

Listing Presentation



Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY



3315 Stadelman Drive Hood River, OR 97031

Presented By:

Molly Whiteman

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Agent Full

Comm/Industrial

2/24/2026 7:21AM

\$5,500,000 18995 gross sqft**3315 STADELMAN DR Hood River, OR 97031**Status: **Active**

DOM: 6

List Date: 2/18/2026

Acres: 5.18

Year Built: 2013/ Approximately

MLS#: 325017262

Unit #:

XST/Dir: Hwy 35 South to Davis Drive, turn right on Stadelman Dr. Property on the right

Video: [Virtual Tour #1](#)**Show:** Appointment Only,
Call First**Offer/Nego:** Call Seller's
Agent**AG:** Molly Whiteman**AG Ph:** [503-701-5022](tel:503-701-5022)**AG Cell/Text:** [503-701-5022](tel:503-701-5022)**CoAgent:** Alondra Alcantara**CoPh:** [541-806-0148](tel:541-806-0148)**Private:** Listing agents to be present at all showings. Reach out to listing agents for listing presentation.

Last Updated: 2/18/2026 2:40:37 PM

Public: Strategically positioned in the heart of Odell's agricultural corridor, just minutes from Hood River and Interstate 84 and directly off Highway 35, this purpose-built cold storage and warehouse facility represents one of the region's premier industrial offerings. Constructed in 2013, engineered with steel trusses and a 60-pound snow load, the facility was designed for longevity, efficiency, and expansion. The 18,995± square foot structure includes capacity for 6,000 bins, comprised of 4 controlled atmosphere rooms and one additional storage with the ability to convert to CA. The infrastructure was intentionally built to allow for the seamless addition of four more CA rooms, supported by abundant 800+ amp power. The property features approximately 3,000 square feet of well-appointed office space across two levels (1,500± SF each), each floor complete with a full bathroom and kitchenette, providing administrative flexibility or potential rental income. A heated covered work area, loading docks, new industrial door, and truck scale enhance operational efficiency, while expansive paving accommodates heavy truck traffic with effortless ingress and egress. Sited on approximately 5.18 acres within the M2 industrial zone, the fully fenced and gated property offers room for future expansion and continued scalability. Utilities include public water and sewer, with irrigation rights through the East Fork Irrigation District. Cold storage facilities of this scale, quality, and structural integrity are rarely available in the Columbia River Gorge. Designed to meet CA standards and over-insulated for performance, this is a legacy-quality industrial asset positioned to serve agriculture, food production, and distribution for decades to come.

Last Updated: 2/23/2026 1:14:06 PM

Property Details:

Property Type: Warehouse**County:** Hood River**Area:** 366**Zoning:** M2**#Stry/Bldg:** 2/2**Ceiling Ht/Ft:****Gross SqFt:** 18995**Office SqFt:** 3600**Whse SqFt:** 15385**Mfg SqFt:** 10**Internet:** Yes**Address:** Yes**No Blog:** No**No AVM:** No**Legal:** See record**Tax ID:** 1315 4453**List Type:** Exclusive Agency**Limited Representation:** Yes**Opportunity Zone:** No**CC&R:** No**View:** Territorial, Trees/Woods**Waterfront:****Body Water:****Lot Size:** 5 to 6.99 Acres**Lot Dimensions:** Irregular**Lot SqFt:** 225,600**Road Frontage:** 7**Road Surface:** Paved**Sale Inc:** Building, Land**Parking:** 25 / On Site, Paved**Construction:** Concrete, Metal
Frame**Truck Door:** 2 / Dock, At Grade
Level**Roof:** Membrane**Occupancy:** Other**Loading:** Loading, Truck Dock**Features:** Accessible Entrance,
Ground Level, Inside Storage,
Office, Utilities Included,
Accessible Doors**Equipment:** Compressor,
Fixtures, Security System,
Smoke Detector**Unreinforced Masonry****Building:****Current Use:** Industrial, Office,
Warehouse**Open House:****Upcoming Open House:****Broker Tour:****Upcoming Broker Tour:****PDF Doc(s):** 4**# Supplements:** 1

Utilities:

Cool: Central Air, Mini Split
Water: Public Water

Heat: Forced Air, Hot Water, Mini Split
Sewer: Public Sewer

Fuel: Electricity, Gas
Volts:
Amps: 880

Business and Lease Information:

Restrictions: Business Name: Year Estab: Inventory: No
Actual Gross Income: \$0 **Actual Net Income:** \$0 **Actual Oper. Expenses:** \$0 **Lease Deposit:**
Proj. Gross Income: **Proj. Net Income:** **Proj. Oper. Expenses:** \$54,418
Lease Expire: **Lease Equip** **Lease Amount:**
Lease Type:
Terms: Cash, Farm Credit Service
Assumable Interest Rate:
Assumable Remaining Months Ending:
Doc Available: Aerial Photo, Plot - Plat Map, Tax Information

Financial:

Property Tax/Yr: \$27,142.42 / **Spcl Asmt Balance:** **Tax Deferral:** No **Short Sale:** No
2025 **3rd Party Trans:** No **\$ Pre-Approv:** No
Escrow Pref: Columbia Gorge
Title

Bank Owned/Real Estate Owned: No

Broker/Agent Data:

Agent: Molly Whiteman **Agent Lic:** 201203111 **Agent Ph:** [503-701-5022](tel:503-701-5022) **Agent Cell:** [503-701-5022](tel:503-701-5022) **SAID:** DONNELLM
Email(s) Agent: molly.whiteman@sothebysrealty.com
CoAgent: Alondra Alcantar **CoSAID:** ALCANTAL **CoBRCD:** 7CAH01 **CoPh:** [541-806-0148](tel:541-806-0148)
CoAgent Email: alondra.alcantar@cascadehasson.com
Office: Cascade Hasson **Office Lic:** 201249240 **Office Ph:** [541-716-0701](tel:541-716-0701) **Agent Ext:** **Fax:**
Sotheby's International Realty
BRCD: 7CAH01 **Owner Perm. Resid:** Yes **FIRPTA:** No
Owner(s): MT DEFIANCE FRUIT COMPANY, **Owner Phone:**
LLC
Tran: 2/23/2026 **Exp:** 12/31/2026
Poss: Close Of Escrow

Comparable Information:

Original Price: \$5,500,000

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Water Rights Supplement:

Note: Water Right data is as reported by the Seller's broker. For source of information and details of Water Right information, contact the Seller's broker. Information not guaranteed and should be verified.

Current Water Rights: Yes

Source Information: East Fork

Power Available at Point of Diversion: No

Certificate ID:

Permit ID:

Is Delivery System Pressurized: Yes

Status:

Priority Date:

Delivery Methodology: Gravity, Pump

Application ID:

Date Last Used: 2/13/2026

Location of Pump: In Ditch, Off The Property

Pump Shared: Yes

Approx # of Total Irrigated Acres: 3

5+ Consecutive Years Of Non-use In Last 15 Years: YES

Water Source: River, Other

Well and Pump Information- # Wells:

Type of Right: Ground Water, Other

Type of Use: Irrigation

Type of Pump:

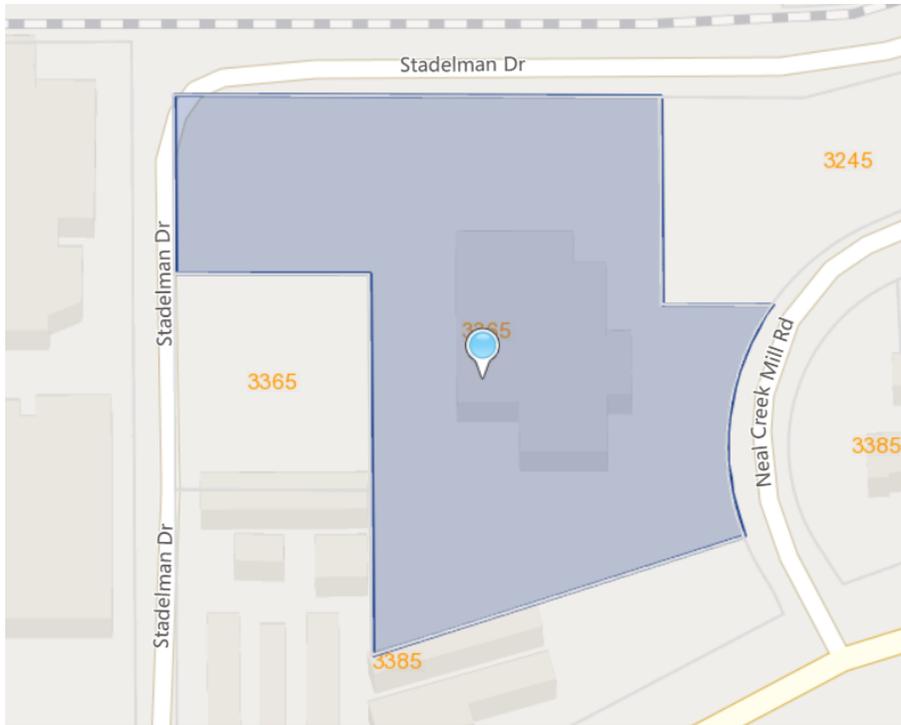
Type of Well:

Delivery System: Pipe

Who Owns the Pump: Irrigation District

Public: Water is diverted from the East Fork of the Hood River at a headworks diversion structure upstream in the Mount Hood watershed. The source is snowmelt and glacial runoff from Mount Hood.

Property Map



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3315 STADELMAN DRIVE, HOOD RIVER, OR 97031

► UTILITY COMPANY/ SERVICE PROVIDERS

Water

Name: Crystal Water

Contact Information: (541) 354-1818

Average Usage: \$350 per month

Sewer

Name: Odell Sanitary District

Contact Information: (541) 354-1138

Average Usage: \$70 per month

Electricity

Name: Hood River Electric and Internet Coop

Contact Information: (541) 354-1233

Average Usage: \$1,980.02 per month

Irrigation

Name: East Fork Irrigation District

Contact Information: (541) 354-1185

Average Usage: \$720.60 per month

Gas

Name: NW Natural Gas

Contact Information: (800) 422-4012

Average Usage: \$60 per month



3315 STADELMAN DRIVE, HOOD RIVER, OR 97031

► FEATURES

- 18,995± SF purpose-built cold storage and warehouse facility
- Constructed in 2013 with engineered steel truss construction
- Designed for 60-lb snow load
- Approx. 6,000-bin storage capacity
- Four Controlled Atmosphere (CA) rooms
- One additional storage room with CA conversion capability
- Infrastructure in place for four additional CA rooms
- 800+ amp electrical service
- Approx. 3,000 SF two-level office space (1,500± SF per level)
- Full bathroom and kitchenette on each floor
- Heated covered work area
- Loading docks and new industrial-grade door
- On-site truck scale
- Expansive paved yard for heavy truck circulation
- 5.18± acres, fully fenced and gated
- M2 Industrial zoning
- Public water and sewer utilities
- Irrigation rights via East Fork Irrigation District
- Strategic location in Odell's agricultural corridor with direct Highway 35 access and proximity to I-84

