



ACTIVE · SET PRICE

Kallunki Road

± 12 Acres | Columbia County | Oregon | Near Clatskanie

Charming 1923 Farmhouse on ±12 Acres

PRICE \$675,000	PRICE / ACRE \$56,533	ACREAGE ± 12
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PROPERTY OVERVIEW

Charming 1923 Farmhouse on ±12 Acres — Columbia River Access & Income-Producing Lease. Rare opportunity to own a piece of history on ±12 acres of desirable agricultural land, just a stone's throw from the Columbia River. This quaint 1,223 sq ft, 2-bedroom, 2-story vintage home (built 1923) retains its original character with beautiful hardwood floors throughout, complemented by a charming wrap-around porch, perfect for enjoying the quiet...

PROPERTY DETAILS

TYPE Acreage Estates (Farm)	ACCESS Paved Road
UTILITIES Electric	WATER FEATURES Creeks / Streams · River Front · River Access
VIEWS Pastureland · River	IMPROVEMENTS Barn · Other Buildings · Septic · Well · House · Fence · Gate

COUNTY TAX PARCEL IDS
8N4W23-B0-00900

DOCUMENTS INCLUDED

Tax Lot map · Tax Lot map · Spring easement agreement · Spring easement agreement · Transmission Line Easement · Transmission Line Easement · Water test · Water test · Assessor Map · Assessor Map · Well Drilling Log · Well Drilling Log · Misc Easement · Misc Easement · Sensor Easement · Sensor Easement · Tax Stmt · Tax Stmt · Assessment Summary · Assessment Summary

LOCATION



Columbia County, Oregon



Jim Bunker

Real Estate Salesperson, WA, OR

C: 503.551.1735

jim.bunker@afmforest.com

Principal Broker: Colton Jacobson (Oregon)

SCAN TO VIEW



Property Photos

Kallunki Road · Columbia County · Oregon · Near Clatskanie

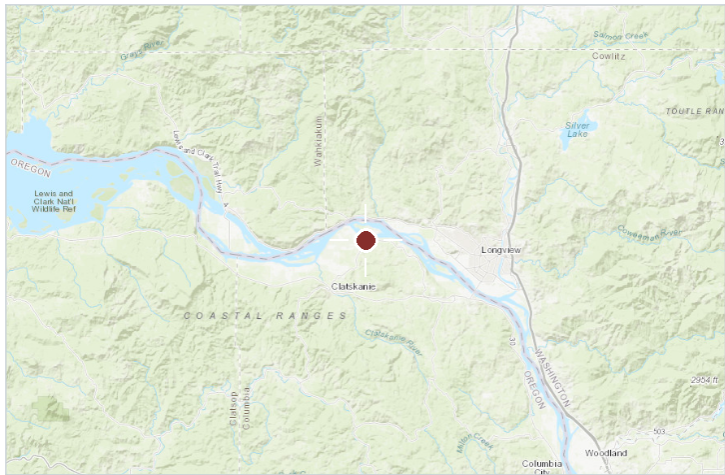


Location & Access

Kallunki Road · Columbia County · Oregon · Near Clatskanie



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



Regional locator

COUNTY & STATE
Columbia County, Oregon

NEAREST CITY
Clatskanie

APPROXIMATE CENTRE
46.16373, -123.14666

COUNTY TAX PARCEL IDS
8N4W23-B0-00900

INTERACTIVE MAP



<https://id.land/maps/d20c0e24cd02920f19dff2a84037229c/share>

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

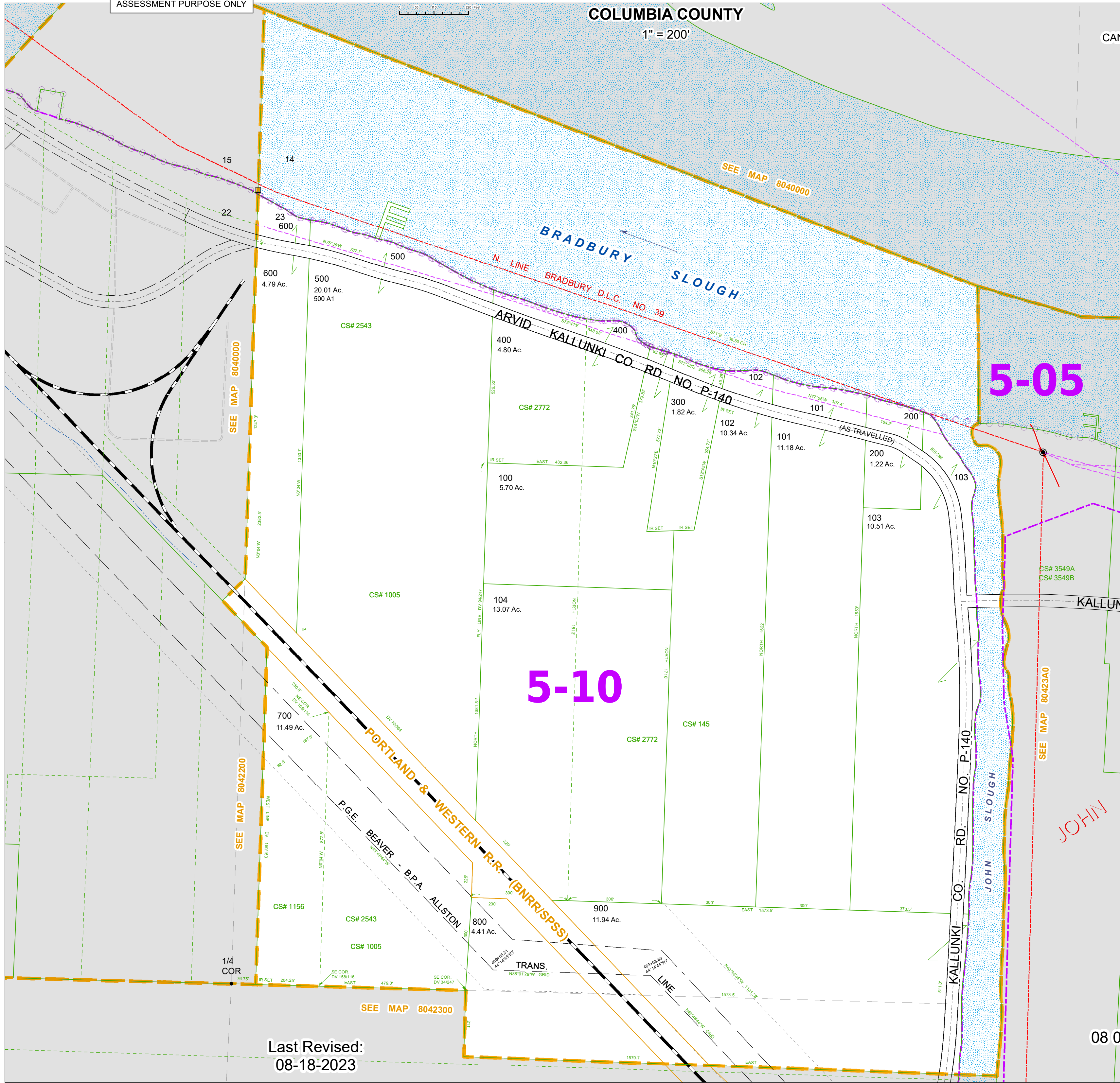
N.W.1/4 SEC.23 T.8N. R.4W. W.M.

08 0

COLUMBIA COUNTY

1" = 200'

CAN



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

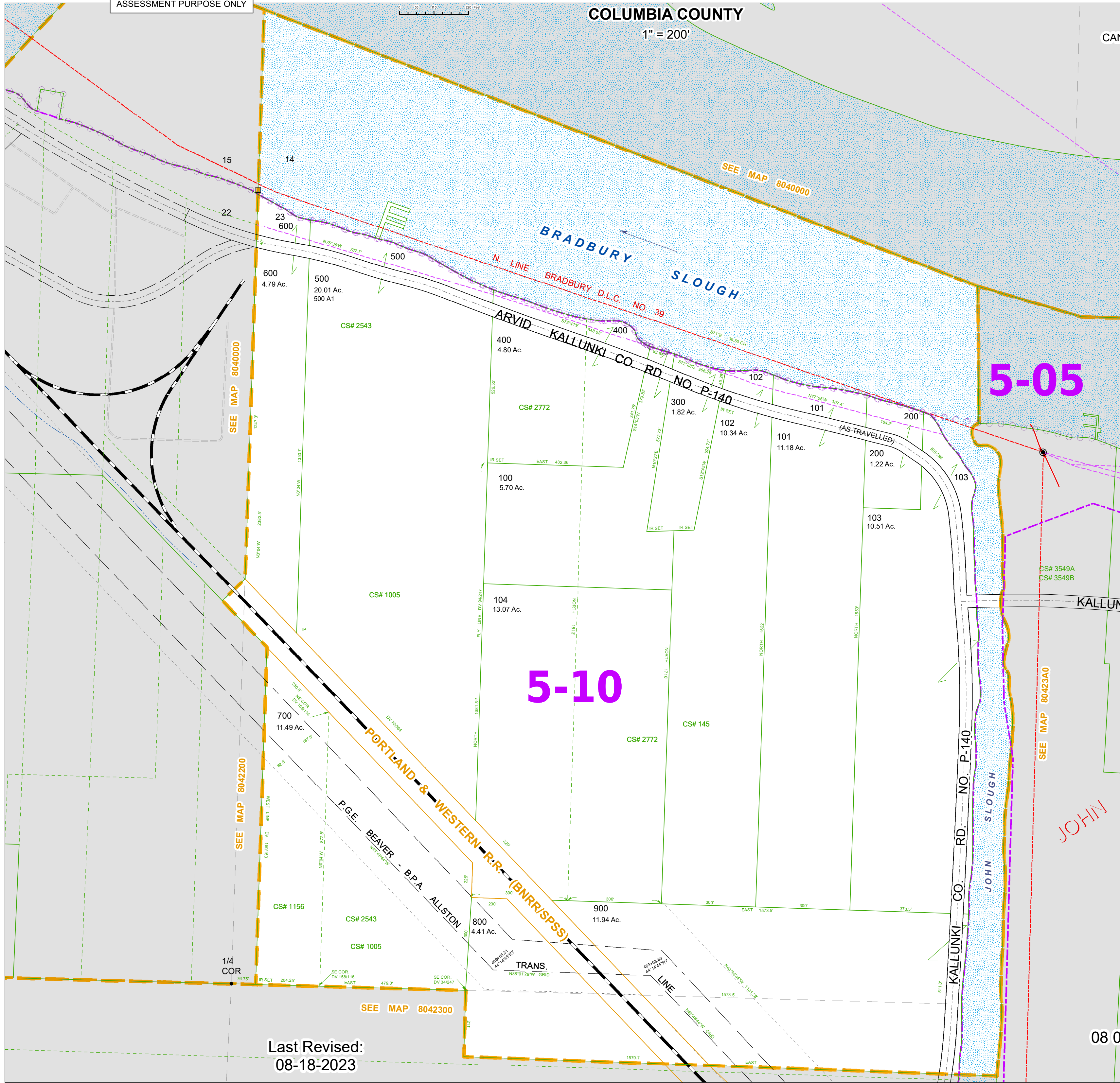
N.W.1/4 SEC.23 T.8N. R.4W. W.M.

