

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 (PA06-6975, Barrowcliff Partnership, Ltd.)

BACKGROUND AND ANALYSIS

At the March 13, 2007, public hearing on this claim, the Board left the record open until April 6, 2007, to allow the applicant to provide information on the reduction in fair market value analysis and continued their deliberations to April 17, 2007. Additional information on the valuation of the property was submitted by the applicant to address the deficiencies described in the previous report. That information alleges the reduction in value due to the presence of restrictive land use regulations to be \$1,590,000 - \$1,890,000. The Comparative Market Analysis was provided by a real estate broker and represents a competent form of value reduction analysis acceptable to the Board. Based on that information this claim appears to be valid and the Board could waive the restrictive land use regulations to allow development in a manner consistent with those regulations in effect when the current owner (the Barrowcliff Partnership, Ltd) acquired the property on December 21, 1983.

However, the claimant has consented to a waiver of the 180 day processing timeline and requested this claim be put on hold until further notice to see if there is any change in the law or court rulings on the effect of LLC's and LLP's on ownership.

RECOMMENDATION

The County Administrator recommends the Board accept the 180 day timeline waiver and place this claim on indefinite hold.

April 2, 2007

APR 4 REC'D

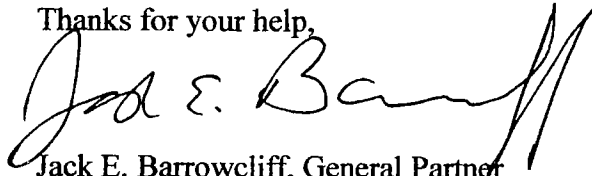
Steve Hopkins, AICP
Planner

Dear Steve:

I am enclosing two CMA's for Barrowcliff Partnership, Ltd. (PA06-6975). One completed by a real estate agency and one completed by myself. If this meets the valuation standard then I would like for that to be approved and then on the name change situation on our claim I would like to ask for a waiver of the 180 day time limitation for the County Commissioners until further notice to see if there is any change in the law or court rulings on LLC's and LLP's.

Do I need to attend the hearing meeting on either of the above matters? Give me a call at 933-2346 or on my cell 968-8571.

Thanks for your help,

A handwritten signature in black ink, appearing to read "Jack E. Barrowcliff". The signature is fluid and cursive, with a large, stylized initial "J" and "B".

Jack E. Barrowcliff, General Partner
Barrowcliff Partnership, Ltd.



APR 4 REC'D

March 26th, 2007

To Whom It May Concern:

It appears that the property located at 37155 Parsons Creek Rd, Springfield, OR is a parcel that consists of 260.43 acres with an additional parcel of 77.61 acres that are owned by the Barrowcliff Partnership. The value of this parcel (as noted by the attached Comparative Market Analysis) is in the \$780,000 range.

The proposed division of the ten 5 acre parcels would bring an additional value of approximately \$159,000-\$189,000 per 5 acre parcel. The total value of these ten parcels would be approximately \$1,590,000-\$1,890,000.

The division of these ten additional parcels could possibly decrease the value of the original parcels themselves.

Molly Leavitt
Molly Leavitt
Broker
Sister Act/Remax Integrity

RE/MAX Integrity

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COMPARATIVE MARKET ANALYSIS

Prepared by Jack Barrowcliff for
Barrowcliff Partnership, Ltd.

APR 4 REC'D

The following information and backup data is all sales comparison figures from actual sales. The attached information is selected data from a Measure 37 market value analysis completed by Charles P. Thompson & Assoc., Inc. for one of their clients.

If you take the 9 comparative sales figures on page 1 and 2 and average them, the average sales price for F-2, FF, or F-1 property per acre is \$3,722. Our total land would then be worth \$1,258,036

If you take the 13 comparative sales figures on page 3 and 4 for rural residential small acreage parcels, the average sales price for all 13 is \$138,092 each. Ten of these parcels would then be worth \$1,380,923.

My measure 37 claim asked for ten five acre parcels on the 338 acres of land we own. The value of the land with the ten five acre rural residential value of \$138,092 each and the remainder of the land at \$3,722 for each acre would be as follows:

Ten 5 acre parcels X \$138,092 each	=	\$1,380,923
288 (338-50) acres X \$3,722 per acre	=	<u>\$1,071,936</u>
Total Value of our land		\$2,452,859

Loss of value due to zoning is the difference between the value of the land now (\$1,258,036) and the value of the land with ten 5 acre rural residential parcels included on it (\$2,452,859).

Our loss of value is therefore \$2,452,859-\$1,258,859 or \$1,194,823.

If you have any questions please call me at 933-2346.

Jack Barrowcliff for
Barrowcliff Partnership, Ltd
37151 Parsons Creek Rd.
Springfield, Oregon 97478

DIRECT SALES COMPARISON ANALYSIS

North Portion of Subject (142.44 acres of timberland) -

Sale No.	Date of Sale	Zoning	Size/ Acres	Sale Price	Price/ Acre (Timberland)	Location/Map/Tax Lot No.	Comments
1	2/04	EFU	98.8	\$400,000	\$1,200	25204 Cherry Creek Road, Monroe, Oregon 15-06-04, TL 1400 & 1401	Sale price included a homesite (\$50,000), 79 acres of cropland (\$2,000/acre), 18.8 acres of cut over timberland (\$1,200/acre), 3,763 sf residence (\$40/sf), and outbuildings (\$18,920)
* 2	1/06	F-2	143.19	\$275,000	\$1,921	Lane County, Oregon 18-06-02 TL 100	Cut over timberland, replanted prior to sale. Highly motivated buyer
* 3	4/06	FF	160.1	\$203,000	\$750	Upper Smith River Road and South Fork Road, Drain, Oregon 21-05-18, TL 2200	Sale price included 5 acres of public right-of-way, 155.1 acres Class 2 Timberland (\$750/acre), 155.1 acres 7-year old Reprod. (\$558/acre)
* 4	1/04	F-1	170.83	\$173,500	\$1,016	Lane County Oregon 19-01-13 TL 200	Cut over timberland was replanted, reproduction is 5 to 6 years old
* 5	11/06	FF	107	\$125,000	\$669	North side of Scott Mountain Road at the BPA double power line right-of-way, Lebanon, Oregon. 13-01-21 TL 104	Sale price includes \$30,000 for potential homesite. \$350/acre was allocated to reproduction on 67 acres. The land was cut over and replanted
* 6	11/06	FF	80	\$115,000	\$656	North side of Mountain Home Road, 2.5 miles east of Northern Drive, Brownsville, Oregon. 13-02-25 TL 300	Sale price includes a 1 acre homesite (\$30,000), 79 acres of 3 year. reproduction (\$420/acre), 79 acres land (\$656/acre)
7	6/06	EFU	134.81	\$1,181,688	\$785	East side of I-5 in Rice Valley, near Turkey Hill, Oakland, Oregon 24-05-08 TL 100 & 1100; 24-05-18 TL 100; 24-05-7E TL 900	Sale price included 1 acre homesite (\$50,000), 133.81 acres land (\$785/acre). Timber (\$1,026,697)
8	11/06	EFU	133.81	\$175,000	\$935	East side of I-5 in Rice Valley, near Turkey Hill, Oakland, Oregon 24-05-08 TL 100 & 1100 24-05-18 TL 100 24-05-7E TL 900	Re-Sale of Sale No. 7 Does not include homesite, Timberland was cut over leaving a buffer area
Subj.	2/07	F-1/F-2	142.44	--	--	Off Hall Road, Lane County, Oregon 16-06-14 TL 409	No homesite can be built, all timberland

The value of the subject property under the *hypothetical condition* that it is unzoned and the *extraordinary assumption* that it can be divided into nine or more small acreage, rural residential homesites was estimated via the Subdivision Development Approach. The existing improvements were not valued as part of this assignment.

VALUATION PROCESS:

The following land sales were utilized in valuing the subject property on an "as is" basis under the current zoning of E-40:

<i>Sale</i>	<i>Sale Date</i>	<i>Sale Price</i>	<i>Size/ Acres</i>	<i>Zoning</i>	<i>Price Per Acre</i>	<i>Location</i>	
*	1	12/02	\$1,010,000	121.30	E-30/F-2	\$8,326	SW Eugene Hills, West of Warren St., East of Bailey Hill Rd. Eugene, OR
*	2	1/04	\$810,000	107.00	F-2	\$7,570	85006 McBeth Rd. Eugene, OR
*	3	04/04	\$750,000	289.05	F-2 F-1	\$2,595 (\$2,249 land only)	27716 Erickson Road Eugene, OR
*	4	12/05	\$640,000	64.02	F-2	\$9,997	Pine Grove Rd. Eugene, OR
	5	10/05	\$490,000	26.22	E-30	\$18,688	31184 Lanes Turn Rd. Eugene, OR
	6	4/06	\$344,000	27.88	E-40	\$12,339	25180 Sturtevant Rd. Eugene, OR
	Subject	10/06	---	94.92	E-40	---	87340 Dukhobar Road, Eugene, OR

General Discussion of Comparable Sales Data -

The sales range in time from 12/02 to 4/06 and in size from 26.22 acres to 289.05 acres. The price per acre ranges from \$2,249 to \$18,688. A time adjustment is deemed warranted in this particular case because there have been significant increases in the prices paid for such properties between 2002 and the present time. A conservative 6% per annum increase is believed reasonable.

The time-adjusted sales are summarized as follows:

CHART OF SALES

Rural Residential

Sale No.	Date of Sale	Size S/F and Acres	Sale Price	Price Per S.F./Acre	View	Location/Map/TL #
* 1	05/05	87,120 2.00	\$124,900	\$1.43 \$62,450	Average	East of Leaburg - Whitewater Estates 17-15-01-3 TL 2800
* 2	07/05	87,120 2.00	\$114,900	\$1.32 \$57,450	Average	East of Leaburg - Whitewater Estates 17-15-01-3 TL 2900
* 3	09/05	87,120 2.00	\$114,900	\$1.32 \$57,450	Average	East of Leaburg - Whitewater Estates 17-15-01-3 TL 3000
* 4	07/05	87,120 2.00	\$119,900	\$1.38 \$59,950	Average	East of Leaburg - Whitewater Estates 17-15-01-3 TL 3100
* 5	11/05	87,120 2.00	\$124,900	\$1.43 \$62,450	Average	East of Leaburg - Whitewater Estates 17-15-01-3 TL 3200
* 6	11/05	87,120 2.00	\$122,900	\$1.41 \$61,450	Average	East of Leaburg - Whitewater Estates 17-15-01-3 TL 3300
* 7	08/05	87,120 2.00	\$104,900	\$1.20 \$52,450	Average	East of Leaburg - Whitewater Estates 17-15-01-3 TL 3500
* 8	04/05	195,149 4.48	\$178,500	\$0.915 \$39,844	Good	91917 Marcola Road 16-02-24 TL 1806
* 9	05/05	34,848 0.80	\$78,000	\$2.24 \$97,500	Average	Parsons Creek Road 16-02-13 TL 1001
* 10	10/05	45,738 1.05	\$102,900	\$2.25 \$98,000	Average	West of Glacier Dr., Spfd 18-02-02-21 TL 5200

The sales vary widely in unit price, size, and location. The primary factors that result in unit price differences in this case are: size, view, topography, and location.

The sales took place in mid to late 2005 and, therefore, need no time adjustment. The factor of size is the major determinate of unit prices per acre, although other factors also come into play. The units in this case are: Price per acre and price per square foot.

As size increases, unit prices decrease, all other factors being equal. In this case, all of the other factors are sufficiently equal such that the size is the major determinant.

CHART OF SALES:

Rural Residential Sales

Sale	Date of Sale	Size S.F. and Acres	Sale Price	Price/S.F. & Price/Acre	View	Location/Map/TL #
1	10/05-06/06	217,800-232,175 5.00 - 5.33	\$190,000 to \$275,000	\$0.87 - \$1.18 \$38,000 - \$51,595	Average to Good	Lots 1, 2, 3 & 28 Hidden Meadows. 18-03-21, 3100,-3300 & 5500
* 2	04/06	218,671 5.02	\$165,000	\$0.76 \$32,869	Good	85212 Appletree Dr. 18-04-30, 2702
* 3	12/05	239,144 5.49	\$275,000	\$1.15 \$50,091	Average	Gibraltar Loop 18-05-25, 406
* 4	02/06	241,758 5.55	\$168,000	\$0.70 \$30,270	Fair	Hillaire Street 17-04-19, 1800
5	10/05	438,606 10.07	\$275,000	\$0.63 \$27,500	Average	Lot 2 Ridgewood Heights 18-04-13, 4900
6	10/05	520,618 11.95	\$425,000	\$0.82 35,565	Average	Lot 3 Ridgewood Heights 18-04-13, 5000
7	02/06	441,263 10.13	\$420,000	\$0.95 \$41,461	Average to Good	Lots 26 & 27 Hidden Meadows 18-03-21, 5300 & 5400
8	12/05	459,994 10.56	\$375,000	\$0.82 \$35,511	Average to Good	Lot 8 Diamond Ridge 16-03-34, 1100

The sales vary widely in unit price, size, and location. The primary factors that result in unit price differences in this case are: size, view, topography, and location.

