

SUPPLEMENTAL MATERIAL
SUPPLEMENTAL MATERIAL

W. 8. a.

AGENDA COVER MEMO
(Supplemental)

DATE: July 13, 2005

TO: BOARD OF COUNTY COMMISSIONERS

FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA05-5165, Robert Ericsson)

On June 29, 2005, the Board conducted a public hearing on the Ericsson claim and left the record open through July 8, 2005, to receive information regarding title and appraisal.

The attached information includes the materials handed out by parties testifying at the hearing and materials received by the close of the written record.

ATTACHMENTS:

1. Letter from Robert Ericsson, dated June 26, 2005
2. Written testimony of Robert Ericsson, dated June 29, 2005
3. Letter from David Holland, dated June 29, 2005
4. Letter from Lauri Segel, dated June 29, 2005 (typed)
5. Letter from Lauri Segel, dated June 29, 2005 (hand written)
6. July 6, 2005, facsimile of property tax statements from Lawrence Pattis
7. Letter from Robert Ericsson, dated July 6, 2005 with attached title report and market analysis
8. Letter from Kent Howe, dated July 6, 2005
9. Letter from Glenn Frank, dated July 7, 2005 documenting chain of title for Robert Ericsson property at Green Bluff Estates

ERICSSON RIDGEWAY
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
1625 KOIN CENTER BUILDING
222 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201

PRACTICING IN
ALASKA,
OREGON,
&
WASHINGTON

ROBERT J. ERICSSON
ADMITTED IN ALASKA,
OREGON AND WASHINGTON

FACSIMILE 503.228.4910
TELEPHONE 503.228.0217
R.JERICSSON@ERICSSONRIDGEWAY.COM

June 26, 2005

P. Scott McCleery
Doyle, Gartland, Nelson, McCleery & Wade, P. C.
P. O. Box 11230
Eugene, OR 97440

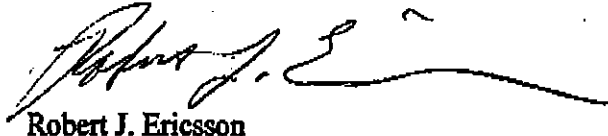
Re: Ballot Measure 37 State Claim Number M119280

Dear Mr. McCleery:

In your zeal to oppose my Measure 37 claim in your letter of June 20, 2005 to the State Departments of Land Conservation and Development and Administrative Services, I believe Mr. and Mrs. Barta, through you, have bordered on, or crossed, the threshold of creating for me a claim for relief.

As we all know, water is where you find it. If you drill where there is no water, you will not find water. There is water if you drill in the right place. I understand that your clients even drilled a well in a second location and found many more gallons of water than from their first location. To say there are water issues when water is available could cause harm in the marketing of the land. If adverse and inappropriate comments persist and cause prospective purchasers - of even the current configurations of existing Lots 3 & 6 - to avoid purchasing, appropriate action will be pursued as required.

Sincerely,



Robert J. Ericsson

C: Hamilton W. Budge, Jr.:

Mr. Budge, thank you for your letter of May 10, 2005. For the time being, my position remains in my letter of April 11, 2005. I copy this letter to you because of some similar information with respect to what I understand were your client's daughter's comments about water. I shared the information I had learned with your client prior to your involvement. She can explain to you what I trust are only past concerns. Sincerely, RJE

WRITTEN TESTIMONY of M37 CLAIMANT ROBERT J. ERICSSON



FOR HEARING of JUNE 29, 2005

To: Lane County Board of Commissioners

Department File Number: PA 05-5165

Contiguous Ownership of Property Involved by: 19-02-10.3.2 TL #100 and
19-02-10.3.3 TL #200

Location: Green Bluff Estates, subdivision lots 3 & 6

Zoning: Marginal Lands (ML/RCP)

Owner: Robert J. Ericsson

In addition to reliance on my written material previously submitted (as letters dated December 29, 2004, February 8, 2005, and March 4, 2005), the Lane County real property records dealing with the subject property, and all other matters of record in this Measure 37 claim matter, I submit the following:

1. The State of Oregon issued its Draft Staff Report and Recommendations dated June 10, 2005. Among other things, "the department recommends that the claim be approved . . . [and that the] action by the State of Oregon provides the state's authorization to the claimant to use the two subject parcels, subject to those standards in effect on August 28, 1973. . . ." A copy of that report is attached to be included as a part of the record before Lane County and is incorporated herein by this reference.

2. The position of the Oregon Department of Land Conservation and Development is that adverse comments, of neighbors or others, are not relevant to a Measure 37 claim.

"Unless and until funds become available to pay compensation , comments regarding the possible impact of the proposed or intended development of claimants' property are not relevant to the evaluation and determination of the claimants' Ballot Measure 37 claim, and cannot be considered by the department."

State Claim Number: M119148, page 2.

I believe that the Department's interpretation of Ballot Measure 37, with respect to the irrelevancy of that type of comment, is correct and equally applies to this body. Hence, adverse comments about over possible development, etc., are not relevant to evaluation and determination of this Measure 37 claim.

3. There is no contractual expectancy by the owners of other lots in Green Bluff Estates, that further development by claimant would not occur. Rather, the

contrary is clearly spelled out in the CC&R's. Section E. 10. Dividing or Combining Lots, page 6, provides:

"No Owner or other person shall have the right to divide a lot or to combine one lot with another. Nothing herein shall prevent a person from owning more than one lot so long as each lot contains a single family residence on it. No provision of this paragraph 10 shall apply to Declarant."

I am the Declarant.

4. This body has approved the Measure 37 claims, including division of land, of Ronald and Patricia Tendick (PA 05-5161) and Kenny and Marta Gee (PA 05-5162) and should approve my claim in its entirety.

5. My preference is, and has been, for compensation in the form of money for the reduction in value. I believe the amount of lost compensation sought is conservative. The applicable governmental entities would undoubtedly alleviate most objections to Measure 37 claims if monetary compensation was provided to the property owners who have been harmed by the restrictive land use regulations.

6. If the County decides to waive the restrictive regulations to allow me to use the property as I would have been able to use it on August 28, 1973, then I repeat my position, set forth in my prior position papers above referenced, that the waiver of the restrictive regulations and all attendant consequences of any development are and should be freely transferable.

June 29, 2005

Dear Rob,

Here is a summary of our phone discussion of from last week.

When we had the lots on the market last year, each 10 acre site provided one home site for a perspective purchaser. Please remember that the first acre or two provides the bulk of the value in purchase price as a homesite and the next few acres provide only small marginal additional value. The reverse of this process would also be true in that the bulk of the value of a lot would be as a homesite even at a smaller than 10 acre parcel. For example, a five acre site would be valued at our previous purchase price less some amount perhaps \$10,000. Additionally, if we were looking at smaller lots, say 2 ½ acres than the subtraction factor might be \$ 20,000 to \$25,000.

Let me know how else I can be of help.



David Holland
541-284-4133



534 SW Third Avenue, Suite 300, Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org

Southern Oregon Office • P.O. Box 2442 • Grants Pass, OR 97528 • phone/fax (541) 474-1155

Willamette Valley Office • 388 State Street, Suite 604 • Salem, OR 97301 • (503) 371-7261 • fax (503) 371-7596

Lane County Office • 1192 Lawrence • Eugene, OR 97401 • (541) 431-7059 • fax (541) 431-7078

Central Oregon Office • P.O. Box 8813 • Bend, OR 97708 • (541) 382-7557 • fax (541) 382-7552

June 29, 2005

Lane County Board of Commissioners
125 East 8th Avenue
Eugene OR 97401

RE: ERICSSON BALLOT MEASURE 37 CLAIM

Commissioners:

25 to 30 years ago, county government, in response to state planning laws, zoned landowner's property for farm or forest use. In nearly all of those cases, that was the use being made of the land at the time. Some of the land had been in some sort of low-density rural zoning, but in many cases the land had simply never been zoned before.

And what harm or damage did these property owners suffer? In most cases, none whatsoever. A generation ago, when these zoning decisions were being made, their land was rural farm or forest land well outside of town in a state with a small population. Farm and forest land values ranged from several hundred dollars to a few thousand dollars per acre. By the early '80s, when the last of this zoning program was completed, the state had entered a recession and was losing population. There was little demand for development in cities and towns, much less in the countryside. The zoning did not reduce land values. In fact, by protecting farm and forest uses, it increased the value of land for those purposes.

In the case of the Ericsson property, purchased by Ericsson on August 28, 1973 as unzoned, the regulations applicable at that time were those adopted via Ordinance 9-73 on August 15, 1973. Those regulations established, among other things, what level of development was allowable, and what criteria would be applied in reviewing permit applications for subdivisions and partitions. The maximum number of land divisions allowed for single properties, or multiple contiguous properties under single ownership was 5 or less. Pursuant to the Ordinance, permit applications for "more than 5 dwelling units per lot or parcel, or contiguous lots or parcels under the same ownership" were subject to very specific criteria, including proposed drainage, water, and sanitary systems and facilities and a hearing before the Planning Commission.

Please consider also that Mr. Ericsson requested and was granted an upzone to marginal lands in 1991, allowing him to divide his property into 10 acre parcels. ^{and also} This upzone approval removed his property from being subject to Goal 4 regulations, allowing him more dwelling units outright than allowed pursuant to the subdivision and partition requirements of Ordinance 9-73 which was in effect when he or his family purchased the property.

This measure 37 waiver demand is a classic example of 'cherry - picking' regulations for personal benefit. The regulations that Mr. Ericsson's property is subject to have become increasingly lenient over the period of his or his family's ownership, not more restrictive. Mr. Ericsson has provided absolutely no substantive documentation to support his claim of lost value.

As such, this measure 37 waiver demand should be denied.

Thank you.

Lauri Segel



534 SW Third Avenue, Suite 300, Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org

Southern Oregon Office • P.O. Box 2442 • Grants Pass, OR 97528 • phone/fax (541) 474-1155

Willamette Valley Office • 388 State Street, Suite 604 • Salem, OR 97301 • (503) 371-7261 • fax (503) 371-7596

Lane County Office • 1192 Lawrence • Eugene, OR 97401 • (541) 431-7059 • fax (541) 431-7078

Central Oregon Office • P.O. Box 8813 • Bend, OR 97708 • (541) 382-7557 • fax (541) 382-7552

June 29, 2005

Lane County Board of Commissioners
125 East 8th Avenue
Eugene OR 97401

RE: SADRI Measure 37 Claim

Commissioners:

Mr. Sadri has requested that '1992 zoning' be restored to his property, pursuant to measure 37.

Please note that measure 37 does not and cannot authorize approval of such a request. Measure 37 allows removing, modifying, or not applying a regulation that is shown to have restricted & reduced the value of a property, but clearly does not authorize reapplying previous zoning ~~strong~~ classifications.

In addition, Mr. Sadri has failed to establish through substantive legal documentation that there has been a reduction in the value of his property. Nor has Mr. Sadri complied with the majority Lane County's Measure 37 ordinance requirements.

Mr. Sadri has not even identified the restrictive provisions of Lane Code that have resulted in this so-called reduction in property value.

Because of these reasons alone, this measure 37 claim should be denied.

