

# **Property Profile Report**

Todays Date: **03/04/2025** 

Owner Name:

Sisu Brothers LLC

Property Address:

40801 & 40799

Savola Ln

Astoria OR 97103 8622

Reference Number:

80823D002600

80823D002700

Account Number:

20651, 20652,

60471

Four North Coast loc	cations to serve you:	
2263 N. Roosevelt Dr.	507 Laneda Ave, Suite 3	802 Main Ave.
Seaside, OR 97138	Manzanita. OR 97130	Tillampok. OR 97141

503.325.2144 503.738.8433 503.368.5124 503.842.5533

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division

630 Bond St. Astoria, OR 97103

cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

**TITLE AND ESCROW SERVICES** 

For all your customer service needs:nccs@ticortitle.com

Loan Type:



Parcel Information		Assessment	<u>Information</u>				
Parcel #: <b>20651</b>		Market Land \	Value:	\$159,218.00			
Tax Lot: 80823D002	2600	Market Impr		\$603,430.00			
Site Address: 40801 Sav	ola Ln	Market Total		\$762,648.00			
Astoria OR	97103 - 8622	Assessed \		\$366,910.00			
Owner: Sisu Brothe	ers LLC			, , , , , , , , , , , , , , , , , , , ,			
Owner2:		Tax Informat	<u>ion</u>				
Owner Address: 35915 Tuc	ker Creek Ln	Levy Code	Area: 0414				
Astoria OR	97103 - 8100	-	Rate: 13.8885				
Twn/Range/Section: 08N / 08W	/ 23 / SE	Tax Year	Annı	ual Tax			
Parcel Size: 5.00 Acres	(217,800 SqFt)	2024		\$5,095.81			
Plat/Subdivision:		2023		\$4,916.81			
Lot:		2022		\$8,507.62			
Block:		<u>Legal</u>					
Census Tract/Block: 950400 / 3	030	Metes & Bounds					
Waterfront:							
Land  Cnty Land Use: 541 - Farm - Unzoned fa (typical of class)	rm land - Improved	Land Use S	Std: 7001 - Farm	land			
Zoning: RA-2 Clatsop - Resident	ial Agriculture 2	Neighborhood: D					
Watershed: Big Creek-Frontal Colum	_	School Distr					
Recreation:							
Improvement							
Year Built: 1950	Stories:			Total SqFt:			
Eff Year Built:	Bedrooms:			Bathrooms:			
Bsmt SqFt:	Garage:	576		Full Baths:			
Exterior Walls:	Roof Covering:			Half Baths:			
Foundation:	Roof Style:			Heat:			
Primary School: Hilda Lahti Elementary School	Middle School:	Knappa High Sch	nool l	High School: Knappa High School			
Transfer Information							
Loan Date: 05/10/2024 Loa	n Amt:	Doc Num:	202402311	Doc Type: Personal Representatives Deed			

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.

Finance Type:

Lender:

Loan Type:



Parcel Information		Assessment Info	<u>rmation</u>
Parcel #: <b>60471</b>		Market Land Value	e: \$105,052.00
Tax Lot: <b>80823</b> D	002600	Market Impr Value	
Site Address: 40801	Savola Ln	Market Total Value	
Astoria	OR 97103 - 8622	Assessed Value	
Owner: Sisu Bro	others LLC		
Owner2:		Tax Information	
Owner Address: 35915	ucker Creek Ln	Levy Code Area	a: 0415
Astoria	OR 97103 - 8100	Levy Rate	e: 11.9885
Twn/Range/Section: 08N / 08	3W / 23 / SE	Tax Year	Annual Tax
Parcel Size: 4.79 Ac	res (208,652 SqFt)	2024	\$74.86
Plat/Subdivision:		2023	\$74.59
Lot:		2022	\$74.57
Block:		Legal	
Census Tract/Block: 950400	/ 3030		
Waterfront:			
Land Cnty Land Use: 541 - Farm - Unzone (typical of class)	d farm land - Improved	Land Use Std: 7	001 - Farm land
Zoning: RA-2 Clatsop - Resid	ential Agriculture 2	Neighborhood: D	)
Watershed: Big Creek-Frontal Co	lumbia River	School District: 4	
Recreation:			
<u>Improvement</u>			
Year Built:	Stories:		Total SqFt:
Eff Year Built:	Bedrooms:		Bathrooms:
Bsmt SqFt:	Garage:		Full Baths:
Exterior Walls:	Roof Covering:		Half Baths:
Foundation:	Roof Style:		Heat:
Primary School: Hilda Lahti Elemen School	tary Middle School:	Knappa High School	High School: Knappa High Scho
Transfer Information			
Loan Date: 05/10/2024	oan Amt:	Doc Num: 2024	Doc Type: Personal Representat Deed

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Lender:

Finance Type:

Loan Type:



Parcel Information		Assessment hefen					
		Assessment Infor	<u>mation</u>				
Parcel #: 20652		Market Land Value:	\$35,018.00				
Tax Lot: 80823D00	2700	Market Impr Value:	\$0.00				
Site Address: 40799 Sav	ola Ln	Market Total Value:	\$35,018.00				
Astoria OF	R 97103 - 8622	Assessed Value:	\$19,312.00				
Owner: Karlson, K	atherine	Toy Information					
Owner2: Salo, Carl	Arnold	Tax Information					
Owner Address: 35915 Tud	cker Creek Ln	Levy Code Area:	0415				
Astoria OF	R 97103 - 8100	Levy Rate:	11.9885				
Twn/Range/Section: 08N / 08W	// 23 / SE	Tax Year	Annual Tax				
Parcel Size: 0.14 Acres	s (6,098 SqFt)	2024	\$250.25				
Plat/Subdivision:		2023	\$241.94				
Lot:		2022	\$237.91				
Block:							
Census Tract/Block: 950400 / 3	3030	<u>Legal</u>					
Waterfront:		Metes & Bounds					
<u>Land</u>							
Cnty Land Use: 100 - Residential - Vaca	nt	Land Use Std: 80	000 - Vacant Land (General)				
Zoning: RA-2 Clatsop - Residen	tial Agriculture 2	Neighborhood: D					
Watershed: Big Creek-Frontal Colur	mbia River	School District: 4					
Recreation:							
<u>Improvement</u>							
Year Built: 1954	Stories:		Total SqFt:				
Eff Year Built:	Bedrooms:		Bathrooms:				
Bsmt SqFt:	Garage:		Full Baths:				
Exterior Walls:	Roof Covering:		Half Baths:				
Foundation:	Roof Style:		Heat:				
Primary School: Hilda Lahti Elementar School	y Middle School:	Knappa High School	High School: Knappa High Schoo				
Transfer Information							
Loan Date: 05/10/2024 Loa	an Amt:	Doc Num: 2024(	Doc Type: Personal Representativ Deed				
	_						

