



FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

0 John Long Rd
R148636
23051502702
Douglas

OWNER

Long Creek Ranch LLC

DATE PREPARED

05/04/2023

PREPARED BY

moesterreich@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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Douglas County Parcel Information



First American Title

Parcel Information

Parcel #:	R148636
Tax Lot:	23051502702
Site Address:	0 John Long Rd Oakland OR 97462
Owner:	Long Creek Ranch LLC
Owner2:	
Owner Address:	8462 MacLeay Rd SE Salem OR 97301
Twn/Range/Section:	23S / 05W / 15
Parcel Size:	25.66 Acres (1,117,750 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	040000 / 1141

Assessment Information

Market Value Land:	\$30,930.00
Market Value Impr:	\$0.00
Market Value Total:	\$30,930.00
Assessed Value:	\$13,906.00

Tax Information

Levy Code Area:	03200
Levy Rate:	7.0007
Tax Year:	2022
Annual Tax:	\$116.93
Exemption Description:	

Legal

P.P. 2020-49, PARCEL PT 2 IN SEC 15, ACRES 25.66

Land

Cnty Land Use:	640S - FOREST LAND - VACANT - DFL (STF)	Std Land Use:	VMSC - Vacant Misc
Zoning:	FG - Exclusive Farm Use-Grazing	Neighborhood:	SE
Watershed:	Elk Creek	View:	
Recreation:		School District:	32 - Yoncalla School District
Primary School:	YONCALLA ELEMENTARY SCHOOL	Middle School:	YONCALLA ELEMENTARY SCHOOL
High School:	YONCALLA HIGH SCHOOL		

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Rec. Date:	06/21/2005	Sale Price:	\$810,000.00	Doc Num:	2005-15359	Doc Type:	Deed
Owner:	Long Creek Ranch LLC	Grantor:		Title Co:		Lender:	
Orig. Loan Amt:		Loan Type:					

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Property Owner
 R148636 LONG CREEK RANCH LLC 0 JOHN LONG RD, OAKLAND, OR 97462

Property Address

2023 GENERAL INFORMATION

RELATED PROPERTIES

Linked Properties -

Property Status A ACTIVE
 Property Type Residential
 Legal Description P.P. 2020-49, PARCEL PT 2 IN SEC 15, ACRES 25.66
 Alternate Account Number -
 Neighborhood SE YONCALLA - RURAL
 Map Number 23-05W-15-02702
 Property Use -
 Levy Code Area 03200
 Zoning -

2023 OWNER INFORMATION

Owner Name LONG CREEK RANCH LLC
 Mailing Address 8462 MACLEAY RD SE SALEM, OR 97301

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	QA-QUARRY	3.00 Acres
L2	SDM	22.66 Acres
TOTALS		117749.60 Sq. ft / 25.66 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE

2022	\$0	\$30,930	\$30,930	\$1,948	\$13,906
2021	\$0	\$30,930	\$30,930	\$1,903	\$13,513

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
6/21/2005	MADISON-JMK INC	LONG CREEK RANCH LLC	2005-15359	\$810,000	WD WARRANTY DEED
	LONG CREEK RANCH LLC	LONG CREEK RANCH LLC	PP 2020-49	-	PLAT PART PLAT PARTITION

- Potential Adh Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$116.93	\$97.35	\$19.58	\$116.93	\$0.00	-	\$0.00
2021	\$94.60	\$94.60	\$0	\$94.60	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-58182-2022	11-22-2022	\$113.42
2021	2071066	11-15-2021	\$91.76

Douglas County Parcel Information



First American Title

Parcel Information

Parcel #:	R148637
Tax Lot:	23052200804
Site Address:	0 John Long Rd Oakland OR 97462
Owner:	Long Creek Ranch LLC
Owner2:	
Owner Address:	8462 MacLeay Rd SE Salem OR 97301
Twn/Range/Section:	23S / 05W / 22
Parcel Size:	56.71 Acres (2,470,288 SqFt)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	
Census Tract/Block:	040000 / 1141

Assessment Information

Market Value Land:	\$167,916.00
Market Value Impr:	\$0.00
Market Value Total:	\$167,916.00
Assessed Value:	\$67,278.00

Tax Information

Levy Code Area:	03200
Levy Rate:	7.0007
Tax Year:	2022
Annual Tax:	\$552.07
Exemption Description:	

Legal

P.P. 2020-49, PARCEL PT 2 IN SEC 22, ACRES 56.71

Land

Cnty Land Use:	640S - FOREST LAND - VACANT - DFL (STF)	Std Land Use:	VMSC - Vacant Misc
Zoning:	FG - Exclusive Farm Use-Grazing	Neighborhood:	SE
Watershed:	Elk Creek	View:	
Recreation:		School District:	32 - Yoncalla School District
Primary School:	YONCALLA ELEMENTARY SCHOOL	Middle School:	YONCALLA ELEMENTARY SCHOOL
High School:	YONCALLA HIGH SCHOOL		

Improvement

Year Built:		Condition:		Fin. SqFt:	
Bedrooms:		Bathrooms:		Garage:	
Foundation:		Attic Fin SqFt:		Attic Unfin SqFt:	
Exterior Walls:		Basement Fin SqFt:		Basement Unfin SqFt:	
Carport SqFt:		Deck SqFt:		Roof Covering:	
Pool:	No	Roof Type:		Heat:	

