

6011 Grinde Ln NE

6011 GRINDE LANE

SILVERTON



**Oregon
Farm & Home**
★ BROKERS ★

KW MID-WILLAMETTE
KELLERWILLIAMS REALTY

FARMS • HOMES • RANCHES • LUXURY • LAND • TIMBER



Introduction

Salem Agrologistics Park Building “A” presents an approximately 45,000 square foot agricultural-use industrial facility available for lease. The structure features concrete flooring with concrete stem walls, a clear height of 28 feet, and flexible interior division potential into two $\pm 22,000$ SF sections, allowing for multiple tenant configurations. The building includes two 20' x 16' grade-level drive-through doors, three man doors, and a portable dock ramp for efficient loading and operations. Power is currently light but can be upgraded, including a negotiable option for 600-amp service for tenants with longer lease terms.

Positioned on a gravel road system with convenient truck access and turnaround, the site includes approximately 15,000 square feet of designated parking/storage area on the north side. The property is equipped with security cameras, key entry access, and available water and internet services. While there are currently no restrooms or office buildouts, tenant improvements and build-to-suit options may be considered, creating an adaptable opportunity for a range of agricultural or flexible operational uses.



Location

Located at 6011 Grinde Lane, Building A, this property benefits from proximity to key agricultural and industrial corridors in the Salem area. Being located only 15 minutes from Interstate 5 the site offers convenient access to regional highways, supporting efficient distribution and transport routes. The surrounding area is known for agricultural production, logistics, and processing operations, making it a strategic location for ag-related users. Nearby infrastructure supports trucking, equipment movement, and supply chain connectivity, while the rural-industrial setting allows for flexible use and operational efficiency.



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.

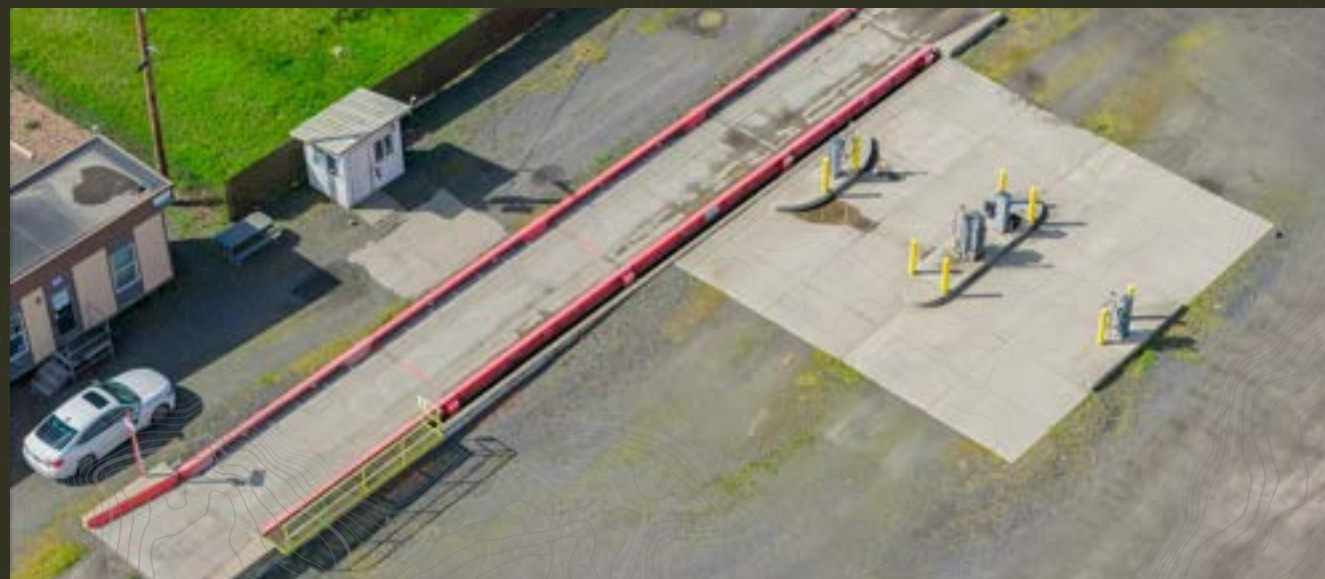
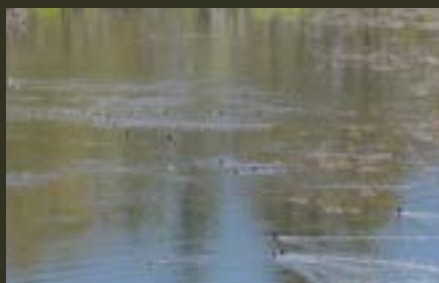
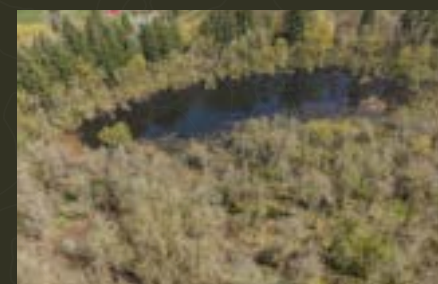
Opportunity