08 0

COLUMBIA COUNTY

1" = 200'

CAN



MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

FAX COVERSHEET

503-728-3296
Wanda Miller
in night on the 1st
change of water in
the house on the 1st
house on the 1st

TO: EMPIRE REAL ESTATE (503)397-5557
FROM: Theodore Payne
DATE: 11/25/15
PAGES: 7

COMMENTS:

66 Water Agreement & Kathleen's lines.
Payne brought John & Kathleen's lines.
They have recorded anything.
Property. They are only 2 water
Presently, there are only 2 water
of the water: (Brackley Water)
of Ken Kim and Ted Payne.

SPRING USE AND MAINTENANCE AGREEMENT

This agreement this 5 day of May, 1997, among Robert D. Hvidsten and Tricia J. Dana & Kelly Van Zandor
Hvidsten, husband and wife ("Hvidsten"), Warren W. Nakkela", Ken E. Kern ("Kern"), and John O. Line and Kathleen L. Line, husband and wife, ("Line");

RECITALS

WHEREAS, there is now a spring located on real property described in the attached Exhibit "A" incorporated by reference herein ("the spring");

WHEREAS, Hvidsten is the owner of the real property described on Exhibit "B", Nakkela is the owner of the real property described on Exhibit "C", Kern is the owner of the real property described on "D", and Line is the owner of the real property described on Exhibit "E" (all of which exhibits "B", "C", "D", and "E" are incorporated by reference herein).

WHEREAS, Hvidsten, Nakkela, Kern, and Line are now using the spring for domestic water purposes and they wish to enter into an agreement providing for the joint use and maintenance of the spring.

WHEREAS, Nakkela, Kern, and Line are hereby informed that John P. Salisbury, Attorney at Law, who has prepared this agreement is representing Hvidsten only. The other parties hereto are hereby informed that they have the right to independent counsel and are in no way represented by John P. Salisbury in this matter.

AGREEMENTS

NOW, THEREFORE, IT IS HEREBY AGREED THAT:

1. Hvidsten, Nakkela, Kern, and Line each agree that each shall share equally in the cost of maintenance of those items of equipment necessary for the proper operation of the spring which are of mutual benefit to each party hereto. Each party shall have the right to enter on the land of the other in order to replace, repair and maintain the existing pipeline from that party's property to the spring. Each party shall have the equal right to use up to one-quarter of the water from the spring for domestic purposes. No party warrants to any other party the sufficiency, portability, quantity or quality of the water from the spring.

Beginning at a point marked with a 1 1/2 inch iron pipe which is East 2372.9 feet and North 3881.0 feet from the southwest corner of the Piper Donation Land Claim in Sections 22, 23, 26 and 27, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence South 49° West, 289.0 feet to an iron pipe; thence North 47°30' West, 213.0 feet; thence North 18°24' West, 224.7 feet; thence along the boundary line of Quincy-Meyer County Road, North 62°16' East, 510.0 feet to the East line of the Bradbury Donation Land Claim; thence South, a distance of 402.0 feet to the point of beginning.

EXHIBIT "A"

Beginning at a point on the line between Section 22 and 23 that is South 0° 04' East 1031.7 feet from the quarter pose between Section 22 and 23, in Township 8 North, Range 4 West, of the Willamette Meridian; Columbia County, Oregon, thence from the said point of beginning, West 1211.4 feet to the Easterly edge of the twenty foot roadway; thence South 177 feet; thence East 3042.4 feet to the Westerly bank of the slough and Easterly edge of the Drainage District; thence North 23° 15' East 200.96 feet; thence West 2021.9 feet, more or less, to the point of beginning, located in Sections 22 and 23 and in the Clement A. Bradbury Donation Land Claim.

EXHIBIT "B"

2. This agreement shall be permanent and shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

DATED this 5 day of May, 1997.

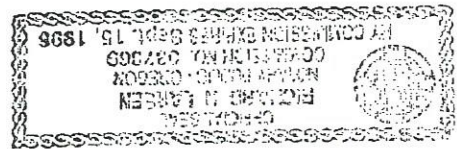
Robert D. Hvidsten
Robert D. Hvidsten
Tricia J. Hvidsten
Tricia J. Hvidsten
Wendy W. Nakkelä
Wendy W. Nakkelä

Ken E. Kern
Ken E. Kern
John O. Line
John O. Line
Kathleen L. Line
Kathleen L. Line

State of Oregon)
County of Columbia) ss

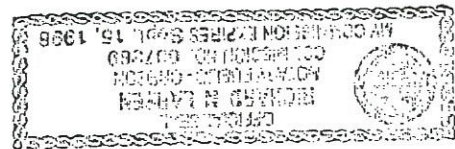
This instrument was acknowledged before me on May 17, 1997, by Robert D. Hvidsten and Tricia J. Hvidsten, husband and wife.

Robert D. Hvidsten
Notary Public for Oregon
My commission expires: Sept 15, 1998



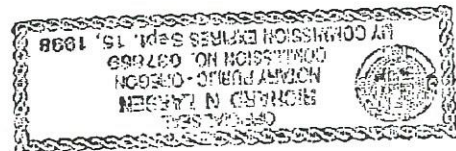
This instrument was acknowledged before me on May 9, 1997, by Warren W. Nakkel.

State of Oregon)
) ss
) County of Columbia)



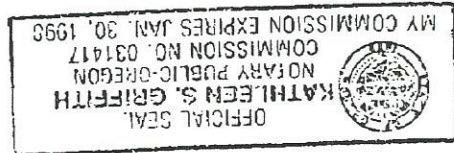
This instrument was acknowledged before me on May 14, 1997, by Ken E. Kern.

State of Oregon)
) ss
) County of Columbia)



This instrument was acknowledged before me on May 5, 1997, by John O. Line and Kathleen L. Line, husband and wife.

State of Oregon)
) ss
) County of Columbia)



Kathleen S. Griffith
Notary Public for Oregon
My commission expires: 1/30/98

EXHIBIT "C"

Beginning at a point on line between Section 22 and 23, that is South 00°01' East 1200.7 feet from the quarter section corner between said Sections 22 and 23, Township 8 North Range 4 West of Williamsburg Meridian, Columbia County, Oregon; thence from said point of beginning, Easterly along the westerly bank of slough and Easterly edge of drainage district; thence up the bank of said slough, South 70°0' East to a point; thence South 40°33' East 270.0 feet to a point; thence South 36°08' East 100.9 feet to an intersection with the northerly right-of-way line of the Spokane, Portland and Seattle Railroad; thence along said right-of-way line, South 53°41' West 1277.1 feet to a point; thence North 46°30' West 921.4 feet to a point; thence South 89°30' West 1437.3 feet to a point on the Easterly line of a 20 foot roadway; thence along the Easterly line of said roadway North 571.6 feet to a point; thence leaving said roadway, East 1211.0 feet to the place of beginning, located in said Sections 22 and 23, and in the Clement A. Bradbury Donation Land claim and designated as Tract No. 3 on Map No. 145 on file in the County Surveyor's Office of Columbia County, Oregon, but excepting therefrom a 10 foot roadway along the top of the dike on the easterly end of the above described tract.

ALSO:

Beginning at the southeast corner of a tract of land conveyed by Green C. Love and Alice L. Love his wife to Arch H. Myer and Charles H. Stockwell by deed recorded October 26, 1920 in Book "30" Page 200 Deed Records of Columbia County, State of Oregon, which point of beginning is North 0°11' West 906.2 feet and South 89°37' West 20.0 feet from the 1/4 Section corner between Sections 22 and 27 in Township 8 North Range 4 West of the Williamsburg Meridian in Columbia County, Oregon according to the survey and plat No. 171 made by L. J. Van Orschover, County Surveyor and on file in the County Surveyor's Office of Columbia County, Oregon; thence from said point of beginning running along the southerly line of said tract as sold by Green C. Love to Arch H. Myer and C. H. Stockwell as recorded South 89°37' West 1777.6 feet to a point on the easterly bank of McCleane Slough; thence following the easterly bank of said McCleane Slough in a general northwesterly and thence easterly direction to a point on said bank that is North 1652.3 feet and West 1668.8 feet from the above described 1/4 section corner; thence South 158.0 feet; thence North 89°37' East 1644.0 feet; thence South 0°11' East 599.0 feet to the place of beginning.

EXHIBIT "D"

Beginning at a point on a line between sections 22 and 23, that is south 0°04' East 854.7 feet from the quarter section corner between section 22 and 23, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence from said point of beginning West 1211.4 feet to the Easterly edge of the 20 foot roadway; thence South 177 feet along said Easterly edge of roadway; thence East 3118.44 feet to the westerly bank of said slough; thence North 23°15' East 33.74 feet; thence North 34°01' East 176.2 feet to a point that is east of the point of beginning; thence West 2021.9 feet to the point of beginning. EXCEPTING THEREFROM a 40 foot roadway along the top of the dike on the easterly end of the above described tract of land.

EXHIBIT "E"

Beginning at a point that is East 760.0 feet from the quarter section corner between sections 22 and 23 in Township 8 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence from said point of beginning, South 211 feet to a point; thence East 1570.7 feet to the westerly bank of the slough and the Easterly edge of the Drainage District; thence down the bank of said slough North 00°30' East 511 feet to a point; thence West 1573.5 feet to a point; thence South 300 feet to the place of beginning. EXCEPTING THEREFROM a forty foot roadway along the top of the dike on the Easterly end of the above described tract. EXCEPTING ALSO THEREFROM that tract conveyed by deed recorded in Book 70, page 364, Deed Records of Columbia County, Oregon.

