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CROOK COUNTY
AUG 09 2021
PLANNING DEPT



August 9, 2021

Filed via email: Plan@co.crook.or.us, Katie.McDonald@co.crook.or.us

Crook County Planning Commission
c/o: Katie McDonald, Planner, Crook County Community Development Department
300 NE 3rd St, Rm. 12
Prineville, OR 97754

Re: Application File No. 217-21-000431-PLNG

Dear Chair Warren and Planning Commissioners,

Thank you for the opportunity to participate in this public hearing. Central Oregon LandWatch ("LandWatch") submits this letter in opposition to application file no. 217-21-000431-PLNG.

I. Introduction.

LandWatch is highly supportive of Crook County's rural agricultural economy. The strong protections of the Crook County Comprehensive Plan and Crook County Code that regulate land use in the County's EFU zones ensure that agricultural land is maintained for agricultural uses. One of the many conditionally-allowed uses on EFU land is a relative farm dwelling. Through statute and administrative rule, Oregon law allows this use only under strict circumstances when certain standards and criteria are met. This is to ensure that additional dwellings on land zoned Exclusive Farm Use are permitted only when necessary to sustain the viability of existing commercial farming operations. The current application fails to meet those standards and criteria, and the administrative decision approving the application should be reversed and the application denied.

II. Procedural issue.

The County failed to mail notice of the hearing to LandWatch. Notice of a public hearing in a quasi-judicial land use matter must be mailed to parties entitled to notice within 20 days of the hearing. Crook County Code 18.172.070(4); ORS 197.763(3)(f). LandWatch only received



notice of this hearing on August 2 when LandWatch emailed staff to ask about the status of the appeal. It was only on that date that County staff emailed LandWatch copies of the notice of hearing and notice of site visit. This failure by the County to provide notice substantially burdened LandWatch's interests by significantly reducing the amount of time available to plan for and prepare for the hearing.

III. Background.

The subject property is 197 acres; located at 5712 NW Ryegrass Rd, Prineville, Oregon 97754; designated Agricultural in the Crook County Comprehensive Plan; and zoned EFU-2. The applicant and owner, Patrick Lane, bought the property in 2018 for \$960,000, according to the County Assessor's records. Exhibit A (Assessor's Card), Exhibit B at 5 (Crook County Property Summary Report for 5712 NW Ryegrass Rd, Prineville, Oregon 97754). On February 14, 2020, the applicant received approval from Crook County to construct a primary farm dwelling on the subject property. Exhibit C (File No. 217-20-000202).

The relatives proposed to live in the relative farm dwelling, James and Catherine Lane, own a 7-acre property zoned EFU-2 with a 2,748 square foot dwelling, located at 2357 NE Johnson Creek Road, Prineville, Oregon 97754. Exhibit D (Crook County Property Summary Report for at 2357 NE Johnson Creek Road, Prineville, Oregon 97754). The relatives are also the registered Agent and Secretary, respectively, at Prineville Men's Wear Co. Exhibit E (Oregon Secretary of State Business Entity Filing report).

A Central Oregonian newspaper article from 2016 states that "Jim and Cathy's other son, Patrick, is also involved with Prineville Men's Wear and another family business he runs himself. He works at both businesses." See Exhibit F (Newspaper article).

The applicant is also the registered agent and sole member of a business called Lane Land & Livestock, LLC. Exhibit G (Oregon Secretary of State Business Entity Filing report).

All of this information about the applicant and relatives is relevant to the criteria for a relative farm dwelling, as discussed below.



IV. The application fails to meet the criteria at ORS 215.283(1)(d), OAR 660-033-0130(9), and CCC 18.16.015(3) for a relative farm dwelling.

Both state law and local Crook County Code impose specific criteria that must be met for a County to approve a relative farm dwelling, and the County here erred in approving an application that fails to meet those criteria.

State statute, at ORS 215.283(1)(d), authorizes relative farm dwellings in EFU zones:

“(1) The following uses may be established in any area zoned for exclusive farm use:

(d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the farm operator or the farm operator’s spouse, which means a child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm operator does or will require the assistance of the relative in the management of the farm use and the dwelling is located on the same lot or parcel as the dwelling of the farm operator.”

Oregon administrative rule implements and elaborates on the statutory requirements:

“(9)(a) To qualify for a relative farm help dwelling, a dwelling shall be occupied by relatives whose assistance in the management and farm use of the existing commercial farming operation is required by the farm operator. However, farming of a marijuana crop may not be used to demonstrate compliance with the approval criteria for a relative farm help dwelling. The farm operator shall continue to play the predominant role in the management and farm use of the farm. A farm operator is a person who operates a farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing.

(b) A relative farm help dwelling must be located on the same lot or parcel as the dwelling of the farm operator and must be on real property used for farm use.

(c) For the purpose of subsection (a), “relative” means a child, parent, stepparent, grandchild, grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of the farm operator or the farm operator’s spouse.

(d) Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel requirements under 215.780, if the owner of a dwelling described in this section obtains construction financing or other financing secured by the dwelling and the secured party forecloses on the dwelling, the secured party may also foreclose on the “homesite,” as defined in 308A.250, and the foreclosure shall operate as a partition of the homesite to create a new parcel. Prior conditions of approval for the subject land and dwelling remain in effect.

(e) For the purpose of subsection (d), “foreclosure” means only those foreclosures that are exempt from partition under ORS 92.010(9)(a).”

(OAR 660-033-0130(9))

Finally, the Crook County Code at CCC 18.16.015(3) includes similar criteria for a relative farm dwelling:



“(3) To qualify for a relative farm help dwelling:

(a) A dwelling shall be occupied by relatives whose assistance in the management and farm use of the existing commercial farming operation is required by the farm operator. However, farming of a marijuana crop may not be used to demonstrate compliance with the approval criteria for a relative farm help dwelling. The farm operator shall continue to play the predominant role in the management and farm use of the farm.

(b) A relative farm help dwelling must be located on the same lot or parcel as the dwelling of the farm operator and must be on real property used for farm use.”

Several of these criteria have not been met in the current application, including that the subject property is a commercial farming operation, that the assistance of relatives is required to operate a commercial farming operation, and that the farm operator will continue to play the predominant role in farm management, including doing the work and making the day-to-day decisions. The County erred in approving the application nonetheless.

a. The subject property is not an existing commercial farming operation.

The decision fails to find, supported by substantial evidence, that the subject property is an existing commercial farming operation. The applicant bought the property in 2018 and built a primary farm dwelling in 2020. Exhibit A (Assessor’s Card), Exhibit C (File No. 217-20-000202). The August 4, 2021 Staff Report states that “[t]here is 56 acres of Timothy and 30 acres of Orchard grass.” The 2020 primary farm dwelling approval decision references custom haying on the property. 217-20-000202-PLNG at 3. A farm of this size, under its current ownership for only two years, where custom haying occurs, and without any other information on the commercial nature of the applicant’s farming operation, is insufficient to find that the property is an “existing commercial farming operation” for the purposes of CCC 18.16.015(3) and OAR 660-033-0130(9). For reference, the USDA defines commercial farms as “[f]arms with \$350,000 or more gross cash farm income and nonfamily farms.” USDA Economic Research Service, 2020.¹

¹ <https://www.ers.usda.gov/topics/farm-economy/farm-household-well-being/glossary/>



b. Assistance is not required to operate the farming operation.

The decision also fails to find, supported by substantial evidence, that the applicant requires assistance in the management and farm use of an existing commercial farming operation. The decision finds that “[t]he applicant states that he needs assistance changing water and irrigation multiple times per day as he is generally gone for 3 months in the summer.” Decision at 3. The application states that “I leave for the winter and am gone for 3-5 months.” Application at 8. An applicant’s choice to be absent from a farm operation is not a qualifying reason to require the assistance of a relative for purposes of a relative farm dwelling under ORS 215.283(1)(d) and OAR 660-033-0130(9).

Further, the application states that the relative currently “helps and preforms [*sic*] all the irrigation when I am gone,” Application at 8, and Crook County records show that the relatives own a 2,748 sq ft home located at 2357 NE Johnson Creek Rd, Prineville, Oregon 97754. Exhibit D (Crook County Assessor’s Office Improvement Report).

The amount of work required to operate a farm of this size and intensity likely requires only one full-time person. A farm operator choosing to be absent from a farm operation is not a sufficient reason to require the assistance of a relative under Oregon law. This criterion is not met and the decision errs in finding otherwise.

c. A person who is absent from a farm operation for significant portions of the year is not a farm operator who will continue to play the predominant role in the management and farm use of the farm.

The decision fails to find, supported by substantial evidence, that the applicant is a farm operator who will continue to play the predominant role in the management and farm use of the farm. Oregon administrative rule defines “farm operator” as “a person who operates a farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing.” 660-033-0130(9). To qualify for a relative farm dwelling, an application must both be a farm operator and must continue to play the predominant role in management and farm use. *Id.*

The decision states that “[t]he property owner will continue to live in the primary farm dwelling,” Decision at 3, but simply living on site is insufficient to meet these criteria.



As discussed above, both the decision and application state that the applicant is absent from the subject property for several months per year. This willful absence precludes the applicant from being the person who both does the work and makes day-to-day decisions. By choosing the leave the property for a significant portion of the year, the applicant is not the farm operator who will continue to play a predominant role, especially as compared to the relatives who apparently would manage, live, and work on the property year-round.

