SOLD · BID SALE

Upper Calapooia

± 40 Acres | Linn County | Oregon | Near Sweet Home

Linn County Timberland - BID SALE

PRICE	PRICE / ACRE	ACREAGE
Contact Agent	—	± 40

PROPERTY OVERVIEW

Timber Investment BID SALE Opportunity in Linn County, OR Located in picturesque Linn County, Oregon, this exceptional timber investment property is approximately 40 acres and offers an excellent opportunity for investors seeking a valuable timber resource. Property Features: • Timber: The property boasts 1,475 MBF of approximately 70-year-old Douglas fir timber, renowned for its quality and value. • Terrain: The gentle ground of the property makes it ideal for timber harvesting and other uses. • Accessibility: The property is fully roaded, ensuring easy access and mobility across the land. • Proximity to Mills: Conveniently located with good access to nearby mills, facilitating efficient transport and sale of timber. • Location: Just a short distance from Sweet Home, providing a perfect blend of quiet and access to local amenities. This property presents a rare investment opportunity for those looking to capitalize on the thriving timb...

PROPERTY DETAILS

TYPE
Timberland (Douglas Fir Plantation)

ACCESS
Gravel Road

VIEWS
Timber

COUNTY TAX PARCEL IDS
398426

DOCUMENTS INCLUDED
Upper Calapooia Bid Prospectus · 2025 Timber Cruise · Preliminary Title Report · Vesting Deeds · Easement · Map · Survey 1 · Survey 2 · Tax Statement · Site Index · Soils Report

LOCATION

Linn County, Oregon

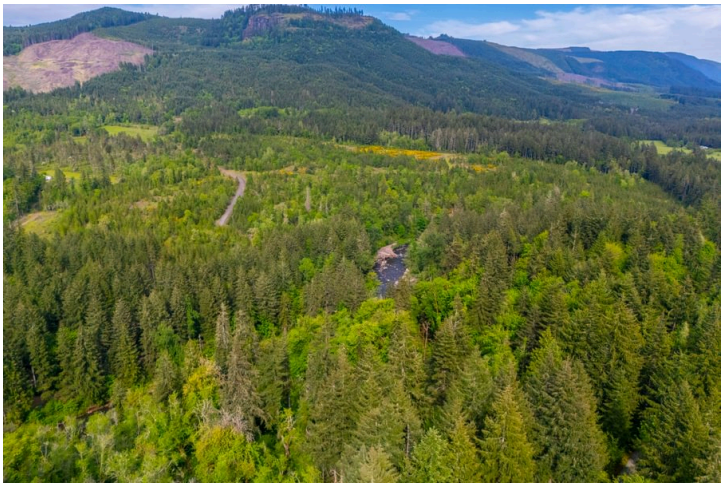
Bill Marre
Real Estate Salesperson, OR
C: 503.260.8509
Bill.Marre@afmforest.com
Principal Broker: Colton Jacobson (Oregon)
Co-Listing: Mark Willhite · 541.505.3377

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 14, 2026 · https://www.afmrealestate.com/properties/40.04-acres-land-for-sale-in-linn-county-oregon/upper-calapooia

Property Photos

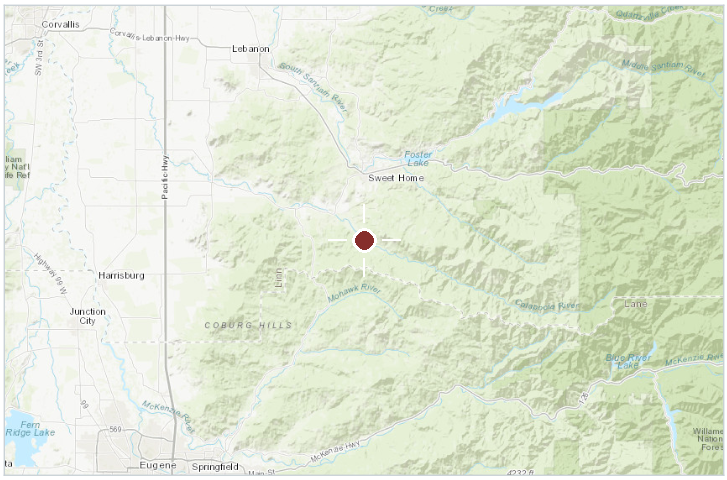
Upper Calapooia · Linn County · Oregon · Near Sweet Home



Location & Access

Upper Calapooia · Linn County · Oregon · Near Sweet Home

Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Linn County, Oregon

NEAREST CITY

Sweet Home

APPROXIMATE CENTRE

44.31901, -122.73623

COUNTY TAX PARCEL IDS

398426

INTERACTIVE MAP

https://id.land/ranching/maps/97edd0f184d0e59879f8aeb82bf0d19e/share

Land and Timber Offering

UPPER CALAPOOIA

40.04 Acres (m/l)

1,475 MBF Merchantable Timber (m/l)

SEALED BID AUCTION

BID DEADLINE: July 2, 2025

Section 30, T14S, R1E

Tax Lot 501

Linn County, Oregon

Bill Marre
Broker, Forester
Licensed in OR
AFM Real Estate
bill.marre@afmforest.com
503-260-8509

UPPER CALAPOOIA

PROPERTY DESCRIPTION

The Upper Calapooia property is a well-managed, privately owned 40.04 (m/l) acre timber property and is a great property for a timber investment or recreation enjoyment. The estimated 1,475 MBF is merchantable and ready to harvest right now. The NCRS soil survey data indicates that the soils are predominately Bellpine silty clay loam with an indicated Site Index of 115 (Site Class III) – which is a productive tree growing site.

This property is located 9 miles south of Sweet Home on the Upper Calappoia county road. It is well situated for good access to the strong log markets in the Willamette Valley. The entire property is flat and can be shovel logged; a feller buncher can handle all but a few trees. The property is roaded with a pit run road into the center of the property that can be used for logging the property. Some minor work to the road may be required before hauling takes place.

The property is adjacent to private owners to the north and east and an industrial forest owner on the west and south.

There are opportunities for personal recreation such as camping, hunting, and gathering of special forest products.

Upper Calapooia is being sold as is. Buyers will need to conduct their own due diligence on all aspects of the property.

TIMBER INVENTORY INFORMATION

A timber cruise was completed on the property in May of this year and estimates that there is 1,475 MBF on the property. Douglas fir comprised 1,472 MBF and can be sold as high-quality saw logs, poles or export. Poles 65' and longer were 23% of the total volume. The cruise data for the property attached to this prospectus.

PROPERTY ATTRIBUTES

- Well managed timber property
- Close to strong log markets and the town of Sweet Home
- Mature Douglas fir stand
- Gentle topography

OTHER PROPERTY DETAILS

Zoning: The Land Use is 400 – Vacant Tract, and the zoning is County-F/F, Farm/Forest. The current use is consistent with the zoning.

Elevation: Approximately 700 feet to 880 feet.

Surveys: Two surveys, 14491 and 15836 are filed with Linn County. Buyer to verify survey information and corners.

Proximity:	Sweet Home	9 miles
	Lebanon	22 miles
	Corvallis	41 miles
	Eugene	43 miles
	Portland	102 miles
	Roseburg	111 miles
	Longview	151 miles

Note: Mileages are derived from Apple Maps to city center and not to any particular mill or destination.

Link to Drone Video: https://youtu.be/eO5zVxk8UDQ

Link to AFM Realesate Website: https://www.afmrealestate.com/properties/40.04-acres-land-for-sale-in-linn-county-oregon/upper-calapooia

Other Resources Available on the Website:

- NCRS soils report and Site Index
- Tax Statement
- Aerial Photo
- Contour Map
- Complete Timber Cruise
- Survey Maps
- Prelimiary Title Report and supporting documents

Inculded with this Prospectus

- Property Map
- Vicinity Map
- 2024 Timber Cruise Summary

Contacts: Bill Marre
503-260-8509
bill.marre@afmforest.com

Mark Willhite
503-412-8702
mark.willhite@afmforest.com

Chris Woodward
503-539-6656
Chris.woodward@afmforest.com

PROPERTY INSPECTION

The property is available for inspection independent of the Owners or AFM Real Estate. The property is about 19 miles east of I-5 and is accessed from the Upper Calipooia Road which takes off from Highway 228.

Disclaimer: *The information herein is provided to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy. Prospective Buyers need to do their own due diligence.*

BID INSTRUCTIONS FOR
UPPER CALAPOOIA LAND AND TIMBER OFFERING

SUBMIT BIDS TO: Tonya Silke
Western Title & Escrow Company
497 Oakway Rd. Suite #340
Eugene, OR 97401
Attn: AFM Real Estate – Upper Calapooia Bid

If submitted by email: bill.marre@afmforest.com

BID DEPOSIT: $15,000.00 in the form of a cashier's check made out to Western Title. Put "Upper Calapooia Bid Deposit" in the memo line.

ADDITIONAL EARNEST MONEY: Upon entering into a purchase and sale agreement, an additional amount shall be deposited with escrow, which when combined with the bid deposit shall equal 5% of the sale price.

Please submit your bid on the attached form. All bids must be signed and dated. A sealed bid is the preferred method. Sealed bids will be stored unopened until the official bid opening. Bids submitted by email prior to the bid opening will be kept confidential. *Bids and bid deposits must be physically received prior to 3:00 PM on July 2, 2025 to be considered*. Bids can be hand delivered to the address above.

NO CONTINGENCIES: *All due diligence must be completed prior to the bid date. Bidder will be given the opportunity to review the final preliminary title report to confirm that there have been no changes from the preliminary title report previously provided.*

BUYERS AGENT COMMISSION: No commission is given for licensed Buyer's agents. Buyer and their agent will need to work out a commission between them.

Seller reserves the right to refuse any and all bids

BID DEADLINE: July 2, 2025 3:00 PM

TERMS OF SALE: Cash due at closing
Property sold "As is – Where is"
Seller to provider title insurance
Escrow fees shared 50/50

SUCCESSFUL BIDDER NOTIFICATION: On or before July 9, 2025

CLOSING: On or before July 31, 2025

ESCROW: Western Title and Escrow
497 Oakway Road, Suite 340
Eugene, OR 97401

Tonya Silke, Escrow Officer
Tonya.Silke@westerntitle.com
541-284-8016

UPPER CALAPOOIA
LAND AND TIMBER OFFERING

BID FORM

BIDDER NAME: _____

BID AMOUNT: _____

CONTINGENCIES: All due diligence must be completed prior to the bid date. Bidder will be given the opportunity to review the final preliminary title report to review and approve the final preliminary report.

BIDDER ADDRESS: _____

_____

_____

_____

PHONE NUMBER: _____

EMAIL: _____

By submitting this form, the Bidder acknowledges the following:

- Bidder has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller is intended to assist prospective purchasers in their preliminary assessment of the property and no guarantee is made as to its accuracy.
- Bidder has been provided a copy of the preliminary title report.
- The signatory to this bid form is an authorized representative of the Bidder.

