



34976 KAMPH RD

ALBANY, OR



**Oregon
Farm & Home**
★ BROKERS ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



Introduction



Oregon
Farm & Home
★ BROKERS ★

KW MID-WILLAMETTE
REAL ESTATE

Situated on 103.56± acres at 34976 Kamph Road NE, Albany, Oregon, this productive Willamette Valley farm offers an exceptional combination of agricultural land, extensive improvements, and unique aviation amenities. The property is primarily EFU (Exclusive Farm Use) with a portion zoned AB (Agribusiness), creating flexibility for a variety of agricultural operations. Currently planted in grass seed with harvest scheduled for completion by August 14, the farm features productive Amity, Dayton, Holcomb, and Woodburn soils that have supported long-term agricultural production.

The property is improved with a well-maintained 2,594 SF single-level residence, an attached 1 car garage, multiple farm buildings, a shop, equipment sheds, and three former airplane hangars that provide abundant storage and workspace. An existing private airstrip, recognized by Linn County and registered with the Oregon Department of Aviation as Fisher Airstrip, further distinguishes this offering. Additional site improvements include a domestic well, two septic systems, gravel driveways, and established farm infrastructure, making this an outstanding opportunity for agricultural producers, aviation enthusiasts, or investors seeking a highly improved rural property.

Location



Located northeast of Albany in rural Linn County, 34976 Kamph Road offers the privacy of a working farm while remaining conveniently connected to regional transportation and services. Highway 20 is just minutes away, providing quick access to Interstate 5, Albany, Corvallis, Lebanon, Tangent, and Salem. The area is characterized by productive farmland and rural residences, with access to agricultural suppliers, equipment dealers, processors, and regional markets throughout the Willamette Valley. Outdoor recreation, the Willamette River, Oregon State University, and numerous parks and wineries are all within easy driving distance, making this an ideal balance of rural productivity and everyday convenience.

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 versatile 103.56-acre property presents exceptional opportunities for continued agricultural production while offering infrastructure rarely found on similar farms. The combination of productive tillable acreage, extensive outbuildings, shop space, and former aircraft hangars creates flexibility for equipment storage, farm operations, agribusiness, or specialty uses permitted under Linn County regulations. The existing private airstrip adds a unique feature for aviation enthusiasts or specialized agricultural operations. The improvements further enhance the property's versatility. The primary residence offers comfortable living with three bedrooms, two and one-half bathrooms, and approximately 2,594 square feet of living space. Supporting structures include a 2,176 SF shop, a 2,736 SF equipment shed, a 296 SF storage building, and three approximately 4,100 SF hangars that include electric service and partial office space. A manufactured home also exists on the property. Whether expanding an existing farming operation or investing in a unique agricultural property, this offering provides substantial long-term potential.



Land



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.

Land

103.56± acres

- **100 ± tillable acres**
- **Parcel id 0045993**
- **EFU (Exclusive Farm Use) with AB (Agribusiness) zoning**
- **Currently in grass seed production**
- **Farm lease harvest is scheduled for completion on August 14**
- **Productive Amity, Dayton, Holcomb & Woodburn soils**
- **Existing private 2000' airstrip (Fisher Airstrip)**
- **Paved driveway**
- **Three access points from Kamph Road**
- **Approximately 2,265 feet of road frontage**
- **RV parking**

Home



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.

Home

Primary Dwelling

- 2,594 SF single-level residence
- Built in 1955
- 3 bedrooms
- 2.5 bathrooms
- 480 SF attached garage
- Primary
 - Two walk In closets, soaking tub and walk-in closet
- Office
- Laminate, vinyl and wood flooring
- Mini-split heating & cooling
- Wood-burning stove
- Large family room (non-operable pellet stove)

Secondary Dwelling

- 1,681 SF double wide manufactured home
- 2 bedrooms
- 2 bathrooms
- Furnace is Inoperable
- Condition Is poor

Outbuildings



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.

Outbuildings

- **2,176 SF shop**
 - **Concrete floor**
 - **110 V Power**
- **2,736 SF equipment shed**
 - **Concrete floor**
- **296 SF storage building**
 - **Gravel floor**
 - **Power**
- **Three 4,100 SF former airplane hangars**
 - **Concrete floor**
 - **110V Power**
 - **Water**
 - **Partial office area**
 - **Two hangers with heated flooring**
- **Multiple miscellaneous equipment and storage buildings**

Systems

Septic Systems

- One known system, most likely second (for secondary dwelling)

Well

- 1 Domestic Well

Seller Preferred Terms

Forms: OREF Forms

Title: Fidelity National Title In Albany with Tara Riesterer

Seller's Name: Ron and Mary Fisher Trust

- Seller Is a trust, Information Is limited

Personal Property Included at \$0 Value: Range, Fridge, Dishwasher

- All personal property left at the close of escrow is buyer's responsibility

Offer Response Time: 3 Business Days

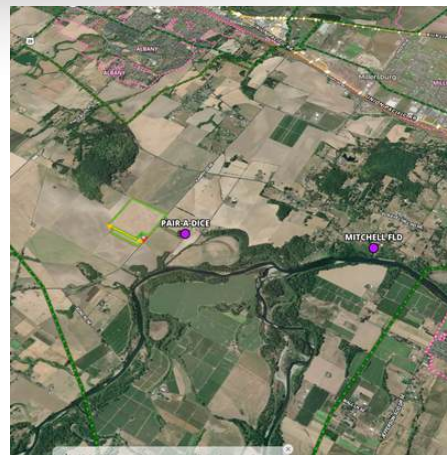
Lease: Ends August 14th, 2026, Payment due October 15th, 2026. Rate of \$190 Per acre for 100 acres