Both the applicant and the relatives spend time in off-farm businesses or other activities. *See* Exhibit F (Newspaper article, stating that both the applicant and the relatives work in other businesses), Exhibit G (Oregon Secretary of State Business Entity Filing report). These other activities are relevant as to whether the elements of OAR 660-033-0130(9) are met. The County erred in approving the application when, for significant portions of the year, the applicant is not the farm operator and does not play the predominant role in farm operations.

V. Conclusion.

Relative farm dwellings help sustain Oregon's agricultural economy by enabling commercial farm operators who require assistance to keep farms in the family. To ensure that unnecessary additional dwellings are not placed on Exclusive Farm Use land, state law requires that strict standards and criteria are met. In the current application, the County approved an application that does not meet those standards and criteria. For all these reasons, the application should be denied. Thank you for your attention to these views.

Regards,



Rory Isbell
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rory@colw.org
2843 NW Lolo Drive, Suite 200
Bend, Oregon 97703



Attachments:

- Exhibit A** County Assessor's Card
- Exhibit B** Crook County Property Summary Report for 5712 NW Ryegrass Rd, Prineville, Oregon 97754
- Exhibit C** File No. 217-20-000202
- Exhibit D** Crook County Property Summary Report for at 2357 NE Johnson Creek Road, Prineville, Oregon 97754
- Exhibit E** Oregon Secretary of State Business Entity Filing report
- Exhibit F** Newspaper article
- Exhibit G** Oregon Secretary of State Business Entity Filing report



Exhibit A

14	15	3	201	12	8
TWP.	RGE.	SEC.	1/4 1/16	TAX LOT NUMBER	TYPE SPEC. INT. IN REAL PROP.
MAP NUMBER			ACCOUNT NUMBER	CODE AREA NUMBER	

OFFICIAL RECORD OF DESCRIPTIONS

OF REAL PROPERTY

CROOK

COUNTY ASSESSOR'S OFFICE

FORMERLY PART OF T.L. NO. 200

INDENT EACH NEW COURSE TO THIS POINT	DESCRIPTION AND RECORD OF CHANGE	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
			VOL.	PG.	
	8977	EFL. 2			
Lots 3 & 4; S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$	Sec. 3				
Craig, Dale D & Mary J	WD		92	169	
c/o Arnett, Sheldon; Howell, John; Johnson, Ken V#25943	mem of cont	5-9-74	MF26233		203.66
Exc:					
Canal	3.06				
Rye Grass Rd	1.20				199.40
	Easement	6-29-77	MF	40785	
Craig, Dale & Mary J.					
%Arnett, Sheldon; Howell, John; Johnson, Ken					
%Johnson, Ken; Howell, John V#34312	notice of sale	7-1-76	MF	40893	
Craig, Dale & Mary J.					
%Johnson, Ken & Howell, John V#34607	QCD	8-30-77	MF	41711	
%Perez, Cayetano C & Maria Candelaria V#34607	notice of sale	8-30-77	MF	41722	
	RNC	8-30-77	MF	#1946	
Johnson, Ken & Howell, John					
Also: Canal JV 34127	3.06	5-22-78	request		202.46
%Perez, Cayetano C & Maria Candelaria V#36613	WD	7-21-78	MF	44783	
Perez, Cayetano C & Maria Candelaria V#36613	WD	7-21-78	MF	44785	
Code change to 12 V#44333		9/23/81			
State of Oregon, DVA V52306	Decr of Forec	6-5-86	#	85-CV-0142-15	
	Sheriff's Deed	1-29-87	MF	81824	
%Craig, Bonnie F. & Robyn A. V#54023	Contr.	2-17-87	MF	82040	
Also: Rye Grass Rd	1.20	8/11/87			203.66
Exc: Parcel 202	2.34 JV52874	8/11/87	Survey		201.32
		4/21/87			
Exc: Rye Grass Rd	1.06	8/11/87			200.25

14 15 3 201 12

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY CROOK COUNTY ASSESSOR'S OFFICE

TWP. RGE. SEC. 1/4 1/16 TAX LOT NUMBER TYPE SPEC. INT. IN REAL PROP. CODE AREA NUMBER

Crook

ACCOUNT NUMBER

FORMERLY PART OF T.L. NO. 200

INDENT EACH NEW
COURSE TO THIS POINT

8977

DESCRIPTION AND
RECORD OF CHANGE

DATE OF ENTRY
ON THIS CARD

DEED RECORD
VOL. PG.

ACRES
REMAINING

Also: Rye Grass Rd 1.06

4-1-93

201.32

Revised Desc JV62647 3.01 to Parcel 202

4-1-93

cs931003

198.31

Sec 3 Gov't lot 3 Exc: N 486.70' of

E 466.70'

Gov't lot 4

S $\frac{1}{2}$ NW $\frac{1}{4}$ N $\frac{1}{2}$ SW $\frac{1}{4}$

Exc: Rye Grass Rd 0.85

4-1-93

197.46

Contract Modification

5-25-95

MF 120147

DV

12-11-96

CC#96DO-0008-15

STATE OF OREGON, DVA

%CRAIG, Bonnie F

ASSIGN

12-11-96

MF130768

SW

1-27-06

MF207568

SW

3-22-06

MF209072

BS

3-22-06

MF209073

Craig, Bonnie F

Workman, Sunny L & Angela K etux und 50% int &

Workman, Samuel C & Jenniann C etux und 50% int

SW

3-22-06

MF209074

EASE

5-30-06

MF211180

re-recorded EASE

6-6-06

MF211423

EASE

5-19-09

MF234544

SW

4-15-11

MF246208

Gamble, John R & Celia L tbte

EASE

6-2-11

MF246853

Lane, Patrick

SWD

5-8-18

286111

Exhibit B



Crook County Property Summary Report

Report Date: 8/3/2021 10:00:04 AM

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. Crook County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Crook County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Crook County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Crook 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: LANE PATRICK, JAMES & CATHY
Map and Taxlot: 14150300-00201-8977
Account: 8977
Tax Status: Taxable
Situs Address: 5712 NW RYEGRASS RD, PRINEVILLE OR 97754

Property Taxes

Current Tax Year: 2020
Tax Code Area: 0012

Assessment

Subdivision:
Lot:
Block:
Assessor Acres: 197.46
Property Class: 551

Ownership

Mailing Address:
LANE PATRICK, JAMES & CATHY
231 N MAIN ST
PRINEVILLE, OR 97754

Valuation

Real Market Values as of Jan. 1, 2021

Land	\$124,580
Structures	\$62,420
Total	\$187,000

Current Assessed Values:

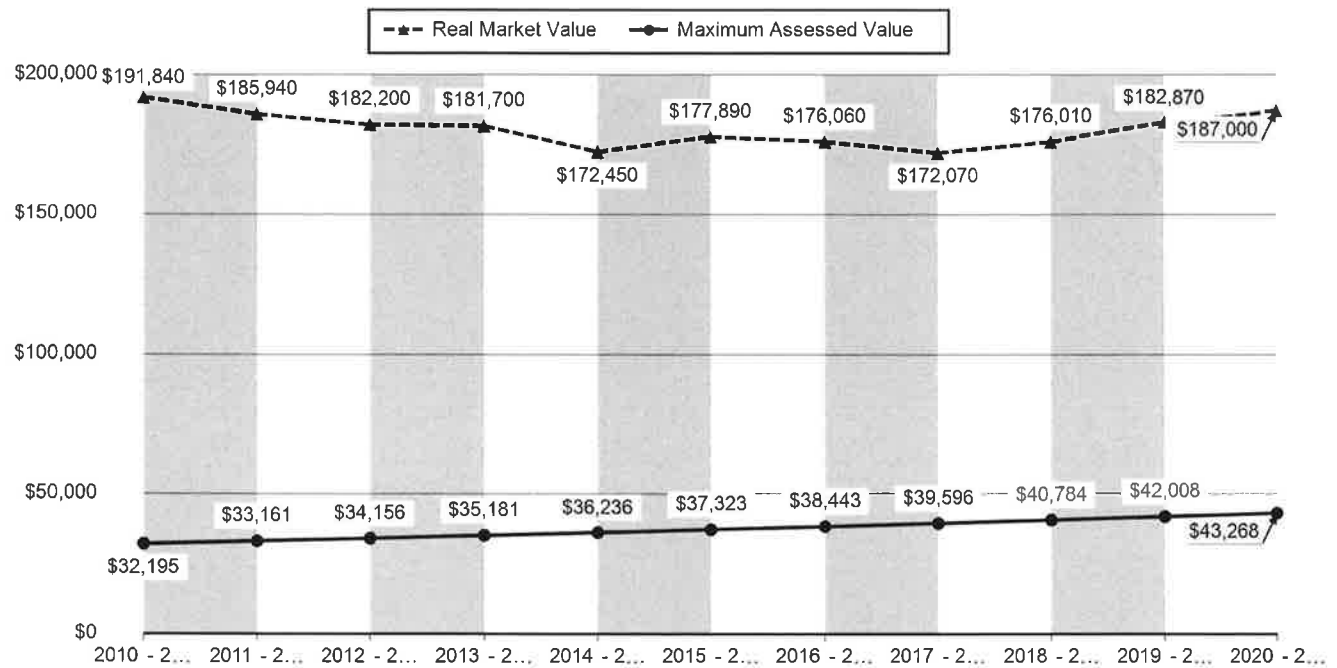
Maximum Assessed	\$43,268
Assessed Value	\$167,848
Veterans Exemption	\$0.00

Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015
Real Market Value - Land	\$139,810	\$138,830	\$138,830	\$138,830	\$130,280
Real Market Value - Structures	\$52,030	\$47,110	\$43,370	\$42,870	\$42,170
Total Real Market Value	\$191,840	\$185,940	\$182,200	\$181,700	\$172,450
Maximum Assessed Value	\$32,195	\$33,161	\$34,156	\$35,181	\$36,236
Total Assessed Value	\$140,625	\$144,741	\$148,866	\$153,221	\$157,536
Exemption Value	\$0	\$0	\$0	\$0	\$0

2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
\$130,980	\$128,720	\$121,500	\$122,430	\$124,580	\$124,580
\$46,910	\$47,340	\$50,570	\$53,580	\$58,290	\$62,420
\$177,890	\$176,060	\$172,070	\$176,010	\$182,870	\$187,000
\$37,323	\$38,443	\$39,596	\$40,784	\$42,008	\$43,268
\$161,753	\$166,043	\$161,096	\$163,214	\$166,588	\$167,848
\$0	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2020	11/15/2020	PAYMENT	11/05/2020	11/05/2020	\$2,158.69	(\$2,225.45)	\$66.76	\$0.00	\$0.00
2020	11/15/2020	IMPOSED	10/16/2020	11/15/2020	\$0.00	\$2,225.45	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2019	11/15/2019	IMPOSED	11/15/2019	11/15/2019	\$0.00	\$2,193.03	\$0.00	\$0.00	\$0.00
2019	11/15/2019	PAYMENT	10/23/2019	11/15/2019	\$2,127.24	(\$2,193.03)	\$65.79	\$0.00	\$0.00
Total:					\$0.00				
2018	11/15/2018	IMPOSED	11/15/2018	11/15/2018	\$0.00	\$2,140.97	\$0.00	\$0.00	\$0.00
2018	11/15/2018	PAYMENT	11/07/2018	11/15/2018	\$2,076.74	(\$2,140.97)	\$64.23	\$0.00	\$0.00
Total:					\$0.00				
2017	11/15/2017	PAYMENT	03/27/2018	11/15/2017	\$711.29	(\$711.29)	\$0.00	\$0.00	\$0.00
2017	11/15/2017	PAYMENT	02/12/2018	11/15/2017	\$711.29	(\$711.29)	\$0.00	\$0.00	\$0.00
2017	11/15/2017	PAYMENT	11/17/2017	11/15/2017	\$711.28	(\$711.28)	\$0.00	\$0.00	\$0.00
2017	11/15/2017	IMPOSED	11/15/2017	11/15/2017	\$0.00	\$2,133.86	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2016	11/15/2016	PAYMENT	05/10/2017	11/15/2016	\$718.86	(\$718.86)	\$0.00	\$0.00	\$0.00
2016	11/15/2016	PAYMENT	02/07/2017	11/15/2016	\$718.86	(\$718.86)	\$0.00	\$0.00	\$0.00
2016	11/15/2016	IMPOSED	11/15/2016	11/15/2016	\$0.00	\$2,156.58	\$0.00	\$0.00	\$0.00
2016	11/15/2016	PAYMENT	11/01/2016	11/15/2016	\$718.86	(\$718.86)	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2015	11/15/2015	PAYMENT	05/09/2016	11/15/2015	\$700.95	(\$700.95)	\$0.00	\$0.00	\$0.00
2015	11/15/2015	PAYMENT	02/08/2016	11/15/2015	\$700.95	(\$700.95)	\$0.00	\$0.00	\$0.00
2015	11/15/2015	IMPOSED	11/15/2015	11/15/2015	\$0.00	\$2,102.84	\$0.00	\$0.00	\$0.00
2015	11/15/2015	PAYMENT	11/13/2015	11/15/2015	\$700.94	(\$700.94)	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2014	11/15/2014	PAYMENT	05/14/2015	11/15/2014	\$672.57	(\$672.57)	\$0.00	\$0.00	\$0.00
2014	11/15/2014	PAYMENT	02/03/2015	11/15/2014	\$672.57	(\$672.57)	\$0.00	\$0.00	\$0.00
2014	11/15/2014	IMPOSED	11/15/2014	11/15/2014	\$0.00	\$2,017.71	\$0.00	\$0.00	\$0.00

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2014	11/15/2014	PAYMENT	11/12/2014	11/15/2014	\$672.57	(\$672.57)	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2013	11/15/2013	PAYMENT	05/15/2014	11/15/2013	\$673.25	(\$673.25)	\$0.00	\$0.00	\$0.00
2013	11/15/2013	PAYMENT	01/23/2014	11/15/2013	\$673.25	(\$673.25)	\$0.00	\$0.00	\$0.00
2013	11/15/2013	IMPOSED	11/15/2013	11/15/2013	\$0.00	\$2,019.74	\$0.00	\$0.00	\$0.00
2013	11/15/2013	PAYMENT	11/13/2013	11/15/2013	\$673.24	(\$673.24)	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2012	11/15/2012	PAYMENT	05/15/2013	11/15/2012	\$654.68	(\$654.68)	\$0.00	\$0.00	\$0.00
2012	11/15/2012	PAYMENT	02/13/2013	11/15/2012	\$654.68	(\$654.68)	\$0.00	\$0.00	\$0.00
2012	11/15/2012	PAYMENT	11/15/2012	11/15/2012	\$654.67	(\$654.67)	\$0.00	\$0.00	\$0.00
2012	11/15/2012	IMPOSED	11/15/2012	11/15/2012	\$0.00	\$1,964.03	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2011	11/15/2011	PAYMENT	05/15/2012	11/15/2011	\$641.72	(\$641.72)	\$0.00	\$0.00	\$0.00
2011	11/15/2011	PAYMENT	02/15/2012	11/15/2011	\$641.72	(\$641.72)	\$0.00	\$0.00	\$0.00
2011	11/15/2011	IMPOSED	11/15/2011	11/15/2011	\$0.00	\$1,925.16	\$0.00	\$0.00	\$0.00
2011	11/15/2011	PAYMENT	11/14/2011	11/15/2011	\$641.72	(\$641.72)	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2010	11/15/2010	PAYMENT	04/14/2011	11/15/2010	\$2,202.76	(\$2,136.29)	\$0.00	\$66.47	\$0.00
2010	11/15/2010	IMPOSED	11/15/2010	11/15/2010	\$0.00	\$1,861.06	\$0.00	\$0.00	\$0.00
2010	11/15/2010	IMPOSED	11/15/2010	11/15/2010	\$0.00	\$275.23	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2009	11/15/2009	PAYMENT	12/17/2010	11/15/2009	\$1,148.84	(\$1,019.68)	\$0.00	\$129.16	\$0.00
2009	11/15/2009	PAYMENT	11/16/2009	11/15/2009	\$509.85	(\$509.85)	\$0.00	\$0.00	\$0.00
2009	11/15/2009	IMPOSED	11/15/2009	11/15/2009	\$0.00	\$1,529.53	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2008	11/15/2008	PAYMENT	04/17/2009	11/15/2008	\$1,266.08	(\$1,217.39)	\$0.00	\$48.69	\$0.00
2008	11/15/2008	IMPOSED	11/15/2008	11/15/2008	\$0.00	\$1,217.39	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2007	11/15/2007	PAYMENT	01/28/2008	11/15/2007	\$64.29	(\$64.29)	\$0.00	\$0.00	\$0.00
2007	11/15/2007	PAYMENT	01/04/2008	11/15/2007	\$1,579.70	(\$1,565.22)	\$0.00	\$14.48	\$0.00
2007	11/15/2007	IMPOSED	11/15/2007	11/15/2007	\$0.00	\$1,629.51	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2006	11/15/2006	PAYMENT	01/04/2008	11/15/2006	\$38.03	(\$34.36)	\$0.00	\$3.67	\$0.00
2006	11/15/2006	PAYMENT	04/30/2007	11/15/2006	\$1,305.63	(\$1,254.09)	\$0.00	\$51.54	\$0.00
2006	11/15/2006	IMPOSED	11/15/2006	11/15/2006	\$0.00	\$1,288.45	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2005	11/15/2005	PAYMENT	11/15/2005	11/15/2005	\$1,242.56	(\$1,280.99)	\$38.43	\$0.00	\$0.00
2005	11/15/2005	IMPOSED	11/15/2005	11/15/2005	\$0.00	\$1,280.99	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2004	11/15/2004	PAYMENT	11/18/2004	11/15/2004	\$1,352.36	(\$1,394.19)	\$41.83	\$0.00	\$0.00
2004	11/15/2004	IMPOSED	11/15/2004	11/15/2004	\$0.00	\$1,394.19	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2003	11/15/2003	PAYMENT	11/24/2003	11/15/2003	\$1,456.46	(\$1,501.51)	\$45.05	\$0.00	\$0.00
2003	11/15/2003	IMPOSED	11/15/2003	11/15/2003	\$0.00	\$1,501.51	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2002	11/15/2002	PAYMENT	11/20/2002	11/15/2002	\$1,439.32	(\$1,483.84)	\$44.52	\$0.00	\$0.00
2002	11/15/2002	IMPOSED	11/15/2002	11/15/2002	\$0.00	\$1,483.84	\$0.00	\$0.00	\$0.00

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
					Total:	\$0.00			
2001	11/15/2001	PAYMENT	11/19/2001	11/15/2001	\$1,428.01	(\$1,472.18)	\$44.17	\$0.00	\$0.00
2001	11/15/2001	IMPOSED	11/15/2001	11/15/2001	\$0.00	\$1,472.18	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			
2000	11/15/2000	PAYMENT	12/05/2000	11/15/2000	\$1,399.41	(\$1,442.69)	\$43.28	\$0.00	\$0.00
2000	11/15/2000	IMPOSED	11/15/2000	11/15/2000	\$0.00	\$1,442.69	\$0.00	\$0.00	\$0.00
					Total:	\$0.00			