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

07938 01 JUN 20 P3:45



ELIZABETH HUSEN, County Clerk
By: *[Signature]* Deputy
Receipt # *2017* of Pages *2*
FEES \$ *31.00*

Page 1 of 2



Notary Public *[Signature]*
by John O. Line and Kathleen L. Line.
This instrument was acknowledged before me on *May 2nd*, 2001.
My commission expires: *2/24/2004*.

State of OR, County of Columbia) ss.
John O. Line
Dated this *2* day of *May*, 2001.
The true consideration for this conveyance is \$195,500.00.

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

The true consideration for this conveyance is \$195,500.00.
Dated this 2 day of May, 2001.
John O. Line and Kathleen L. Line, as tenants by the entirety, Grantor conveys and warrants to Theodore M. Payne and Marian Payne, as tenants by the entirety, Grantee the following described real property free of encumbrances except as specifically set forth herein:
See Exhibit 'A' attached hereto and by reference made a part hereof.

WARRANTY DEED (ORS 93.850)



After Recording Return To:
Key Title Company
2634 Sykes Rd., Suite C
PO Box 10274
St. Helens, OR 97051-0274
Send Tax Statements To:
Theodore M. Payne
80393 Kallunki Road
Clatskanie OR 97016

Title Order No. 07-24819
Escrow : 0. 07-24819
Tax Account No.

07-24819

MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

FAX COVERSHEET

TO: EMPIRE REAL ESTATE (503)397-5557
FROM: Theodore Payne
DATE: 11/25/15
PAGES: 7

COMMENTS:

66 Water Agreement & Kathleen's lines.
Payne brought John & Kathleen's lines.
They have recorded anything.
Property. They are only 2 water
Presently, there are only 2 water
of the water: (Brackley Water)
of Ken Kim and Ted Payne.

503-728-3296
Walter Miller
in night on the 1st
change of water in
the house on the 1st.

SPRING USE AND MAINTENANCE AGREEMENT

This agreement this 5 day of May, 1997, among Robert D. Hvidsten and Tricia J. Dana & Kelly Van Zandor
Hvidsten, husband and wife ("Hvidsten"), Warren W. Nakkela", Ken E. Kern ("Kern"), and John O. Line and Kathleen L. Line, husband and wife, ("Line");

RECITALS

WHEREAS, there is now a spring located on real property described in the attached Exhibit "A" incorporated by reference herein ("the spring");

WHEREAS, Hvidsten is the owner of the real property described on Exhibit "B", Nakkela is the owner of the real property described on Exhibit "C", Kern is the owner of the real property described on "D", and Line is the owner of the real property described on Exhibit "E" (all of which exhibits "B", "C", "D", and "E" are incorporated by reference herein).

WHEREAS, Hvidsten, Nakkela, Kern, and Line are now using the spring for domestic water purposes and they wish to enter into an agreement providing for the joint use and maintenance of the spring.

WHEREAS, Nakkela, Kern, and Line are hereby informed that John P. Salisbury, Attorney at Law, who has prepared this agreement is representing Hvidsten only. The other parties hereto are hereby informed that they have the right to independent counsel and are in no way represented by John P. Salisbury in this matter.

AGREEMENTS

NOW, THEREFORE, IT IS HEREBY AGREED THAT:

1. Hvidsten, Nakkela, Kern, and Line each agree that each shall share equally in the cost of maintenance of those items of equipment necessary for the proper operation of the spring which are of mutual benefit to each party hereto. Each party shall have the right to enter on the land of the other in order to replace, repair and maintain the existing pipeline from that party's property to the spring. Each party shall have the equal right to use up to one-quarter of the water from the spring for domestic purposes. No party warrants to any other party the sufficiency, portability, quantity or quality of the water from the spring.

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EXHIBIT "B"

2. This agreement shall be permanent and shall run with the land and shall be binding on and shall inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

DATED this 5 day of May, 1997.

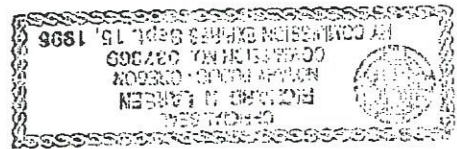
Robert D. Hvidsten
Robert D. Hvidsten
Tricia J. Hvidsten
Tricia J. Hvidsten
Walter W. Nakkelä
Walter W. Nakkelä

Ken E. Kern
Ken E. Kern
John O. Line
John O. Line
Kathleen L. Line
Kathleen L. Line

State of Oregon)
County of Columbia) ss

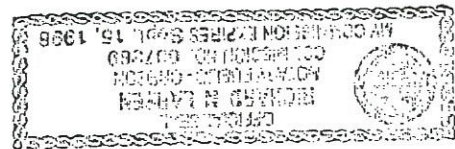
This instrument was acknowledged before me on May 17, 1997, by Robert D. Hvidsten and Tricia J. Hvidsten, husband and wife.

Robert D. Hvidsten
Notary Public for Oregon
My commission expires: Sept 15, 1998



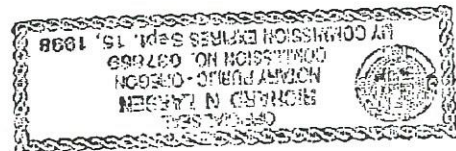
This instrument was acknowledged before me on May 9, 1997, by Warren W. Nakkel.

State of Oregon)
) ss
) County of Columbia)



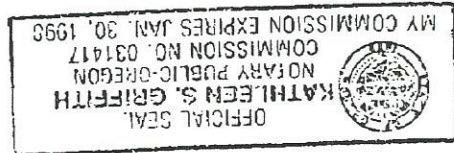
This instrument was acknowledged before me on May 14, 1997, by Ken E. Kern.

State of Oregon)
) ss
) County of Columbia)



This instrument was acknowledged before me on May 5, 1997, by John O. Line and Kathleen L. Line, husband and wife.

State of Oregon)
) ss
) County of Columbia)



Kathleen S. Griffith
Notary Public for Oregon
My commission expires: 1/30/98

EXHIBIT "C"

Beginning at a point on line between Section 22 and 23, that is South 00°01' East 1200.7 feet from the quarter section corner between said Sections 22 and 23, Township 8 North Range 4 West of Williamsite Meridian, Columbia County, Oregon; thence from said point of beginning, Easterly along the westerly bank of slough and Easterly edge of drainage district; thence up the bank of said slough, South 70°0' East to a point; thence South 40°33' East 270.0 feet to a point; thence South 36°08' East 100.9 feet to an intersection with the northerly right-of-way line of the Spokane, Portland and Seattle Railroad; thence along said right-of-way line, South 53°41' West 1277.1 feet to a point; thence North 46°30' West 921.4 feet to a point; thence South 89°30' West 1437.3 feet to a point on the Easterly line of a 20 foot roadway; thence along the Easterly line of said roadway North 571.6 feet to a point; thence leaving said roadway, East 1211.0 feet to the place of beginning, located in said Sections 22 and 23, and in the Clement A. Bradbury Donation Land claim and designated as Tract No. 3 on Map No. 145 on file in the County Surveyor's Office of Columbia County, Oregon, but excepting therefrom a 14 foot roadway along the top of the dike on the easterly end of the above described tract.

ALSO:

Beginning at the southeast corner of a tract of land conveyed by Green C. Love and Alice L. Love his wife to Arch H. Myer and Charles H. Stockwell by deed recorded October 26, 1920 in Book "30" Page 200 Deed Records of Columbia County, State of Oregon, which point of beginning is North 0°11' West 906.2 feet and South 89°37' West 20.0 feet from the 1/4 Section corner between Sections 22 and 27 in Township 8 North Range 4 West of the Williamsite Meridian in Columbia County, Oregon according to the survey and plat No. 171 made by L. J. Van Orshoven, County Surveyor and on file in the County Surveyor's Office of Columbia County, Oregon; thence from said point of beginning running along the southerly line of said tract as sold by Green C. Love to Arch H. Myer and C. H. Stockwell as recorded South 89°37' West 1777.6 feet to a point on the easterly bank of McCleane Slough; thence following the easterly bank of said McCleane Slough in a general northwesterly and thence easterly direction to a point on said bank that is North 1652.3 feet and West 1668.8 feet from the above described 1/4 section corner; thence South 158.0 feet; thence North 89°37' East 1644.0 feet; thence South 0°11' East 599.0 feet to the place of beginning.

EXHIBIT "D"

Beginning at a point on a line between sections 22 and 23, that is south 0°04' East 854.7 feet from the quarter section corner between section 22 and 23, Township 8 North, Range 4 West, Willamette Meridian, Columbia County, Oregon; thence from said point of beginning West 1211.4 feet to the Easterly edge of the 20 foot roadway; thence South 177 feet along said Easterly edge of roadway; thence East 3118.44 feet to the westerly bank of said slough; thence North 23°15' East 33.74 feet; thence North 34°01' East 176.2 feet to a point that is east of the point of beginning; thence West 2021.9 feet to the point of beginning. EXCEPTING THEREFROM a 40 foot roadway along the top of the dike on the easterly end of the above described tract of land.

EXHIBIT "E"

Beginning at a point that is East 760.0 feet from the quarter section corner between sections 22 and 23 in Township 8 North of Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence from said point of beginning, South 211 feet to a point; thence East 1570.7 feet to the westerly bank of the slough and the Easterly edge of the Drainage District; thence down the bank of said slough North 00°30' East 511 feet to a point; thence West 1573.5 feet to a point; thence South 300 feet to the place of beginning. EXCEPTING THEREFROM a forty foot roadway along the top of the dike on the Easterly end of the above described tract. EXCEPTING ALSO THEREFROM that tract conveyed by deed recorded in Book 70, page 364, Deed Records of Columbia County, Oregon.

I hereby certify that the within instrument was received for record and recorded in the County of Columbia, State of Oregon.

07938 01 JUN 20 P3:45



ELIZABETH HUSEN, County Clerk
By: *[Signature]* Deputy
Receipt # *2017* of Pages *2*
FEES \$ *31.00*

Page 1 of 2



Notary Public *[Signature]*
My commission expires: *2/24/2004*
by John O. Line and Kathleen L. Line.
This instrument was acknowledged before me on *May 2nd*, 2001
State of OR, County of Columbia) ss.

Dated this *2* day of *May*, 2001
John O. Line
[Signature]
Kathleen L. Line
[Signature]
The true consideration for this conveyance is \$195,500.00.