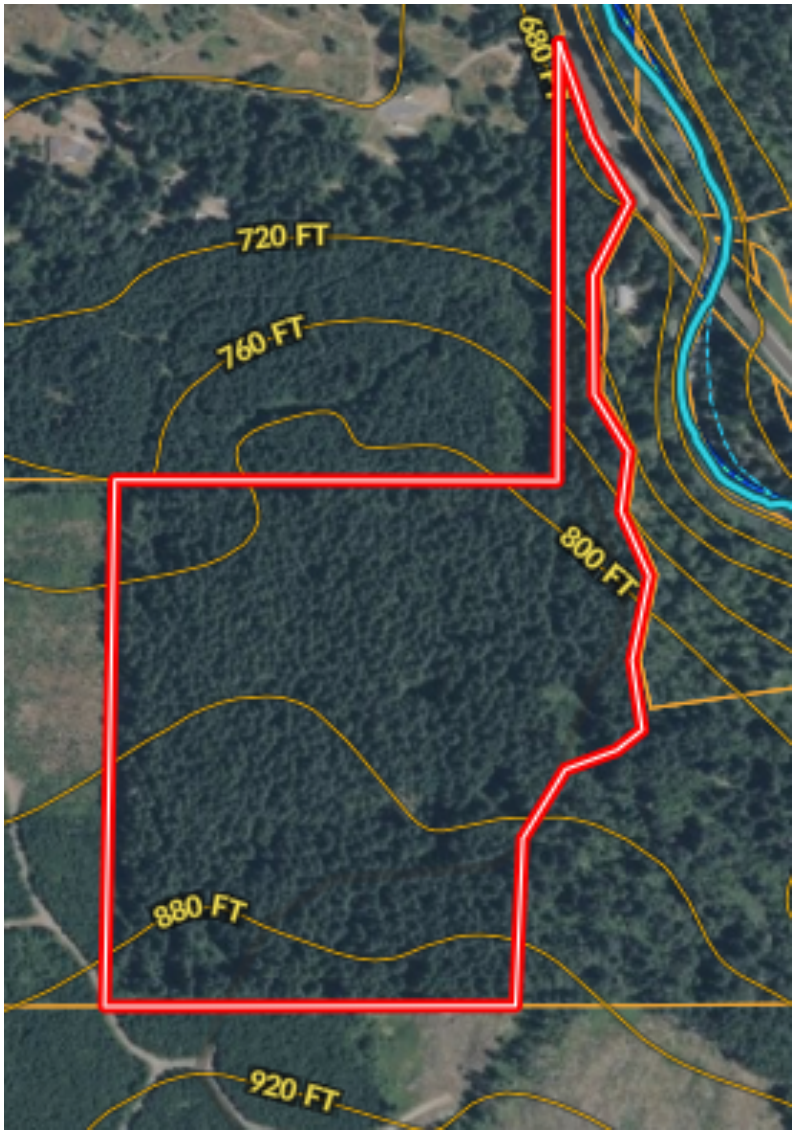
SUBMITTED BY:

SIGNATURE_____ **DATE**_____

PRINT NAME: _____

Seller reserves the right to refuse any or all bids

Upper Calapooia
Tax Lot 501, Section 30, T14S, R1E
Linn County, Oregon
40.14 Acres (m/l)

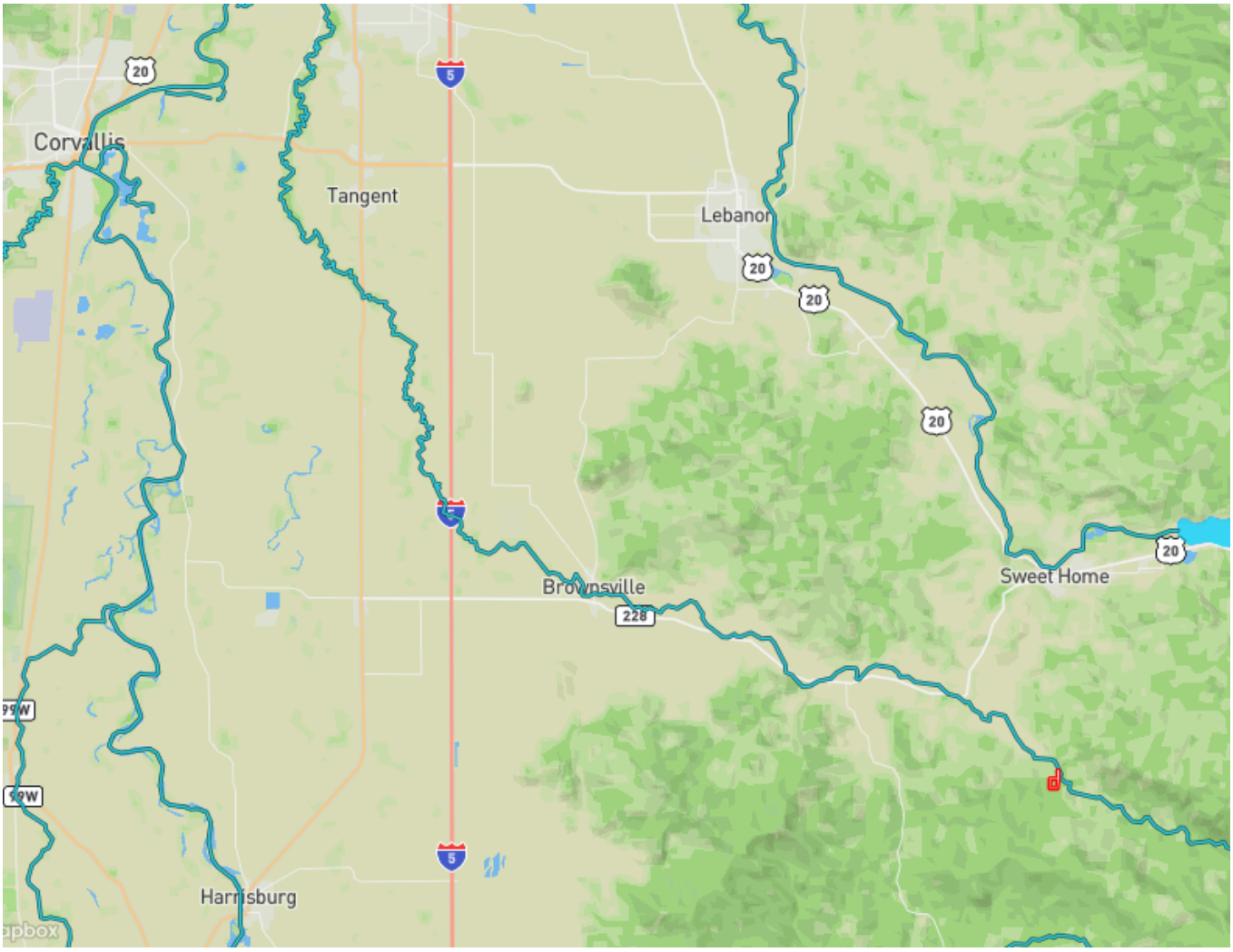


N

AFM REAL ESTATE

Upper Calapooia
Tax Lot 501, Section 30, T14S, R1E
Linn County, Oregon
40.14 Acres (m/l)

Vicinity Map



N

AFM REAL ESTATE

Upper Calapooia
Tax Lot 501, Section 30, T14S, R1E
Linn County, Oregon
40.14 Acres (m/l)

Cruise Summary

PROJECT REPORT(FF)
SPP, SORT ,LOGS, TONS, CCF, MBF

COLUMBIA FORESTRY LLC — Plots 90 BFT:W — PAGE 1
PROJECT CALAPOIA — Trees 212 CUB:1 — DATE: 05/03/25
Acres: 37.19 — TRACT: CALAPOOIA — TIME: 07:37am

T14S R01E S30 T0001

SPECIES	SORT	LOGS	TONS	CUNITS GROSS	CUNITS NET	MBF GROSS	MBF NET
DOUG FIR	JC+	1560	3076	1079	1079	480	478
	9-11"JC+	1302	1243	436	436	175	174
	23-32"BT	97	309	108	108	51	50
	<23"BUTT	427	715	251	251	109	108
	8-11"DOM	1355	1028	361	361	129	128
	>32"BUTT	10	57	20	20	10	9
	PULP	349	130	45	45	19	19
	POLES	612	1956	686	686	332	332
	RUFF3SAW	3	5	2	2	1	1
	5"-7"C&S	4226	1434	503	503	176	175
	CULL		221	77		42	
DOUG FIR	TOTAL	9941	10173	3569	3492	1523	1472
WHEMLOCK	23-32"BT	3	16	5	5	2	2
	8-11"DOM	3	6	2	2	1	1
WHEMLOCK	TOTAL	7	22	7	7	3	3
PROJECT TOTAL		9948	10195	3576	3499	1526	1475

CALAPOOIA TIMBER DESCRIPTION

14S-1E-30 Tax Lot 501

OVERALL

Old aerial photos from the late 1940s show two buildings on this property. At that time, the property appears to be rangeland with scattered timber. Photos from the 1960s seem to show some dense clumps of Douglas-fir reproduction of various ages. I think tree planting was in it's infancy at that time and some of this timber may have been seeded rather than hand-planted.

The current stand is comprised of roughly 3 age classes: ~70 year old timber throughout with pockets of ~45 year-old trees, and a few, well-scattered ~100+ year old residuals.

STAND & TIMBER DESCRIPTION

37.19 Acres. Variable plot cruise. 90 plots (½ measure/½ count) sighted at DBH.

This stand(s) is essentially, entirely stocked with Douglas-fir – I had one western hemlock in my cruise and saw a couple red alder on the periphery.

This is higher value, slower growing timber. These trees tend to have lower form/higher taper and should yield a little higher than average overrun at the mill. The trees were typically cruised in 36 and 40 foot log lengths – whatever combination worked best for bole utilization, defect minimization, and fitting desired log lengths. There may be a few Special Mill logs, but I think they will be marginal and shallow. While this wood won't be exported at this time, I used typical export sorts to indicate the surface quality of the logs. This is a sought after log and the veneer mills will be particularly interested in it.

I cruised for poles, focusing on those 65' and longer. At first glance, most trees look like poles, but many exhibit a very long, mild sweep and some have mild kinks that redirect the boles. All in all, I tried to be a little conservative in cruising poles and I think there are more than my cruise indicates. Most poles are in the 70' & 80'-100' length ranges. And, there are plenty of opportunities to cut shorter poles from most trees. The current access road/driveway is a little windy, but should allow for their removal. At most, one might need to remove a tree or two east of the road or knock down a cutbank a little.

The Douglas-fir trees typically contain 2 & ½ or 3 logs. Two and a half log trees usually contain a JC+ sort butt log, a JC+ or Domestic sort second log, and a shorter Domestic or Chip & Saw sort top log. The 3 log trees typically contain a JC+ sort butt log, a JC+ sort second log, and a Domestic or Chip & Saw sort top log. Defect is light and primarily in the form of sweep/long

hook and butt swell. I think the butt swell is due to minor spangle. Crooks, hooks, and minor contortions are also present, but not common. I put a diameter tape on all but a couple trees and I only cruised one with *pini* conk – and I didn't see any others (off plot).

SOILS, TOPOGRAPHY, & WATER

This timber lies on rolling/"shelfy" shovel ground that has a mild tilt to the north. The steepest pitch I found was in the northwest corner and was perhaps ~65% slope for 80' and easily flanked. Soils are rocky throughout with occasional, small surface boulders (particularly on minor sidehills). I suspect the soils are ~average depth to shallow, but full of rocks/cobbles. There are no creeks or riparian concerns for this property. That said, there is a small micro-pond between plots C829 & C830. There are sedges in the surrounding area and I suspect it's just a poorly-drained depression in the bedrock.

PROPERTY LINES

I did not spend any time confirming the boundaries. All of my plots were far enough away from them that there was no concern for sampling timber off the property. That being said, all boundaries, except for the eastern boundary(s), are obvious and fall along major timber type changes. There is a fence along the north line as well – I'm assuming it is on the property line. The east boundary might be difficult to re-establish. Note that, assuming they are on this property, there are nice and similar trees along the east edge of the driveway that one will want to remove. I saw some old, green, iron fenceposts along the driveway portion of this boundary – they may mark the line but it's tough to say. Simply put, short of a survey, one will have to do some "forensics" and/or tree-trading with the neighbor to reestablish the line.

LOGGING

All of this timber can be shovel logged. A feller-buncher and mechanical processor can handle all but a few trees. Some butt logs may have to be removed prior to processor use. There is a short spur system into the center of the stand (see dashed orange line(s) on map). This spur is very narrow and is covered in pit run. It's little more than a coarsely-rocked, goat trail; but it will facilitate yarding and hauling. There are no turn arounds, so trucks may have to back up it. I suspect the soils will hold up fairly well in somewhat wet conditions. This logging is straightforward and about as easy as it gets – just whack them and stack them type stuff.

OTHER NOTES

There are a few scraps of trash (mostly black plastic sheet) in a couple places, but nothing of particular note. There seems to be some old tin near the remains of an old building between plots C802 & C803.

I did not cruise any dead trees, but there are several. I think there are probably 3 truckloads of good, salvageable timber from blowdown the last ~2 years. The blowdown tends to be along the north boundary and in a couple other pockets in the south. There is a notable pocket of blowdown between plots C827 & C829. Some standing dead trees flank this pocket and I thought this was due to root rot. Actually, I think this is a micro beetle event. I think the initial blowdown brought in the beetles and they dispersed into some of the standing timber and killed it. The standing dead trees tend to be intermediate/understory trees, and neighboring live trees don't exhibit thinning crowns or dead tops one would expect with root rot. I have seen this before and have heard of other flare-ups from beetles due to the fires (to the east) in 2020.