Disclosures and Attachments



Seller Disclosure
Preliminary Title
Exhibit A
TRIO





Sale Agreement # _____

3.1 SELLER PROPERTY DISCLOSURE STATEMENT

1 If required under ORS 105.465, Seller shall deliver in substantially the following form the Seller's Property Disclosure Statement to
2 each Buyer who makes a written offer to purchase real property in this state.

3 INSTRUCTIONS TO THE SELLER

4 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you
5 provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should
6 date and sign each page of this disclosure statement and each attachment.

7 Each Seller of residential property described in ORS 105.465 must deliver this form to each Buyer who makes a written offer to
8 purchase. Under ORS 105.475 (4), refusal to provide this form gives the Buyer the right to revoke their offer at any time prior to closing
9 the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an
10 exclusion under ORS 105.470, fill out only Section 1.

11 An exclusion may be claimed only if Seller qualifies for the exclusion under the law. If not excluded, the Seller must disclose the
12 condition of the Property or Buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding
13 the legal consequences of Seller's choice should be directed to a qualified attorney.

SECTION 1. EXCLUSION FROM ORS 105.462 TO 105.490

(DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470)

16 You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill
17 out Section 2 of this form completely.

18 Initial only the exclusion you wish to claim.

19 This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or
20 installation permit(s) # _____, issued by _____.

21 This sale is by a financial institution that acquired the Property as custodian, Agent or trustee, or by foreclosure
22 or deed in lieu of foreclosure.

23 The Seller is a court-appointed receiver, personal representative, trustee, conservator or guardian.

24 This sale or transfer is by a governmental agency.

25 Signature(s) of Seller claiming exclusion

26 Seller: _____ Date: _____ Seller: _____ Date: _____

27 Seller: _____ Date: _____ Seller: _____ Date: _____

28 Signature(s) of Buyer to acknowledge Seller's claim

29 Buyer: _____ Date: _____ Buyer: _____ Date: _____

30 Buyer: _____ Date: _____ Buyer: _____ Date: _____

SECTION 2. SELLER PROPERTY DISCLOSURE STATEMENT

(IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.)

NOT A WARRANTY

35 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
36 PROPERTY LOCATED AT 3315 Stadelman Dr, Hood River, OR 97031 ("THE PROPERTY").

Buyer Initials _____

Seller Initials RF

SELLER PROPERTY DISCLOSURE STATEMENT

37 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
 38 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE
 39 STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE
 40 SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO
 41 A SALE AGREEMENT.

42 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND
 43 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE, ONE
 44 OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL INSPECTORS,
 45 BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

46 Seller is occupying the Property; or is not occupying the Property.

I. SELLER REPRESENTATIONS

47
 48 The following are representations made by Seller and are not the representations of any financial institution that may have made or
 49 may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee
 50 engaged by Seller or Buyer.

DO NOT LEAVE ANY SPACES BLANK

51
 52 **If you mark "yes" on items with *, attach a copy of item's document or explain yes answer on an attached sheet.**

1. TITLE

- 54 A. Do you have legal authority to sell the Property? Yes No Unknown
- 55 B. Is title to the Property subject to any of the following:
 - 56 (1) First right of refusal Yes* No Unknown
 - 57 (2) Option Yes* No Unknown
 - 58 (3) Lease or rental agreement Yes* No Unknown
 - 59 (4) Other listing Yes* No Unknown
 - 60 (5) Life estate Yes* No Unknown
- 61 C. Is the Property being transferred an unlawfully established unit of land? Yes* No Unknown
- 62 D. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?
 63 Yes* No Unknown
- 64 E. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?
 65 Yes* No Unknown
- 66 F. Are there any agreements for joint maintenance of an easement or right of way?
 67 Yes* No Unknown
- 68 G. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?
 69 Yes* No Unknown
- 70 H. Are there any pending or existing governmental assessments against the Property?
 71 Yes* No Unknown
- 72 I. Are there any zoning violations or nonconforming uses? Yes* No Unknown
- 73 J. Is there a boundary survey for the Property? Yes* No Unknown
- 74 K. Are there any covenants, conditions, restrictions, or private assessments that affect the Property?
 75 Yes* No Unknown
- 76 L. Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property
 77 is sold? Yes* No Unknown

