

Next to 6011  
Grinde Ln NE

**NEXT TO 6011  
GRINDE LANE**  
SILVERTON



**Oregon  
Farm & Home**  
★ BROKERS ★

**KW MID-WILLAMETTE**  
KELLER WILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



# Introduction

Positioned in the Salem Agrologistics Park near Silverton, this 8,000 square foot industrial lease opportunity offers a highly functional space suited for a wide range of commercial operations. The building features a 24-foot clear height, four grade-level doors, and 600-amp 3-phase power, making it well-equipped for distribution, manufacturing, or warehouse use. With office space included and essential infrastructure already in place, the property supports both operational and administrative needs.

The site is designed for efficiency with truck turnaround capability and a fenced yard, enhancing logistics and security. Oil heat services the building, and high-speed communications are available to support modern business operations. With flexible lease terms starting at just one month and a modified gross lease structure, this property provides accessibility and adaptability for a variety of tenants seeking space in a growing commercial-ag hub.



# Location

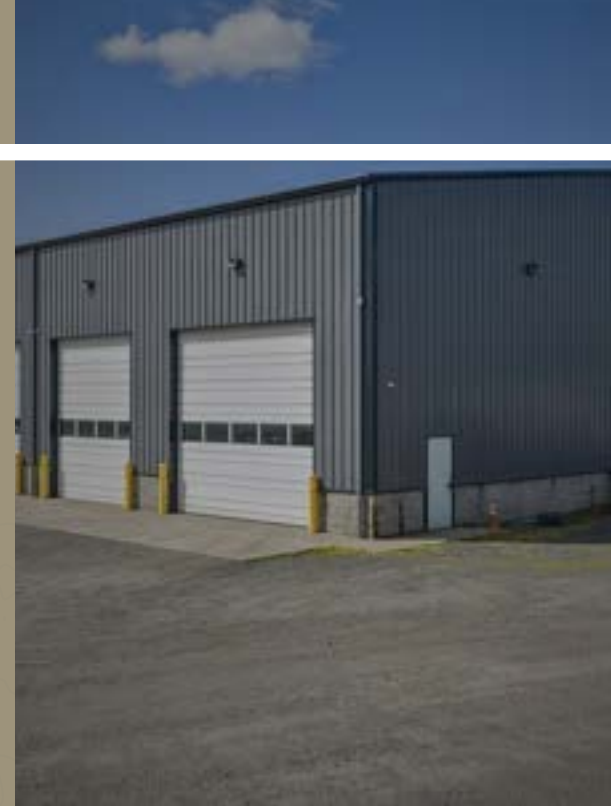
Located within the Salem Agrologistics Park just outside of Silverton, this property benefits from strong regional connectivity and proximity to key transportation routes. The site offers convenient access to Salem's industrial corridors and Highway 213, with quick connections to I-5 for broader distribution throughout the Willamette Valley and beyond. The surrounding area is known for agricultural innovation, logistics, and light industrial uses, supporting a strong business environment. Nearby amenities, services, and workforce access from Salem and surrounding communities further enhance the property's strategic positioning.



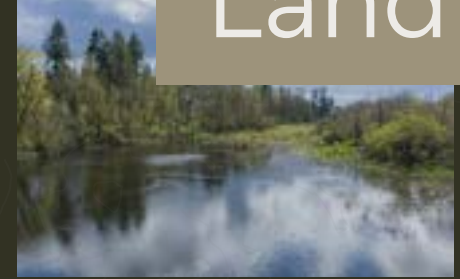
ALL PROPERTY INFORMATION INCLUDING BUT NOT LIMITED TO LAND CLASSIFICATION, CARRYING CAPACITIES, MAPS, ETC., IS INTENDED ONLY AS A GENERAL GUIDELINE AND HAS BEEN PROVIDED BY THE OWNERS AND OTHER SOURCES DEEMED RELIABLE, BUT THE ACCURACY CANNOT BE GUARANTEED. PROSPECTIVE PURCHASERS ARE ENCOURAGED TO RESEARCH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

# Opportunity

This property presents a versatile opportunity for businesses seeking scalable industrial space in a strategic location. With its 24-foot clear height, ample power supply, and multiple grade doors, the building is well-suited for distribution, warehousing, manufacturing, and flex space uses. The inclusion of office space allows for integrated operations, while the fenced yard and truck turnaround area provide added functionality for logistics-heavy users. Its placement within the Agrologistics Park enhances its appeal for agricultural, transportation, and industrial users looking to benefit from proximity to regional supply chains. Additionally, signage availability and strong infrastructure support visibility and operational efficiency, making this a well-rounded commercial lease opportunity.