For what it's worth, I think the actual size and shape of this property/lot may be slightly smaller and different than the county GIS shows.

While this stand looks like a park, there are a fair amount of berry vines in the (at times) waist-deep brush. None of this matters per se, but it's not a tra-la-la stroll walking through it.

CRUISE DESIGN

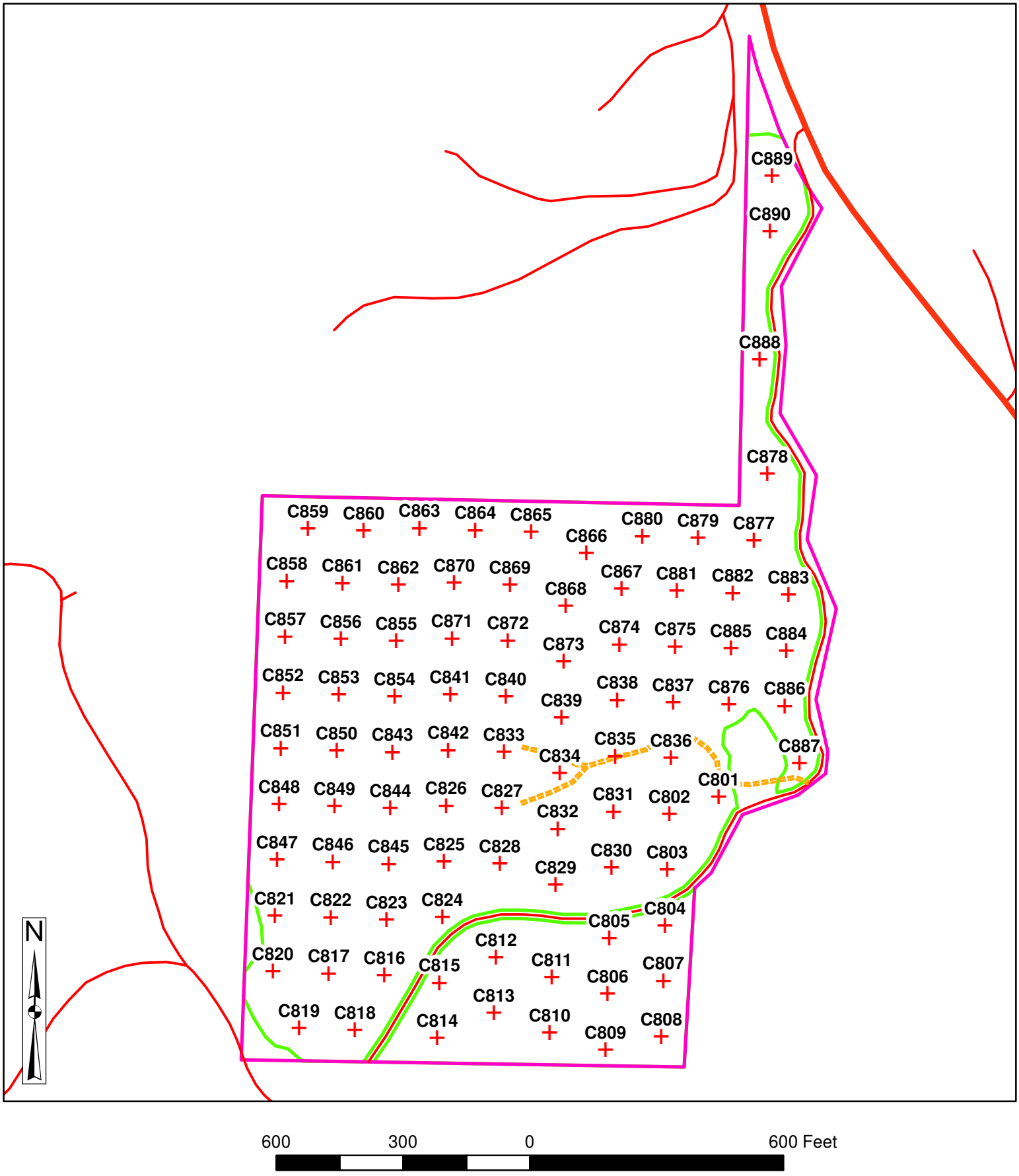
This property was cruised on April 30 & May 1-2, 2025 by Clayton Kirsch/Columbia Forestry LLC. 90 variable radius plots were established on a 132' square grid in the 37.19 timbered acres. I calculated the acreage using ArcMap and made mapping adjustments based on my plot grids in the field. I used a 40 BAF on my plots, trees were sighted at DBH, and ½ of my plots were measured and ½ counted. Stand volume was calculated using SuperAce.

I cruised through the rocked spur – putting the plots wherever they fell. I removed the driveway/access road based on a width of 20 feet. I also removed the portion of it that runs through the south third of the stand. Based on the LiDAR and prior to my visit, I thought it would be a substantial (unstocked) grade and dropped plots for it and moved some others. In reality, were I to cruise this stand again, I would just cruise through this portion of it – like I did with the rocked spur.

I did not include any area/trees east of the driveway/access road. Depending on the boundary, one may gain some trees along the east edge of road. I ignored this timber area to compensate for my plots in the west and north being closer to the boundary than they should be.

PLOT MAPS

CALAPOOIA PROPERTY
14S-1E-30 TL 501
~37.19 TIMBERED AC. 132' PLOT GRID 1"=300'



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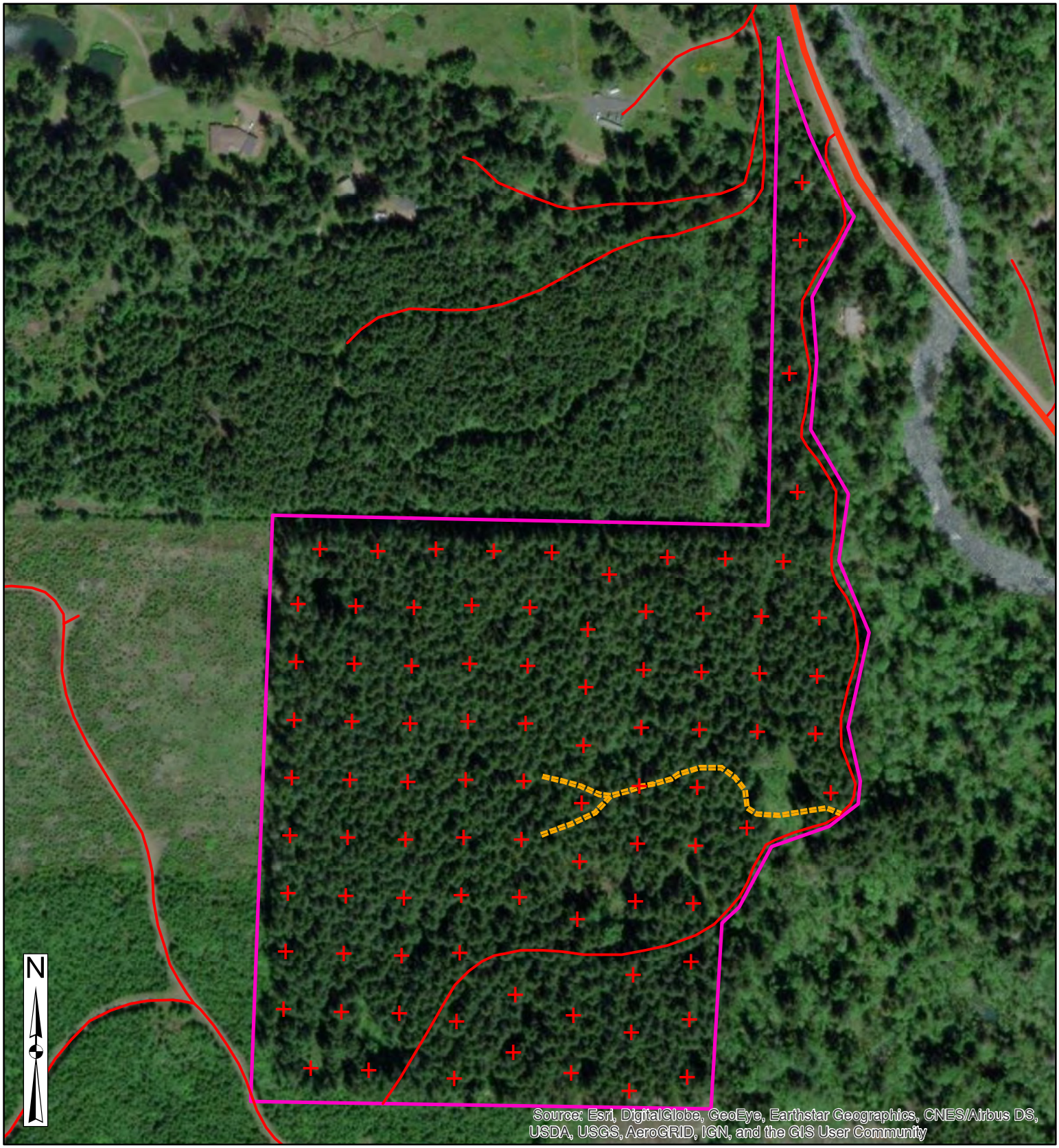

600 300 0 600 Feet

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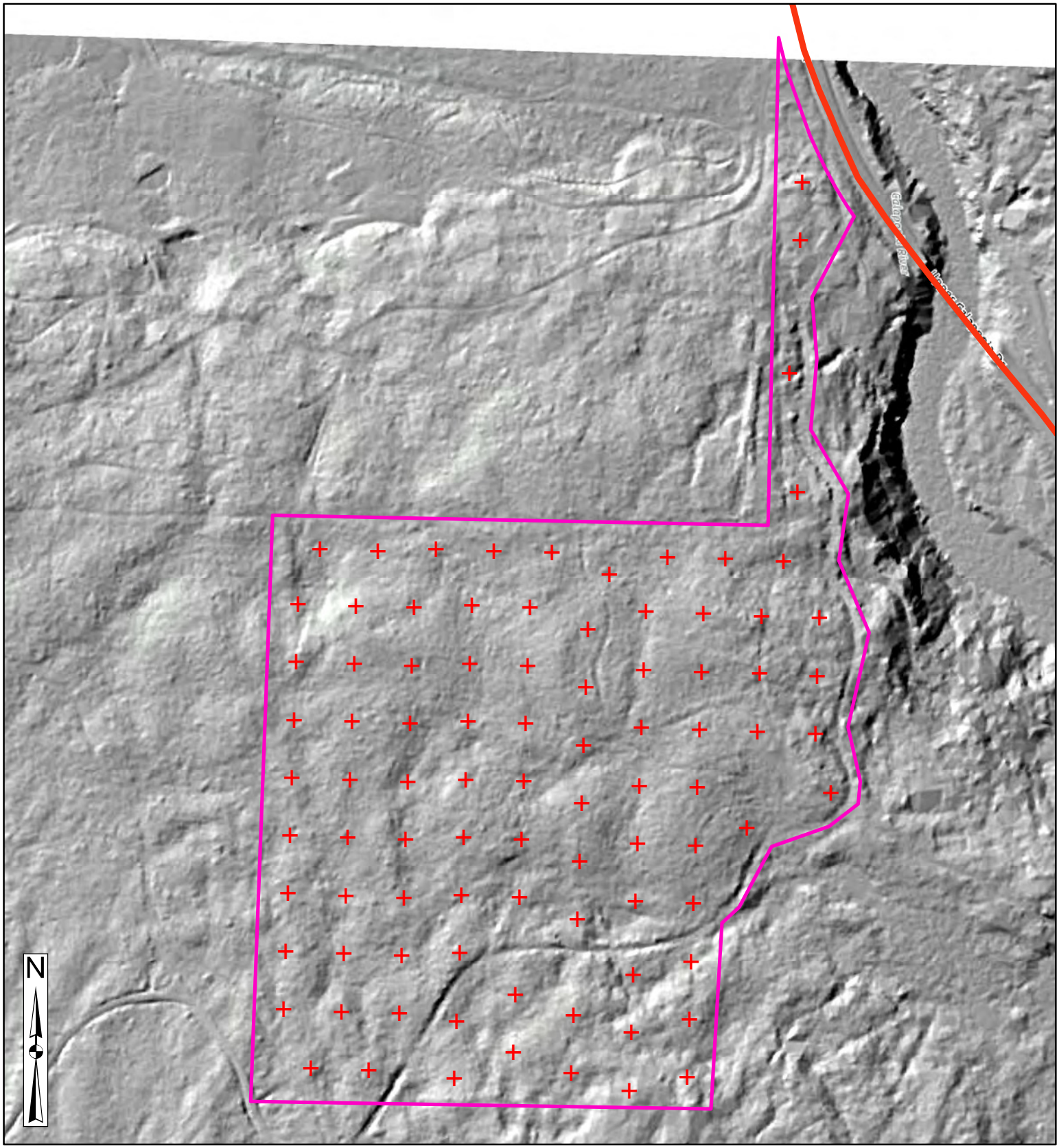