2. WATER

78 A. Household water

Buyer Initials _____

Seller Initials R7

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT

- 80 (1) The source of the water is (check ALL that apply):
- 81 Public Community Private Other _____
- 82 (2) Water source information:
- 83 a. Does the water source require a water permit? Yes* No Unknown
- 84 *If yes, do you have a permit?* Yes No N/A
- 85 b. Is the water source located on the Property? Yes No Unknown
- 86 *If not, are there any written agreements for a shared water source?*
- 87 Yes* No Unknown N/A
- 88 c. If the source of water is from a well or spring, have you had any of the following in the past 12 months?
- 89 i. Flow test? Yes No Unknown N/A
- 90 ii. Bacteria test? Yes No Unknown N/A
- 91 iii. Chemical contents test? Yes No Unknown N/A
- 92 d. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?
- 93 Yes* No Unknown
- 94 e. Are there any water source plumbing problems or needed repairs?
- 95 Yes* No Unknown
- 96 (3) Are there any water treatment systems for the Property?
- 97 *If yes, are the systems:* Leased Owned N/A
- 98 **B. Irrigation**
- 99 (1) Are there any of the following running with the Property?
- 100 a. water rights? Yes No Unknown
- 101 b. other irrigation rights for the Property? Yes No Unknown
- 102 (2) If any exist, has the irrigation water been used during the last five-year period?
- 103 Yes* No Unknown N/A
- 104 (3) Is there a water rights certificate or other written evidence available?
- 105 Yes No Unknown N/A
- 106 **C. Outdoor sprinkler system**
- 107 (1) Is there an outdoor sprinkler system for the Property? Yes No Unknown
- 108 (2) Has a back flow valve been installed? Yes No Unknown N/A
- 109 (3) Is the outdoor sprinkler system operable? Yes No Unknown N/A
- 110 **3. SEWAGE SYSTEM**
- 111 A. Is the Property connected to a public or community sewage system? Yes No Unknown
- 112 B. Are there any new public or community sewage systems proposed for the Property? Yes No Unknown
- 113 C. Is the Property connected to an on-site septic system? Yes No Unknown
- 114 (1) If yes, when was the system installed? ~ 14 yrs ago [Date] Unknown N/A
- 115 (2) If yes, was the system installed by permit? Yes* No Unknown N/A
- 116 (3) If yes, has the system been repaired or altered? Yes* No Unknown N/A
- 117 (4) If yes, has the condition of the system been evaluated and a report issued? Yes* No Unknown N/A
- 118 (5) If yes, has the septic tank ever been pumped? Yes No Unknown N/A
- 119 *If yes to the above question (3)(C)(5), when?* _____ [Date] Unknown N/A
- 120 (6) Does the system have a pump? Yes No Unknown N/A
- 121 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
- 122 Yes No Unknown N/A
- 123 (8) Is a service contract for routine maintenance required for the system? Yes* No Unknown N/A
- 124 (9) Are all components of the system located on the Property? Yes No Unknown N/A
- 125 D. Are there any sewage system problems or needed repairs? Yes* No Unknown
- 126 E. Does your sewage system require on-site pumping to another level? Yes No Unknown

Buyer Initials _____

Seller Initials RE

Form 3.1· Seller Property Disclosure Statement · Version 2025-2

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4. DWELLING INSULATION

- 127 **4. DWELLING INSULATION**
- 128 A. Is there insulation in the: Office
- 129 (1) Ceiling? Yes No Unknown
- 130 (2) Exterior walls? Yes No Unknown
- 131 (3) Floors? Yes No Unknown
- 132 B. Are there any defective insulated doors or windows? 1 window Yes No Unknown

5. DWELLING STRUCTURE

- 133 **5. DWELLING STRUCTURE**
- 134 A. Has the roof leaked? Yes* No Unknown
- 135 *If yes, has it been repaired?* Yes No Unknown N/A
- 136 B. Are there any additions, conversions or remodeling? Yes No Unknown
- 137 *If yes, was a building permit required?* Yes No Unknown N/A
- 138 *If yes, was a building permit obtained?* Yes No Unknown N/A
- 139 *If yes, was final inspection obtained?* Yes No Unknown N/A
- 140 C. Are there smoke alarms or detectors? Yes No Unknown
- 141 D. Are there carbon monoxide alarms? Yes No Unknown
- 142 E. Is there a woodstove or fireplace insert included in the sale? Yes No Unknown
- 143 *If yes, what is the make?** _____ N/A
- 144 *If yes, was it installed with a permit?* Yes* No Unknown N/A
- 145 *If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of*
- 146 *Environmental Quality (DEQ) affixed to it?* Yes* No Unknown N/A
- 147 F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? Yes* No Unknown
- 148 Yes* No Unknown
- 149 G. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the
- 150 basement)? Yes* No Unknown
- 151 *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation*
- 152 *done.**
- 153 H. Is there a sump pump on the Property? Yes No Unknown
- 154 I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action
- 155 suit, settlement or litigation? Yes No Unknown
- 156 *If yes, what are the materials?* _____ N/A
- 157 (1) Are there problems with the materials? Yes No Unknown N/A
- 158 (2) Are the materials covered by a warranty? Yes No Unknown N/A
- 159 (3) Have the materials been inspected? Yes No Unknown N/A
- 160 (4) Have there ever been claims filed for these materials by you or by previous owners? Yes No Unknown N/A
- 161 *If yes, when?* _____ [Date] N/A
- 162 (5) Was money received? Yes No Unknown N/A
- 163 (6) Were any of the materials repaired or replaced? Yes No Unknown N/A