Transfer Information

Rec. Date:	06/21/2005	Sale Price:	\$810,000.00	Doc Num:	2005-15359	Doc Type:	Deed
Owner:	Long Creek Ranch LLC	Grantor:		Title Co:			
Orig. Loan Amt:		Lender:					
Finance Type:							

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Property Owner
R148637 LONG CREEK RANCH LLC 0 JOHN LONG RD, OAKLAND, OR 97462

Property Address

2023 GENERAL INFORMATION

RELATED PROPERTIES

Linked Properties -

Property Status A ACTIVE

Property Type Residential

Legal Description P.P. 2020-49, PARCEL PT 2 IN SEC 22, ACRES 56.71

Alternate Account Number -

Neighborhood SE YONCALLA - RURAL

Map Number 23-05W-22-00804

Property Use -

Levy Code Area 03200

Zoning -

2023 OWNER INFORMATION

Owner Name LONG CREEK RANCH LLC

Mailing Address 8462 MACLEAY RD SE SALEM, OR 97301

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	USEA	1.00 Acres
L2	QA-QUARRY	16.00 Acres
L3	SDM	39.71 Acres
TOTALS		2470287.60 Sq. ft / 56.71 acres

SALES HISTORY

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2022	\$0	\$167,916	\$167,916	\$3,501	\$67,278
2021	\$0	\$167,916	\$167,916	\$3,419	\$65,339

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
6/21/2005	MADISON-JMK INC	LONG CREEK RANCH LLC	2005-15359	\$810,000	WD WARRANTY DEED
	LONG CREEK RANCH LLC	LONG CREEK RANCH LLC	PP 2020-49	-	PLAT PART PLAT PARTITION

- Potential Addn Tax Liability
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2022	\$552.07	\$471.00	\$81.07	\$552.07	\$0.00	-	\$0.00
2021	\$457.42	\$457.42	\$0	\$457.42	\$0.00	-	\$0.00

TOTAL TAXES DUE	Amount
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2022	DOUG-58181-2022	11-22-2022	\$535.51
2021	2071068	11-15-2021	\$443.70



DEED-WD Cnt=1 Stn=18 RECORDINGDESK
\$15.00 \$11.00 \$5.00

06/23/2005 11:05:20 AM



After Recording Return To:

Long Creek Ranch, LLC
8462 Macleay Rd SE
Salem OR 97301

Send Tax Statements To:

Long Creek Ranch, LLC
8462 Macleay Rd SE
Salem OR 97301

Title Order No. 22-46236
Escrow No. 22-46236
Tax Account No. R121865 23-5-
15-2701, R121866 23-5-27-0201,
R57419 23-5-22-0800, R57454
23-5-00-1600

TICOR TITLE 22-46236

WARRANTY DEED

(ORS 93.850)

Madison-JMK, Inc., a Oregon corporation, Grantor, conveys and warrants to Long Creek Ranch, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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

The true consideration for this conveyance is \$810,000.00.

Dated this 21st day of June, 2005.

MADISON-JMK, INC.

[Signature] pres
By: Kim McLaughlin, President

State of OR, County of Douglas)ss.

This instrument was acknowledged before me on June 21, 2005
by Kim McLaughlin, as President, of Madison-JMK, Inc..

[Signature] My commission expires: 4/26/08
Notary Public

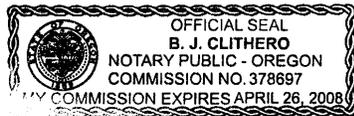


EXHIBIT 'A'Legal Description:

All of the following described property located in Sections 15, 22, 23 and 27 in Township 23 South, Range 5 West, W. M., County of Douglas, State of Oregon, lying East of the Easterly line of the Oregon California Railroad, now known as Southern Pacific Railroad.

Parcel 1: All of the South half (S ½) of the John Long Donation Land Claim No. 46 in Section 21 and 22, Township 23 South, Range 5 West, W. M., Douglas County, Oregon, lying East of the Interstate Highway No. 5.

Parcel 2: Lot one (1) and the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter of Section 27, Lots three (3), four (4) and five (5) and the Southwest quarter of the Southeast quarter of Section 22, all in Township 23 South, Range 5 West, W. M., Douglas County, Oregon.

Parcel 3: That portion of the JP Garrison DLC known on the public surveys as Notification No. 270 lying South of the portion heretofore deeded to John J. Long as described in the deed recorded on Page 572, Volume 6, deed records of Douglas County, Oregon. Also beginning at a point on the East line of the John Long DLC No. 46, in Section 22, Township 23 South, Range 5 West, W. M., said point being 40.45 chains North of the Southeast corner of said claim; thence North 9.60 chains to the South line of the JJ Long's land; thence North 74 ½° West 2.85 chains to the East line of the railroad right of way; thence South 17° West along said right of way 16.40 chains; thence East 8.40 chains to the place of beginning.

Parcel 4: The West half of the Northeast quarter, the Northeast quarter of the Northwest quarter, the South half of the Northwest quarter, and the North half of the Southwest quarter of Section 23, Township 23 South, Range 5 West, W. M., Douglas County, Oregon.