Lauri J. Jeger

682-3947

Attn:

Kent Howe

3 pages including cover

from

Lawrence Pattis

541-726-0447

7-1-04 TO 6-30-05 REAL PROPERTY TAX STATEMENT
 LANE COUNTY · 125 E. EIGHTH AVE. · EUGENE, OR 97401 · (541) 682-4321

ACCOUNT NUMBER 1553856
 SITUS ADDRESS: 83339 GREEN BLUFF DR
 CRESWELL

PROP: 401
 TCA: 00106
 MAP: 19 02 10 32 00500
 ACRES: 5.00

PATTIS KARLA M
 83339 GREEN BLUFF DR
 CRESWELL OR 97426

LAST YEAR'S TAX 2,788.36
 See back for explanation of taxes marked with (*)

CURRENT TAX BY DISTRICT

PLEASANT HILL SCHOOL DISTRICT	1270.11
U LANE COMMUNITY COLLEGE	169.41
U LANE EDUCATION SERVICE DIST	61.08
EDUCATION TOTALS:	1500.60
PLEASANT HILL RFPD	301.86
U LANE COUNTY	349.28
GENERAL GOVERNMENT TOTALS:	651.14
PLEASANT HILL SD BOND	723.74
U LANE COMMUNITY COLLEGE BOND	72.76
U LANE COUNTY BOND	35.74
BONDS - OTHER TOTALS:	832.24

VALUES:	LAST YEAR	THIS YEAR
MARKET VALUES		
LAND:	91,163	108,483
IMPROVEMENT:	227,150	236,240
TOTAL:	318,313	344,723
M5 SPECIALLY ASSESSED VALUE:	0	0
M5 REAL MKT VALUE:	318,313	344,723
ASSESSED VALUE:	265,677	273,647
EXEMPTIONS:	0	0
NET TAXABLE:	265,677	273,647

MORTGAGE CO:
 LOAN #:

If a mortgage company pays your taxes, CONTROL NO.
 This statement is for your records only. 95.651

Full Payment with 3% Discount	2,894.46	2/3 Payment with 2% Discount	1,949.53	1/3 Payment No Discount	994.66	2004-2005 TAXES BEFORE DISCOUNT	2,983.98
						TOTAL TAX (After Discount)	2,894.46

7-1-04 TO 6-30-05 REAL PROPERTY TAX STATEMENT
LANE COUNTY · 125 E. EIGHTH AVE. · EUGENE, OR 97401 · (541) 682-4321

ACCOUNT NUMBER 1667243

SITUS ADDRESS: 10 UNKNOWN ANYTOWNE

PROP: 401
 TCA: 00100
 MAP: 19 02 10 32 00500
 ACRES: 5.00

PATTIS KARLA M
 83339 GREEN BLUFF DR
 CRESWELL OR 97426

LAST YEAR'S TAX

622.43

See back for explanation of taxes marked with (*)

CURRENT TAX BY DISTRICT

PLEASANT HILL SCHOOL DISTRICT	288.32
U LANE COMMUNITY COLLEGE	38.46
U LANE EDUCATION SERVICE DIST	13.86
EDUCATION TOTALS:	340.64
U LANE COUNTY	79.29
GENERAL GOVERNMENT TOTALS:	79.29
FIRE PATROL - EAST	18.00
FIRE PATROL EMERGENCY	38.00
PLEASANT HILL SD BOND	164.28
U LANE COMMUNITY COLLEGE BOND	16.52
U LANE COUNTY BOND	8.11
BONDS - OTHER TOTALS:	244.91

VALUES:	LAST YEAR	THIS YEAR
MARKET VALUES		
LAND:	81,756	97,289
IMPROVEMENT:	0	0
TOTAL:	81,756	97,289
S SPECIALLY ASSESSED VALUE:	0	0
S REAL MKT VALUE:	81,756	97,289
SSESSED VALUE:	60,309	62,118
EMPTIONS:	0	0
NET TAXABLE:	60,309	62,118

MORTGAGE CO:
 LOAN #:

If a mortgage company pays your taxes, CONTROL NO. 85,989
 This statement is for your records only.

Full Payment with 3% Discount	2/3 Payment with 2% Discount	1/3 Payment No Discount
644.89	434.35	221.61

2004-2005 TAXES BEFORE DISCOUNT	664.84
TOTAL TAX (After Discount)	644.89

ERICSSON RIDGEWAY

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

1625 KOIN CENTER BUILDING
222 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201

PRACTICING IN
ALASKA,
OREGON,
&
WASHINGTON

ROBERT J. ERICSSON
ADMITTED IN ALASKA,
OREGON AND WASHINGTON

FACSIMILE 503.228.4910
TELEPHONE 503.228.0217
RJERICSSON@ERICSSONRIDGEWAY.COM

07-07-05A11:25 RCVD

July 6, 2005

Kent Howe
Planning Director
Public Service Building
125 East 8th Avenue
Eugene, OR 97401

Via: Facsimile 541.682.3991

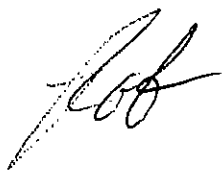
Re: Measure 37 Claim for Compensation
Green Bluff Estates Lots 3 & 6
Department File No. PA 05-5165

Dear Kent:

Attached is my three page letter and the 15 page comparative market analysis prepared by David Holland. The 15 page CMA include his two page cover letter to the valuation data. I called Western Title and they said the title report will be complete this afternoon. They will fax a copy to you at the above fax number. I have asked David Holland to deliver the original title report and his comparative market analysis to you once he receives it.

As we discussed by telephone this morning, please fax to me, at 503.324.9090, a short note acknowledging receipt of this material and its inclusion into the record of my Measure 37 claim. Thank you.

Sincerely,



Robert J. Ericsson

ERICSSON RIDGEWAY

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

1625 KOIN CENTER BUILDING
222 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201

PRACTICING IN
ALASKA,
OREGON,
&
WASHINGTON

ROBERT J. ERICSSON
ADMITTED IN ALASKA,
OREGON AND WASHINGTON

FACSIMILE 503.228.4910
TELEPHONE 503.228.0217
RJERICSSON@ERICSSONRIDGEWAY.COM

July 6, 2005

William VanVactor
County Administrator
Kent D. Howe
Planning Director
Lane County
Public Service Building
125 East 8th Avenue
Eugene, OR 97401

Via: Facsimile 541.682.3991, overnight mail, and hand delivered

Re: Measure 37 Claim for Compensation
Green Bluff Estates Lots 3 & 6: 19-02-10.3.2 TL #100 and 19-02-10.3.3 TL #200
Department File Number: PA 05-5165

Dear Messrs. Van Vactor, Howe, Lane County, and its Board of Commissioners:

The Board ordered the record to remain open until 5 p.m. July 8, 2005 for submission of written materials. This letter and the attached title report and comparative market analysis are to be made a part of the record in the referenced Measure 37 claim.

The State of Oregon has approved this Measure 37 claim with respect to Lots 3 & 6 of Green Bluff Estates on the same information previously provided the County (even without a public hearing). Lane County's staff has also recommended approval of my claim. The following information is provided in a good faith response to Board requests and inquiries made during the June 29, 2005 hearing.

1. ACCESS TO LOT 3:

In response to one Board member's question about the size of the access road to Lot 3, the answer is 60 feet. That information is set forth on the Green Bluff Estates plat, recorded in the Lane County records as File 75 slides 273 & 274, as follows:

"60' ALL PURPOSE NON-GATED, NON-EXCLUSIVE ACCESS , UTILITY & MAINTENANCE EASEMENT REEL 2099R, INST 9554057 ALSO REEL 2100R, INST 9554688"

The width of the access to Lot 6 is also 60 feet.

2. TITLE REPORT:

The attached title report from Western Title confirms my continuous ownership of the subject land since purchase in 1973.

3. MEASURE 37 REDUCTION IN VALUE:

Measure 37 requires a written demand for compensation for a reduction in fair market value caused by restrictive land use regulations. As stated in the Lane County staff report on this claim, my land was zoned Agriculture, Timber and Grazing (AGT) by Ordinance 65-027 adopted April 7, 1965. The then applicable Lane County Code enforcing that zone, section 10.110-42(2) provides:

"The minimum area for the division of land for any property zoned AGT prior to May 14, 1971, shall be one (1) acre and shall have a lot width of not less than one hundred fifty (150) feet."

Because my land was zoned AGT prior to May 14, 1971, the property was dividable into one acre lots when it was purchased in 1973. Subsequent to purchase, land use regulations prevented division of the land into 1 acre lots.

Everybody knows that 20 buildable 1 acre lots in Green Bluff Estates are worth more than simply 2 buildable 10 acre lots. As the property owner, I can testify to value and consequently reduction in value. I did so both in writing and orally at the June 29, 2005 hearing.

David Holland, an Oregon realtor familiar with the property, submitted a June 29, 2005 brief explanation that the principal value of the land is in having a buildable homesite. If a one acre buildable lot is worth only \$100,000 (simply for purposes of this reduction of value discussion, as I believe a one acre lot in Green Bluff Estates is worth much more than \$100,000), then 20 one acre buildable lots are worth \$2,000,000. If one subtracts the combined value range for the current two 10 acre lots (Lot 3 & 6) or \$300,000 to \$400,000, the result is a reduction in value because of the restrictive land use regulations of between \$1,700,000 to \$1,600,000. My demand for \$1,500,000 of monetary compensation is conservative. A reduction in fair market value, because of land use regulations enacted and enforced subsequent to the 1973 purchase, has been well established.

I have attached a comparable market analysis in a good faith effort to try and provide some additional information about the values in Green Bluff Estates and comparables elsewhere. This market analysis is 15 pages and was prepared by David Holland of Barnhart Associates Real Estate. His cover letter to it is dated July 5, 2005. That analysis easily supports a "reduction in fair market value" caused by enforcement of the restrictive land use regulations that prevent me from dividing the land into the one acre lots available when the land was purchased in 1973. He opines that one acre are worth between \$100,000 to \$125,000. 20 one acre lots would be worth more than the present two 10 acre lots which he opines as worth between \$150,000 and \$180,000 per lot. This comparative market analysis is also consistent with my previous and present testimony.

I previously incorporated the entire record (written and oral) of the Tendick and Gee Measure 37 applications, PA 05-5161 & PA 05-5162, respectively. I recall that they both relied, in some large part, upon the sale of lots in Green Bluff Estates to prove their reductions in value. Given that the County already has this information and therefore more than sufficient evidence to determine a reduction of value for my land in Green Bluff Estates, it is disturbing that any County requirement for an appraisal had not been waived for me. I request that any appraisal requirement be also waived for me.

Based on the information available prior to the June 29, 2005 hearing, both the State of Oregon and the Lane County land use staff determined there was sufficient evidence to conclude that there was a reduction of value of my land because of the land use regulations enacted and enforced subsequent to purchase of the land in 1973. Both determined that my Measure 37 claim for Lots 3 & 6 of Green Bluff Estates is valid. Therefore, in fairness to me and equal treatment under the law, any requirement for a formal fee appraisal should certainly be waived for my claim as it was for Tendick and Gee.

4. Water, etc.:

Any issues about water, septic fields, etc. are not subjects of a Measure 37 determination. Regulations, other than Measure 37, address, as appropriate, these questions. In addition, the CC&R provisions on sharing wells, and even a community water system, address these matters, if they become an issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Ericsson", with a long horizontal flourish extending to the right.

Robert J. Ericsson

Enclosures: Title Report & Comparative Market Analysis

WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY

EUGENE OFFICE • 497 OAKWAY ROAD, SUITE 340 • PO BOX 10960 • Eugene, Oregon 97440
(541) 485-3588 • FAX (541) 485-3597
eugene@westerntitle.com

DATE: July 6, 2005

ROBERT J ERICSSON
ATTN: --
P.O. BOX 730
BANKS, OR 97106

Report No: 50-0305405
Your No: --
Seller: ROBERT J ERICSSON
Buyer:

PRELIMINARY TITLE REPORT

PREMIUMS:

PRELIMINARY TITLE REPORT	\$200.00
GOVERNMENT SERVICE FEE	\$25.00

We are prepared to issue a title insurance policy by a title insurance underwriter qualified in Oregon, in the form and amounts listed above. This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued, and the full premium therefore paid. The land hereinafter described is situated in the County of Lane, State of Oregon, and is described as follows:

Lots 3 and 6, GREEN BLUFF ESTATES, as platted and recorded in File 75, Slides 273 and 274, Lane County Oregon Plat Records, in Lane County, Oregon.

VESTED IN:

ROBERT J ERICSSON

Dated as of June 28, 2005 at 5:00 p.m.