6. DWELLING SYSTEMS AND FIXTURES

- 165 **6. DWELLING SYSTEMS AND FIXTURES**
- 166 A. If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is
- 167 signed?
- 168 (1) Electrical system, including wiring, switches, outlets and service Yes No Unknown
- 169 (2) Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown
- 170 (3) Water heater tank Yes No Unknown
- 171 (4) Garbage disposal Yes No Unknown N/A
- 172 (5) Built-in range and oven Yes No Unknown N/A
- 173 (6) Built-in dishwasher Yes No Unknown N/A

Buyer Initials _____

Seller Initials RF

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT

- 174 (7) Sump pump Yes No Unknown N/A
- 175 (8) Heating and cooling systems Yes No Unknown N/A
- 176 (9) Security system Yes No Unknown N/A
- 177 *If yes, are the systems:* Owned Leased N/A
- 178 B. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action
- 179 suit settlement or litigation? Yes No Unknown
- 180 *If yes, what product?* _____ N/A
- 181 (1) Are there problems with the product? Yes No Unknown
- 182 (2) Is the product covered by a warranty? Yes No Unknown
- 183 (3) Has the product been inspected? Yes No Unknown
- 184 (4) Have claims been filed for this product by you or by previous owners? Yes No Unknown
- 185 *If yes, when?* _____ [Date] N/A
- 186 (5) Was money received? Yes No Unknown
- 187 (6) Were any of the materials or products repaired or replaced? Yes No Unknown

7. COMMON INTEREST

- 188 A. Is there a Home Owners' Association or other governing entity? Yes No Unknown
- 189 Name of Association or Other Governing Entity: _____ N/A
- 190 Contact Person _____ N/A
- 191 Address _____ N/A
- 192 Phone Number _____ N/A
- 193 B. Regular periodic assessments: \$_____ per: Month Year Other _____ N/A
- 194 C. Are there any pending or proposed special assessments? Yes* No Unknown
- 195 D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts,
- 196 walkways or other areas co-owned in undivided interest with others? Yes No Unknown
- 197 E. Is the Homeowners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? Yes No Unknown N/A
- 198 F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing
- 199 rules, whether recorded or not? Yes No Unknown N/A

8. SEISMIC

- 204 A. Was the house constructed before 1974? Yes No Unknown
- 205 *If yes, has the house been bolted to its foundation?* Yes No Unknown N/A

9. GENERAL

- 207 A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area? Yes No Unknown
- 208 B. Does the Property contain fill? Yes No Unknown
- 209 C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake,
- 210 expansive soils or landslides? Yes No Unknown
- 211 D. Is the Property in a designated floodplain? Yes No Unknown
- 212 *Note: Flood insurance may be required for homes in a floodplain.*
- 213 E. Is the Property in a designated slide or other geologic hazard zone? Yes No Unknown
- 214 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel
- 215 or chemical storage tanks or contaminated soil or water? Yes* No Unknown
- 216 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property? Yes No Unknown
- 217 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? Yes No Unknown

Buyer Initials _____ Seller Initials RF



Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT

222 *If yes, was a Certificate of Fitness issued?* Yes* No Unknown N/A

223 **10. FULL DISCLOSURE BY SELLER**

224 A. Are there any other material defects affecting this Property or its value that a prospective Buyer should know about?
225 Yes* No

226 *If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims,*
227 *repairs or remediation.**

II. VERIFICATION

228
229 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have
230 received a copy of this disclosure statement. I/we authorize my/our Agents to deliver a copy of this disclosure statement to all
231 prospective Buyers of the Property or their Agents.

232 Seller(s) signature:

233 Seller: Richard H Fox Dated: 2-12-26
234 Seller: _____ Dated: _____
235 Seller: _____ Dated: _____
236 Seller: _____ Dated: _____

III. BUYER'S ACKNOWLEDGMENT

239 A. As Buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known
240 by me/us by utilizing diligent attention and observation.

241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement
242 are made only by the Seller and are not the representations of any financial institution that may have made or may make a loan
243 pertaining to the Property, or that may have or take a security interest in the Property, or of any real estate licensee engaged by the
244 Seller or Buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation,
245 misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any
246 amendment to the disclosure statement.

247 C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby
248 acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

249
250 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF
251 THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE
252 BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR
253 SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU
254 WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

255 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

256 Buyer: _____ Dated: _____
257 Buyer: _____ Dated: _____
258 Buyer: _____ Dated: _____
259 Buyer: _____ Dated: _____

261 If Agent receiving disclosure statement for Buyer, Agent is to sign and date:

262 _____ Real Estate Licensee

263 _____ Real Estate Firm

264 Date received by Agent _____

Hood River County
2025 Real Property Assessment Report
 Account 1315

Map 2N10E26-D0-01100
Code - Tax ID 0010 - 1315

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing MT. DEFIANCE FRUIT COMPANY, LLC
 2470 LICHENS DR
 HOOD RIVER OR 97031

Deed Reference # 2015-1224
Sales Date/Price 01-31-2014 / \$0
Appraiser

Property Class 301 **MA SA NH**
RMV Class 301 03 01 000

Site	Situs Address	City
1	3315 STADELMAN	HOOD RIVER

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0010	Land	449,350		Land	0	
	Impr	2,882,490		Impr	0	
Code Area Total		3,331,840	1,958,120	1,958,120	0	
Grand Total		3,331,840	1,958,120	1,958,120	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0010	1	<input checked="" type="checkbox"/>		M2	Industrial Site	103	186,437 SF	IND	009	449,350
Code Area Total							186,437 SF			449,350