Parcel 5: Beginning at a point 12 chains and 80 links West from the Northwest corner of the Donation Land Claim of Jonas P. Garrison, known on the public surveys as Notification No. 270; thence East 55 chains and 30 links; thence South 37 chains and 50 links; thence North 74 ½° West 56 chains and 35 links; thence North 2 ½° West 22 chains and 50 links, to the place of beginning. Except that portion thereof conveyed to the State of Oregon by and through the State Highway Commission, said tract of land being part and parcel of Donation Land Claim of JP Garrison and John Long, known in the public surveys as Notification No. 270 and No. 2916, said tract lying and being in Sections 15 and 22, Township 23 South, Range 5 West, W. M., Douglas County, Oregon.

Parcel 6: Lot 2 and the South half of the Northeast quarter, and the North half of the Southeast quarter of Section 22; and that portion of Lot 1 and the North half of the Northeast quarter of Section 22 lying South of the property deeded to John J. Long, as described in deed recorded on Page 572, Volume 6, deed records of Douglas County, Oregon, all located in Section 22, Township 23 South, Range 5 West, W. M., Douglas County, Oregon.

Parcel 7: Access easement agreement recorded in Book 1890, Page 993, Recorder's No. 2002-20030 and re-recorded in Book 1894, Page 954, Recorder's No. 2002-21236, records of Douglas County, Oregon.

Subject to:

The assessment roll and tax roll discloses that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the land was subject to the special land use assessment.

The assessment and tax rolls disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land. In addition thereto, a penalty may be levied if notice of disqualification is not timely given.

Title No. 22-46236 Escrow No. 22-46236

Provisions in deed from John Long to Oregon and California Railroad Company, including the terms and provisions thereof,

Recorded: October 12, 1871
Book: 5 Page: 516
Records of Douglas County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: The California Oregon Power Company
For: Public Utilities
Dated: January 15, 1936
Recorded: February 13, 1936
Book: 97 Page: 166, Recorder's No. 97509
in Douglas County, Oregon.

Transmission Line Easement, including the terms and provisions thereof,

Recorded: July 6, 1956
Book: 256 Page: 558, Recorder's No. 219808
Records of Douglas County, Oregon.
Affects: Section 23

An Easement created by instrument, including the terms and provisions thereof,

In favor of: City of Yoncalla
For: water pipe line and related facilities
Dated: July 31, 1974
Recorded: August 8, 1974
Book: 552 Page: 261, Recorder's No. 74-10812
in Douglas County, Oregon.
Affects: Section 23

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Douglas Electric Cooperative, Inc.
For: public utilities
Dated: June 10, 1953
Recorded: March 7, 1995
Book: 1343 Page: 405, Recorder's No. 95-05297
in Douglas County, Oregon.

Terms and provisions, including, but not limited to mutual obligations, including rights of lien, for maintenance pursuant to the provisions of ORS 105.170 et seq., of that certain access easement which is set forth in instrument

Recorded: July 25, 2002
Book: 1890 Page: 993, Recorder's No. 2002-20030
Re-recorded: August 8, 2002
Book: 1894 Page: 954, Recorder's No. 2002-21236
in Douglas County, Oregon.