# Land



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# Warehouse



# Warehouse & Land

## WAREHOUSE

- 8,000 SqFt
- Pre-Engineered Steel Building
- Oil Furnace
- 600 AMP 3 Phase
- Building own meter
- Air compressor
- Hose reel for oil and air hose
- 24' Ceiling Height
- 4 - 18' Grade Doors
- Office Space (Completion Is Negotiable with Lease Terms)
- Restrooms (Completion Is Negotiable with Lease Terms)

## AVAILABLE AMENITIES

- Truck Turnaround
- Truck Scale
- 15,000' of Parking Space
- Gravel Road and Parking
- Fire Suppression Pond on Site

## LAND

- 59.49 Acres
- Parcel ID #:51659
- Zoned EFU
- Marion County

**\*Building is on it's own Meter\***

# Seller Preferred Terms

Forms: OREF

Response Time: 3 Business Days for Offers

Seller Name: Circle Z Land Holdings LLC

Title: Fidelity National Title In Albany with Tara Riesterer

Lease Terms: 5 Years, Modified Gross

- Exterior Building Maintenance | Landlord
- Base Year Taxes | Tenant
- Electricity | Tenant
- Insurance | Tenant
- Interior Building Maintenance | Tenant
- Janitorial | Tenant
- Trash Removal | Tenant
- Water/Sewer | Tenant

Seller is providing Buyer with a copy of the attached inspection reports and/or bids. The attached report was provided to the seller by a previous potential purchaser or was done for the seller. Buyer should not rely on this, or any other prior, inspection report and or bid because the report may not be accurate and the buyer may have no recourse against an inspector and or contactor they did not themselves retain. Seller makes no representation whatsoever regarding the accuracy or completeness of the inspection or the report and is providing the buyer with a copy of the report only for disclosure purposes. Buyer is advised to obtain their own professional inspection report.

# Property Maps



## Maps provided via LandID

- Parking Space \*Yellow Arrows\*
- Property boundaries
- Surface Water



SCAN HERE  
FOR AN  
INTERACTIVE  
MAP!

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# County Info

List Pack provided by  
Fidelity National Title company



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# Fidelity National Title

## Marion County Property Profile Information

Parcel #: 516959  
 Tax Lot: 061W29D000400  
 Owner: **Circle Z Land Holdings LLC**  
 CoOwner:  
 Site: **6011 Grinde Ln NE**  
**Silverton OR 97381 - 9657**  
 Mail: PO Box 1150  
 Jefferson OR 97352 - 1150  
 Land Use: 551 - Specially Assessed Farm Land, Improved, Zoned Efu, Sa, Ft Or Ut  
 Std Land Use: 1008 - Rural/Agricultural Residence  
 Legal: ACRES 59.49  
 Twn/Rng/Sec: 06S / 01W / 29 / SE / 0

### ASSESSMENT & TAX INFORMATION

Market Total: **\$4,436,120.00**  
 Market Land: **\$349,000.00**  
 Market Impr: **\$4,087,120.00**  
 Assessment Year: **2025**  
 Assessed Total: **\$2,554,886.00**  
 Exemption: **\$0.00**  
 Taxes: **\$32,265.38**  
 Levy Code: 04500  
 Levy Rate: 12.6289

### SALE & LOAN INFORMATION

Sale Date: 08/31/2017  
 Sale Amount: \$1,650,000.00  
 Document #: 2017-8643 (39870366)  
 Deed Type: Deed  
 Loan Amount:  
 Lender:  
 Loan Type:  
 Interest Type:  
 Title Co:

### PROPERTY CHARACTERISTICS

Lot size: 59.49 Acres  
 Lot size: 2,591,384 SqFt  
 Finished SqFt: 942 SqFt  
 Year Built: 1920 ()  
 Bed: 2  
 Baths: 1  
 Lot:  
 Block:  
 Plat/Subdiv:  
 Zoning: County-EFU Exclusive Farm Use  
 School Dist: 4J Silver Falls Unified  
 Elementary Central Howell Elementary School  
 School:  
 Middle School: Central Howell Elementary School  
 High School: Silverton High School  
 Census: 3038 010503  
 Watershed: Abiqua Creek-Pudding River

### IMPROVEMENT: 291636 - 1

Building Type: One Story with basement  
 Finished SF: 942  
 Beds: 2  
 Bath Total: 1  
 Deck:  
 Total SF: 1,554  
 Attic:  
 Garage SF:  
 Basement:

### PARCEL ID: 516959

Year Built: 1920  
 Eff Year Built: 1936  
 1st Floor SF: 942  
 2nd Floor SF:

**IMPROVEMENT: 291638 - 2****PARCEL ID: 516959**

Building Type: Res other improvements

Year Built: 1920

Finished SF:

Total SF: 252

Eff Year Built: 1936

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 291643 - 3****PARCEL ID: 516959**

Building Type: Multi Purpose Shed (MP)

Year Built: 1984

Finished SF: 192

Total SF: 192

Eff Year Built: 1997

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 291647 - 4****PARCEL ID: 516959**

Building Type: Silos (BS) (SI)

Year Built:

Finished SF:

Total SF: 24,800

Eff Year Built: 1998

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 291679 - 5****PARCEL ID: 516959**

Building Type: Metal Component Building (MC)

Year Built: 1989

Finished SF: 36,000

Total SF: 36,000

Eff Year Built: 1997

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 240493 - 6****PARCEL ID: 516959**

Building Type: Metal Component Building (MC)

Year Built: 2008

Finished SF: 42,840

Total SF: 42,840

Eff Year Built: 2008

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 240509 - 7****PARCEL ID: 516959**

Building Type: Tank/Silo/Bin

Year Built: 2017

Finished SF:

Total SF:

Eff Year Built: 2017

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 240521 - 8****PARCEL ID: 516959**

Building Type: Metal Component Building (MC)

Year Built: 2020

Finished SF: 47,160

Total SF: 47,160

Eff Year Built: 2020

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 240524 - 9****PARCEL ID: 516959**

Building Type: Metal Component Building (MC)

Year Built: 2020

Finished SF: 9,952

Total SF: 9,952

Eff Year Built: 2020

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 363074 - 10****PARCEL ID: 516959**

Building Type: Metal Component Building (MC)

Year Built: 2008

Finished SF: 46,200

Total SF: 46,200

Eff Year Built: 2008

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 370740 - 11****PARCEL ID: 516959**

Building Type: Accessory Improvements &amp; Misc.