The sales took place from late 2005 to mid-2006 and, therefore, need no time adjustment. The factor of size is the major determinate of unit prices per acre, although other factors also come into play. The units of valuation, in this case are: Price per acre and price per square foot.

As size increases, unit prices decrease, all other factors being equal. In this case, all of the other factors are sufficiently equal such that the size is the major determinant.

The sales are arrayed below in chart form from small to large:

EFU Sales

<i>Sale</i>	<i>Sale Date</i>	<i>Sale Price per acre</i>	<i>Adjusted Sale Price per Acre*</i>	<i>Location</i>
1	12/02	\$8,326	\$10,400	SW Eugene Hills, West of Warren St., East of Bailey Hill Rd. Eugene, OR
2	1/04	\$7,570	\$8,900	85006 McBeth Rd. Eugene, OR
3	04/04	\$2,595 <i>(\$2,249 land only)</i>	\$2,600 <i>(Land Only)</i>	27716 Erickson Road Eugene, OR
4	12/05	\$9,997	\$10,500	Pine Grove Rd. Eugene, OR
5	10/05	\$18,688	\$20,600	31184 Lanes Turn Rd. Eugene, OR
6	4/06	\$12,339	\$12,300	25180 Sturtevant Rd. Eugene, OR

* The adjusted sale prices were rounded to the nearest \$100

General Discussion of Comparable Sales Data –

The sales show a time-adjusted price per acre range of \$2,600 to \$20,600, a wide range. The major differences between the sales, which results in the wide range, are location and size. Sales 1, 2, 3 & 4 are similar to the subject with regard to location and, with the exception of Sale No. 3, are similar in size. The sales are compared to the subject property as follows:

ANALYSIS OF SALES:

Sale No. 1 a December of 2002 sale of a 124.36 acre land parcel in the Southwest Hills, west of Warren Street and east of Bailey Hill Road. The sale property included 3.06 acres in a 60-foot roadway access off Bailey Hill Road. Therefore, the useable acreage is 121.3 acres. This property was sold by ATR Services, Inc., to the City of Eugene for a cash price of \$1,010,000 or \$8,326 per acre. There were no improvements involved. The sellers wanted a price of \$1,272,000; however, because the city's budget allowed for a maximum of \$1,010,000 (which was the appraised value by this firm), the price remained at that level. The difference of \$262,000, to make up the total price of \$1,272,000, was donated to the City of Eugene, giving the seller a tax write-off of this amount.

This sale property was outside the Urban Growth Boundary, but inside the Urban Reserve Boundary. Ninety acres of the property were zoned E-30 (Exclusive Farm Use with a 30 acre minimum division size). The other 30 acres were zoned F-2 or Forest Land District. Both zones are quite restrictive as to development; however, it was believed by both parties that a "marginal land zoning" could be achieved, which would allow division of the property into eight large lots. Available utilities include only electricity. Sewage disposal would have to be accommodated via private septic systems, and water would have to be provided by private wells.

This sale property is superior to the subject property with regard to its higher development potential, closer in location, but slightly inferior with regard to its larger size. In addition, this sale is quite dated compared to the rest of the data set and would likely sell for even more than the time-adjusted price per acre in the current market. Overall this sale indicates a time-adjusted value for the subject near \$10,400 per acre.

Sale 2 involved a 107 acre parcel of land with a double-wide mobile home and an 80' by 80' foot newer barn. The manufactured home was constructed in 1997 and contains approximately 2,000 square feet. The property has the potential for two home sites. It is similar to the subject property in that it has sloping topography and good views. The access and location are considered inferior to the subject. This property sold in January 2004 for \$840,000 or \$7,850 per acre including a modern manufactured home. Adjusting the sale price downward by \$30,000 the estimated contributory value of the improvements, results in an adjusted price of \$810,000, or \$7,570 per acre. This sale suggests a time-adjusted value for the subject of more than \$8,900 per acre.

Sale 3 involved a 289.05 acre land parcel located on Erickson Road, southwest of Eugene. The zoning was F-1 and F-2. The purchaser was able to divide the property into several lots. Improvements included an older residence and several out buildings. This property sold in April 2004 for \$750,000 or \$2,595 per acre. After subtracting the estimated value of the improvements of \$100,000 the price per acre of land only was \$2,249 per acre. This property is considered similar to the subject by virtue of location and access; however, it is about three times larger than the subject. Also, the sellers were not fully aware of the division potential at the time of sale. Overall, this sale suggests a time-adjusted value for the subject of well above \$2,600 per acre.

Sale No. 4 involved two parcels of vacant land sold together for a total of 64.02 acres. The parcels were marketed separately, but purchased by a single buyer. Each parcel contains approximately 32 acres and both had septic approval at the time of sale. The topography consists of relatively level land and rolling hills. The topography is considered similar to that of the subject, the location further from town is considered inferior, and the smaller size is considered superior. Although adjusted for time, this sale is considered to be a recent sale of a generally similar parcel in the near vicinity of the subject property. Overall, this sale is judged to indicate a time adjusted value for the subject of near \$10,500 per acre.

Sale No. 5 involved a 26.22 acre parcel of land with a single homesite. The seller had building replacement rights and the property was served with phone, power, septic, and well at the time of sale. The property benefits from great Willamette River frontage. The property is generally level with pasture and wooded areas and is situated on both sides of the river. The property sold as a single, rural homesite, with no further division potential. The property is located 4.5 miles north of the City of Coburg in a rural, agriculture setting. This sale is considered to be superior in all aspects to the subject property and as such indicates a time-adjusted value for the subject of well below \$20,600 per acre.

Sale No. 6 involved a 27.88 acre parcel of land with an existing home of little or no value. The existing home did serve as an improved homesite with power and well

available. The property is in the general vicinity of the subject property, but further southwest. The topography is similar to the subject and the property has pasture and wooded areas. It is much smaller than the subject, but more remotely located. The parcel sold as a single homesite. Overall, primarily due to the much smaller size, this sale indicates a value for the subject property of less than \$12,300 per acre.

South Portion of Subject (2.78 acre homesite)-

Rural Residential

<i>Sale No.</i>	<i>Date of Sale</i>	<i>Zoning</i>	<i>Size(SF)/ Acres</i>	<i>Sale Price</i>	<i>Price/S.F /Acre</i>	<i>Location/Map/Tax Lot No.</i>
1	10/05	RR-5	67,082 1.54	\$119,500	\$1.78 \$77,597	Southwest of Eugene- Lot 20, Block 6 Skyridge Addition 18-05-25-42 TL 500
2	6/05	RR-5	67,696 1.60	\$114,900	\$1.65 \$71.813	Southwest of Eugene- Lot 6, Block 3 Skyridge Addition 18-05-25-31 TL 1100
3	8/05	RR-5	95,396 2.19	\$145,500	\$1.53 \$66,438	Southwest of Eugene- Lot 1, Block 1 Skyridge Addition 18-05-25-41 TL 200
4	8/05	RR-5	52,272 1.20	\$124,900	\$2.39 \$104,083	Southwest of Eugene- Lot 11, Block 8 Skyridge Addition 18-05-25-31 TL 1600
5	6/05	RR-5	48,352 1.11	\$124,900	\$2.58 \$112,523	Southwest of Eugene- Lot 18, Block 6 Skyridge Addition 18-05-25-31 TL 600
Subj.	2/07	RR-5	2.78	--	--	Off Hall Road, Lane County, Oregon 16-06-14 TL 409

Analysis of Market Data –

The sales show the following pertinent ranges:

Size: 1.11 Acres to 2.19 Acres
 Time Frame: June 2005 to October 2005
 Zoning: RR-5
 Price/Acre: \$66,438/ Acre to \$112,523/Acre

These sales all took place within the same Subdivision located southwest of Eugene. All of the sales were zoned RR-5, the same as the subject. The sale with the highest price per acre was also the smallest sale, **Sale 5**. The sale with the lowest price per acre was also the largest sale, **Sale 3**.

The subject is slightly larger than the sales resulting in a price per acre of less than the largest sale at \$66,638. The subject is also in a more rural location and the topography of this portion of the subject is steep. Moreover, the subject is not located in an established subdivision like the sales. Therefore, a value of \$45,000 per acre is determined reasonable for this portion of the subject. Thus, \$45,000 per acre times 2.78 acres results in a value for the south portion of the subject property of \$125,100, say **\$125,000**, rounded. This is discounted 40% to account for the risk, costs, and time required to obtain "legal lot status." This results in a value calculated as .60 x 125,000 = \$75,000.

Comparative Market Analysis

for

Jack Borrowcliff

**SUBJECT
PROPERTY**

**37155 Parsons Creek Rd.
Springfield**

Suggested Price: \$189,000

Prepared By:

**Sister Act Leavitt
RE/MAX Integrity**

3/19/2007

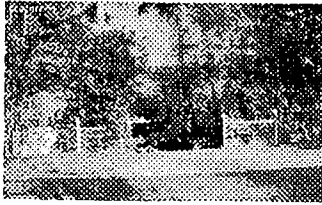


This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

Proposed 5 acre parcel value

Comparables to Your Home

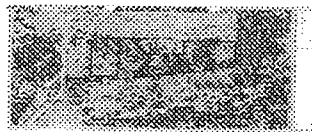
36901 PARSONS CREEK RD	LND		PEN \$150,000
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ML#: 7015841	Bedrooms:	
MLS Area: 250	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood:	Style:	
Zip Code: 97478	Year Built:	
T/Guide: 000	Total SF:	
Tax Id #: 33074	Tax per Year: 836.86	

Directions: MARCOLA RD., LEFT ON PARSONS CR. RD., 2.4 MILES TO ADDRESS ON MAIL BOX
Remarks: PROPERTY TO BE SOLD AS IS INCLUDES 1950'S HOME OF 1060 SQFT. (PER COUNTY) IN NEED OF WORK. PARSONS CR. RUNS THROUGH PROPERTY.

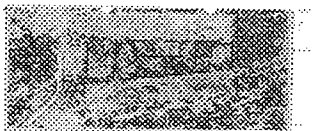
Kelso LN	LND		SLD \$159,000
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ML#: 6040960	Bedrooms:	
MLS Area: 250	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood:	Style:	
Zip Code: 97454	Year Built:	
T/Guide: 000	Total SF:	
Tax Id #: Not Found	Tax per Year: 0	

Directions: MARCOLA ROAD TO MILE POST 18 RIGHT ON EAST KELSO
Remarks: PC2152 BUILD YOUR CUSTOM DREAM HOME ON THIS BEAUTIFUL PRIVATE HOMESITE WITH STUNNING VIEWS. SEPTIC SITE APPROVAL AND POWER AVAILABLE. CALL LISTING OFFICE FOR MORE DETAILS

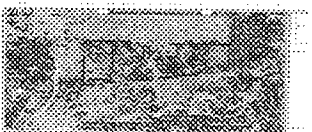
Kelso LN	LND		SLD \$159,000
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ML#: 6040968	Bedrooms:	
MLS Area: 250	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood:	Style:	
Zip Code: 97454	Year Built:	
T/Guide: 000	Total SF:	
Tax Id #: Not Found	Tax per Year: 0	

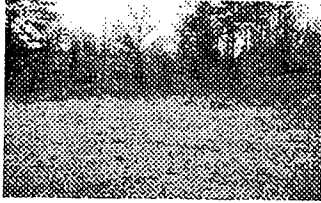
Directions: MARCOLA ROAD TO MILEPOST 18 RIGHT ON EAST KELSO LANE
Remarks: PC2846 BUILD YOUR CUSTOM DREAM HOME ON THIS PRIVATE HOMESITE WITH STUNNING VIEWS. SEPTIC SITE APPROVAL AND POWER AVAILABLE. CALL LISTING OFFICE FOR MORE DETAILS

Kelso LN	LND		SLD \$160,000
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ML#: 6040971	Bedrooms:	
MLS Area: 250	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood:	Style:	
Zip Code: 97454	Year Built:	
T/Guide: 000	Total SF:	
Tax Id #: Not Found	Tax per Year: 0	