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Lender:

Finance Type:





### Parcel ID: 20651

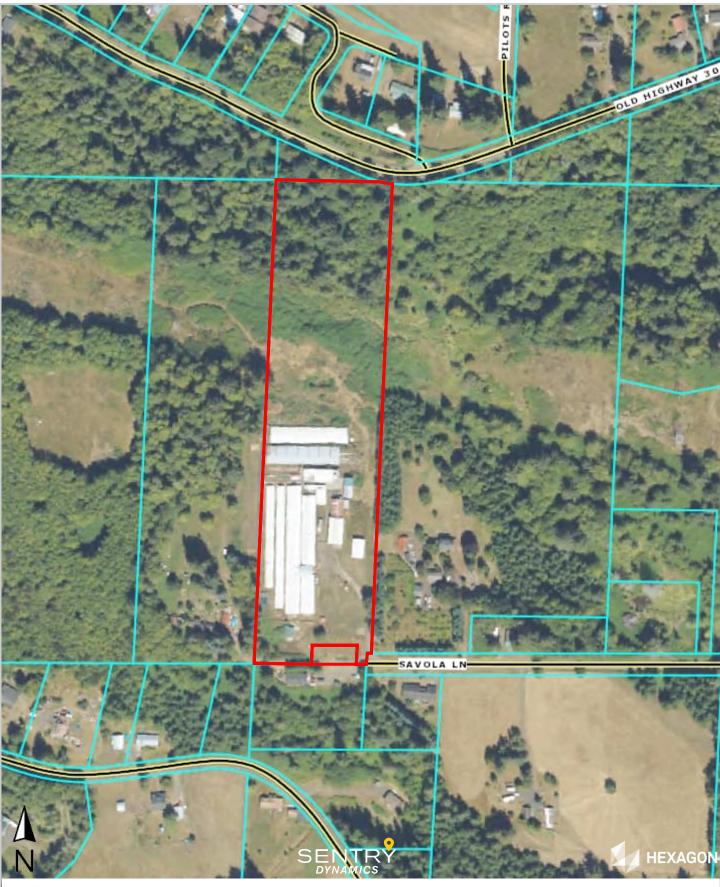
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does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





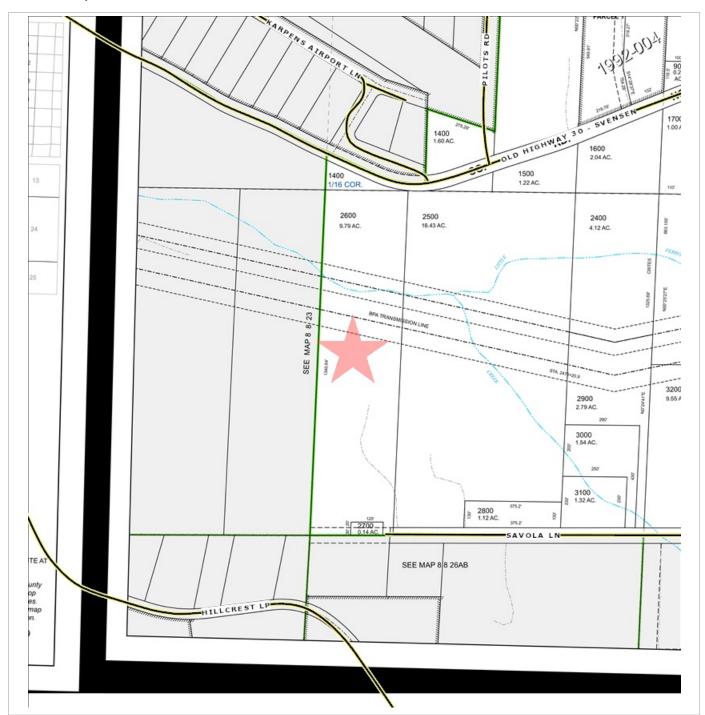
### Parcel ID: 20652

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.





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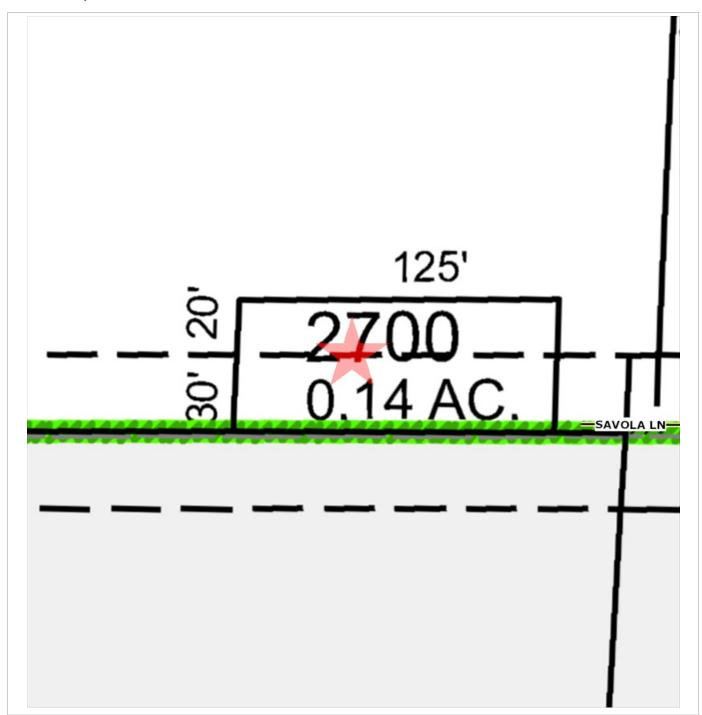