Year Built:

Finished SF:

Total SF:

Eff Year Built: 1995

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

**IMPROVEMENT: 383485 - 12****PARCEL ID: 516959**

Building Type: Hay Cover (HC)

Year Built:

Finished SF: 1,020

Total SF: 1,020

Eff Year Built: 2007

Beds:

Attic:

1st Floor SF:

Bath Total:

Garage SF:

2nd Floor SF:

Deck:

Basement:

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

Assessor Map



**Fidelity National Title**

**Parcel ID: 516959**

**Site Address: 6011 Grinde Ln NE**

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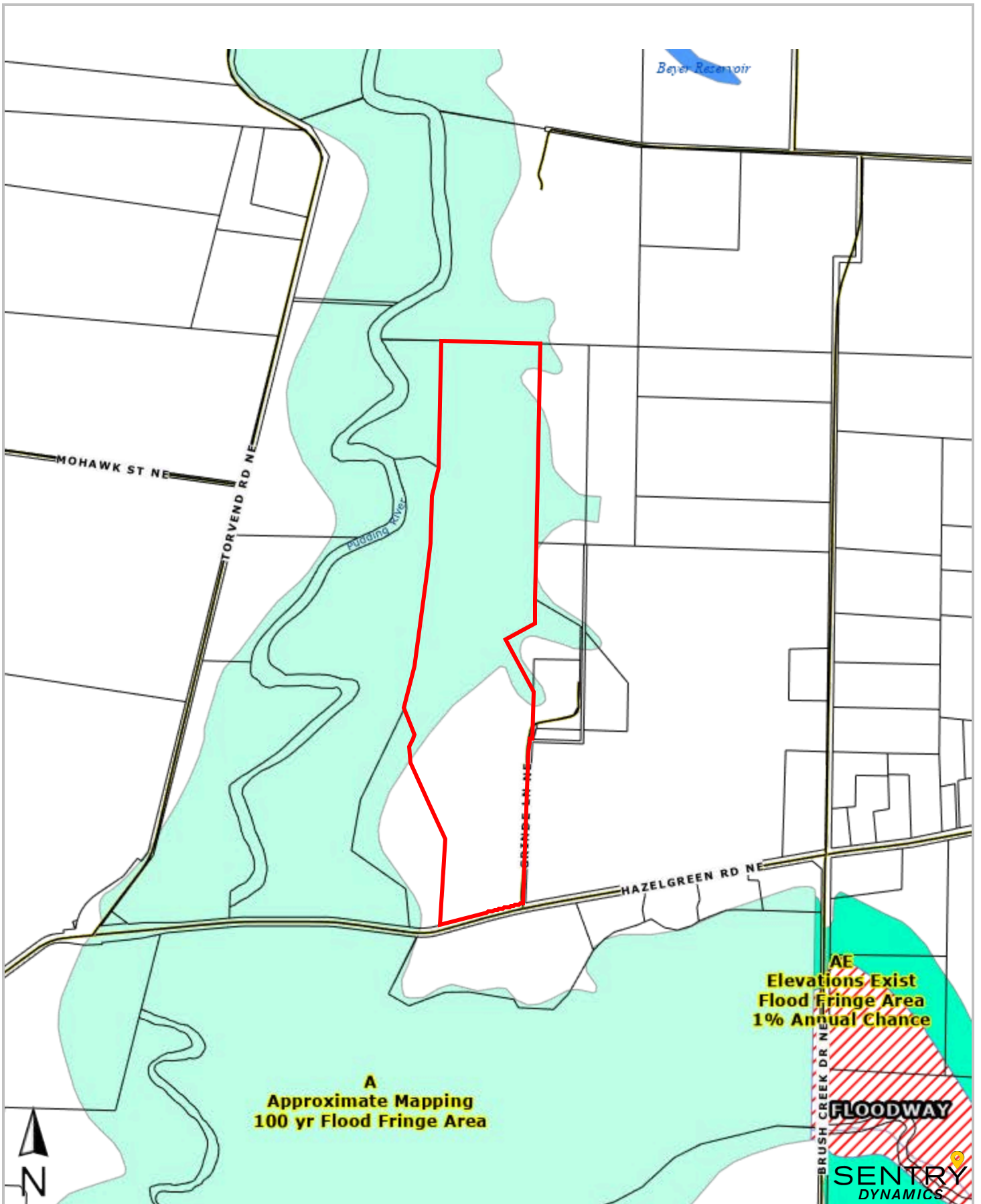
Full Assessor Map