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
03/15/2006	CRAIG, BONNIE F		\$0		2006-209074
03/26/2018	GAMBLE JOHN R	LANE PATRICK	\$960,000		2018-286111
01/01/1987	UNDETERMINED GRANTOR NAME		\$200,000		1987-082040
04/14/2011	WORKMAN SUNNY L	GAMBLE JOHN R & CELIA L	\$565,000		2011-246208

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : ACCESSORY	ACCESSORY	0012	0	2009	1

Accessories

Improvement Type	Sq Ft
Hay Cover	3456
Irrigation	1
Lean To	2112

Land Characteristics

Land Description	Acres	Land Classification
Farm Use Zoned	10.38	013
Farm Use Zoned	186.67	012
OSD	0.00	SA OSD

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
OWNER	LANE CATHY,		
OWNER	LANE JAMES,		
OWNER	LANE PATRICK,		
Taxpayer	LANE PATRICK, JAMES & CATHY,		100.00%
			100.00%

JULY 1, 2020 TO JUNE 30, 2021
CROOK COUNTY TAX COLLECTOR
 200 NE 2nd St
 Prineville, OR 97754

ACCOUNT NO: 8977

PROPERTY DESCRIPTION

CODE: 0012
MAP: 141503-00-00201 **ACRES:** 197.46
CLASS: 551
SITUS: 5712 NW RYEGRASS RD PRINEVILLE

LANE PATRICK
 231 N MAIN
 PRINEVILLE OR 97754

2020 - 2021 CURRENT TAX BY DISTRICT

HIGH DESERT ESD	16.18
CROOK COUNTY SCHOOL DIST	803.25
CENTRAL OR COMM COLLEGE	104.13
EDUCATION TOTAL:	923.56

CROOK COUNTY GENERAL FUND	649.61
AG EXTENSION SERVICE	20.26
CROOK CO HISTORICAL FUND	10.07
CROOK CO FIRE & RESCUE	266.88
PARKS AND RECREATION	127.04
CEMETERY DISTRICT	16.68
GENERAL GOVT TOTAL:	1,090.54

CC JAIL BOND	38.27
CC SCHOOL BOND	155.09
COCC BOND & INTEREST	17.99
BONDS - OTHER TOTAL:	211.35

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	124,580	124,580
STRUCTURES	58,290	62,420
TOTAL RMV	182,870	187,000
TOTAL ASSESSED VALUE	166,588	167,848
EXEMPTIONS		
NET TAXABLE:	166,588	167,848
TOTAL PROPERTY TAX:	2,193.03	2,225.45

2020 - 2021 TAX (Before Discount) 2,225.45

****POTENTIAL ADDITIONAL TAX LIABILITY****

Please Make Payment To: CROOK COUNTY TAX COLLECTOR
 (Refer to back of statement and insert enclosed for more information)

Crook County Website - www.co.crook.or.us
 Tax Collector (541) 447-6554 or Assessor (541) 447-4133

TOTAL DUE (After Discount) 2,158.69

(See back of statement for instructions)

TAX PAYMENT OPTIONS

<u>PAYMENT OPTIONS</u>	<u>Date Due</u>	<u>Discount Allowed</u>		<u>Amount</u>
FULL PAYMENT	Nov 16, 2020	66.76	3% Discount	2,158.69
2/3 PAYMENT	Nov 16, 2020	29.67	2% Discount	1,453.96
1/3 PAYMENT	Nov 16, 2020		No Discount	741.82

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2020 - 2021 PROPERTY TAXES

CROOK COUNTY, OREGON

ACCOUNT NO. 8977

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 16, 2020	2,158.69
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 16, 2020	1,453.96
1/3 PAYMENT	(No Discount Offered)	DUE Nov 16, 2020	741.82

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

☐ Mailing address change on back

MAKE PAYMENT TO:

Enter Payment Amount

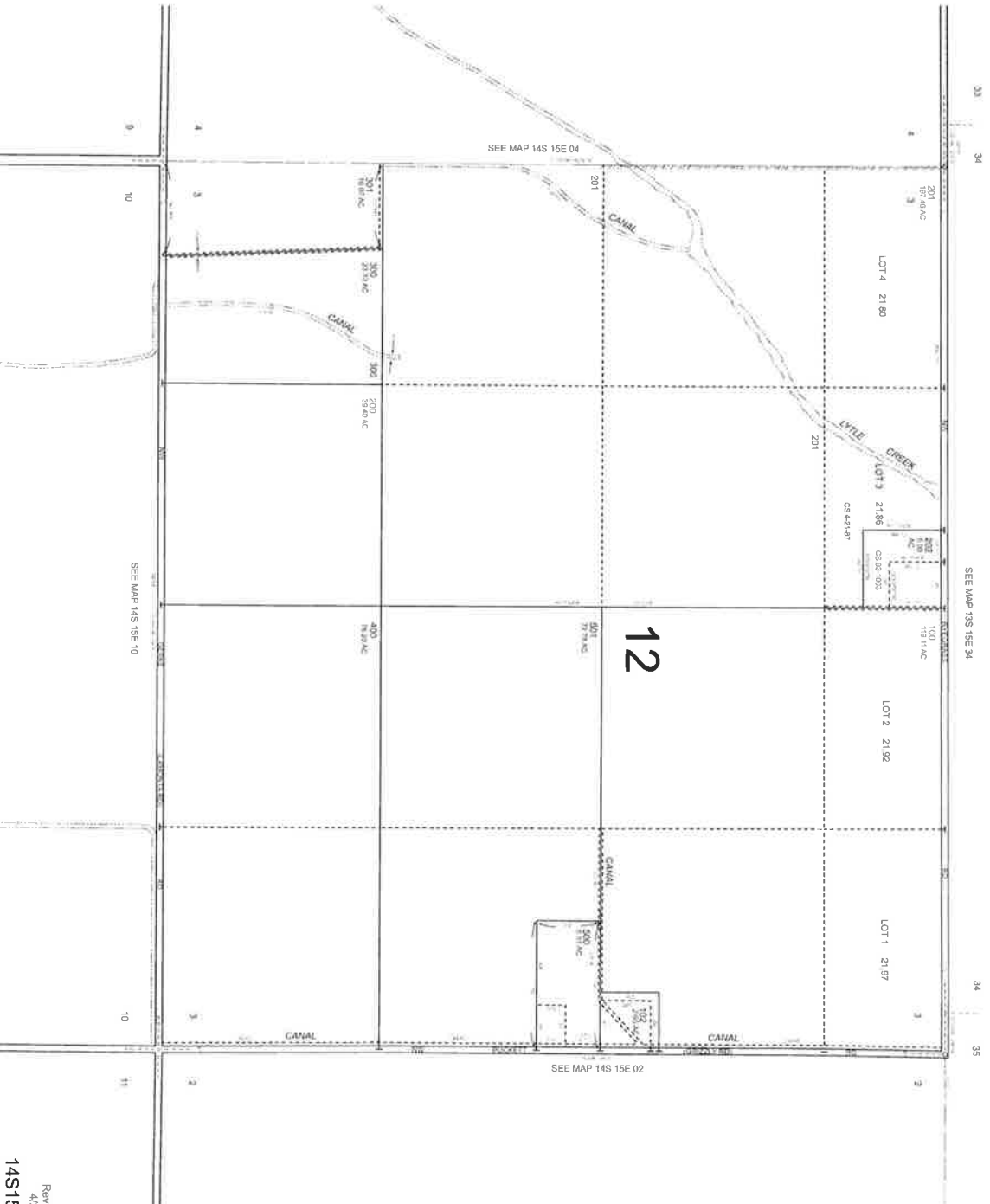
LANE PATRICK
 231 N MAIN
 PRINEVILLE OR 97754

CROOK COUNTY TAX COLLECTOR
 200 NE 2nd St
 Prineville, OR 97754

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SECTION 3 T.14S. R.15E. W.M.
CROOK COUNTY
1" = 400'



14S15E03
CANCELED:
101
Revised: JK
4/28/2010
14S15E03

Exhibit C



**Crook County
Community Development**
300 NE 3rd Street, Prineville, OR 97754
(541)447-3211

SITE PLAN REVIEW – 217-20-000202-PLNG Primary Farm Dwelling

February 14, 2020

APPLICANT: Patrick Lane
231 N. Main Street
Prineville, Oregon 97754

LOCATION: The property is located on the County Tax Assessor's map as Township 14S, Range 15E WM, Section 3, Tax lot 201; 5715 NW Ryegrass Road, Prineville, Oregon (Address will be verified).



Property lines are approximate.

Request: The Applicant is requesting approval to construct a site built primary farm dwelling and a 90' x 110' hay barn and pump house on the subject property.

Zoning: Exclusive Farm Use 2 (Prineville Valley – Lone Pine Areas).

Applicable Criteria:

Crook County Code

Crook County Code Chapter 18.08 Definitions

Crook County Code Chapter 18.16 Exclusive Farm Use Zones

18.16.025 Dwellings customarily provided in conjunction with farm use

18.16.025(1) Large Tract Standards

Oregon Revised Statutes

ORS 215.203

Definition of Farm Use

ORS 215.283(1)

Permitted uses in Exclusive Farm Zones

Oregon Administrative Rules

OAR 660-033-0100

Minimum Parcel Size Requirements

OAR 660-033-0130

Minimum Standards Applicable to the Schedule of Permitted and Conditional Uses

OAR 660-033-0135

Dwellings in Conjunction with Farm Use

Crook County – Prineville Area Comprehensive Plan, Chapter III, Land Use, Agricultural Objectives-Policies.