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

See Exhibit 'A' attached hereto and by reference made a part hereof.
described real property free of encumbrances except as specifically set forth herein:
to Theodore M. Payne and Marian Payne, as tenants by the entirety, Grantor conveys and warrants John O. Line and Kathleen L. Line, as tenants by the entirety, Grantor conveys and warrants

WARRANTY DEED (ORS 93.850)



After Recording Return To:
Key Title Company
2634 Sykes Rd., Suite C
PO Box 10274
St. Helens, OR 97051-0274
Send Tax Statements To:
Theodore M. Payne
80393 Kallunki Road
Clatskanie OR 97016

Title Order No. 07-24819
Escrow : 0. 07-24819
Tax Account No.

07-24819

3-18-74

STATE OF OREGON
County of CLATSOP
On this 3 day of March, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Arvo O. Wallila
to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.
My commission expires: 4-17-77
Notary Public for Oregon

STATE OF OREGON
County of CLATSOP
On this 13 day of March, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Alno I. Wallila also known as Alno I. Leskela
to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.
My commission expires: 4-17-77
Notary Public for Oregon

BOOK 135 PAGE 480

BOOK 130 PAGE 487

EXHIBIT "A"

A tract of land situated in the Charles A. Bradbury Donation Land Claim No. 39 in Section 23, Township 8 North, Range 4 West of the Willamette Meridian in the County of Columbia and State of Oregon more particularly described as follows:

Commencing at the west one-quarter corner of said Section 23; thence S. 88°06'39" E. along the east-west centerline thereof, a distance of 760.00 feet; thence N. 1°49'21" E. parallel with the west line of said Section 23, a distance of 51.02 feet to a point in the southerly right of way line of Portland General Electric's transmission line and the point of beginning of the tract herein to be described; thence S. 43°46'44" E. along said right of way line, a distance of 74.96 feet to an angle point; thence S. 88°01'29" E. along said right of way line, a distance of 501.62 feet to an angle point; thence S. 43°46'44" E. along said right of way line, a distance of 313.23 feet to a point in the north line of the 16 foot right of way granted to Adolph Jacobson and Rika Jacobson, recorded in Book 37, Page 175; Deed Records of Columbia County, Oregon; thence S. 88°03'39" E. along said north line, a distance of 89.45 feet to Engineer's centerline Station 459+50.97; thence continuing S. 88°03'39" E. along said north line, a distance of 208.37 feet to a point in the northerly right of way line of Portland General Electric's transmission line; thence N. 43°45'44" W. along said right of way line, a distance of 731.42 feet to a point in the easterly extension of the south line of that certain tract of land conveyed to John W. Milmarth by deed recorded October 14, 1955 in Deed Book 127, Page 124, Deed Records of Columbia County, Oregon, said line also being the north right of way line of Portland General Electric's transmission line; thence N. 88°06'39" W. along said right of way line, a distance of 614.26 feet to a point in a line 100.00 feet east of and parallel with the west line of said Section 23; thence S. 1°49'21" W. along said parallel line, a distance of 151.55 feet to Engineer's centerline Station 469+76.05; thence continuing S. 1°49'21" W. a distance of 87.50 feet to the point of beginning.

EXCEPTING therefrom that portion of the above described tract lying within the Railroad spur as described in Declaration or taking recorded July 1, 1942 in Book 70, Page 354, Deed Records of Columbia County, Oregon. The above described strip of land is shown outlined in red on the print of Portland General Electric drawing numbered E 3004 which by reference thereto is for purposes of description made a part hereof.

Not Acknowledged

3-18-74

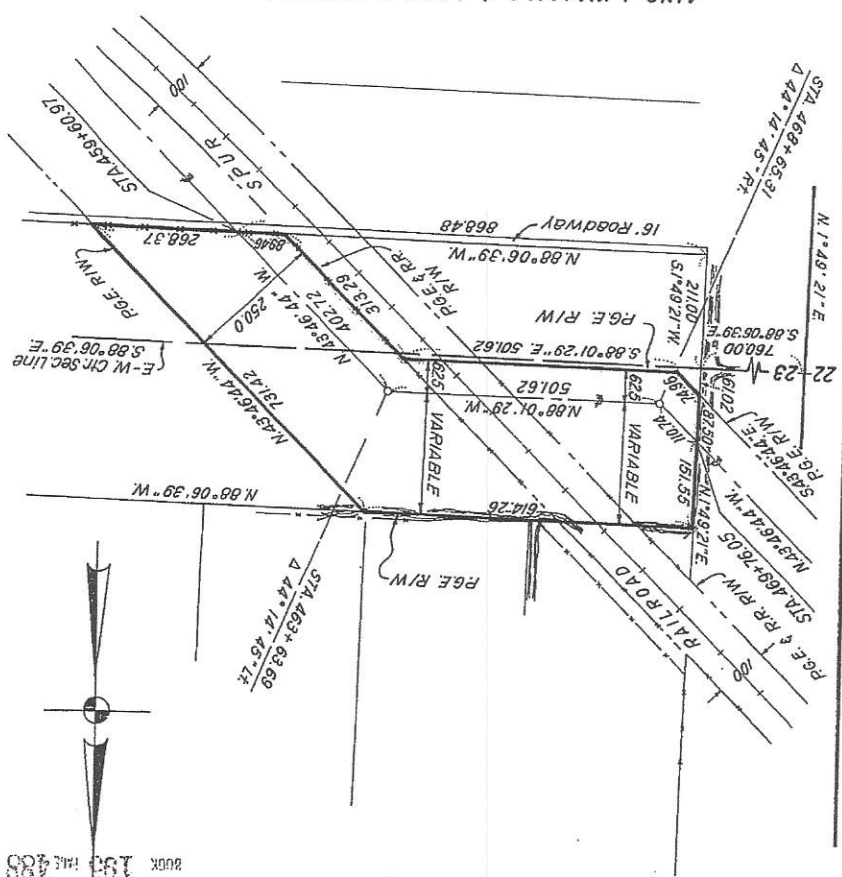
PARCEL CO-167

PORTLAND GENERAL ELECTRIC CO.	
PORTLAND, OREGON	
TO ACCOMPANY POWERLINE EASEMENT	
AINO L WALLILA & ARVO O WALLILA	
SECTION 23.15N. 34W. W.M.	
COLUMBIA COUNTY, OREGON	
SCALE 1"=200'	DATE 1-17-74
CHECKED	TRACED BY
DRAWN BY	
APPROVED	
DRG. NO. E3664	

Marx & Chase Surveyors Inc.
 P.O. Box 431 Gresham, Oregon
 Phone: 665-2116

NOTE: Bearings based on Lambert Grid (ORE. NORTH ZONE)

AINO L WALLILA & ARVO O. WALLILA
 TO STA. 469+76.05
 & LENGTH 1015.08 CONTAINS 5.895 ACRES ± (EXCLUSIVE OF Railroad)



BOOK 190 PAGE 488

BOOK 195 PAGE 489

STATE OF OHIO
Columbiana County

I certify that the within instrument of

writing was received for record on the

day of _____ 19__

at _____ Ohio, recorded

in Book _____ on page _____

Records of _____

of said County.

Witness my hand and seal of County

affixed.

By _____

County Clerk.

RECEIVED FOR RECORD
JAN 10 1908
COLUMBIANA COUNTY, OHIO

3-18-74

STATE OF OREGON
County of CLATSOP
On this 3 day of March, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Arvo O. Wallila
to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.
My commission expires: 4-17-77
Notary Public for Oregon

STATE OF OREGON
County of CLATSOP
On this 13 day of March, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Alno I. Wallila also known as Alno I. Leskela
to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.
My commission expires: 4-17-77
Notary Public for Oregon

BOOK 135 PAGE 486

BOOK 130 PAGE 487

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Commencing at the west one-quarter corner of said Section 23; thence S. 88°06'39" E. along the east-west centerline thereof, a distance of 760.00 feet; thence N. 1°49'21" E. parallel with the west line of said Section 23, a distance of 51.02 feet to a point in the southerly right of way line of Portland General Electric's transmission line and the point of beginning of the tract herein to be described; thence S. 43°46'44" E. along said right of way line, a distance of 74.96 feet to an angle point; thence S. 88°01'29" E. along said right of way line, a distance of 501.62 feet to an angle point; thence S. 43°46'44" E. along said right of way line, a distance of 113.23 feet to a point in the north line of the 16 foot right of way granted to Adolph Jacobson and Rika Jacobson, recorded in Book 37, Page 175; Deed Records of Columbia County, Oregon; thence S. 88°03'39" E. along said north line, a distance of 89.45 feet to Engineer's centerline Station 459+50.97; thence continuing S. 88°03'39" E. along said north line, a distance of 208.37 feet to a point in the northerly right of way line of Portland General Electric's transmission line; thence N. 43°45'44" W. along said right of way line, a distance of 731.42 feet to a point in the easterly extension of the south line of that certain tract of land conveyed to John W. Milmarth by deed recorded October 14, 1955 in Deed Book 127, Page 124, Deed Records of Columbia County, Oregon, said line also being the north right of way line of Portland General Electric's transmission line; thence N. 88°06'39" W. along said right of way line, a distance of 614.26 feet to a point in a line 100.00 feet east of and parallel with the west line of said Section 23; thence S. 1°49'21" W. along said parallel line, a distance of 151.55 feet to Engineer's centerline Station 469+76.05; thence continuing S. 1°49'21" W. a distance of 87.50 feet to the point of beginning.