### Parcel ID: 20651

### Site Address: 40801 Savola Ln

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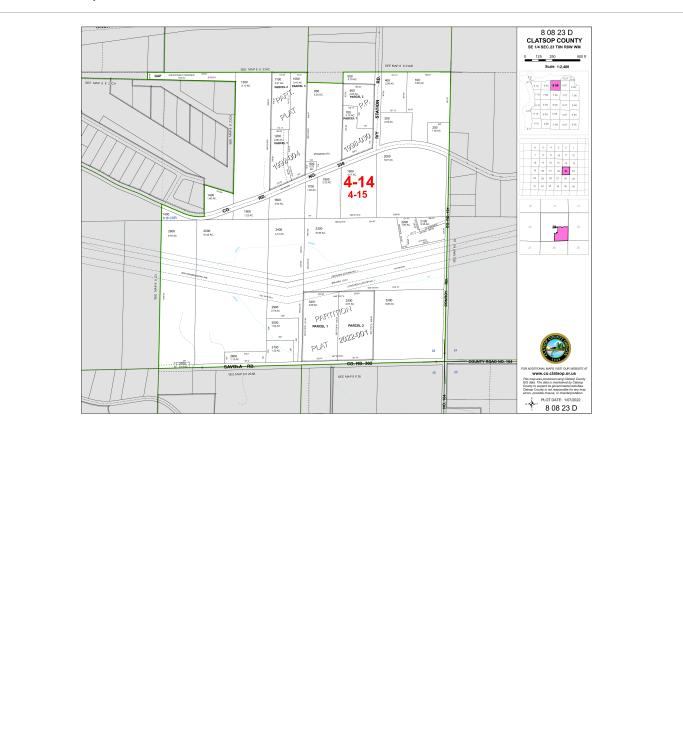


### Parcel ID: 20652

### Site Address: 40799 Savola Ln

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.

### Full Assessor Map



## **Appraisal Report**

#### DISCLAIMER OF LIABILITY:

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
20651	541	6	D	0414	80823D002600
Owner(s):	Sisu Brothers LLC	Situs Add	ress:	40801 Savola Ln	
				Astoria,	

### Land Valuation

			Lanu	v aiuativii			
Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	5.00	\$50,092	\$0	\$50,092
	Residential	HS	Site		\$0	\$22,640	\$22,640
		Land Con	nponents				
	Category			Description	_		
On-Site Utilities		Public '	Water		_		
On-Site Utilities		Septic S	System				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
Off-Site Improveme	ent	Public A	Access				
On-Site Utilities		Electric	ity				
Neighborhood		Rural					

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Improve	ement: 1	Stat Class	Year Built		Effectiv Year		praisal Date	Appraise Id	er Comple		Func	Econ	Overall	LCM %	LMA %
		300	1950		1950	12/2	20/2011	cleader	1.00000	0 59930	00000	00000	0.59930	0 1.10000	(1.000000
											Ba	ase Co	st Value:		\$0
										Invent	ory Ad	justme	nt Total:		\$0
											Adjus	sted Ba	ase Cost:		\$0
													DRC:		\$0
											Adju	ıdicate	ed Value:		
					C	arpo	rt								
Class	Carport Type	(	Carport Design	Complete	e Overall %	Size	e <u>I</u>	Base Cost	Inventor Adjust To		Adju Base	isted Cost		DRC	_
4	Detached	:	Same as House	1.000000	0.931000	576.00	)	\$17,863.96	6 \$1,2	09.60	\$2	0,027.	24	\$18,645.3	36
						Cal	rport	Compo	nents						_
			Category			Des	cription		Quantit	y	Area	Un	it Cost_	Adj. Cos	<u>t</u>
		Roo	of Type	(	Gable				0		0		0	0	
		Roo	ofing Material	I	Enamel She	et			0	;	576		2.1	1209.60	
					Other	Imp	roven	nents							
Class- Other SC	Category		Description		CM LMA % %	Comp %	Over- all%	Size	Base Cost		entory st Total		Adjusted ase Cost		DRC
6 - A	Outbuildings	Ge	eneral Purpose	1	.00 1.00	1.00	0.87	600	\$12,959	\$1	,300	\$	\$14,259	\$1	2,474
							(	Other Cor	nponents						
			Ca	tegory			Desc	ription		Quantity	у	Area	Unit	Cost A	Adj. Cost
			Ele	ctrical			Service	200 amp		1		0	13	00	1300.00
Class- Other SC	Category		Description		CM LMA	Comp %	Over- all%	Size	Base Cost		entory st Total		Adjusted ase Cost		ORC
4 - A	Outbuildings	На	ny Cover	1	.00 1.00	1.00	0.68	10,300	\$36,993	(\$3	,296)	\$	\$33,697	\$1	1,518
							(	Other Cor	nponents						
			Ca	tegory			Desc	ription		Quantity	у	Area	Unit	Cost A	Adj. Cost
			Exter	ior Wall			End Wa	all- Open		0		0	-32	296 -	3296.00

			0	ther	Impi	oven	nents					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		justed se Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.96	6,720	\$24,499	\$0	\$2	4,499	\$11,798
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		justed se Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.76	13,061	\$44,618	\$0	\$4	4,618	\$16,981
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		justed se Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.78	6,860	\$24,942	\$0	\$2	4,942	\$9,772
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		justed se Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.00	1.00	0.93	2,460	\$7,380	\$0	\$7	7,380	\$6,830
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		justed se Cost	DRC
4 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.84	588	\$4,861	\$4,066	\$8	3,927	\$7,503
						(	Other Co	mponents				
		Category					ription		Quantity	Area	Unit Cost	Adj. Cos
		Interior - Floor				Concr	ete Slab		0	588	4.5	2646.00
		Electrical				Service	100 amp		1	0	1000	1000.00