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
0010	1	2013	760	Cold Storage and CA	102	15,385			2,213,980	
	2	2013	450	OFFICES	102	3,600			483,620	
	3	2013	790	Miscellaneous	102	10			184,890	
Code Area Total						18,995			2,882,490	

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments		Year Used
0010	■ LATE FILING PENALTY	Amount	2025
		250.00	

PP Accounts 0010 - 619184

Appraisal Maint 2025-APPRAISAL REVIEW (RI INDUSTRIAL REMODEL), 2026-APPRAISAL REVIEW (RI INDUSTRIAL REMODEL)

Comments R/T 93-LP TO SALVAGE YARD
 EAST FORK IRRIG
 R/T 93-LP TO SALVAGE YARD EAST FORK IRRIG

SUMMARY OF TAX ACCOUNT
HOOD RIVER COUNTY TAX COLLECTOR
601 STATE STREET
HOOD RIVER, OREGON 97031
(541) 386-1301

23-Jan-2026

MT. DEFIANCE FRUIT COMPANY, LLC
2470 LICHENS DR
HOOD RIVER OR 97031

Tax Account #	1315	Lender Name	
Account Status	A	Lender ID	
Roll Type	Real	Property ID	0010
Situs Address	3315 STADELMAN HOOD RIVER OR 97031	Interest To	Feb 15, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$27,383.69	\$27,142.42	\$241.27	\$0.00	\$27,142.42	Nov 15, 2025
2024	ADVALOREM	\$20,245.67	\$17,759.36	\$2,486.31	\$0.00	\$26,639.04	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24,283.30	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24,205.93	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23,698.10	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23,303.61	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21,249.79	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21,189.52	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21,400.74	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20,996.38	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20,891.33	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20,749.50	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,194.67	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,174.43	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,144.42	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,089.82	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$950.11	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$922.36	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$898.59	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$835.26	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$966.90	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$740.61	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$729.05	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$741.33	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$708.71	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$651.63	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$642.63	Nov 15, 1999
Total		\$47,629.36	\$44,901.78	\$2,727.58	\$0.00	\$289,140.18	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
RETURNED MAIL	1-Nov-2016	STMT RETURNED 'NDAA'

Improvement Summary

HOOD RIVER County

For Assessment Year 2025

Account ID 1315

Map 2N10E26-D0-01100

Situs 3315 STADELMAN HOOD RIVER OR 97031

Mailing MT. DEFIANCE FRUIT COMPANY, LLC
2470 LICHENS DR
HOOD RIVER OR 97031

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0010	760	2013	100	760 - Cold Storage and CA	15,385

Total RMV \$2,213,980

Improvement Summary

HOOD RIVER County

For Assessment Year 2025

Account ID 1315

Map 2N10E26-D0-01100

Situs 3315 STADELMAN HOOD RIVER OR 97031

Mailing MT. DEFIANCE FRUIT COMPANY, LLC
2470 LICHENS DR
HOOD RIVER OR 97031

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	0010	450	2013	100	450 - OFFICES	3,600

Total RMV \$483,620

Improvement Summary

HOOD RIVER County

For Assessment Year 2025

Account ID 1315

Map 2N10E26-D0-01100

Situs 3315 STADELMAN HOOD RIVER OR 97031

Mailing MT. DEFIANCE FRUIT COMPANY, LLC
2470 LICHENS DR
HOOD RIVER OR 97031

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	0010	790	2013	100	790 - Miscellaneous	10

Total RMV \$184,890

GRANTOR: Richard H. Fox and Ellana Fox
GRANTEE: Mt. Defiance Fruit Company, LLC

HOOD RIVER COUNTY, OR **2015-01224**
D-BS
04/20/2015 08:40 AM
Cnt=1 Stn=25 DANIEL CHANGAR
\$20.00 \$11.00 \$20.00 \$10.00 \$15.00 **\$76.00**

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

Richard H. Fox, Manager
Mt. Defiance Fruit Company, LLC
3315 Stadelman Drive
Hood River, OR 97031



I certify that this instrument was received and
recorded in the records of said county.
Brian D. Beebe, Director of Records and
Assessment and Ex-Officio Recorder.

AFTER RECORDING RETURN TO:

Richard H. Fox, Manager
Mt. Defiance Fruit Company, LLC
3315 Stadelman Drive
Hood River, OR 97031

STATUTORY BARGAIN AND SALE DEED

RICHARD H. FOX and ELLANA FOX, Grantor, conveys to MT. DEFIANCE FRUIT COMPANY, LLC, an Oregon limited liability company, Grantee, the following described real property, commonly known as 3345 & 3365 Stadelman Drive, Odell, Oregon, situated in Hood River County, Oregon, to wit:

See attached Exhibit A.

The true consideration for this conveyance \$0.00 together with Grantors' receipt of membership interests in Grantee.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER

424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

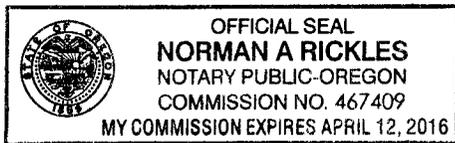
DATED this 31st day of January, 2014.

