

Supplemental Memo

Memo Date: April 10, 2007
Order Date: April 17, 2007



TO: Board of County Commissioners

DEPARTMENT: Public Works Dept./Land Management Division

PRESENTED BY: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

AGENDA ITEM TITLE: 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 (PA06-7323, Barnes)

BACKGROUND

Applicant: W. Lynn & Ethelma A. Barnes
Current Owner: W. Lynn & Ethelma A. Barnes
Agent: none
Map and Tax lot: 16-05-15, #300 & #400
Acreage: 308 acres
Current Zoning: Exclusive Farm Use (E-40)
Date Property Acquired: March 5, 1959 (WD 7352292)
Date claim submitted: December 4, 2006
180-day deadline: June 2, 2007
Land Use Regulations in Effect at Date of Acquisition: unzoned
Restrictive County land use regulation: Minimum parcel size of forty acres and limitations on new dwellings in the E-40 (Exclusive Farm Use) zone (LC 16.212).

This item was first heard on March 13. On that date, the applicant requested additional time to submit the missing information. The Board closed the hearing, left the record open until April 6 and scheduled deliberation for April 17. The applicant submitted additional information on March 13.

ANALYSIS

W. Lynn & Ethelma A. Barnes acquired an interest in the property on March 5, 1959, when it was unzoned (WD #7352292). Currently, the property is zoned E40.

The property was unzoned when it was acquired by Lynn and Ethelma Barnes. The minimum lot size and limitations on new dwellings in the E-40 zone prevent them from developing the property as could have been allowed when they acquired it. The information provided at the hearing described sales of land in the surrounding vicinity of the Barnes property and testimony alleged a value reduction of the subject property.

The County Administrator has waived the requirement for an appraisal.

CONCLUSION

This appears to be a valid claim if the Board concludes the evidence of value reduction is sufficient.

RECOMMENDATION

The County Administrator recommends the Board direct disposition of this claim.

W. Lynn Barnes
25294 Highway 99E
Halsey, OR 97348

March 2, 2007

MAR 14 REC'D

Lane County Management Division
125 East 8th Avenue
Eugene, OR 97401

Attention: Steve Hopkins

I am writing this in reference to Department File Number PA 06-7323
Map and tax lot: 16-05-15, #300 & 400
Location: 92884 Applegate Trail, Junction City

I am attaching a copy of adjacent properties Warranty Deeds recorded in Lane County to verify the value used for my computation of my land value.

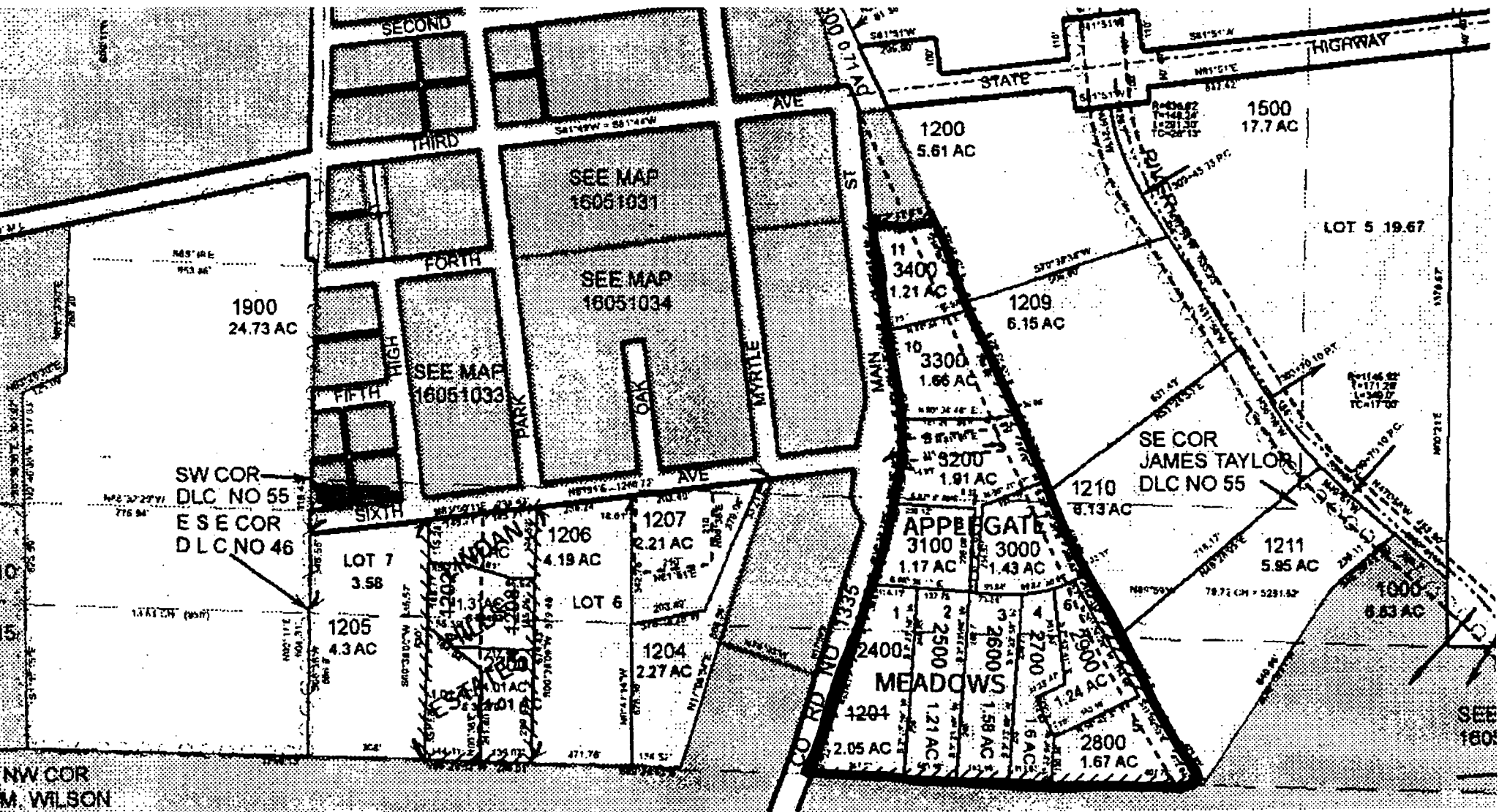
Lots sold in Applegate Meadows in 2006

Lot # 2400 consisting of 2.05 acres
Lot # 2700 consisting of 1.60 acres
Lot # 2900 consisting of 1.24 acres
Lot # 3000 consisting of 1.43 acres
Lot # 3200 consisting of 1.91 acres
Lot # 3300 consisting of 1.66 acres
Lot # 3400 consisting of 1.21 acres

A total of 7 lots equaling 11.10 acres sold for a total of \$1,092,000.00
an average of \$98,378.00 per acre

Lot 5 and 6, HUBERT, as platted and recorded in Book 6, page 32, Lane County Oregon Plat Records, in Lane county, Oregon was sold in March 2006 for \$77,618.79 with .54 acres = \$142,592.59 per acre.

B



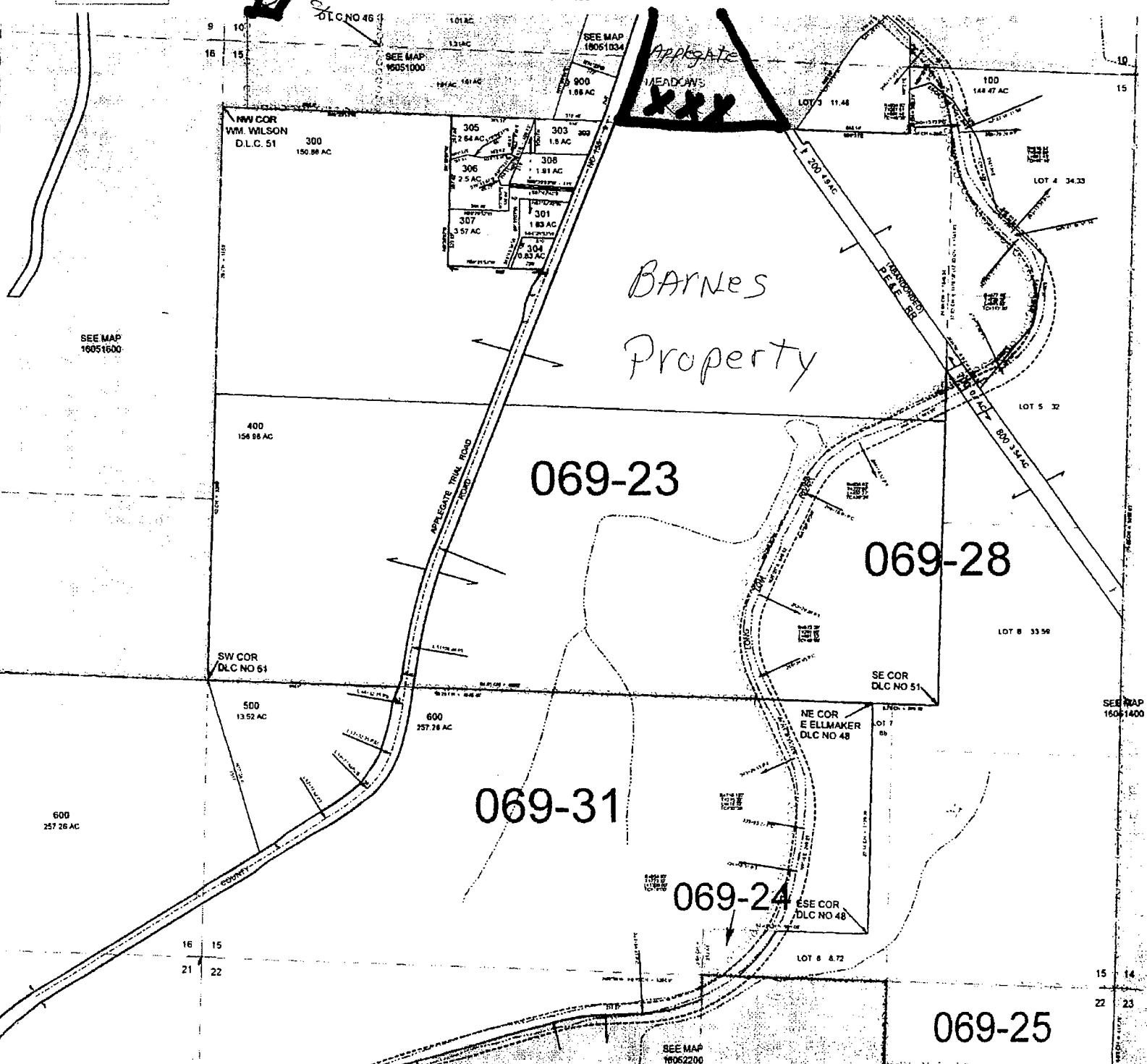
NW COR M. WILSON

← BARNES Property →

SECTION 15 T.16S. R.5W. W.M.
Lane County
1" = 400'

FOR ASSESSMENT AND
TAXATION ONLY

REVISIONS
10/20/07 - 1/24/11 - CONVERT MAP TO GIS



Applegate

*Applegate
MEADOWS*

*BARNES
Property*

069-23

069-28

069-31

069-24

069-25

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NW COR
WM. WILSON
D.L.C. 51
300
150.88 AC

305
2.84 AC

303
1.8 AC

306
2.5 AC

308
1.81 AC

307
3.57 AC

301
1.83 AC

304
0.83 AC

LOT 3
11.48

100
148.47 AC

LOT 4
34.33

400
156.88 AC

SW COR
DLC NO 51

500
13.52 AC

600
257.28 AC

SE COR
DLC NO 51

NE COR
EELMAKER
DLC NO 48

LOT 7
8.72

16
21

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SEE MAP
18062200

SEE MAP
16061400

SEE MAP
16051600

SEE MAP
18061034

SEE MAP
16051000

D.L.C. NO 46

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1 RETURN TO CASCADE TITLE CO.



TITLE NO. 0250277 *sm*
ESCROW NO. EU06-1142
TAX ACCT. NO.
MAP/TAX LOT NO.

Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-075704



\$26.00

00853434200600757040010019

10/18/2006 02:51:10 PM
RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$5.00 \$11.00 \$10.00

WARRANTY DEED -- STATUTORY FORM

APPLEGATE MEADOWS, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

LEVI MILLS and KIMBERLY MILLS, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 11, APPLEGATE MEADOWS, AS PLATTED AND RECORDED APRIL 25, 2006, RECEPTION NO. 2006-028387, LANE COUNTY DEEDS AND RECORDS, IN LANE COUNTY, OREGON.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$150,000.00 .

Dated this 12th day of Oct, 2006.

APPLEGATE MEADOWS, LLC

BY: *Ronald E. Schmitt*
RONALD E. SCHMITT, MEMBER

BY: *Joanne D. Schmitt*
JOANNE D. SCHMITT, MEMBER

State of Oregon
County of LANE

This instrument was acknowledged before me on Oct 12, 2006, ~~2006~~ by RONALD E. SCHMITT & JOANNE D. SCHMITT, MEMBERS OF THE APPLEGATE MEADOWS, LLC.



Mari G Oliphant
(Notary Public for Oregon)
My commission expires 8/20/10

APPLEGATE MEADOWS, LLC
27144 MORGANLEE LANE
JUNCTION CITY, OR 97448-
GRANTOR'S NAME AND ADDRESS

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

LEVI MILLS
93069 APPLEGATE
CHESHIRE, OR 97448
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401



Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-043625



\$26.00

00817645200600436250010015

06/22/2006 01:26:55 PM

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$5.00 \$11.00 \$10.00

TITLE NO. 0249251 Sm
ESCROW NO. EU06-0331
TAX ACCT. NO.
MAP/TAX LOT NO. LOT 9
16-05-10#1201, 16201
16-05-10-34 #902

WARRANTY DEED -- STATUTORY FORM

APPLEGATE MEADOWS, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

TOBIN G. MOSER, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 9, APPLEGATE MEADOWS, as platted and recorded April 25, 2006, Reception No. 2006-028387,
Lane County Deeds and Records, in Lane County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$159,000.00 .

Dated this 1st day of June, 2006.

APPLEGATE MEADOWS, LLC

BY: Ronald E Schmitt
RONALD E. SCHMITT, MEMBER

BY: Joanne D Schmitt
JOANNE D. SCHMITT, MEMBER

State of Oregon
County of LANE

This instrument was acknowledged before me on June 1, 2006 by RONALD E. SCHMITT & JOANNE D. SCHMITT, MEMBERS OF APPLEGATE MEADOWS, LLC.



Sunny L. Maloy
(Notary Public for Oregon)
My commission expires 11/5/08

APPLEGATE MEADOWS, LLC
27144 MORGANLEE LANE
JUNCTION CITY, OR 97448
GRANTOR'S NAME AND ADDRESS

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

TOBIN G. MOSER
P.O. BOX 711
JUNCTION CITY, OR 97448
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

1



Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-055471



\$26.00

00830787200600554710010010

07/31/2006 04:06:57 PM

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$5.00 \$11.00 \$10.00

TITLE NO. 0249302 *Sm*
ESCROW NO. EU06-0378
TAX ACCT. NO.
MAP/TAX LOT NO. LOT 10
16-05-10 #1201 #300
16-05-10-34 #902

WARRANTY DEED -- STATUTORY FORM

APPLEGATE MEADOWS, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

BILL G. FIELDS, JR., Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 10, APPLEGATE MEADOWS, AS PLATTED AND RECORDED APRIL 25, 2006, RECEPTION NO. 2006-028387, LANE COUNTY DEEDS AND RECORDS, IN LANE COUNTY, OREGON.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Except the following encumbrances:
2006/07 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE.
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$119,000.00 .

Dated this 25th day of July, 2006.

APPLEGATE MEADOWS, LLC

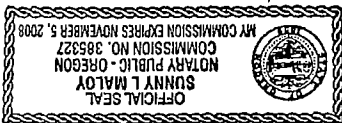
BY: Ronald E. Schmitt
RONALD E. SCHMITT, MEMBER

BY: Joanne D. Schmitt
JOANNE D. SCHMITT, MEMBER

State of Oregon
County of LANE

This instrument was acknowledged before me on July 25, 2006 by RONALD E. SCHMITT & JOANNE D. SCHMITT, MEMBERS OF APPLEGATE MEADOWS, LLC.

Sumner V. Mayoy
(Notary Public for Oregon)
My commission expires 11/5/08



APPLEGATE MEADOWS, LLC
17114 MORGANLEE LANE
JUNCTION CITY, OR 97448
GRANTOR'S NAME AND ADDRESS

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

BILL G. FIELDS, JR.
P.O. BOX 44
ALVADOR, OR 97409
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401



Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-042663



\$26.00

0081655420600426630010018

06/20/2006 09:41:40 AM

RPR-DEED Cnt=1 Stn=6 CASHIER 07

\$5.00 \$11.00 \$10.00

TITLE NO. 0249910 *Sm*
ESCROW NO. EU06-0849
TAX ACCT. NO.
MAP/TAX LOT NO.

WARRANTY DEED -- STATUTORY FORM

APPLEGATE MEADOWS, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

GLEN WHEADON and RONDA WHEADON, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 6, APPLGATE MEADOWS, as platted and recorded April 25, 2006, Reception No. 2006-028387,
Lane County Deeds and Records, in Lane County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Except the following encumbrances:

The true consideration for this conveyance is \$165,000.00 .

Dated this 15th day of June, 2006.

APPLEGATE MEADOWS, LLC

BY: Ronald E. Schmitt
RONALD E. SCHMITT, MEMBER

BY: Joanne D. Schmitt
JOANNE D. SCHMITT, MEMBER

State of Oregon
County of LANE

This instrument was acknowledged before me on 6/16, 2006 by RONALD E. SCHMITT & JOANNE D. SCHMITT, MEMBERS OF THE APPLGATE MEADOWS, LLC.



Sunny L. Maloy
(Notary Public for Oregon)
My commission expires 11/5/08

APPLEGATE MEADOWS, LLC
27144 MORGANLEE LANE
JUNCTION CITY, OR 97448
GRANTOR'S NAME AND ADDRESS

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

GLEN WHEADON
P.O. BOX 199
CHESHIRE, OR 97419
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401



Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-046354



\$26.00

00820612200600463540010012

06/30/2006 03:59:47 PM

RPR-DEED Cnt=1 Stn=9 CASHIER 04
\$5.00 \$11.00 \$10.00

TITLE NO. 0250209 *sum*
ESCROW NO. EU06-1087
TAX ACCT. NO. 14-05-10, *2400
MAP/TAX LOT NO.

WARRANTY DEED -- STATUTORY FORM

APPLEGATE MEADOWS, LLC, an Oregon Limited Liability Company, Grantor,

conveys and warrants to

MARK HOLVEY and BRENDA *A* HOLVEY, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 1, APPLGATE MEADOWS, as platted and recorded April 25, 2006, Reception No. 2006-028387,
Lane County Deeds and Records, in Lane County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Except the following encumbrances:

The true consideration for this conveyance is \$150,000.00 .

Dated this *19th* day of *June*, 2006.

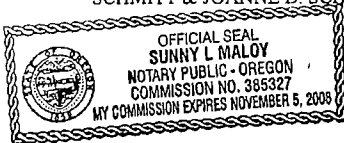
APPLEGATE MEADOWS, LLC

BY: *Ronald E. Schmitt*
RONALD E. SCHMITT, MEMBER

BY: *Joanne D. Schmitt*
JOANNE D. SCHMITT, MEMBER

State of Oregon
County of LANE

This instrument was acknowledged before me on *June 19*, 2006 by RONALD E. SCHMITT & JOANNE D. SCHMITT, MEMBERS OF APPLGATE MEADOWS, LLC.



Sunny L Maloy
(Notary Public for Oregon)
My commission expires *11/5/08*

APPLEGATE MEADOWS, LLC
27144 MORGANLEE LANE
JUNCTION CITY, OR 97448
GRANTOR'S NAME AND ADDRESS

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

MARK HOLVEY
P.O. BOX 41033
EUGENE, OR 97404
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED (INDIVIDUAL)

DAVID J. CUBIT and BONITA A. CUBIT, as Tenants by the Entirety, herein called grantor, convey(s) to KENNETH PRICE, ~~and~~ all that real property situated in the County of LANE, State of Oregon, described as: ~~AND SUZANE PRICE, HUSBAND AND WIFE, GRANTEE~~

LOT 7, APPLGATE MEADOWS, as platted and recorded April 25, 2006, Reception No. 2006-028387, Lane County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OF RECORD AND THE 2006-07 REAL PROPERTY TAXES, A LIEN NOT YET DUE AND PAYABLE.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$195,000.00.*

Dated 8/17/06

Signatures of DAVID J. CUBIT and BONITA A. CUBIT

STATE OF OREGON, County of LANE) ss.

On this August 7, 2006 personally appeared the above named DAVID J. CUBIT and BONITA A. CUBIT and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.



Before me: Gina L. Larson Notary Public for Oregon My commission expires: 1/28/08

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENTS, 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004))."

WARRANTY DEED (INDIVIDUAL)
DAVID J. CUBIT and BONITA A. CUBIT
TO
Send Tax Statements to:
KEN PRICE AND SUZANE PRICE
5013 GARLENDIA DRIVE
ELDORADO HILLS, CA 95762
After Recording Return to:
PACIFIC NORTHWEST TITLE OF LANE
COUNTY, LLC
560 COUNTRY CLUB PARKWAY, SUITE 110
EUGENE, OR 97401

STATE OF OREGON
Division of Chief Deputy Clerk
Lane County Deeds and Records
2006-060502
Barcode
08/21/2006 03:34:01 PM
RPR-DEED Cnt=1 Stn=8 CASHIER 01
\$5.00 \$11.00 \$10.00

CT158158JUM

RETURN TO CASCADE TITLE CO.

After recording return to:

LESTER L. MOSER AND NANCY J. MOSER

26161 HALL ROAD

JUNCTION CITY, OR 97448

NAME, ADDRESS, ZIP

Until a change is requested, mail all tax statements to:

LESTER L. MOSER AND NANCY J. MOSER

26161 HALL ROAD

JUNCTION CITY, OR 97448

NAME, ADDRESS, ZIP

Division of Chief Deputy Clerk
Lane County Deeds and Records

2006-013783



\$26.00

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03/01/2006 11:37:35 AM

RPR-DEED Cnt=1 Stn=1 CASHIER 05

\$5.00 \$11.00 \$10.00

BARGAIN & SALE DEED

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

TOBIN G. MOSER, AN INDIVIDUAL

Grantor

grant, bargain, sell and convey to LESTER L. MOSER AND NANCY J. MOSER, AS TENANTS BY THE ENTIRETY

Grantee, the following described real property.

Lots 5 and 6, HUBERT, as platted and recorded in Book 6, Page 32, Lane County Oregon Plat Records, in Lane County, Oregon.

IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE(S)

True consideration for this conveyance is \$ 77,618.79....

Dated March 1, 2006

Tobin G. Moser
TOBIN G. MOSER

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

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

Dated March 1, 2006

Jennifer L. Michener
Notary Public for Oregon

My Commission Expires:

1/27/07



Form No. 109

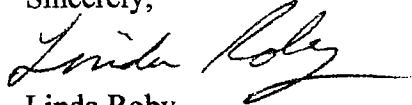
3/4/07

To: Lane County Land Management

Re: Department File No. PA06-7323
Map and Tax Lot No. 16-05-15,300&400

This letter is in regards to the land owned by the Barnes family. I am a neighbor of theirs and am writing in support of their interest and right in maintaining all options to use or dispose of their property as they see fit. Their property is currently used as farm land but is potentially useful as either continuing to be farmland or as a development of residential property. The ability to consider all options benefits not only the Barnes family but the community in general

Sincerely,



Linda Roby
26890 6th Ave.
93050 Lavender Lane
93069 Lavender Lane
Cheshire, Oregon 97419
(541)998-8770