Directions: MARCOLA ROAD TO MILEPOST 18 RIGHT ON EAST KELSO LANE
Remarks: PC2683 BUILD YOUR CUSTOM DREAM ON THIS PRIVATE HOMESITE WITH STUNNING VIEWS. SEPTIC SITE APPROVAL AND POWER AVAILABLE. CALL LISTING OFFICE FOR MORE DETAILS

89660 HILL RD**LND****SLD****\$170,000**

ML#: 5011136
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 20D17
Tax Id #: 1392024

Bedrooms:
Bathrooms:
Sub-Type: FRM/FOR
Style:
Year Built:
Total SF:
Tax per Year: 2991.46

Directions:EAST ON MARCOLA RD, L ON OLD MOHAWK, STRAIGHT TO HILL RD

Remarks: BEAUTIFUL, PRIVATE 6.1 ACRE PARCEL ADJOINING TAX LOT #1702080000512(FORMERLY 500 & 512). CHECK WITH COUNTY FOR BUILDABILITY OR CALL LISTING AGENT. PURCHASE CONTINGENT ON FIRST RIGHT OF REFUSAL BY PURCHASER(S) OF ADJOINING PARCEL AND CLOSE OF ADJOINING PARCEL INDICATED ABOVE

91917 MARCOLA RD**LND****SLD****\$178,500**

ML#: 5016956
MLS Area: 250
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 10B9
Tax Id #: 1181997

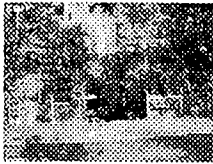
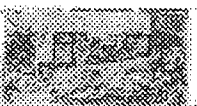
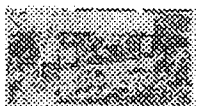
Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 956.7

Directions:MARCOLA ROAD TO PROPERTY

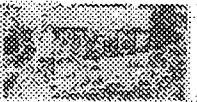


Remarks: BEAUTIFUL GENTLE SLOPE WITH IDEAL BUILDING SITE. EXSISTING HOME CONVERTED W/O PERMIT. BUFFERED BY FIR TREES. 2 WELLS, SPRING, SEPTIC, 24X34 SHOP W/CONCRETE FLOOR AND 220 WIRING

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

Adjustments to Comparables

	SUBJECT PROPERTY			
Address	37155 Parsons C...	36901 PARSONS ...	Kelso LN	Kelso LN
City	Springfield	Marcola	Marcola	Marcola
MLS#		7015841	6040960	6040968
Status		PEN	SLD	SLD
Price \$/Sqft	\$189,000	\$150,000	\$169,000	\$159,000
Sold Price \$/Sqft			\$159,000	\$159,000
Sale Date			3/9/2007	8/9/2006
DOM		13	102	21
		\$ Adj	\$ Adj	\$ Adj
AREA		250	250	250
ZIP		97478	97454	97454
PROP TYPE		RESID	RESID	RESID
ZONING				
# ACRES	5	3.04	5.65	4.26
# LOTS			2	5
LOT SIZE		1-2.99AC	5-9.99AC	3-4.99AC
LOT DESC		TREES, W...		
RD SURFACE		PAVEDRD		
RD FRONTAGE		Y		
ELE SCHOOL		MARCOLA	MARCOLA	MARCOLA
HIGH SCHOOL		THURSTON	MOHAWK	MOHAWK
WATERFRONT				
SOIL TYPE				
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$189,000	\$150,000	\$159,000	\$159,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		SUBJECT PROPERTY					
Address		37155 Parsons C...	Kelso LN		89660 HILL RD		91917 MARCOLA RD
City		Springfield	Marcola		Springfield		Springfield
MLS#			6040971		5011136		5016956
Status			SLD		SLD		SLD
Price	\$/Sqft	\$189,000	\$	\$169,000	\$189,000		\$175,000
Sold Price	\$/Sqft			\$160,000	\$170,000		\$178,500
Sale Date			9/22/2006		4/26/2005		4/29/2005
DOM			101		37		1
				\$ Adj		\$ Adj	\$ Adj
AREA			250		250		250
ZIP			97454		97478		97478
PROP TYPE			RESID		FRM/FOR		RESID
ZONING					RR5		
# ACRES	5		3.9		6.1		4.48
# LOTS			6		1		
LOT SIZE			3-4.99AC		5-9.99AC		3-4.99AC
LOT DESC					BRUSH, P...		PASTURE,...
RD SURFACE							
RD FRONTAGE					N		
ELE SCHOOL			MARCOLA		MOHAWK		MARCOLA
HIGH SCHOOL			MOHAWK		THURSTON		MOHAWK
WATERFRONT					Y		N
SOIL TYPE							NATIVE
Other Adjustments							
Total Adjustments:							
Adjusted Price:		\$189,000		\$160,000	\$170,000		\$178,500

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Summary of Comparables

Pending

MLS#	P	Type	Address	City	Area	Acres	Price
			37155 PARSONS CREEK RD.			5	\$189,000
7015841	3	RESID	36901 PARSONS CREEK RD	Marcola	250	3.04	\$150,000

Sold

MLS#	P	Type	Address	City	Area	Acres	Price
			37155 PARSONS CREEK RD.			5	\$189,000
6040960	5	RESID	Kelso LN	Marcola	250	5.65	\$159,000
6040968	2	RESID	Kelso LN	Marcola	250	4.26	\$159,000
6040971	5	RESID	Kelso LN	Marcola	250	3.9	\$160,000
5011136	4	FRM/FOR	89660 HILL RD	Springfield	250	6.1	\$170,000
5016956	4	RESID	91917 MARCOLA RD	Springfield	250	4.48	\$178,500

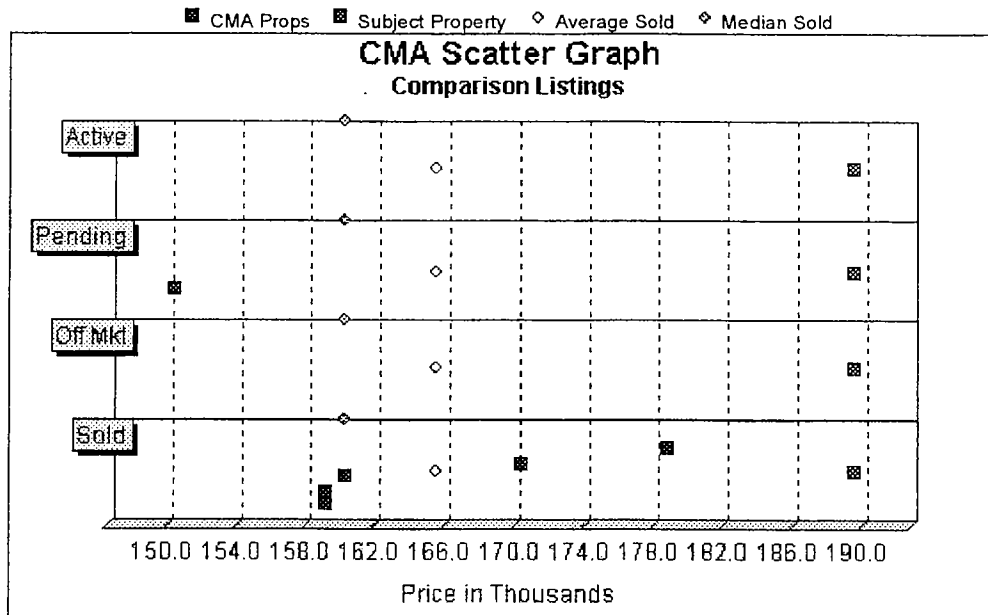
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$Sqft
Pending	1	\$150,000	\$150,000	\$150,000	0	\$0
Sold	5	\$165,300	\$159,000	\$178,500	0	\$0
Total Listings	6	Sold Properties closed averaging 95.99% of their Final List Price. This reflects a 4.01% difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
Average Sales Price	\$165,300	\$0
Min. List Price	\$159,000	\$0
Max. List Price	\$189,000	\$0
Suggested List Price	\$189,000	\$

How the Suggested Price Looks in the Market

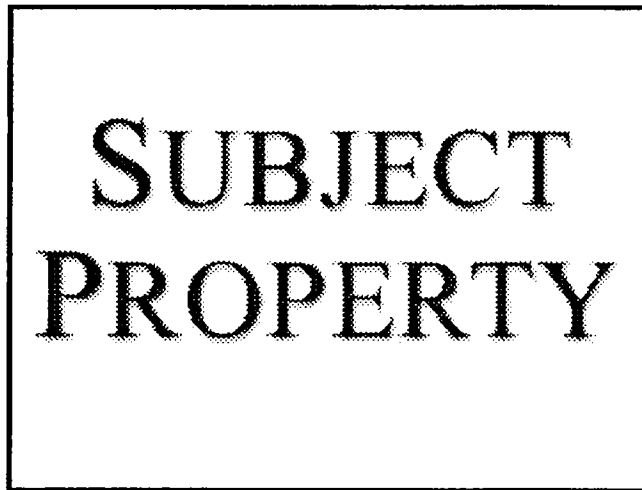


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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparative Market Analysis

for

Jack Barrowcliff



37155 Parsons Creek Rd
Springfield, Oregon

Bedrooms ♦ Bathrooms

Suggested Price: **\$780,000**

Prepared By:

**Sister Act Leavitt
RE/MAX Integrity**

3/19/2007



This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

value of existing parcel of property

Comparables to Your Home

81024 Territorial RD	RES	SLD	\$825,000
----------------------	-----	-----	-----------

No Photo Available

ML#:	4043296	Bedrooms:	3
MLS Area:	236	Bathrooms:	2
County:	Lane	Sub-Type:	RES-MFG
Neighborhood:		Style:	DBL-WDE
Zip Code:	97405	Year Built:	1978
T/Guide:	0A0	Total SF:	1600
Tax Id #:	4126585	Tax per Year:	2010

Directions: TERRITORIAL RD. 2 MILES, S. LORANE.

Remarks: PRIME GRAPE LAND, ROLLING PROPERTY, WITH SPRINGS AND OAK KNOLLS. VERY PRIVATE IN THE LORANE VALLEY - 210 ACRES OF GREAT FARMLAND.

25362 High Pass	RES	SLD	\$800,000
-----------------	-----	-----	-----------

No Photo Available

ML#:	4017803	Bedrooms:	3
MLS Area:	237	Bathrooms:	2
County:	Lane	Sub-Type:	DETACHD
Neighborhood:		Style:	RANCH
Zip Code:	97448	Year Built:	1988
T/Guide:	7C3	Total SF:	1948
Tax Id #:	0020832,1293032,0057180	Tax per Year:	2700

Directions: HWY 99, WEST ON HIGH PASS APPROX. 7 MILES.

Remarks: BEAUTIFUL WORKING CATTLE RANCH. SIX MAIN BARN. FENCED & X FENCED. 20 ACRES OF TIMBER. 3 CREEKS. EXCELLENT STEP-UP W/CORRALS, SHUTES & SCALES. WELL MAINTAINED 3 BDRM. HOME. DETACHED GARAGE PLUS HOBBY/REC ROOM. 10 MINUTES TO TOWN. INGROUND POOL & HOT TUB (MINOR REPAIRS NEEDED)

26005 Ferguson RD	RES	SLD	\$895,000
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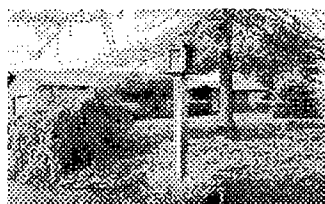


ML#:	2006202	Bedrooms:	4
MLS Area:	237	Bathrooms:	1
County:	Lane	Sub-Type:	DETACHD
Neighborhood:		Style:	OLD-PDX
Zip Code:	97448	Year Built:	1920
T/Guide:	3A7	Total SF:	1810
Tax Id #:	1292943	Tax per Year:	1600

Directions: HWY 99, JUST NO. OF JUNCTION CITY TURN W. ON FERGUSON RD, APPROX 3 MI

Remarks: BEAUTIFUL PROPERTY PERFECT FOR CROPS, GRAPES, ANIMALS. LEVEL HOMESITES, OLDER HOME NEEDS WORK. MANUFACTURED HOME DOES NOT STAY. THIS IS A GREAT PROPERTY FOR THE PRICE! OUT OF STATE SELLER. CLA FOR MORE INFO.