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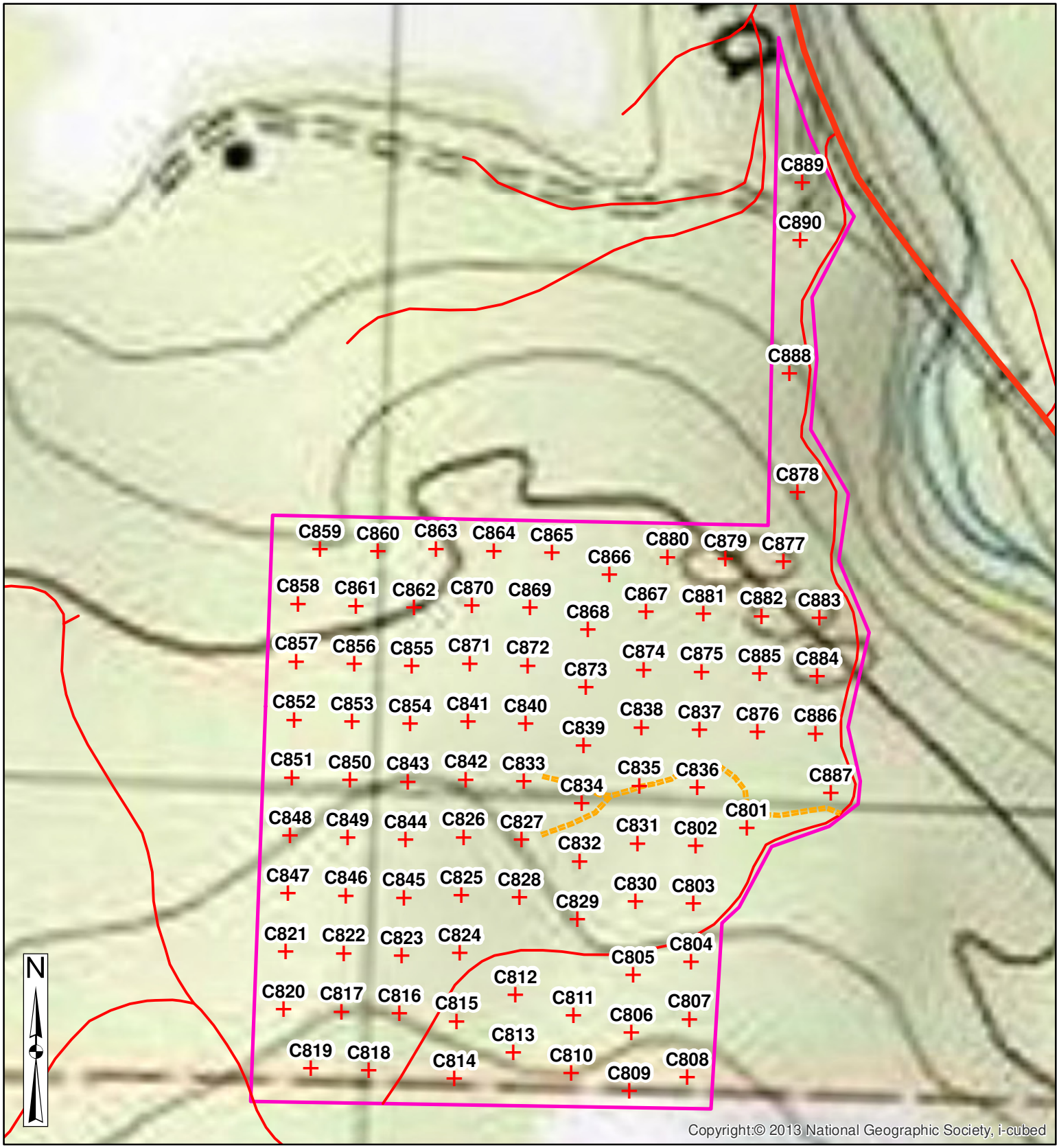

600 300 0 600 Feet

CRUISE REPORTS

PROJECT REPORT(FA)
SPP, SORT, GRADE, LEN % - BDFT

COLUMBIA FORESTRY LLC | Plots 90 | BFT:W | PAGE 1
PROJECT CALAPOIA | Trees 212 | CUB:1 | DATE: 05/03/25
Acres: 37.19 | TRACT: CALAPOOIA | TIME: 07:37am
T14S R01E S30 T0001

SP	SORT	GRADE	PCT BDFT	BDFT / ACRE GROSS	BDFT / ACRE NET	TOT MBF	%BDFT/AC BY GROSS LEN. 12-19	20-25	26-34	35-40	AV LN	BDFT/ LOG	LOGS/ ACRE
DF	JC+	20-23"	3	999	993	37			10	90	35	633	2
DF	JC+	16-19"	12	4949	4925	183			2	98	37	429	11
DF	JC+	14-15"	9	3508	3486	130			8	92	37	292	12
DF	JC+	12-13"	9	3458	3438	128			1	99	37	203	17
DF	9-11"JC+	9-11"	12	4699	4674	174				100	38	133	35
DF	23-32"BT	20-23"	1	558	549	20	13			87	33	611	1
DF	23-32"BT	16-19"	2	824	798	30				100	38	464	2
DF	<23"BUTT	16-19"	1	577	571	21				100	39	410	1
DF	<23"BUTT	14-15"	2	776	771	29			8	92	38	298	3
DF	<23"BUTT	12-13"	4	1578	1558	58			5	95	38	207	8
DF	8-11"DOM	3SAWMILL	9	3440	3411	127		1	7	93	36	96	35
DF	8-11"DOM	4SAWMILL		31	31	1	100				17	32	1
DF	>32"BUTT	24"+		150	127	5				100	40	1390	
DF	>32"BUTT	20-23"		114	114	4				100	36	680	
DF	PULP	UTILITY	1	505	505	19	39	2	20	39	23	54	9
DF	POLES	POLE65'+	23	8914	8914	332				100	84	541	16
DF	RUFF3SAW	3SAWMILL		15	15	1			100		26	160	
DF	5"-7"C&S	3SAWMILL	7	2605	2600	97			19	81	37	60	43
DF	5"-7"C&S	4SAWMILL	5	2121	2099	78	14	23	31	32	27	30	70
DF	CULL	CULL		1124									
DF	TOTAL		100	40944	39579	1472	2	1	5	92	37	148	267
WH	23-32"BT	20-23"	82	64	64	2				100	40	700	
WH	8-11"DOM	3SAWMILL	18	14	14	1				100	40	150	
WH	TOTAL			77	77	3				100	40	425	0
PROJECT TOTAL			100	41022	39656	1475	2	1	5	92	37	148	267

PROJECT REPORT(FF)
SPP, SORT ,LOGS, TONS, CCF, MBF

COLUMBIA FORESTRY LLC
PROJECT CALAPOIA
Acres: 37.19

Plots 90 BFT:W
Trees 212 CUB:1
TRACT: CALAPOOIA

PAGE 1
DATE: 05/03/25
TIME: 07:37am

T14S R01E S30 T0001

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	8-11"DOM	3	6	2	2	1	1
WHEMLOCK	TOTAL	7	22	7	7	3	3
PROJECT TOTAL		9948	10195	3576	3499	1526	1475

PROJECT REPORT(KA)
STATISTICS - UNSTRATIFIED

COLUMBIA FORESTRY LLC Plots 90 BFT:W PAGE 1
PROJECT CALAPOIA TRACT: CALAPOOIA Trees 212 CUB:1 DATE: 05/03/25
TWP 14S RGE 01E SEC 30 TY 0001 AC 37.19 CAK TIME: 07:37am
TWP 14S RGE 01E SEC 30 TY 0001
PROJECT ACRES: 37.19 TOTAL TYPES: 1

	PLOTS	TREES	TREES PER PLOT	ESTIMATED TOTAL TREES	PERCENT SAMPLE TREES
TOTAL	90	433	4.8		
CRUISE	45	212	4.7	4137	5.1
COUNT	45	221	4.9		
BLANKS					
100%					

STAND SUMMARY

	SAMPLE TREES	TREES /ACRE	AVE D4H	BOLE LEN	BASAL AREA	GROSS BF/AC	NET BF/AC	GROSS CF/AC	NET CF/AC
DOUG FIR	211	111.2	17.8	99	192.0	40944	39579	9598	9389
WHEMLOCK	1	0.1	29.9	85	0.4	77	77	19	19
TOTAL	212	111.3	17.8	99	192.4	41022	39656	9616	9408

SD:1	COEFF. VAR.%	S.E.%	BASAL AREA/ACRE LOW	AVE	HIGH	# OF PLOTS REQ. - INF. POP. 5%	10%	15%
DOUG FIR	35.8	3.8	184.8	192.0	199.2			
WHEMLOCK	948.7	100.0		0.4	0.9			
TOTAL	36.2	3.8	185.1	192.4	199.8	52	13	6

SD:1	COEFF. VAR.%	S.E.%	NET BF/ACRE LOW	AVE	HIGH	# OF PLOTS REQ. - INF. POP. 5%	10%	15%
DOUG FIR	38.5	4.1	37974	39579	41183			
WHEMLOCK	948.7	100.0		77	155			
TOTAL	38.8	4.1	38033	39656	41279	60	15	7

SD:1	COEFF. VAR.%	S.E.%	NET CUBIC FT/ACRE LOW	AVE	HIGH	# OF PLOTS REQ. - INF. POP. 5%	10%	15%
DOUG FIR	37.0	3.9	9024	9389	9755			
WHEMLOCK	948.7	100.0		19	38			
TOTAL	37.3	3.9	9039	9408	9778	56	14	6

TYPE REPORT(QA)
POLE AND PILING

COLUMBIA FORESTRY LLC
PROJECT CALAPOIA TRACT: CALAPOOIA
TWP 14S RGE 01E SEC 30 TY 0001 AC 37.19

Plots 90 BFT:W
Trees 212 CUB:1
CAK

PAGE 1
DATE: 05/03/25
TIME: 08:35am

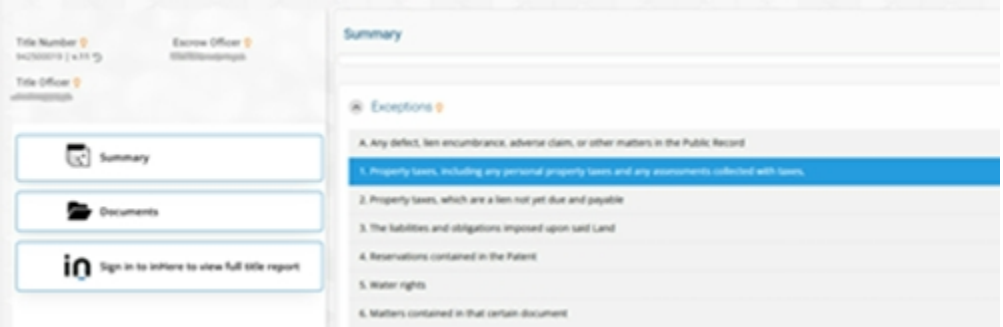
SPECIES	SORT CLASS	LENGTH CLASS	DIAMETER BUTT	DIAMETER TOP	NUMBER PIECES	TOTAL CUNITS	TOTAL MBF	$/PIECE	TOTAL DOLLARS
DOUG FIR	PO	65	17.2	10.0	22	16	8		
	PO	70	18.0	10.2	111	90	41		
	PO	75	18.3	9.9	19	16	7		
	PO	80	18.7	9.6	136	128	55		
	PO	85	19.7	9.4	86	92	45		
	PO	90	20.8	9.8	99	124	63		
	PO	95	22.8	10.1	140	220	112		
POLE TOTAL			19.9	9.8	612	686	332		
DOUG FIR TOTAL			19.9	9.8	612	686	332		
TYPE TOTAL			19.9	9.8	612	686	332		

Preliminary Report

File No.: 471825138006
Property Address: No Situs, Sweet Home, OR 97386

Title Officer: James Carter

Welcome to the new titleLOOK®!



titleLOOK upgrades the traditional title report experience from a static report with large zip files of supporting documents to a real-time interactive title report. With titleLOOK, you'll enjoy:

- an easy-to-use summary page of your report findings
- color-coded requirements and exceptions so you can focus on what is important
- hyperlinks directly into the documents referenced on your report
- a transparent and convenient title report experience

Click to view custom titleLOOK®

When you click on the above button/link to access your titleLOOK report, you will be taken to inHere, our platform designed to transform the experience of buying or selling real estate from the moment a transaction is started all the way through closing. inHere provides a safe and convenient method of delivering documents and information about your real estate transaction.