Order No 50-0305405

Page No 2

Subject to the exceptions, exclusions and stipulations, which are part of said policy, and to the exceptions as shown herein:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof
3. Easements, or claims of easement, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
6. Terms, provisions and conditions of easement, including but not limited to maintenance provisions contained in instrument
Recorded: October 24, 1960
Document No.: 13553, Deed Records
7. Terms, provisions and conditions of easement, including but not limited to maintenance provisions contained in instrument
Recorded: July 24, 1989
Document No.: 89-31297, Official Records
8. Terms, provisions and conditions of easement, including but not limited to maintenance provisions contained in instrument
Recorded: August 25, 1995
Document No.: 95-47420, Official Records
9. Terms, provisions and conditions of easement, including but not limited to maintenance provisions contained in instrument
Recorded: September 8, 1995
Document No.: 95-50575, Official Records
10. Terms, provisions and conditions of easement, including but not limited to maintenance provisions contained in instrument
Recorded: September 26, 1995
Document No.: 95-54057, Official Records
11. Terms, provisions and conditions of easement, including but not limited to maintenance provisions contained in instrument
Recorded: September 28, 1995
Document No.: 95-54688, Official Records
12. Easements, conditions, restrictions and notes as delineated on the recorded plat.

Order No 50-0305405

Page No 3

- 13 Terms, provisions and conditions of easement, including but not limited to maintenance provisions contained in Big Game Range Management Agreement
Recorded: November 9, 1995
Document No.: 95-64485, Official Records
14. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, national origin, or physical or mental handicap, imposed by instrument, including the terms and provisions thereof,
Recorded: November 9, 1995
Document No.: 95-64486, Official Records

Assessments of the Green Bluff Estates Homeowner's Association as provided for in the Declaration of Restrictions.

15. An easement created by instrument, including the terms and provisions thereof,
Recorded: March 22, 2000
Document No.: 2000-016468, Official Records
In favor of: Lanc Electric Cooperative, Inc.
(Lot 6)

NOTE: Taxes paid in full for the year 2004 - 2005
Original Amount: \$1,257.75
Tax Lot No.: 19 02 10 32 00100
Account No.: 1553831, Code 01-00
(Lot 3)

Taxes paid in full for the year 2004 - 2005
Original Amount: \$1,426.83
Tax Lot No.: 19 02 10 33 00200
Account No.: 1553872, Code 01-00
(Lot 6)

By: JERRILYN EGGER, Title Officer

JE/mj

Any questions concerning this Preliminary Title Report should be directed to JERRILYN EGGER, at (541) 431-3710.

cc: LANE COUNTY
FILE #PA05-5165
Attn: KENT HOWE
Fx: (541) 682-3991

NOTE: For copies of exceptions please call our Customer Service Department at (541) 284-8011 or email your request to eugene@westerntitle.com

ASSUMPTION
TAXATION
OFFICE

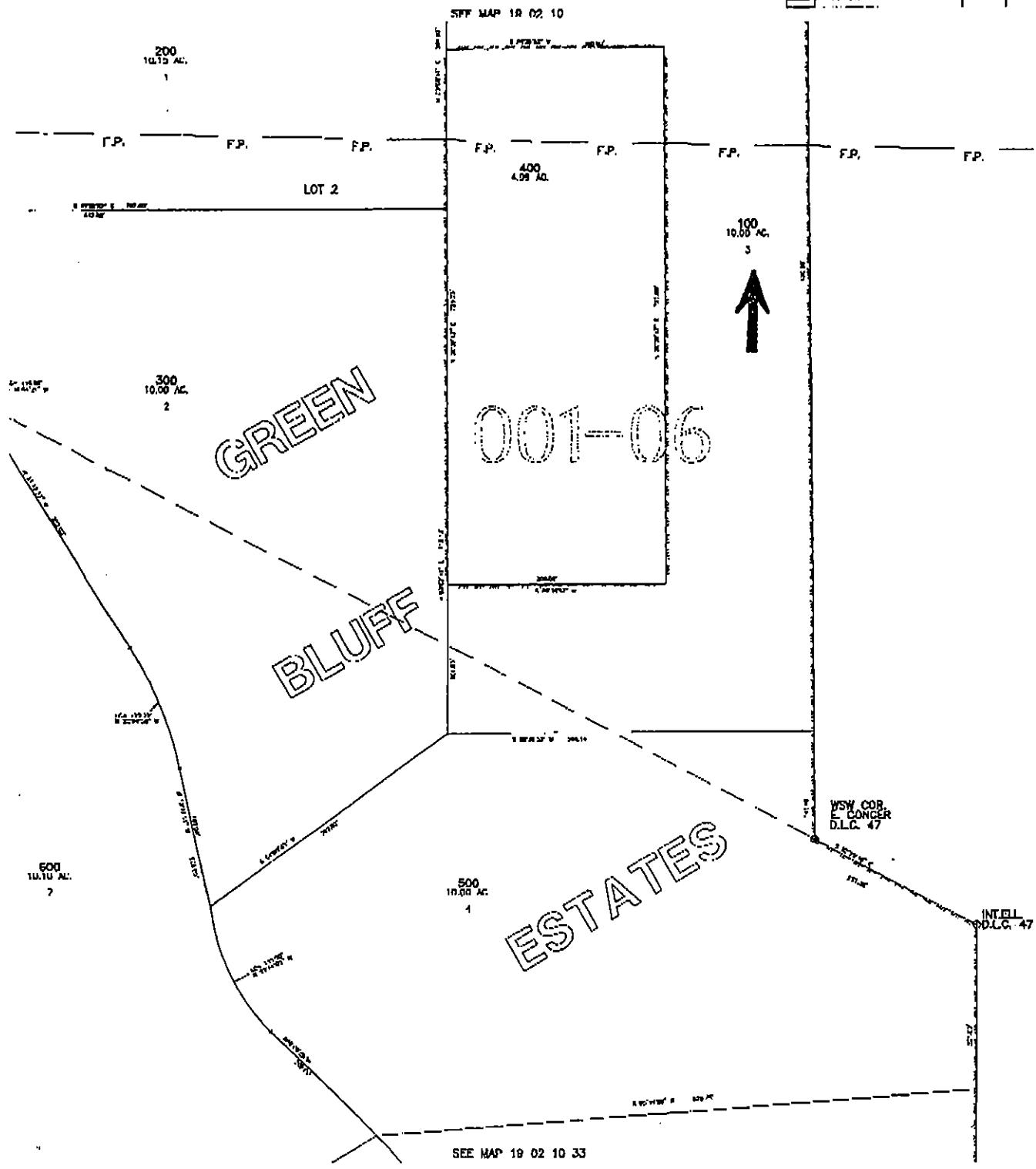
NW1/4 SW1/4 SEC. 10 T. 19S. R. 2W. W.M.
LANE COUNTY

SCALE 1" = 100'

19 02 10 32

DATE	19 02 10 32
BY	WESTERN TITLE
FOR	WESTERN TITLE
BY	WESTERN TITLE
FOR	WESTERN TITLE

C.A.D. SYS.



CANCELLED

SEE MAP 19 02 10

19 02 10 32

THIS PLAT IS FOR YOUR AID
 IN LOCATING YOUR LAND WITH
 REFERENCE TO STREETS AND
 OTHER PARCELS. WHILE THIS PLAT
 IS BELIEVED TO BE COR-
 RECT, THIS COMPANY ASSUMES
 NO LIABILITY FOR ANY LOSS BY
 REASON OF RELIANCE THEREON.
 WESTERN TITLE & ESCROW COMPANY
 OF LANE COUNTY

JUL 6 2005 4:39PM
FOR ASSESSMENT
AND TAXATION
ONLY

Western Title Eugene
SW1/4 SW1/4 SLC 10 1.19S R 2W WM
LANE COUNTY
SCALE 1" = 100'

No. 44b3 P. 6/6
D.L.C. 47
19 02 10 35

THIS MAP ATTACHES 19 02 10

NO.	DESCRIPTION	DATE

C.A.D. SYS.

GREEN

BLUFF

ESTATES



001-06 LOT 1

E.S.E. COR.
D.L.C. NO. 61

S.W. COR.
D.L.C. NO. 47

19 02 10 35

THIS PLAT IS FOR YOUR AID
IN LOCATING YOUR LAND WITH
REFERENCE TO STREETS AND
OTHER PARCELS. WHILE THIS PLAT
IS BELIEVED TO BE COR-
RECT, THIS COMPANY ASSUMES
NO LIABILITY FOR ANY LOSS BY
REASON OF RELIANCE THEREON.
WESTERN TITLE & ESCROW COMPANY
OF LANE COUNTY



186 EAST 14TH AVENUE, EUGENE, OR 97401

July 5, 2005
Robert Ericson
P.O. Box 58
Post Or. 97752
Re: Market Analysis Lots 3 and 6 Green bluff Estates

Dear Rob,

Thanks for the opportunity to provide you with a market analysis for the Green Bluff Estates properties-Lots 3 and 6. I am familiar with Green Bluff Estates and specifically lots 3 and 6 and have marketed them in the past as you know. I have included the relevant market data in both summary form as well as seven specific comparables both active on the market and solds within the last six months.

As you look over the information I sent to you, the difference in list and sale price as it relates to acreage, although it varies widely, shows the effect that we discussed in prior conversations that the principal value is in possessing a home site with a smaller portion of value being attributed to additional acreage. The fair market values ranges for the various sized lots are within the following ranges at which I propose to list them. These values have not been declining since the first of the year in fact they have been increasing.

If I were to market the two ten acre parcels (lot 3 and lot 6), I would price them in the \$150,000- \$180,000 price range based on the sold property data and the lack of inventory in our greater Lane county marketplace. If we were listing and selling four 5 acre parcels those four parcels would be priced at the \$135,000- \$160,00 price range per lot depending on slope, access and all the other normal variables. Lastly, if we had parcels in the one to two acre range, it would be my recommendation to list those lots in the \$100,000- \$125,000 price range. It appears that due to short supply of land in our marketplace that prices are continuing appreciating

As you can see the math is staggering. The additional value to the parcels (lot 3 and lot 6) in question to adding additional home sites is quite a large dollar number. Where we start at gross sales price of \$300,000 to \$350,000 with the two ten acre parcels, as we get smaller, say four five acre parcels, we might realize a gross sales price of \$600,000 or more. If we add to the mix some combination of 1 to 2 acre parcels we might easily surpass the million dollar sales number in gross sales. Obviously, the math shows that twenty one acre lots valued at say \$100,000 calculates to \$2,000,000.



186 EAST 14TH AVENUE, EUGENE, OR 97401

Let me know how else I can be of assistance.

Sincerely,

A handwritten signature in cursive script that reads "David Holland".

David Holland

Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff

David Holland

LOTS AND LAND

7/8/2005 3:14:39 PM

541-345-3006

Barnhart Assoc Real Estate

15 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
Active							
5009761	0	RESID	83483 PAPERFUS RD	Pleasant Hill	234	2.7	\$144,500
5009089	0	RESID	83487 PAPERFUS RD	Pleasant Hill	234	2.77	\$162,000
5005468	8	RESID	Hwy 99	Cottage Grove	236	2.08	\$79,500
5007039	1	RESID	Waukeena WAY	Cottage Grove	235	1.02	\$89,000

Total: 4
 Average List: \$116,250
 Average DOM: 184

Pending							
4074866	2	FRM/FOR	Silver Crest DR	Eugene	244	1.81	\$114,900
4058607	1	FRM/FOR	Fox Hollow RD	Eugene	244	1.18	\$119,000
4074868	2	FRM/FOR	Skyridge DR	Eugene	244	1.03	\$119,500
4074869	2	FRM/FOR	Lady Slipper LOOP	Eugene	244	1.09	\$123,500
4074867	2	FRM/FOR	Skyridge DR	Eugene	244	1.2	\$124,900
4074866	2	FRM/FOR	Skyridge DR	Eugene	244	2.19	\$145,500
5013834	3	RESID	LORANE HWY	Eugene	244	1.7	\$159,500

Total: 7
 Average List: \$129,543
 Average DOM: 209

Sold							
4066081	0	RESID	82082 Hillview DR	Creswell	236	2.88	\$95,000
4074878	2	FRM/FOR	Lady Slipper LOOP	Eugene	244	1.03	\$114,900
4074871	2	FRM/FOR	Skyridge DR	Eugene	244	1.37	\$123,500
4074870	2	FRM/FOR	Skyridge DR	Eugene	244	1.11	\$124,900