89060 N Old Mohawk RD	RES	SLD	\$600,000
-----------------------	-----	-----	-----------




ML#:	3019178	Bedrooms:	3
MLS Area:	250	Bathrooms:	3
County:	Lane	Sub-Type:	DETACHD
Neighborhood:		Style:	RANCH
Zip Code:	97478	Year Built:	1972
T/Guide:	30G16	Total SF:	2688
Tax Id #:	1314721	Tax per Year:	2820

Directions: 42ND TO MARCOLA RD., LEFT ON OLD MOHAWK RD. APPX. 1 MILE.

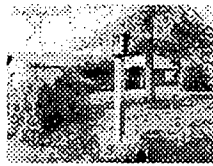
Remarks: RARE 75 ACRES W/FRONTAGE BOTH MCKENZIE & MOHAWK RIVERS; SUITABLE FOR CROPS, PASTURE OR ORCHARDS. 1 OWNERRANCH W/INGROUND POOL, LOVELY GROUNDS, DEN/REC.RM., +OFFICE OR 4TH BR. JUST 10 MINS. TO SPRINGFIELD. NICE!!

Adjustments to Comparables

	SUBJECT PROPERTY	No Photo Available	No Photo Available	
Address	37155 Parsons C...	81024 Territor...	25362 High Pass	 26005 Ferguson RD
City	Springfield, Or...	Eugene	Junction City	Junction City
MLS#		4043296	4017803	2006202
Status		SLD	SLD	SLD
Price \$/Sqft	\$780,000	\$ \$850,000 \$531	\$849,000 \$436	\$895,000 \$494
Sold Price \$/Sqft		\$825,000 \$516	\$800,000 \$411	\$895,000 \$494
Sale Date		7/1/2004	10/4/2004	12/31/2002
DOM		16	114	98
		\$ Adj	\$ Adj	\$ Adj
Bedrooms		3	3	4
Bathrooms		2	2	1
Area		236	237	237
Zip		97405	97448	97448
Type		RES-MFG	DETACHD	DETACHD
Style		DBL-WDE	RANCH	OLD-PDX
Total Sqft		1600	1948	1810
Year Built		1978	1988	1920
Lot Size	100-199.99AC	200AC+	200AC+	200AC+
Elem School		LORANE	LAUREL	Laurel
High School		CROW	JUNCTION...	Junction...
Garage		DETACHD	DETACHD	
Heating		FOR-AIR	HT-PUMP	OTHER
Ext Desc		T-111	WOOD	OTHER
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$780,000	\$825,000	\$800,000	\$895,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**SUBJECT
PROPERTY**



Address	37155 Parsons C...	89060 N Old Moh...		
City	Springfield, Or...	Springfield		
MLS#		3019178		
Status		SLD		
Price	\$/Sqft \$780,000	\$ \$685,000		\$255
Sold Price	\$/Sqft	\$600,000		\$223
Sale Date		10/31/2003		
DOM		182		
				\$ Adj
Bedrooms		3		
Bathrooms		3		
Area		250		
Zip		97478		
Type		DETACHD		
Style		RANCH		
Total Sqft		2688		
Year Built		1972		
Lot Size	100-199.99AC	50-99.99AC		
Elem School		Mohawk		
High School		Thurston		
Garage		ATTACHD		
Heating		FOR-AIR		
Ext Desc		WOOD		
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$780,000		\$600,000	

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Summary of Comparables

Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
		37155 PARSONS CREEK RD						\$780,000
4043296	0 RES-MFG	81024 Territorial RD	Eugene	236	3	2	1600	\$825,000
4017803	0 DETACHD	25362 High Pass	Junction City	237	3	2	1948	\$800,000
2006202	5 DETACHD	26005 Ferguson RD	Junction City	237	4	1	1810	\$895,000
3019178	8 DETACHD	89060 N Old Mohawk RD	Springfield	250	3	3	2688	\$600,000

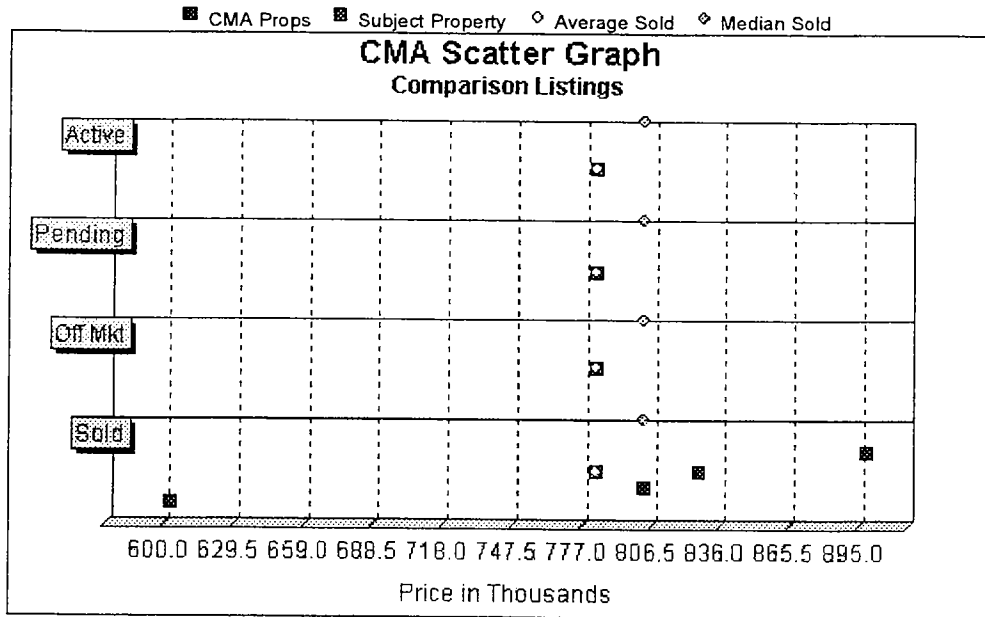
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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Sold	4	\$780,000	\$600,000	\$895,000	2012	\$388
Total Listings	4	Sold Properties closed averaging 95.15% of their Final List Price. This reflects a 4.85% difference between Sale Price and List Price. If SNL status is included, the Sold Price to List Price ratio will be affected because the ratio is always 100% for SNL listings.				

	Amount	\$/Sqft
Average Sales Price	\$780,000	\$388
Min. List Price	\$685,000	\$255
Max. List Price	\$895,000	\$494
Suggested List Price	\$780,000	\$

How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Fidelity National Title

Company of Oregon

800 Willamette Street, Suite 500

Eugene, Oregon 97401

Company : **Remax Integrity**

Attention : **Molly Leavitt**

By : *Christina Grove*

Phone: (541) 683-5422

Fax : (541) 683-5437

LANE COUNTY

PROPERTY PROFILE INFORMATION

Account# : 0033645	Owner Phone :
Owner : Barrowcliff Partnership Ltd	Tenant Phone :
CoOwner :	
Site : *no Site Address*	Parcel # : 16 02 11 00 00200 000
Mail : 37155 Parsons Creek Rd Springfield Or 97478	Census :
Land Use : 689 For,Mfd Structure,Mult Spec Assmt :	Neighborhood : 201R1
Stat. Class :	Jr. High :
Zoning : F2	High School :

ASSESSMENT & TAX INFORMATION

RMV Total	: \$755,483
RMV Land	: \$755,483
RMV Imprvt	:
% Improved	:
06-07 Taxes	: \$393.01
M50 Assd Tot	: \$12,853
Prior Assd Tot	: \$580,039

PROPERTY CHARACTERISTICS

Year Built	:
Bedrooms	:
Bathrooms	:
Bldg Sq Ft	:
1st Floor	:
2nd Floor	:
Bsmt Fin SF	:
Fl. Covering	:
Water Heater	:
Heating Type	:
Attic Sq Ft	:
Lot Sq Ft	: 11,344,331
Lot Size Ac	: 260.43
Lot Dim.	:
Stories	:
Landscape	:
Garage SF	:
Roof Style	:
Roof Mat'l	:
Exter. Wall	:
Deck Type	:
Deck Sq Ft	:
Well	:
Septic	:
Driv'way SF	:
Elem. School	:
Mid. School	:
High School	:

SALE & LOAN INFORMATION

Sale Date	:
Sale Amount	:
\$Cost/SqFt	: \$0.00
Document #	:
Deed Type	:
Loan Amount	:
Lender	:
Loan Type	:
Interest Type	:
Vesting	:
Loan Type	:

PRIOR SALE INFORMATION

Previous Transfer	:
Previous Sale Amt	:

Fidelity National Title

Company of Oregon
800 Willamette Street, Suite 500
Eugene, Oregon 97401

Company : **Remax Integrity**
Attention : **Molly Leavitt**
By : *Christina Grove*

Phone: (541) 683-5422
Fax : (541) 683-5437

LANE COUNTY PROPERTY PROFILE INFORMATION

Account# : 1180262	Owner Phone :
Owner : Barrowcliff Partnership Ltd	Tenant Phone :
CoOwner :	
Site : 37055 Boiler Creek Rd Springfield 97478	Parcel # : 16 02 11 00 00200 000
Mail : 37155 Parsons Creek Rd Springfield Or 97478	Census : 2.00 2
Land Use : 689 For,Mfd Structure,Mult Spec Assmt :	Neighborhood :
Stat. Class : <i>Jr. High</i> :	
Zoning : F2	<i>High School</i>

ASSESSMENT & TAX INFORMATION

RMV Total	: \$282,028
RMV Land	: \$233,968
RMV Imprvt	: \$48,060
% Improved	: 17
06-07 Taxes	: \$234.15
M50 Assd Tot	: \$24,318
Prior Assd Tot	: \$186,437

PROPERTY CHARACTERISTICS

Year Built	:
Bedrooms	:
Bathrooms	:
Bldg Sq Ft	:
1st Floor	:
2nd Floor	:
Bsmt Fin SF	:
Fl. Covering	:
Water Heater	:
Heating Type	:
Attic Sq Ft	:
Lot Sq Ft	: 3,380,692
Lot Size Ac	: 77.61
Lot Dim.	:
Stories	:
Landscape	:
Garage SF	:
Roof Style	:
Roof Mat'l	:
Exter. Wall	:
Deck Type	:
Deck Sq Ft	:
Well	:
Septic	:
Driv'way SF	:
Elem. School	:
Mid. School	:
High School	:

SALE & LOAN INFORMATION

Sale Date	:
Sale Amount	:
\$Cost/SqFt	: \$0.00
Document #	:
Deed Type	:
Loan Amount	:
Lender	:
Loan Type	:
Interest Type	:
Vesting	:
Loan Type	:

PRIOR SALE INFORMATION

Previous Transfer	:
Previous Sale Amt	:

Fidelity National Title

Compliments of:

Christina Grove
Customer Service Representative
3/16/2007

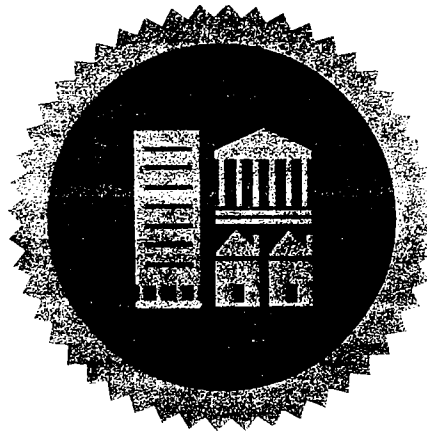
Prepared Especially For :

Molly Leavitt
Remax Integrity

PROPERTY: 36951 Parsons Creek Rd Springfield 97478

OWNER: Barrowcliff Ronald G & Bonnie M

Fidelity National Title



Company of Oregon “The Closing Company”

Main Office

800 Willamette Street, Ste. 500
Eugene, OR 97401
Direct: 541.683.5422
Direct Fax: 541.344.4534

Village Plaza Office

4710 Village Plaza Loop, Ste. 160
Eugene, OR 97401
Direct: 541.684.9960
Direct Fax: 541.684.0196

North Delta Office

3007 North Delta Hwy, Ste. 206
Eugene, OR 97408
Direct: 541.345.3660
Direct Fax: 541.345.3678

Fidelity National Title

Company of Oregon

800 Willamette Street, Suite 500

Eugene, Oregon 97401

Company : **Remax Integrity**

Attention : **Molly Leavitt**

By : *Christina Grove*

Phone: (541) 683-5422

Fax : (541) 683-5437

LANE COUNTY

PROPERTY PROFILE INFORMATION

Account#	: 1110988	Owner Phone	:	
Owner	: Barrowcliff Ronald G & Bonnie M	Tenant Phone	:	
CoOwner	:			
Site	: 36951 Parsons Creek Rd Springfield 97478	Parcel #	:	16 02 11 00 00201 000
Mail	: 36951 Parsons Creek Rd Springfield Or 97478	Census	:	2.00 2
Land Use	: 409 Tract,Manufactured Structurelem	Neighborhood	:	
Stat. Class	:	Jr. High	:	
Zoning	: RR5	High School	:	