This offering provides a highly adaptable leasing opportunity for agricultural, storage, or logistics-oriented users seeking scale and flexibility. The ability to divide the building into two separate $\pm 22,000$ square foot spaces allows for multi-tenant occupancy or phased expansion. With drive-through access, high clear height, and truck maneuverability, the building is well-suited for equipment storage, product handling, or distribution operations. The inclusion of a portable dock ramp further enhances loading efficiency.

Additional upside exists through tenant-driven improvements, including potential power upgrades, interior buildouts, or customized configurations. The availability of yard space, on-site truck scale access, and flexible lease terms adds further operational value. With landlord-covered base utilities such as water and base electricity, combined with a modified gross lease structure, this property presents a compelling and cost-effective solution for agricultural and industrial users seeking a scalable footprint.



Land



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Warehouse



Warehouse & Land

WAREHOUSE

- 45,000 SqFt
- Potential to Split In Two
- Single Phase Power
 - Negotiable Option to Upgrade
- Dock Doors
 - Portable Ramp
- Ceiling Height | 28"
- 2 - 20' x 16' Grade Doors
- 3 - Man Doors
- 2 - Drive Thru Doors
- Truck Turnaround

Amenities Available

- Gravel Driveway and Parking
- 15,000' of Parking Area
- Truck Scale
- Fire Suppression Pond on Site

LAND

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

No Restroom or Office

Seller Preferred Terms

Forms: OREF

Response Time: 3 Business Days for Offers

Seller's Name: Circle Z Land Holdings LLC

Title: Fidelity National Title In Albany, Tara Riesterer

Lease Terms: 5 Years, Modified Gross, 1st Month Free, 3% Annual Increase, \$2,000,000 Tenant Insurance Required, 2 Month Security Deposit

- Base Year Taxes | Landlord
- Electricity | Landlord
 - If Upgraded | Tenant
- Exterior Building Maintenance | Landlord
- Trash Removal | Tenant
- Water | Landlord