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W. C. Bradbury

3-18-74

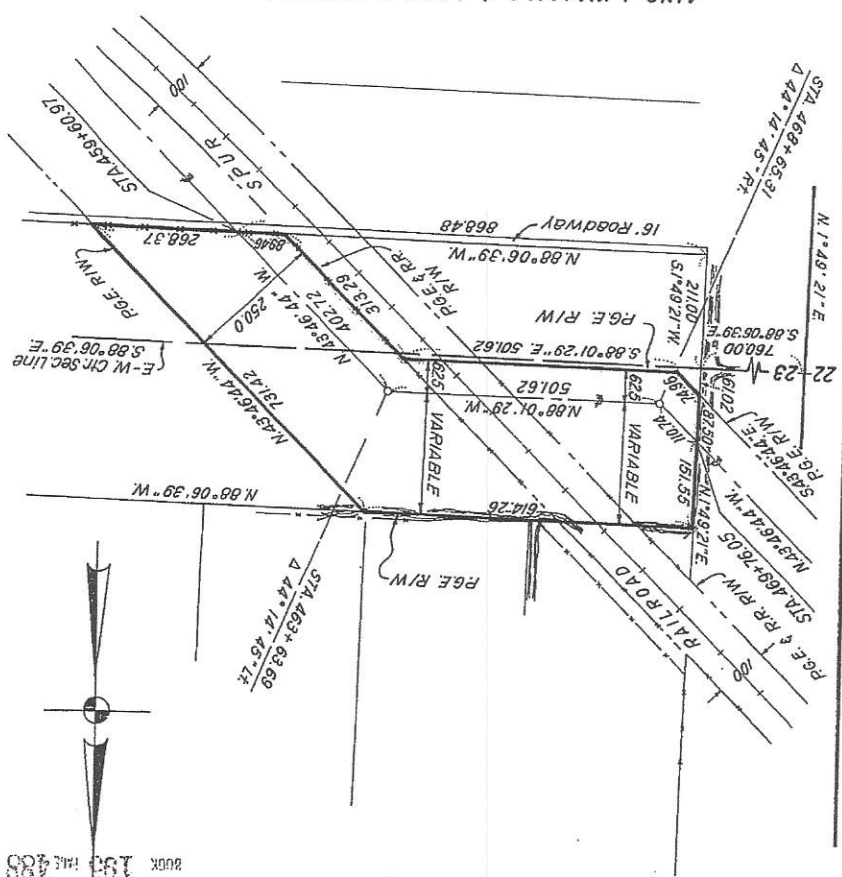
PARCEL CO-167

PORTLAND GENERAL ELECTRIC CO.	
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SCALE 1"=200'	DATE 1-17-74
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APPROVED	
DRG. NO. E3664	

Marx & Chase Surveyors Inc.
 P.O. Box 431 Gresham, Oregon
 Phone: 665-2116

NOTE: Bearings based on Lambert Grid (ORE. NORTH ZONE)

AINO L WALLILA & ARVO O. WALLILA
 TO STA. 469+76.05
 & LENGTH 1015.08 CONTAINS 5.895 ACRES± (Exclusive of Railroad)



BOOK 190 PAGE 488

BOOK 195 PAGE 489

STATE OF OHIO
Columbiana County
I certify that the within instrument of
writing was received for record on the
day of _____ 19____
at _____, Ohio, recorded
in Book _____ on page _____
Records of _____
of said County.
afford.
County Clerk.
By _____ Deputy

RECEIVED
JAN 10 1905
COLUMBIANA COUNTY
OHIO



Burlington, WA Corporate Laboratory (a)
1620 S Walnut St - Burlington, WA 98233 - 800.755.9285 - 360.757.1400

Bellingham, WA Microbiology (b)
805 Orchard Dr Ste 4 - Bellingham, WA 98225 - 360.715.1212

Portland, OR Microbiology/Chemistry (c)
9150 SW Pioneer Ct Ste W - Wilsonville, OR 97070 - 503.682.7802

Corvallis, OR Microbiology/Chemistry (d)
540 SW Third Street - Corvallis, OR 97333 - 541.753.4946

Bend, OR Microbiology (e)
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425



Page 1 of 1

INORGANIC COMPOUNDS (IOC) REPORT

Client Name: McMullen Water Systems
P.O. Box 1471
St. Helens, OR 97051

System Name:
System ID Number:
Source Number:
Multiple Sources:
Sample Type:
Sample Purpose: Investigative or Other
Sample Location: 80393 Kallunki Road
County:

Reference Number: 15-24818
Project: 80393 Kallunki Road

Sample Number: 80393
Lab Number: 15_55173
Collect Date: 11/17/15 12:00
Date Received: 11/16/15
Report Date: 11/20/15
Sampled By: Shawn
Sampler Phone:
Approved by: bj, tbp
Authorized by:

Thanh B Phan
Lab Manager, Portland

EPA#	ANALYTES	RESULTS	UNITS	LRL	MCL	Analyst	Lab Code*	METHOD	Analyzed	COMMENT
1040	EPA Regulated NITRATE-N	0.59	mg/L	0.005	10	cpo	OR100063 c	SM4500-NO3 F	11/17/15	
	EPA Regulated ARSENIC	ND	mg/L	0.001	0.010	mvp	WA200008 a	200.8	11/19/15	

NOTES:

ND (Not Detected): indicates that the parameter was not detected above the Lower Reporting limit (LRL).

MCL (Maximum Contaminant Level) maximum permissible level of a contaminant in water established by EPA; Federal Action Levels are 0.015 mg/L for Lead and 1.3 mg/L for Copper. Sodium has a recommended limit of 20 mg/L. A blank MCL value indicates a level is not currently established.

* Lab Code - lists the laboratory accreditation code plus a letter at the far right to indicate the Edge Analytical lab facility where the analyses was performed.

An * in front of the parameter name indicates it is not NELAP accredited but it is accredited through WSDOH or USEPA Region 10.

These test results meet all the requirements of NELAP, unless otherwise stated in writing, and relate only to these samples. Estimates of uncertainty are not included in this report. If this information is required please contact us at the phone number listed in the report header.

If you have any questions concerning this report contact us at the above phone number.

FORM: cIOC OR.rpt



Burlington, WA *Corporate Laboratory (a)*
1620 S Walnut St - Burlington, WA 98233 - 800.755.9295 • 360.757.1400
Bellingham, WA *Microbiology (b)*
805 Orchard Dr Ste 4 - Bellingham, WA 98225 - 360.715.1212

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540 SW Third Street - Corvallis, OR 97333 - 541.753.4946
Bend, OR *Microbiology (e)*
20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425



Page 1 of 1

Reference Number: **15-24818**

System ID Number:

System Name:

Sampler Phone:

FAX/Email: **mcmullenracing@msn.com**

Authorized by:

Thanh B Phan
Lab Manager, Portland

Client Name: **McMullen Water Systems**
P.O. Box 1471
St. Helens, OR 97051

ORLAP #: **OR100063**

Lab Sample #: **15_55173**

Project: **80393 Kallunki Road**

Date Collected: **11/17/15 12:00**

Sampled By: **Shawn**

Sample Location: **80393 Kallunki Road**

Sampler Phone Number:

Field ID: **80393**

Sample Type:

Sample Purpose: **Investigative or Other**

Free Chlorine:

Treatment:

Original Sample Date:

Repeat Sample Number:

Date Received: **11/16/15 9:55**

Analysis Start: **11/17/15 17:30**

Prep Analyst: **AJS**

Method: **SM9223 B / Colilert-18**

Date Analyzed: **11/18/15 13:50**

Analyst: **cpo**

Peer Review:

Test Results

PARAMETER	RESULT
TOTAL COLIFORM	Satisfactory, Coliforms Absent
E. Coli	Absent

Sample Invalidation:

☐ Other: _____

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAP unless otherwise noted. This report shall not be reproduced, except in full, and with written consent of this laboratory.

If the sample is unsatisfactory you can get information at the health department website.

NOTES:

If the result is Unsatisfactory a repeat sample is required for Public Water Systems. Private individuals should investigate the cause of the unsatisfactory result and resample.
If E. Coli or Fecal Coliform are present in sample do not drink the water until it is properly treated.



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Page 1 of 1

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Page 1 of 1

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ORLAP #: **OR100063**

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Treatment:

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Peer Review:

Test Results

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E. Coli	Absent

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WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COLU 55134

1/5/2017

Map of Hole

STATE OF OREGON WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department

725 Summer St NE, Salem OR 97301
(503)986-0900



LOCATION OF WELL

Latitude: 46.1640494204 Datum: WGS84

Longitude: -123.1467386811

Township/Range/Section/Quarter-Quarter Section:
WM 8N 4W 23 NESW

Address of Well:

80393 KALLUNKI ROAD CLATSKINE OR 97016

Well Label: 123291

Printed: January 5, 2017

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor



WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

COLU 55134

1/5/2017

Map of Hole

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Oregon Water Resources Department

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Provided by well constructor



MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

FAX COVERSHEET

TO: EMPIRE REAL ESTATE (503)397-5557
FROM: Theodore Payne

DATE: 11/25/15

PAGES: 7

COMMENTS:

This is an agreement with Mont
gomery (Soley / Payne)

Theodore Payne
Kallunki Road
Clatskanie, OR 97016
GRANTOR

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016
GRANTEE

After recording return to:
Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016

Until a change is requested all
tax statements shall be sent to
the following address:

Name _____
Title _____
By _____ Deputy

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016

INGRESS AND EGRESS EASEMENT

* * * * *

GRANTOR, Theodore Payne, owner of the following described real property
located in Columbia County, State of Oregon, to wit:

See Exhibit A attached.

(hereafter referred to as "the servient estate"), grant to GRANTEE, Michael P. Seely,
owner of the following described real property located in Columbia County, State of
Oregon, to wit:

See Exhibit B attached.

(hereafter referred to as "the dominant estate"), an access easement for purposes of
ingress and egress, utilities, etc., over the servient estate for the benefit of the dominant
estate, which easement is legally described as follows:

I certify that the within instrument was
received for recording on _____ day of _____
_____, at _____ o'clock _____ M., and recorded
_____ or as document/fee/file/instrument/
microfilm No. _____.

Records of Deeds of said County.
Witness my hand and seal of County
affixed.

STATE OF OREGON
)
) ss
)
County of Columbia

A 30 feet wide easement beginning 30 feet east of southwest corner of tax lot 103, progressing west for 660 feet along ditch on north side of tax lot 900, ending 30 feet west of south east corner of tax lot 104.

See, attached map, marked as Exhibit C, attached, incorporated herein by reference.

The easement granted is for the purpose of providing ingress and egress, utilities, etc., access to and from the dominant estate over and across the servient estate to tax lot 104. The easement shall inure to the benefit of the grantees, their successors in interest, heirs and assigns and all future owners of the dominant estate. The duration of the easement shall be only for so long as access for ingress and egress is needed from the dominant estate over the servient estate. The easement is granted subject to all prior easements or encumbrances of record.

The easement granted is for the purpose of providing ingress and egress, utilities, etc., to the dominant estate for the purposes needed by the dominant estate. All reasonable and necessary use for ingress and egress, utilities, etc., is allowed under the scope and reasonable interpretation of this grant of an easement.