ASSESSMENT & TAX INFORMATION

RMV Total	: \$262,413
RMV Land	: \$122,593
RMV Imprvt	: \$139,820
% Improved	: 53
06-07 Taxes	: \$1,359.99
M50 Assd Tot	: \$153,430
Prior Assd Tot	: \$227,463

PROPERTY CHARACTERISTICS

Year Built	:	
Bedrooms	:	
Bathrooms	:	
Bldg Sq Ft	:	
1st Floor	:	
2nd Floor	:	
Bsmt Fin SF	:	
Fl. Covering	:	
Water Heater	:	
Heating Type	:	
Attic Sq Ft	:	
Lot Sq Ft	:	85,813
Lot Size Ac	:	1.97
Lot Dim.	:	
Stories	:	
Landscape	:	
Garage SF	:	
Roof Style	:	GABLE
Roof Mat'l	:	AVG CMP SHINGL
Exter. Wall	:	
Deck Type	:	
Deck Sq Ft	:	
Well	:	
Septic	:	
Driv'way SF	:	
Elem. School	:	
Mid. School	:	
High School	:	

SALE & LOAN INFORMATION

Sale Date	: 06/01/2004
Sale Amount	:
\$Cost/SqFt	: \$0.00
Document #	: 40822 Multi-parcel
Deed Type	: Bargain & Sale
Loan Amount	: \$122,298
Lender	: Western Mortgage
Loan Type	: Construction
Interest Type	: Fixed
Vesting	: Estate By Entire
Loan Type	: Construction

PRIOR SALE INFORMATION

Previous Transfer	: 10/13/1998
Previous Sale Amt:	

Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-040822

AFTER RECORDING RETURN TO
FIDELITY NATIONAL TITLE INSURANCE
COMPANY OF OREGON
PO BOX 10827
EUGENE, OR 97440



\$31.00

06/01/2004 10:44:10 AM
RPR-DEED Cnt=1 Stn=1 CASHIER 05
\$10.00 \$11.00 \$10.00



After Recording Return To:
Ticor Title
947 Geary Street SE
PO Box 1450
Albany OR 97322

Send Tax Statements To:
Ronald G. Barrowcliff
36951 Parsons Creek Road
Springfield OR 97478

Title Order No. 00-707044-46
Escrow No. 19-75234
Tax Account No. 1110988,
4076103

BARGAIN AND SALE DEED

(ORS 93.860)

Ronald G. Barrowcliff or Bonnie M. Barrowcliff, or their successors in interest, as Trustee of the Barrowcliff Trust dated October 15, 1998, Grantor, conveys to Ronald G. Barrowcliff and Bonnie M. Barrowcliff, as tenants by the entirety, Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is -0-.

Dated this 26 day of May, 2004.

RONALD G. BARROWCLIFF OR BONNIE M. BARROWCLIFF, OR THEIR SUCCESSORS IN INTEREST, AS TRUSTEE OF THE BARROWCLIFF TRUST DATED OCTOBER 15, 1998

Ronald G. Barrowcliff Trustee
By: Ronald G. Barrowcliff, Trustee

RONALD G. BARROWCLIFF OR BONNIE M. BARROWCLIFF, OR THEIR SUCCESSORS IN INTEREST, AS TRUSTEE OF THE BARROWCLIFF TRUST DATED OCTOBER 15, 1998

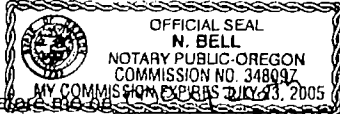
Bonnie M. Barrowcliff Trustee
By: Bonnie M. Barrowcliff, Trustee

707044 1/2

State of OR, County of Linn)ss.

This instrument was acknowledged before me on May 26th, 2004 by Ronald G. Barrowcliff, as Trustee, of Ronald G. Barrowcliff or Bonnie M. Barrowcliff, or their successors in interest, as Trustee of the Barrowcliff Trust dated October 15, 1998.

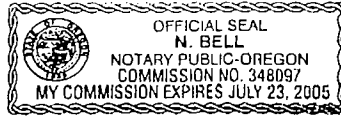
N. Bell
Notary Public My commission expires: July 23, 2005



State of OR, County of Linn)ss.

This instrument was acknowledged before me on May 26th, 2004 by Bonnie M. Barrowcliff, as Trustee, of Ronald G. Barrowcliff or Bonnie M. Barrowcliff, or their successors in interest, as Trustee of the Barrowcliff Trust dated October 15, 1998.

N. Bell
Notary Public My commission expires: July 23, 2005



Order No. 00-707044-46

EXHIBIT "ONE"

Beginning at a Point 1074.69 feet North and 281.74 feet East of the Southwest corner of Section 11, Township 16 South, Range 2 West of the Willamette Meridian, said Beginning Point being on the centerline of Parsons Creek County Road (County Road No. 1348); thence in a straight line, North 18° 25' East 404.20 feet to Parsons Creek, said line being monumented by a 3/4 inch iron pipe 31.15 feet on line from Beginning Point and by a 3/4 inch iron pipe 50.0 feet on line from Parsons Creek; thence Northwesterly, along the thread of Parsons Creek, 135 feet, more or less; thence in a straight line, South 49° 39' West 421.03 feet to the centerline of Parsons Creek County Road, said line being monumented by a 3/4 inch iron pipe 65.0 feet on line from Parsons Creek and by a 3/4 inch iron pipe 30.39 feet on line from County Road centerline; thence in a Southeasterly direction 210.19 feet, along a 10 degree curve (572.96 foot radius) of Parsons Creek County Road centerline; thence South 55° 58' East 139.34 feet, along the centerline of the County Road to the Point of Beginning, in Lane County, Oregon.

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: 36951 PARSONS CREEK RD

Map & Tax Lot #: 16-02-11-00-00201

Special Interest Code:

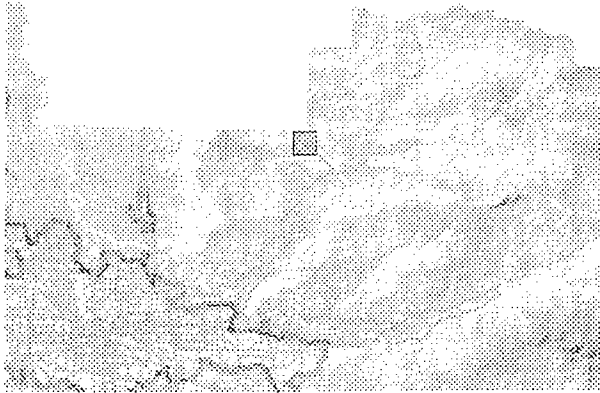
A & T Account #: 1110988

[Convert to PDF Document](#)

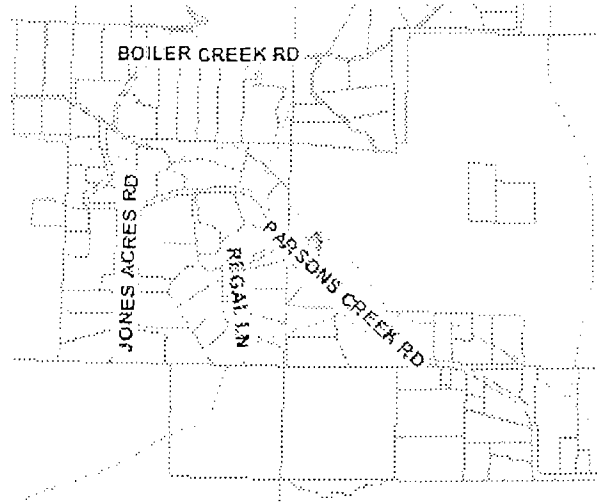
[Tax Map](#)

[View Tax Map](#)

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: 4290433

Y-Coord: 928747

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
36951			PARSONS CREEK		RD		
Mailing City			State	Zip Code	Zip+4	Carrier Route	
SPRINGFIELD			OR	97478	7729	H069	
Create Date: 1986-07-02				Update Date:			

Land Use

Land use information has not been field verified.

Land Use Code and Description:	Code: 1150	Description: MOBILE HOME - NOT IN MOBILE HOME PARK
Use Code and Description:	Code: N	Description: MOBILE HOME

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Zoning Jurisdiction:	Code: LC	Description: LANE COUNTY
Parent Zone 1:	Code: RR5	Description: RURAL RESIDENTIAL (5 ACRE MINIMUM)

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers: **MVF** **MOHAWK VALLEY FD**

Node: **N**

Plan Designation: [Display Current Metro Plan Map](#)

2000 Census Tract: **0200**

2000 Block Group: **2**

Year Annexed:

Annexation #:

Approximate Acreage: **1.95**

Approximate Square Footage: **84,942**

Environmental Findings Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: **41039C0675F** Community Number: **415591** Post - FIRM Date: **1985-12-18** Panel Printed? (Y/N): **N**

Code: **X** Description: **Areas determined to be outside of 500-year flood.**

Soils

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
11C	BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES	35
11D	BELLPINE SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES	33
1A	ABIQUA SILTY CLAY LOAM, 0 TO 3 PERCENT SLOPES	32

Schools

District: **79J** Name: **MARCOLA**
 Elementary School:
 Middle School:
 High School:

Service Districts

LTD Service Area:
 LTD Ride Source:
 Ambulance District: **EC** Area: **EAST/CENTRAL** Provider: **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**

Emerald People's Utility District:
 Soil Water Conservation District: **EAST LANE**
 Soil Water Conservation District Zone: **0**

Political Districts

Election Precinct: **100105**
 County Commissioner District: **5** **EAST**
 County Commissioner: **FAYE STEWART**
 State Representative District: **11**
 State Representative Name: **PHIL BARNHART**
 City Council Ward:
 City Councilor Name:
 State Senate District: **6**
 State Senator: **WILLIAM MORRISETTE**
 LCC Board Zones: **3**
 EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 1110988 | Map & Tax Lot: 16-02-11-00-00201

Property Owner

Owner1 Name: **BARROWCLIFF RONALD G & BONNIE M**
 Owner Address: **36951 PARSONS CREEK RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer

Taxpayer Name: **BARROWCLIFF RONALD G & BONNIE M**

Taxpayer Address: **36951 PARSONS CREEK RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Township: 16	Range: 02	Section: 11	Quarter: 00
Subdivision Type:	Subdivision Name:	Division/Phase:	
Lot/Tract/Unit Number: TL 00201			
Subdivision Number:			
Recording Number:			

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	122,593	139,820	262,413	153,430
2005	94,303	133,160	227,463	148,961
2004	60,622	35,660	96,282	72,852
2003	50,943	33,640	84,583	70,730
2002	45,485	32,660	78,145	68,670
2001	36,980	29,690	66,670	66,670
2000	41,090	25,160	66,250	64,988
1999	40,680	26,480	67,160	63,095
1998	41,090	12,510	53,600	52,466
1997	56,910	2,390	59,300	43,101
1996	53,690	2,390	56,080	56,080
1995	45,500	2,390	47,890	47,890

135,430	18,000	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2006	1,359.99
2005	1,369.23
2004	762.41
2003	746.43
2002	735.35
2001	785.97
2000	744.42
1999	794.61
1998	613.70
1997	535.89
1996	607.39
1995	451.90

Current Exemptions

Tax Year	Amount	Description
2006	18,000	Veteran 2

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- Active for the 2006 Tax Year
- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Potential Additional Tax; 1995 Farm Declass \$918.63 due 11/15/2007

Special Assessment Program (if applicable)

Code: Description:

General Information

Property Class: **409** TRACT, MANUFACTURED STRUCTURE
 Statistical Class: **190** MANUFACTURED HOME ON REAL PROPERTY
 Neighborhood Code: **20161**
 Property Use Type:
 Account Type: **RP**
 Category: **LAND AND IMPROVEMENTS**
 Mortgage Company Name: **NATIONAL CITY MORT CO (OHIO)**
 Total Acreage for this Account: **1.97**
 Fire Acres: **1.97**

Tax Code Area (Levy Code): 07902 Lane County Assessment and Taxation 2006-2007 Billing Rates

**EMERALD PEOPLES UTILITY DISTRICT
 LANE COMMUNITY COLLEGE
 LANE COUNTY
 LANE EDUCATION SERVICE DISTRICT
 MARCOLA SCHOOL DISTRICT 79J
 MOHAWK VALLEY RURAL FIRE PROTECTION DIST**

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
05-26-2004		BARROWCLIFF RONALD G TE	BARROWCLIFF RONALD G & BONNIE M	2004-40822	8	Y
10-13-1998		BARROWCLIFF, RONALD G & BONNIE M H&W		9808230400	6	

Manufactured Structures

Model Year: **2005** Make: **GOLDEN WEST** Model:
 Serial Number: **GIOR23N28565ABC** Plate Number: **EM52988** LOIS Number:
 Length: **62** Width: **40**

Building 1 Characteristics

Account: **1110988** Map & Tax Lot: **16-02-11-00-00201**
inspection Date: **12-21-2004** Roofstyle: **GABLE** Bedrooms:

Building Type: **11 MANUFACTURED
STRUCTURE**

Roof Cover: **COMP SHINGLE
MEDIUM**

Full Baths:

Class:

Heating:

Half Baths:

Year Built:

Exterior Wall:

Fireplaces:

Effect Year
Built: **2004**

Depreciation:

Percent Improv. **100**
Complete:

Floor

Base Area Finished Area

Parking Area

Basement:

Bsmt Gar sqft:

First:

Att Gar sqft:

Second:

Att Port sqft:

Attic:

Det Gar sqft:

Driveway Sqft:

TOTAL

Paved Patio Sqft:

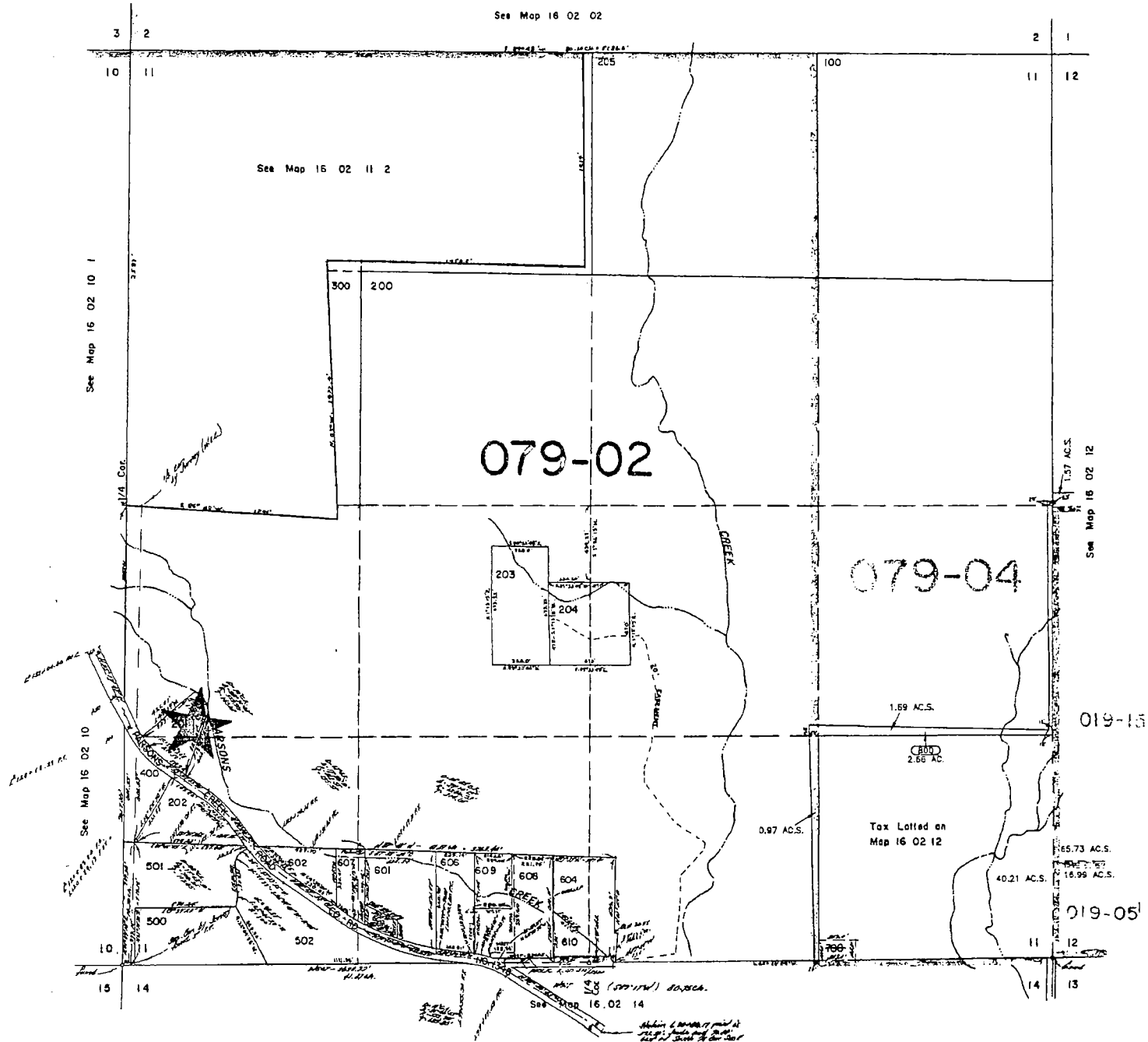
[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

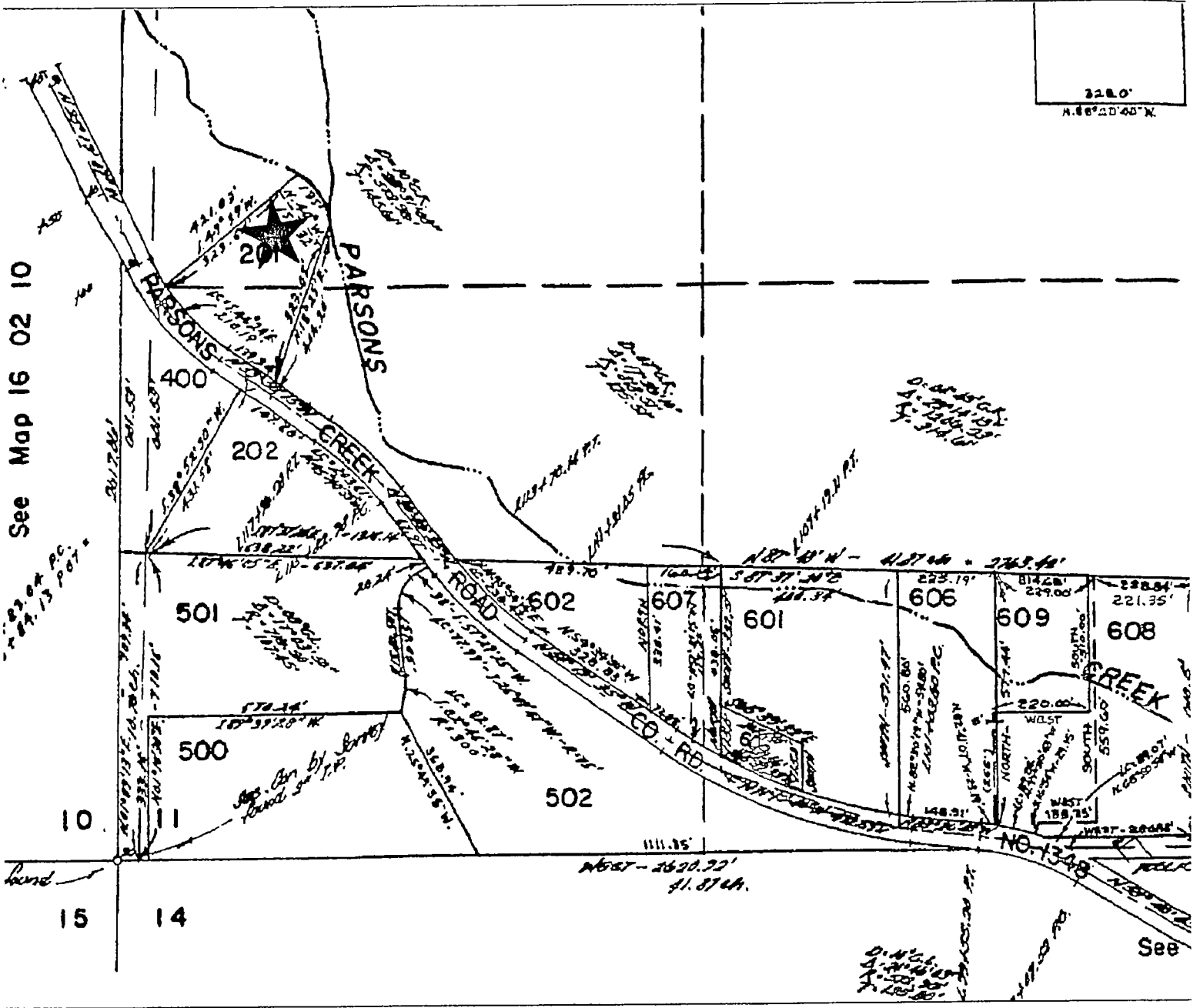
FOR ASSESSMENT
AND TAXATION
ONLY

Section 11 T.16S. R.2W.W.M.
LANE COUNTY
1" = 400'

16 02 11
& INDEX

DATE	REVISION	BY	DATE





See Map 16 02 10

FIDELITY NATIONAL TITLE COMPANY

This sketch above is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

Map # 16 02 11 00 00201 000

PREPARED FOR:

DATE : 3/16/2007
County Name : Lane (OR)

Owner : Barrowcliff Ronald G & Bonnie M
Address : 36951 Parsons Creek Rd Springfield 97478
 : Springfield
APN : 1110988

COMPARABLE PARAMETERS USED

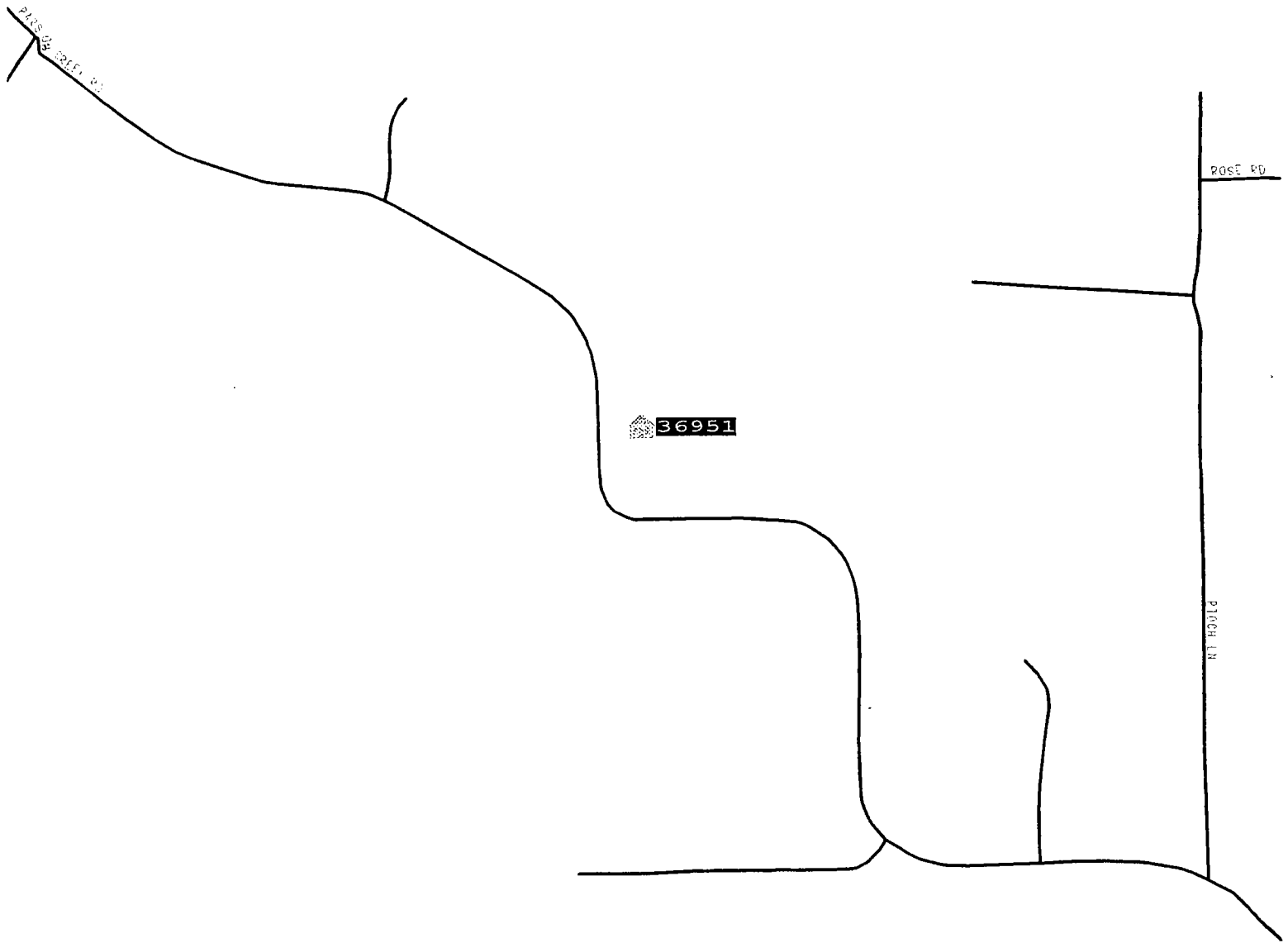
RADIUS, 1.000
CITY
TRANSFERDATE, 12
LANDUSE
BUILDINGSQFTPERCENT, 25

COMPARABLES FOUND USING THE ABOVE PARAMETERS:
ADDITIONAL SALES

Sale #1	*-----:	MetroScan Comparable Sales	:-----*
Owner	: Wallace Stephen J/Barbara J	Parcel	: 1444890
Site	: 37208 Parsons Creek Rd Springfield 97478	Date	: 10/12/2006
Mail	: 37208 Parsons Creek Rd Springfield Or 97478	Price	: \$299,900
Use	: 409 Tract, Manufactured Structure	Doc #	: 74117
Map Pg:		Phone	:
Bedrm	: Bth: TotRm: YB: Pool:	BldgSF:	Ac: 5.00

Sale #2	*-----:	MetroScan Comparable Sales	:-----*
Owner	: Iverson Theresa L	Parcel	: 1534799
Site	: 37212 Parsons Creek Rd Springfield 97478	Date	: 05/05/2006
Mail	: 37212 Parsons Creek Rd Springfield Or 97478	Price	: \$195,877
Use	: 409 Tract, Manufactured Structure	Doc #	: 40538
Map Pg:		Phone	:
Bedrm	: Bth: TotRm: YB: Pool:	BldgSF:	Ac: 3.00

Sale #3	*-----:	MetroScan Comparable Sales	:-----*
Owner	: Sturgeon Michael L & Courtney M	Parcel	: 1446812
Site	: 37495 Parsons Creek Rd Springfield 97478	Date	: 05/10/2006
Mail	: 37495 Parsons Creek Rd Springfield Or 97478	Price	: \$332,500
Use	: 409 Tract, Manufactured Structure	Doc #	: 32396
Map Pg:		Phone	:
Bedrm	: Bth: TotRm: YB: Pool:	BldgSF:	Ac: 5.00



PALS RD (DEPT. RD)

ROSE RD

 36951

PITCH LN

Fidelity National Title

Compliments of:

Christina Grove
Customer Service Representative
3/16/2007

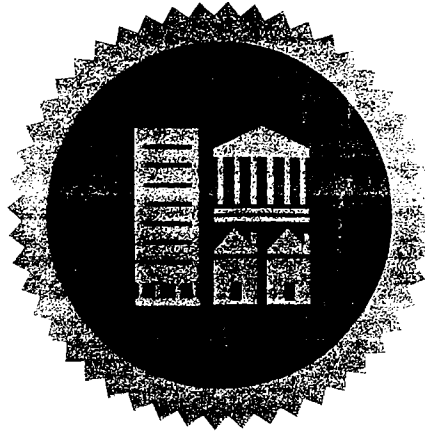
Prepared Especially For :

Molly Leavitt
Remax Integrity

PROPERTY: 37147 Parsons Creek Rd Springfield 97478

OWNER: Barrowcliff James & Carolyn

Fidelity National Title



Company of Oregon *"The Closing Company"*

Main Office

800 Willamette Street, Ste. 500
Eugene, OR 97401
Direct: 541.683.5422
Direct Fax: 541.344.4534

Village Plaza Office

4710 Village Plaza Loop, Ste. 160
Eugene, OR 97401
Direct: 541.684.9960
Direct Fax: 541.684.0196

North Delta Office

3007 North Delta Hwy, Ste. 206
Eugene, OR 97408
Direct: 541.345.3660
Direct Fax: 541.345.3678

Fidelity National Title

Company of Oregon

800 Willamette Street, Suite 500

Eugene, Oregon 97401

Company : **Remax Integrity**

Attention : **Molly Leavitt**

By : *Christina Grove*

Phone: (541) 683-5422

Fax : (541) 683-5437

LANE COUNTY

PROPERTY PROFILE INFORMATION

Account#	: 1294998	Owner Phone	:	
Owner	: Barrowcliff James & Carolyn	Tenant Phone	:	
CoOwner	:			
Site	: 37147 Parsons Creek Rd Springfield 97478	Parcel #	:	16 02 11 00 00203 000
Mail	: 37147 Parsons Creek Rd Springfield Or 97478	Census	:	2.00 2
Land Use	: 549 Agr,Mfd Structure,Unzoned Farm Land	Neighborhood	:	
Stat. Class	:	Jr. High	:	
Zoning	: F2	High School	:	

ASSESSMENT & TAX INFORMATION

RMV Total	: \$219,714
RMV Land	: \$143,474
RMV Imprvt	: \$76,240
% Improved	: 35
06-07 Taxes	: \$903.90
M50 Assd Tot	: \$88,062
Prior Assd Tot	: \$175,175

PROPERTY CHARACTERISTICS

Year Built	:	
Bedrooms	:	
Bathrooms	:	
Bldg Sq Ft	:	
1st Floor	:	
2nd Floor	:	
Bsmt Fin SF	:	
Fl. Covering	:	
Water Heater	:	
Heating Type	:	
Attic Sq Ft	:	
Lot Sq Ft	:	220,849
Lot Size Ac	:	5.07
Lot Dim.	:	
Stories	:	
Landscape	:	
Garage SF	:	
Roof Style	:	GABLE
Roof Mat'l	:	AVG CMP SHINGL
Exter. Wall	:	
Deck Type	:	
Deck Sq Ft	:	
Well	:	
Septic	:	
Driv'way SF	:	
Elem. School	:	
Mid. School	:	
High School	:	

SALE & LOAN INFORMATION

Sale Date	:	
Sale Amount	:	
\$Cost/SqFt	:	\$0.00
Document #	:	
Deed Type	:	
Loan Amount	:	
Lender	:	
Loan Type	:	
Interest Type	:	
Vesting	:	
Loan Type	:	

PRIOR SALE INFORMATION

Previous Transfer	:	
Previous Sale Amt	:	

7925318

JACK O. BARRONCLIFF

for the consideration hereinafter stated, to grantor paid by JAMES LEE BARRONCLIFF and CAROLYN MARIE BARRONCLIFF, husband and wife, hereinafter called the grantor,

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

Beginning at the Northwest Corner of the Southeast Quarter of Section 11, Township 16 South, Range 2 West, Willamette Meridian, Lane County, Oregon; thence South 1° 36' 15" West along the West line of said Southeast Quarter 439.27 feet; thence North 88° 23' 45" West 234.24 feet to a 1/2 inch iron rod marking the TRUE POINT OF BEGINNING; thence South 1° 13' 15" West 470 feet to a 1/2 inch iron rod; thence North 88° 23' 45" West 328.00 feet to a 1/2 inch iron rod; thence North 1° 13' 15" East 673.32 feet to a 1/2 inch iron rod; thence South 88° 23' 45" East 328 feet to a 1/2 inch iron rod; thence South 1° 13' 15" West 203.32 feet to the TRUE POINT OF BEGINNING.

Together with a Road Easement 20 feet in width lying 10 feet on each side of the following described center line:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 subject to easements, conditions and restrictions of record

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

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 21st day of March, 1979; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereof by order of its board of directors.

Jack O. Barrowcliff
Jack O. Barrowcliff

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Lane, 3-21, 1979

STATE OF OREGON, County of Lane, 1979

Personally appeared the above named JACK O. BARRONCLIFF

Personally appeared ... who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

acknowledged the foregoing instrument as his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My Commission Expires March 28, 1982

Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

7925318

Beginning on the East line of the above described real property at a point 399.32 feet South 1° 13' 15" West from the Northwest Corner of said above described real property; thence South 60° 52' East 282 feet; thence North 79° 26' East 103.8 feet; thence South 89° 06' 30" East 165.9 feet; thence South 44° 41' East 57.4 feet; thence South 12° 07' 30" East 278.5 feet; thence South 7° 18' West 309 feet; thence South 20° 13' West 125.4 feet; thence South 1° 50' West 85 feet; thence South 35° 44' East 283.6 feet; thence South 55° 51' East 219.2 feet; thence South 15° 37' 30" West 54.4 feet; thence South 43° 06' West 194.7 feet; thence South 1° 38' West 83.5 feet; thence South 4° 08' 33" West 69.8 feet; thence South 7° 25' 30" West 130.9 feet; thence South 7° 55' 30" East 165.1 feet; thence South 85° 11' 30" West 174 feet; thence South 86° 26' West 105.9 feet; thence North 76° 30' West 120 feet more or less to the east line of that property described in that deed to Frank W. Dettmer and Margaret Dettmer recorded on Reel 283D, Instrument No. 39434 Lane County Record of Deeds.

000000 000000 0 0 0

7925318

WARRANTY DEED
(Individual or Corporate)



OF LANE COUNTY 484-2000
66 W. 7th. • Eugene 485-8133
1500 Valley River Dr. • E. J. 997-8688
500 Kingsford • Florence 343-1050
From Eugene

State of Oregon,
County of Lane—ss.

I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

2 MAY 79 9: 21

Reel 991 R

Lane County OFFICIAL RECORDS.

D.M. Penfold, Director of the Department of General Services.

By *Jessie A. McFall*
Deputy
CR-13

After recording return to:

Blank lines for recording return information.

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: 37147 PARSONS CREEK RD

Map & Tax Lot #: 16-02-11-00-00203

A & T Account #: 1294998

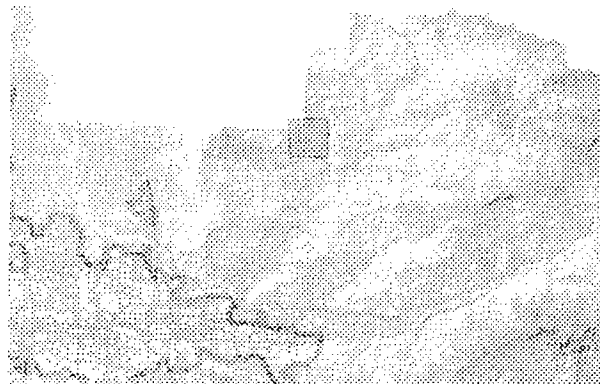
Special Interest Code:

[Convert to PDF Document](#)

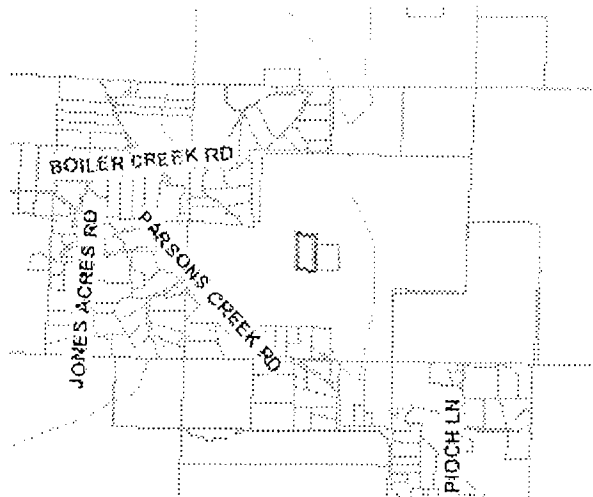
[Tax Map](#)

[View Tax Map](#)

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: 4292451

Y-Coord: 929437

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
37147			PARSONS CREEK		RD		
	Mailing City		State	Zip Code	Zip+4	Carrier Route	
	SPRINGFIELD		OR	97478	8741	H069	
	Create Date: 1986-07-02			Update Date:			

Land Use

Land use information has not been field verified.