Total: 4
 Average List: \$119,575
 Average DOM: 156
 Average Sold: \$114,575

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff

David Holland

LOTS AND LAND

7/5/2005 3:09:46 PM

541-348-3006

Barnhart Assoc Real Estate

13 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
------	---	------	---------	------	------	-------	-------

Active

5044448	2	RESID	Dille	Eugene	234	5	\$239,500
5020383	0	RESID	2 Siuslaw Rd.	Lorane	235	9.04	\$99,500
5038236	8	RESID	Craig Lot 9 LOOP	Cottage Grove	235	6.85	\$255,000

Total: 3
 Average List: \$201,333
 Average DOM: 51

Pending

4079290	0	RESID	Camas Swale Rd.	Creswell	235	5	\$139,000
4059046	1	RESID	Camas Swale	Creswell	235	6.57	\$249,000
5009197	0	RESID	Louvring LN	Eugene	244	9.48	\$300,000

Total: 3
 Average List: \$229,333
 Average DOM: 155

Sold

4067480	3	RESID	Rattlesnake RD	Pleasant Hill	234	9.3	\$154,750
4079899	0	RESID	37028 hwy 58	Pleasant Hill	234	5	\$165,000
4079919	0	RESID	37028 hwy 58	Pleasant Hill	234	5	\$175,000
4047690	8	FRM/FOR	Siuslaw River RD	Lorane	235	6.85	\$75,000
5018386	0	FRM/FOR	No site address	Creswell	235	7	\$98,000
4074391	0	RESID	Sears RD	Cottage Grove	235	5.86	\$138,900
5008286	3	RESID	Newton CT	Eugene	244	8.23	\$212,200

Total: 7
 Average List: \$149,760
 Average DOM: 57
 Average Sold: \$145,550

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff

David Holland

LOTS AND LAND

7/5/2005 3:22:52 PM

541-345-3006

Barnhart Assoc Real Estate

81 Matches

MLS#	P	Type	Address	City	Area	Acres	Price
Active							
5015238	0	RESID	Hilltop DR	Pleasant Hill	234	3.95	\$135,000
5009751	0	RESID	83483 PAPERFUS RD	Pleasant Hill	234	2.7	\$144,500
5009089	0	RESID	83487 PAPERFUS RD	Pleasant Hill	234	2.77	\$152,000
5044448	2	RESID	Dillee	Eugene	234	5	\$239,500
5005468	8	RESID	Hwy 99	Cottage Grove	235	2.08	\$79,600
5007039	1	RESID	Waukeena WAY	Cottage Grove	235	1.02	\$89,000
5000843	8	RESID	2228 E MADISON AVE	Cottage Grove	235	2.39	\$169,900
5038236	8	RESID	Craig Lot 9 LOOP	Cottage Grove	235	6.65	\$265,000
5042073	0	RESID	33838 Martin RD	Creswell	235	3.99	\$350,000
5042289	0	RESID	25757 WILDWOOD RD	Veneta	236	1.66	\$90,000
5005349	4	FRM/FOR	Hale RD	Noti	236	9.4	\$100,000
5034519	7	RESID	HWY 126	Walton	236	5.88	\$142,000
5041292	3	RESID	84641 HIDEAWAY HILLS BR RD	Eugene	243	1.1	\$140,000
5042907	4	RESID	33411 Bloomberg RD	Eugene	243	1.19	\$177,000
5016918	5	RESID	Cline RD	Eugene	243	6.14	\$189,000
5034082	2	RESID	Play WAY	Eugene	244	10.75	\$196,000

Total: 16

Average List: \$166,150
Average DOM: 89**Pending**

5005076	0	FRM/FOR	Shoreview DR	Dorena	235	10.25	\$125,000
4079290	0	RESID	Camas Swale Rd.	Creswell	235	5	\$139,000
5020384	0	RESID	3 Siuslaw	Lorane	235	14.23	\$149,500
4059046	1	RESID	Camas Swale	Creswell	235	6.57	\$249,000
4072466	8	FRM/FOR	Sheffler Road	Elmira	236	2	\$84,900
5040222	6	RESID	83039 TERRITORIAL HWY	Eugene	236	1.49	\$84,900
5019313	0	RESID	Bolton Hill RD	Veneta	236	2.57	\$109,000
4055376	4	RESID	Baker RD	Elmira	236	5	\$117,000
5013529	0	RESID	FOREST MEADOWS LN	Veneta	236	2.6	\$150,000
4080218	3	RESID	Lot 17 Diamond Ridge	Eugene	240	10	\$375,000
4080221	0	RESID	Lot 22 Diamond Ridge	Eugene	240	10.26	\$415,000
4080220	0	RESID	Lot 21 Diamond Ridge	Eugene	240	10.37	\$435,000
4080217	3	RESID	Lot 16 Diamond Ridge	Eugene	240	10	\$450,000
4080222	0	RESID	Lot 23 Diamond Ridge	Eugene	240	10.19	\$465,000
5017937	2	FRM/FOR	Gonyea RD	Eugene	243	1.61	\$36,000
5027408	5	FRM/FOR	32945 DILLARD RD	Eugene	243	6.8	\$150,000
4074866	2	FRM/FOR	Silver Crest DR	Eugene	244	1.61	\$114,900
4058607	1	FRM/FOR	Fox Hollow RD	Eugene	244	1.18	\$119,000
4074868	2	FRM/FOR	Skyridge DR	Eugene	244	1.03	\$119,500
4074869	2	FRM/FOR	Lady Slipper LOOP	Eugene	244	1.09	\$123,500

**SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.**

David Holland

LOTS AND LAND

7/5/2005 3:22:54 PM

541-345-3006

Barnhart Assoc Real Estate

MLS#	P	Type	Address	City	Area	Acres	Price
4074867	2	FRM/FORS	Skyridge DR	Eugene	244	1.2	\$124,900
5019485	0	RESID	Blanton RD	Eugene	244	3.01	\$129,900
4074865	2	FRM/FORS	Skyridge DR	Eugene	244	2.19	\$145,500
4065378	2	RESID	86447 Greenbrier DR	Eugene	244	4.78	\$159,000
5013834	3	RESID	LORANE HWY	Eugene	244	1.7	\$159,500
5045263	0	RESID	27985 Crow RD	Eugene	244	10.59	\$222,000
5009197	0	RESID	Louvring LN	Eugene	244	9.48	\$300,000

Total: 27

Average List: \$194,519

Average DOM: 128

Sold

4000986	5	RESID	48846 McFarland RD	Oakridge	234	4.74	\$99,500
4067480	3	RESID	Rattlesnake RD	Pleasant Hill	234	9.3	\$154,750
5002796	8	RESID	85926 Edenvale Road	Pleasant Hill	234	3.16	\$159,900
4078186	0	RESID	Marina Vista	Lowell	234	2.03	\$180,000
4079899	0	RESID	37026 hwy 58	Pleasant Hill	234	5	\$165,000
4079919	0	RESID	37026 hwy 58	Pleasant Hill	234	5	\$175,000
5002381	0	RESID	Territorial	Lorane	235	10.39	\$55,000
5002386	0	FRM/FOR	Territorial Back	Lorane	235	10.77	\$55,000
4055778	6	RESID	Row River RD	Culp Creek	235	3.86	\$69,900
4047690	8	FRM/FORS	Siuslaw River RD	Lorane	235	6.85	\$75,000
4048016	0	RESID	Hillside DR	Cottage Grove	236	3.32	\$75,000
4083478	0	RESID	32362 Southgate Way	Cottage Grove	235	1.24	\$80,000
4063565	0	RESID	77669 S 6th	Cottage Grove	235	1.15	\$80,000
5005519	0	RESID	Daybreak lot 11 DR	Cottage Grove	235	2	\$89,000
4050767	0	FRM/FOR	Talemna	Cottage Grove	235	2	\$91,500
4066081	0	RESID	82082 Hillview DR	Creswell	235	2.88	\$95,000
5018386	0	FRM/FOR	No site address	Creswell	235	7	\$98,000
4026619	0	MULTI	Butte Rd	Creswell	235	13.7	\$109,000
4073183	8	RESID	34103 ADLER LN	Creswell	235	4.84	\$130,000
4074391	0	RESID	Sears RD	Cottage Grove	235	5.86	\$138,900
4020777	1	RESID	24637 Butler RD	Elmira	236	2.93	\$75,000
4021635	3	RESID	Fir Street	Noti	236	10.12	\$80,000
5002842	0	RESID	Evers	Elmira	236	2.43	\$100,000
4015519	2	RESID	22065 Fisk RD	Noti	236	9.83	\$155,000
4043180	0	FRM/FOR	Petzold RD	Eugene	236	19.99	\$159,515
4072566	8	FRM/FOR	89666 Sheffer Road	Elmira	236	2	\$160,000
4060903	8	FRM/FOR	88723 N Territorial HWY	Elmira	236	9.2	\$272,000
5013440	3	RESID	Dillard RD	Eugene	243	1.21	\$79,000
4074878	2	FRM/FOR	Lady Slipper LOOP	Eugene	244	1.03	\$114,900

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.

SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

David Holland

LOTS AND LAND

7/5/2005 3:22:55 PM

541-345-3008

Barnhart Assoc Real Estate

MLS#	P	Type	Address	City	Area	Acres	Price
4074871	2	FRM/FORSkyridge DR		Eugene	244	1.37	\$123,500
4074870	2	FRM/FORSkyrige DR		Eugene	244	1.11	\$124,900
5008286	3	RESID	Newton CT	Eugene	244	8.23	\$212,200
4066322	7	RESID	Camp Creek RD	Springfield	250	1.24	\$73,000
5002582	0	RESID	Parsons Creek RD	Springfield	250	1.45	\$105,000
5020788	0	RESID	Sunderman lot 301	Springfield	250	5.07	\$115,000
4069930	0	FRM/FORMarcola		Marcola	250	5.27	\$138,000
5011138	4	FRM/FOR89660 HILL RD		Springfield	250	6.1	\$170,000
5016868	4	RESID	91917 MARCOLA RD	Springfield	250	4.48	\$178,500

Total: 38

Average List: \$125,312
Average DOM: 120

Average Sold: \$120,815

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**No Photo
Available**

Presented by: David Holland Agent Full
Barnhart Assoc Real Estate
LOTS AND LAND Status: ACT 7/5/2005 3:53:24 PM
ML#: 5015236 Area: 234 List Price: \$135,000
Address: Hilltop DR
City: Pleasant Hill Zip: 97455
Additional Parcels: N/
Map Coord: 17/D/18 Zoning: RR10 List Type: EA LR: N
County: Lane Tax ID: 577880
Subdivision:
Manufns Okay: CC&Rs: #Image:
Elem: PLEASANT HILL Middle: PLEASANT HILL
High: PLEASANT HILL Prop Type: RESID
Legal: 18 02 36 00 01500 000, 18 02 36 00 01600 501
Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 3-4.99AC Acres: 3.95 Lot Dimensions:
Waterfront: / River/Lake: Availability: SALE #Lots:
Pero Test: / RdFmrtg: Rd Surf: View:
Seller Disc: DSCLOSUR Other Disc: Soil Type/Class:
Lot Desc: BRUSH Present Use:
Topography: LEVEL
Soil Cond:

IMPROVEMENTS

Utilities: POW-AVL, SPT-APP
Existing Structure: N /

REMARKS

XSt/Dir: Hwy 58 to Hilltop Dr., follow gravel lane behind 84333 Hilltop Dr
Private: Level 3.95 triangular shaped acreage, bordered on one side by railroad. Property sold as it is. Sellers open to offers.
Own 1/2 interest in gravel lane to property.
Public: Nice level 3.95 triangular shaped acres in Pleasant Hill, bordered on one side by railroad. Priced to sell as it is. Seller will look at offers. Bld for septic & well on file. Plus 1/2 interest in gravel lane to property.