Richard H Fox
Richard H. Fox

Ellana Fox
Ellana Fox

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me this 31st day of January, 2014, by Richard H. Fox and Ellana Fox.



Norman A. Rickles
Notary Public for Oregon
My commission expires: 4/12/16

EXHIBIT A

Real property, situated in Hood River County, Oregon, popularly known as 3345 & 3365 Stadelman Drive, Odell, Hood River County, Oregon and more particularly described as:

Parcel 1:

A tract of land in the Northeast quarter of the Southeast quarter of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, being more particularly described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Errol Bailey et al., by deed recorded February 17, 1948, in Book 37, page 50, Deed Records Hood River County, which said corner is located on the West line of the Northeast quarter of the Southeast quarter of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, at a point 592 feet North of the Southwest corner of said legal subdivision; thence East, parallel with the South line of said legal subdivision and along the North line of said Bailey tract of land 208 feet to the Northeast corner of said Bailey tract of land; thence South along the East line of said Bailey tract of land and along the East line of that tract of land conveyed to Ernest F. Arthur et al., by deed recorded December 29, 1947, in Book 36, page 405, Deed Records Hood River County, 382.5 feet to a point in the Northerly line of that tract of land conveyed to Ada Odell by deed recorded February 11, 1909, in Book 2, page 199, Deed Records Hood River County; thence North 73 10' East along the Northerly line of said Ada Odell tract of land 296.0 feet; thence North 00 11' 05" East a distance of 473.8 feet to the South right of way line of the County Road; thence Westerly along the South line of said County Road and its Westerly extension 491.5 feet to the West line of the Northeast quarter of the Southeast quarter of said Section 26; thence South 00 07' 50" West, along the West line of the Northeast quarter of the Southeast quarter of said Section 26, a distance of 172.57 feet to the place of beginning . EXCEPTING THEREFROM that portion conveyed to Hood River by deed recorded in Book 52, page 581, Deed Records.

TOGETHER WITH:

A tract of land in the Northeast quarter of the Southeast quarter of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, begin more particularly described as follows:

Commencing at a point on the South right of way line of the County Road, which point is the most Northerly Northeast corner of Parcel 1, hereinabove described, and is located 491.5 feet East of the West line of the Northeast quarter of the Southeast quarter of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon; thence South 00 11' 05" West, along the East line of said Parcel 1, a distance of 200 feet to the true point of beginning of the tract to be described herein; thence East, in a straight line 100 feet, more or less, to the centerline of the Old Mount Hood Loop Highway; thence Southerly and Westerly, along the centerline of said highway to the point of intersection thereof with the North line of that tract of land conveyed to Ada Odell by deed recorded February 11, 1909, in Book 2, page 199, Deed Records Hood River County; thence South 73 10' West along the Northerly line of said Ada Odell tract 90 feet, more or less, to the Southeast corner of Parcel 1, hereinabove described; thence North 00 11' 05" East, along the East line of said Parcel 1, a distance of 273.8 feet, to the true point of beginning.

Parcel 2:

A tract of land in the Northeast quarter of the Southeast quarter of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of the Northeast quarter of the Southeast quarter of Section 26, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, which said point is 384 feet North of the Southwest corner of said quarter-quarter section and which said point is also the Northwest corner of that tract of land heretofore conveyed to Ernest F. Arthur et al., by deed recorded December 29, 1947, in Book 36, at page 405, Deed Records Hood River County; thence East parallel with the South line of said quarter-quarter section and along the North line of said Arthur tract of land 208 feet; thence North parallel with the West line of said quarter-quarter section 208 feet; thence West parallel with the South line of said quarter-quarter section 208 feet to the West line thereof; thence South along the West line of said quarter-quarter section 208 feet, more or less, to the place of beginning.

MT HOOD RAILRD

100
6.31 AC

CS 2022-044

N00°25'24"E
300' (DEED)

1,791.24' S OF NW COR
OF SE1/4 OF NE1/4
SEC 26

S00°16'56"W S86°08'06"W
9.26' 282.09' M/L 236.70' (DEED)
N85°57'22"E 236.06'
N00°16'56"W 10.74'
S85°57'22"W 36.42'