			0	ther	Impi	roven	ients					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		usted e Cost	DRC
4 - A	Outbuildings	Machine Shed	1.00	1.00	1.00	0.84	588	\$4,861	\$4,066	\$8	,927	\$7,503
						(	Other Co	mponents				
		Category				Desc	cription		Quantity	Area	Unit Cost	Adj. Cost
		Electrical			Wiri	ng per o	utlet 110 v	rolts	6	0	70	420.00
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		usted e Cost	DRC
All - R	Other Improvements	Lean-To/Light	1.00	1.00	1.00	0.60	64	\$166	\$0	\$	166	\$100
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		justed e Cost	DRC
6 - A	Outbuildings	Utility Building	1.00	1.00	1.00	0.93	2,448	\$44,857	\$5,675	\$50	0,532	\$47,045
	-					(	Other Co	omponents				·
		Category				Desc	cription		Quantity	Area	Unit Cost	Adj. Cost
		Electrical				Service	200 amp		1	0	1300	1300.00
		Interior-Finish A	Area			Offic	e Area		0	144	16.82	2422.08
		Interior-Floor-I	.oft			Loft Of	ffice Area		0	144	13.56	1952.64
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total		usted e Cost	DRC
4 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.60	1,728	\$15,794	\$0	\$1:	5,794	\$9,465

			0	ther	Impi	oven	ents					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tot		djusted ase Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.94	1,440	\$25,971	\$1,280	\$	27,251	\$25,518
						C	other Co	mponents				
		Category				Desc	ription		Quantity	Area	Unit Cost	Adj. Cos
		Electrical				Service	100 amp		1	0	1000	1000.00
		Electrical			Wiri	ng per o	utlet 110 v	olts	4	0	70	280.00
		Roof Type				G	able		0	0	0	0
		Interior - Floo	or			Concr	ete Slab		0	1440	0	0
		Roofing Mater	ial			Baked	Enamel		0	1440	0	0
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tot		djusted ase Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.10	1.00	1.00	0.94		\$400	\$0		\$440	\$412
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tot		.djusted ase Cost	DRC
4 - R	Other Improvements	Gar. Door Opener	1.10	1.00	1.00	0.94		\$400	\$0		\$440	\$412
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tot		.djusted ase Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.95	960	\$19,411	\$1,300		20,711	\$19,730
0 11					Other Components							
		Category				Desc	ription		Quantity	Area	Unit Cost	Adj. Cos
		Electrical				Service	200 amp		1	0	1300	1300.00

			0	ther	Impi	oven	ients					
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		Adjusted Base Cost	DRC
All - R	Other Improvements	Lean-to-Class 5	1.00	1.00	1.00	0.60	560	\$6,328	\$0		\$6,328	\$3,792
Class- Other SC	Category	Description	LCM %	LMA %	Comp	Over- all%	Size	Base Cost	Inventory Adjust Tota		Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.94	8,400	\$30,816	\$0		\$30,816	\$14,428
Class-Other SC 6 - A	Category Outbuildings	Description  General Purpose	LCM % 1.00	LMA % 1.00	Comp % 1.00	0.94	Size 1,440	Base Cost \$26,475	Inventory Adjust Tota \$1,830	al E	Adjusted Base Cost \$28,305	DRC \$26,505
								mponents				
		Category  Electrical					eription		Quantity	Area		
		Electrical			W		200 amp er outlet 22	0	1	0	1300 250	1300.00 250.00
		Electrical				01	outlet 110 v		4	0	70	280.00
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Tota		Adjusted Base Cost	DRC
6 - A	Outbuildings	General Purpose	1.00	1.00	1.00	0.95	440	\$9,935	\$1,300		\$11,235	\$10,642
						(	Other Co	mponents				
		Category		Description					Quantity	Area	Unit Cost	Adj. Cost
		Electrical				Service	200 amp		1	0	1300	1300.00

			0	ther	Impi	roven	ents				
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.95	3,536	\$13,998	\$0	\$13,998	\$6,629
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.96	5,760	\$21,466	\$0	\$21,466	\$10,337
Class- Other SC 4 - A	Category Outbuildings	Description Hay Cover	LCM % 1.00	LMA %	Comp % 1.00	Over- all% 0.97	Size 1,128	Base Cost \$5,709	Inventory Adjust Total \$0	Adjusted Base Cost \$5,709	DRC \$2,763
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.97	1,128	\$5,709	\$0	\$5,709	\$2,763
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - A	Outbuildings	Lean-to-Class 4	1.00	1.00	1.00	0.97	143	\$1,180	\$0	\$1,180	\$1,142

	Other Improvements										
Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
4 - A	Outbuildings	Multi-Purpose	1.00	1.00	1.00	0.98	64	\$1,146	\$0	\$1,146	\$1,127

Class- Other SC	Category	Description	LCM %	LMA %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
5 - A	Outbuildings	Hay Cover	1.00	1.00	1.00	0.60	936	\$5,653	\$0	\$5,653	\$3,388

## **RMV Summary (Before Index)**

		Improven	nent(s)	Land				
Residence by Stat Class	Residence	Carport	Garage	Other Improvements	Total	Program Type	Land Class	RMV before index
300	\$0	\$18,645	\$0	\$263,075	\$281,720	Residential	VHS	\$50,092
						Residential	HS	\$22,640
							Total:	\$72,732

### **Current RMV**

			Land				
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
206511		20651		\$603,430	2.14	\$146,072	2.19
				\$603,430			
					-		

### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$146,072	\$645,910	\$791,982	\$54,810	\$301,417	\$356,227	\$4,916.81
2024	\$159,218	\$603,430	\$762,648	\$56,451	\$310,459	\$366,910	\$5,095.81

10/10/2024 Page 9 of 9

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Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
60471	541	6	D	0415	80823D002600
Owner(s):	Sisu Brothers LLC	Situs Add	Situs Address: 4		
				Astoria,	

### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	VHS	Acre	4.79	\$47,988	\$0	\$47,988

### **RMV Summary (Before Index)**

	Land	
Program Type	Land Class	RMV before index
Residential	VHS	\$47,988

### **Current RMV**

Land				
Cumulative Index				
2.19				

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### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$96,377	\$0	\$96,377	\$701	\$0	\$701	\$74.59
2024	\$105,052	\$0	\$105,052	\$716	\$0	\$716	\$74.86

10/10/2024 Page 2 of 2

## **Appraisal Report**

#### DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
20652	100	6	D	0415	80823D002700
Owner(s):	Karlson Katherine	Situs Add	lress:	40799 Savola Ln	
	Salo Carl Arnold			Astoria,	
	Sisu Brothers LLC				

