

Steve is a fifth-generation farmer born and raised in the Willamette Valley with over 30 years of farming experience growing blueberries, mint, row crops, and grass seed. His deep knowledge of soils, water rights, property management, ranching, and forestry – along with 15 years serving on the South Santiam River Water Board – gives him valuable insight in land and agricultural real estate.

Known for his strong work ethic, honesty, and attention to detail, Steve is dedicated to helping clients successfully navigate their real estate transactions.



SCAN TO LEARN MORE ABOUT THE TEAM





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Farm & Home**  
★ BROKERS ★

**kW MID-WILLAMETTE**  
KELLERWILLIAMS REALTY

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Licensed Oregon Brokers & Land Specialists. Each office is independently owned and operated.