Parcel ID: 516959

Site Address: 6011 Grinde Ln NE

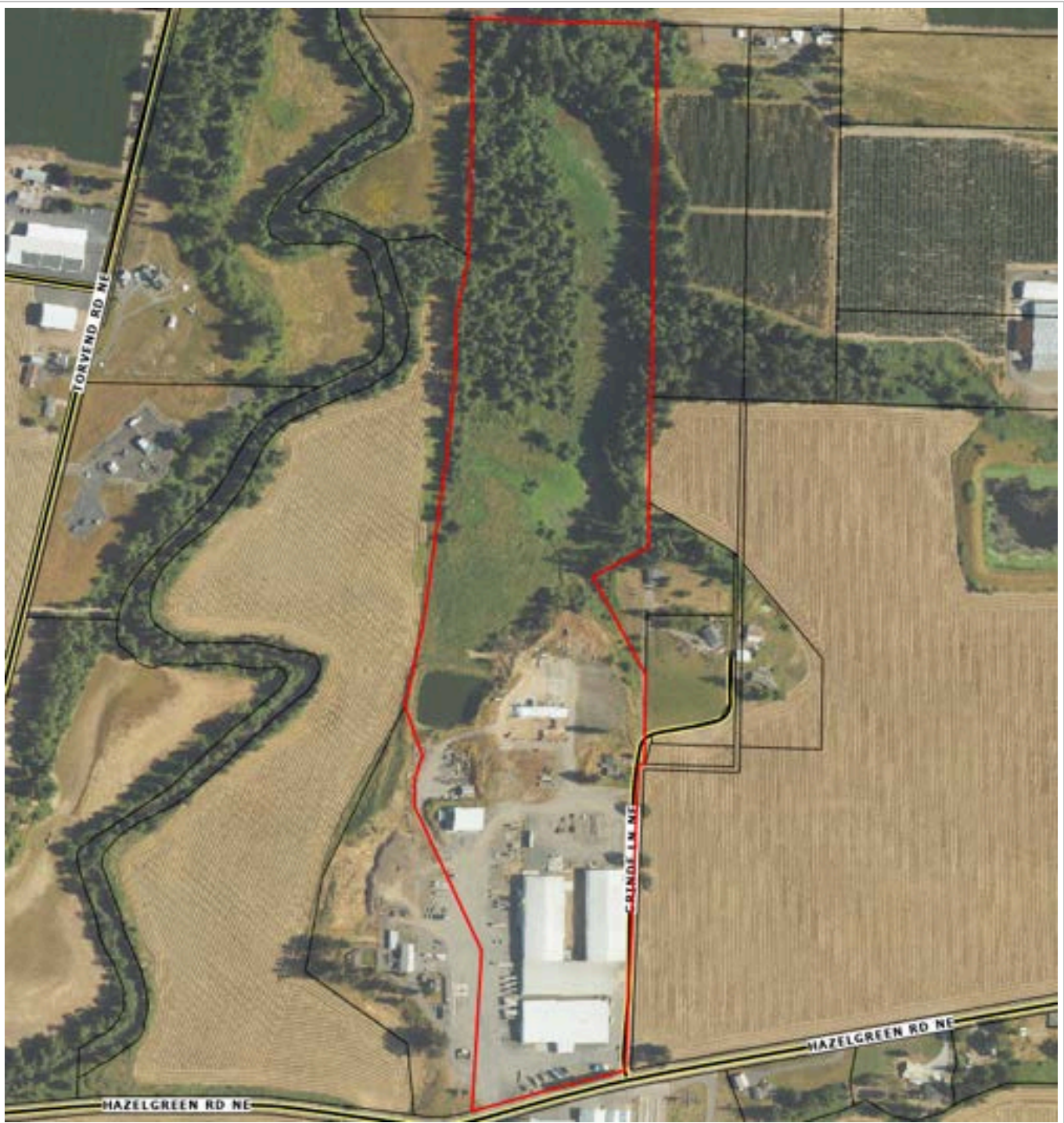
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 **Fidelity National Title**

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 survey does not insure dimensions, distances, location