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Ticor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned

Peter Harris

1455 SW Broadway, Suite 1450, Portland, OR 97201
(503)646-4444 FAX (503)469-4198

PRELIMINARY REPORT

TITLE OFFICER: James Carter
sarah.cutler@titlegroup.fntg.com

ORDER NO.: 471825138006
CUSTOMER NO.: WT0274195

TO: Western Title & Escrow
Tonya Silke
497 Oakway Road, Suite 340
Eugene, OR 97401

OWNER/SELLER: Per Holten-Andersen
BUYER/BORROWER: TBD
PROPERTY ADDRESS: No Situs, Sweet Home, OR 97386

EFFECTIVE DATE: May 12, 2025, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

		AMOUNT		PREMIUM
ALTA Owner's Policy 2021 **Owner's Standard**	$	TBD	$	TBD
OTIRO Endorsement No. 110			$	0.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Per Holten-Andersen

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LINN, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

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

EXHIBIT "A"

Legal Description

Beginning at an iron rod on the South line of and South 89°43' West, 302.00 feet from the Southeast corner of the Southwest quarter of Section 30, Township 14 South, Range 1 East of the Willamette Meridian in Linn County, Oregon; running thence North 2°08' East, 424.66 feet; thence North 45°32'30" East, 53.17 feet; thence North 27°04'50" East, 156.04 feet; thence North 69°36'40" East, 139.24 feet; thence North 51° 10'40" East, 82.79 feet; thence North 3°56'30" East 52.23 feet; thence North 13°42'10" West, 126.47 feet; thence North 11°23'40" East, 219.64 feet, thence North 24°00' West, 178.23 feet; thence North 24°00' West, 178.23 feet; thence North 7°16'50" East, 152.33 feet; thence North 31° 25'30" West, 170.61 feet; thence North 3°48'10" East, 161.23 feet; thence North 5°56'30" West, 139.97 feet; thence North 26°22' East, 228. 51 feet; thence North 11°47'40" West, 224.37 feet to the centerline of County Road #759; thence North 21°13'20" West, along the center of said County Road, 148.55 feet; thence North 17°59'20" West 289.48 feet; thence South 0°03' West, along the East line that certain Tract of land conveyed to Mildred Geil, in Volume 301, page 251, Linn County Deed Records, 1359.57 feet to an iron rod at the Southeast corner of said Geil's Tract; thence North 89°58' West, along the South line of said Geil Tract, 1129.17 feet to the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 30; thence south 0°56' 45" West, 1334.51 feet to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 30; thence North 89°43' East, 1048.08 feet to the point of beginning.

AND ALSO a 15 foot of even width roadway easement, said 15 foot being Easterly and adjacent to the following described line: Beginning at a point which is South 89°43'West, 302.00 feet end North 2°08' East, 424.66 feet from the Southeast corner of the Southwest quarter of Section 30, Township 14 South, Range 1 East, Willamette Meridian in Linn County, Oregon; running thence North 45°32'30 East 53.17 feet; thence North 27°04,05N East, 156.04 feet; thence North 69°36'40 East, 139.24 feet; thence North 51°10,40" East, 82.79 feet; thence North 3°56'30 East, 52.23 feet; thence North 13°42'10" West. 126.47 feet; thence North 11°23'40 East, 219.64 feet; thence North 24°00 West, 178.23 feet; thence North 7°16'50" East, 152.33 feet; thence North 31°25'30" West, 170.61 feet; thence North 3°48'10" East, 161.23 feet; thence North 5°56'30 West, 139.97 feet; thence North 26°22 East, 228.51 feet; thence North 11°47'40" West, 224.37 feet to the centerline of County Road No. 79.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.

5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

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

7. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

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

   Recording Date: November 4, 1987
   Recording No: Volume 182, Page 583

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

   Purpose: Roadway
   Recording Date: November 23, 1981
   Recording No: Volume 302, Page 195

10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

11. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

12. Personal property taxes, if any.

13. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:

    a) The rights of tenants holding under unrecorded leases or tenancies
    b) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
    c) Any facts which would be disclosed by an accurate survey of the Land

ADDITIONAL REQUIREMENTS/NOTES:

A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2024-2025
Amount:	$372.40
Levy Code:	05506
Account No.:	398426
Map No.:	14S01E3000501

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

B. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.

C. ***IMPORTANT NOTICE REGARDING REMOTE ONLINE NOTARIZATION (“RON”)

If the parties to this transaction intend to execute any documents utilizing RON, please contact your Title Officer immediately. Insurance of any transaction with documents notarized using RON is limited to specific platforms and requires underwriting approval.

D. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.

E. Note: If an Owner’s Title Insurance Policy is requested, the State of Oregon requires every ALTA Owner’s Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner’s Policy’s Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.

F. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

G. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

H. Note: No utility search has been made or will be made for water, sewer or storm drainage charges unless the City/Service District claims them as liens (i.e. foreclosable) and reflects them on its lien docket as of the date of closing. Buyers should check with the appropriate city bureau or water service district and obtain a billing cutoff. Such charges must be adjusted outside of escrow.

I. Note: Effective January 1, 2008, Oregon law (ORS 314.258) mandates withholding of Oregon income taxes from sellers who do not continue to be Oregon residents or qualify for an exemption. Please contact your Escrow Closer for further information.

J. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

K. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

L. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1st through June 30th
Taxes become a lien on real property, but are not yet payable:	July 1st
Taxes become certified and payable (approximately on this date):	October 15th
First one third payment of taxes is due:	November 15th
Second one third payment of taxes is due:	February 15th
Final payment of taxes is due:	May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

EXHIBIT ONE

2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extend the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection;
   b. any governmental forfeiture, police, regulatory, or national security power
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed or agreed to by the Insured Claimant;
   b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer, or
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;

- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is

necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

01-10-91

VOL 551 PAGE 991

WARRANTY DEED—STATUTORY FORM
Individual/Corporate

Escrow Number: 4311323

CALMAC TIMBER, LTD.

Grantor, conveyas and warrants to

PER HOLTEN-ANDERSEN

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Linn County, Oregon:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A".

The above described property is free from encumbrances except Special Forest Use Taxes; Rights of the public; Easement recorded November 4, 1977 MF Volume 182, page 583; Easement recorded November 23, 1981 MF Volume 302, page 195.

The true and actual consideration for this conveyance is $ 65,000.00

Dated this 31 day of December, 19 90; if this deed is given by a corporate grantor, its name is signed by its authorized officers by authority of the Board of Directors.

CALMAC TIMBER LTD.

by Forest Land Inv. Inc. general partner
Duncan Isler, Secy.

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.

STATE OF OREGON, County of
Personally appeared the above named
and acknowledged the foregoing instrument to be voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Clackamas
Personally appeared Beverlyann Isler
who, being duly sworn, each for himself and not one for the other, did say that the former is the Secretary ~~President and that the latter is the Secretary~~ of Forest Land Investments, Inc.
a corporation, and that the said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me: December 31, 1990

Notary Public for Oregon
My commission expires: 6/6/92

After recording return to:
Mr. Per Holten-Andersen
c/o James Wick
5285 S.W. Meadows, Suite 282
Lake Oswego, Oregon 97035

Until a change is requested all tax statements shall be sent to the following address.
Mr. Per Holten-Andersen
c/o James Wick
5285 S.W. Meadows, Suite 282
Lake Oswego, Oregon 97035

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of _____
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 _____ or as fee/file/instrument/microfilm/reception No. _____, Records of Deeds of said county.
Witness my hand and seal of County affixed.

NAME TITLE
BY _____ Deputy

Tax Account No. 14 1E 30 Tax Lot 501.

Form No. OR-960-C (Computer)

AMERICAN PACIFIC TITLE 54485 14-1E-30 501 398426

JAN 10 1991

01-10-91

Title No. 54485L

VOL 551 PAGE 992

EXHIBIT 'A'

Beginning at an iron rod on the South line of and South 89°43' West, 302.00 feet from the Southeast corner of the Southwest quarter of Section 30, Township 14 South, Range 1 East of the Willamette Meridian in Linn County, Oregon; running thence North 2°08' East, 424.66 feet; thence North 45°32'30" East, 53.17 feet; thence North 27°04'50" East, 156.04 feet; thence North 69°36'40" East, 139.24 feet; thence North 51° 10'40" East, 82.79 feet; thence North 3°56'30" East 52.23 feet; thence North 13°42'10" West, 126.47 feet; thence North 11°23'40" East, 219.64 feet, thence North 24°00' West, 178.23 feet; thence North 24°00' West, 178.23 feet; thence North 7°16'50" East, 152.33 feet; thence North 31° 25'30" West, 170.61 feet; thence North 3°48'10" East, 161.23 feet; thence North 5°56'30" West, 139.97 feet; thence North 26°22' East, 228. 51 feet; thence North 11°47'40" West, 224.37 feet to the centerline of County Road #759; thence North 21°13'20" West, along the center of said County Road, 148.55 feet; thence North 17°59'20" West 289.48 feet; thence South 0°03' West, along the East line that certain Tract of land conveyed to Mildred Geil, in Volume 301, page 251, Linn County Deed Records, 1359.57 feet to an iron rod at the Southeast corner of said Geil's Tract; thence North 89°58' West, along the South line of said Geil Tract, 1129.17 feet to the Northwest corner of the Southeast quarter of the Southwest quarer of said Section 30; thence South 0°56' 45" West, 1334.51 feet to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 30; thence North 89°43' East, 1048.08 feet to the point of beginning.

AND ALSO a 15 foot of even width roadway easement, said 15 foot being Easterly and adjacent to the following described line: Beginning at a point which is South 89°43' West, 302.00 feet and North 2°08' East, 424.66 feet from the Southeast corner of the Southwest quarter of Section 30, Township 14 South, Range 1 East, Willamette Meridian, in Linn County, Oregon; running thence North 45°32'30" East, 53.17 feet; thence North 27°04'05" East, 156.04 feet; thence North 69°36'40" East, 139.24 feet; thence North 51°10'40" East, 82.79 feet; thence North 3°56'30" East, 52.23 feet; thence North 13°42'10" West, 126.47 feet; thence North 11°23'40" East, 219.64 feet; thence North 24°00' West, 178.23 feet; thence North 7°16'50" East, 152.33 feet; thence North 31°25'30" West, 170.61 feet; thence North 3°48'10" East, 161.23 feet; thence North 5°56'30" West, 139.97 feet; thence North 26°22' East, 228.51 feet; thence North 11°47'40" West, 224.37 feet to the centerline of County Road No. 759.

JAN 10 3 29 PM '91

STATE OF OREGON
County of Linn

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

Volume: MF 551 Page: 991

STEVE DRUCKENMILLER
Linn County Clerk

By _____, Deputy

JAN 10 1991

11 - 55 - 01

VOL 302 PAGE 195

BARGAIN AND SALE DEED (INDIVIDUAL)

Robert F. Isler conveys

to Calmac Timber, Ltd.

all that real property situated in Linn County, State of Oregon, described as:

(See "Exhibit A" attached hereto and by this reference incorporated herein.)

PM

The true and actual consideration for this transfer is $ 120,000.00 .

**

Dated this 23rd day of November, 19 81.

Robert F. Isler

STATE OF OREGON, County of Multnomah) ss.

November 20, 19 81 *personally* appeared the above-named

Robert F. Isler and acknowledged *the foregoing*

instrument to be his voluntary act and deed.