FINANCIAL

Prop Tax/Yr: 76.29 Spcl Asmt Balance: Tax Deferral: BAC: % 3
HOA Dues: / Crop/Land Lease: 3rd Party: N SAC:
HOA Incl:
Escrow Preference:
Terms: CASH, CONV, OTHER

BROKER / AGENT DATA

BRCD: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899
LPID: 6087 Agent: Debi Svingen Phone: 541-302-4857 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: debis@remax.net Photo: SUBMIT
List: 3/7/2005 Exp: Show: VACANT Poss:
Tran: 3/15/2005 Owner: Critzer Phone:
Tenant: Phone:

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: David Holland Agent Full
 Barnhart Assoc Real Estate

LOTS AND LAND Status: ACT 7/5/2005 3:53:25 PM
 ML#: 5009751 Area: 234 List Price: \$144,800
 Address: 83483 PAPENFUS RD
 City: Pleasant Hill Zip: 97455
 Additional Parcels: /
 Map Coord: 17/E/11 Zoning: RR5 List Type: ER LR: N
 County: Lane Tax ID: 1008877
 Subdivision:
 Manufns Okay: Y CC&Rs: N #Image:
 Elem: TRENT Middle: PLEASANT HILL
 High: PLEASANT HILL, Prop Type: RESID
 Legal: 19 02 10 00 01203 000
 Public Internet Site/ Property Address Display: Y/Y

GENERAL INFORMATION

Lot Size: 1-2.89AC	Acres: 2.7	Lot Dimensions:
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFmrg: Y	Rd Surf: PAVEDRD
Seller Disc: EXEMPT	Other Disc:	View: MNTAIN, VALLEY
Lot Desc: TREES		Soil Type/Class:
Topography: SLOPED, STEEP		Present Use: MANUFAC, RESIDNC
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POWER, SEPTIC, SH-WELL, UG-UTIL
 Existing Structure: N / DRIVEWAY, GRADED

REMARKS

XSt/Dir: Hwy 68 to Enterprise. L on Papenfus
 Private: The road is in all the way to the top! You can see forever. There are three levels for outbuildings and RV parking. The well and septic are in and utilities also. This one is ready for you to build NOW! Lot line adjustment complete, new map available in listing office.
 Public: 2.70 beautiful acres with breathtaking views in the Pleasant Hill area. Property is ready for you and your new home. Well, septic, electric are in and ready to go. Lot line adjustment complete. You must see this property!

FINANCIAL

Prop Tax/Yr: 471.81	Spcl Asmt Balance:	Tax Deferral: N	BAC: % 3
HOA Dues: /	Crop/Land Lease: N	3rd Party: N	SAC: % 3
HOA Incl:			
Escrow Preference: 1st American/WPT-War			
Terms: CASH, CONV, VA			

BROKER / AGENT DATA

BRCD: 5PLA01	Office: Plank Real Estate	Phone: 541-747-8254	Fax: 541-747-8237
LPID: 4290	Agent: Polly Agee	Phone: 541-746-9498	Cell/Pgr: 541-710-1279
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: plankrealestate@aol.com			Photo: SUBMIT
List: 2/4/2005	Exp:	Show: VACANT	Pass: CLOSING
Tran: 6/29/2005		Owner: Olson	Phone:
		Tenant:	Phone:

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: David Holland Agent Full
 Barnhart Assoc Real Estate
 LOTS AND LAND Status: ACT 7/5/2005 3:53:25 PM
 ML#: 5009089 Area: 234 List Price: \$152,000
 Address: 83487 PAFENFUS RD
 City: Pleasant Hill Zip: 97455
 Additional Parcels: /
 Map Coord: 17/E/11 Zoning: RR5 List Type: ER LR: N
 County: Lane Tax ID: 1309952
 Subdivision:
 Manufns Okay: Y CC&Rs: N #Image:
 Elem: TRENT Middle: PLEASANT HILL
 High: PLEASANT HILL Prop Type: RESID
 Legal: 19 02 10 00 01022
 Public Internet Site/ Property Address Display: Y/Y

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.77	Lot Dimensions:	#Lots:
Waterfront: N /	River/Lake:	Availability: SALE	
Pero Test: /	RdFrmtg: Y	Rd Surf: PAVEDRD	
Seller Disc: EXEMPT	Other Disc:	View: TREES	
Lot Desc: TREES		Soil Type/Class:	
Topography: ROLLING, SLOPED		Present Use: MANUFAC, RESIDNC	
Soil Cond: NATIVE			

IMPROVEMENTS

Utilities: POWER, SEPTIC, SH-WELL
 Existing Structure: Y / UTLSHED

REMARKS

XSt/Dir: Hwy 58 to Enterprise. L on Papenfus
 Private: New septic tank, 200 amp power with digital meter, plug ins, well system. Mfg home replacement permit available at Lane County. You must see this property, you'll be surprised! Lot line adjustment is complete, map available in listing office.
 Public: 2.77 acres ready to build or place a manufactured home. Mfg permit available at Lane County. The lot line adjustment is complete, building site leveled and ready to place your home.

FINANCIAL

Prop Tax/Yr: 551.72	Spl Asmt Balance:	Tax Deferral: N	BAC: % 3
HOA Dues: /	Crop/Land Lease:	3rd Party: N	SAC: % 3
HOA Incl:			
Escrow Preference: First American-Wanda			
Terms: CASH, CONV			

BROKER / AGENT DATA

BRCD: 5PLA01	Office: Plank Real Estate	Phone: 541-747-8254	Fax: 541-747-8237
LPID: 4290	Agent: Polly Agee	Phone: 541-746-9498	Cell/Pgr: 541-710-1279
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: plankrealestate@aol.com		Show: VACANT	Photo: SUBMIT
List: 2/4/2005	Exp:	Owner: Olson	Poss: CLOSING
Tran: 6/29/2005		Tenant:	Phone:

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: David Holland Agent Full
 Barnhart Assoc Real Estate
LOTS AND LAND Status: SLD 7/6/2005 3:53:25 PM
 ML#: 4067480 Area: 234 List Price: \$159,750
 Address: Rattlesnake RD
 City: Pleasant Hill Zip: 97431
 Additional Parcels: /
 Map Coord: 0/0/0 Zoning: F2 List Type: ER LR: N
 County: Lane Tax ID: 813533
 Subdivision:
 Manuffs Okay: CC&Rs: #Image: 3
 Elem: TRENT Middle: PLEASANT HILL
 High: PLEASANT HILL Prop Type: RESID
 Legal: 19-01-08-2100
 Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 5-8.89AC Acres: 9.3
 Waterfront: / River/Lake:
 Perc Test: Y / APROVED Rd Frntg: Y
 Seller Disc: DSCLOSUR Other Disc:
 Lot Desc: BRUSH, PRIVATE, SECLDED, TREES, RPROTIM
 Topography: ROLLING
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots:
 Rd Surf: GRAVLRD
 View: MNTAIN, VALLEY
 Soil Type/Class:
 Present Use: TIMBER

IMPROVEMENTS

Utilities: PHONE, POW-AVL, SPT-APP
 Existing Structure: / NONE

REMARKS

XSt/Dir: Rattlesnake Road 1 mile on the left to driveway
 Private: PC2681 WOW! Super view fantastic homesite, septic site approval, homesite approval, private location, young trees, wild life, sister view. Great Buy!!
 Public: PC2681 WOW! Super view fantastic homesite, septic site approval, homesite approval, private location, young trees, wild life, sister view. Great Buy!!

FINANCIAL

Prop Tax/Yr: 23 Spcl Asmt Balance: Tax Deferral: BAC: % 3
 HOA Dues: / Crop/Land Lease: 3rd Party: N SAC:
 HOA Incl:
 Escrow Preference:
 Terms: CASH, CONV

BROKER / AGENT DATA

BRCD: 5COL01 Office: Coldwell Banker CIR Phone: 541-338-3200 Fax: 541-338-3299
 LPID: MILLMIKE Agent: Mike Miller Phone: 541-334-7653 Cell/Pgr: 541-954-4454
 CoLPID: CoBRCD: CoAgent:
 Agent E-mail: cbmiller@continent.com Photo: SUBMIT
 List: 10/11/2004 Exp: Show: VACANT
 Tran: 3/14/2005 Owner: NW Lands
 Tenant: Phone:
 Phone:

COMPARABLE INFORMATION

Pend: 11/29/2004 DOM: 49 Terms: CONV O/Price: \$159,750 Sold Price: \$154,750
 Sold: 3/2/2005 SPID: CROSBYCH S/Agt: Charity Crosby S/Off: 5REI01

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Agent Full



Presented by: David Holland Agent Full
 Barnhart Assoc Real Estate

LOTS AND LAND Status: SLD 7/6/2006 3:53:26 PM
 ML#: 5002796 Area: 234 List Price: \$165,000

Address: 85926 Edenvale Road
 City: Pleasant Hill Zip: 97455

Additional Parcels: Y/T103306
 Map Coord: 53/M/18 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 1028956

Subdivision:
 Manufns Okay: CC&Rs: N #Image: 8
 ELEM: TRENT Middle: PLEASANT HILL
 High: PLEASANT HILL Prop Type: RESID
 Legal: T103306 & T103304
 Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 3-4.99AC	Acres: 3.15	Lot Dimensions:	
Waterfront: /	River/Lake:	Availability: SALE	#Lots: 2
Perc Test: /	RdPmtg: N	Rd Surf: GRAVLRD	
Seller Disc: DSCLOSUR	Other Disc:	View: TREES, MNTAIN	
Lot Desc: PASTURE, PRIVATE, TREES, WOODED		Soil Type/Class:	
Topography: LEVEL		Present Use: RESIDNC	
Soil Cond:			

IMPROVEMENTS

Utilities: POWER, SEPTIC, WELL
 Existing Structure: N / BARN

REMARKS

XSt/Dir: Hwy 58 L on Edenvale or Over Jasper Bridge R on Edenvale 1/4 mile on R
 Private: Start your dream home! 3.16 acres, property flat, all services in, Excellant well @ 15gal, Views, cement foundation for home or shop, road to the property, backs up to private forest, and neighbor has EFU 28.7 acres. Must see this property, Seller is a lic. Agent. No Sign
 Public: Very Private 3 Plus acres in Pleasant Hill, Site has all services in, great well, site has cement foundation for home or shop, road is to the property. Views!!

FINANCIAL

Prop Tax/Yr: 750	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
HOA Dues: /	Crop/Land Lease:	3rd Party: N	SAC:
HOA Incl: CABLETV, ELECT, UTILITES, WATER			
Escrow Preference:			
Terms: CASH, CONV			

BROKER / AGENT DATA

BRCD: 5REI01	Office: RE/MAX Integrity	Phone: 541-345-8100	Fax: 541-302-4899
LPID: SHAWNWL	Agent: Sister Act Williams	Phone: 541-284-8080	Cell/Pgr: 541-915-0459
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: sistersact01@yahoo.com			Photo: SUBMIT
List: 1/13/2005	Exp:	Show: CALL-LA	Poss:
Tran: 6/20/2005		Owner: Williams	Phone: 541-284-8080
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 3/7/2005	DOM: 53	Terms: CONV	O/Price: \$179,900	Sold Price: \$159,900
Sold: 5/12/2005	SPID: PROGRS	S/Agt: Pam Rogers		S/Off: 5REI01

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: David Holland Agent Full
Barnhart Assoc Real Estate

LOTS AND LAND Status: SLD 7/6/2005 3:53:26 PM
ML#: 4079899 Area: 234 List Price: \$165,000
Address: 37026 hwy 58
City: Pleasant Hill Zip: 97455
Additional Parcels: Y/
Map Coord: 17/D/18 Zoning: RR5 List Type: ER LR: N
County: Lane Tax ID: Not Found
Subdivision:
Manufns Okay: Y CC&Rs: #Image:
Elem: TRENT Middle: PLEASANT HILL
High: PLEASANT HILL Prop Type: RESID
Legal: 19-02-02-1109 Parcel 2
Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 8-9.99AC	Acres: 6	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots: 2
Perc Test: Y / APROVED	RdFmrg: Y	Rd Surfs: GRAVLRD
Seller Disc: DSCLOSUR	Other Disc:	View: MNTAIN, VALLEY
Lot Desc: CLEARED, TREES, WOODED		Soil Type/Class: native
Topography: ROLLING, SLOPED		Present Use: RAWLAND
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: PHONE, POWER, SEPTIC, WELL
Existing Structure: Y / GARAGE

REMARKS

XSt/Dir: Hwy 58 to first paved driveway past pierland on right. see re sign
Private: nice 5 acre homesite with well and septic in. 20X24 garage. owner carry with minimum 35,000 down. bal paid in 1 year or upon 1st construction draw. Mobile home to be newer than 2000 and double wide.
Public: nice 5 acre homesite with well and septic in. 20X24 garage. owner carry with minimum 35,000 down. bal paid in 1 year or upon 1st construction draw. mobile home to be newer than 2000 and double wide.