Aerial Map

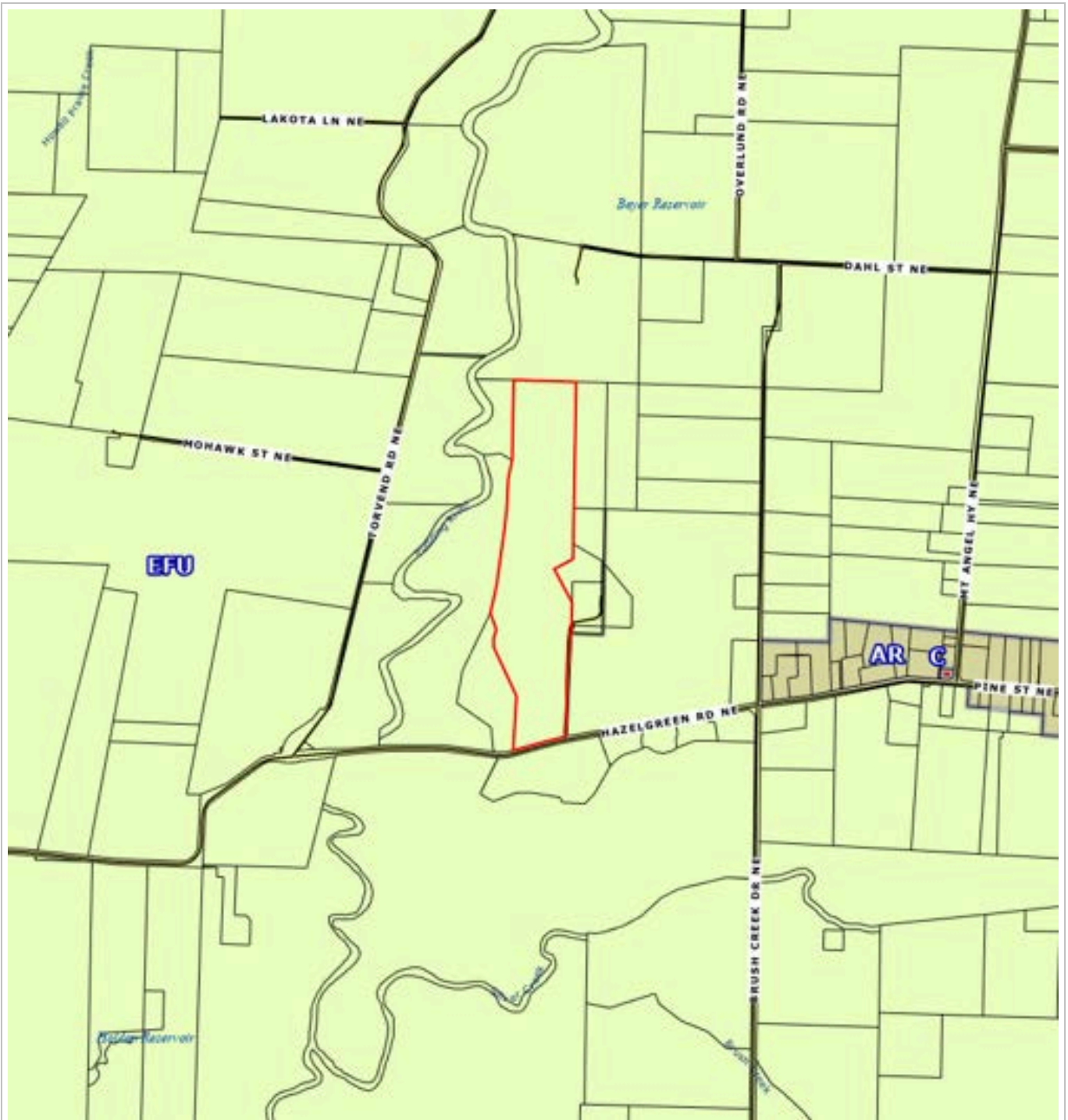


**Fidelity National Title**

**Parcel ID: 516959**

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Zoning Map



**Fidelity National Title**

**Parcel ID: 516959**

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March 17, 2026

Property Identificaton

**Account ID:**

516959

**Tax Account ID:**

516959

**Tax Roll Type:**

Real Property

**Situs Address:**

6011 GRINDE LN NE SILVERTON OR 97381

**Map Tax Lot:**

061W29D000400

**Owner:**

CIRCLE Z LAND HOLDINGS LLC

PO BOX 1150

JEFFERSON, OR 97352-1150

**Manufactured Home Details:**

**Other Tax Liability:**

SPEC - POTENTIAL ADDITIONAL TAX LIABILITY

**Subdivision:**

**Related Accounts:**

Owner History

| Grantee   | Grantor   | Sales Info                             | Deed Info  |
|---|---|--|--|
| CIRCLE Z LAND HOLDINGS LLC<br>14655 LIBBY LN SE<br>JEFFERSON OR 97352 | MALLORIES DAIRY INC<br>PO BOX 720<br>SILVERTON OR 97381 | 8/31/2017<br>\$1,650,000.00<br>06<br>1 | 8/31/2017<br>39870366<br>WD<br>516959  |
| MALLORIES DAIRY INC<br>PO BOX 720<br>SILVERTON OR 97381               |   |  | 6/23/2017<br>E39600095<br>MISC<br>516959   |
| MALLORIE FAMILY LLC<br>PO BOX 720<br>SILVERTON OR 97381               |   |  | 6/23/2017<br>39600096<br>MI<br>516959  |
| MALLORIES DAIRY INC<br>PO BOX 720<br>SILVERTON OR 97381               |   |  | 9/18/2012<br>34240496<br>DECE<br>330882, 516853, 516855, 516856, 516858,<br>516862, 516954, 516959 |
| MISSING OWNERSHIP<br>INFORMATION                                      |   |  | 7/1/1998<br>07700508<br>DE<br>516959   |

Property Details

**Property Class:**

**AV Exemption(s):**

551  
**RMV Property Class:**  
 501  
**Zoning:**  
 (Contact Local Jurisdiction)

**RMV Exemption(s):**  
**Deferral(s):**  
**Notes:**

**Land/On-Site Developments for Tax Account ID 516959**

| ID | Type                                  | Acres | Sq Ft   | Levy Code Area |
|----|---------------------------------------|-------|---------|----------------|
| 0  | On Site Development - SA OSD - FAIR   |       |         | 04500          |
| 2  | 005 Farm Homesite 2BD TWO BENCH DRY   | 1     | 43560   | 04500          |
| 3  | 005 Farm Use - EFU 2BD TWO BENCH DRY  | 0.05  | 2178    | 04500          |
| 4  | 005 Farm Use - EFU 4BD FOUR BENCH DRY | 1.35  | 58806   | 04500          |
| 5  | 005 WASTE RURAL WST Rural WASTELAND   | 32    | 1393920 | 04500          |
| 6  | 005 Farm Use - EFU 2BI TWO BENCH IRR  | 23.09 | 1005800 | 04500          |
| 7  | 005 Farm Use - EFU 4BI FOUR BENCH IRR | 1     | 43560   | 04500          |
| 8  | 005 Farm Use - EFU 2BI TWO BENCH IRR  | 1     | 43560   | 04500          |

