

Property ProfilePresented By Dan Fox



Dan is a lifelong veteran of the farm and ranch industry. Starting his journey as a youth helping his neighbors with their cattle, and progressing to running his own farming and cattle operations, Dan has amassed an immense amount of experience and knowledge in this industry. Along with managing operations for an international ag company, he has been intimately involved with the sale of some of the finest land holdings in Oregon, making a number of good friends along the way. Because of his connection to the land, Dan brings a personal interest to each property he works with, ensuring that it is presented in its best light to potential new owners. His expertise and friendly approach make him an excellent choice for anyone considering buying or selling rural property.

Highly recognized by many for his expertise, communication and attention to detail, Dan has helped dozens of CEO's, business owners, investors and professionals to navigate the sometimes difficult process of land transactions.

Dan is a proud member of the following organizations: Hayden Outdoors Real Estate; Past member of the Crook County Fair Board.

Awarded numerous times for being a multi-million-dollar seller of farm, ranch and recreational properties.

Licensed in Oregon as a Real Estate Broker with a past license in Crop Consulting.

Previous owner of Special Fx, a land & cattle company, Burnt Trucking LLC., and JD Real Estate Group LLC.

Whether you require his services or just have questions about marketing unique lands, Dan is always ready to use his skills to give you the confidence you want to get the results you desire for your land transactions.

Awards and Recognition:

2023-\$10+Million Dollar Award for selling \$10.4 million in Farm, Ranch and Recreational properties. 2020-\$20+ Million Dollar Award for selling \$22.25 million in Farm, Ranch and Recreational properties. 2018-\$10+ Million Dollar Award for selling \$13.5 million in Farm, Ranch and Recreational properties.











SQUARE FEET	0	BUILT	0
BEDS/BATHS		GARAGE	No
ACRES	40 +/-	ZONED	EFU-TRB
CCRs	No	TAXES	2024 \$184
WATER	Avion at the road	IRRIGATION	COID 39 +/-
MAP/TL	171213A000100		
SCHOOLS	Ponderosa Elementary, Sky	View Middle, Mountai	n View High

Offered at \$900,000

SEE OTHER PROPERTIES I HAVE LISTED FOR SALE AT



LIST KIT



Deschutes County Property Information

Report Date: 10/11/2023 4:11:31 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: COOK BEEFMASTER RANCH LLC

Map and Taxlot: 171213A000100

Account: 247390 Tax Status: Assessable

Situs Address: 63420 GENTRY LOOP, BEND, OR 97701

Property Taxes

Current Tax Year: \$174.29 Tax Code Area: 1003

Assessment

Subdivision: PP2005-7 Lot: PARCEL 1

Block:

Assessor Acres: 39.26
Property Class: 550 -- FARM

Ownership

Mailing Address:

COOK BEEFMASTER RANCH LLC

63510 GENTRY LOOP BEND, OR 97701

Valuation

Real Market Values as of Jan. 1, 2022

Land \$1,305,090

Structures \$0

Total \$1,305,090

Current Assessed Values:

Maximum Assessed N/A

Assessed Value \$12,882

Veterans Exemption

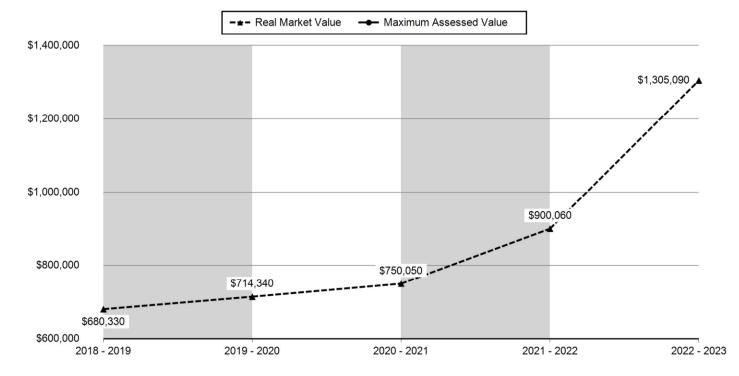
Warnings, Notations, and Special Assessments

Assessor's Office Notations

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

Valuation History All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.									
	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023				
Real Market Value - Land	\$680,330	\$714,340	\$750,050	\$900,060	\$1,305,090				
Real Market Value - Structures	\$0	\$0	\$0	\$0	\$0				
Total Real Market Value	\$680,330	\$714,340	\$750,050	\$900,060	\$1,305,090				
Maximum Assessed Value	N/A	N/A	N/A	N/A	N/A				
Total Assessed Value	\$12,882	\$12,882	\$12,882	\$12,882	\$12,882				
Veterans Exemption	\$0	\$0	\$0	\$0	\$0				



Tax P	Payment F	listory							
Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2022	11-15-2022	PAYMENT	11-04-2022	11-04-2022	\$169.06	(\$174.29)	\$5.23	\$0.00	\$0.00
2022	11-15-2022	IMPOSED	10-12-2022	11-15-2022	\$0.00	\$174.29	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2021	11-15-2021	PAYMENT	11-03-2021	11-03-2021	\$169.95	(\$175.21)	\$5.26	\$0.00	\$0.00
2021	11-15-2021	IMPOSED	10-11-2021	11-15-2021	\$0.00	\$175.21	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2020	11-15-2020	PAYMENT	11-09-2020	11-09-2020	\$165.11	(\$170.22)	\$5.11	\$0.00	\$0.00
2020	11-15-2020	IMPOSED	10-09-2020	11-15-2020	\$0.00	\$170.22	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			

Sales History								
Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument			
12/27/2012	COOK,GEORGE J AND MINA G	COOK BEEFMASTER RANCH LLC		06-GRANTEE IS RELATED/FRIENDS/BUSINES S ASSOCIATES	2012-52302			

No Structures Found.



DESCHUTES COUNTY PROPERTY PROFILE INFORMATION

Parcel #: 247390

Tax Lot: 171213A000100

Owner: Cook Beefmaster Ranch LLC

CoOwner:

Site: 63420 Gentry Loop

Bend OR 97701 Mail: 63510 Gentry Loop

Bend OR 97701

Land Use: 550 - Farm - Exclusive Farm Use (EFU) - Vacant

Std Land Use: VMSC - Vacant Misc

Legal: Lot: PARCEL 1 Block: 7 Twn/Rng/Sec: T:17S R:12E S:13 Q:NE QQ:

ASSESSMENT & TAX INFORMATION

Market Total: \$1,305,090.00 Market Land: \$1,305,090.00

Market Impr: Assessment Year: 2022 Assessed Total: \$12,882.00

Exemption:

Taxes: \$174.29 Levy Code: 1-003 Levy Rate: 14.0090

SALE & LOAN INFORMATION

Sale Date: 12/27/2012

Sale Amount:

Document #: 52302 Deed Type: Deed Loan Amount:

Lender: Loan Type: Interest Type:

Title Co:

PROPERTY CHARACTERISTICS

Year Built:

Eff Year Built:

Bedrooms:

Bathrooms:

of Stories: Total SqFt:

Floor 1 SqFt:

Floor 2 SqFt:

Basement SqFt:

Lot size: 39.26 Acres (1,710,166 SqFt)

Garage SqFt:

Garage Type:

AC:

Pool:

Heat Source:

Fireplace: Bldg Condition:

Neighborhood: 000

Lot: PARCEL 1

Block: 7

Plat/Subdiv: N/A

Zoning: EFUTRB - Efu - Tumalo / Redmond / Bend Subzone

School Dist: 1 - Bend-La Pine Administrative

Census: 2014 - 001200

Recreation:

Land Characteristics						
Land Description	Acres	Land Classification				
Exclusive Farm Use Zoned	33.00	W3: IRRIGATED GROUND - SOIL CLASS 3				
Exclusive Farm Use Zoned	6.26	D5: DRY GROUND - SOIL CLASS 5				

Ownership			
Name Type	Name	Ownership Type	Ownership Percentage
OWNER	COOK BEEFMASTER RANCH LLC,	OWNER	100.00%

Service Providers P	lease contact districts to confirm.		
Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	BEND RURAL FIRE	(541) 318-0459	1212 SW SIMPSON AVE, BEND, OR 97702
SCHOOL DISTRICT	BEND - LA PINE SCHOOL DISTRICT	(541) 355-1000	520 NW WALL ST, BEND, OR 97703
ELEMENTARY SCHOOL ATTENDANCE AREA	PONDEROSA ELEMENTARY SCHOOL	(541) 355-4300	3790 NE PURCELL BLVD, BEND, OR 97701
MIDDLE SCHOOL ATTENDANCE AREA	OBSIDIAN MIDDLE SCHOOL	(541) 923-4900	1335 SW OBSIDIAN, REDMOND, OR 97756
MIDDLE SCHOOL ATTENDANCE AREA	SKY VIEW MIDDLE SCHOOL	(541) 355-7600	63555 NE 18TH ST, BEND, OR 97701
HIGH SCHOOL ATTENDANCE AREA	MOUNTAIN VIEW HIGH SCHOOL	(541) 355-4400	2755 NE 27TH ST, BEND, OR 97701
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
WATER SERVICE PROVIDER	AVION WATER COMPANY	(541) 382-5342	60813 PARRELL RD, BEND, OR 97702
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 2	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jursidiction: Deschutes County County Zone Description

Urban Growth Boundary: No EFUTRB EXCLUSIVE FARM USE - TUMALO/REDMOND/BEND

SUBZONE

Urban Reserve Area: No AS AIRPORT SAFETY COMBINING ZONE

County Development Details

Wetland (National or Local): Yes

Conservation Easement: No Conservation Easement Recorded
FEMA 100 Year Flood Plain: Not Within 100 Year Flood Plain

TDC/PRC Restrictive

No TDC/PRC Restrictive Covenant Found

Covenant:

Ground Snow Load: 36 #/sq. ft.

Deschutes County Permits									
Permit ID	Permit Type	Applicant	Application Date	Status					
247-A0722-PL	Land Use	GEORGE AND MINA COOK	12/17/2007	Void					
247-TP07989-PL	Land Use	GEORGE & MINA COOK, C/O SCHWABE, WILLIAMSON & WYATT(TIA LEWIS)	01/29/2007	Finaled					
247-LL107-PL	Land Use	GEORGE COOK	01/28/2010	Finaled					

Permit Detail

Land Use Permit Details

Permit Number: 247-LL107-PL Submit Date: 01/28/2010 Status: Finaled

Permit Name: GEORGE COOK Application Complete Date: 02/08/2010

Owner: COOK, GEORGE J

Request: PROPERTY LINE ADJUSTMENT PER M49

Conservation Easement Required: No Conservation Easement Recording Number:

Conservation Easement Description: Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-A0722-PL Submit Date: 12/17/2007 Status: Void

Permit Name: GEORGE AND MINA COOK Application Complete Date:

Owner: COOK,GEORGE J

Request: APPEAL OF TP07989 (M37)

Conservation Easement Required: No Conservation Easement Recording Number:

Conservation Easement Description:
Conservation Easement Comments:

Land Use Permit Details

Permit Number: 247-TP07989-PL Submit Date: 01/29/2007 Status: Finaled

Permit Name: GEORGE & MINA COOK, C/O Application Complete Date: 03/30/2007

SCHWABE, WILLIAMSON & WYATT (TIA LEWIS)

(TIA LEVVIS)

Owner: COOK,GEORGE J

Request: 85-LOT PLANNED UNIT DEVELOPMENT (UNDER MEASURE 37 APPROVAL)

Conservation Easement Required: No Conservation Easement Recording Number:

Conservation Easement Description:
Conservation Easement Comments:

Assessor's Office Supplemental Information

Legal Description: Subdivision: PP2005-7 Lot: PARCEL 1 Block:

Property Class: 550 -- FARM

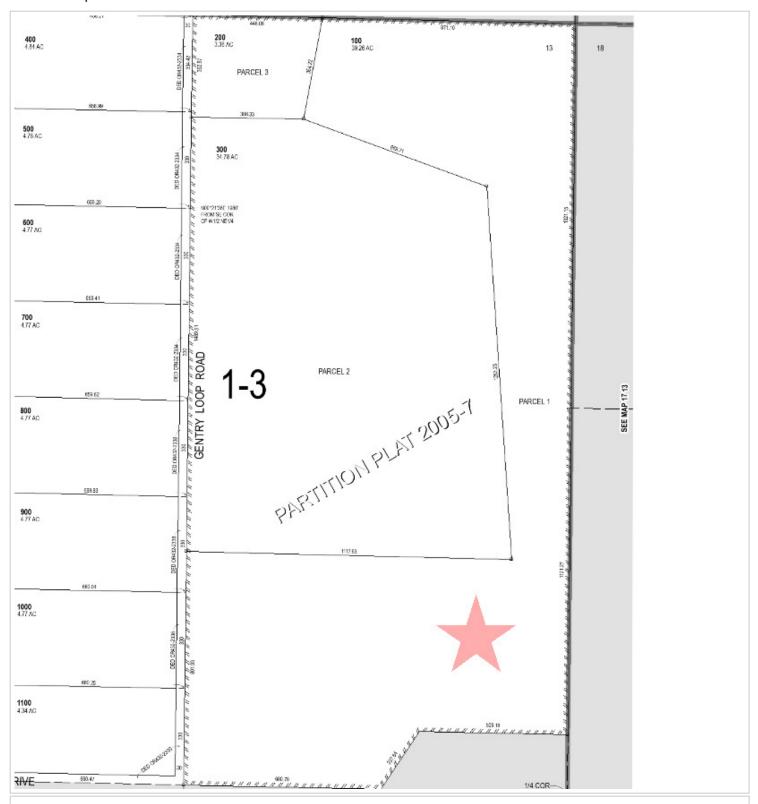
Maintenance Area:3Study Area:35Neighborhood:000





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Assessor Map





Parcel ID: 247390

Site Address: 63420 Gentry Loop

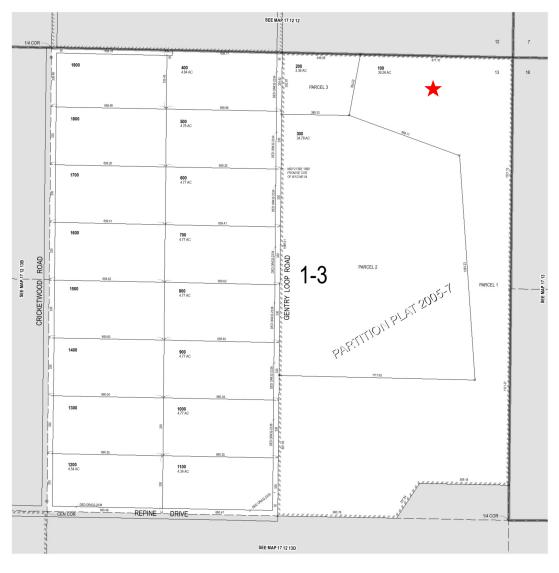
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.E.1/4 SEC.13 T.17S. R.12E. W.M. DESCHUTES COUNTY

17 12 13A0

3/8/2019



17 12 13A0

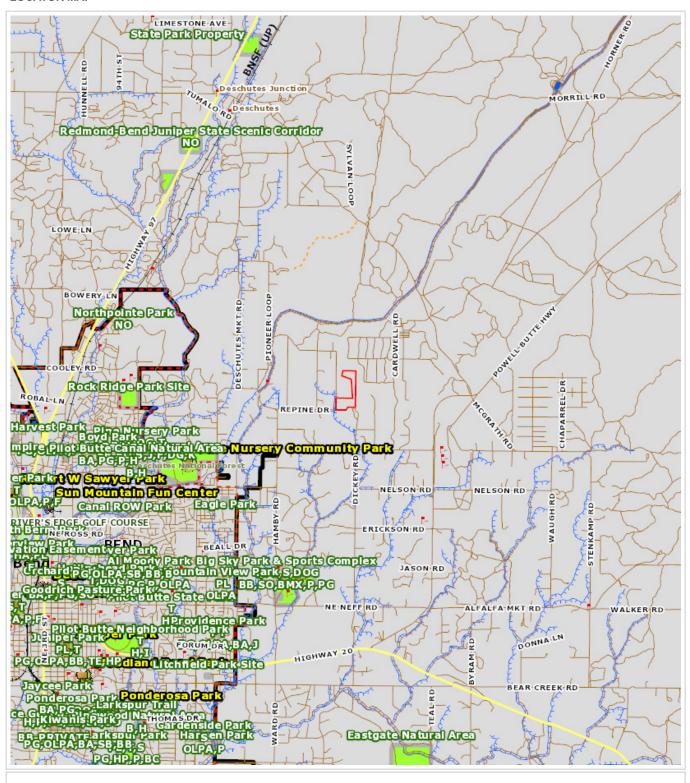
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ParcelID: 247390

Tax Account #: 171213A000100 63420 Gentry Loop, Bend OR 97701

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

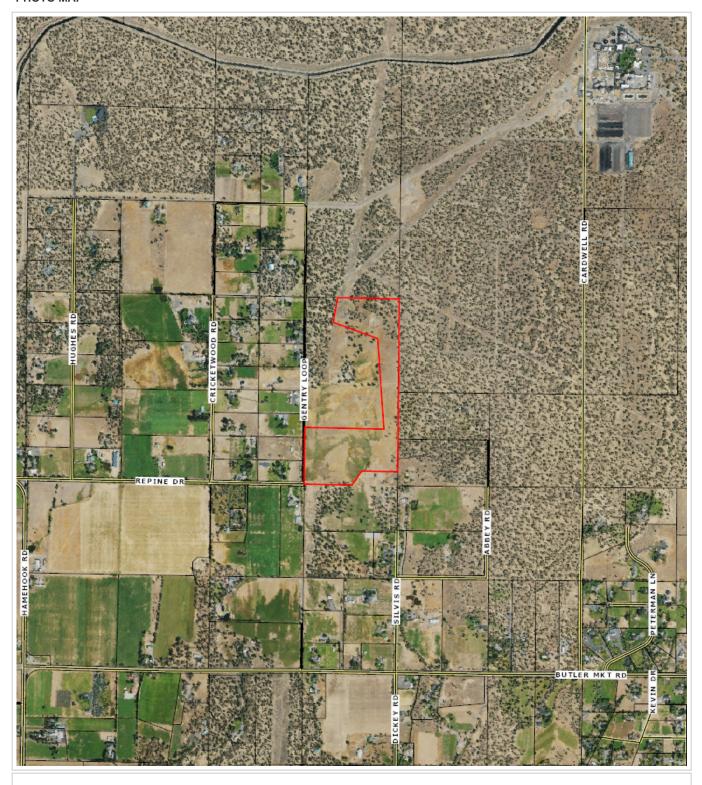


Site Address: 63420 Gentry Loop





Disclaimer:

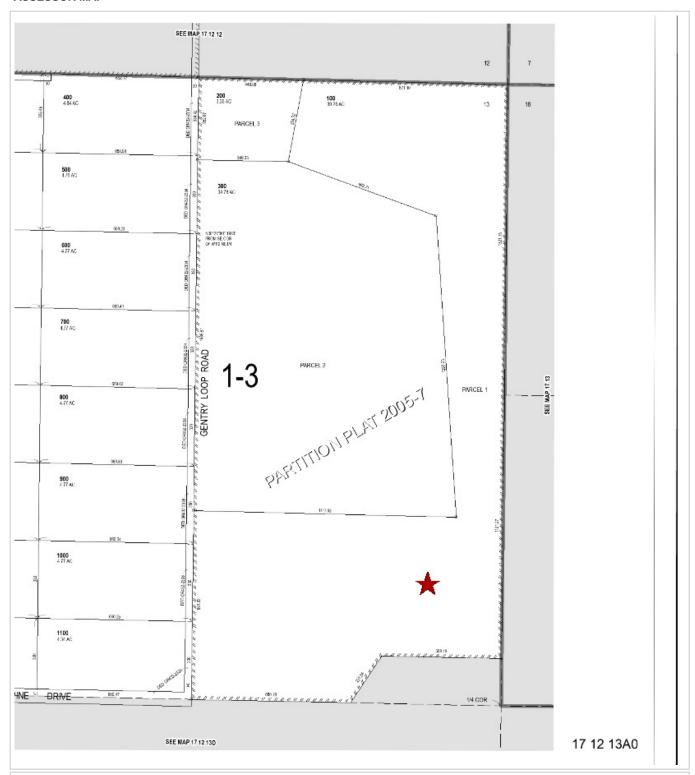


Site Address: 63420 Gentry Loop





Disclaimer

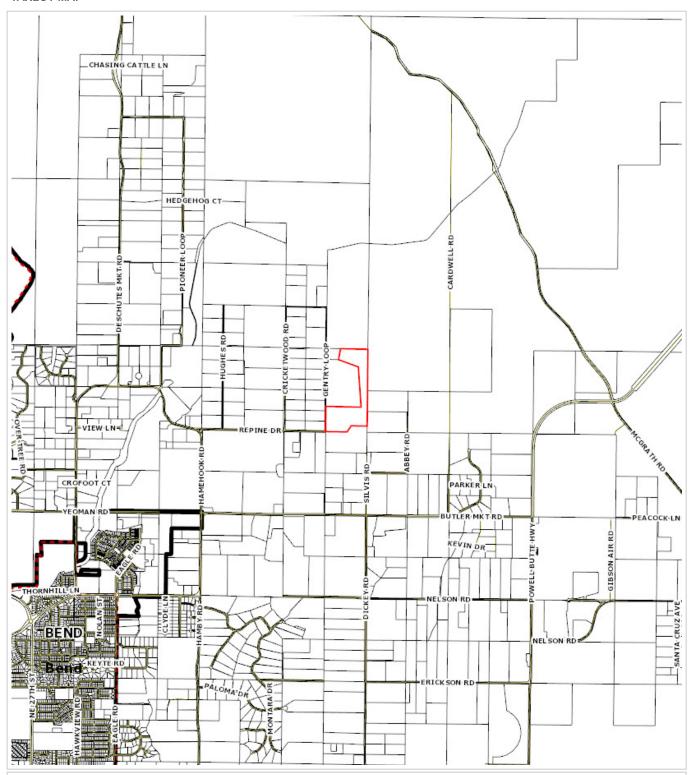


Site Address: 63420 Gentry Loop





Disclaimer:

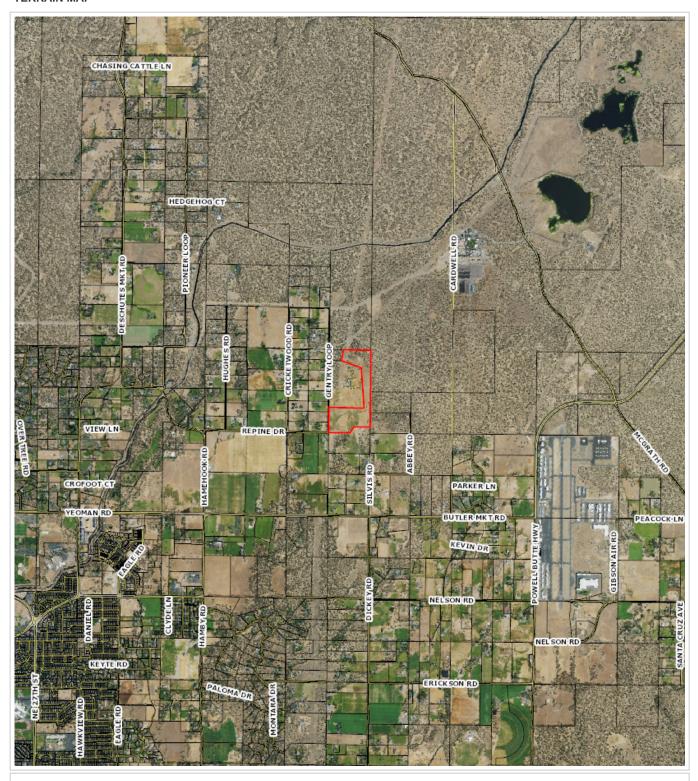


Site Address: 63420 Gentry Loop





Disclaimer:

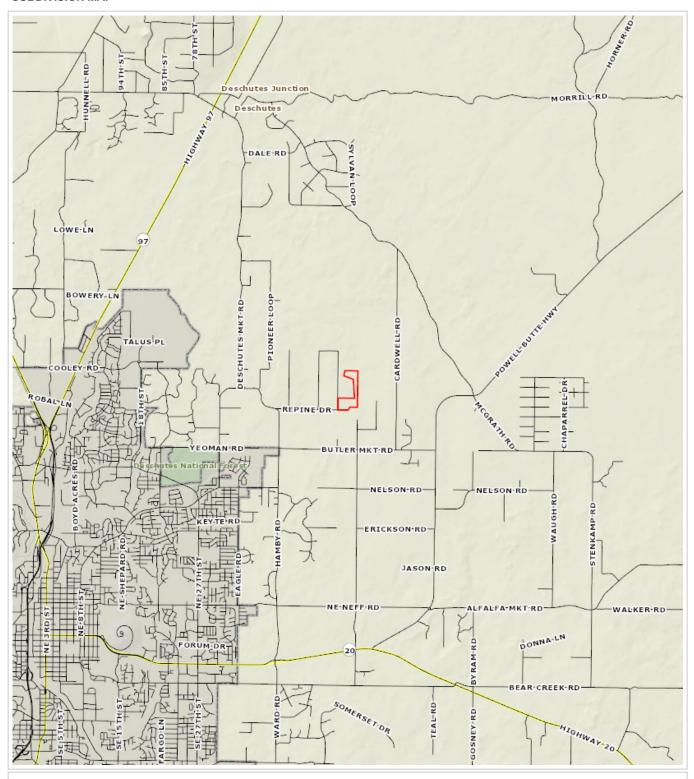


Site Address: 63420 Gentry Loop





Disclaimer

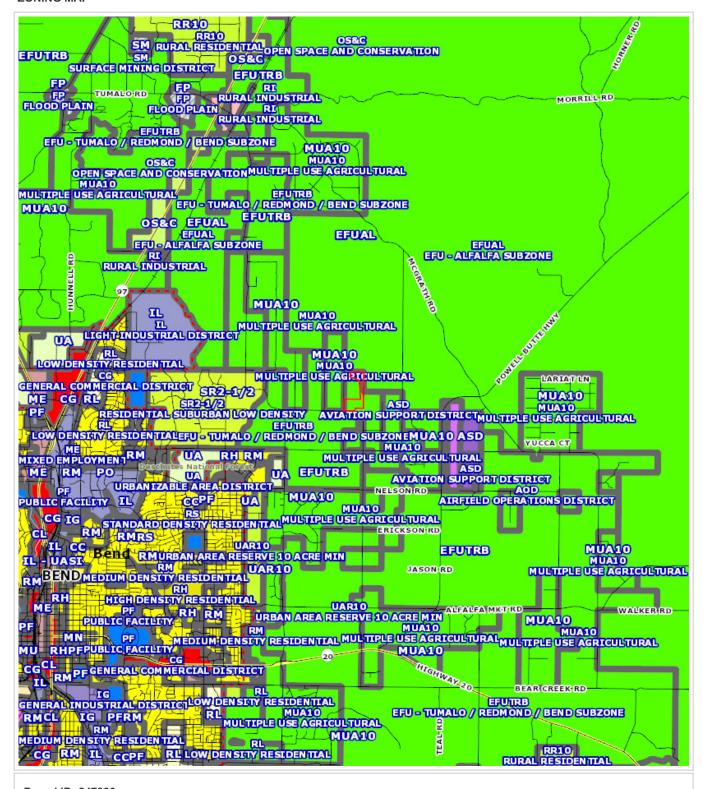


Site Address: 63420 Gentry Loop





Disclaimer



Site Address: 63420 Gentry Loop





Disclaimer:

After Recording Return to: Ellen Krider 203 N. Main Street Prineville, OR 97754

Send Tax Statements to: Mina Cook 63510 Gentry Loop Bend, OR 97701 DESCHUTES COUNTY OFFICIAL RECORDS NANCY BLANKENSHIP, COUNTY CLERK

00871062201200523020020029

\$53.00

12/27/2012 03:49:01 PM

D-D Cnt=1 Stn=2 TM \$10.00 \$11.00 \$16.00 \$10.00 \$6.00

BARGAIN AND SALE DEED

Mina Cook, Grantor, hereby conveys to Cook Beefmaster Ranch, LLC, Grantee, all of Grantor's right, title and interest in the following described real property located in Deschutes County, Oregon and more particularly described as follows:

Parcels One (1) and Two (2) of Partition Plat No. 2005-7, Recorded January 27, 2005, in Cabinet 3, Page 77, Deschutes County Records, Deschutes County, Oregon.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true and actual consideration for this conveyance is Estate Planning.

DATED this 27 day of December, 2012.

Mina Cook Mina Cook

STATE OF OREGON, County of Deschutes) ss.

On this <u>27</u> day of December, 2012, personally appeared the above-named Mina Cook and acknowledged the foregoing instrument to be her voluntary act and deed.

OFFICIAL SEAL
SUZANNE MARIE CELASCHI
NOTARY PUBLIC-OREGON
COMMISSION NO. 465629
MY COMMISSION EXPIRES FEBRUARY 06, 2016

SUSCINUL MARE Colosch.
NOTAKY PUBLIC FOR OREGON

ION 13, AND THE PROPERTY BEING PLATTED IS MORE PARTICULARLY HE EAST BOUNDARY OF SAID NE1/4, SOUTH 00"00"29" EAST A

IE EAST BOUNDARY OF SAID NE1/4, SOUTH 00°00'29" EAST A
G SAID EAST BOUNDARY, SOUTH 00°02'20" WEST A DISTANCE OF
NORTH 89°25'52" WEST A DISTANCE OF 509.18 FEET; THENCE SOUTH
SOUTH BOUNDARY OF SAID E1/2; THENCE ALONG SAID SOUTH
O.25 FEET TO THE WEST BOUNDARY OF SAID E1/2; THENCE ALONG
NNCE OF 2644.31 FEET TO THE NORTH BOUNDARY OF SAID E1/2;

HI-OF-WAYS OF RECORD AND THOSE COMMON AND APPARENT ON THE

13" EAST A DISTANCE OF 1317.18 FEET TO THE POINT OF BEGINNING,

THE EXCEPTION OF THAT PORTION LYING IN THE SOUTHEAST CONDINEAST CONDINEAST CONDINEAST CONDINEAST CONDINEAST STANDING SOUTHEAST CONDINEAST STANDING DETERMINATION OF THE PARTITION BOUNDARY AS SHOWN CONTIONED TO MATCH THE POSITIONS OF THE FOR

BEARINGS OF THIS SURVEY ARE BASED BETWEEN CENTRAL ORE AS COMPUTED FROM THEIR PUBLISHED COORDINATES AS SOUTH

DECLARATION:

GEORGE J. COOK AND MINA G. COOK, AS TENANTS BY THE ENITHIS PARTITION PLAT MORE PARTICULARLY DESCRIBED IN THE SAID LAND TO BE PLATTED AS SHOWN ON SUCH PARTITION PLATED PROPERLY PARTITIONED IN ACCORDANCE WITH O.R.S. CHAPTER EASEMENT DEPICTED IN DETAIL 'B' TO CENTRAL OREGON IRRIGAMAINTENANCE AND OPERATION OF AN IRRIGATION CONVEYANCE PRIVATE IRRIGATION EASEMENT WHICH AFFECTS A PORTION OF

(SEE SHEET 2 FOR DECLARATION SIGNATUI

)	DATE
•	

IGED BEFORE ME ON JOUNGLY TENANTS BY THE ENTIRETY.

NOTARY PUBLIC - OREGON

DESCHUTES COUNTY PLANNING DIRECTO

DESCHUTES COUNTY DIRECTOR OF ROAL

DESCHUTES COUNTY DIRECTOR OF ENVI

I HEREBY CERTIFY THAT ALL TAXES AR

DESCHUTES COUNTY YAX COLLECTOR

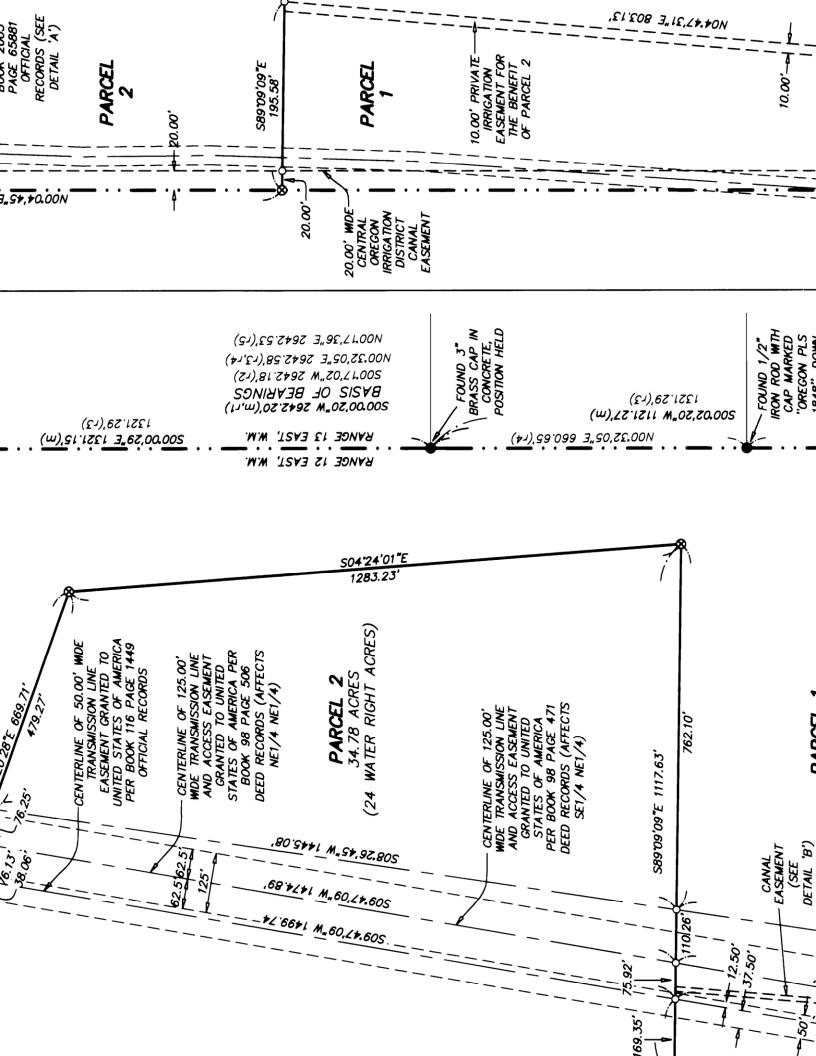
I HEREBY CERTIFY THAT ALL AD VALOR CHARGES REQUIRED BY LAW TO BE PLA LIEN ON THIS PLAT OR WILL BECOME A l

DESCHUTES COUNTY ASSESSOR

DESCHUTES COUNTY BOARD OF COMMIS

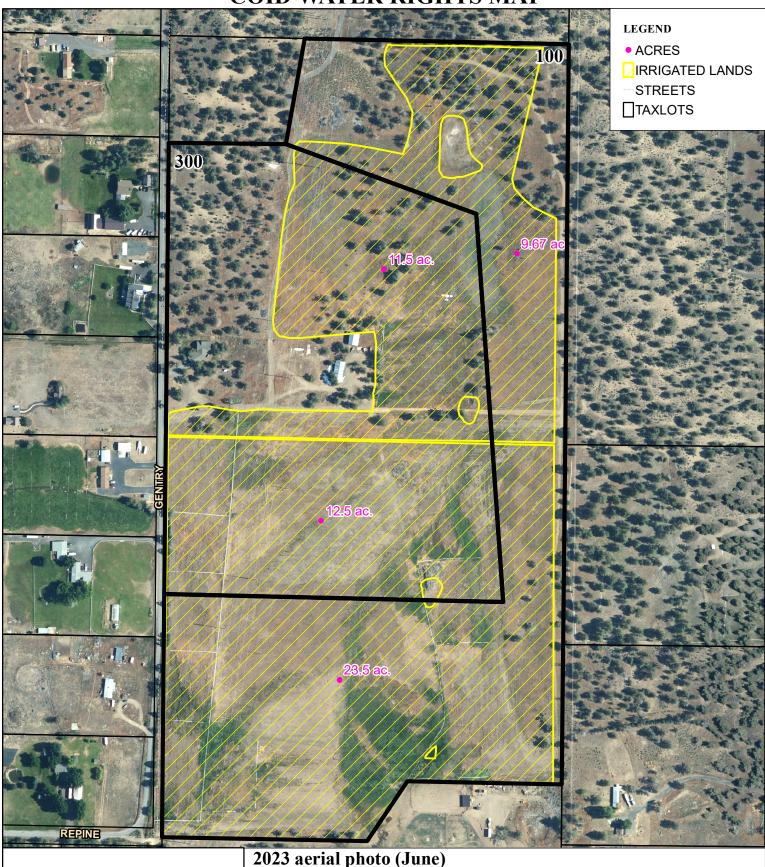
SIGNATURE BY THE DESCHUTES COUNTY THE COUNTY OF ANY DEDICATION MADE

GENTRAL OREĞON IRRIGATION DISTRICT CERTIFICATE NO. 76358





COID WATER RIGHTS MAP



INFORMATION

NAME:

TAXLOT:

171213A000100 & 171213A000300

2023 aerial photo (June)

DISCLAIMER: THIS MAP IS FOR REFERENCE PURPOSES ONLY.
COID MAKES NO GUARANTEES TO THE ACCURACY
OF THIS MAP OR ITS ASSOCIATED GIS DATA SHOWN HEREIN. COID IS IN NO WAY RESPONSIBLE FOR THE USAGE OF ANY DATA OR INORMATION ASSOCIATED WITH OR SHOWN ON THIS MAP.

1 inch = 317 feet Date: 10/11/2023

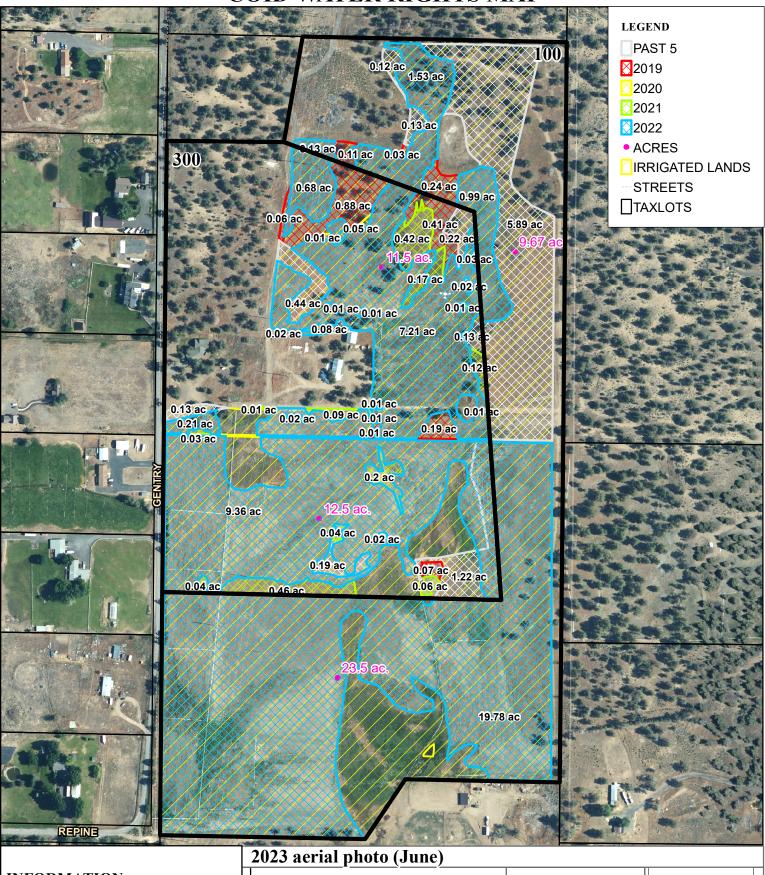
User Name: GISTECH

PROJECTION COORDINATE SYSTEM: NAD_1983_StatePlane_Oregon_South_ FIPS_3602_INTL Feet



Document Path: C:\Users\GIStech\Desktop\BASEMAP_2023 V3.mxd

COID WATER RIGHTS MAP



INFORMATION

NAME:

TAXLOT: 171213A000100 & 171213A000300

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1 inch = 317 feet
Date: 10/11/2023

User Name: GISTECH

PROJECTION COORDINATE SYSTEM: NAD_1983_StatePlane_Oregon_South_ FIPS_3602_INTL_Feet



Document Path: C:\Users\GIStech\Desktop\BASEMAP_2023 V3.mxd

Good Morning,

Attached are the water rights maps, beneficial use map and patron inquiry sheet. The 2023 Assessment is \$2644.40.

There are a total of 57.17 acres of water rights between the two properties.

There are 33.17 acres of mapped water rights appurtenant to tax lot 171213A000100:

• 3.72 acres are currently being used

Below is a record of dry areas within the years listed:

- 22.43 acres last used in 2022
- 0.38 acres last used in 2019
- 6.64 acers are past 5 years nonuse. This water is non-compliant with Oregon Water Law and could be subject to cancellation. The only way to bring this water into compliance is through irrigation practice. This water cannot be instreamed of transferred.

There are 24.00 acres of mapped water rights appurtenant to tax lot 171213A000300:

• 2.34 acres are currently being beneficially used

Below is a record of dry areas within the years listed:

- 16.84 acres were last beneficially used in 2022.
- 0.96 acres were last beneficially used in 2021.
- 0.03 acres were last beneficially used in 2020.
- 1.61 acres were last beneficially used in 2019.
- 2.22 acers are past 5 years nonuse. This water is non-compliant with Oregon Water Law and could be subject to cancellation. The only way to bring this water into compliance is through irrigation practice. This water cannot be instreamed of transferred.

Let me know if you need more. Jessica

Jessica Martin | Administrative Assistant

Central Oregon Irrigation District | 1055 SW Lake Court Redmond, OR 97756 | 541.548.6047



Patron Taxlot Inquiry

10/11/2023 2:18 pm

128640 **Cook, Mina**

171213A000300

Deschutes

Last Assessment Amount:\$2,569.40Last Assessment Date:01/17/2023Current Balance:\$0.00

DistrictText	Division	Acreage	Beat		
	Division 3	57.170	CO1		
County Tax Map Nbr 171213A000100	County Name Deschutes	Address1 63420 GENTRY LOOP		<u>Acreage</u> 33.170	
		BEND, OR 97701			

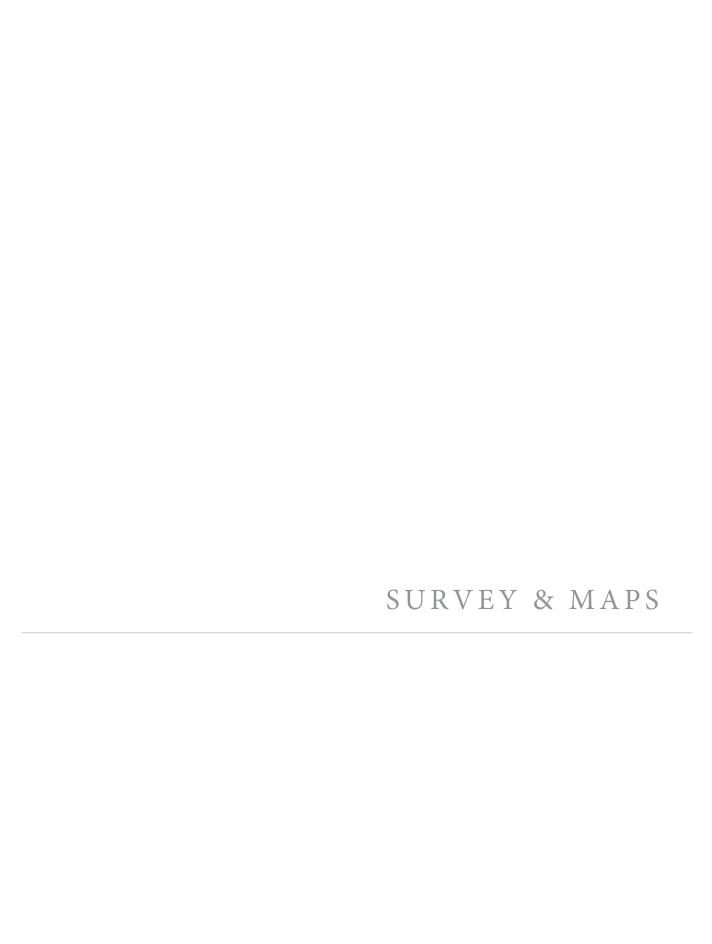
63510 GENTRY LOOP

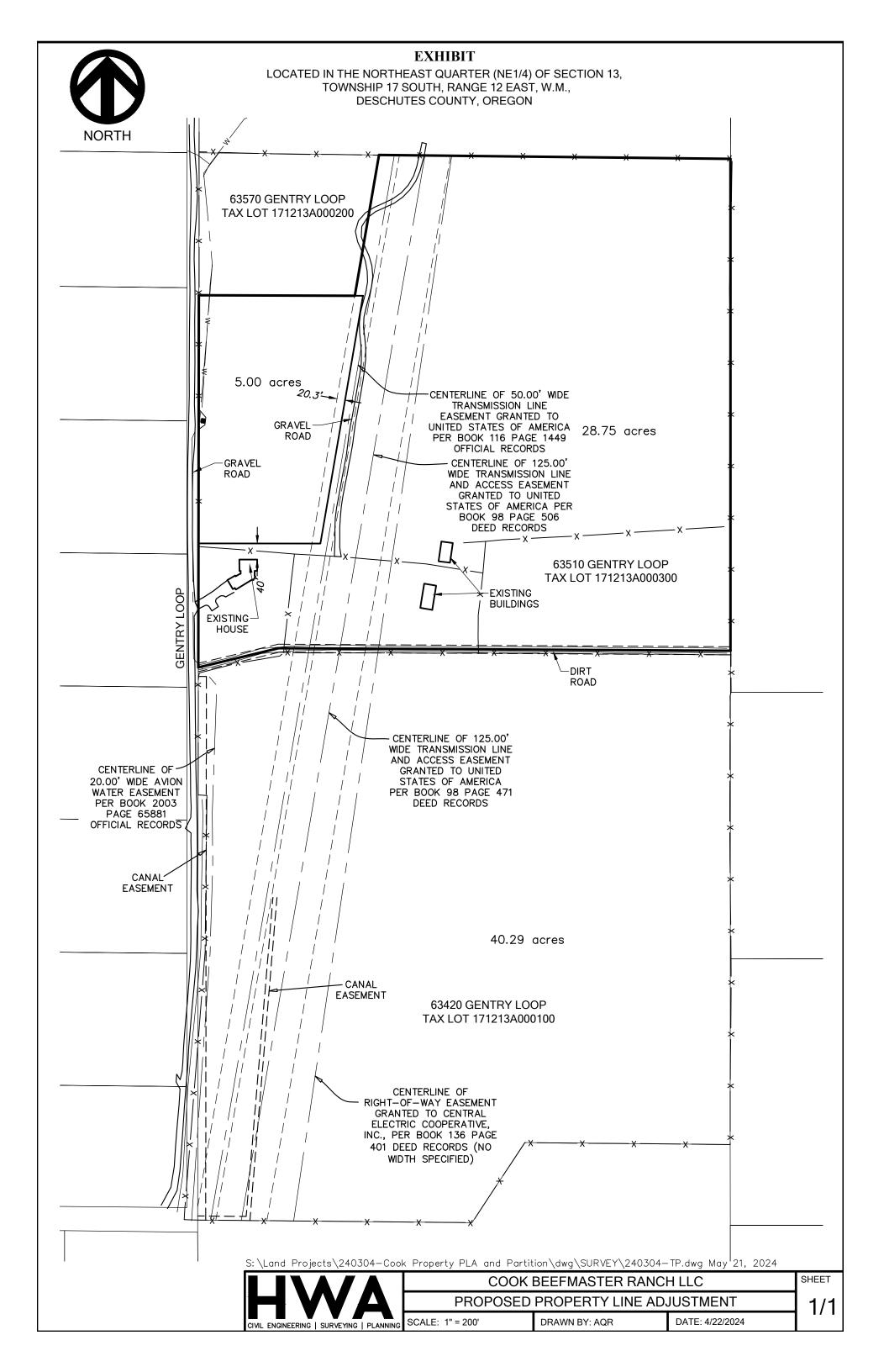
BEND, OR 97701

57.170

24.000

				Quit	Instream					
TRSQ	Lot	Usage	Headgate	Claim	Lease	Rot#	Transfer	Petition	Acreage	
171213SENE	00300	Irrigation	A-24-35						Acreage: Off Lands:	12.500
Beneficial Use:	_	2023 - Partial 2020 - Partial		Partial Partial		21 - Partial 18 - Partial			On Lands: Available:	12.500
171213NENE	00100	Irrigation	A-24-35						Acreage: Off Lands:	9.670
Beneficial Use:		2023 - Dry 2020 - Dry		Partial Partial		21 - Dry 18 - Dry			On Lands: Available:	9.670
171213NENE	00300	Irrigation	A-24-35						Acreage: Off Lands:	11.500
Beneficial Use:		2023 - Partial 2020 - Partial	2022 - 2019 -	Partial Partial		21 - Partial 18 - Partial			On Lands: Available:	11.500
171213SENE	00100	Irrigation	A-24-35						Acreage: Off Lands:	23.500
Beneficial Use:		2023 - Partial 2020 - Partial	2022 - 2019 -	Full Partial		21 - Partial 18 - Partial			On Lands: Available:	23.500



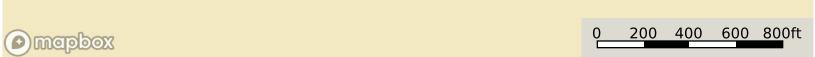








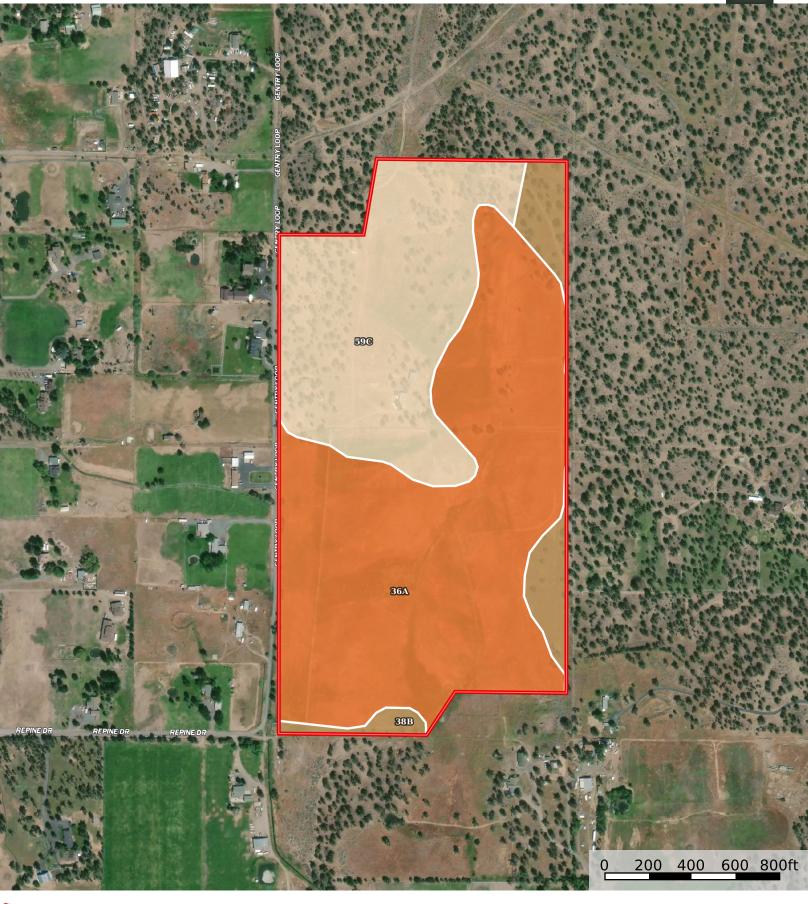






REPINE DR





Boundary

| Boundary 73.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
36A	Deskamp loamy sand, 0 to 3 percent slopes	43.78	59.35	0	6	6s
59C	Gosney-Rock outcrop-Deskamp complex, dry, 0 to 15 percent slopes	24.42	33.1	0	2	7e
38B	Deskamp-Gosney complex, 0 to 8 percent slopes	5.56	7.54	0	5	6e
TOTALS		73.76(*)	100%	-	4.6	6.33

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

OREGON REAL ESTATE AGENCY
INITIAL DISCLOSURE
PAMPHLET



OREGON REAL ESTATE AGENCY INITIAL AGENCY DISCLOSURE PAMPHLET

OAR 863-015-215 (4)

This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- 1. To deal honestly and in good faith;
- 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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A Seller's Agent owes the seller the following affirmative duties;

- 1. To exercise reasonable care and diligence;
- 2. To account in a timely manner for money and property received from or on behalf of the seller;
- To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- 4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- 5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
- 6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of Buyer's Agent

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- 1. To deal honestly and in good faith;
- 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

- 1. To exercise reasonable care and diligence;
- 2. To account in a timely manner for money and property received from or on behalf of the buyer;
- 3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
- 4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
- 5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- 6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
- 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

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Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- 1. To the seller, the duties listed above for a seller's agent; and
- 2. To the buyer, the duties listed above for a buyer's agent;
- 3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

- 1. To disclose a conflict of interest in writing to all parties;
- 2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
- 3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

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