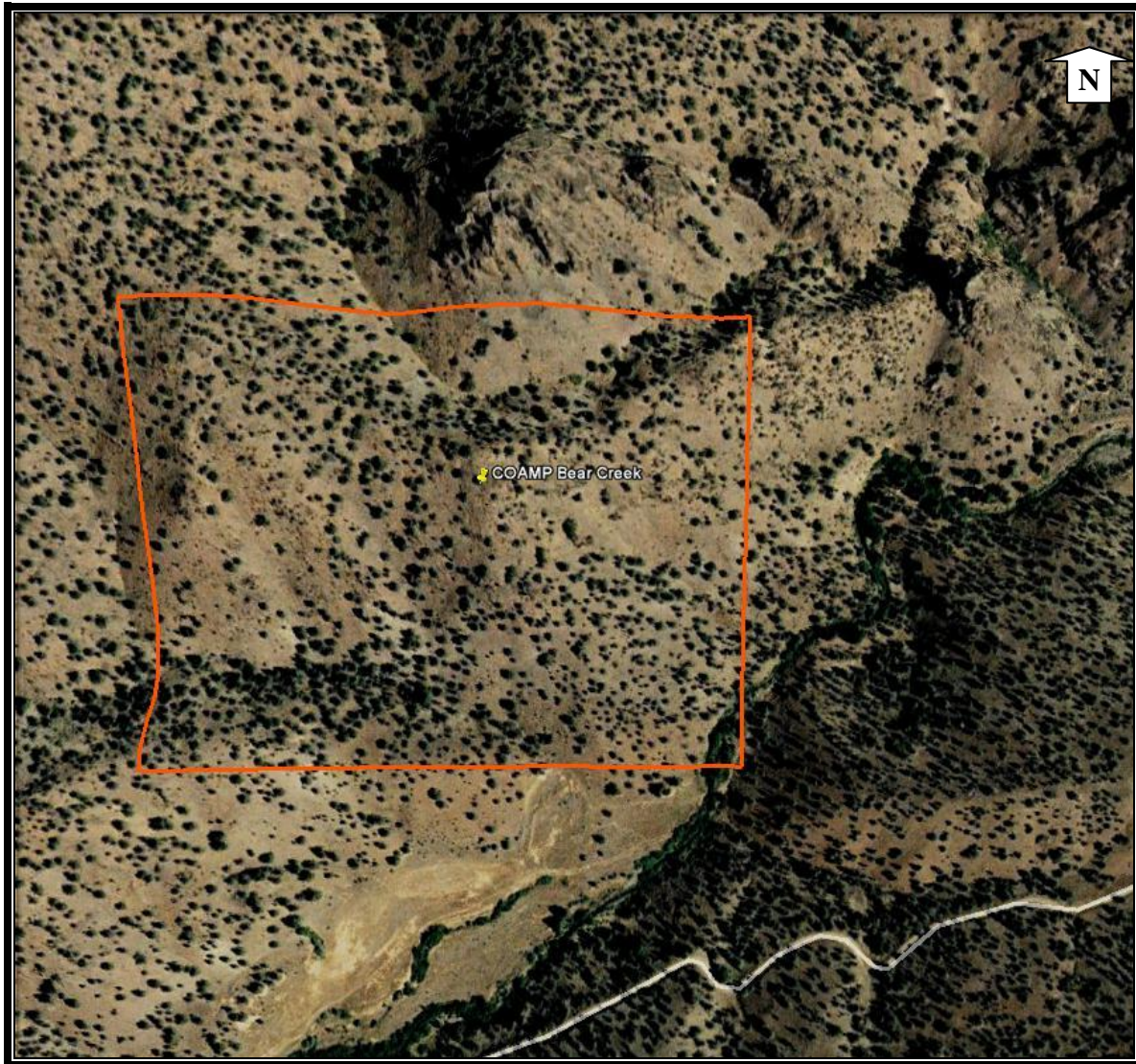




Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301
503-986-5200

CENTRAL OREGON AREA MANAGEMENT PLAN (COAMP)

BEAR CREEK, JEFFERSON COUNTY, OR — 39.88 ACRES*



LOCATION: Township 11 South, Range 19 East, Section 36, Tax Lot 3300

ZONING: Exclusive Farm Use (EFU)