**Improvements/Structures for Tax Account ID 516959**

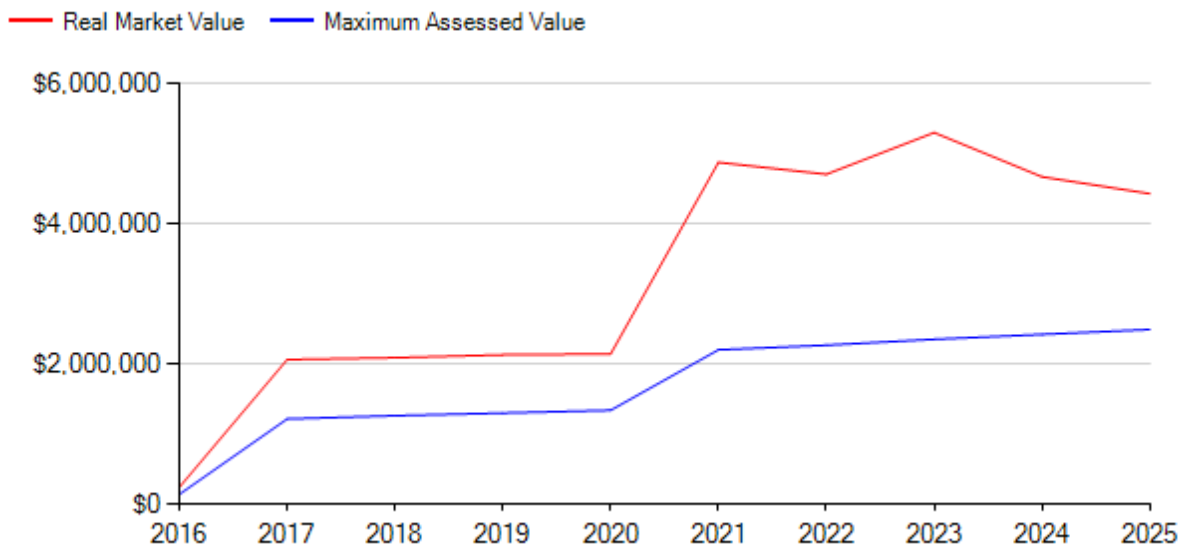
| ID   | Type      | Stat Class                           | Make/Model | Class | Area/Count | Year Built | Levy Code Area |
|------|-----------|--------------------------------------|------------|-------|------------|------------|----------------|
| 1    | RESIDENCE | 133 One Story with basement          |            | 3     | 942        | 1920       | 04500          |
| 1.1  |           | YARD IMPROVEMENTS<br>AVERAGE         |            |       | 1          | 1936       | 04500          |
| 2    | RESIDENCE | 128 Res other improvements           |            | 2     | 0          | 1920       | 04500          |
| 3    | FARM BLDG | 341 Multi Purpose Shed (MP)          |            | 4     | 192        | 1984       | 04500          |
| 4    | FARM BLDG | 322 Silos (BS) (SI)                  |            | 5     | 0          |            | 04500          |
| 4.1  |           | CONCRETE DRIVEWAY                    |            |       | 5200       | 1998       | 04500          |
| 8    | FARM BLDG | 342 Metal Component Building<br>(MC) |            | 6     | 36000      | 1989       | 04500          |
| 8.1  |           | CONCRETE DRIVEWAY                    |            |       | 640        | 1997       | 04500          |
| 10   | FARM BLDG | 342 Metal Component Building<br>(MC) |            | 6     | 42840      | 2008       | 04500          |
| 12   | FARM BLDG | 305 Tank/Silo/Bin                    |            | 0     | 0          | 2017       | 04500          |
| 13   | FARM BLDG | 342 Metal Component Building<br>(MC) |            | 6     | 47160      | 2020       | 04500          |
| 13.1 |           | CONCRETE DRIVEWAY                    |            |       | 1400       | 2020       | 04500          |
| 14   | FARM BLDG | 342 Metal Component Building<br>(MC) |            | 6     | 9952       | 2020       | 04500          |
| 15   | FARM BLDG | 342 Metal Component Building<br>(MC) |            | 6     | 46200      | 2008       | 04500          |

| ID   | Type      | Stat Class                         | Make/Model | Class | Area/Count | Year Built | Levy Code Area |
|------|-----------|------------------------------------|------------|-------|------------|------------|----------------|
| 17   | FARM BLDG | 301 Accessory Improvements & Misc. |            | 4     | 0          |            | 04500          |
| 17.1 |           | ASPHALT DRIVEWAY                   |            |       | 1800       | 1995       | 04500          |
| 18   | FARM BLDG | 321 Hay Cover (HC)                 |            | 5     | 1020       |            | 04500          |
| 20   | FARM BLDG | 301 Accessory Improvements & Misc. |            | 0     | 0          |            | 04500          |
| 20.1 |           | Loading dock average               |            |       | 640        | 2008       | 04500          |