Property Maps

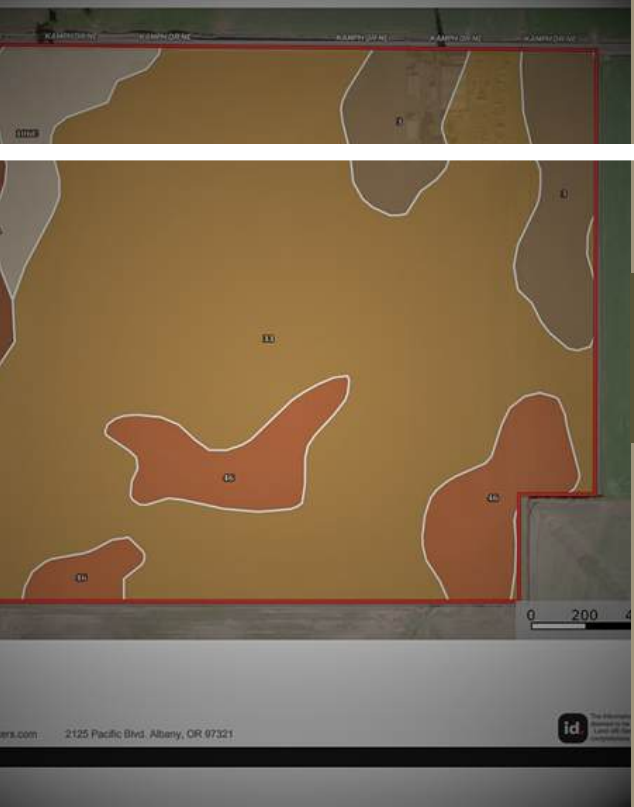
Maps provided via LandID

- Property boundaries
- Topographic
- Area



SCAN HERE
FOR AN
INTERACTIVE
MAP!

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.



Soil Report

Soil Report provided via LandID

Majority Soil Types

- Chehalis
- Woodburn



SOIL CODE	SOIL DESCRIPTION
33	Dayton silt loam
46	Holcomb silt loam
3	Amity silt loam
106C	Woodburn silt loam, 3 to 12 percent slopes
106A	Woodburn silt loam, 0 to 3 percent slopes

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.

County Info

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

**Parcel Information**

Parcel #: **0045993**
 Tax Lot: **10S03W2500500**
 Site Address: 34976 Kamph Dr NE
 Albany OR 97322 - 9531
 Owner: Ron Fisher Trust
 Mary Fisher Trust
 35024 Kamph Dr NE
 Albany OR 97322 - 9531
 Twn/Range/Section: 10S / 03W / 25
 Parcel Size: 103.68 Acres (4,516,301 SqFt)
 Lot:
 Census Tract/Block: 020101 / 2000
 Levy Code Area: 00809
 Levy Rate: 14.1096
 Market Value Land: \$993,240.00
 Market Value Impr: \$403,190.00
 Market Value Total: \$1,396,430.00
 Assessed Value: \$368,023.00

**Tax Information**

Tax Year	Annual Tax
2025	\$5,189.30
2024	\$5,041.53
2023	\$4,748.44

Legal**Land**

Land Use: 501 - HBU FARM NO SPECIAL ASSMT IMPROV	Zoning: County-EFU - Exclusive Farm Use
Watershed: Hamilton Creek-South Santiam River	Std Land Use: 1001 - Single Family Residential
Recreation:	School District: 8J - Greater Albany
Primary School: Meadow Ridge Elementary	Middle School: Timber Ridge School
High School: South Albany High School	