STRUCTURES/SITE IMPROVEMENTS: None

ACCESS: No apparent access

DESCRIPTION: Open hillside with scattered shrubs

ODFW CONCERNS: Used by deer and elk year around

KNOWN ENCUMBRANCES/LIABILITIES: None

EXISTING LEASES: None

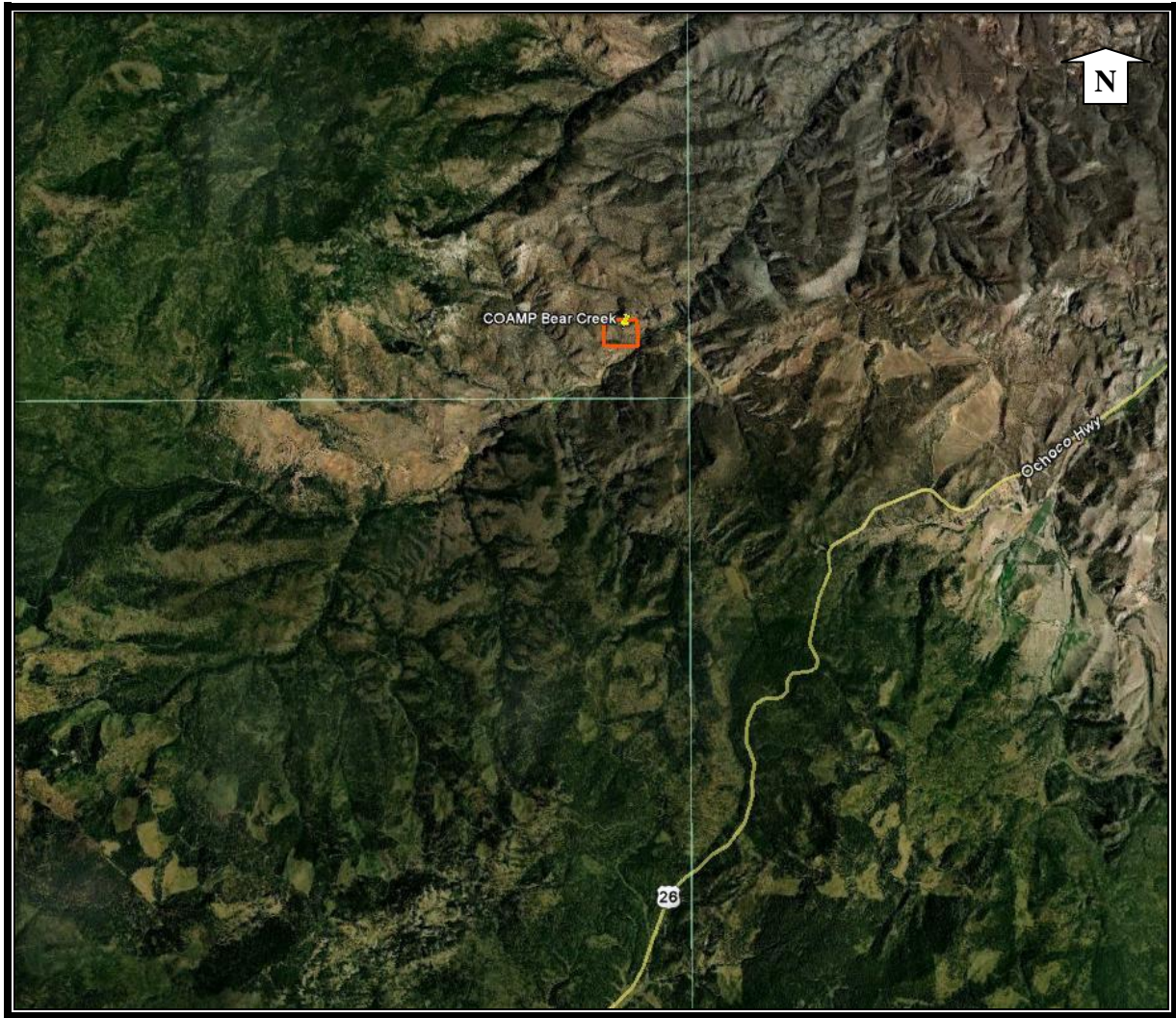
*Acreage has been estimated through GIS technology and is not guaranteed to be accurate. If buyer is concerned about the acreage, buyer should have a survey performed prior to submitting a bid for the parcel.

Reference Information

Parcel Name: Bear Creek
County Assessor's Acct #: 9044

Parcel ID: 2
DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 386
Lat/Long: 44°34'23.38"N120°23'52.53"W



DSL Property
 Subject Parcel



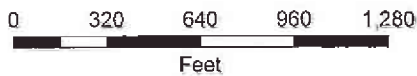
Reference Information

Parcel Name: Bear Creek
 County Assessor's Acct #: 9044

Parcel ID: 2
 DSL Land Class: Rangeland (Unleased)

LAS Parcel #: 386
 Lat/Long: 44°34'23.38"N 120°23'52.53"W

COAMP Cultural 2010 BEAR CREEK



1 inch = 655 feet

 DSL Property

Central Oregon Area Management Plan-- COAMP

FIELD AND OFFICE INVENTORY FORM

Parcel ID# 2 Parcel Name: Bear Creek County: Jefferson

LAS Parcel #: 386 DSL Land Class: Rangeland (Unleased)

TRS Tax Lot: 11S19E36; Tax Lot 3300 GIS Acres: 39.88

Co. Acct. # 9044 County Assessor's Acres: 40 County Assessor RMV (2010): \$29,160

Multiple Parcel site? No

Highest and Best Use: Sell

Ownership: Surface: DSL Subsurface: DSL

Zoning: Farm Use Comprehensive Plan Designation: Rangeland Special Mgmt Area: No

Wildlife Overlay zone: Deer and Elk Winter Range

Buildable Parcel? Uncertain Lot of Record? Yes, Sec 36

Property Boundaries/Corner Stakes/Survey Markers? Unknown

Access/ Road name: No apparent physical or legal access; site not field inventoried

Unimproved Trails/roads located on-site? No

Identified Hazards? No Fire District: Unknown

On-site Services or Utility Services Provider(s): No

Electrical Transmission Lines/Corridor: on-site? No

Structures/Site Improvements: No

Water Features On-site or nearby? Bear Creek approximately 300' to the southeast of the SE corner

Known water/irrig rights? No Water District? No

Water Well? No

View site/other amenities: Unknown

Soils: Unknown

Vegetation Cover Types: Scattered shrubs, mostly open hillside

Vegetation Condition/Impact: Natural condition, no site usage impact

Agricultural potential? No

Forestry potential? Unlikely Evidence? Open canopy cover

Wildfire Fuel Type/History: Unknown

Significant Physical/Terrain Features: Site includes hilltops and bottom drainageway

Site Use/trespass/dumping/noxious weeds: Site not inventoried

Current Uses: None

Adjacent property: occupied? No Direct access? No

Evidence of Site Trespass or Encroachment? Not evident in aerial photos

Any existing leases? No

Any existing easements? No

ORBIC Listing: Yes, Steelhead Trout may be located in a nearby, off-site creek

Known Encumbrances/Liabilities: None

Other: None

Final highest & best use determination: Sell

Other comments, notes, considerations, actions/efforts needed: Access challenged, surrounding Sherwood Family Trust

ODFW Comments

Used by deer and elk year around, as well as for winter range. Surrounded by private land, including landowners who have cooperated with ODFW with deer and elk habitat improvement projects.

Recommend avoid development no compatible with adjoining range, grazing and wildlife practices.

Cultural Resources for Parcel Inventory

Cultural Resources within Parcel: based on SHPO records, no cultural resources are documented within this parcel, 4 surveys have been done within a 2 mile radius & mainly to the south. Most of the land to the N, W & E of this parcel has not been surveyed for cultural resources

Probability of Cultural Resources in Parcel: based on the close proximity of water, the general terrain within and surrounding the parcel, the probability of cultural resources is moderately high

Cultural Resources within 2 mi. of Parcel: Isolates: 4 Sites: 3 (1H, 1PH, & 1?) Description: LS, Trail & ?

Cultural Resource Reports Available within 2 mi. of Parcel: 4

Recommendations: no pre or post-sale notice for cultural resources is necessary, if this parcel is kept & developed a pedestrian survey will be required

Legend: H - Historic LS - Lithic Scatter PH - Prehistoric