SHARON E. RALSTON NOTARY PUBLIC STATE OF OREGON

Before me:

Sharon E Ralston

Notary Public for Oregon
My commission expires: June 26, 1982

* The dollar amount *should include cash* plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property, or value, add the following: "However, the actual consideration consists of or includes other property or value *given or promised* which is part of the/the whole consideration." (Indicate which)

BARGAIN AND SALE DEED (INDIVIDUAL)

TO

After Recording Return to:
R. F. Isler
9845 S. W. 32nd Avenue
Portland, Oregon 97219

STATE OF OREGON,)
) ss.
County of)

I certify that the within instrument was received for record on the day of , 19 , at o'clock M. *and recorded in book* on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

FORM TA-10 (4-71)

NOV 23 1981

14-1E-30-501

VOL 302 PAGE 196

"Exhibit A"

Beginning at an iron rod on the South line of and South 89° 43' West, 302.00 feet from the Southeast corner of the Southwest quarter of Section 30, Township 14 South, Range 1 East of the Willamette Meridian in Linn County, Oregon; running thence North 2° 08' East, 424.66 feet; thence North 45° 32' 30" East, 53.17 feet; thence North 27° 04' 50" East, 156.04 feet; thence North 69° 36' 40" East, 139.24 feet; thence North 51° 10' 40" East, 82.79 feet; thence North 3° 56' 30" East, 52.23 feet; thence North 13° 42' 10" West, 126.47 feet; thence North 11° 23' 40" East, 219.64 feet; thence North 24° 00' West, 178.23 feet; thence North 7° 16' 50" East 152.33 feet; thence North 31° 25' 30" West, 170.61 feet; thence North 3° 48' 10" East, 161.23 feet; thence North 5° 56' 30" West, 139.97 feet; thence North 26° 22' East, 228.51 feet; thence North 11° 47' 40" West, 224.37 feet to the centerline of County Road #759; thence North 21° 13' 20" West, along the center of said County Road, 148.55 feet; thence North 17° 59' 20" West 289.48 feet; thence South 0° 03' West, along the East line of that certain Tract of land conveyed to Mildred Geil, in Volume 301, page 251, Linn County Deed Records, 1359.57 feet to an iron rod at the Southeast corner of said Geil's Tract; thence North 89° 58' West, along the South line of said Geil Tract, 1129.17 feet to the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 30; thence South 0° 56' 45" West, 1334.51 feet to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 30; thence North 89° 43' East, 1048.08 feet to the point of beginning.

AND ALSO a 15 foot of even width roadway easement, said 15 foot being Easterly and adjacent to the following described line: Beginning at a point which is South 89° 43' West, 302.00 feet and North 2° 08' East, 404.66 feet from the Southeast corner of the Southwest quarter of Section 30, Township 14 South, Range 1 East, Willamette Meridian in Linn County, Oregon; running thence North 45° 32' 30" East, 53.17 feet; thence North 27° 04' 50" East, 156.04 feet; thence North 69° 36' 40" East, 139.24 feet; thence North 51° 10' 40" East, 82.79 feet; thence North 3° 56' 30" East, 52.23 feet; thence North 13° 42' 10" West, 126.47 feet; thence North 11° 23' 40" East, 219.64 feet; thence North 24° 00' West, 178.23 feet; thence North 7° 16' 50" East, 152.33 feet; thence North 31° 25' 30" West, 170.61 feet; thence North 3° 48' 10" East, 161.23 feet; thence North 5° 56' 30" West, 139.97 feet; thence North 26° 22' East, 228.51 feet; thence North 11° 47' 40" West, 224.37 feet to the centerline of County Road #759.

SUBJECT TO a 15 foot of even width roadway easement, said 15 foot lying Westerly and adjacent to the following described line; Beginning at a point which is South 89° 43' West, 302.00 feet and North 2° 08' East, 424.66 feet from the Southeast corner of the Southwest quarter of Section 30, Township 14 South, Range 1 East, Willamette Meridian in Linn County, Oregon; running thence North 45° 32' 30" East, 53.17 feet; thence North 27° 04' 50" East, 156.04 feet; thence North 69° 36' 40" East, 139.24 feet; thence North 51° 10' 40" East 82.79 feet; thence North 3° 56' 30" East, 52.23 feet; thence North 13° 42' 10" West 126.47 feet; thence North 11° 23' 40" East, 219.64 feet; thence North 24° 00' West, 178.23 feet; thence North 7° 16' 50" East, 152.33 feet; thence North 31° 25' 30" West, 170.61 feet; thence North 3° 48' 10" East, 161.23 feet; thence North 5° 56' 30" West, 139.97 feet; thence North 26° 22' East, 228.51 feet; thence North 11° 47' 40" West, 224.37 feet to the centerline of County Road #759.-----

SUBJECT TO the rights of the public in streets, roads and highways.

"Exhibit A"

NOV 23 1981

NOV 23 1981

531656 R08

Nov 23 2 20 PM '81

STATE OF OREGON
County of Linn

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

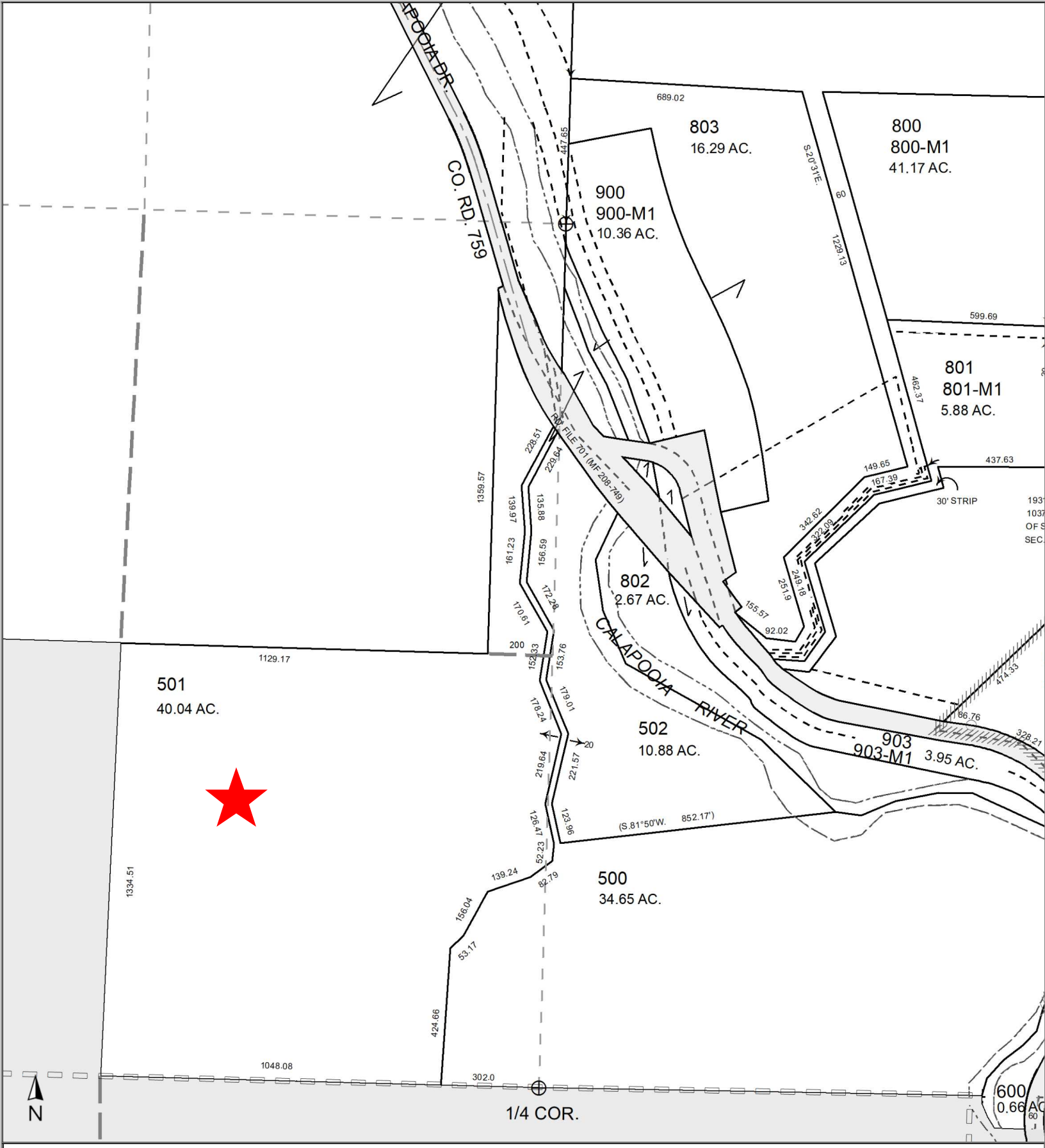
Volume: MF302 Page: 195

Witness My Hand Seal

DEL W. RILEY
Linn County Clerk

By _____
Deputy

VOL 302 PAGE 197

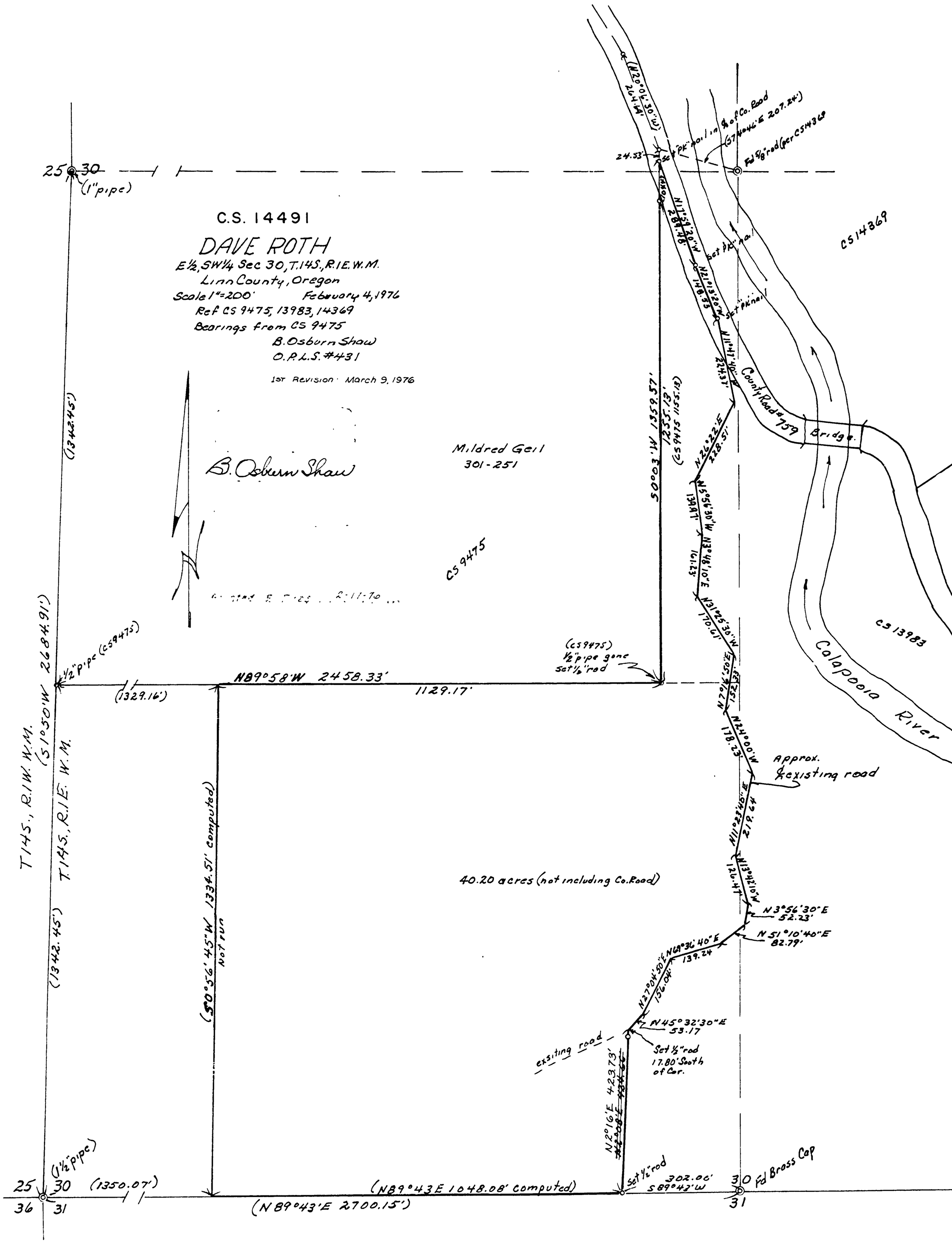


ParcelID: 0398426

Tax Account #: 14S01E3000501

, OR 97386

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.