### **Land Valuation**

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	Acre	0.14	\$14,000	\$2,400	\$16,400
		Land Con	nponents				
	Category						
Neighborhood		Rural			_		
On-Site Utilities		Septic S	System				
Off-Site Improveme	ent	Asphalt	-Concrete Street				
On-Site Utilities		Public V	Water				
Off-Site Improvement		Public A	Access				
On-Site Utilities		Electric	ity				

10/10/2024 Page 1 of 2

## **RMV Summary (Before Index)**

	Land	
Program		RMV
Туре	Land Class	before index
Residential	HS	\$16,400

### **Current RMV**

Land		
Indexed RMV	Cumulative Index	
\$32,127	2.14	

### **Certified Tax Roll Value**

Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2023	\$32,126	\$0	\$32,126	\$18,750	\$0	\$18,750	\$241.94
2024	\$35,018	\$0	\$35,018	\$19,312	\$0	\$19,312	\$250.25

**Property Details** General Information Property Address • 40801 Savola Ln, Astoria OR Legal Description 

Metes & Bounds Account ID 👚 20651 Tax Map Key ► 80823D002600 Size in Acres 🗊 5.00 Property Status 🛮 Active Property Type ■ Real Property Farm Improved Unzoned Farm Land Owner Information Owner Name 🚨 Sisu Brothers LLC Mailing Address 35915 Tucker Creek Ln Astoria OR 97103 → Request Change of Address

→ Sign up for e-Statements

**Related Properties** 

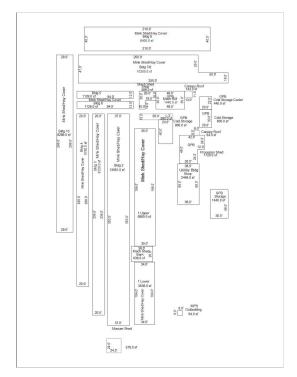
60471 👄 40801 Savola Ln, Astoria OR

# 40801 Savola Ln, Astoria OR

Improvements

Year Built	Sq Ft	Туре			Stories
1950	Mísc. Agricultural - Out Buildings Only				
Floor Type		Sq Ft	Bedrooms	Bathrooms	

No improvement details found



#### Assessments

Year	Land Value	Improvements Value	Real Market Value	Assessed Value
2024	\$159,218.00	\$603,430.00	\$762,648.00	\$366,910.00
2023	\$146,072.00	\$645,910.00	\$791,982.00	\$356,227.00
2022	\$132,792.00	\$575,343.00	\$708,135.00	\$345,853.00
2021	\$119,633.00	\$326,279.00	\$445,912.00	\$283,789.00
2020	\$103,131.00	\$282,474.00	\$385,605.00	\$275,527.00
2019	\$93,756.00	\$278,095.00	\$371,851.00	\$267,504.00
2018	\$84,464.00	\$260,992.00	\$345,456.00	\$259,717.00
2017	\$122,977.00	\$229,879.00	\$352,856.00	\$250,086.00
2016	\$111,798.00	\$237,947.00	\$349,745.00	\$231,296.00
2015	\$106,475.00	\$217,831.00	\$324,306.00	\$221,786.00
2014	\$108,648.00	\$185,380.00	\$294,028.00	\$219,691.00
2013	\$108,648.00	\$191,917.00	\$300,565.00	\$214,154.00
2012	\$108,648.00	\$147,587.00	\$256,235.00	\$240,478.00
2011	\$179,709.00	\$71,792.00	\$251,501.00	\$162,113.00
2010	\$201,921.00	\$107,568.00	\$309,489.00	\$190,813.00
2009	\$201,921.00	\$104,027.00	\$305,948.00	\$185,263.00
2008	\$199,921.00	\$162,543.00	\$362,464.00	\$179,874.00
2007	\$153,785.00	\$172,917.00	\$326,702.00	\$174,640.00
2006	\$132,574.00	\$135,091.00	\$267,665.00	\$169,561.00
2005	\$112,348.00	\$125,086.00	\$237,434.00	\$164,630.00
2004	\$101,215.00	\$116,903.00	\$218,118.00	\$159,841.00
2003	\$93,718.00	\$124,365.00	\$218,083.00	\$155,191.00
2002	\$90,989.00	\$120,743.00	\$211,732.00	\$150,680.00
2001	\$87,490.00	\$113,909.00	\$201,399.00	\$146,244.00
2000	\$87,741.00	\$121,180.00	\$208,921.00	\$142,151.00
1999	\$81,242.00	\$116,520.00	\$197,762.00	\$138,014.00

# 40801 Savola Ln, Astoria OR

Sales History

No sales history found

Taxes

Tax Year	Total Billed	Interest	Total Due
2024	\$5,095.81	\$90.58	\$5,186.39
2023	\$4,916.81	\$0.00	\$0.00
2022	\$8,507.62	\$0.00	\$0.00
2021	\$3,165.59	\$0.00	\$0.00
2020	\$3,566.57	\$0.00	\$0.00
2019	\$3,446.97	\$0.00	\$0.00
2018	\$3,273.15	\$0.00	\$0.00
2017	\$3,044.37	\$0.00	\$0.00
2016	\$3,139.84	\$0.00	\$0.00
2015	\$2,998.31	\$0.00	\$0.00
2014	\$2,744.98	\$0.00	\$0.00
2013	\$2,761.27	\$0.00	\$0.00
2012	\$2,227.65	\$0.00	\$0.00
2011	\$1,881.43	\$0.00	\$0.00
2010	\$2,320.66	\$0.00	\$0.00
2009	\$2,263.05	\$0.00	\$0.00
2008	\$2,377.27	\$0.00	\$0.00
2007	\$2,419.75	\$0.00	\$0.00
2006	\$2,386.25	\$0.00	\$0.00
2005	\$2,324.10	\$0.00	\$0.00
2004	\$2,295.94	\$0.00	\$0.00
2003	\$2,261.99	\$0.00	\$0.00
2002	\$2,172.74	\$0.00	\$0.00
2001	\$2,148.34	\$0.00	\$0.00
2000	\$1,752.92	\$0.00	\$0.00
1999	\$1,744.24	\$0.00	\$0.00
1998	\$1,692.90	\$0.00	\$0.00

Total Taxes Due as of March 4, 2025 Current Year Due \$5,186.39 Past Years Due \$0.00 Total Due \$5,186.39 By clicking "Pay online", you agree that you have read our  $\underline{\text{Important Notes}}$  regarding fees.

View printable statement

Pay online

Account 20651

### Payments

Tax Year	Receipt No	Date Posted	Amount Paid
2023	671868	October 26, 2023	\$4,769.31
2022	656462	October 25, 2022	\$4,565.76
2022	654805	June 13, 2022	\$3,686.63
2021	641267	October 25, 2021	\$3,070.62
2020	632542	December 21, 2020	\$15.85
2020	631475	November 30, 2020	\$3,566.57
2019	617831	January 13, 2020	\$2,297.98
2019	614394	November 15, 2019	\$1,148.99
2018	595933	November 15, 2018	\$2,012.50
2018	593072	November 8, 2018	\$1,162.46
2017	571128	November 3, 2017	\$2,070.34
2017	571123	November 3, 2017	\$882.43
2016	549988	October 27, 2016	\$3,045.64
2015	534165	November 16, 2015	\$2,908.36
2014	507219	October 29, 2014	\$2,687.08
2013	487920	November 15, 2013	\$2,678.43
2012	467902	December 4, 2012	\$2,678.56
2011	441039	November 15, 2011	\$1,824.99
2010	418119	November 15, 2010	\$2,251.04
2009	405094	May 28, 2010	\$764.41
2009	397703	February 8, 2010	\$754.35
2009	395021	December 7, 2009	\$764.41
2008	369203	November 17, 2008	\$2,305.95
2007	330509	October 30, 2007	\$2,347.16
2006	304784	November 13, 2006	\$2,314.66
2005	271813	November 10, 2005	\$2,254.38
2004	233723	November 15, 2004	\$2,227.06
2003	192747	November 12, 2003	\$2,194.13
2002	164743	November 15, 2002	\$2,107.56
2001	127495	November 15, 2001	\$2,083.89
2000	93390	November 15, 2000	\$1,700.33
1999	58781	November 15, 1999	\$1,691.91
1998	39197	November 18, 1998	\$1,642.11

### 40801 Savola Ln, Astoria OR

Account 20651

Documents

■ Annual Appraisal Report

Current Statement

**■**Septic Info

**Property Details** 

#### General Information

Property Address	• 40801 Savola Ln, Astoria OR
Account ID	<b>⋒</b> 60471
Tax Map Key	<b>№</b> 80823D002600
Size in Acres	<b>u</b> 4.79
Property Status	✓ Active
Property Type	≋ Real Property Farm

Improved Unzoned Farm Land

#### Owner Information

Owner Name 🚨 Sisu Brothers LLC Mailing Address 35915 Tucker Creek Ln Astoria OR 97103

→ Request Change of Address

→ Sign up for e-Statements

### **Related Properties**

20651 👄 40801 Savola Ln, Astoria OR

# 40801 Savola Ln, Astoria OR

Improvements

Year Built Sq Ft Туре Stories

No improvements found

Floor Type Sq Ft Bedrooms Bathrooms

No improvement details found

# 40801 Savola Ln, Astoria OR

Assessments

Year	Land Value	Improvements Value	Real Market Value	Assessed Value
2024	\$105,052.00	\$0.00	\$105,052.00	\$716.00
2023	\$96,377.00	\$0.00	\$96,377.00	\$701.00
2022	\$87,615.00	\$0.00	\$87,615.00	\$689.00
2021	\$78,933.00	\$0.00	\$78,933.00	\$669.00
2020	\$68,046.00	\$0.00	\$68,046.00	\$222.00
2019	\$61,859.00	\$0.00	\$61,859.00	\$225.00
2018	\$55,728.00	\$0.00	\$55,728.00	\$214.00

# 40801 Savola Ln, Astoria OR

Sales History

Sales Date Instrument ID Sale Amount	Sales Date	Instrument ID	Sale Amount
--------------------------------------	------------	---------------	-------------

No sales history found

Taxes

Tax Year	Total Billed	Interest	Total Due
2024	\$74.86	\$1.33	\$76.19
<u>2023</u>	\$74.59	\$0.00	\$0.00
2022	\$74.57	\$0.00	\$0.00
<u>2021</u>	\$72.92	\$0.00	\$0.00
2020	\$68.85	\$0.00	\$0.00
2019	\$68.88	\$0.00	\$0.00
2018	\$68.64	\$0.00	\$0.00

Total Taxes Due as of March 4, 2025 Current Year Due \$76.19 Past Years Due \$0.00 \$76.19 Total Due By clicking "Pay online", you agree that you have read our <u>Important Notes</u> regarding fees. Pay online View printable statement

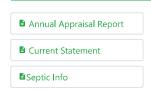
# **40801 Savola Ln, Astoria OR** Account 60471

Payments

Tax Year	Receipt No	Date Posted	Amount Paid
2023	671868	October 26, 2023	\$72.35
2022	656462	October 25, 2022	\$72.33
2021	641267	October 25, 2021	\$70.73
2020	631475	November 30, 2020	\$68.85
2019	614394	November 15, 2019	\$66.81
2018	593072	November 8, 2018	\$66.58

## 40801 Savola Ln, Astoria OR

Documents



62025 Glistop County, Oregon
Data accurate as of March 4, 2025 11:14AM
Data accurate as of March 4, 2025 11:14AM
Version: 2222 11 5 beey effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. Classop County makes no warranties or representations whatsoever regarding the quality, contents, competitioners, accurately reflected here. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. Classop County shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

Property Details	
General Information	
Property Address	♥ 40799 Savola Ln, Astoria OR
Legal Description	■ Metes & Bounds
Account ID	₾ 20652
Tax Map Key	<b>№</b> 80823D002700
Size in Acres	<b>u</b> 0.14
Property Status	✓ Active
Property Type	♠ Real Property Residential Vacant Residential Land
Owner Information	
Owner Name	<ul> <li>Karlson Katherine</li> <li>Salo Carl Arnold</li> <li>Sisu Brothers LLC</li> </ul>
Mailing Address	☑ 35915 Tucker Creek Ln Astoria OR 97103