FINANCIAL

Prop Tax/Yr: 1017	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
HOA Dues: /	Crop/Land Lease:	3rd Party: N	SAC:
HOA Incl:			
Escrow Preference: western title			
Terms: CASH, OWNCNT			

BROKER / AGENT DATA

BRCD: 5WJT01	Office: Windermere Jean Tate RE	Phone: 541-484-2022	Fax: 541-465-8169
LPID: 993	Agent: Jerry Schwecke	Phone: 541-465-8183	Cell/Pgr: 541-912-0242
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: jschwecke@hotmail.com			Photo: NO-PHOT
List: 12/17/2004	Exp:	Show: VACANT	Poss: NEGO
Tran: 4/25/2005		Owner: casey and casey llc	Phone: 541-465-8183
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 3/22/2005	DOM: 95	Terms: OWNCNT	O/Price: \$165,000	Sold Price: \$165,000
Sold: 4/25/2005	SPID: 993	S/Ag: Jerry Schwecke		S/Off: 5WJT01

© Copyright 2005 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

No Photo Available

Presented by: David Holland Agent Full
 Barnhart Assoc Real Estate

LOTS AND LAND Status: SLD 7/5/2005 3:53:27 PM
 ML#: 4079919 Area: 234 List Price: \$185,000
 Address: 37026 hwy 58
 City: Pleasant Hill Zip: 97455
 Additional Parcels: /
 Map Coord: 17/D/18 Zoning: RR5 List Type: ER LR: N
 County: Lane Tax ID: Not Found
 Subdivision:
 Manufns Okay: Y CC&Rs: #Image:
 Elem: TRENT Middle: PLEASANT HILL
 High: PLEASANT HILL 1 Prop Type: RESID
 Legal: 19-02-02-1109 Parcel 3
 Public Internet Site/ Property Address Display: Y/N

GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5
 Waterfront: /
 Perc Test: Y /
 Seller Disc: DSCLOSUR
 Lot Desc: CLEARED, TREES, WOODED
 Topography: ROLLING, SLOPED
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots:
 Rd Surfo: GRAVLRD
 View: MNTAIN, VALLEY
 Soil Type/Class:
 Present Use: RAWLAND

IMPROVEMENTS

Utilities: PHONE, POWER, WELL
 Existing Structure: N /

REMARKS

XSt/Dir: Hwy 58 to first paved driveway on right past pierland see re sign
 Private: nice 5 acre parcel in pleasant hill, well in and septic tank to be installed. mobile newer than 2000 and double wide ok.
 Public: nice 5 acre parcel in pleasant hill area, well in and septic tank to be installed. mobile newer than 2000 and double wide ok. owner carry for 1 year with 35,000 down or paid in full on first construction draw.

FINANCIAL

Prop Tax/Yr: 1017 Spcl Asmt Balance:
 HOA Dues: / Crop/Land Lease:
 HOA Incl:
 Escrow Preference:
 Terms: CASH, OWNCNT

Tax Deferral: N BAC: % 3
 3rd Party: N SAC:

BROKER / AGENT DATA

BRCD: 5WJT01 Office: Windermere Jean Tate RE
 LPID: 993 Agent: Jerry Schwewe
 CoLPID: CoBRCD: CoAgent:
 Agent E-mail: jschwewe@hotmail.com
 List: 12/17/2004 Exp:
 Tran: 3/21/2005

Phone: 541-484-2022 Fax: 541-465-8169
 Phone: 541-465-8183 Cell/Pgr: 541-912-0242
 CoPh:
 Photo: NO-PHOT
 Poss: NEGO
 Phone: 541-465-8183
 Phone:

Show: VACANT
 Owner: casey and casey llc
 Tenant:

COMPARABLE INFORMATION

Pend: 1/5/2005 DOM: 19 Terms: CASH O/Price: \$185,000 Sold Price: \$175,000
 Sold: 3/21/2005 SPID: 48779 S/Agt: Stewart Stevenson S/Off: 5CNW01

© Copyright 2005 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE

6 July 2005

Robert Ericsson
1625 Koin Center Building
222 S.W. Columbia Street
Portland, OR 97201



LAND MANAGEMENT DIVISION
http://www.LaneCounty.org/PW_LMD/

**RE: Valuation data and market analysis for Measure 37 Claim
PA 05-5163**

Dear Mr. Ericsson,

This letter is sent to confirm receipt of your 19 page facsimile addressing the valuation data and market analysis for your Measure 37 Claim.

This letter will be included in the record for these proceedings.

Sincerely,

A handwritten signature in cursive script that reads "Kent Howe".

**Kent Howe, Planning Director
Land Management Division
Lane County**

July 7, 2005

Kent Howe
Lane County
Re: PA05-5465 Ericsson

Dear Mr Howe,

Enclosed please find a chain of title on property owned by Robert Ericsson. Said property is now known as Green Bluff Estates. All deeds from of acquisition to current are included as well as sales of lots in Green Bluff Estates.

Please let me know if there is anything else I can do to help Mr. Ericsson.

Sincerely,



Glenn Frank
Manager, Title Operations
Western Title & Escrow

FOR VALUE RECEIVED LESTER K. JACKSON and BETTY LOU JACKSON, husband and wife,
herein referred to as grantors, hereby grant, bargain, sell, and convey unto H. LLOYD ERICSSON and ROBERT J. ERICSSON, not as tenants in common but as joint tenants with right of survivorship as at common law,
herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

BEGINNING at a point on the West line of Section 10, Township 19 South, Range 2 West of the Willamette Meridian, said point being 2196.57 feet South of the Northwest corner of said Section 10; thence run East 702.0 feet; thence South 340.14 feet to the true point of beginning; run thence South 725.0 feet; thence East 300.0 feet; thence North 725.0 feet; thence West 300.0 feet, to the true point of beginning, in Lane County, Oregon;

ALSO: Beginning at a point on the West line of Section 10, Township 19 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon, said point being 2196.57 feet South of the Northwest corner of said Section 10; run thence East 702.0 feet; thence South 340.14 feet; thence East 40.0 feet; thence North 380.14 feet; thence West 702.0 feet; thence North parallel with the West line of said Section 10, to the South right of way line of the existing County Road; thence West parallel with the South line of said County Road, 40.0 feet to a point on the West line of said Section 10; thence South to the true point of beginning, in Lane County, Oregon.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances,

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ NONE

Dated 28 August 1973
Lester K. Jackson (Seal) _____ (Seal)
Betty Lou Jackson (Seal) _____ (Seal)

STATE OF OREGON, County of Lane, ss. Personally appeared the above named
Lester K. Jackson and Betty Lou Jackson, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated August 28th A.D. 1973
My Commission Expires Feb 14, 1976 Notary Public for Oregon
Margaret B. Drayton



7340230

Companions of
CASCADE TITLE COMPANY
Eugene, Oregon
WARRANTY DEED

State of Oregon,
County of Lane—ss.
I, D. M. Penfold, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

1973 AUG 31 PM 1 39

Reel 653 R

Lane County OFFICIAL Records.
D. M. PENFOLD, Director of the
Department of Records & Elections.
BY Robert Senac Deputy
C25-083-05

Return To:

7438425
WARRANTY DEED

FOR VALUE RECEIVED LESTER K. JACKSON and BETTY LOU JACKSON

herein referred to as grantors, hereby grant, bargain, sell and convey unto H. LLOYD ERICSSON and ROBERT J. ERICSSON, not as tenants in common but as joint tenants with right of survivorship as at common law,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

Beginning at a point on the West line of Section 10, Township 19 South, Range 2 West of the Willamette Meridian, 1800.28 feet South of the Northwest corner thereof; run thence North 89° 37' 35" East 60.00 feet; thence South parallel with the said Section line, 356.29 feet; thence North 89° 37' 35" East 1137.44 feet to the East line of the J. T. Gilfray Donation Land Claim No. 46, Township 19 South, Range 2 West, of the Willamette Meridian; thence South 0° 23' 30" East 247.61 feet to the Southeast corner of said Claim; thence South 0° 24' 10" East 1206.88 feet to the Southeast corner of Government Lot 2, said Section; thence South 62° 35' 25" East 257.60 feet to the most Easterly Northeast corner of the J. M. Hendricks Donation Land Claim No. 61, said Township and Range; thence South 0° 03' 00" West 956.63 feet to the most Easterly Southeast corner of said Hendricks Claim; thence South 0° 47' 31" East 606.37 feet to the Southeast corner of Government Lot 1, said Section; thence North 89° 38' 55" West along the South line of said Section 1438.78 feet to the Southwest corner of said Section, thence North 3472.89 feet along the West line of said Section to the point of Beginning, all in Lane County, Oregon.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances,

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ 90,000.00

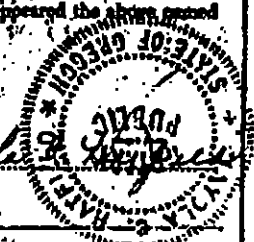
Dated 12th August 1973
Lester K. Jackson (Seal)
Betty Lou Jackson (Seal)

(Seal) (Seal)

STATE OF OREGON, County of Lane, ss. Personally appeared the aboves named

and acknowledged the foregoing instrument to be _____ voluntary act and deed. Before me:

Dated August 22d AD. 1973
My Commission Expires February 14, 1976 Notary Public for Oregon



7438425

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon
WARRANTY DEED

State of Oregon,
County of Lane, ss.
I, W. L. B. Arnold, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
filed for record at

1974 SEP 5 PM 3 58

Book 706 R
Lane County OFFICIAL Records.

D. M. BENFOLD, Director of the
Department of Records & Elections.
D. M. Benfold
Deputy
D.L.P.-081-01A

Return To:

7819648

QUICKCLAIM 9900

KNOW ALL MEN BY THESE PRESENTS, That ANVESCO, INC. dba WESTERN PIONEER TITLE CO. of Lane County who acquired title as PIONEER TITLE COMPANY for the consideration hereinafter stated, does hereby remise, release and quitclaim unto H. LLOYD ERICSSON AND ROBERT J. ERICSSON, not as Tenants in Common, but with right of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

Beginning at a point on the West line of Section 10, Township 19 South, Range 2 West of the Willamette Meridian, 1800.28 feet South of the Northwest corner thereof; run thence North 89°37'35" East 60.00 feet; thence South parallel with the said section line, 356.29 feet; thence North 89°37'35" East 1137.44 feet to the East line of the J. T. Gilfrey Donation Land Claim No. 46, Township 19 South, Range 2 West of the Willamette Meridian; thence South 0°23'30" East 247.61 feet to the Southeast corner of said Claim; thence South 0°24'10" East 1206.88 feet to the Southeast corner of Government Lot 2, said Section; thence South 62°35'25" East 251.60 feet to the most Easterly Northeast corner of the J. M. Hendricks Donation Land Claim No. 61, said Township and Range; thence South 0°03'00" West 956.63 feet to the most Easterly Southeast corner of said Hendricks Claim; thence South 0°47'31" East 606.37 feet to the Southeast corner of Government Lot 1, said Section; thence North 89°38'55" West along the South line of said Section 1438.78 feet to the Southwest corner of said Section; thence North 3472.89 feet along the West line of said Section to the point of beginning, all in Lane County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of March, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

It is certified by a corporation.
After corporate seal

STATE OF OREGON,)
County of Lane)
Personally appeared the above named

STATE OF OREGON, County of Lane)
3-13-77)
Personally appeared Janice N. Holland and Robert E. Maentz, who, being duly sworn, each for himself and not one for the other, did say that the former is the Ass't. Secretary - TREASURER and that the latter is the President of

and acknowledged the foregoing instrument to be voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Amvesco Inc.
Kathleen A. Cooper
Notary Public for Oregon
My commission expires:



7819648

GRANTOR'S NAME AND ADDRESS
83451 Jackson Lane
Creswell, Ore

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Lane

27 MAR 78 10:16

899 R

By [Signature]

State of Oregon,
County of Lane--11.
L. D. M. Prefeld, Director of the Department of General Services, is and for the said County, do hereby certify that the within instrument was received for record on

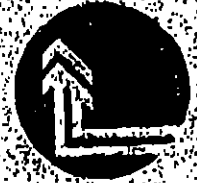
Lane County OFFICIAL Records.
D. M. Prefeld, Director of the Department of General Services.