C.S. 14491
DAVE ROTH
E½, SW¼ Sec 30, T.14S., R.1E. W.M.
Linn County, Oregon
Scale 1"=200'
February 4, 1976
Ref CS 9475, 13983, 14369
Bearings from CS 9475
B. Osburn Shaw
O.P.L.S. #431
1st Revision: March 9, 1976
B. Osburn Shaw
Mildred Geil
301-251
CS 9475
CS 14369
CS 13983
County Road #759
Bridge
Calapooia River
Approx. existing road
40.20 acres (not including Co. Road)
S0°03'W 1359.57'
(CS 9475 1355.13')
N89°58'W 2458.33'
1129.17'
(1329.16')
(CS9475) ½" pipe gone set ½" rod
½" pipe (CS9475)
(1" pipe)
(1342.45')
(1342.45')
S0°56'45"W 1334.51' computed
not run
T.14S., R.1W. W.M.
T.14S., R.1E. W.M.
(S1°50'W 2684.91')
(1350.07')
(N89°43E 1048.08' computed)
(N89°43'E 2700.15')
Set ½" rod 302.00' S89°43'W
Fd Brass Cap
existing road
N2°16'E 423.73'
N45°32'30"E 53.17
Set ½" rod 17.80' South of Cor.
N27°04'50"E 156.04'
N69°36'40"E 139.24
N51°10'40"E 82.79'
N3°56'30"E 52.23'
N13°42'10"W 126.47'
N11°23'40"E 219.64'
N24°00'W 178.23'
N70°16'50"E 152.33'
N31°25'30"W 170.61'
N56°49'30"W 161.23'
N33°48'10"E 139.87'
N26°22'E 228.51'
(S74°46'E 207.24')
Fd 5/8" rod (per CS14369)
Set ½" pk nail in ℄ of Co. Road
Set ½" pk nail
Set ½" pk nail
N11°59'20"W 284.48'
N21°13'20"W 148.35'
N11°47'40"W 224.37'
(N20°06'30"W 264.14')
24.53'
25 30
36 31
30 31

CS 15836

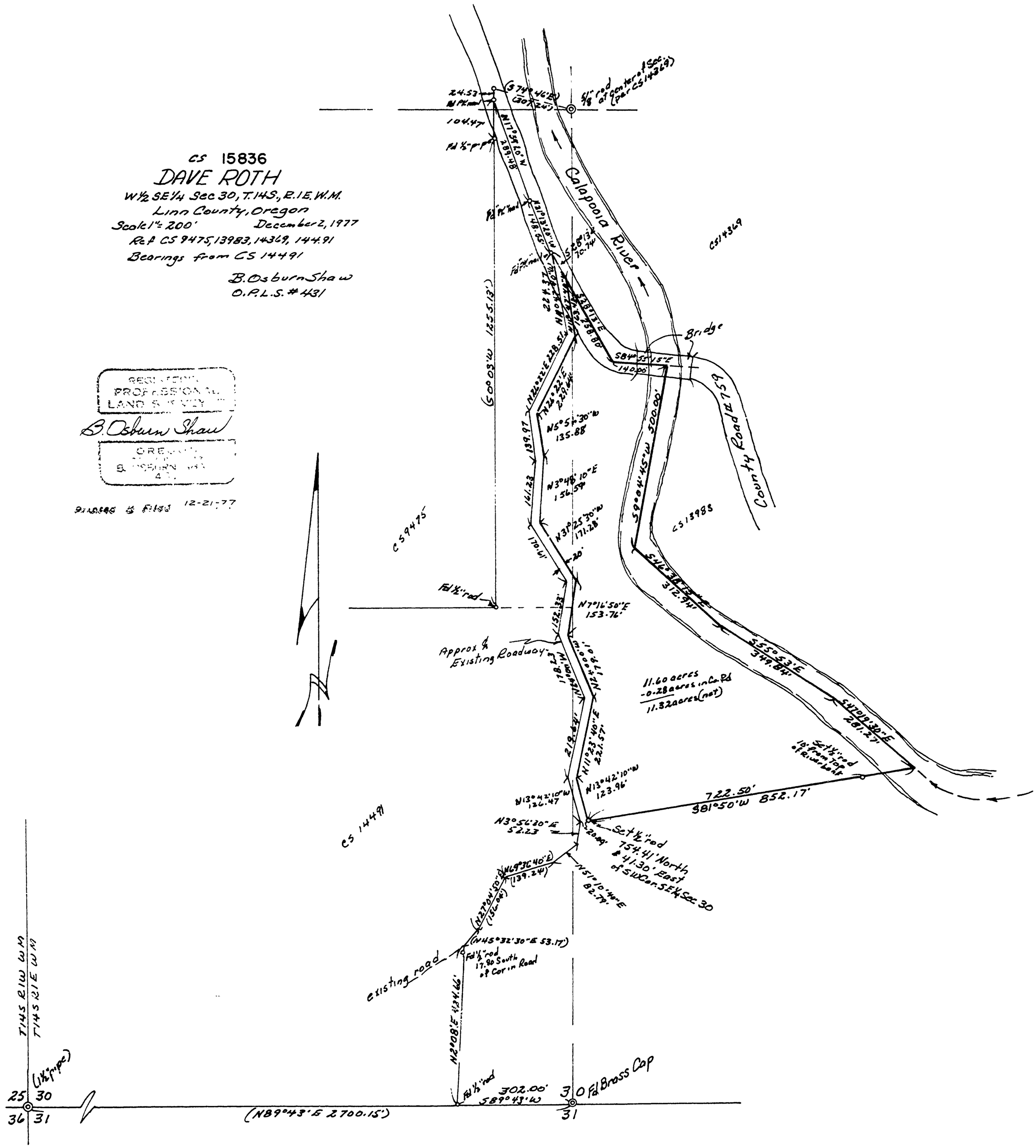
DAVE ROTH

W½ SE¼ Sec 30, T.14S., R.1E.W.M.
Linn County, Oregon
Scale 1" = 200' December 2, 1977
Ref CS 9475, 13983, 14369, 144.91
Bearings from CS 14491

B. Osburn Shaw
O.P.L.S. #431

REGISTERED PROFESSIONAL LAND SURVEYOR
B. Osburn Shaw
OREGON
B. OSBURN SHAW
431

RECORDED & FILED 12-21-77



LINN COUNTY, OREGON PROPERTY TAX STATEMENT
300 4TH AVE SW RM 214
PO BOX 100
ALBANY, OR 97321
JULY 1, 2024 TO JUNE 30, 2025

ACCOUNT NO: 398426

398426

REAL PROPERTY INFORMATION

CODE: 05506 **PCL:** 640
MAP: 14S01E30-00-00501
ACRES: 40.04
SITUS:

HOLTEN-ANDERSEN PER
C/O ELKHORN FORESTRY
PO BOX 1864
OREGON CITY OR 97045

ESD LINN-BTN-LINC	6.79
LBCC	11.18
SWEET HOME #55	111.46
SWEET HOME #55 LOC OP	6.68
EDUCATION TOTAL:	136.11
LINN COUNTY	28.36
LINN COUNTY LOC OP	66.35
SW HOME FIRE/AMB 1	0.00
4H EXTENSION DISTRICT	1.56
GENERAL GOVT TOTAL:	96.27
LBCC BND	3.45
LBCC BND 2	1.53
SWEET HOME #55 BND	32.76
SW H FIRE/AMB BOND	0.00
FORESTRY FIRE TIMBER	102.28
BONDS - OTHER TOTAL:	140.02

VALUES	LAST YEAR	THIS YEAR
REAL MARKET		
LAND	330,600	330,600
STRUCTURES	0	0
TOTAL RMV	330,600	330,600
ASSESSED VALUE	**21,617**	**22,266**
TOTAL TAX:	**353.81**	**372.40**

If your assessed value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 967-3808.

-POTENTIAL ADDITIONAL TAX LIABILITY-
PAY OPTIONS: ..IN PERSON OR ..ONLINE
..BY VISA DEBIT: $3.95 FEE
..BY E-CHECK ONLINE: $1.50 FEE
..BY CREDIT OR DEBIT CARD: 2.5% FEE
..MAIL: USE ENCL ENV, NOV 15TH POSTMARK ACCEPTED
FOR TAX QUESTIONS CALL: (541) 967-3808

YOUR CANCELLED CHECK IS YOUR RECEIPT

2024 - 2025 TAX (Before Discount) 372.40

PAYMENT OPTIONS

Date Due	3% Option	2% Option	Trimester Option
11/15/24	361.23	243.30	124.14
02/18/25			124.13
05/15/25		124.13	124.13
Total	361.23	367.43	372.40

TOTAL DUE (After Discount and Pre-payments) 361.23

↑ **Tear Here** **PLEASE RETURN THIS PORTION WITH YOUR PAYMENT** **Tear Here** ↑

2024 - 2025 PROPERTY TAXES **LINN COUNTY REAL** **ACCOUNT NO. 398426**

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	**3%**	**11/15/24**	361.23				
or 2/3 Payment Enclosed	2%	11/15/24	243.30			05/15/25	124.13
or 1/3 Payment Enclosed	0%	11/15/24	124.14	02/18/25	124.13	05/15/25	124.13

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

☐ Mailing address change on back

Enter Payment Amount
$

- 011497 - 36123
HOLTEN-ANDERSEN PER
C/O ELKHORN FORESTRY
PO BOX 1864
OREGON CITY OR 97045

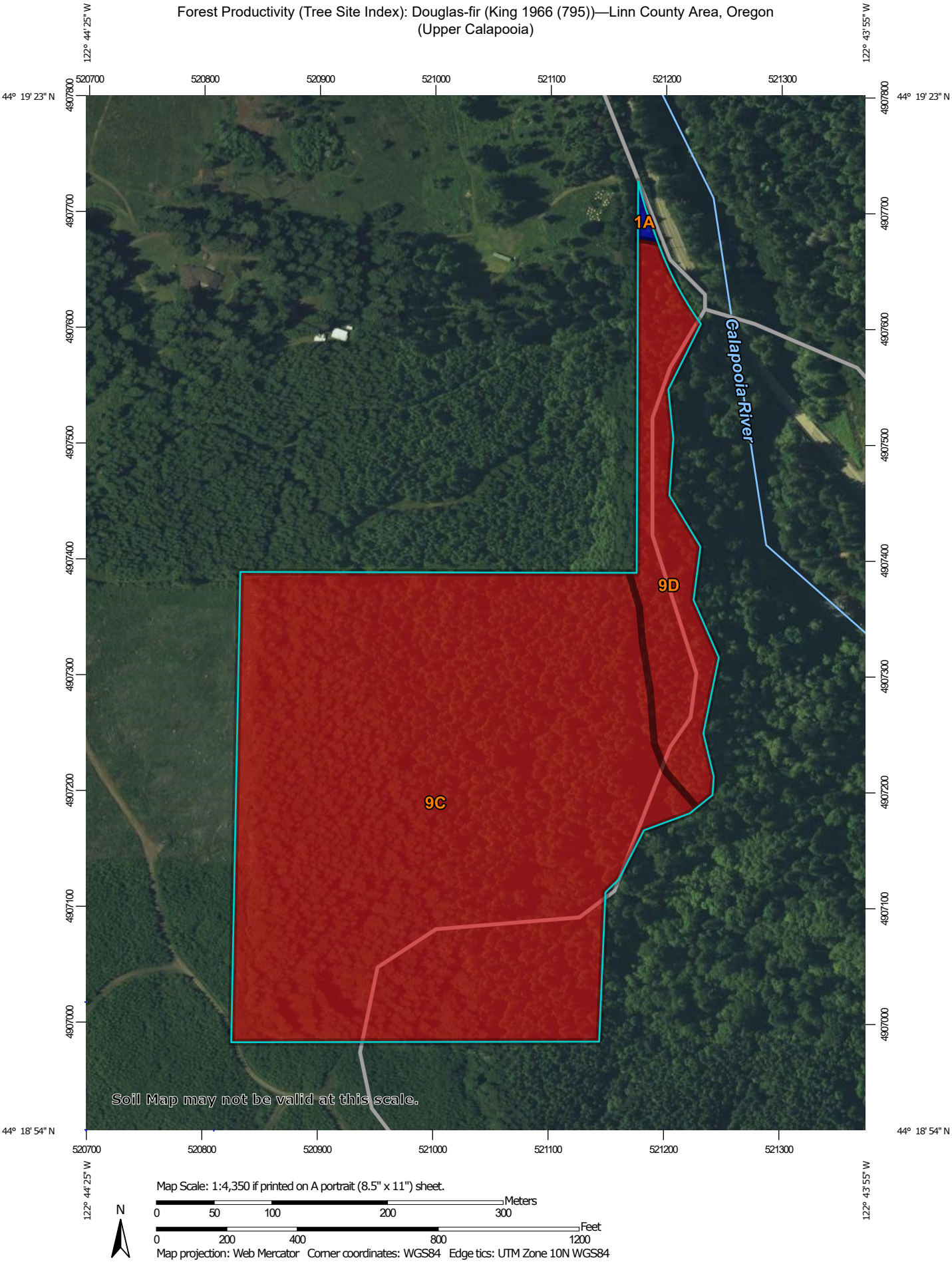
MAKE PAYMENT TO:

LINN COUNTY TAX COLLECTOR
PO BOX 309
ALBANY, OR 97321

2210000398426000001241400000243300000361239

FOR CREDIT CARD PAYMENT INFO:
www.linncountyor.gov/assessor/page/online-tax-payments

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))—Linn County Area, Oregon
(Upper Calapooia)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

<= 115

> 115 and <= 135

Not rated or not available

Soil Rating Lines

<= 115

> 115 and <= 135

Not rated or not available

Soil Rating Points

<= 115

> 115 and <= 135

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORM

The soil surveys that comprise your AO
1:20,000.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or are

This product is generated from the USD
of the version date(s) listed below.

Soil Survey Area: Linn County Area, O
Survey Area Data: Version 20, Aug 30

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
29, 2020

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1A	Abiqua silty clay loam, 0 to 3 percent slopes	135	0.1	0.2%
9C	Bellpine silty clay loam, 3 to 12 percent slopes	115	34.7	87.2%
9D	Bellpine silty clay loam, 12 to 20 percent slopes	115	5.0	12.6%
Totals for Area of Interest			**39.8**	**100.0%**

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: Douglas-fir

Site Index Base: King 1966 (795)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

United States Department of Agriculture

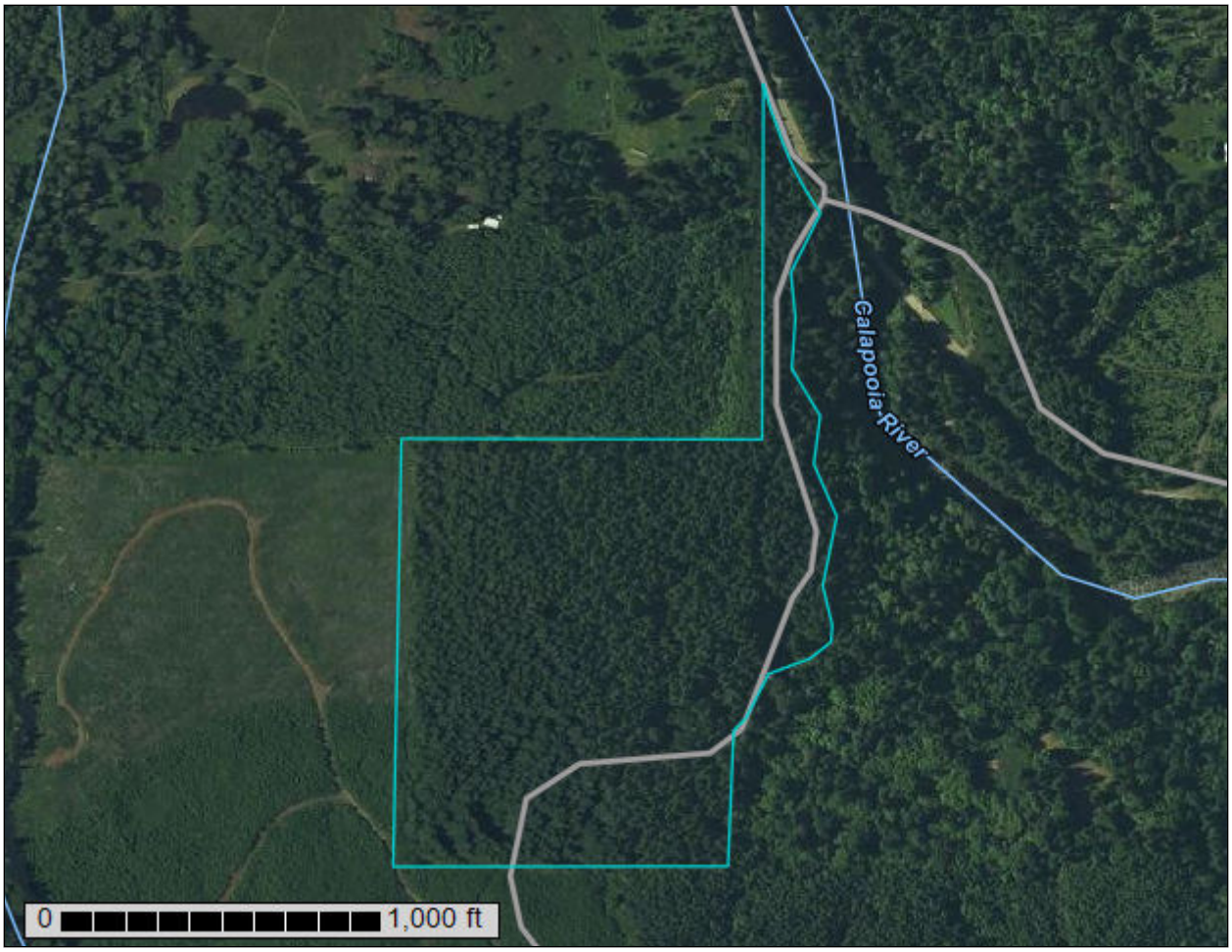
Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Linn County Area, Oregon

Upper Calapooia Tract



May 11, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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9C—Bellpine silty clay loam, 3 to 12 percent slopes.....14
9D—Bellpine silty clay loam, 12 to 20 percent slopes.....15
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

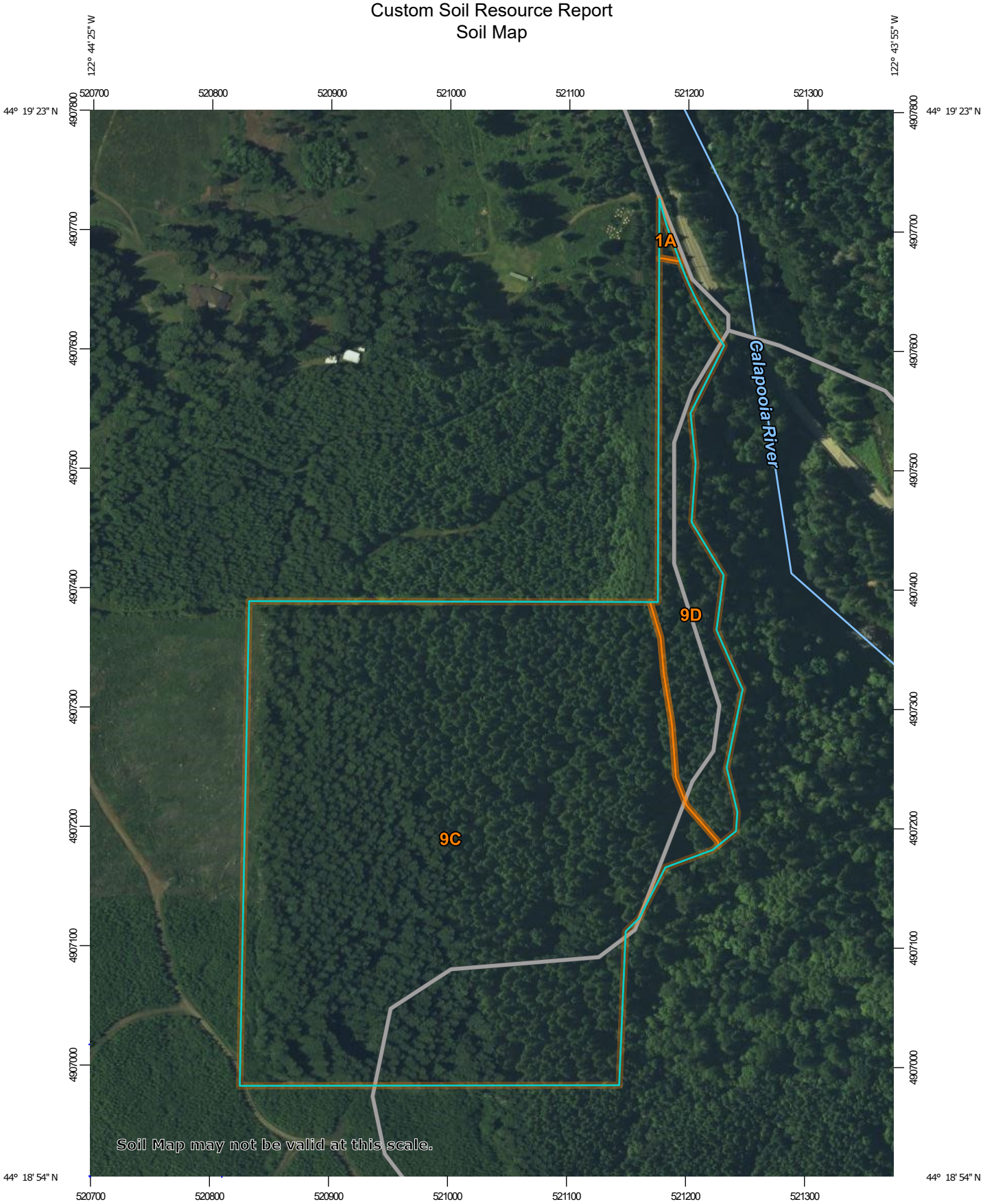
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:4,350 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMA

The soil surveys that comprise your AOI v
1:20,000.

Warning: Soil Map may not be valid at thi

Enlargement of maps beyond the scale o
misunderstanding of the detail of mapping
line placement. The maps do not show th
contrasting soils that could have been sh
scale.

Please rely on the bar scale on each map
measurements.

Source of Map: Natural Resources Con
Web Soil Survey URL:
Coordinate System: Web Mercator (EPS

Maps from the Web Soil Survey are base
projection, which preserves direction and
distance and area. A projection that prese
Albers equal-area conic projection, shoul
accurate calculations of distance or area

This product is generated from the USDA
of the version date(s) listed below.

Soil Survey Area: Linn County Area, Or
Survey Area Data: Version 20, Aug 30,

Soil map units are labeled (as space allow
1:50,000 or larger.

Date(s) aerial images were photographed
29, 2020

The orthophoto or other base map on wh
compiled and digitized probably differs fro
imagery displayed on these maps. As a r
shifting of map unit boundaries may be ev

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Abiqua silty clay loam, 0 to 3 percent slopes	0.1	0.2%
9C	Bellpine silty clay loam, 3 to 12 percent slopes	34.7	87.2%
9D	Bellpine silty clay loam, 12 to 20 percent slopes	5.0	12.6%
Totals for Area of Interest		**39.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Linn County Area, Oregon

1A—Abiqua silty clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 24wc
Elevation: 100 to 1,500 feet
Mean annual precipitation: 30 to 60 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 160 to 235 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Abiqua and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Abiqua

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine textured alluvium derived from mixed sources

Typical profile

H1 - 0 to 7 inches: silty clay loam
H2 - 7 to 60 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: C
Ecological site: R002XC006OR - Stream Terrace Group
Forage suitability group: Well drained < 15% Slopes (G002XY002OR)
Other vegetative classification: Well drained < 15% Slopes (G002XY002OR)
Hydric soil rating: No

Minor Components

Waldo

Percent of map unit: 5 percent
Landform: Flood plains
Hydric soil rating: Yes