→ Request Change of Address → Sign up for e-Statements

# 40799 Savola Ln, Astoria OR

Improvements

Year Built	Sq Ft	Туре	Stories
No improvements found			
Floor Type	Sq Ft	Bedrooms	Bathrooms

No improvement details found



Assessments

Year	Land Value	Improvements Value	Real Market Value	Assessed Value
2024	\$35,018.00	\$0.00	\$35,018.00	\$19,312.00
2023	\$32,126.00	\$0.00	\$32,126.00	\$18,750.00
2022	\$27,936.00	\$0.00	\$27,936.00	\$18,204.00
2021	\$25,167.00	\$0.00	\$25,167.00	\$17,674.00
2020	\$21,696.00	\$0.00	\$21,696.00	\$17,160.00
2019	\$19,371.00	\$0.00	\$19,371.00	\$16,661.00
2018	\$19,179.00	\$0.00	\$19,179.00	\$16,176.00
2017	\$18,093.00	\$0.00	\$18,093.00	\$15,705.00
2016	\$16,449.00	\$0.00	\$16,449.00	\$15,248.00
2015	\$19,188.00	\$0.00	\$19,188.00	\$14,804.00
2014	\$19,580.00	\$0.00	\$19,580.00	\$14,373.00
2013	\$40,263.00	\$32,387.00	\$72,650.00	\$52,002.00
2012	\$40,263.00	\$41,522.00	\$81,785.00	\$50,488.00
2011	\$32,597.00	\$16,687.00	\$49,284.00	\$35,268.00
2010	\$36,626.00	\$21,269.00	\$57,895.00	\$34,241.00
2009	\$36,625.00	\$21,269.00	\$57,894.00	\$33,244.00
2008	\$36,262.00	\$28,359.00	\$64,621.00	\$32,276.00
2007	\$27,894.00	\$28,357.00	\$56,251.00	\$31,337.00
2006	\$24,047.00	\$20,112.00	\$44,159.00	\$30,425.00
2005	\$20,367.00	\$18,233.00	\$38,600.00	\$29,540.00
2004	\$18,686.00	\$18,233.00	\$36,919.00	\$28,681.00
2003	\$17,968.00	\$17,201.00	\$35,169.00	\$27,847.00
2002	\$17,791.00	\$16,700.00	\$34,491.00	\$27,037.00
2001	\$17,107.00	\$17,217.00	\$34,324.00	\$26,251.00
2000	\$17,107.00	\$17,217.00	\$34,324.00	\$25,487.00
1999	\$15,840.00	\$20,997.00	\$36,837.00	\$24,746.00

# 40799 Savola Ln, Astoria OR

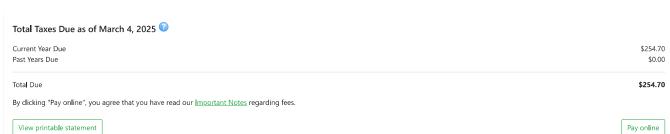
Sales History

Sales Date	Instrument ID	Sale Amount

No sales history found

Taxes

Tax Year	Total Billed	Interest	Total Due
2024	\$250.25	\$4.45	\$254.70
2023	\$241.94	\$0.00	\$0.00
2022	\$237.91	\$0.00	\$0.00
2021	\$194.99	\$0.00	\$0.00
2020	\$220.57	\$0.00	\$0.00
2019	\$213.69	\$0.00	\$0.00
2018	\$199.05	\$0.00	\$0.00
2017	\$190.49	\$0.00	\$0.00
2016	\$204.78	\$0.00	\$0.00
2015	\$200.13	\$0.00	\$0.00
2014	\$189.93	\$0.00	\$0.00
2013	\$687.47	\$0.00	\$0.00
2012	\$649.58	\$0.00	\$0.00
2011	\$462.67	\$0.00	\$0.00
2010	\$454.86	\$0.00	\$0.00
2009	\$442.52	\$0.00	\$0.00
2008	\$426.55	\$0.00	\$0.00
2007	\$434.20	\$0.00	\$0.00
2006	\$428.18	\$0.00	\$0.00
2005	\$417.04	\$0.00	\$0.00
2004	\$413.24	\$0.00	\$0.00
2003	\$405.89	\$0.00	\$0.00
2002	\$389.86	\$0.00	\$0.00
2001	\$385.63	\$0.00	\$0.00
2000	\$314.29	\$0.00	\$0.00
1999	\$312.75	\$0.00	\$0.00
1998	\$303.56	\$0.00	\$0.00



Payments

Tax Year	Receipt No	Date Posted	Amount Paid
2023	671868	October 26, 2023	\$234.68
2022	656462	October 25, 2022	\$230.77
2021	641267	October 25, 2021	\$189.14
2020	631475	November 30, 2020	\$220.57
2019	614394	November 15, 2019	\$207.28
2018	593072	November 8, 2018	\$193.08
2017	571123	November 3, 2017	\$184.78
2016	549988	October 27, 2016	\$198.64
2015	534165	November 16, 2015	\$194.13
2014	507219	October 29, 2014	\$188.93
2013	487922	November 15, 2013	\$666.85
2012	467902	December 4, 2012	\$652.47
2011	441039	November 15, 2011	\$448.79
2010	418119	November 15, 2010	\$441.21
2009	405094	May 28, 2010	\$149.46
2009	397703	February 8, 2010	\$147.51
2009	395021	December 7, 2009	\$149.49
2008	369203	November 17, 2008	\$413.75
2007	330502	October 30, 2007	\$421.17
2006	304784	November 13, 2006	\$415.33
2005	271813	November 10, 2005	\$404.53
2004	233723	November 15, 2004	\$400.84
2003	192747	November 12, 2003	\$393.71
2002	164743	November 15, 2002	\$378.16
2001	127495	November 15, 2001	\$374.06
2000	93390	November 15, 2000	\$304.86
1999	58781	November 15, 1999	\$303.37
1998	39198	November 18, 1998	\$294.45