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 & 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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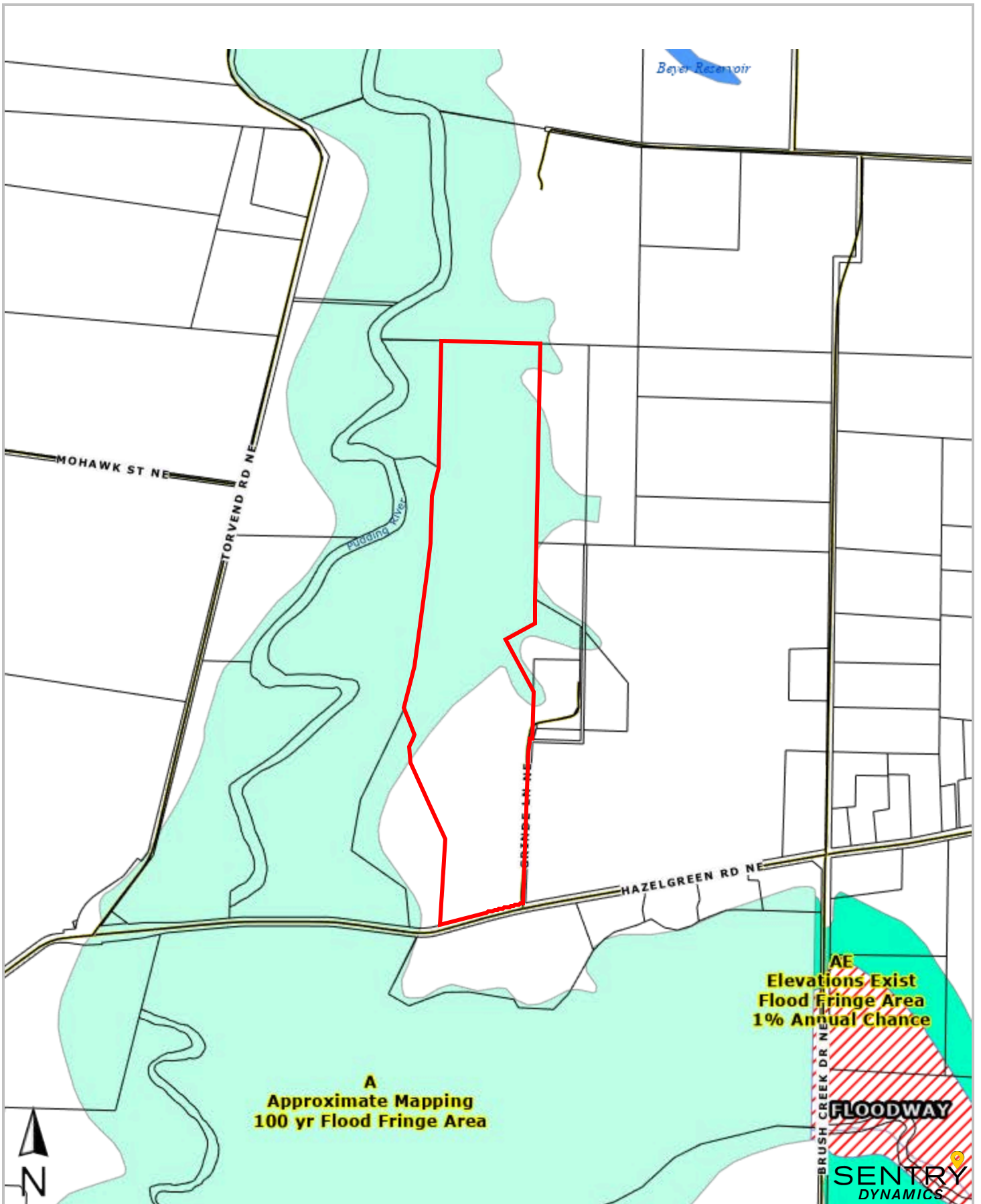
Full Assessor Map



Parcel ID: 516959

Site Address: 6011 Grinde Ln NE

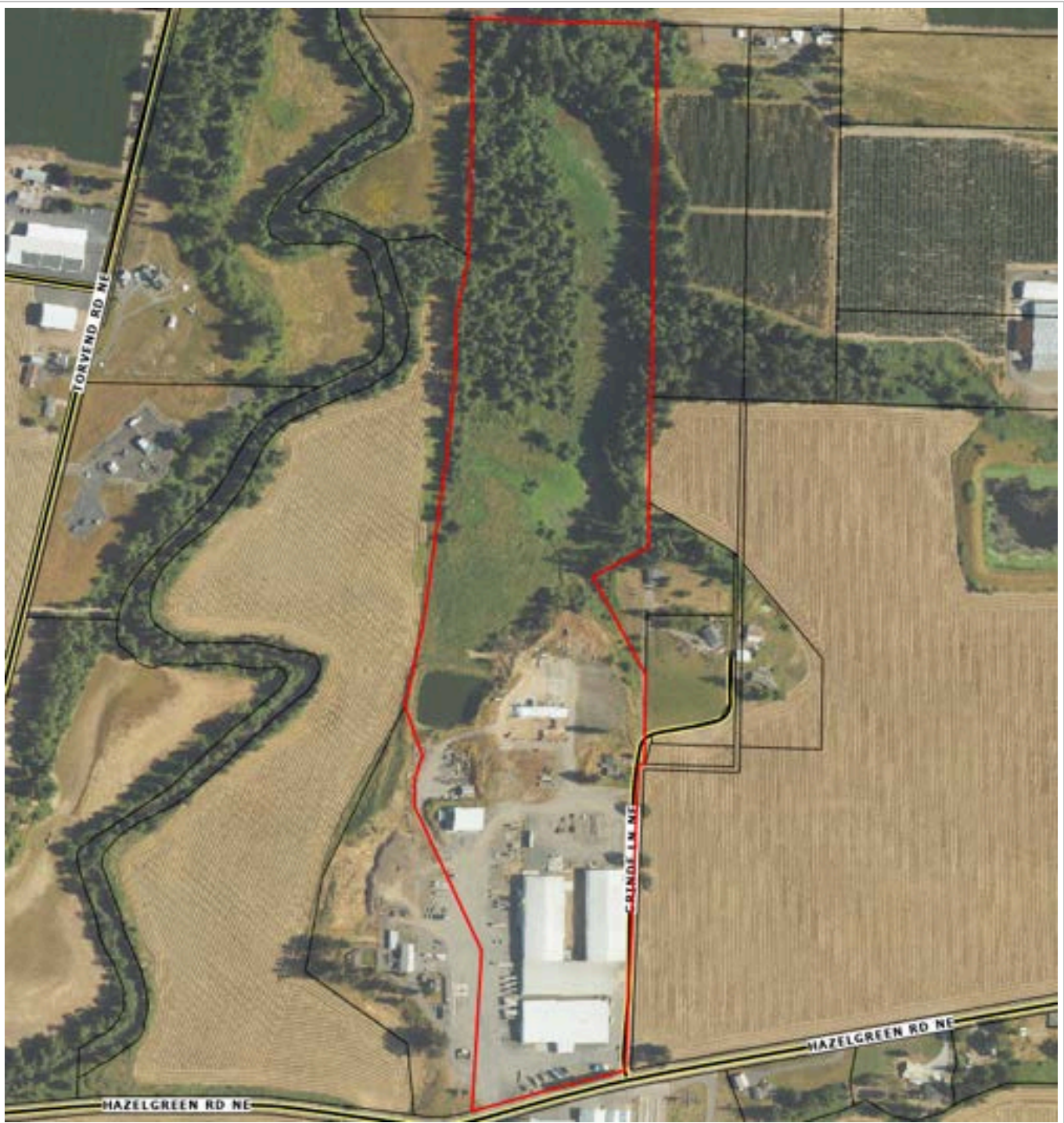
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Fidelity National Title