7884681

lane county

PARTITIONER:

NAME: H. LLOYD ERICSSON
ADDRESS: NO. 83451 ^{Low E Way} ~~WILSON DRIVE~~
CRESWELL, ORE. 97426
PHONE: 747-0702



INTEREST IN PROPERTY: OWNER
(Indicate one: owner, contract purchaser, option holder, other)

WATER SUPPLY: WELL
PERMIT #: _____
SEWAGE DISPOSAL: SUB SURFACE
S.I. #: 78-429
ELECTRIC SERVICE: LANE ELEC. CO-OP
ZONING: R2-20 91615

OWNER OF RECORD:

NAME: SEE ABOVE
ADDRESS: _____
PHONE: _____
TAX LOT: 50574 MAP #: 19-02-10

DATE SUBMITTED: 3-1-78
RECEIVED BY: JMcK
FEE PAID: \$25.00
HEARING DATE: 4-16-78
for office use only

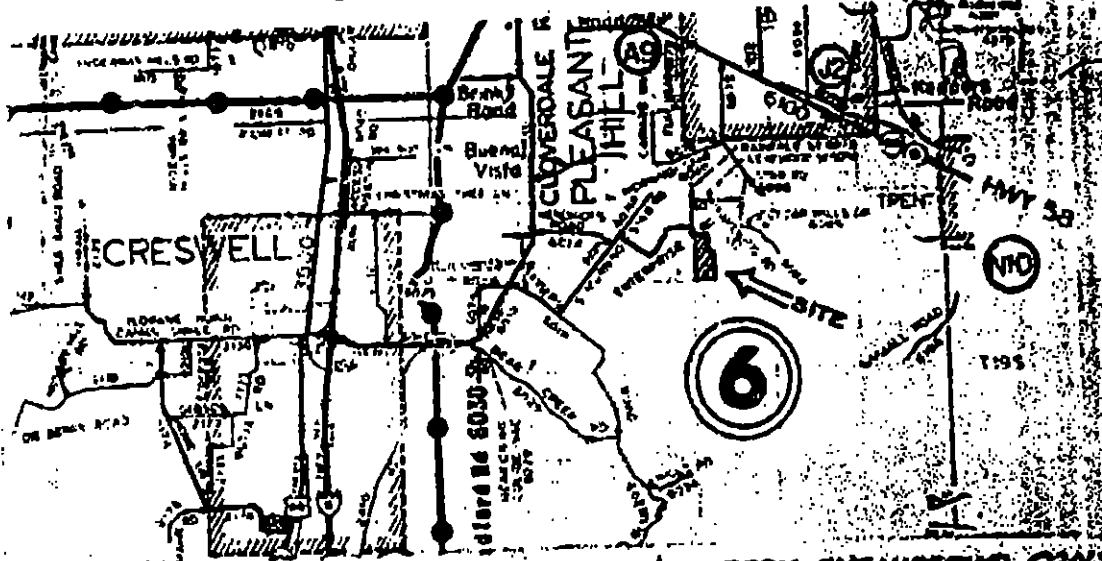
approval

BY: Joseph H. Hildebrand
Acting Chairman, Land Development Review Committee

December 28, 1978
Date

H 3 • 210 0125 • 0007.00

vicinity map



FILE NO: M 173-78

MAP PREPARED BY: WESTERN ENGINEERING CONSULTANTS

FORM NO. 625 - WARRANTY DEED (Published by Copyright) COPYRIGHT 1988 WESTERN TITLE INSURANCE CO., EUGENE, OR 97401

9267992

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Robert J. Ericsson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert J. Ericsson

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Lane County, State of Oregon, described as follows, to-wit:

Exhibit A attached

2824DEC.01'92M02REC 10.00
2824DEC.01'92M02PFUND 10.00
2824DEC.01'92M02A&T FUND 20.00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-other consideration. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 92.020.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of November, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

[Signature]

STATE OF OREGON, County of Multnomah. This instrument was acknowledged before me on November 30, 1992

by Robert J. Ericsson. This instrument was acknowledged before me on 19

by AS



Tricia A. Weaver, Notary Public for Oregon, My commission expires 12-04-95

Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106
Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106
Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106
Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106

STATE OF OREGON, County of Multnomah. I certify that the within instrument was received for record on the 30 day of November, 1992 at 10:00 o'clock AM and recorded in book/reel/volume No. on page and/or on fee/film/microfilm/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed. By Deputy.

9267992

Exhibit A

PARCEL 2:

BEGINNING at the Southwest corner of Section 10, Township 19 South, Range 2 West of Willamette Meridian; run thence South 89 38' 55" East 1438.78 feet along the South line of said Section 10; thence North 0 47' 31" West 606.37 feet; thence North 0 03' East 956.63 feet; thence North 62 35' 25" West 251.60 feet; thence North 0 24' 10" West 1206.88 feet; thence North 0 23' 30" West 247.61 feet; thence North 89 37' 35" West 30.0 feet; thence South 0 23' 30" East 247.6 feet; thence South 0 24' 10" East 1224.99 feet; thence South 62 35' 25" East 251.49 feet; thence South 0 03' West 938.22 feet; thence South 0 47' 31" East 526.37 feet; thence North 89 38' 55" West 425.03 feet; thence North 431.06 feet; thence North 72 12' 31" West 999.60 feet to a point 30.0 feet East of the West line of said Section 10; thence North 0 00' 20" 2266.73 feet; thence North 89 37' 35" East 30.00 feet to the East line of the 60 foot access road; thence North 0 00' 20" East along said East line 396.29 feet to the North Right-of-way Line of County Road No. 53; thence South 89 37' 35" West 40.00 feet, thence South 0 00' 20" West 40.00 feet to the South right-of-way line of County Road No. 53; thence West along said South Right-of-way line 20.00 feet to the West line of said Section 10; thence South 0 00' 20" West 3432.87 feet to the Point of Beginning, in Lane County, Oregon.

Containing 20.1 acres, more or less.

The foregoing legal description of Parcel 2 adjusts, relocates and supersedes the common property lines between the two adjoining parcels (Parcel 2 and Parcel 1) as those parcels were described in File No. Partition M173-78, recorded at Reel 962, No. 7884601, in the real property records of Lane County.

9267992

State of Oregon,
County of Lane--ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

1 DEC 92 2 1 07

Reel 1808R

Lane County OFFICIAL RECORDS
Lane County Clerk

By: *[Signature]*
County Clerk

FORM NO. 420 - WARRANTY DEED (Revised 10/1/99) DEPARTMENT OF REVENUE - 517575 - 0001 LAW ENFORCEMENT DIV. PORTLAND, OR 97208

9267993 WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS, That Robert J. Ericsson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert J. Ericsson

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Wasco County, State of Oregon, described as follows, to-wit:

Exhibit A attached

ERRADEE.01'92W02REC 10.00
ERRADEE.01'92W02PFUND 10.00
ERRADEE.01'92W02A&T FUND 20.00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seised in fee simple of the above granted premises, free from all encumbrances EXCEPT THOSE

of record and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 8 other consideration. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The notation between the brackets, if not applicable, should be deleted. See OREGON 92A09.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of November, 1992. If a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

Robert J. Ericsson

STATE OF OREGON, County of Multnomah ss.
This instrument was acknowledged before me on November 21, 1992,
by Robert J. Ericsson

This instrument was acknowledged before me on _____, 19____,
by _____



Trocia A. Weaver
Notary Public for Oregon
My commission expires 12-31-98

Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106
Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106
Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106
Robert J. Ericsson
4600 NW Lodge Road
Banks, OR 97106

STATE OF OREGON,
County of _____ }
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/roll/volume No. _____ on page _____ and/or in fee file/instrument/microfilm/reception No. _____ Record of Deeds of said County.
Witness my hand and seal of County aforesaid.
By _____, Deputy.

9267993**Exhibit A****PARCEL 1:**

Beginning at the Southwest corner of Section 10, Township 19 South, Range 2 West of the Willamette Meridian, run thence South 89° 38' 55" East 1408.78 feet, thence North 0° 47' 31" West 80.00 feet from the south line of Section 10 to the True Point of Beginning; thence run North 89° 38' 55" West 425.03 feet; thence North 431.06 feet; thence North 72° 12' 31" West 999.60 feet; thence North 0° 00' 20" East 2266.73 feet; thence South 89° 37' 35" East 30.00 feet; thence North 0° 00' 20" East 45.00 feet; thence North 89° 37' 35" East 619.20 feet; thence South 5 feet; thence North 89° 37' 35" East 488.24 feet to a point 30.00 feet West of the East Line of the J. T. Gilfrey Donation Land Claim No. 46, Township 19 South, Range 2 West of the W.M.; thence South 0° 23' 30" East 247.61 feet; thence South 0° 24' 10" East 1224.99 feet; thence South 62° 35' 25" East 251.43 feet; thence South 0° 03' 00" East 938.22 feet; thence South 0° 47' 31" East 526.31 feet to the True Point of Beginning in Lane County Oregon.

EXCEPTING FROM THE FOREGOING DESCRIPTION, the following described parcel (tax lot 717) containing 4.99 acres:

Beginning at a point on the West line of Section 10, Township 19 South, Range 2 West of the Willamette Meridian, said point being 2196.57 feet South of the Northwest corner of said Section 10; thence run East 702.0 feet; thence South 340.14 feet to the True Point of Beginning; run thence South 725.0 feet; thence East 300.0 feet; thence North 725.0 feet; thence West 300.0 feet to the True Point of Beginning, in Lane County, Oregon.

PARCEL 1, contains 70.25 acres, more or less.

The foregoing legal description of Parcel 1 adjusts, relocates and supersedes the common property lines between the two adjoining parcels (Parcel 1 and Parcel 2) as those parcels were described in File No. Partition M173-78, recorded at Reel 962, No. 7884601, in the real property records of Lane County.

9267993

9267993

State of Oregon,
County of Lane-ss.