Timber Deed, including the terms and provisions thereof,

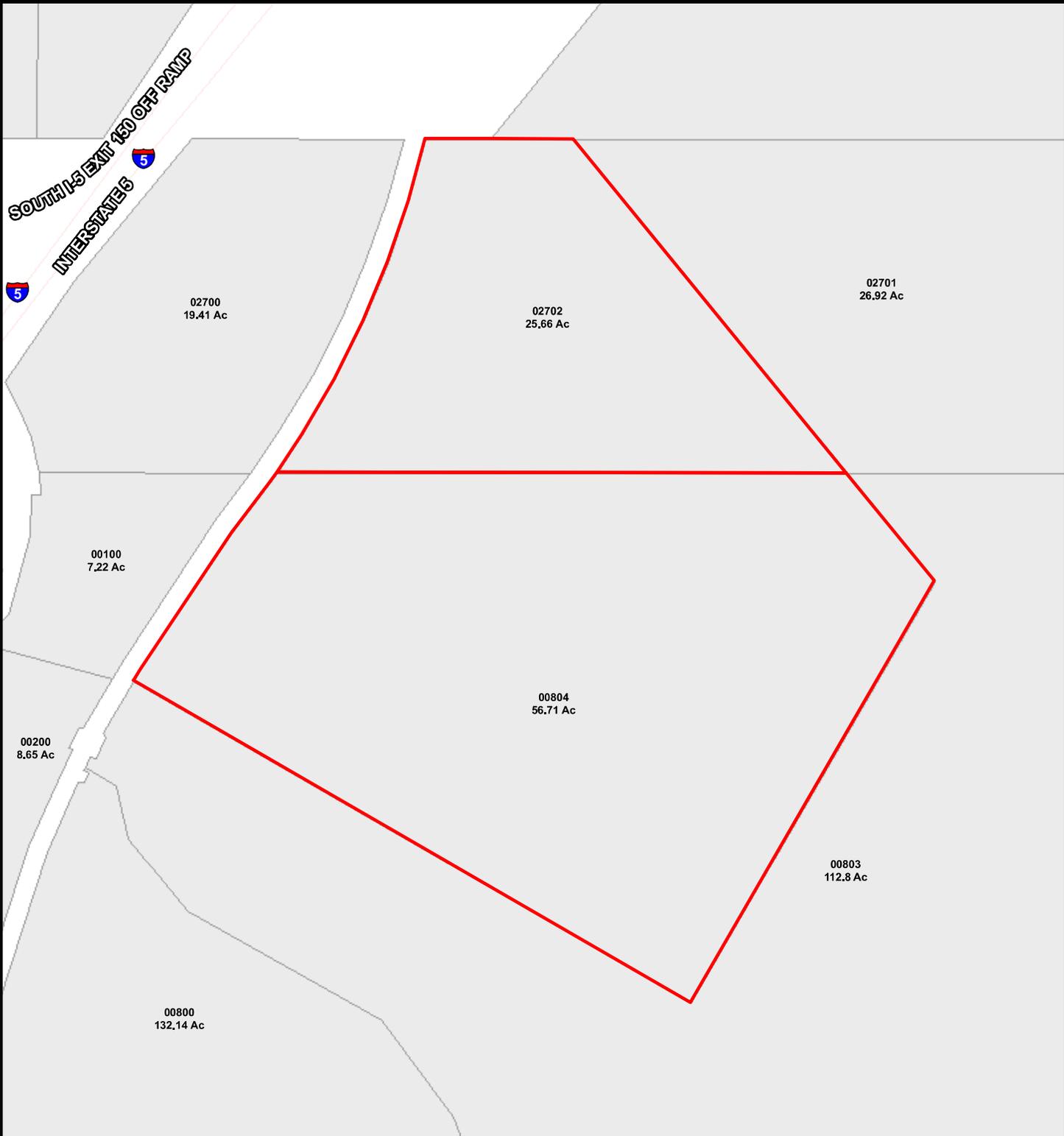
Recorded: July 25, 2002
Book: 1891 Page: 006, Recorder's No. 2002-20032
Amendment of Timber Deed:
Recorded: December 23, 2004, Recorder's No. 2004-31056 and 2005-04035
Records of Douglas County, Oregon.

END OF DOCUMENT



First American Title

23052200804,23051502702
0 John Long Rd
Oakland, OR 97462



Taxlot



Subject



Taxlot

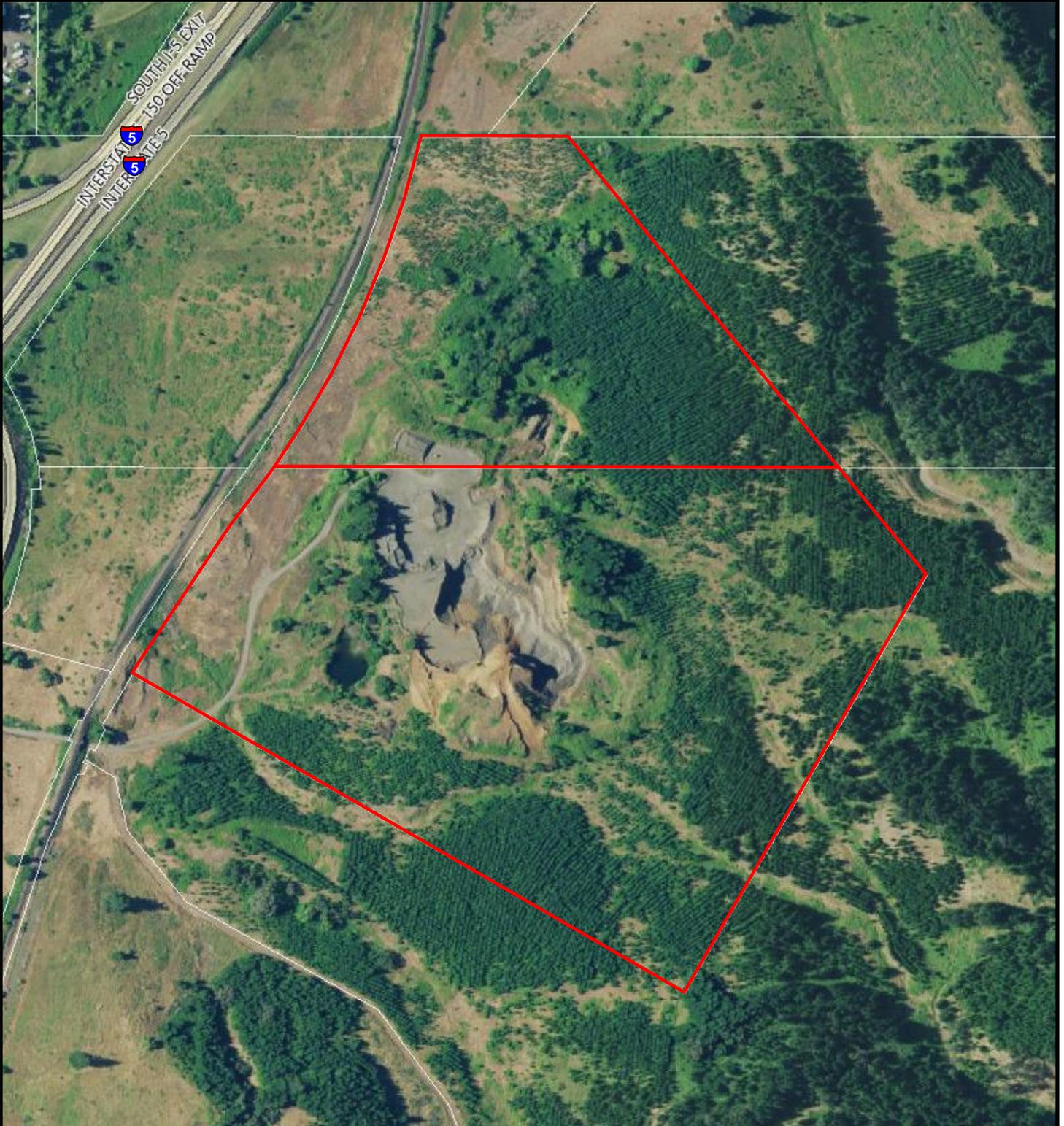
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0 John Long Rd
Oakland, OR 97462