TAXLOTTED ON 02N10E26

1800 0.12 AC CS 2007-092
1900 0.14 AC
2000 0.17 AC

CO RD 310

DR

1000
7.84 AC

S89°54'W 520'
S89°29'34"W SURVEY

CS 90023

CS 511

1100
4.28 AC

1400
1.26 AC

CS 521

1200
0.90 AC

CS 78077

(OLD MT HOOD LP HWY)
MILL RD

1501
0.52 AC P2

1500
0.72 AC
PP 95-06 P1

1502 P3
0.50 AC

1601
0.38 AC

1602
0.39 AC

1600
0.40 AC

CS 78014

35

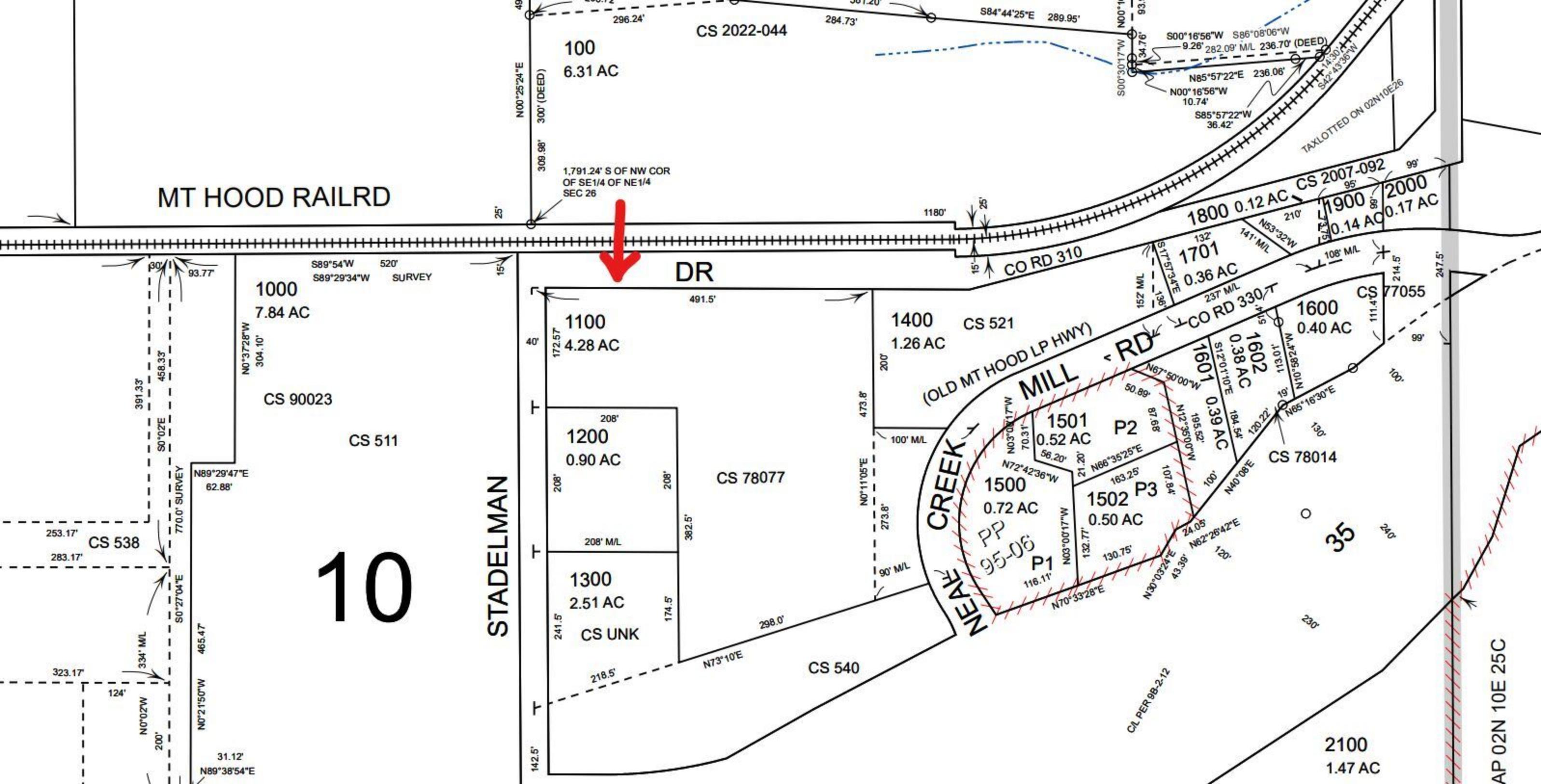
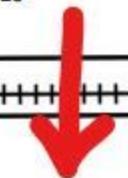
10

STADELMAN

CS 540

2100
1.47 AC

AP 02N 10E 25C



About the Broker



Molly Whiteman

Principal Broker- Licensed in Oregon

(503) 701 5022

molly.whiteman@sothebysrealty.com

Cascade Hasson Sotheby's International Realty

118 3rd Street

Hood River, OR 97031

Molly's dynamic career is marked by a consistent track record, ranking in the top 15% of sales volume within Sotheby's year after year. Known for her tenacity, professionalism, and unwavering integrity, she has earned the prestigious title of Brand Ambassador, reflecting her dedication to upholding the values of excellence that define the Sotheby's brand.

A master of her craft, Molly's sharp marketing acumen and exceptional negotiation skills set her apart in both listing and buyer representation. She has a unique talent for unveiling the hidden potential of every property, highlighting its distinct features to captivate the most discerning buyers. Her client-focused approach ensures that each transaction is seamless and tailored to meet the unique goals of every client, whether they are buying their first home or seeking a sophisticated retreat in the Gorge.

Beyond her professional expertise, Molly is passionate about the Columbia River Gorge. She views the area not just as a location, but as a vibrant community where nature's beauty and lifestyle opportunities abound. She believes that a home should be more than a space—it should be a reflection of one's values, passions, and dreams. Molly is dedicated to helping clients find properties that resonate with their lifestyle and aspirations, enriching their lives in meaningful ways.

Whether you're looking to buy or sell, Molly Whiteman is your superior advocate, bringing a blend of luxury, insight, and dedication to every transaction. With a deep understanding of the local market and a commitment to delivering exceptional service, she embodies the excellence and distinction of the Sotheby's International Realty brand.



Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY