



# FIRST AMERICAN TITLE

# Property Research Report

## SUBJECT PROPERTY

**Parcel #:** 538636

**Map & Taxlot #:** 071E110000100

**County:** Marion

## OWNER

Port Blakely Tree Farms Ltd Ptr

## DATE PREPARED

Date: 04/08/2026

## PREPARED BY

[baspacio@firstam.com](mailto:baspacio@firstam.com)



*First American Title*

Customer Service Department

503-476-8735

[csfirst@firstam.com](mailto:csfirst@firstam.com)

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**First American Title™**

Customer Service Department  
503-476-8735  
csfirst@firstam.com  
Date: 04/08/2026

### OWNERSHIP INFORMATION

Owner: Port Blakely Tree Farms Ltd Ptr  
CoOwner:  
Site: Silverton OR 97381  
Mail: 8133 River Dr SE Tumwater WA 97381

Parcel #: 538636  
Ref Parcel #: 071E110000100  
TRS: 07S / 01E / 11 / 0  
County: Marion

### PROPERTY DESCRIPTION

Map Grid:  
Census Tract: 010501 Block: 2014  
Neighborhood:  
School Dist: 4J Silver Falls Unified  
Impr Type: H & B Use Forest Land Hbflb Highest And Best Forest Land Class B  
Subdiv/Plat:  
Land Use: 640 - Specially Assessed Forest Land, Land Only, Designated Forest Land  
Std Land Use: 8000 - Vacant Land (General)  
Zoning: County-TC - Timber Conservation  
Lat/Lon: 44.97986 / -122.653662  
Watershed: Abiqua Creek-Pudding River  
Legal: ACRES 98.00

### ASSESSMENT AND TAXATION

Market Land: \$498,430.00  
Market Impr: \$0.00  
Market Total: \$498,430.00 (2025)  
% Improved: 0.00%  
Assessed Total: \$65,356.00 (2025)  
Levy Code: 04500  
Tax: \$1,000.38 (2025)  
Millage Rate: 12.6289  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

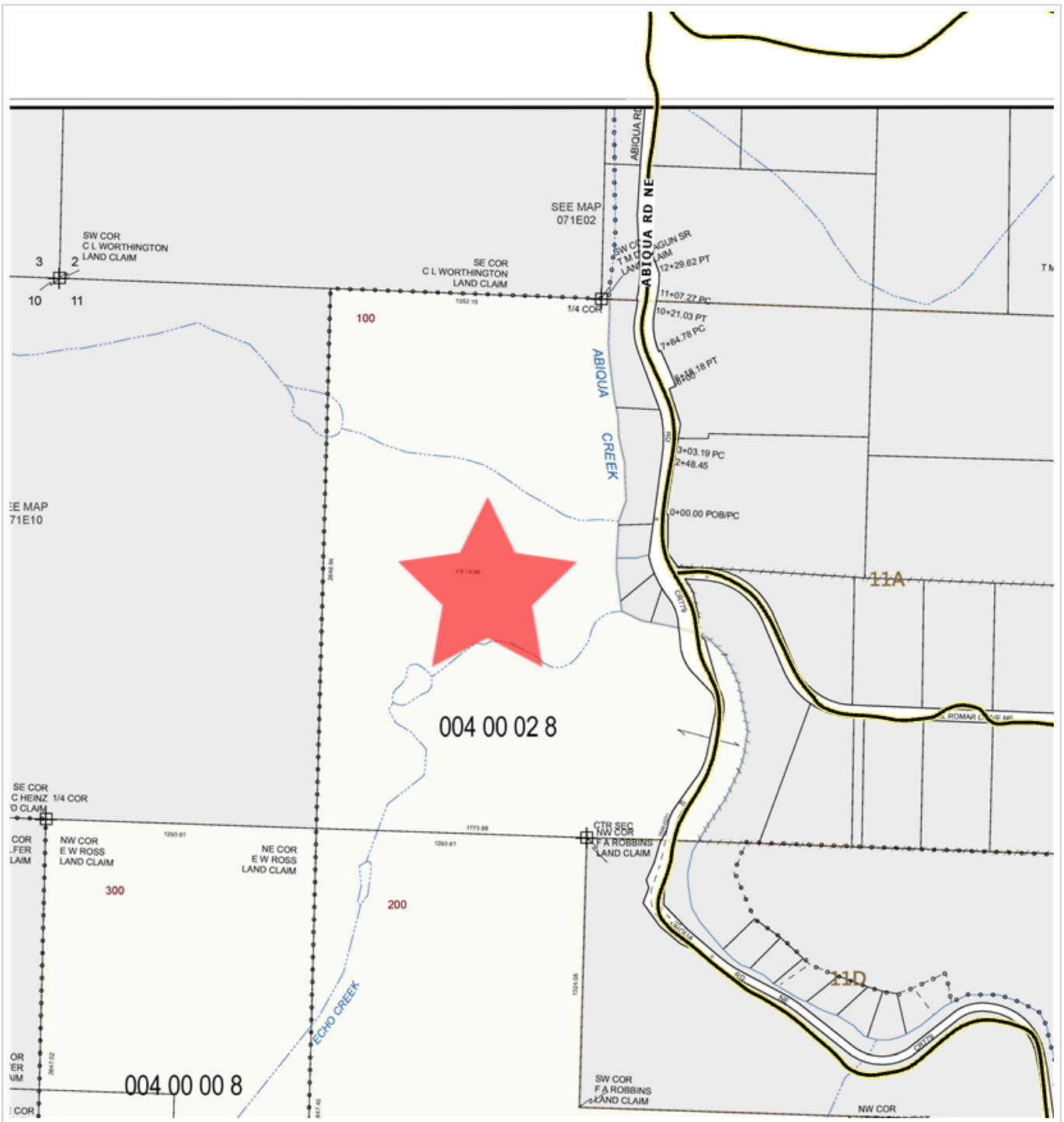
Bedrooms:	Finished SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 98.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 4,268,880 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
PORT BLAKELY TREE FARMS	08/11/2023	24397	\$1,335,356.00	Bargain and Sale Deed		Conv/Unk

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Assessor Map



**First American Title™**

**Parcel ID: 538636**

**Site Address:**

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Aerial Map

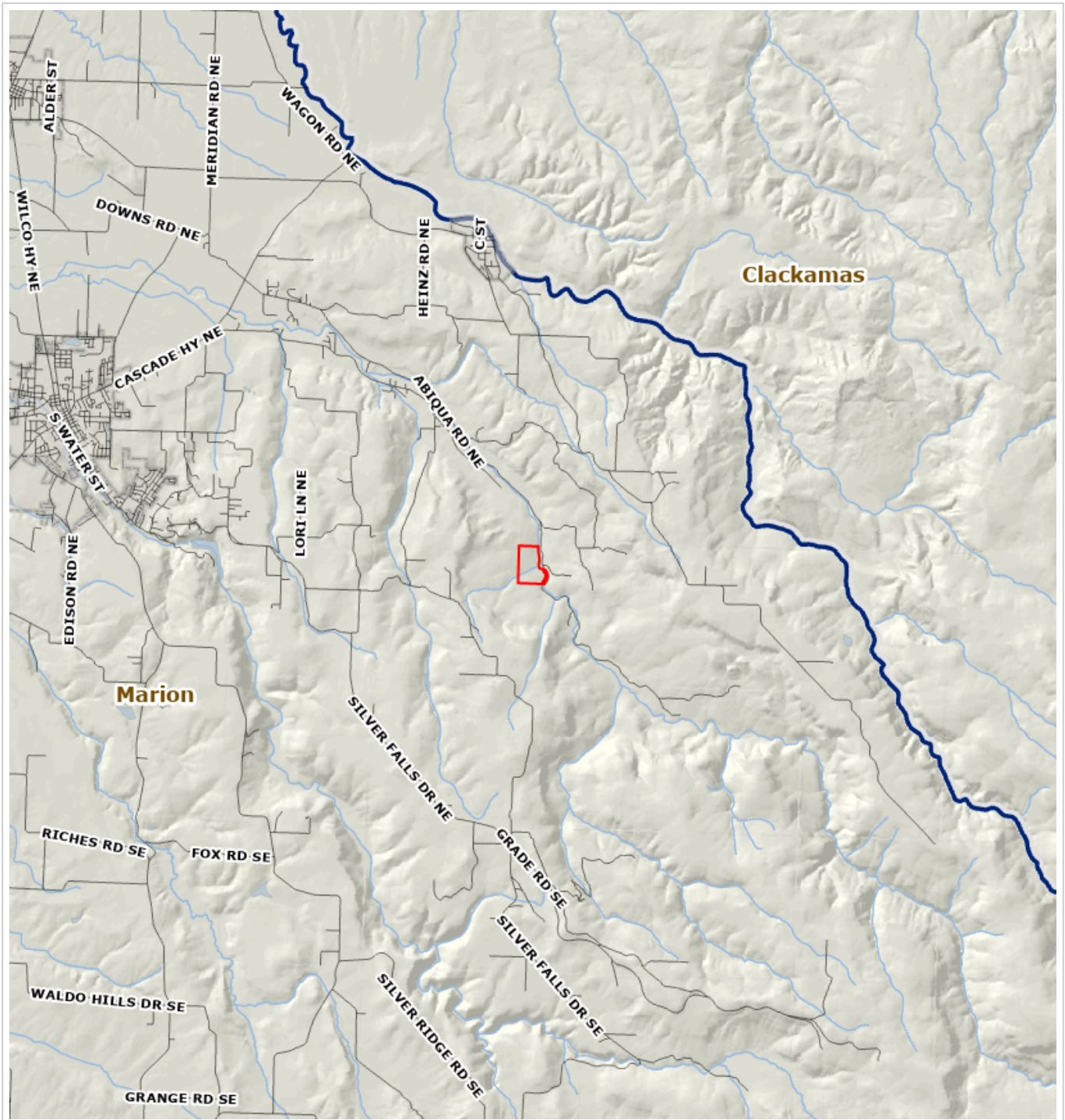


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Flood Map

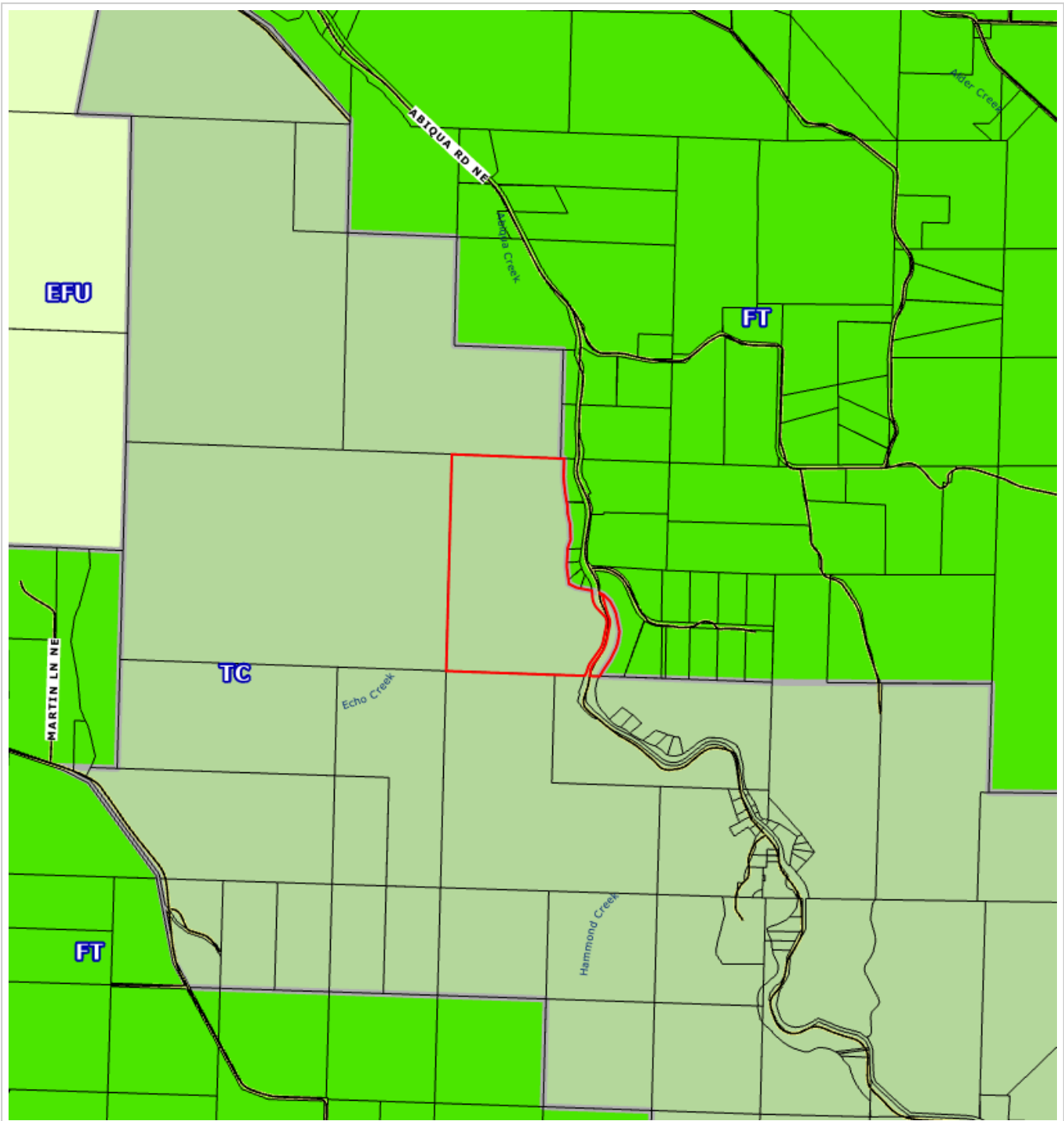


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Zoning Map



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RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150  
Salem, OR 97301

AFTER RECORDING RETURN TO:

Port Blakely Tree Farms  
8133 River Drive SE  
Tumwater, WA 98501

SEND TAX STATEMENTS TO:

Port Blakely Tree Farms  
8133 River Drive SE  
Tumwater, WA 98501

538636 and 071E110000100  
98 Acres, Silverton, OR 97381

MARION COUNTY RECORDS **2023-24397**  
D-DEED 08/11/2023 10:13 AM  
\$10.00 \$11.00 \$10.00 \$60.00 \$91.00



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

Pgs=2 DMI

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Pioneer Trust Bank N.A. and Kenneth L. Fallon, as Co-Testamentary Trustees of the Nancy A. Fallon Testamentary Trust, Grantor, conveys to Port Blakely Tree Farms (Limited Partnership), a Washington limited partnership, Grantee, the following described real property, situated in the County of Marion, State of Oregon,