The consideration to be paid by April 15, 2006, for this easement is \$4000.00. This grant of easement is also supported by other valuable consideration described as: installation of fencing along entire length of north side of tax lot 900 installation of 2 culverts in ditch at each end of easement installation of 2 gates at each end of easement spray, plow, and disc twice tax lot 800

The grantees and their successors in interest agree to maintain and repair the easement at their own expense according to the terms set forth in this agreement. Following any repair or maintenance, grantees will return the easement to the same condition it was in prior to the repair or maintenance. All maintenance and repairs shall be completed within a reasonable period of time. Grantors, and their successors in interest, shall have no responsibility for or be obligated in any way to pay for any maintenance and repair of the easement except as set forth in this paragraph. Any damage to the easement due to the negligence or abnormal use by any party, or the party's agents, invitees or independent contractors, shall be the responsibility of that party and shall be repaired at that party's sole expense.

At grantors' reasonable request, grantors are entitled to request that a roadway maintenance agreement shall be prepared to further delineate each parties' rights and obligations to the future use, maintenance and repair of the easement.

Pursuant to ORS 105.180, in any action filed to enforce or interpret this agreement the prevailing party shall be entitled to recover their costs and attorney fees incurred at trial and on appeal.

3. The following questions relate to the **LAND ONLY**.

a. Who is the farm operator: Owner

(e.g. owner, tenant, relative, friend, etc.)

b. If the land is leased, what is the annual rent per acre? 0

(You may be asked to participate in a rent study which helps set farm use values for the county.)

c. If leasing your land, do you also farm any portion? If so, note the number of acres, type of crop or number of animals. Also, describe your activities.

Please complete the entire form. Your cooperation will be very helpful in determining whether your land will remain qualified for the special assessment.

I declare under the penalties for false swearing (ORS 305.990(4)) that I have examined this document, including any attachments, and to the best of my knowledge it is true, correct and complete.

Taxpayer signature

Date

Day Phone No.

Shirley A. Jones 4/18/06 503-728-0184

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

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

IN WITNESS WHEREOF, grantor has caused this instrument to be executed on the 28th day of April, 2006.

GRANTOR:

Theodore Payne
Theodore Payne

STATE OF OREGON

)
) ss.
) County of Columbia

Feb 28
April 28, 2006

Personally appeared the above named Theodore Payne, who acknowledged the foregoing to be his/her voluntary act and deed.

Susan Sherman
Notary Public for Oregon

My Commission Expires: 2-27-2009

GRANTEE

Michael P. Seely

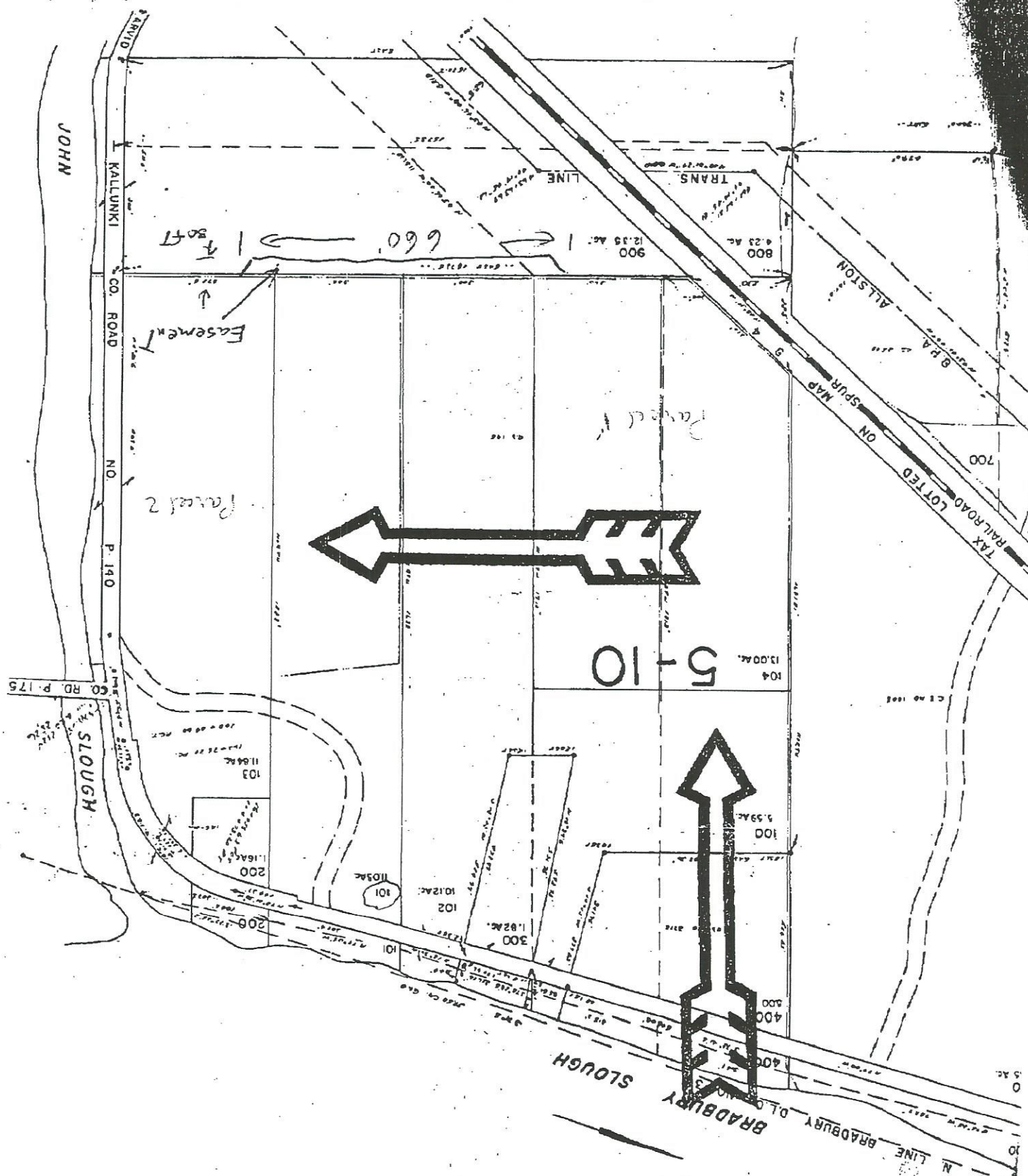
STATE OF OREGON

)
) ss.
) County of Columbia

April —, 2006

Personally appeared the above named Michael P. Seely, who acknowledged the foregoing to be his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires:



/S/JUDITH GETTMAN
DEFERRAL APPRAISER

QUESTIONNAIRE, IN THE RETURN ENVELOPE PROVIDED.

PLEASE ENCLOSE THIS LETTER, ALONG WITH THE COMPLETED

INFORMATION, YOU MAY CALL US AT 397-2240 AFTER 8:30 AM.

IF YOU HAVE ANY QUESTIONS ON THIS MATTER OR WOULD LIKE ADDITIONAL

THE ABOVE DATE.

SECTIONS 1, 2 & 3 AND RETURN THIS QUESTIONNAIRE WITHIN 60 DAYS OF

TO RETAIN YOUR CURRENT SPECIALTY ASSESSED STATUS, COMPLETE

PARCEL IN COLUMBIA COUNTY.

ON A REGULAR CYCLE AS TO THE STATUS OF EACH SPECIALTY ASSESSED

(FARM USE), AND ORS 303.276 (FARM DWELLING), THE ASSESSOR MUST INQUIRE

PURPOSE OF PRODUCING A PROFIT. IN ORDER TO COMPLY WITH ORS 215.203

ACTUALLY USED EXCLUSIVELY IN A BONA FIDE FARM OPERATION FOR THE

UNDER ORS 303.270(1). THIS SPECIAL VALUATION IS APPLICABLE ONLY TO LAND

YOUR LAND IS BEING SPECIALTY ASSESSED AS EXCLUSIVE FARM USE LAND

OR 97016

CLATSKANIE

80393 KALJUNKI RD

OWNER - PAYNE THEODORE M & MARIAN

ACCOUNT NO: /0510 842302C00900

02-06-2006

COLUMBIA COUNTY
ASSESSORS OFFICE
ST. HELENS, OR 97051

Nov 25 15:02:28p

MONTEREY BAY ELDER CARE

306 CAPITAL STREET, SUITE 102

SALINAS, CA 93901

Phone: (831) 676-0389

Fax: (831) 676-3411

FAX COVERSHEET

TO: EMPIRE REAL ESTATE (503)397-5557
FROM: Theodore Payne

DATE: 11/25/15

PAGES: 7

COMMENTS:

This is an agreement with Mont
gomery (Soley / Payne)

Theodore Payne
Kallunki Road
Clatskanie, OR 97016
GRANTOR

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016
GRANTEE

After recording return to:
Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016

I certify that the within instrument was
received for recording on _____ day of _____
_____ at _____ o'clock _____ M., and recorded
_____ or as document/fee/file/instrument/
microfilm No. _____,
Records of Deeds of said County.
Witness my hand and seal of County
affixed.

Name _____
Title _____
By _____ Deputy

Until a change is requested all
tax statements shall be sent to
the following address:

Michael P. Seely
18865 Hermo Road
Clatskanie, OR 97016

INGRESS AND EGRESS EASEMENT

* * * * *

GRANTOR, Theodore Payne, owner of the following described real property
located in Columbia County, State of Oregon, to wit:

See Exhibit A attached.

(hereafter referred to as "the servient estate"), grant to GRANTEE, Michael P. Seely,
owner of the following described real property located in Columbia County, State of
Oregon, to wit:

See Exhibit B attached.

(hereafter referred to as "the dominant estate"), an access easement for purposes of
ingress and egress, utilities, etc., over the servient estate for the benefit of the dominant
estate, which easement is legally described as follows:

A 30 feet wide easement beginning 30 feet east of southwest corner of tax lot 103, progressing west for 660 feet along ditch on north side of tax lot 900, ending 30 feet west of south east corner of tax lot 104.

See, attached map, marked as Exhibit C, attached, incorporated herein by reference.

The easement granted is for the purpose of providing ingress and egress, utilities, etc., access to and from the dominant estate over and across the servient estate to tax lot 104. The easement shall inure to the benefit of the grantees, their successors in interest, heirs and assigns and all future owners of the dominant estate. The duration of the easement shall be only for so long as access for ingress and egress is needed from the dominant estate over the servient estate. The easement is granted subject to all prior easements or encumbrances of record.