Value Information (per most recent certified tax roll)

**RMV Land Market:** \$0  
**RMV Land Spec.** \$349,000  
**Assess.:**  
**RMV Structures:** \$4,087,120  
**RMV Total:** \$4,436,120  
**AV:** \$2,554,886  
**SAV:** \$143,391  
**Exception RMV:** \$0  
**RMV Exemption Value:** \$0  
**Exemption Description:** None  
**M5 Taxable:** \$4,230,511  
**MAV:** \$2,497,250  
**MSAV:** \$57,636

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

| Year | Improvements RMV | Land RMV | Special Mkt/Use    | Exemptions | Total Assessed Value |
|------|------------------|----------|--------------------|------------|----------------------|
| 2025 | \$4,087,120      | \$0      | \$349,000/\$57,636 | None       | \$2,554,886          |
| 2024 | \$4,257,220      | \$0      | \$420,860/\$56,083 | None       | \$2,483,383          |
| 2023 | \$4,911,300      | \$0      | \$397,720/\$54,571 | None       | \$2,411,181          |
| 2022 | \$4,378,170      | \$0      | \$335,540/\$53,101 | None       | \$2,326,181          |
| 2021 | \$4,358,398      | \$0      | \$524,960/\$51,660 | None       | \$2,258,540          |
| 2020 | \$1,622,810      | \$0      | \$524,960/\$50,280 | None       | \$1,393,480          |
| 2019 | \$1,611,500      | \$0      | \$524,960/\$48,930 | None       | \$1,353,010          |
| 2018 | \$1,648,710      | \$0      | \$445,910/\$46,460 | None       | \$1,312,560          |
| 2017 | \$1,678,730      | \$0      | \$389,290/\$46,360 | None       | \$1,267,360          |
| 2016 | \$105,760        | \$0      | \$141,040/\$18,760 | None       | \$124,520            |

#### Taxes: Levy, Owed

|                                   |             |
|-----------------------------------|-------------|
| <b>Taxes Levied 2025-26:</b>      | \$32,265.38 |
| <b>Tax Rate:</b>                  | 12.6289     |
| <b>Tax Roll Type:</b>             | R           |
| <b>Current Tax Payoff Amount:</b> | \$97,345.62 |

| Year | Total Tax Levied | Tax Paid    |
|------|------------------|-------------|
| 2025 | \$32,265.38      | \$0.00      |
| 2024 | \$31,413.79      | \$0.00      |
| 2023 | \$30,620.08      | \$10,206.70 |
| 2022 | \$29,723.24      | \$29,723.24 |
| 2021 | \$28,915.87      | \$28,921.36 |
| 2020 | \$17,925.16      | \$17,925.16 |
| 2019 | \$17,390.84      | \$17,390.84 |

#### Tax Payment History

| Year | Receipt ID | Tax Paid     | Discount | Interest | Amount Paid | Date Paid  |
|------|------------|--------------|----------|----------|-------------|------------|
| 2023 | 3917247    | -\$10,206.70 | \$0.00   | \$0.00   | \$10,206.70 | 11/16/2023 |
| 2022 | 3907068    | -\$132.72    | \$0.00   | \$3.54   | \$136.26    | 7/7/2023   |
| 2022 | 3906186    | -\$9,953.64  | \$0.00   | \$139.86 | \$10,093.50 | 5/31/2023  |

| <b>Year</b> | <b>Receipt ID</b> | <b>Tax Paid</b> | <b>Discount</b> | <b>Interest</b> | <b>Amount Paid</b> | <b>Date Paid</b> |
|-------------|-------------------|-----------------|-----------------|-----------------|--------------------|------------------|
| 2022        | 3904499           | -\$9,729.13     | \$0.00          | \$129.72        | \$9,858.85         | 3/17/2023        |
| 2022        | 3899801           | -\$9,907.75     | \$0.00          | \$0.00          | \$9,907.75         | 11/18/2022       |
| 2021        | 3890182           | -\$128.49       | \$0.00          | \$5.14          | \$133.63           | 7/28/2022        |
| 2021        | 3890182           | -\$5.49         | \$0.00          | \$0.00          | \$5.49             | 7/28/2022        |
| 2021        | 3888656           | -\$9,636.95     | \$0.00          | \$133.56        | \$9,770.51         | 5/31/2022        |
| 2021        | 3886475           | -\$9,511.80     | \$0.00          | \$126.82        | \$9,638.62         | 2/28/2022        |
| 2021        | 3882047           | -\$9,638.63     | \$0.00          | \$0.00          | \$9,638.63         | 11/23/2021       |
| 2020        | 3867884           | -\$6,053.67     | \$0.00          | \$3.14          | \$6,056.81         | 4/29/2021        |
| 2020        | 3866021           | -\$5,896.43     | \$0.00          | \$78.62         | \$5,975.05         | 2/25/2021        |
| 2020        | 3861527           | -\$5,975.06     | \$0.00          | \$0.00          | \$5,975.06         | 11/23/2020       |
| 2019        | 29176             | -\$11,818.46    | \$0.00          | \$89.26         | \$11,907.72        | 3/2/2020         |
| 2019        | 41301             | -\$5,572.38     | \$0.00          | \$74.29         | \$5,646.67         | 11/26/2019       |