To maintain a viable agricultural base, preserve agricultural lands for agriculture, and to protect agriculture as a commercial enterprise, It shall be the policy of Crook County, Oregon, to preserve agricultural lands, to protect agriculture as an economic enterprise, to balance economic and environmental considerations, to limit non-agricultural development, to maintain a "low" population density, and to maintain a high level of livability in the county.

BASIC FINDINGS:

- A. **Background:** The subject parcel is approximately 197.46 acres and is zoned Exclusive Farm Use – 2 (Prineville Valley-Lone Pine Areas). It is designated Agricultural in the Crook County Comprehensive Plan. The property is currently in farm use. According to the Applicant, there is an existing 42'x54' shop on the property.
- B. **Ownership:** MF 286111; Recorded 3/26/2018.
- C. **Access:** The parcel is accessed via an existing easement from Ryegrass Road.
- D. **Irrigation:** The subject property has approximately 197 acres of water rights through Ochoco Irrigation District. The District will work with the Applicant to transfer water rights if necessary.
- E. **Wildlife Winter Range:** The subject property is not located within mapped big game habitat.
- F. **Septic:** The property has been approved for an on-site septic system (217-16-000502-SEP).
- G. **Size Requirement:** The subject property measures 197 +/- acres and exceeds the 160 acre parcel minimum size requirement for a farm dwelling in Crook County's EFU-2 zone.
- H. **Domestic Water:** The Applicant will install a domestic well on the site.

FINDINGS:

The Applicants are applying the "Dwelling on Low Value Farmland 160/320 test".

1. *The Applicants have provided proof that the parcel on which the dwelling will be located is at least 160 acres in the EFU-2 zone.*

2. *The Applicants have provided evidence from the Assessor's office showing the history of ownership of the subject property.*
3. *The Applicants have provided information that the parcel is currently employed for farm use.*
4. *The Applicants stated that they will be the primary occupants of the dwelling and will be principally engaged in the farm use of the land.*
5. *The Applicants have provided proof that the parcel does not currently contain a dwelling.*

The provisions of Crook County Code 18.16 related to siting farm dwellings in the County's EFU-2 zone are in standard font and the Applicant's responses are in bold/italics. The County's code incorporates the requirements of ORS 215.203 and 215.283 as well as Oregon Administrative Rules 660-033.

18.16.025 Dwellings customarily provided in conjunction with farm use.

(1) Large Tract Standards. On land not identified as high-value farmland as defined in CCC 18.08.080, a dwelling may be considered customarily provided in conjunction with farm use if:

- (a) The parcel on which the dwelling will be located is at least:
 - (i) One hundred sixty acres on properties zoned EFU-2 or EFU-3; or
 - (ii) Three hundred twenty acres on properties zoned EFU-1.

The subject property is zoned EFU 2 and is approximately 197 acres. The parcel exceeds the requirement that the parcel be at least 160 acres to site a primary farm dwelling.

- (b) The subject tract is currently employed for farm use.

The property is currently used for irrigated hay production. The site has approximately 56 acres of timothy and 30 acres of orchard grass. The Applicant anticipates expanding production to include more orchard grass and alfalfa.

- (c) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the subject tract, such as planting, harvesting, marketing or caring for livestock, at a commercial scale.

The property owner will be engaged in day to day management of farm and land management operations on the subject property. The Applicant states that he will take care of all irrigation and upkeep of fencing and irrigation equipment (pivot, wheel lines, hand lines....). The Applicant states that he will manage the custom haying on the property. He also has livestock that require him to feed on a daily basis during the winter.

- (d) Except for seasonal farmworker housing approved prior to 2001, there is no other dwelling on the subject tract.

There is no other dwelling on the subject property.

18.16.075 Development standards.

All dwellings and structures approved pursuant Table 1 shall be sited in accordance with this section.

- (1) Lot Size Standards. Lot size shall be consistent with the requirements of CCC 18.16.070.

(2) In an EFU zone, the minimum setback of a residence or habitable structure shall be 100 feet from a property line. If a parcel in the EFU zone is nonbuildable as a result of the habitable structure setback

requirements, the commission may consider a conditional use application from the land owner to adjust the setback requirements to make the parcel buildable.

Based on the site plan prepared by the Applicant, the setback requirements will be met by the proposed dwelling and accessory structure.

CONDITIONS AND REQUIREMENTS:

Approval of a primary farm dwelling and accessory structure is granted subject to the following:

- (1) All requirements of the Sanitarian and the Building Official are to be adhered to and all necessary Building permits and Septic permits are to be obtained.
- (2) **There is to be no more than one dwelling on the property without separate Planning approval. The approved dwelling will be used by the property owner who will be involved in the day-to-day management of the property.**
- (3) The property owner will work with Ochoco Irrigation District to determine if water rights need to be transferred due to development of the property.

DURATION OF APPROVAL: The applicant shall meet all conditions of this approval within **two (2) years** from the date this decision became final, or this approval shall be void. **Expires: February 26, 2022.**

APPEALS: Within 12 days following notice to adjoining property owners on February 10, 2020, the application shall be considered for approval by the planning director. An objection by an adjoining property owner shall result in a review of the application by the planning commission as a conditional use permit. **Appeals of this decision must be made by February 26, 2020 at 4 p.m.**



Ann Beier, Director
Crook County Planning Department

Attachments:

- A: Vicinity Map
- B: Site Plan

CC: Owner
Property Owners within 750'
CC Depts.
CC Fire & Rescue



Mapmaker: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISTAKES, OR INADEQUATE INFORMATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE AUTHENTICITY AND/OR PRECISION LOCATION OF BOUNDARIES, FIXED HUMAN WORKS, AND/OR THE SHAPE AND CONTENT OF THE DATA. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPROPRIATE ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR HARD-COPY MAPPING OF GEOSPATIAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSessor's OFFICE MAY NOT BE COPIED, DATA IS LOCATED AS SCHEDULES AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY OF ANY ERRORS (541) 415-3979.

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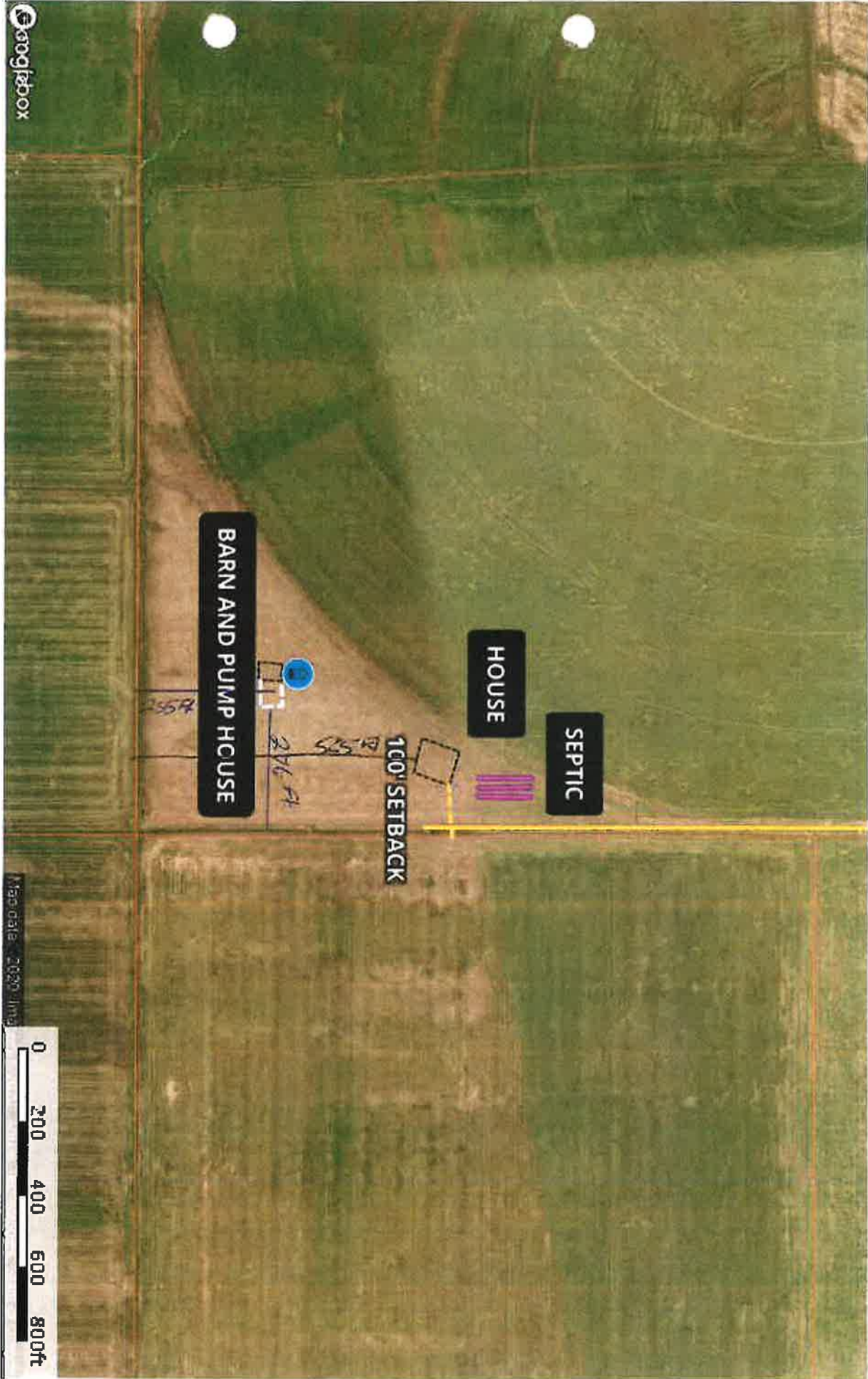
COMMUNITY DEVELOPMENT

PLANNING

BUILDING

ON-SITE

lytle creek
Oregon, AC +/-



- Well
- Road / Trail
- Fence
- Primary Road
- Pipeline
- Transmission Line
- Stream

Jerry Hicks
P: 541.420.0679
jhicks@taylor ranches.com
799 NW 2nd St. Pineville, Oregon 97764

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Exhibit D



Crook County Property Summary Report

Report Date: 8/9/2021 3:17:11 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. Crook County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Crook County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Crook County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Crook 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: LANE JAMES AND CATHERINE TRUST

Map and Taxlot: 141626D0-00800-9485

Account: 9485

Tax Status: Taxable

Situs Address: 2357 NE JOHNSON CREEK RD,
PRINEVILLE OR 97754

Property Taxes

Current Tax Year: 2020

Tax Code Area: 0012

Assessment

Subdivision:

Lot:

Block:

Assessor Acres: 7.10

Property Class: 401

Ownership

Mailing Address:

LANE JAMES AND CATHERINE TRUST

2357 NE JOHNSON CREEK RD

PRINEVILLE, OR 97754

Valuation

Real Market Values as of Jan. 1, 2021

Land \$145,550

Structures \$568,730

Total \$714,280

Current Assessed Values:

Maximum Assessed \$327,821

Assessed Value \$327,821

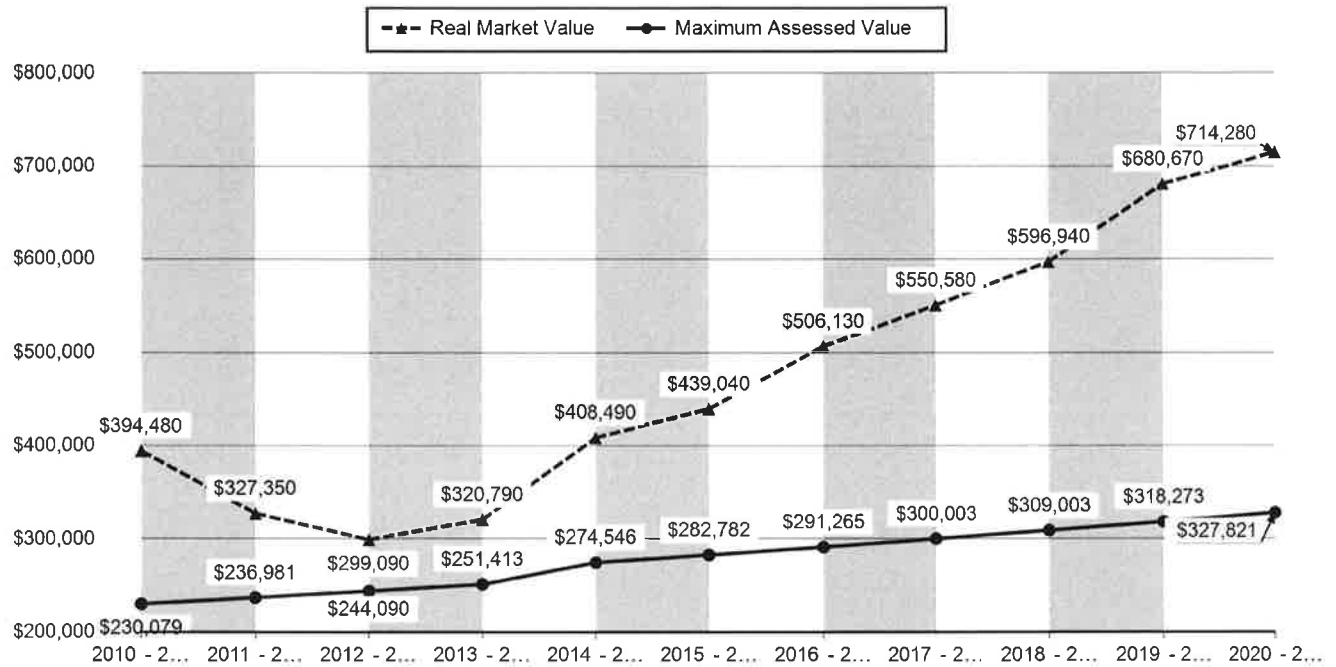
Veterans Exemption \$0.00

Warnings, Notations, and Special Assessments

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015
Real Market Value - Land	\$100,140	\$85,060	\$85,060	\$70,850	\$72,450
Real Market Value - Structures	\$294,340	\$242,290	\$214,030	\$249,940	\$336,040
Total Real Market Value	\$394,480	\$327,350	\$299,090	\$320,790	\$408,490
Maximum Assessed Value	\$230,079	\$236,981	\$244,090	\$251,413	\$274,546
Total Assessed Value	\$230,079	\$236,981	\$244,090	\$251,413	\$274,546
Exemption Value	\$0	\$0	\$0	\$0	\$0

2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
\$73,450	\$73,450	\$88,980	\$102,150	\$125,690	\$145,550
\$365,590	\$432,680	\$461,600	\$494,790	\$554,980	\$568,730
\$439,040	\$506,130	\$550,580	\$596,940	\$680,670	\$714,280
\$282,782	\$291,265	\$300,003	\$309,003	\$318,273	\$327,821
\$282,782	\$291,265	\$300,003	\$309,003	\$318,273	\$327,821
\$0	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2020	11/15/2020	PAYMENT	11/05/2020	11/05/2020	\$4,216.12	(\$4,346.52)	\$130.40	\$0.00	\$0.00
2020	11/15/2020	IMPOSED	10/16/2020	11/15/2020	\$0.00	\$4,346.52	\$0.00	\$0.00	\$0.00
Total:						\$0.00			
2019	11/15/2019	IMPOSED	11/15/2019	11/15/2019	\$0.00	\$4,194.23	\$0.00	\$0.00	\$0.00
2019	11/15/2019	PAYMENT	11/06/2019	11/15/2019	\$4,068.40	(\$4,194.23)	\$125.83	\$0.00	\$0.00
Total:						\$0.00			
2018	11/15/2018	IMPOSED	11/15/2018	11/15/2018	\$0.00	\$4,087.49	\$0.00	\$0.00	\$0.00
2018	11/15/2018	PAYMENT	11/13/2018	11/15/2018	\$3,964.87	(\$4,087.49)	\$122.62	\$0.00	\$0.00
Total:						\$0.00			
2017	11/15/2017	IMPOSED	11/15/2017	11/15/2017	\$0.00	\$4,022.35	\$0.00	\$0.00	\$0.00
2017	11/15/2017	PAYMENT	11/09/2017	11/15/2017	\$3,901.68	(\$4,022.35)	\$120.67	\$0.00	\$0.00
Total:						\$0.00			
2016	11/15/2016	IMPOSED	11/15/2016	11/15/2016	\$0.00	\$3,841.46	\$0.00	\$0.00	\$0.00
2016	11/15/2016	PAYMENT	11/09/2016	11/15/2016	\$3,726.22	(\$3,841.46)	\$115.24	\$0.00	\$0.00
Total:						\$0.00			
2015	11/15/2015	IMPOSED	11/15/2015	11/15/2015	\$0.00	\$3,677.27	\$0.00	\$0.00	\$0.00
2015	11/15/2015	PAYMENT	11/04/2015	11/15/2015	\$3,566.95	(\$3,677.27)	\$110.32	\$0.00	\$0.00
Total:						\$0.00			
2014	11/15/2014	IMPOSED	11/15/2014	11/15/2014	\$0.00	\$3,524.35	\$0.00	\$0.00	\$0.00
2014	11/15/2014	PAYMENT	11/14/2014	11/15/2014	\$3,418.62	(\$3,524.35)	\$105.73	\$0.00	\$0.00
Total:						\$0.00			
2013	11/15/2013	IMPOSED	11/15/2013	11/15/2013	\$0.00	\$3,314.10	\$0.00	\$0.00	\$0.00
2013	11/15/2013	PAYMENT	11/14/2013	11/15/2013	\$3,214.68	(\$3,314.10)	\$99.42	\$0.00	\$0.00
Total:						\$0.00			
2012	11/15/2012	IMPOSED	11/15/2012	11/15/2012	\$0.00	\$3,220.35	\$0.00	\$0.00	\$0.00
2012	11/15/2012	PAYMENT	10/25/2012	11/15/2012	\$3,123.74	(\$3,220.35)	\$96.61	\$0.00	\$0.00
Total:						\$0.00			