Aerial



Subject



Taxlot

5/4/2023

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Aerial



Subject



Taxlot

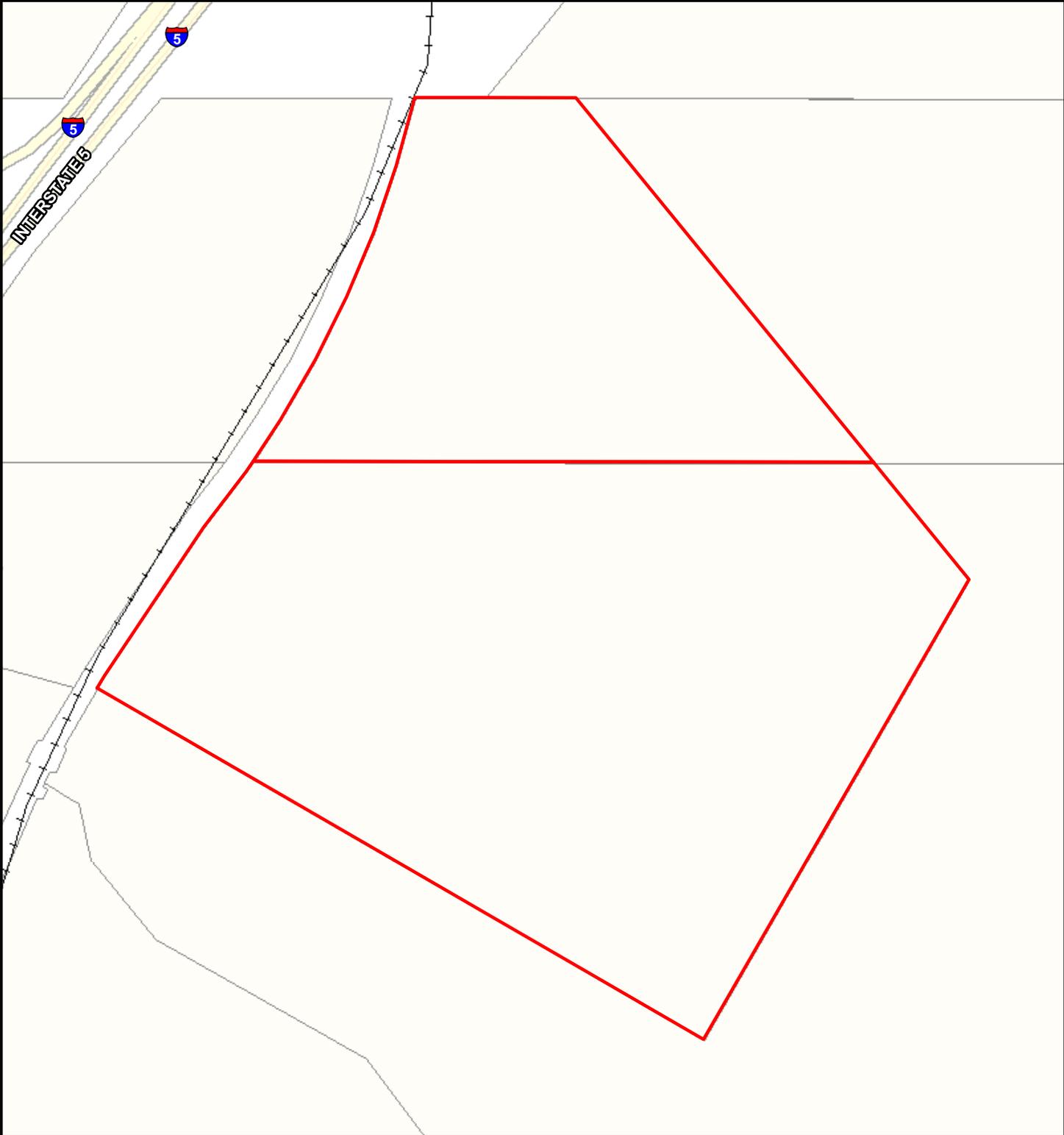
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Community

-  High School
-  Middle School
-  Elementary School
-  Water Feature
-  Hospital
-  Fire Station
-  Library
-  City Limits
-  Parks

