



Oregon Conservation Law Forum

December 13, 2017, 10am-2:30pm

Schwabe Williamson & Wyatt

[1211 SW 5th Ave, Suite 1900](#)

Metolius Conference Room

Registration: <https://december-2017-law-forum.eventbrite.com>

Forum Agenda

10:00am: Welcome, introductions and overview of agenda

- **Kelley Beamer**, COLT Executive Director

10:30am - 11:30am: Agricultural Easements Panel

Three experts in land conservation with experience in the area will discuss the unique requirements of and content within easements on agricultural lands. As the [Oregon Agricultural Heritage Program](#) will be providing more opportunities for agricultural easements this is the key time to learn all about them.

- **Brad Nye**, Conservation Director, Deschutes Land Trust
- **Ryan Ruggiero**, Natural Areas Real Estate Negotiator, Metro Regional Government
- **Nancy E. Duhnkrack**, COLT Pro Bono Program Coordinator

11:30am - 12pm: Oregon Agricultural Heritage Program Update

[Since OAHP passed](#) last in the last legislative session, Nellie McAdams has been working to organize the Oregon Agricultural Heritage Commission and establish grant funding for agricultural easements. Nellie will give an update on forming the Commission and designing a grant program.

- **Nellie McAdams**, Oregon Agricultural Heritage Program Coordinator, OWEB

12:00pm - 12:30pm: Lunch (provided)

12:30pm - 1:30pm: Appraisals for Working Land Easements

A recently completed paper "Appraisals for Working Land Easements: Considerations in Oregon" analyzes appraisal techniques for farm and ranchland easements that can create an effective program for Exclusive Farm Use zoned lands. In addition, consideration for forestland appraisals are also addressed. Land trust staff, attorneys, and SWCD staff can learn more about the appraisal process for these easements from the perspective of a professional real estate analyst.

- **Tom Morgan**, Duncan & Brown Real Estate Analysts

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1:30pm – 2:00pm: Special Tax Assessments

Lester Frakes and Toni Blessing, appraisers from the Oregon Department of Revenue's Timber Farm Forest Team will discuss the nuts and bolts of special tax assessments for farm use, conservation easements, and forested lands. Learn more from these experts about how to make sure properties meet the requirements of a special assessment, particularly when placing a conservation easement on a property that was previously in special assessment status.

- **Lester Frakes**, Lead Appraiser, Oregon Department of Revenue Timber Farm Forest Team
- **Toni Blessing**, Appraiser, Oregon Department of Revenue Timber Farm Forest Team

2:00pm – 2:30pm: Round Robin Discussion

The group will discuss current issues and questions about conservation easements in a free-flowing discussion.

2:30pm: Adjourn

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