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

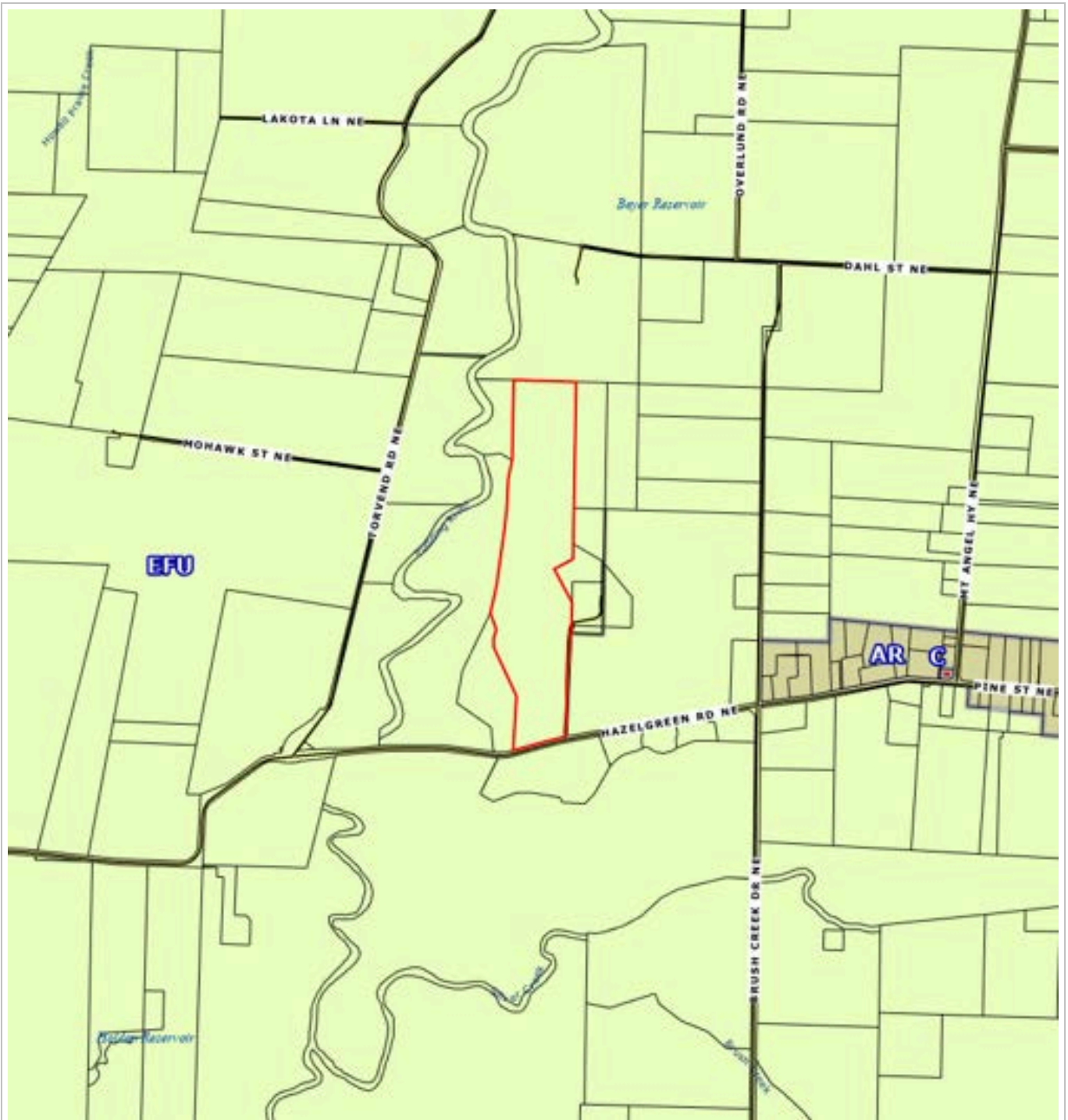


Fidelity National Title

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

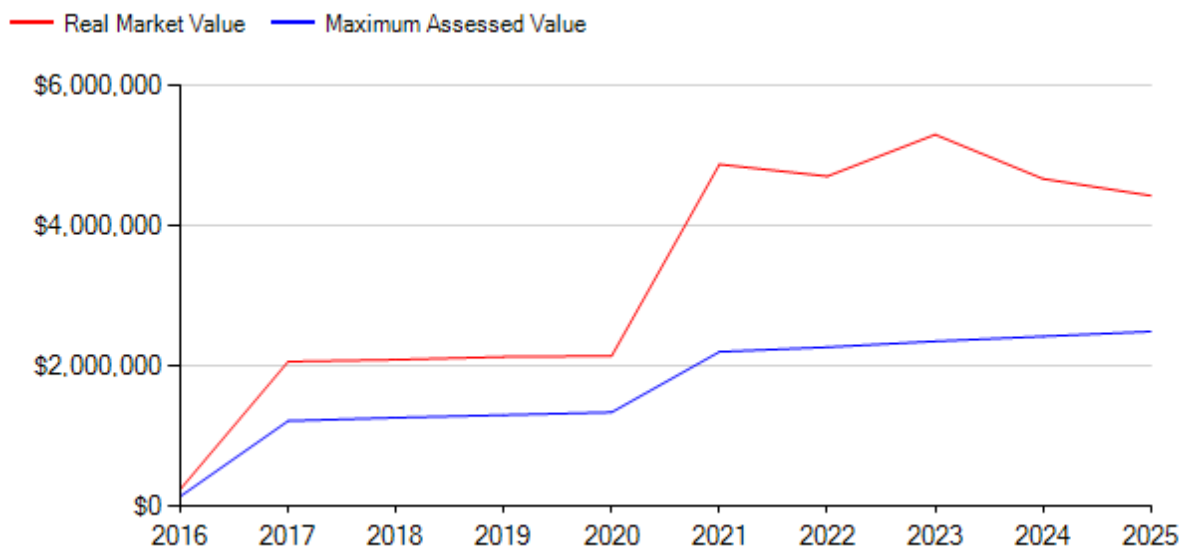
ID	Type	Stat Class	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	RESIDENCE	133 One Story with basement		3	942	1920	04500
1.1		YARD IMPROVEMENTS AVERAGE			1	1936	04500
2	RESIDENCE	128 Res other improvements		2	0	1920	04500
3	FARM BLDG	341 Multi Purpose Shed (MP)		4	192	1984	04500
4	FARM BLDG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

Taxes Levied 2025-26:	\$32,265.38
Tax Rate:	12.6289
Tax Roll Type:	R
Current Tax Payoff Amount:	\$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

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid
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
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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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