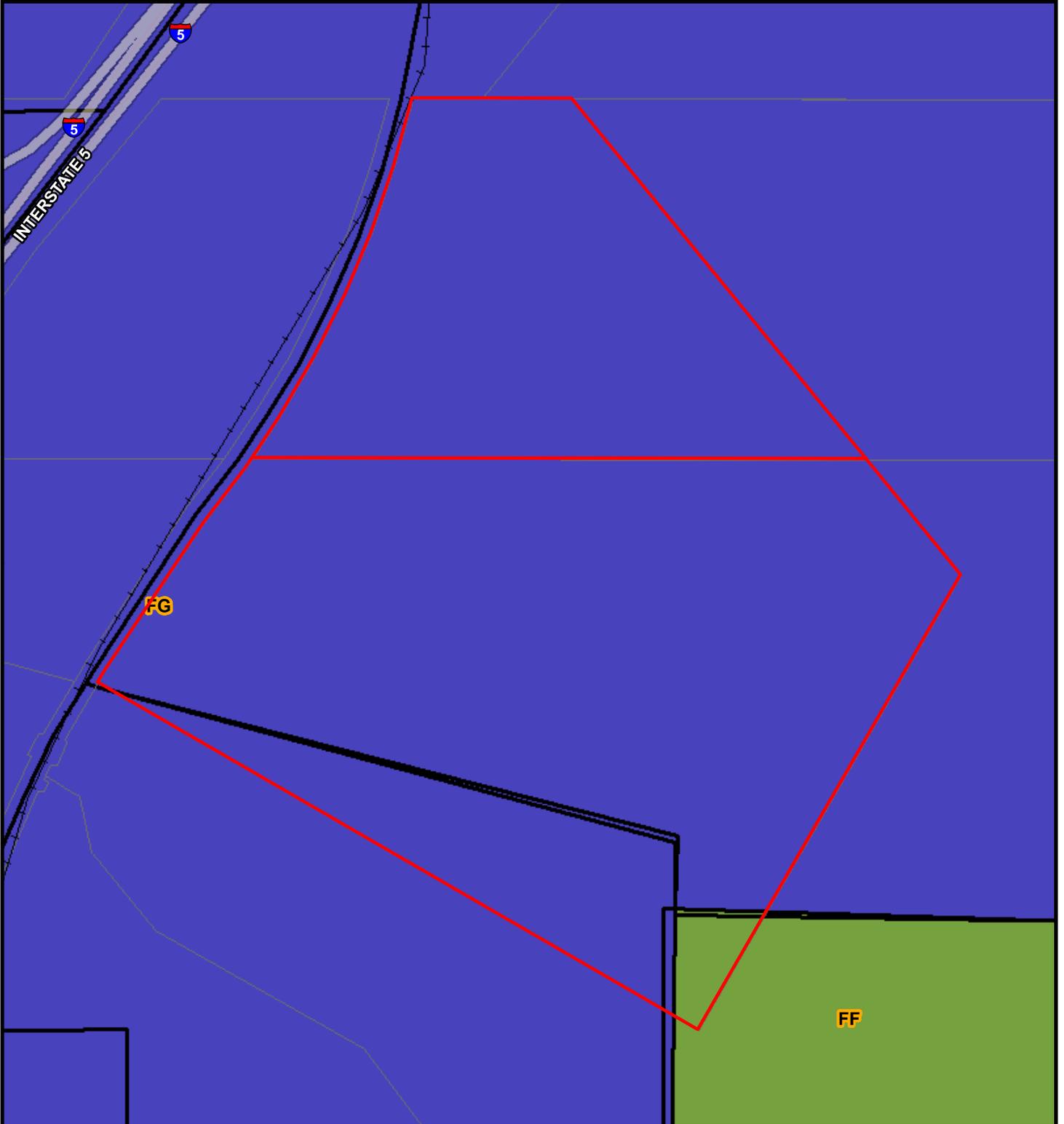
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First American Title