Improvement

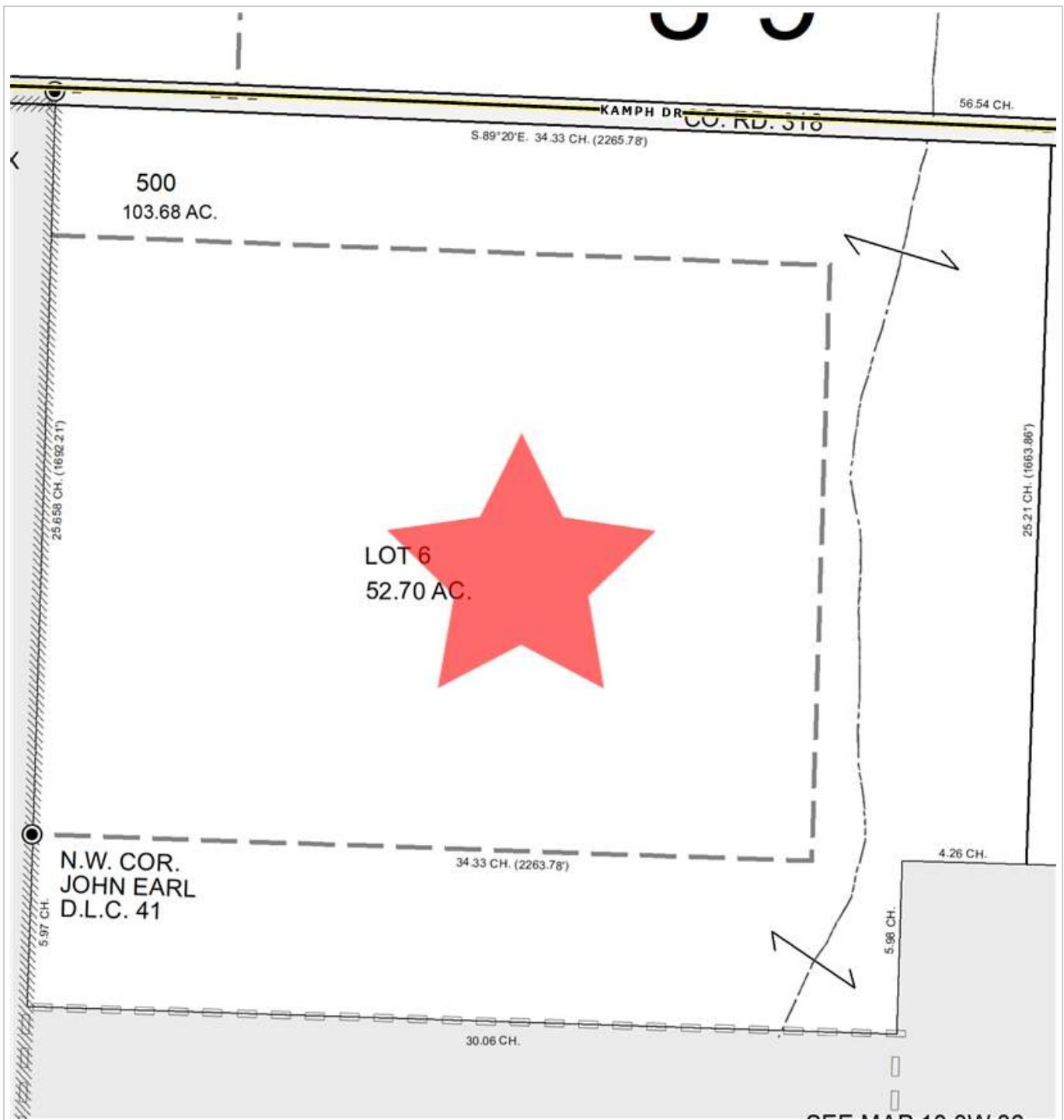
Year Built: 1955	Stories: 1	Finished Area: 2,112 SqFt
Bedrooms: 3	Bathrooms: 1	Pool:
Bldg Type: 131 - One Story		

Transfer Information

Sale Date: 05/01/1992	Sale Price: \$135,200.00	Doc Num: 599 56	Doc Type:
-----------------------	--------------------------	-----------------	-----------

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



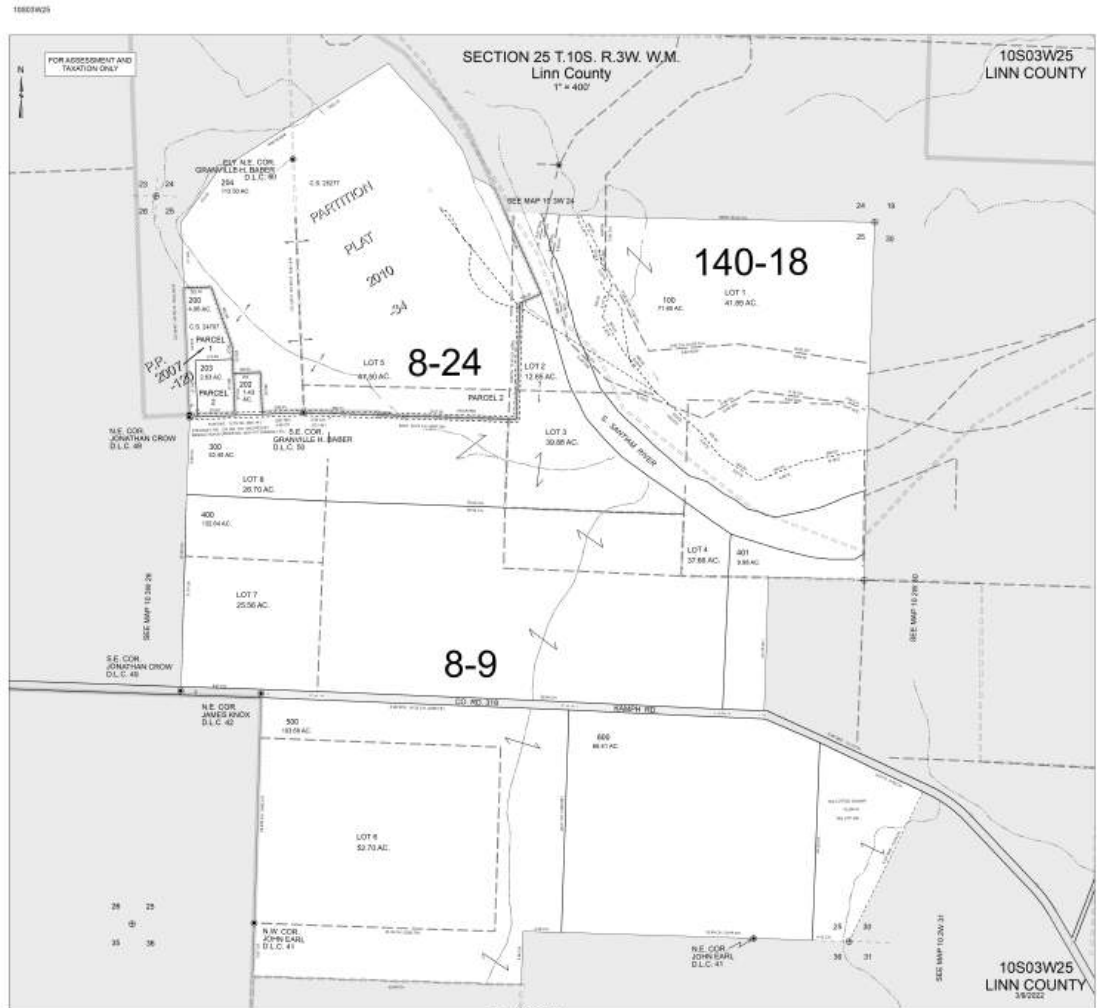
Fidelity National Title

Parcel ID: 0045993

Site Address: 34976 Kamph Dr NE

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

Full Assessor Map



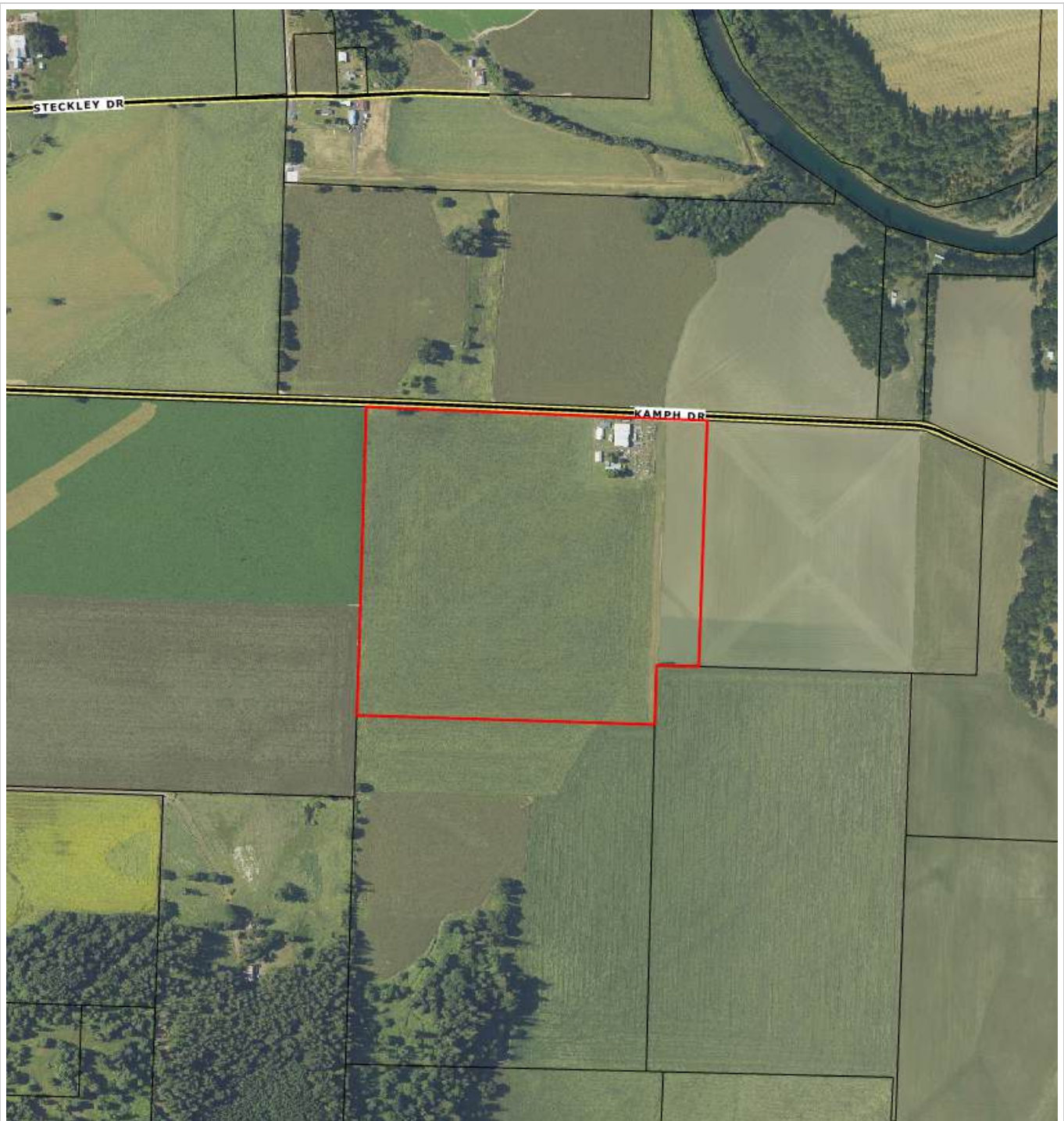
Fidelity National Title

Parcel ID: 0045993

Site Address: 34976 Kamph Dr NE

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

Aerial Map

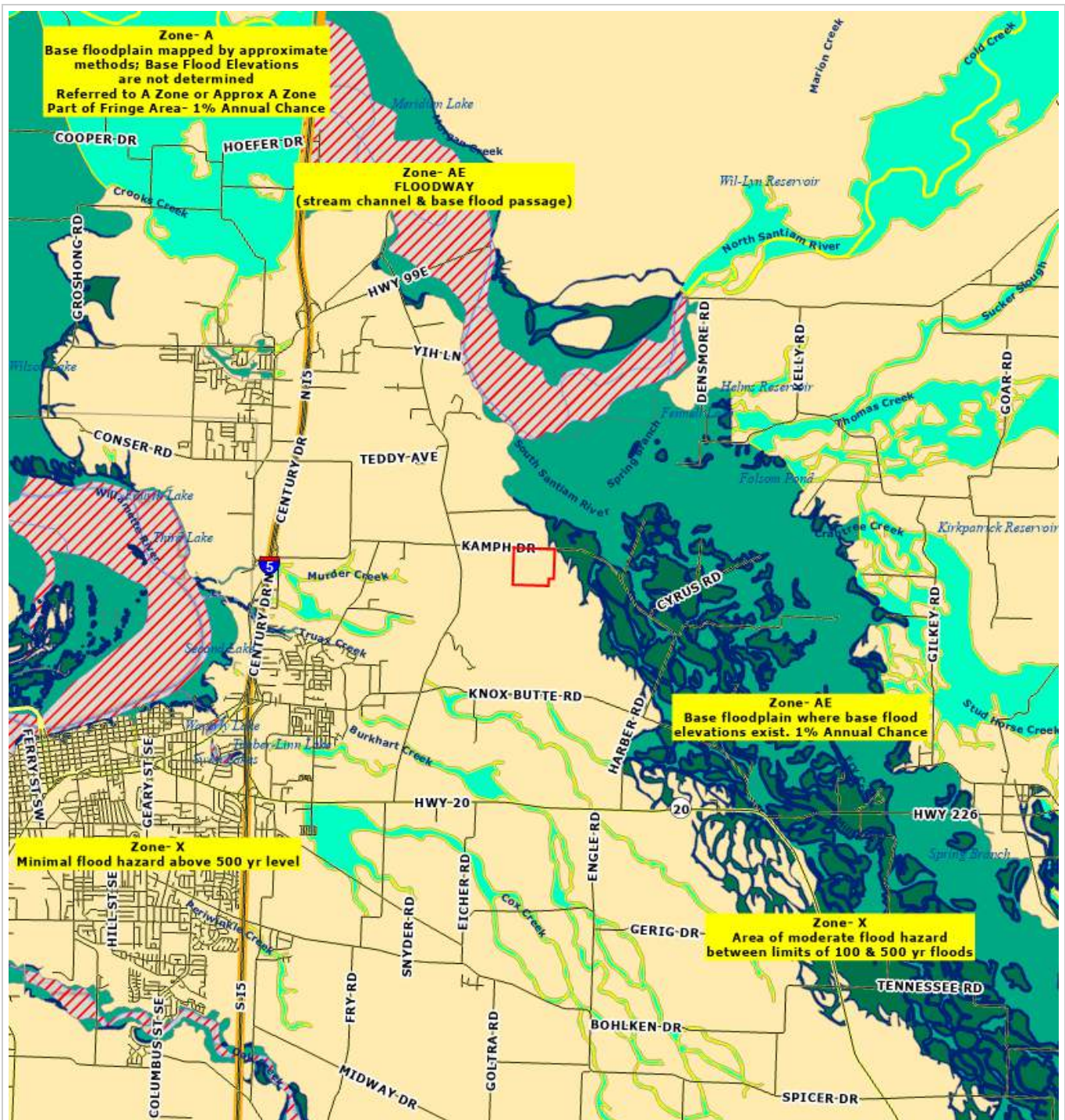


Fidelity National Title

Parcel ID: 0045993

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

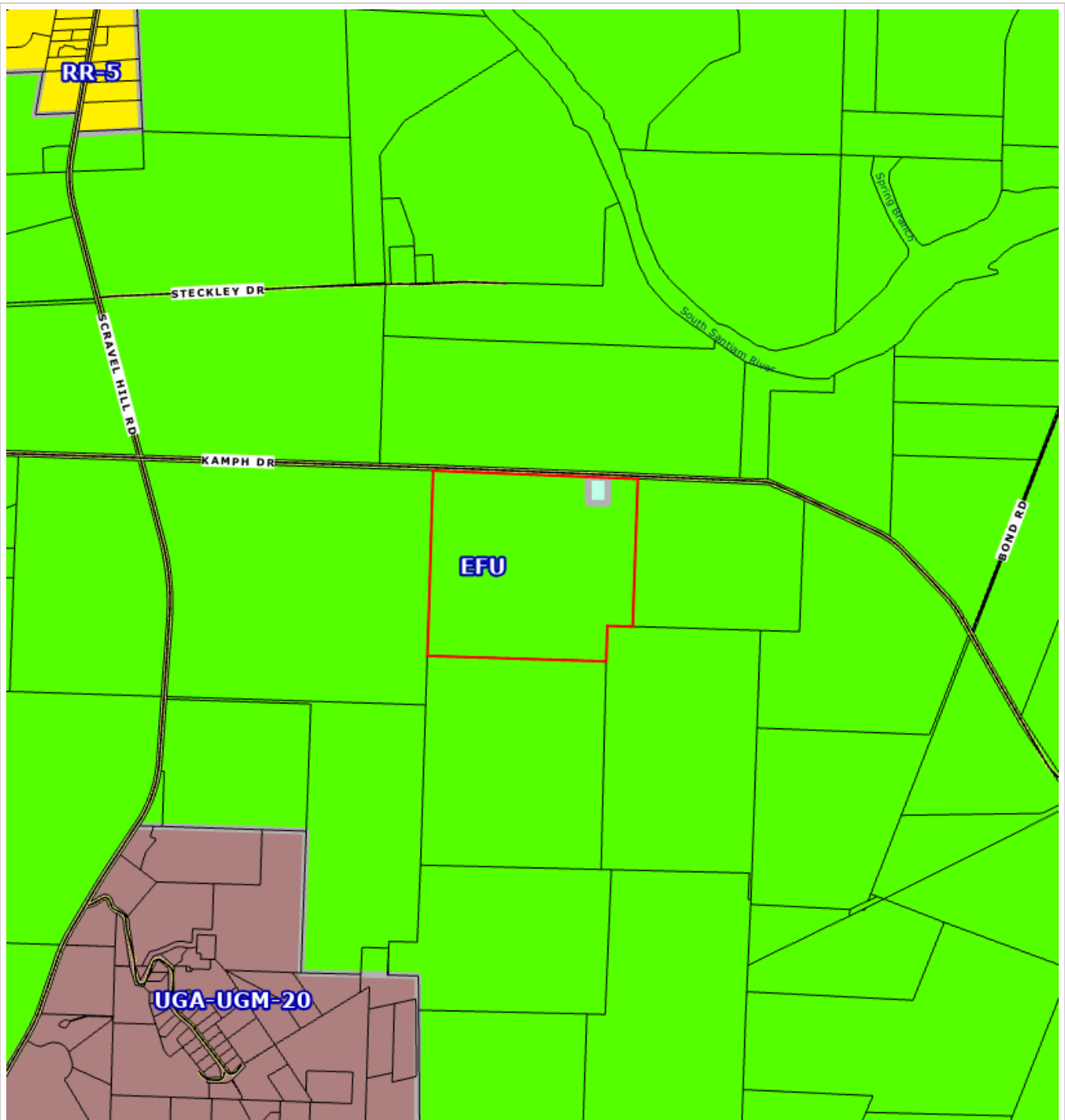


Fidelity National Title

Parcel ID: 0045993

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.

Zoning Map



Fidelity National Title

Parcel ID: 0045993

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.

Linn County
2025 Real Property Assessment Report
Account 45993

Map 10S03W25-00-00500
Code - Tax ID 00809 - 45993

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing RON & MARY FISHER TRUST
FISHER MARY TR
35024 KAMPH DR NE
ALBANY OR 97322

Deed Reference # 2025-4069
Sales Date/Price 04-11-2025 / \$0
Appraiser UNKNOWN

Property Class 559 **MA** **SA** **NH**
RMV Class 501 02 00 000

Site	Situs Address	City
	34980 KAMPH DR	ALBANY
1	34976 KAMPH DR NE	ALBANY
1	34976 KAMPH DR NE	ALBANY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
00809	Land	993,240		Land	0
	Impr	403,190		Impr	0
Code Area Total		1,396,430	259,170	368,023	0
Grand Total		1,396,430	259,170	368,023	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00809	2	☒			Farm Use Zoned	111	101.68 AC	3	907,440
					LANDSCAPE - AVERAGE	100			5,000
					RURAL OSD - AVG	100			35,000
	1	☒			Rural Site	111	1.00 AC	FARM	16,650
	7	☒			Rural Site	111	1.00 AC	FARM	16,650
					SEPTIC SYSTEM	100			12,500
Code Area Total							103.68 AC		993,240

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00809	100	1955	131	RES One story	110	2,112			323,650
	101	0	110	Residential Other Improvements	110	0			1,330
	501	0	328	MACHINE SHED	110	1,920			4,750
	502	0	317	GP BUILDING	110	2,960			15,030
	503	1986	328	MACHINE SHED	110	12,900			58,430
Code Area Total						19,892			403,190

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

Contig Accts 748554
MS Accounts 00809 - P-748554

Linn County
2025 Real Property Assessment Report
Account 45993

Comments

98 MAV: HOMESITE DISQ. RTR 7/16/98

2022: MH ACCT 748554 SUB-TYPE CHANGE FROM (P) TO (R). NO VALUE CHANGE. REMOVED MH FEE. 7/22
LV

2025 Subtype change with MFH #748554 going from (R) to (P) type. Add Fee. 8/25 JMc

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

21-Apr-2026

RON & MARY FISHER TRUST
FISHER MARY TR
35024 KAMPH DR NE
ALBANY OR 97322

Tax Account #	45993	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00809
Situs Address	34980 KAMPH DR ALBANY OR 97322	Interest To	May 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,189.30	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,041.53	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,748.44	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,702.29	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,361.84	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,328.39	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,236.47	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,047.35	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,927.93	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,586.28	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,540.35	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,414.24	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,183.42	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,022.46	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,923.31	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,034.52	Nov 15, 2010
2010	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,068.54	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,963.60	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,883.89	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,453.88	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,402.39	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,181.60	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,153.47	Nov 15, 2003
2003	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,024.59	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,071.22	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,178.28	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,114.20	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,991.92	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,096.15	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,049.30	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,833.91	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,791.52	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,134.10	Nov 15, 1993

STATEMENT OF TAX ACCOUNT

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

21-Apr-2026

RON & MARY FISHER TRUST
FISHER MARY TR
35024 KAMPH DR NE
ALBANY OR 97322

Tax Account #	45993	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00809
Situs Address	34980 KAMPH DR ALBANY OR 97322	Interest To	May 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,576.08	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,770.62	Nov 15, 1991
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$107,057.38	



Fidelity National Title

LINN COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **0748554**

Tax Lot:

Owner: Abc Classic Enterprises Trust

CoOwner:

Site: 34976 Kamph Dr NE

Albany OR 97322

Mail: 35024 Kamph Dr NE

Albany OR 97322

Zoning:

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

Legal:

Twn/Rng/Sec: T: R: S: Q: QQ:

ASSESSMENT & TAX INFORMATION

Market Total: **\$70,310.00**

Market Land:

Market Impr: **\$70,310.00**

Assessment Year: **2025**

Assessed Total: **\$29,910.00**

Exemption:

Taxes: **\$431.74**

Levy Code: 00809

Levy Rate: 14.1096

PROPERTY CHARACTERISTICS

Year Built: 1981

Eff Year Built:

Bedrooms: 2

Bathrooms: 2

of Stories: 1

Total SqFt: 1,378 SqFt

Floor 1 SqFt: 1,378 SqFt

Floor 2 SqFt:

Basement SqFt:

Lot size: ()

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source: Forced air unit

Fireplace: 1

Bldg Condition: Average

Neighborhood:

Lot:

Block:

Plat/Subdiv:

School Dist:

Census:

Recreation:

SALE & LOAN INFORMATION

Sale Date:

Sale Amount:

Document #:

Deed Type:

Loan

Amount:

Lender:

Loan Type:

Interest

Type:

Title Co:

Linn County
2025 Manufactured Structure Assessment Report
Account 748554

Code - Tax ID 00809 - 748554

Tax Status Assessable

Mailing ABC CLASSIC ENTERPRISES TRUST
35024 KAMPH DR NE
ALBANY OR 97322

Account Status Active

Subtype Personal

Home ID 245163

X Number 186215

Appraiser

Situs Address	City
34976 KAMPH DR NE	ALBANY

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
00809	\$70,310	\$29,910	\$29,910	110 %		

Manufactured Structure			
VIN #		Stat Class	442
Brand	REDMAN	Condition	A
Model		MA / SA / NH	02 / 00 / 000
Year Built	1981	Rooms	2-BD,2-FB
Sticker #			

Real Property			
Real Account ID	45993	MA / SA / NH	02 / 00 / 000
Map	10S03W25-00-00500	Property Class	559
Park Name		RMV Class	501
Comments	98 MAV: HOMESITE DISQ. RTR 7/16/98 2022: MH ACCT 748554 SUB-TYPE CHANGE FROM (P) TO (R). NO VALUE CHANGE. REMOVED MH FEE. 7/22 LV 2025 Subtype change with MFH #748554 going from (R) to (P) type. Add Fee. 8/25 JMc		

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	4	1,378			49,170

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
BATH - TUB/SHWR W/ENCL	2	0	SIDING - WOOD	1,378	0
BATHROOM SINK	2	0	FINISH - WOOD PANEL	1	0
TOILET	2	0	FLOOR COVER - CARPET	1	0
2X6 FRAMING	1,378	0	FLOOR COVER - VINYL	1	0
FOUNDATION - PIER	1,378	0	HVAC - **FORCED AIR**	1,378	0
GUTTERS & DOWNSPOUTS	1,378	0	APPL - HOOD/FAN	1	0
ROOF COVER - BKD	1,378	0	KITCHEN SINK	1	0
ENAMEL METAL					
ROOF TYPE - GABLE	1,378	0	WATER HEATER	1	0
Total Inventory RMV					0

