

REAL ESTATE LISTING

MADRAS REDEVELOPMENT COMMISSION

Property Location: 431 S.E. 5TH Street
Madras, Oregon 97741

Map & Taxlot: 11-13-12BC-3500

Legal Description: Parcel I:

A tract of land in the Southwest quarter of the Northwest quarter of Section 12, Township 11 South, Range 13 East of the Willamette Meridian, Jefferson County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of Block 33 of the Plat of Palmain, thence South 00°04'00" West along the Southerly projections of the West line of said Block 33, 535.00 feet to the true point of beginning of this description; thence South 89°56'00" East 90.00 feet; thence South 00°04'00" West 55.00 feet; thence South 89°56'00" East 35.00 feet; thence South 00°04'00" West 150.00 feet; thence North 89°56'00" West 120.00 feet; thence North 00°04'00" East 100.00 feet; thence North 89°56'00" West 5.00 feet; thence North 00°04'00" East 105.00 feet to the true point of beginning of this description.

Parcel II:

Commencing at the Southwest corner of Block 33 of the PLAT OF PALMAIN, in Section 12, Township 11 South, Range 13 East of the Willamette Meridian, Jefferson County, Oregon; thence South 00°04'00" West along Southerly projection of the West line of said Block 33, 535.00 feet; thence South 89°56'00" East 90.00 feet; thence South 00°04'00" West 55.00 feet; thence South 89°56'00" East 35.00 feet to the True Point of Beginning of this description; thence

continuing South 89°56'00" East 70.00 feet; thence South 00°04'00" West 50.00 feet; thence South 89°56'.00" East 5.00 feet; thence South 00°04'00" West 200.00 feet; thence North 89°56'00" West 200.00 feet; thence North 00°04'00" East 100.00 feet; thence South 89°56'00" East 120.00 feet; thence North 00°04'00" East 1 50.00 feet to the True Point of Beginning of this description.

EXCEPT the Westerly 5.00 feet thereof, as disclosed by Bargain and Sale Deed, dated, December 6, 1939, recorded, December 15, 1939, in Book 15, Page 64, Jefferson County Records.

Property Size: Approximately .57 acres

Sales Price: \$ 223,462.80
\$9.00 per square foot

Agent: Madras Redevelopment Commission

Agent Address: Madras City Hall
125 SW "E" Street
Madras, OR, 97741

Phone: (541) 475-2344

Listing Expires: December 31, 2014

Comments: The seller will pay a 6% commission to the buyer's real estate agent.