After recording return to:  
Circle Z Land Holding, LLC  
14655 Liberty Lane SE  
Jefferson, OR 97352

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Circle Z Land Holding, LLC  
14655 Liberty Lane SE  
Jefferson, OR 97352

File No.: 7081-2918502 (ALS)  
Date: August 28, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 3987 PAGE 366  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
08-31-2017 02:39 pm.  
Control Number 473953 \$  
56.00  
Instrument 2017 00045433

### STATUTORY WARRANTY DEED

**Mallorie's Dairy Inc., an Oregon corporation, Grantor, conveys and warrants to Circle Z Land Holding, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2017-2018** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,650,000.00**. (Here comply with requirements of ORS 93.030)

FATCO 2918502



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Marion, State of Oregon, described as follows:

Beginning at a point on the East line of that certain Parcel 4 of land conveyed to Mallorie's Family LLC by deed record in Reel 2437, Page 118 of the deed records for Marion County, Oregon that is 447.53 feet South 00°08'14" East from the quarter corner between Sections 29 and 32 in Township 6 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, and running thence North 26°29'58" West 302.51 feet to a 5/8" iron rod; thence North 01°55'18" West 100.50 feet to a 5/8" iron rod; thence North 16°53'02" East 87.04 feet to a 5/8" iron rod; thence North 21°15'01" West 186.65 feet to a 5/8" iron rod; thence North 11°12'19" East 285.66 feet to a 5/8" iron rod; thence North 06°28'14" East 602.17 feet to a 5/8" iron rod; thence North 04°43'35" East 221.00 feet to a 5/8" iron rod; thence North 01°08'55" East 314.27 feet to a 5/8" iron rod; thence North 10°38'43" East 193.42 feet, more or less, to the Northeast corner of Parcel 4 as described in Reel 2437, Page 118 Marion County Deed Records, Oregon; thence North 00°07'38" East 854.12 feet, more or less, to the Northwest corner of Tract 2 described in Volume 770 Page 508 Marion County Deed Records, Oregon; thence South 89°23'31" East along the North line of said Tract 2, a distance of 660.00 feet to the Northeast corner of said Tract 2; thence South 00°08'26" West along the East line of said Tract 2, a distance of 1324.84 feet to a 1" iron pipe; thence South 00°07'00" West a distance of 366.74 feet to a 5/8" iron rod; thence South 00°07'00" West a distance of 165.15 feet to a 5/8" iron rod; thence South 60°58'10" West 216.15 feet to a 5/8" iron rod; thence South 29°01'44" East 387.61 feet to a 5/8" iron rod; thence South 00°07'00" West 342.21 feet to a 5/8" iron rod; thence South 00°8'14" East 1108.54 feet to the center of Hazelgreen Road at a point on a 3819.72 foot radius curve to the left; thence along said curve to the left and the center of said Hazelgreen Road, the chord of which bears South 75°10'39" West 338.63 feet, and having a central angle of 5°04'52", a distance of 338.74 feet; thence South 72°38'03" West along the center of said Hazelgreen Road, a distance of 249.22 feet; thence North 01°51'32" East, 601.77 feet to a 5/8" iron rod; thence North 26°29'58" West, 259.49 feet to the point of beginning.

**REEL: 3987**

**PAGE: 366**

**August 31, 2017, 02:39 pm.**

**CONTROL #: 473953**

**State of Oregon  
County of Marion**

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

**FEE: \$ 56.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**

# Critical Warning Regarding Seller Impersonation in Real Estate Transactions

**FRAUDSTERS** are **impersonating property owners** to illegally sell real property. Sophisticated fraudsters are using the real property owner's Social Security and driver's license numbers in the transaction, as well as legitimate notary credentials, which may be applied without the notary's knowledge.

Fraudsters prefer to use email and text messages to communicate, allowing them to mask themselves and commit crime from any location.

**IMPORTANT NOTE:** Some imposters are changing the mailing address where the tax bill is sent **PRIOR** to selling the property out from the legitimate owner. Contact the tax collector's office to find out if the subject property has had a recent address change.

*Be on the lookout for red flags.*

## WHEN A PROPERTY:

- Is vacant or non-owner occupied, such as investment property, vacation property, or rental property
- Has a different address than the owner's address or tax mailing address
- Has no outstanding mortgage or liens
- Is for sale or sold below market value

## WHEN A SELLER:

- Wants a quick sale, generally in less than three weeks, and may not negotiate fees
- Wants a cash buyer
- Is refusing to attend the signing and claims to be out of state or country
- Is difficult to reach via phone and only wants to communicate by text or email, or refuses to meet via video call
- Demands proceeds be wired
- Refuses or is unable to complete multifactor authentication or identity verification
- Wants to use their own notary

*Where approved by state regulators, consumers can purchase the American Land Title Association (ALTA) Homeowner's Policy of Title Insurance for additional fraud protection. Connect with your Fidelity National Title escrow team for full details.*



**If you suspect that a scam is in effect, immediately report it to local law enforcement and file a complaint with the FBI Internet Crime Complaint Center.**

**Kelli Terjeson**  
Sales Manager  
503.510.4540  
Kelli.Terjeson@fnf.com



# PAUL TERJESON

PTERJY@KW.COM | 503-999-6777

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

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



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