I, the County Clerk, in and for the said
County, do hereby certify that the within
Instrument was received for record at

1 DEC 92 2:1 07

Book 1808R

Lane County OFFICIAL Records
Lane County Clerk

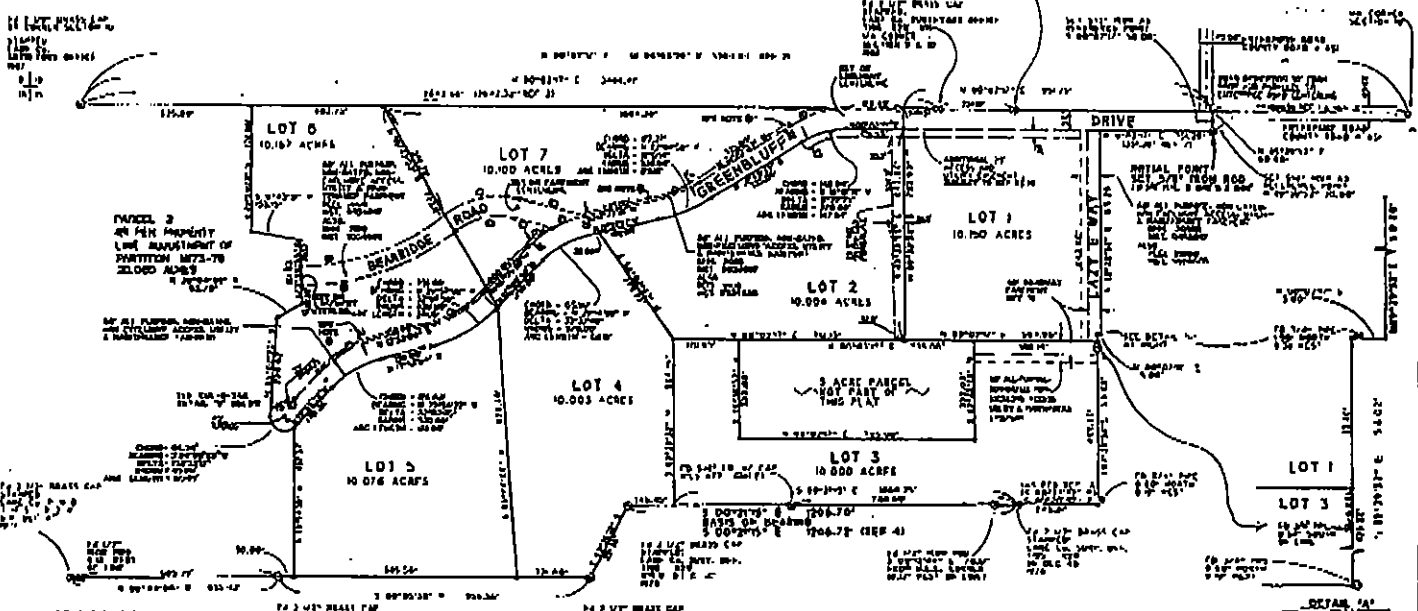
By: *[Signature]*
County Clerk

GREEN BLUFF ESTATES

SW 1/4 SECTION 10, T 19 S, R 2 W W.M.
LANE COUNTY OREGON

FILED **75** SLIDE **273**
FILED

NS
SCALE 1" = 100'
DATE SEPTEMBER 1990



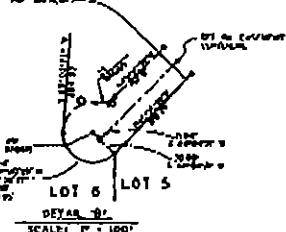
ROAD HOGE ROAD DATA

LINE	BEARING	LENGTH	AREA	PERCENT
1	N 89° 58' 00" W	100.00	100.00	100.00
2	S 89° 58' 00" E	100.00	100.00	100.00
3	S 89° 58' 00" E	100.00	100.00	100.00
4	N 89° 58' 00" W	100.00	100.00	100.00

ADJACENT DRIVE EASEMENTS DATA

LINE	BEARING	LENGTH	AREA	PERCENT
1	N 89° 58' 00" W	100.00	100.00	100.00
2	S 89° 58' 00" E	100.00	100.00	100.00
3	S 89° 58' 00" E	100.00	100.00	100.00
4	N 89° 58' 00" W	100.00	100.00	100.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR
TOM HOGE
1988



A TRIPLE E POINT MONUMENT CENTER POINT
100.00' IN EACH DIRECTION FROM
THIS PLAT AS SHOWN.

- REFERENCES**
1. Plat of Tom Hoge, L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.
 2. Plat of Tom Hoge, L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.
 3. Plat of Tom Hoge, L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.
 4. Plat of Tom Hoge, L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.

- LEGEND**
- 100.00' POINT MONUMENT CENTER POINT
 - 100.00' POINT MONUMENT CENTER POINT
 - 100.00' POINT MONUMENT CENTER POINT
 - 100.00' POINT MONUMENT CENTER POINT
 - 100.00' POINT MONUMENT CENTER POINT

- NOTES**
1. MONUMENTS OF ACRES AND L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.
 2. MONUMENTS OF ACRES AND L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.
 3. MONUMENTS OF ACRES AND L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.
 4. MONUMENTS OF ACRES AND L.S. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000.

TOM HOGE ENGINEERING & SURVEYING
P. O. Box 2227, Eugene, Oregon 97402 - 432 4500
JUL 1 1999 1:30PM - SEPTEMBER 1992

DEYAN 01
SCALE: 1" = 100'

2-26-99

2521

INDIVIDUAL WARRANTY DEED

WPT 191764
10-81624

5-
13-
20-

TAX ACCT NO 1553823

MAP NO. 19 02 10 31 00200

99017885

ROBERT J. ERICSSON, an individual, Grantor,
conveys and warrants to

DIANE R. GANDRE, an individual, Grantee,

the following described real property situated in LANE County OR, free of
encumbrances except as specifically set forth herein, to-wit:

Lot 1, GREEN BLUFF ESTATES, as platted and recorded in File 75 Slides 273 and
274. Lane County Oregon Plat Records, in Lane County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS EASEMENTS OF RECORD

99FEB.26'99HDSREC 5.00
99FEB.26'99HDSFFUND 10.00
99FEB.26'99HDSALT FUND 20.00

The true consideration for this conveyance is "\$125,000.00. consideration will be
paid to a qualified intermediary for an IRC 1031."

THIS INSTRUMENT WILL 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 THE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

DATED: 02/23/1999

Robert J. Ericsson
ROBERT J ERICSSON

State of Oregon
County of Lane -- ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'99FEB 26 AM 9:35

Reel **2521R**
Lane County OFFICIAL RECORDS
Lane County Clerk
By: *Daniel S. Suckley*
County Clerk

STATE OF OREGON)
) ss
County of LANE)

This instrument was acknowledged before me on February 24, 1999 by
ROBERT J. ERICSSON

Jennifer G. Davis
Notary Public of Oregon
My commission expires: 01-14-2003



Until a change is requested, all tax statements shall be sent to the following
address: ~~1671 GREENBLUFF ESTATES, OR~~
10716 Dimple Dell Drive, Sandy UT 84092

After recording return to:
Western Pioneer Title Co., P. O. Box 10246, Eugene, OR 97440

INDIVIDUAL WARRANTY DEED

WPT 157743
10-55069

TAX ACCT. NO. 1553849

MAP NO. 19 02 10 31 00300

ROBERT J. ERICSSON, Grantor,
conveys and warrants to

JAMES BARTA and DENISE BARTA, husband and wife, as tenants by the entirety,
Grantee,

the following described real property situated in LANE County, OR, free of
encumbrances except as specifically set forth herein, to-wit:

Lot 2, GREENBLUFF ESTATES, as platted and recorded in File 75. Slides 273 and
274, Lane County Oregon Plat Records, in Lane County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS. COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD.

The true consideration for this conveyance is \$150,000.00. "Consideration is being
paid to a qualified intermediary pursuant to an IRC 1031 Exchange."
THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

DATED: 01/28/2000

Robert J. Ericsson
ROBERT J. ERICSSON

STATE OF OREGON
County of Washington

This instrument was acknowledged before me on January 2 February, 2000
by Robert J. Ericsson

DIVISION OF CHIEF DEPUTY CLERK
LANE COUNTY DEEDS AND RECORDS



26 00

2000006721 3:26:26 PM 02/03/2000
RPR DEED 1 4 CASHIER 05
5.00 11.00 10.00

Cathy M. Phelps
Notary Public of Oregon
My commission expires: 9/19/03



Until a change is requested, all tax statements shall be sent to the following
address: 2699 Terrace View, Eugene OR 97405

After recording return to:
Western Pioneer Title Co . P O. Box 10146, Eugene. OR 97440

9-29-89

2469

5
10
20

INDIVIDUAL WARRANTY DEED WPT 147330
10-19002

TAX ACCT. NO. 1553856 9877603

MAP NO. 19 02 10 31 00500

After Recording Return To
Western Pioneer Title Co.
P.O. Box 10146
Eugene, OR 97440

ROBERT J. ERICSSON, Grantor,
conveys and warrants to

JEFFREY E. LORENZ and MARCKE E. LORENZ, ~~husband and wife~~, Grantee,

the following described real property situated in Lane County, OR, free of
encumbrances except as specifically set forth herein, to-wit:
Lot 4, GREEN BLUEP BSTATNS, as platted and recorded in File 79, Slides 273 and
274, Lane County Oregon Plat Records, in Lane County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS,
RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD, AND SUBJECT TO 1998-9 REAL
PROPERTY TAXES, A LIEN NOT YET PAYABLE

07SEP.29'98H7REC 5.00
07SEP.29'98H07PFLD 10.00
07SEP.29'98H07AAT FLND 20.00

The true consideration for this conveyance is \$115,500.00 paid to a qualified
intermediary as part of an IRC 1031 exchange.

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LANSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 39.930.

DATED: 09/29/1998

Robert J. Ericsson
ROBERT J. ERICSSON

State of Oregon
County of Lane -- ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'98 SEP 29 AM 10:59

Real 2469R

Lane County OFFICIAL Records
Lane County Clerk

By: *David S. Sisk*
County Clerk

STATE OF OREGON)
County of LANE *Multnomah*

This instrument was acknowledged before me on Sept 15, 1998
by Robert J. Ericsson

2-26-99

2521

5-
10-
20-

INDIVIDUAL WARRANTY DEED

WPT 151765
10-51625

TAX ACCT. NO. 1553864

MAP NO. 19 02 10 33 00100

99017884

ROBERT J. ERICSSON, an individual, Grantor,
conveys and warrants to

DIANE R. GANDRE, an individual, Grantee,

the following described real property situated in LANE County, OR. free of
encumbrances except as specifically set forth herein. to-wit:

Lot 5, GREEN BLUFF ESTATES, as platted and recorded in File 75, Slides 273 and
274, Lane County Oregon Plat Records, in Lane County, Oregon

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS COVENANTS, CONDITIONS
RESTRICTIONS RESERVATIONS. EASEMENTS OF RECORD.

5902FEB.26'99#05REC 5.00
5902FEB.26'99#05PFUND 10.00
5902FEB.26'99#05A&T FUND 20.00

The true consideration for this conveyance is "\$125,000.00 consideration is being
paid to a qualified intermediary for an IRC 1031."

THIS INSTRUMENT WILL 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 PER TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

DATED: 02/23/1999

Robert J. Ericsson
ROBERT J. ERICSSON

State of Oregon
County of Lane -- ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'99 FEB 26 AM 9:35

Recd 2521R
Lane County OFFICIAL Records
Lane County Clerk

By: Devin S. Schubert
County Clerk

STATE OF OREGON)
County of LANE) ss.

This instrument was acknowledged before me on February 24 19 99 by
ROBERT J. ERICSSON.

Jennifer G. Davis
Notary Public of Oregon
My commission expires: 01-14-2003



Until a change is requested, all tax statements shall be sent to the following
address: ~~LOT 5, GREENBLUFF ESTATES, OR~~
10716 Dimple Dell Drive, Sandy UT 84092

After recording return to:
Western Pioneer Title Co., P. O. Box 10146, Eugene, OR 97440

5
12
17

INDIVIDUAL WARRANTY DEED

WPT 161746
10-57211

TAX ACCT NO 1553880

MAP NO. 19 02 10 31 600

ROBERT J. ERICSSON, Grantor,
conveys and warrants to
Roberto

~~ROBERT~~ L. MORALES and JENNIFER MORALES, husband and wife, Grantee.

the following described real property situated in LANE County, OR, free of encumbrances except as specifically set forth herein, to-wit:

Lot 7, GREENBLUFF ESTATES, as platted and recorded in File 75, Slides 273 and 274, Lane County Oregon Plat Records, in Lane County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD AND 2000-2001 REAL PROPERTY TAXES, A LIEN NOT YET PAYABLE

The true consideration for this conveyance is "\$135,000.00. Consideration is being paid to a qualified intermediary pursuant to an IRC 1031 Exchange Agreement."
THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: 08/23/2000

Robert J. Ericsson
ROBERT J. ERICSSON

STATE OF Oregon)
) ss.
County of Washington

Division of Chief Deputy Clerk
Lane County Deeds and Records

2000-049305



\$26.00

08/29/2000 11:33:44 AM

RPR DEED - 1 - 5 CASHIER 08
\$5.00 \$11.00 \$10.00

This instrument was acknowledged before me on August 25, 2000
by Robert J. Ericsson

Deborah R. Gieser
Notary Public of Oregon
My commission expires: August 31, 2003



Until a change is requested, all tax statements shall be sent to the following address:

Roberto L. Morales and Jennifer Morales
627 Cascade Drive, Springfield OR 97478

After recording return to:
Western Pioneer Title Co., P O. Box 10146, Eugene, OR 97440