Linn County
2025 Manufactured Structure Assessment Report
Account 748554

Exemptions / Special Assessments / Notations	
Special Assessments	Amount
■ MFG HOME FEE	10.00

Comments 11810427 REDMAN 26 X 46 + 13 X 14 AVACADO GREEN/BROWN RURAL
ACCELERATED APPRAISAL EXT 10/15/97 JDR
2022: MH ACCT 748554 SUB-TYPE CHANGE FROM (P) TO (R). NO VALUE CHANGE. REMOVED MH FEE.
7/22 LV
2025 Subtype change with MFH #748554 going from (R) to (P) type. Add Fee. 8/25 JMc

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

21-Apr-2026

ABC CLASSIC ENTERPRISES TRUST
35024 KAMPH DR NE
ALBANY OR 97322

Tax Account #	748554	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	00809
Situs Address	34976 KAMPH DR NE ALBANY OR 97322	Interest To	May 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$431.74	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$409.75	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$386.00	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$382.24	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$364.67	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.00	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$354.54	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$339.16	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$329.47	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$214.27	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$188.24	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$187.00	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$183.55	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$181.63	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.74	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.03	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$210.23	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$223.77	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$235.20	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$180.57	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$172.14	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$194.14	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.86	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$215.56	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$241.57	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$248.99	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.68	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$226.12	Nov 15, 1998
1998	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$240.51	Dec 15, 1997
1997	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.13	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$210.83	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$237.47	Nov 15, 1994
1994	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$328.73	Nov 15, 1993

STATEMENT OF TAX ACCOUNT

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

21-Apr-2026

ABC CLASSIC ENTERPRISES TRUST
35024 KAMPH DR NE
ALBANY OR 97322

Tax Account #	748554	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	00809
Situs Address	34976 KAMPH DR NE ALBANY OR 97322	Interest To	May 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
1993	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$339.62	Nov 15, 1992
1992	FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$372.35	Nov 15, 1991
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$9,411.50	

**AFTER RECORDING RETURN TO:
R. EVERETT MEADOWS
GARDNER BECKLEY MEADOWS
975 OAK STREET, SUITE 625
EUGENE, OR 97401**

LINN COUNTY, OREGON		2025-04069
D-WD		04/11/2025 01:29:01 PM
Stn=10122 S. WILSON		
\$10.00	\$11.00	\$10.00 \$60.00 \$19.00
		\$110.00
I, Marcie Richey, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Marcie Richey - County Clerk		

**Map and Tax Lot No.: 10S03W25-00-00500
Tax Account No.: 748554
Site Address: 34976 Kamph Dr NE, Albany, OR 97322**

STATUTORY WARRANTY DEED

MARY FISHER, TRUSTEE OF THE ABC CLASSIC ENTERPRISE TRUST, Grantor, conveys and warrants to **MARY FISHER, TRUSTEE OF THE RON AND MARY FISHER TRUST, DTD MARCH 10, 2025,** Grantee, the real property described below, free of encumbrances except liens, covenants, conditions, restrictions, and easements of record:

Beginning at the Northeast Corner of the James Knox D.L.C. No. 42 in Township 10 South, Range 3 West of the W.M. and running thence South 89 20 East 34.33 chains; thence South 25.21 chains to the South boundary line of the D.L.C. or Ruel Custer and wife No. No 2640; thence West on said claim line 4.26 chains; thence south 5.98 chains; thence West 30.06 chains to the West Boundary Line of the John Earl and wife D.L.C. No. 41; thence North 31.63 chains to the place of beginning, in the County of Linn, State of Oregon.

The true and actual consideration for this conveyance is other than money, to wit:
Estate Planning

RECORDING INFORMATION

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS ARE TO BE
SENT TO THE FOLLOWING ADDRESS:**

**Ron and Mary Fisher Trust
35024 Kamph Dr NE
Albany, OR 97322**

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 AND 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.

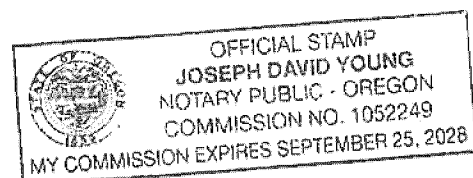
DATED this 7 day of April, 2025.


Mary Fisher, Trustee of the ABC Classic
Enterprises Trust, Grantor

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me this 7 day of April, 2025, the above-named Mary Fisher, Trustee of the ABC Classic Enterprises Trust.


Notary Public for Oregon
My Commission Expires: 09/25/28



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





**Oregon
Farm & Home**
★ BROKERS ★

kW MID-WILLAMETTE
KELLERWILLIAMS, REALTY

DRIVEN BY TRUST & VALUE



(541) 740-7752 | oregonfarmandhomebrokers.com

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