All that part lying West of the center line of the Abiqua Creek of the following described premises, to-wit:

The West half of the Northeast quarter, and the Southeast quarter of the Northeast quarter, and the East half of the Northwest quarter of Section 11, Township 7 South, Range 1 East of the Willamette Meridian in Marion County, Oregon.

EXCEPTING THEREFROM, that portion conveyed to Marion County by Deed recorded August 10, 1962 n Volume 562, page 196, Deed Records for Marion County, Oregon.

The true consideration for this conveyance One Million Three Hundred Thirty-Five Thousand Three Hundred Fifty-Six And No/100 Dollars (\$1,335,356.00). (See ORS 93.030).

Grantor conveys the above-described real property and improvements located thereon in "AS-IS" condition. Grantees accept this deed and acknowledge that Grantor has made no representations or warranties concerning the property. Grantor has advised Grantees to have the Property inspected by professional inspectors and Grantees have conducted every inspection of the Property that they desire to make and accept the Property in its present condition with every defect, including material defect.

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.

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**BARGAIN AND SALE DEED - STATUTORY FORM**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-7-23 8/8/2023

Nancy A. Fallon Testamentary Trust

BY: [Signature]  
Jon D. Stadick, Trust Officer for Pioneer Trust Bank, Co-Testamentary Trustee

BY: [Signature]  
Kenneth L. Fallon  
Co-Testamentary Trustee

State of Oregon  
County of Marion

This instrument was acknowledged before me on August 8, 2023 by Jon D. Stadick, as Trust Officer for Pioneer Trust Bank, N.A., Co-Testamentary Trustee of the Nancy A. Fallon Testamentary Trust

[Signature]  
Notary Public - State of Oregon



My Commission Expires: May 03, 2024

State of Oregon  
County of Linn

This instrument was acknowledged before me on August 7, 2023 by Kenneth L. Fallon, Co-Testamentary Trustee for Nancy A. Fallon Testamentary Trust.

[Signature]  
Notary Public - State of Oregon



My Commission Expires: 4/5/2024

Marion County  
Document Separator Page

**Instrument # 2023-24397**

**August 11, 2023 10:13 AM**

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: \$91.00

Bill Burgess  
Marion County Clerk

This is not an invoice.