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Zoning



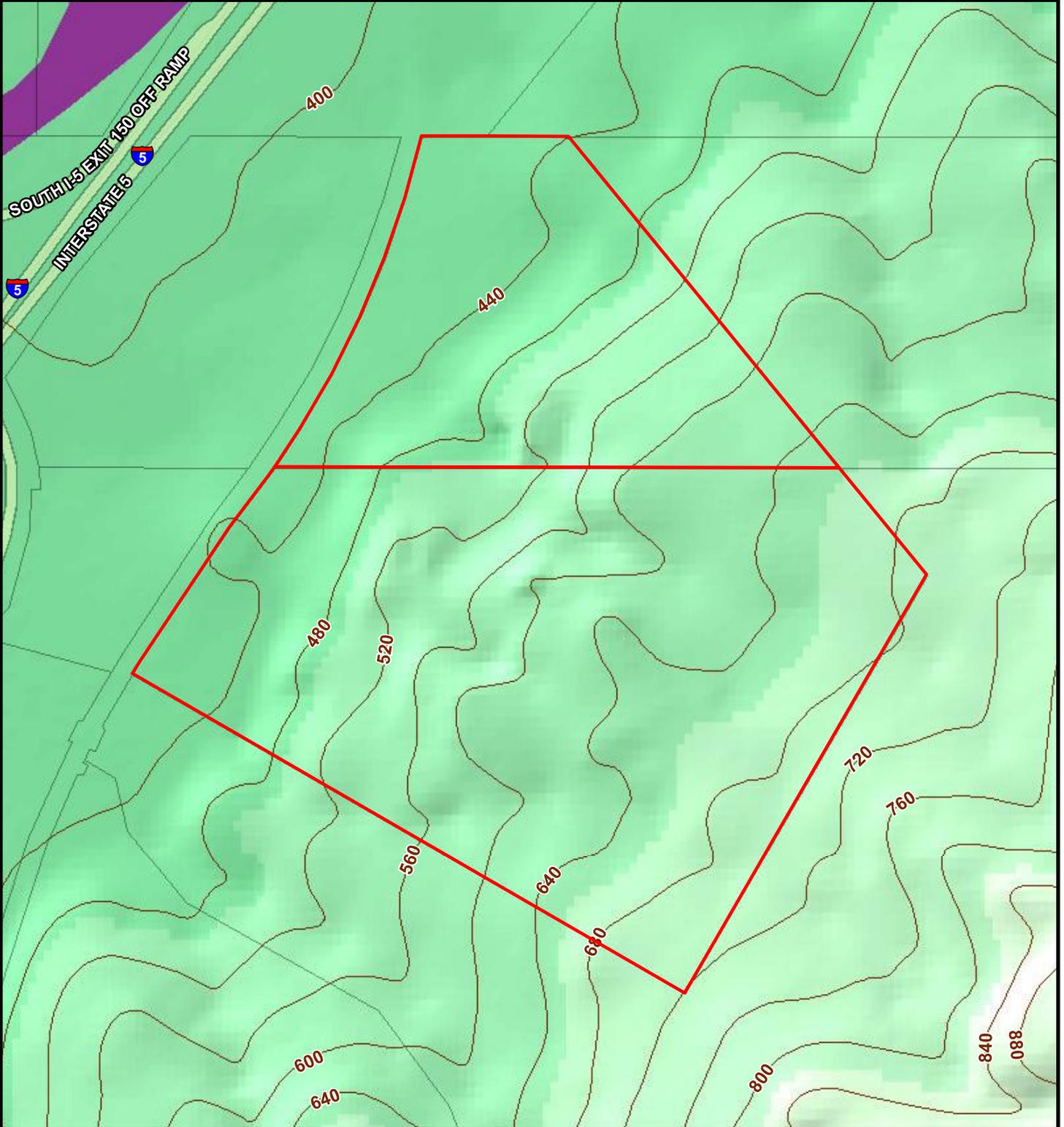
Subject



Taxlot

5/4/2023

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Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard

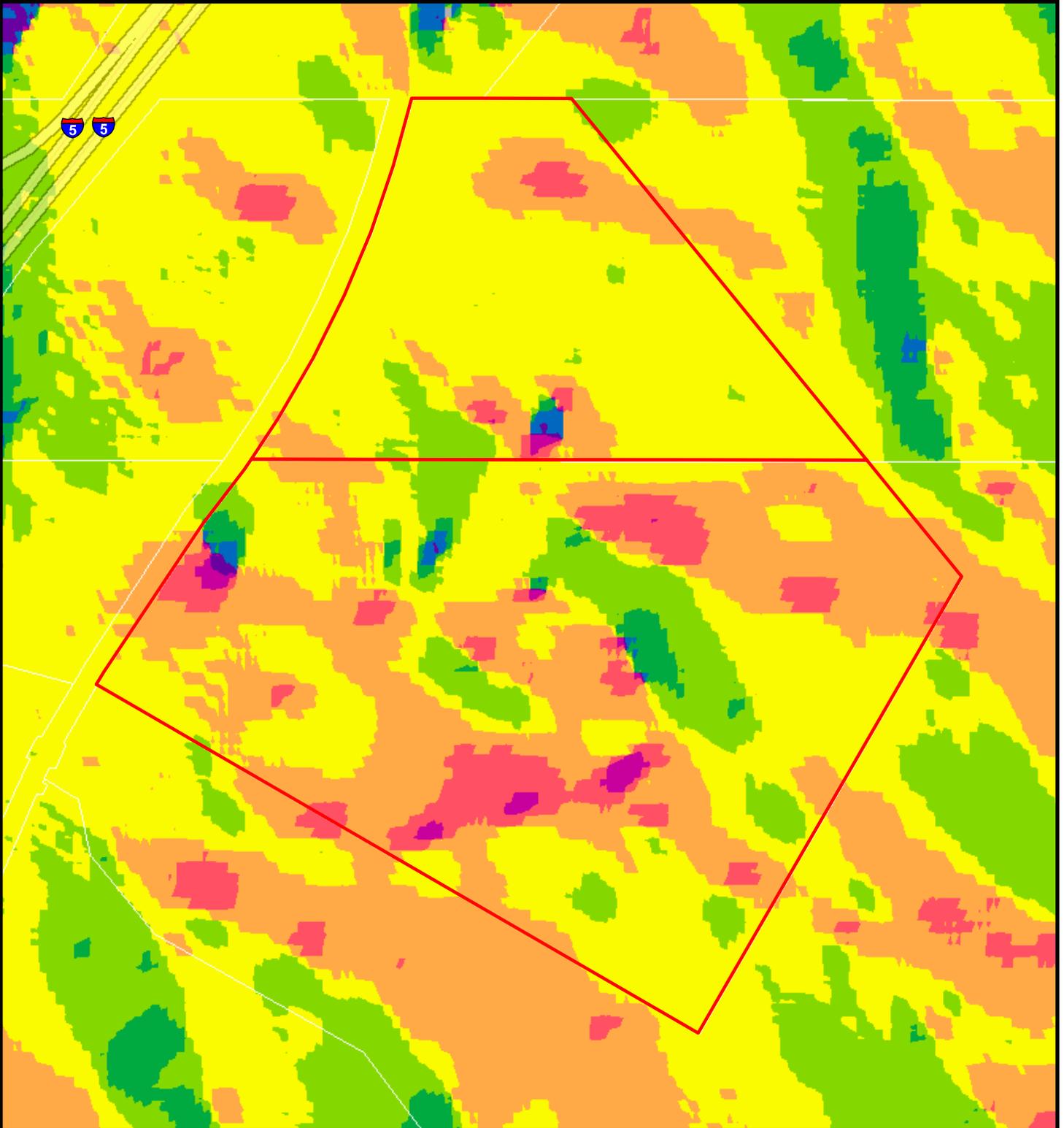
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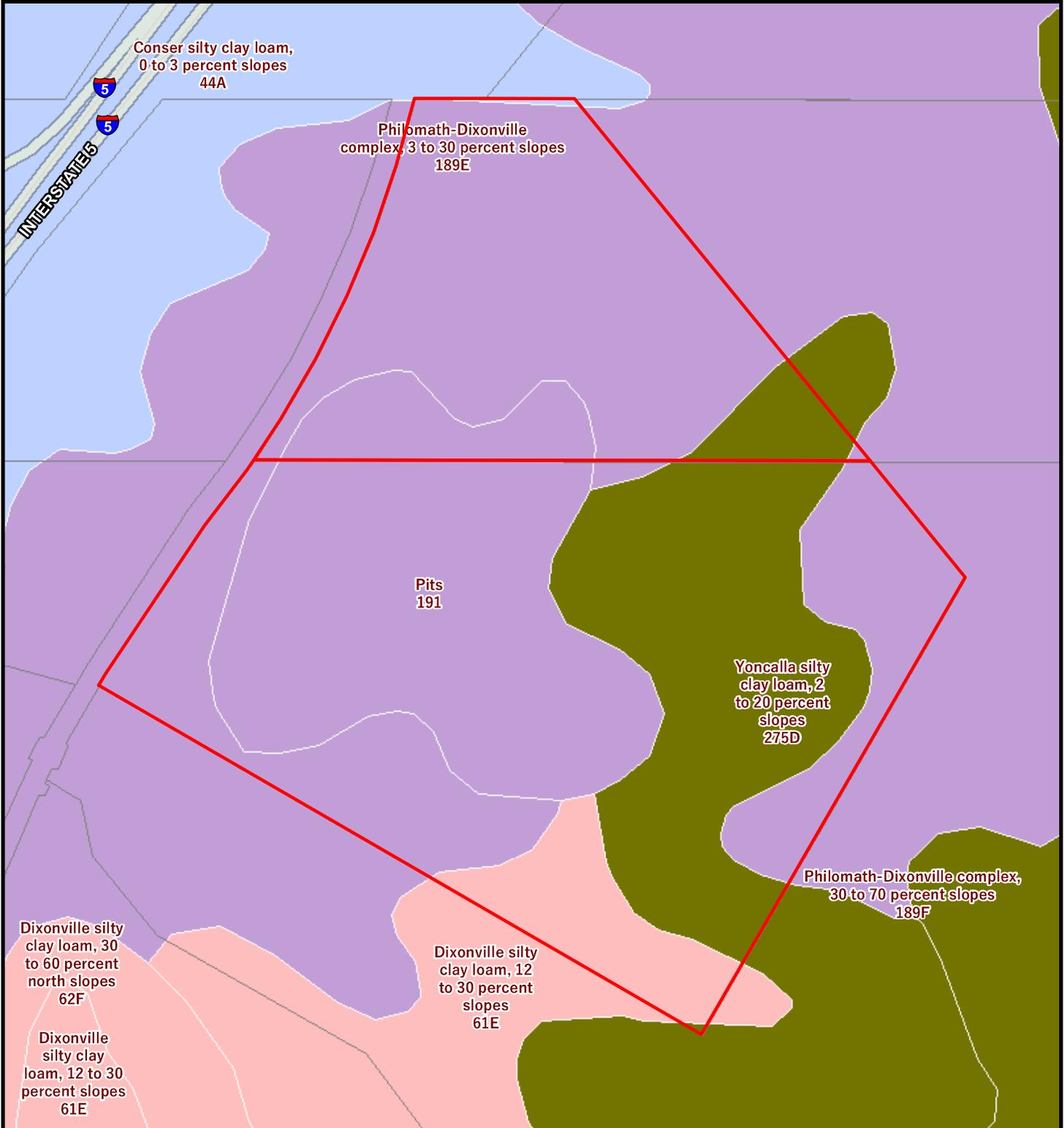


Aspect



5/4/2023

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Soil



Subject



Taxlot