#### 40799 Savola Ln, Astoria OR

Account 20652

Documents

■ Annual Appraisal Report

**■** Current Statement

e2025 Clastop County, Oregon
Data accurate as of March 4, 2025 1119AM
version 2023\_17\_Ebut 9 fort to have 2025 1119AM
version 2023\_17\_Ebut 9 fort have 2025 1119AM
version 2025\_17\_Ebut 9 fort have 2025\_17\_Ebut 9 fort have

### PERSONAL REPRESENTATIVE'S WARRANTY DEED

MARY ELISABETH SALO, Personal Representative, Grantor SISU BROTHERS, LLC, Grantees

After Recording Return to:

Michael A. Autio, Esq., 93750 Autio Loop, Astoria, OR 97103

Send Tax Statements to:

Sisu Brothers, LLC 35915 Tucker Creek Ln, Astoria OR 97103



Recording Instrument #:

202402291

Recorded By: Clatsop County Clerk # of Pages: 2 Eee.

92 00

Transaction date: Deputy: gnelson 5/9/2024 16:51:57

### PERSONAL REPRESENTATIVE'S WARRANTY DEED

MARY ELISABETH SALO, Personal Representative of the Estate of Carl Arnold Salo, Clatsop County Circuit Court Case No. 23PB04392, Grantor, conveys and warrants SISU BROTHERS, LLC, an Oregon Limited Liability Company, Grantee, all of said estate's right, title and interest in the following described real property in Clatsop County, Oregon, free of encumbrances except rights of the public and easements and encumbrances of public record, and that said Grantor warrants and forever defends the granted premises, against the lawful claims and demands of all persons, except as above stated:

#### See Exhibit A Attached Hereto

Parcel I: 40801 Savola Ln Astoria, Clatsop County, Oregon, Clatsop County Assessor Account No. 20651 & 60471, Map 80823D002600

Parcel II: Vacant real property and improvements located at 40799 Savola Ln Astoria, Clatsop County, Oregon, Clatsop County Assessor Account No. 20652, Map 80823D002700

Parcel III: Vacant real property near 40801 Savola Ln Astoria, Clatsop County, Oregon, Clatsop County Assessor Account No. 53417, Map 808230004101

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.

The true consideration for this conveyance is transfer in partial distribution of the referenced probate estate.

WITNESS the hand of said Grantor on this 2 day of May, 2024.

ESTATE OF CARL ARNOLD SALO. Clatsop County Circuit Court Case No. 23PB04392

Mary Elisabeth Sa MARY ELISABETH SALO, Personal Representative

STATE OF OREGON, County of Clatsop) ss.

Acknowledged before me on May 2\_, 2024, by MARY ELISABETH SALO in her representative capacity as the duly appointed Personal Representative of the Estate of CARL ARNOLD SALO, Clatsop County Circuit Court Case No. 23PB04392.

OFFICIAL STAMP MICHAEL ALAN AUTIO NOTARY PUBLIC - OREGON COMMISSION NO. 1045602 MY COMMISSION EXPIRES FEBRUARY 21, 2028

Notary Public for Oregon

My commission expires: 2/21/28

2024-2291 DEW 05-09-2024

#### EXHIBIT "A" LEGAL DESCRIPTION

<u>Parcel I</u>: 40801 Savola Ln Astoria, Clatsop County, Oregon, Clatsop County Assessor Account No. 20651 & 60471, Map 80823D002600

The West 10 acres of the Southwest quarter of the Southeast quarter of Section 23 in Township 8 North, Range 8 West of the Willamette Meridian, Clatsop County, Oregon.

EXCEPTING THEREFROM the following described parcel of land, bounded and described as follows, to-wit:

From the Southwest corner of the Southeast quarter of Section 23, Township 8 North, Range 8 West, Willamette Meridian, Clatsop County, Oregon, 330 feet East to a point on the South boundary line of Section 23, and which point is the Southeast corner of the West 10 acres of the Southwest quarter of the Southeast quarter of Section 23; thence West 30 feet to the true point of beginning; thence North 50 feet; thence West 125 feet; thence South 50 feet; thence 125 feet East to the point of beginning.

ALSO EXCEPTING the South 30 feet lying in County Road 302.

<u>Parcel II</u>: Vacant real property and improvements located at 40799 Savola Ln Astoria, Clatsop County, Oregon, Clatsop County Assessor Account No. 20652, Map 80823D002700

A tract of land in Section 23, Township 8 North, Range 8 West, Willamette Meridian, Clatsop County Oregon, more particularly described as follows:

From the Southwest corner of the Southeast quarter of Section 23, Township 8 North, Range 8 West, Willamette Meridian, Clatsop County, East 330 feet to a point on the South boundary line of Section 23, and which point is the Southeast corner of the West 10 acres of the Southwest quarter of the Southeast quarter of Section 23; thence West 20 feet to the true point of beginning; thence North 50 feet; thence West 125 feet; thence South 50 feet; thence East 125 feet to the true point of beginning.

Parcel III: Vacant real property near 40801 Savola Ln Astoria, Clatsop County, Oregon, Clatsop County Assessor Account No. 53417, Map 808230004101

That portion of the Southeast quarter of the Southwest quarter of Section 23, Township 8 North, Range 8 West, Willamette Meridian, County of Clatsop, State of Oregon, lying Easterly of HillcrestCounty Road No. 115.

EXCEPTING THEREFROM the East one-half of the East one-half of said Southeast quarter of the Southwest quarter.

ALSO EXCEPTING THEREFROM: Beginning at the Southwest corner of said Section 23; thence North 88° 45' East 1694.70 feet, more or less, along the South line of said Section 23 to the Easterly right of way of Hillcrest County Road No. 115 and the true point of beginning; thence continuing along the South line of said Section 23, 227.9 feet; thence North 01° 15' West 225.00 feet; thence North 34° 15' West 750.00 feet; thence South 88° 45' West, parallel to the South line of said Section 23, 110 feet, more or less, to the Easterly right of way of Hillcrest County Road No. 115; thence Southeasterly along the Easterly right of way of said Hillcrest County Road 950 feet, more or less, to the Southerly line of said Section 23 and the point of beginning.