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2011	11/15/2011	PAYMENT	05/21/2012	11/15/2011	\$3,320.12	(\$3,152.01)	\$0.00	\$168.11	\$0.00
2011	11/15/2011	IMPOSED	11/15/2011	11/15/2011	\$0.00	\$3,152.01	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2010	11/15/2010	PAYMENT	05/21/2012	11/15/2010	\$3,694.50	(\$3,044.91)	\$0.00	\$649.59	\$0.00
2010	11/15/2010	IMPOSED	11/15/2010	11/15/2010	\$0.00	\$3,044.91	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2009	11/15/2009	PAYMENT	05/21/2012	11/15/2009	\$5,160.44	(\$3,757.60)	\$0.00	\$1,402.84	\$0.00
2009	11/15/2009	IMPOSED	11/15/2009	11/15/2009	\$0.00	\$805.62	\$0.00	\$0.00	\$0.00
2009	11/15/2009	IMPOSED	11/15/2009	11/15/2009	\$0.00	\$2,951.98	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2008	11/15/2008	PAYMENT	05/21/2012	11/15/2008	\$2,626.57	(\$1,712.98)	\$0.00	\$913.59	\$0.00
2008	11/15/2008	IMPOSED	11/15/2008	11/15/2008	\$0.00	\$1,712.98	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2007	11/15/2007	PAYMENT	10/27/2008	11/15/2007	\$7,088.35	(\$6,328.89)	\$0.00	\$759.46	\$0.00
2007	11/15/2007	IMPOSED	11/15/2007	11/15/2007	\$0.00	\$6,200.87	\$0.00	\$0.00	\$0.00
2007	11/15/2007	IMPOSED	11/15/2007	11/15/2007	\$0.00	\$128.02	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2006	11/15/2006	PAYMENT	11/15/2006	11/15/2006	\$121.10	(\$124.85)	\$3.75	\$0.00	\$0.00
2006	11/15/2006	IMPOSED	11/15/2006	11/15/2006	\$0.00	\$124.85	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2005	11/15/2005	IMPOSED	11/15/2005	11/15/2005	\$0.00	\$12.10	\$0.00	\$0.00	\$0.00
2005	11/15/2005	PAYMENT	11/08/2005	11/15/2005	\$11.74	(\$12.10)	\$0.36	\$0.00	\$0.00
Total:					\$0.00				
2004	11/15/2004	IMPOSED	11/15/2004	11/15/2004	\$0.00	\$14.03	\$0.00	\$0.00	\$0.00
2004	11/15/2004	PAYMENT	11/12/2004	11/15/2004	\$13.61	(\$14.03)	\$0.42	\$0.00	\$0.00
Total:					\$0.00				
2003	11/15/2003	IMPOSED	11/15/2003	11/15/2003	\$0.00	\$13.70	\$0.00	\$0.00	\$0.00
2003	11/15/2003	PAYMENT	11/10/2003	11/15/2003	\$13.29	(\$13.70)	\$0.41	\$0.00	\$0.00
Total:					\$0.00				
2002	11/15/2002	IMPOSED	11/15/2002	11/15/2002	\$0.00	\$13.44	\$0.00	\$0.00	\$0.00
2002	11/15/2002	PAYMENT	10/28/2002	11/15/2002	\$13.04	(\$13.44)	\$0.40	\$0.00	\$0.00
Total:					\$0.00				
2001	11/15/2001	IMPOSED	11/15/2001	11/15/2001	\$0.00	\$13.31	\$0.00	\$0.00	\$0.00
2001	11/15/2001	PAYMENT	10/30/2001	11/15/2001	\$12.91	(\$13.31)	\$0.40	\$0.00	\$0.00
Total:					\$0.00				
2000	11/15/2000	IMPOSED	11/15/2000	11/15/2000	\$0.00	\$13.01	\$0.00	\$0.00	\$0.00
2000	11/15/2000	PAYMENT	11/06/2000	11/15/2000	\$12.62	(\$13.01)	\$0.39	\$0.00	\$0.00
Total:					\$0.00				

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
12/01/1989	UNDETERMINED GRANTOR NAME		\$19,000	WARRANTY DEED	1989-094053
09/19/2012	HOME FEDERAL BANK	LANE JAMES E. & CATHERINE	\$305,000		2012-254357
06/21/2005	ANDERSON, WILLIAM F		\$160,000		2006-201083

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
------------------------	-------------------------	-----------	------------	----------------	-------------

RESIDENCE - : Residential Other
Improvements Residential Other Improvements

0012

2007

2007

470

Accessories

Improvement Type	Sq Ft
Lean To	540
General Purpose Building	1152
Feeder Barn	1296
Irrigation	2
Hay Cover	280

Land Characteristics

Land Description	Acres	Land Classification
Market	7.09	Mrkt
OSD	0.00	CONVERSION OSD
OSD	0.00	YARD - AVERAGE

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Ownership

Name Type	Name	Ownership Type	Percentage
OWNER	LANE JAMES AND CATHERINE TRUST		100.00%
OWNER	LANE JAMES E AND CATHERINE M TRUSTEES		100.00%
Taxpayer	LANE JAMES AND CATHERINE TRUST		100.00%
			300.00%

JULY 1, 2020 TO JUNE 30, 2021
CROOK COUNTY TAX COLLECTOR

200 NE 2nd St
Prineville, OR 97754

ACCOUNT NO: 9485

PROPERTY DESCRIPTION

CODE: 0012
MAP: 141626-D0-00800 ACRES: 7.10
CLASS: 401
SITUS: 2357 NE JOHNSON CREEK RD PRINEVILLE

LANE JAMES AND CATHERINE TRUST
2357 NE JOHNSON CREEK RD
PRINEVILLE OR 97754

2020 - 2021 CURRENT TAX BY DISTRICT

HIGH DESERT ESD	31.60
CROOK COUNTY SCHOOL DIST	1,568.82
CENTRAL OR COMM COLLEGE	203.38
EDUCATION TOTAL:	1,803.80

CROOK COUNTY GENERAL FUND	1,268.73
AG EXTENSION SERVICE	39.57
CROOK CO HISTORICAL FUND	19.67
CROOK CO FIRE & RESCUE	521.24
PARKS AND RECREATION	248.13
CEMETERY DISTRICT	32.59
GENERAL GOVT TOTAL:	2,129.93

CC JAIL BOND	74.74
CC SCHOOL BOND	302.91
COCC BOND & INTEREST	35.14
BONDS - OTHER TOTAL:	412.79

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	125,690	145,550
STRUCTURES	554,980	568,730
TOTAL RMV	680,670	714,280
TOTAL ASSESSED VALUE	318,273	327,821
EXEMPTIONS		
NET TAXABLE:	318,273	327,821
TOTAL PROPERTY TAX:	4,194.23	4,346.52

2020 - 2021 TAX (Before Discount) 4,346.52

Please Make Payment To: CROOK COUNTY TAX COLLECTOR
(Refer to back of statement and insert enclosed for more information)

Crook County Website - www.co.crook.or.us
Tax Collector (541) 447-6554 or Assessor (541) 447-4133

TOTAL DUE (After Discount) 4,216.12

(See back of statement for instructions)

TAX PAYMENT OPTIONS

PAYMENT OPTIONS	Date Due	Discount Allowed		Amount
FULL PAYMENT	Nov 16, 2020	130.40	3% Discount	4,216.12
2/3 PAYMENT	Nov 16, 2020	57.95	2% Discount	2,839.73
1/3 PAYMENT	Nov 16, 2020		No Discount	1,448.84

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2020 - 2021 PROPERTY TAXES

CROOK COUNTY, OREGON

ACCOUNT NO. 9485

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 16, 2020	4,216.12
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 16, 2020	2,839.73
1/3 PAYMENT	(No Discount Offered)	DUE Nov 16, 2020	1,448.84

(DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE)

☐ Mailing address change on back

MAKE PAYMENT TO:

Enter Payment Amount

LANE JAMES AND CATHERINE TRUST
2357 NE JOHNSON CREEK RD
PRINEVILLE OR 97754

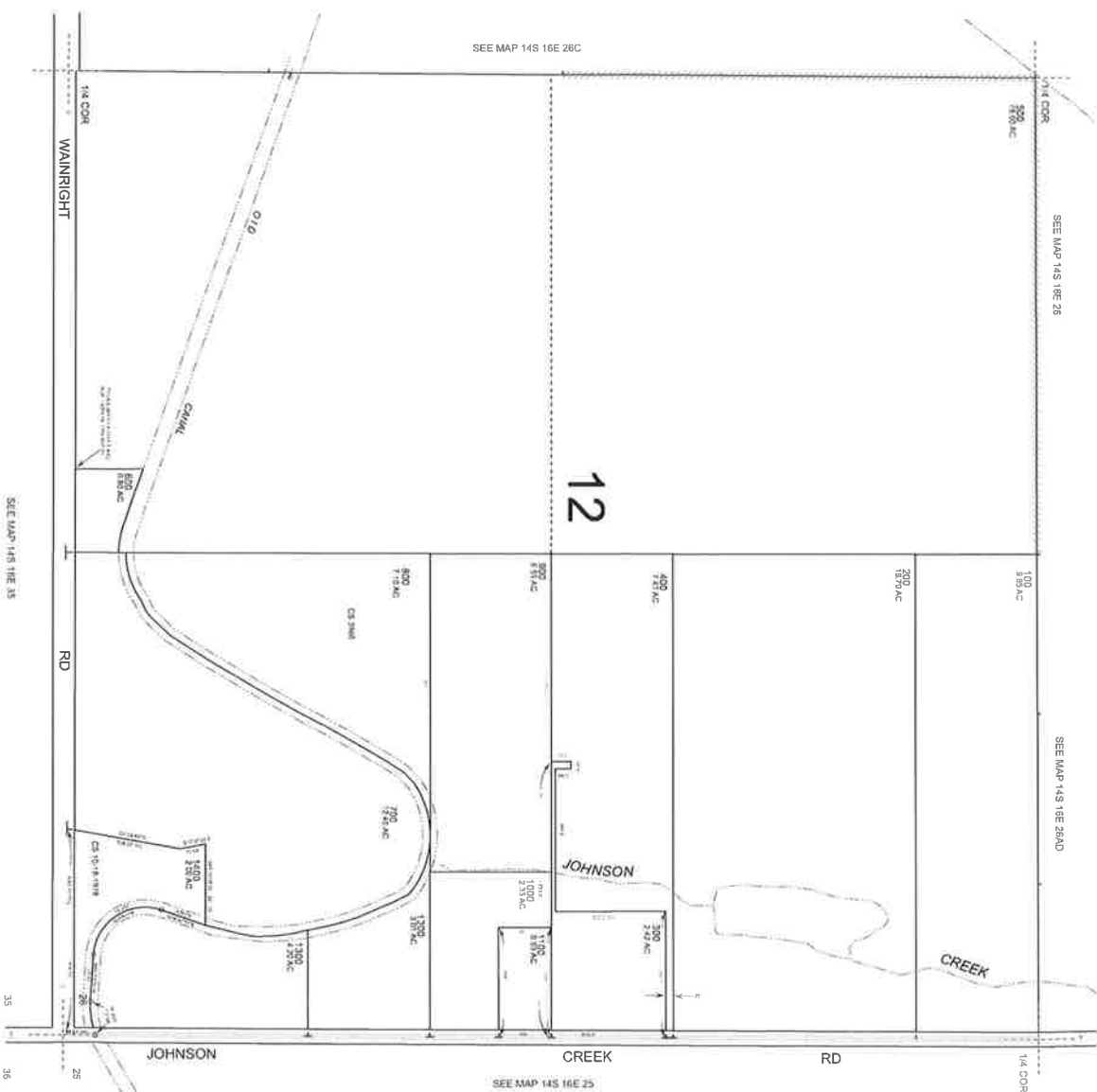
CROOK COUNTY TAX COLLECTOR
200 NE 2nd St
Prineville, OR 97754

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



S.E. 1/4 SEC. 26 T.14S. R.16E. W.M.
CROOK COUNTY
1" = 200'

14S16E26D



Revised: E8
06/05/2013

14S16E26D

Exhibit E

AMENDED ANNUAL REPORT



Corporation Division
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E-FILED
Sep 08, 2020
OREGON SECRETARY OF STATE

REGISTRY NUMBER

5592217

REGISTRATION DATE

10/19/1955

BUSINESS NAME

PRINEVILLE MEN'S WEAR CO.

BUSINESS ACTIVITY

RETAIL STORE

MAILING ADDRESS

231 N MAIN
PRINEVILLE OR 97754 USA

TYPE

DOMESTIC BUSINESS CORPORATION

PRIMARY PLACE OF BUSINESS

231 N MAIN
PRINEVILLE OR 97754 USA

JURISDICTION

OREGON

REGISTERED AGENT

ROBERT E LANE

7611 NW VISTA VIEW RD
PRINEVILLE OR 97754 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

PRESIDENT

JAMES E LANE

231 N MAIN
PRINEVILLE OR 97754 USA

SECRETARY

CATHERINE M LANE

231 MAIN
PRINEVILLE OR 97754 USA



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ELECTRONIC SIGNATURE

NAME

ROBERT E LANE

TITLE

MAN-OWNER

DATE SIGNED

09-08-2020

Monday, August 2, 2021

Oregonian



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Keeping it in the family

👤 Holly Scholz 📅 May 10 2016



The Lane family has operated Prineville Men's Wear for 65 years and prepares for the next generation to take over

For 65 years this month, the Lane family has operated Prineville Men's Wear, and soon, the third generation will take ownership.

"They're a staple of this town," says long-time customer Wes Palin. "There isn't any place like Prineville Men's Wear."

Rob Lane, the 32-year-old son of Jim and Cathy Lane, is learning the ropes of the work and Western wear fashion store and by next year, he will be at the reins.

"Now, it's Robert's turn," Jim laughs. "He'll do just fine."

Eddie and Marie Lane came to Prineville about the same time their friends Les and Dorothy Schwab set up business in town and both couples had the same philosophy — customer service.

"That's what we try to do here," Jim says. "Treat everybody the same."

The oldest Lane moved from Bend to Prineville in 1951 and began managing Prineville Men's Wear, which Max Schiffer had owned for several years at the same Main Street location it is today. (https://wallit.io/users)



HOLLY SCHOLZ/CENTRAL OREGONIAN - Prineville Men's Wear owners Rob, Cathy and Jim Lane. Not pictured is Patrick Lane.

Twenty years later, Eddie purchased the store.

Jim began working at the store in the early '70s, and Cathy joined the team when their two boys, Rob and Pat, were in late elementary school. After their bookkeeper retired a few years ago, she took over the books.

Jim began managing the store in 1992 and took ownership after his father's passing in 2012.

For those who need Western wear or work gear, Prineville Men's Wear carries a large selection of work boots, cowboy boots, coats, jeans, shirts, suits, sport coats, cowboy hats, high school lettermen's jackets, caps, belts and other gear. And it's not just for men — they have ladies wear, too. They carry

Wrangler, Carhart, Levi, Cinch and other top brands.

They offer free shipping and free alterations, and they can special order items.

"It all boils down to customer service," Jim says.

He says that although the business hasn't changed, the customers have.

"People are under more pressure," he says. "They have to get it and go."

In the early days, the logging and mill crews kept the store busy.

"Prineville was really rolling in the '60s and '70s. It was fun," Lane recalls fondly.

Prineville Men's Wear had a contract with the federal government for 13 years, supplying uniform clothing. Palin recalls Prineville Men's Wear supplying uniforms for the Elks Lodge in the '90s.

Nowadays, it's employees of Facebook and Apple who have replaced the logger and mill customers, but Jim says they also rely heavily on outside sales.

"We send jeans and boots to Idaho, Montana, all around the country... We've shipped to every country in Europe and most every state in the Union," Jim points out. "We advertise in Prineville, John Day, Burns, Lakeview, Klamath Falls, Silver Lake, Bend, Redmond, Madras, and it makes a difference."



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(<https://wallit.io/users>)

Some customers visit their website or see an ad and call in an order, and they ship the items for free. Then, there are the in-store customers who, like Palin, have been coming in since they were kids.

"It's great to have people that continue on, and they're always friendly," Palin said. "It's hometown."

The Lanes all work at the shop and employ three others. Kathy Toney, who Jim says is very good help, has been there for 14 years.

Prineville Men's Wear donates to community groups, schools, churches, civic organizations, and they are involved in 4-H groups and animal sales.

"We always try to contribute to the schools to help them so young people will hopefully get ahead and get their education," Jim says, adding that they enjoy helping out the community.



HOLLY SCHOLZ/CENTRAL OREGONIAN - Long-time Prineville Men's Wear customer Wes Palin says the shop is a staple in town. Pictured is Palin, left, retiring owner Jim Lane and the future owner Rob Lane.

Rob himself has worked at the store since he was a young teenager. He graduated from Crook County High School in 2002 and from Oregon State University in 2007. He earned a degree in agricultural business management and a minor in option and finance.

Jim and Cathy's other son, Patrick, is also involved with Prineville Men's Wear and another family business he runs himself. He works at both businesses.

Patrick graduated from CCHS in 2004 and from OSU in 2010 with a degree in business and a minor in forest products. Both boys are tied to Prineville Men's Wear Corporation.

Rob went to the clothing markets in Denver and Las Vegas recently to purchase for the upcoming seasons.

"You always have to watch what you buy, keep your purchase orders, keep track, don't over buy or under buy, keep a balance, and you can tell by how business is," Jim says of the markets.

When Rob takes over Prineville Men's Wear within a year, he plans to keep things the same.

"I've worked here since I was little," Rob says, adding that he has learned the business from not only his parents but his grandparents.

The best part for Rob, though, is being able to work with his parents. He also enjoys their customers.

"You've done a good job continuing on from your dad," Palin tells Jim as he finishes his purchase. "And I know that you'll do the same," he says to Rob.

"Cathy and I have been fortunate to work together through the years and now to have our sons work with us and get along well is wonderful," Jim said.



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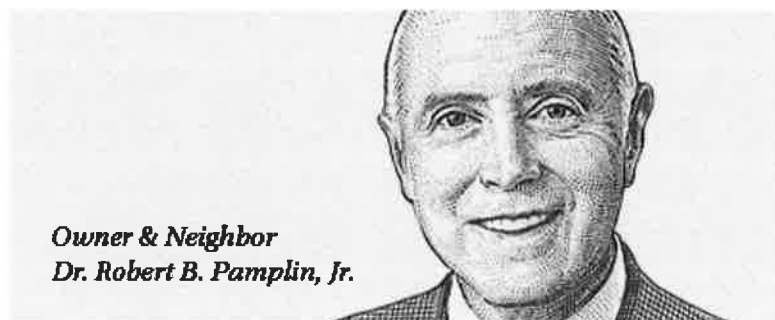
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E-FILED
Mar 22, 2021
OREGON SECRETARY OF STATE

REGISTRY NUMBER

119859296

REGISTRATION DATE

03/16/2016

BUSINESS NAME

LANE LAND & LIVESTOCK, LLC

BUSINESS ACTIVITY

FARM

MAILING ADDRESS

231 N MAIN ST
PRINEVILLE OR 97754 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

231 N MAIN ST
PRINEVILLE OR 97754 USA

JURISDICTION

OREGON

REGISTERED AGENT

PATRICK LANE

231 N MAIN ST
PRINEVILLE OR 97754 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MEMBER

PATRICK LANE

2467 NE SUNRISE TRL
PRINEVILLE OR 97754 USA



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ELECTRONIC SIGNATURE

NAME

PATRICK LANE

TITLE

OWNER/MEMBER

DATE SIGNED

03-22-2021