The easement granted is for the purpose of providing ingress and egress, utilities, etc., to the dominant estate for the purposes needed by the dominant estate. All reasonable and necessary use for ingress and egress, utilities, etc., is allowed under the scope and reasonable interpretation of this grant of an easement.

The consideration to be paid by April 15, 2006, for this easement is \$4000.00. This grant of easement is also supported by other valuable consideration described as: installation of fencing along entire length of north side of tax lot 900 installation of 2 culverts in ditch at each end of easement installation of 2 gates at each end of easement spray, plow, and disc twice tax lot 800

The grantees and their successors in interest agree to maintain and repair the easement at their own expense according to the terms set forth in this agreement. Following any repair or maintenance, grantees will return the easement to the same condition it was in prior to the repair or maintenance. All maintenance and repairs shall be completed within a reasonable period of time. Grantors, and their successors in interest, shall have no responsibility for or be obligated in any way to pay for any maintenance and repair of the easement except as set forth in this paragraph. Any damage to the easement due to the negligence or abnormal use by any party, or the party's agents, invitees or independent contractors, shall be the responsibility of that party and shall be repaired at that party's sole expense.

At grantors' reasonable request, grantors are entitled to request that a roadway maintenance agreement shall be prepared to further delineate each parties' rights and obligations to the future use, maintenance and repair of the easement.

Pursuant to ORS 105.180, in any action filed to enforce or interpret this agreement the prevailing party shall be entitled to recover their costs and attorney fees incurred at trial and on appeal.

3. The following questions relate to the **LAND ONLY**.

a. Who is the farm operator: Owner

(e.g. owner, tenant, relative, neighbor, friend, etc.)

b. If the land is leased, what is the annual rent per acre? 0

(You may be asked to participate in a rent study which helps set farm use values for the county.)

c. If leasing your land, do you also farm any portion? If so, note the number of acres, type of crop or number of animals. Also, describe your activities.

Please complete the entire form. Your cooperation will be very helpful in determining whether your land will remain qualified for the special assessment.

I declare under the penalties for false swearing (ORS 305.990(4)) that I have examined this document, including any attachments, and to the best of my knowledge it is true, correct and complete.

Taxpayer signature

Date

Day Phone No.

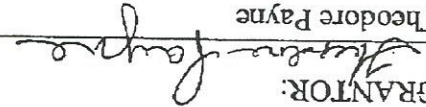
Shirley A. Jones 4/18/06 503-728-0184

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

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

IN WITNESS WHEREOF, grantor has caused this instrument to be executed on the 28th day of April 2006.

GRANTOR:


Theodore Payne

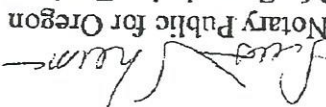
STATE OF OREGON

)
) ss.
)

County of Columbia

April 28, 2006

Personally appeared the above named Theodore Payne, who acknowledged the foregoing to be his/her voluntary act and deed.


Notary Public for Oregon

My Commission Expires: 2-27-2009

GRANTEE

Michael P. Seely

STATE OF OREGON

)
) ss.
)

County of Columbia

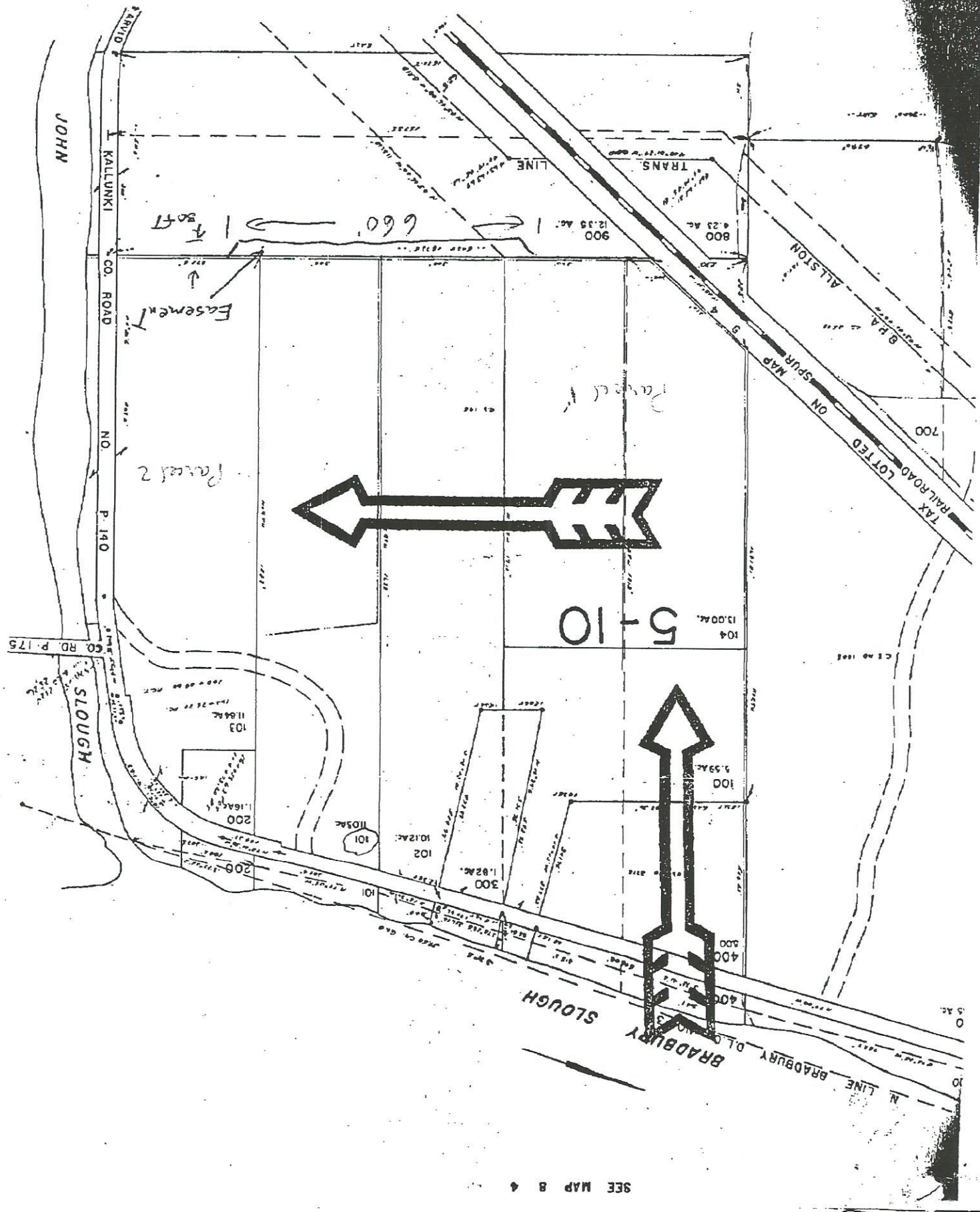
April —, 2006

Personally appeared the above named Michael P. Seely, who acknowledged the foregoing to be his/her voluntary act and deed.

Notary Public for Oregon
My Commission Expires:

SEE MAP B 4 23

SEE MAP B 4



/S/JUDITH GETTMAN
DEFERRAL APPRAISER

QUESTIONNAIRE, IN THE RETURN ENVELOPE PROVIDED.

PLEASE ENCLOSE THIS LETTER, ALONG WITH THE COMPLETED

INFORMATION, YOU MAY CALL US AT 397-2240 AFTER 8:30 AM.

IF YOU HAVE ANY QUESTIONS ON THIS MATTER OR WOULD LIKE ADDITIONAL

THE ABOVE DATE.

SECTIONS 1, 2 & 3 AND RETURN THIS QUESTIONNAIRE WITHIN 60 DAYS OF

TO RETAIN YOUR CURRENT SPECIALTY ASSESSED STATUS, COMPLETE

PARCEL IN COLUMBIA COUNTY.

ON A REGULAR CYCLE AS TO THE STATUS OF EACH SPECIALTY ASSESSED

(FARM USE), AND ORS 303.276 (FARM DWELLING), THE ASSESSOR MUST INQUIRE

PURPOSE OF PRODUCING A PROFIT. IN ORDER TO COMPLY WITH ORS 215.203

ACTUALLY USED EXCLUSIVELY IN A BONA FIDE FARM OPERATION FOR THE

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CLATSKANIE

80393 KALJUNKI RD

OWNER - PAYNE THEODORE M & MARIAN

ACCOUNT NO: /0510 842302C00900

02-06-2006

COLUMBIA COUNTY
ASSESSORS OFFICE
ST. HELENS, OR 97051

Nov 25 15:02:28p



Genscape, Inc.
1140 Garvin Place
Louisville, KY 40203
USA
T +1 502 583 3435
F +1 502 583 3464
E genscapeamericas@genscape.com
www.woodmac.com

EASEMENT AGREEMENT

Effective Date (Internal Use Only)

This Easement Agreement ("Agreement") is made as of the _____ day of _____, 20____, (the "Effective Date")
Grantor Reference ID: _____

Grantor Contact Information

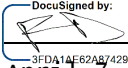
Name: Felipe H De La Cruz,
Address: 80393 kallunki Road, clatskanie, Oregon USA, 97016
(Street address or PO Box) (City) (State) (Country) (Zip/Post Code)
Phone: (5033084099) - _____ Email: _____
Secondary Contact: _____ Secondary Phone: (_____) _____ - _____
Special Notes: _____

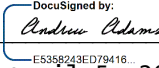
This Agreement establishes the terms and conditions by which an easement will be conveyed from the person or entity identified above (the "Grantor"), to Genscape, Inc., a wholly owned subsidiary of Wood Mackenzie, Inc. (the "Grantee"). For valuable consideration, the receipt and sufficiency of which is acknowledged by the Grantor and Genscape, the Parties hereby agree, and covenant as follows:

1. Grant. Grantor hereby grants to Grantee and its employees and contractors an easement (the "Easement") and right of entry (the "Right of Entry") on over, and to (including the right of ingress and egress to maintain, repair, and operate the Sensor(s) (as defined herein)) the real property owned by Grantor located at:
80393 kallunki Road, clatskanie, OR, USA, 97016,
(Street address or PO Box) (City) (State) (Country) (Zip/Post Code)
(the "Premises") for the placement and utilization of monitoring equipment (the "Sensor(s)") upon the Premises.
2. Placement & Retrieval. The parties shall determine by mutual agreement the exact location for placement of the Sensors(s). Following termination of the agreement, the parties agree that Grantee will be allowed access to the Premises to remove the Sensors(s) at a mutually agreeable time. Grantor shall not be liable for any loss of or damage to Sensor(s) installed on the Premises.
3. Exclusivity. Grantor agrees that, during the Term, Genscape (and its employee and/or contractors) will have the exclusive right to place Sensor(s) on the Premises. Grantor shall not allow the installation or deployment of any competing technology or device on the Premises.
4. Reverse Engineering & Ownership Rights. Grantor acknowledges that the Sensor(s) is proprietary technology and agrees not to allow or participate in tampering with, modifying, or reverse engineering the Sensor(s) in any way. Grantor acknowledges that Genscape retains all ownership rights to the Sensor(s) and to all data collected or transmitted by the Sensor(s), and to all intellectual property.
5. Term. This Agreement is effective upon the parties as of the Effective Date and shall continue in force for (5) years, (the "Initial Term"). Thereafter, this Agreement shall automatically renew for successive one (1) year periods (each, a "Renewal Term"), except that either party may elect not to renew this Agreement by providing notice to the other not less than sixty (60) days before the end of the Initial Term or any Renewal Term.
6. Fees. Genscape will pay Grantor a total annual payment of \$ 1,300 due within sixty (60) days from the date of the Effective Date for the Initial Term and within sixty (60) days of the anniversary of the Effective Date thereafter during the Term.
7. Expenses. All costs and expenses incurred during installation, maintenance, and removal of the Sensor(s) as per the terms of this Agreement shall be paid for by Genscape.
8. Notices. All notices, requests and other communication to Genscape as required hereunder shall be sent to:

Genscape, Inc.
ATTN: Sensor Network Operations
1140 Garvin Place
Louisville, KY 40203

IN WITNESS WHEREOF, the parties have executed this Agreement.

GRANTOR: 
3FDA1AE62AB7429
Date: April 7, 2023

GRANTEE: 
E5388243ED79416
Date: April 5, 2023



Genscape, Inc.
1140 Garvin Place
Louisville, KY 40203
USA
T +1 502 583 3435
F +1 502 583 3464
E genscapeamericas@genscape.com
www.woodmac.com

EASEMENT AGREEMENT

Effective Date (Internal Use Only)

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Grantor Reference ID: _____

Grantor Contact Information

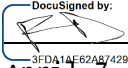
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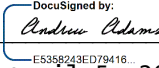
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GRANTEE: 
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REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
COLUMBIA COUNTY, OREGON
230 STRAND STREET
ST. HELENS, OR 97051

28109 - 2017

ACCOUNT NO:
28109

PROPERTY DESCRIPTION

CODE: 0510
MAP: 8N4W23-B0-00900
ACRES: 11.94
SITUS: 80393 KALLUNKI RD CLATSKANIE

28109 - 2017 - 024572 - 211141

DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

VALUES	LAST YEAR	THIS YEAR
REAL MARKET		
LAND	33,970	34,409
STRUCTURES	155,970	160,220
TOTAL RMV	189,940	194,629
ASSESSED VALUE	152,056	156,484

TOTAL PROPERTY TAX: 2,115.12 2,176.71

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 (503) 397-2240.

POTENTIAL ADDITIONAL TAX LIABILITY

COURTESY STATEMENT IF LENDER IS SCHEDULED TO PAY

Please use Drop Box for Tax Payments

Online payments visit columbiacountyor.gov

Tax Payments: 866-587-4007

Questions: 503-397-2240

NW REGIONAL ESD 24.07
CLATSKANIE 6J SCHOOL 720.80
EDUCATION TOTAL: 744.87

COLUMBIA COUNTY 218.39
JAIL OPERATIONS - LOCAL OPTION 90.71
PATROL ENFORCEMENT-LOCAL OPTION 45.38
COLUMBIA 4H & EXTENSION 8.94
COL 9-1-1 COMM DISTR 39.97
COLUMBIA VECTOR 20.01
RAINIER CEMETERY 18.91
CLATSKANIE PARK & REC 54.50
CLATSKANIE LIBRARY 44.88
PORT OF COLUMBIA COUNTY 13.86
COLUMBIA SWCD 15.65
CLATSKANIE RFPD 465.24
GENERAL GOVT TOTAL: 1,036.44

CLATSKANIE 6J SCHOOL 73.02
BEAVER DRAINAGE 322.38
BONDS - OTHER TOTAL: 395.40

2025 - 2026 TAX (Before Discount) 2,176.71

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/17/25	2,111.41	1,422.12	725.57
02/17/26			725.57
05/15/26		725.57	725.57
Total	2,111.41	2,147.69	2,176.71

TOTAL DUE (After Discount and Pre-payments) 2,111.41

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PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

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2025 - 2026 PROPERTY TAXES

COLUMBIA COUNTY REAL

ACCOUNT NO. 28109

PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/17/25	2,111.41				
or 2/3 Payment Enclosed	2%	11/17/25	1,422.12			05/15/26	725.57
or 1/3 Payment Enclosed	0%	11/17/25	725.57	02/17/26	725.57	05/15/26	725.57

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE (UNPAID DELINQUENT TAX INCLUDED IN PAYMENT)

☐ Mailing address change on back

Enter Payment Amount
\$

28109 - 2017 - 024572 - 211141

DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

MAKE PAYMENT TO:

COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051

05100000281090000072557000014221200002111419

REAL PROPERTY TAX STATEMENT
JULY 1, 2025 TO JUNE 30, 2026
COLUMBIA COUNTY, OREGON
230 STRAND STREET
ST. HELENS, OR 97051

28109 - 2017

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MAP: 8N4W23-B0-00900
ACRES: 11.94
SITUS: 80393 KALLUNKI RD CLATSKANIE

28109 - 2017 - 024572 - 211141

DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

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STRUCTURES	155,970	160,220
TOTAL RMV	189,940	194,629
ASSESSED VALUE	152,056	156,484

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POTENTIAL ADDITIONAL TAX LIABILITY

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Questions: 503-397-2240

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↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2025 - 2026 PROPERTY TAXES

COLUMBIA COUNTY REAL

ACCOUNT NO. 28109

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Full Payment Enclosed	3%	11/17/25	2,111.41				
or 2/3 Payment Enclosed	2%	11/17/25	1,422.12			05/15/26	725.57
or 1/3 Payment Enclosed	0%	11/17/25	725.57	02/17/26	725.57	05/15/26	725.57

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☐ Mailing address change on back

Enter Payment Amount
\$

28109 - 2017 - 024572 - 211141

DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

MAKE PAYMENT TO:

COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051

05100000281090000072557000014221200002111419

Columbia County
2025 Real Property Assessment Report
Account 28109

Map 8N4W23-B0-00900
Code - Tax ID 0510 - 28109

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

Deed Reference # 2016-6391
Sales Date/Price 07-20-2016 / \$0
Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 401 05 55 000

Site	Situs Address	City
	80393 KALLUNKI RD	CLATSKANIE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0510	Land	168,730		Land	0
	Impr	160,220		Impr	0
Code Area Total		328,950	140,270	156,484	0
Grand Total		328,950	140,270	156,484	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0510	1	☒		CO:PA-80	Farm Site	104	1.00 AC		006*	8,160
	2	☒		CO:PA-80	Farm Use Zoned	104	10.94 AC	5D2	006*	89,270
					OSD - Single Family - SA	100				71,300
Code Area Total							11.94 AC			168,730

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV
0510	1	1923	133	Two story	96	1,223				108,120
	3		325	General Purpose Building	96	864				12,160
	5		375	Muti-Purpose Shed	96	288				5,300
	6		360	Machine Shed	96	480				5,750
	7		325	General Purpose Building	96	900				12,990
	8		350	Lean-To	96	540				3,360
	9		350	Lean-To	96	96				600
	10		325	General Purpose Building	96	528				11,940
Code Area Total						4,919				160,220

Exemptions / Special Assessments / Notations				
Code Area 0510				
Special Assessments		Amount	Acres	Year Used
■ Beaver Improvement Company		322.38	11.94	2025
Notations				
■ Farm Potential Additional Tax Liability ADDED 2007				

Columbia County
2025 Real Property Assessment Report
Account 28109

Contig Accts 28108

Comments 2/2018: removed the SAOSD MAV. jl
2012: Reappraisal. Pta'd w/TL 800. TL 800 is land locked. Home in avg condition. New for cycle is LT estimated 18x30, \$2,100. TT

Columbia County
2025 Real Property Assessment Report
Account 28109

Map 8N4W23-B0-00900
Code - Tax ID 0510 - 28109

Tax Status Assessable
Account Status Active
Subtype Normal

Legal Descr See Record

Mailing DE LA CRUZ FELIPE & DEL LA CRUZ BOBBY
80393 KALLUNKI RD
CLATSKANIE OR 97016

Deed Reference # 2016-6391
Sales Date/Price 07-20-2016 / \$0
Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 401 05 55 000

Site	Situs Address	City
	80393 KALLUNKI RD	CLATSKANIE

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0510	Land	168,730		Land	0
	Impr	160,220		Impr	0
Code Area Total		328,950	140,270	156,484	0
Grand Total		328,950	140,270	156,484	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0510	1	☒		CO:PA-80	Farm Site	104	1.00 AC		006*	8,160
	2	☒		CO:PA-80	Farm Use Zoned	104	10.94 AC	5D2	006*	89,270
					OSD - Single Family - SA	100				71,300
Code Area Total							11.94 AC			168,730

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV
0510	1	1923	133	Two story	96	1,223				108,120
	3		325	General Purpose Building	96	864				12,160
	5		375	Muti-Purpose Shed	96	288				5,300
	6		360	Machine Shed	96	480				5,750
	7		325	General Purpose Building	96	900				12,990
	8		350	Lean-To	96	540				3,360
	9		350	Lean-To	96	96				600
	10		325	General Purpose Building	96	528				11,940
Code Area Total						4,919				160,220

Exemptions / Special Assessments / Notations				
Code Area 0510				
Special Assessments		Amount	Acres	Year Used
■ Beaver Improvement Company		322.38	11.94	2025
Notations				
■ Farm Potential Additional Tax Liability ADDED 2007				

Columbia County
2025 Real Property Assessment Report
Account 28109

Contig Accts 28108

Comments 2/2018: removed the SAOSD MAV. jl
2012: Reappraisal. Pta'd w/TL 800. TL 800 is land locked. Home in avg condition. New for cycle is LT estimated 18x30, \$2,100. TT