Code:	Description:
1150	MOBILE HOME - NOT IN MOBILE HOME PARK
N	MOBILE HOME

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Code:	Description:
LC	LANE COUNTY
F2	IMPACTED FOREST

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers: **MVF** **MOHAWK VALLEY FD**

Node: **N**

Plan Designation: [Display Current Metro Plan Map](#)

2000 Census Tract: **0200**

2000 Block Group: **2**

Year Annexed:

Annexation #:

Approximate Acreage: **5.07**

Approximate Square Footage: **220,849**

Environmental Findings Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number: **41039C0675F** Community Number: **415591** Post - FIRM Date: **1985-12-18** Panel Printed? (Y/N): **N**

Code: **X** Description: **Areas determined to be outside of 500-year flood.**

Soils

Soil Map Unit Number:	Soil Type Description:	Percentage of Tax Lot:
11C	BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES	47
11D	BELLPINE SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES	38
58D	HONEYGROVE SILTY CLAY LOAM, 3 TO 25 PERCENT SLOPES	15

Schools

District: **79J** Code: **79J** Name: **MARCOLA**

Elementary School:

Middle School:

High School:

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District: **EC** Area: **EAST/CENTRAL** Provider: **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**

Emerald People's Utility District:

Soil Water Conservation District: **EAST LANE**

Soil Water Conservation District Zone: **0**

Political Districts

Election Precinct: **100105**

County Commissioner District: **5** **EAST**

County Commissioner: **FAYE STEWART**

State Representative District: **11**

State Representative Name: **PHIL BARNHART**

City Council Ward:

City Councilor Name:

State Senate District: **6**

State Senator: **WILLIAM MORRISETTE**

LCC Board Zones: **3**

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 1294998 | Map & Tax Lot: 16-02-11-00-00203

Property Owner

Owner1 Name: **BARROWCLIFF JAMES & CAROLYN**

Owner Address: **37147 PARSONS CREEK RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer

Taxpayer Name: **BARROWCLIFF JAMES & CAROLYN**

Taxpayer Address: **37147 PARSONS CREEK RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Township: 16	Range: 02	Section: 11	Quarter: 00
Subdivision Type:	Subdivision Name:	Division/Phase:	
Lot/Tract/Unit Number: TL 00203			
Subdivision Number:			
Recording Number:			

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	143,474	76,240	219,714	88,062
2005	110,155	65,020	175,175	85,497
2004	100,636	61,520	162,156	83,007
2003	84,316	86,680	170,996	80,589
2002	78,196	84,160	162,356	78,242
2001	63,237	76,510	139,747	75,964
2000	67,997	64,840	132,837	73,752
1999	67,320	68,250	135,570	71,600
1998	68,000	58,330	126,330	68,290
1997	65,380	15,830	81,210	26,440
1996	61,680	15,830	77,510	31,800
1995	52,270	15,830	68,100	29,370

88,062	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2006	903.90
2005	883.81
2004	840.84
2003	842.67
2002	830.04
2001	926.55
2000	873.32
1999	908.26
1998	809.41
1997	350.39
1996	368.66
1995	298.80

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

Ⓢ Active for the 2006 Tax Year

- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:
FARMD

Description:
FARM DEFERRAL

General Information

Property Class:	549	FARM, UNZONED FARM LAND, MANUFACTURED STRUCTURE
Statistical Class:	190	MANUFACTURED HOME ON REAL PROPERTY
Neighborhood Code:	20161	
Property Use Type:	862	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	5.07	
Fire Acres:	5.07	

Tax Code Area (Levy Code): 07902 Lane County Assessment and Taxation 2006-2007 Billing Rates

**EMERALD PEOPLES UTILITY DISTRICT
LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT
MARCOLA SCHOOL DISTRICT 79J
MOHAWK VALLEY RURAL FIRE PROTECTION DIST**

Sales Information

Sales Date: Sales Price: Grantor: Grantee: Instrument #: Analysis Code: Mult Acct?:

Manufactured Structures

Building 1 Characteristics

<u>Account:</u>	1294998	Map & Tax Lot:	16-02-11-00-00203	
<u>Inspection Date:</u>	02-10-1994	Roofstyle:	GABLE	Bedrooms:
Building Type:	11 MANUFACTURED STRUCTURE	Roof Cover:	COMP SHINGLE MEDIUM	Full Baths:
Class:		Heating:		Half Baths:
<u>Year Built:</u>		Exterior Wall:		Fireplaces:
<u>Effect Year Built:</u>	1984	Depreciation:		Percent Improv. Complete:
<u>Floor</u>		<u>Base Area</u> <u>Finished Area</u>		100
Basement:			<u>Parking Area</u>	
			Bsmt Gar sqft:	

First:	Att Gar sqft:
Second:	Att Port sqft:
Attic:	Det Gar sqft:
	Driveway Sqft:
TOTAL	Paved Patio Sqft:

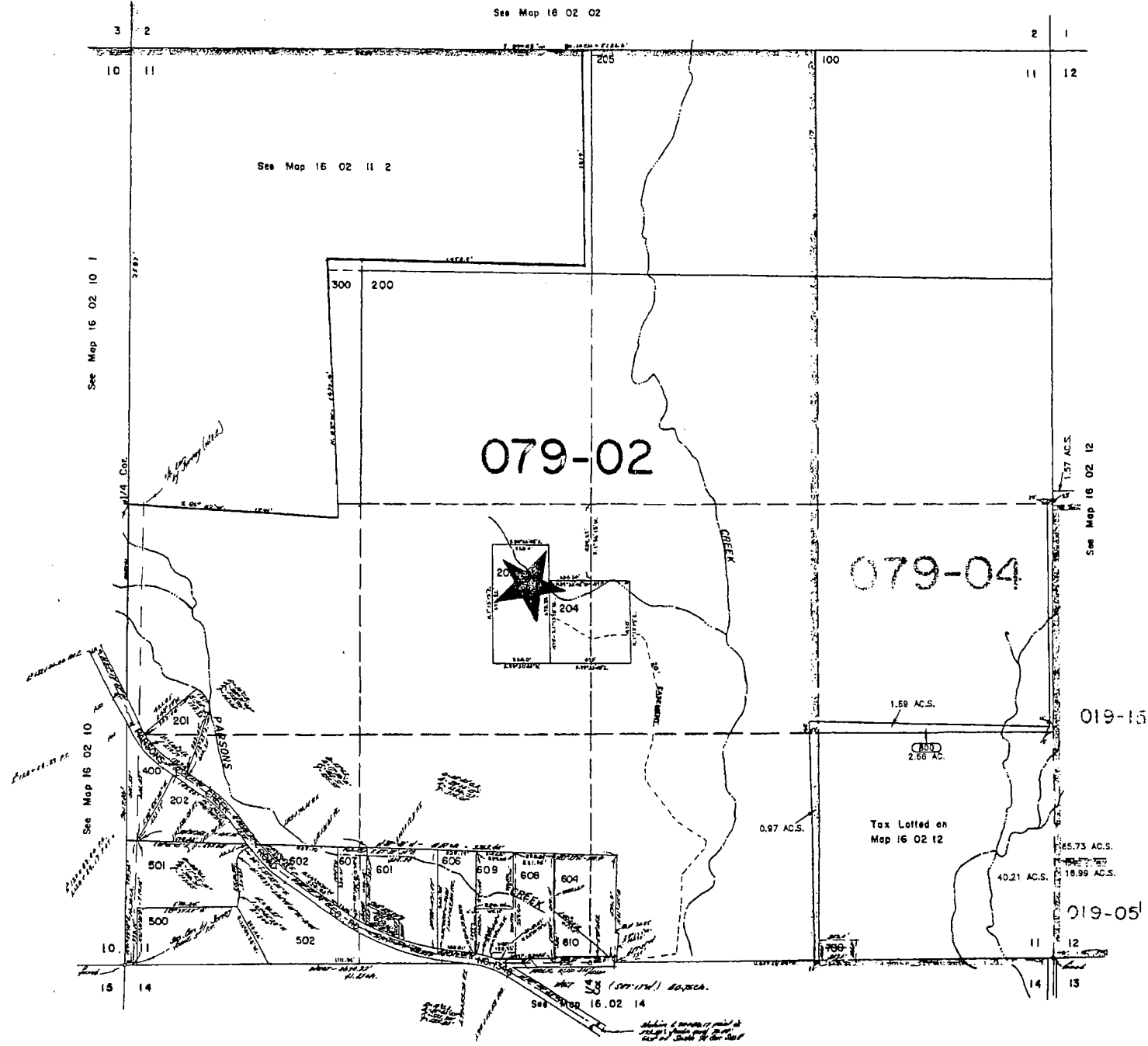
[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

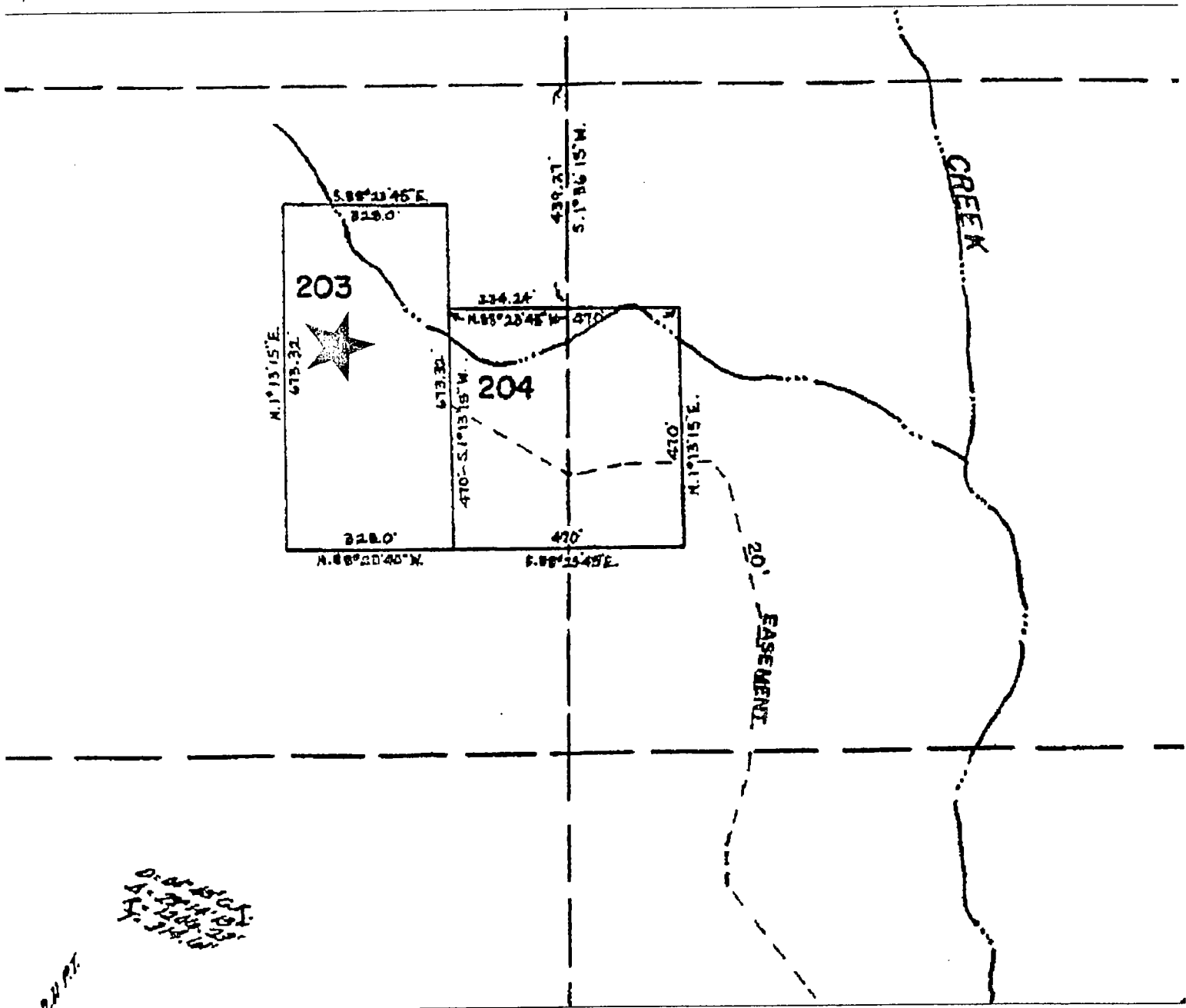
FOR ASSESSMENT
AND TAXATION
ONLY

Section 11 T.16S. R.2W.W.M.
LANE COUNTY
1" = 400'

16 02 11
8 INDEX

DATE	REVISION	DATE	REVISION





FIDELITY NATIONAL TITLE COMPANY

This sketch above is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

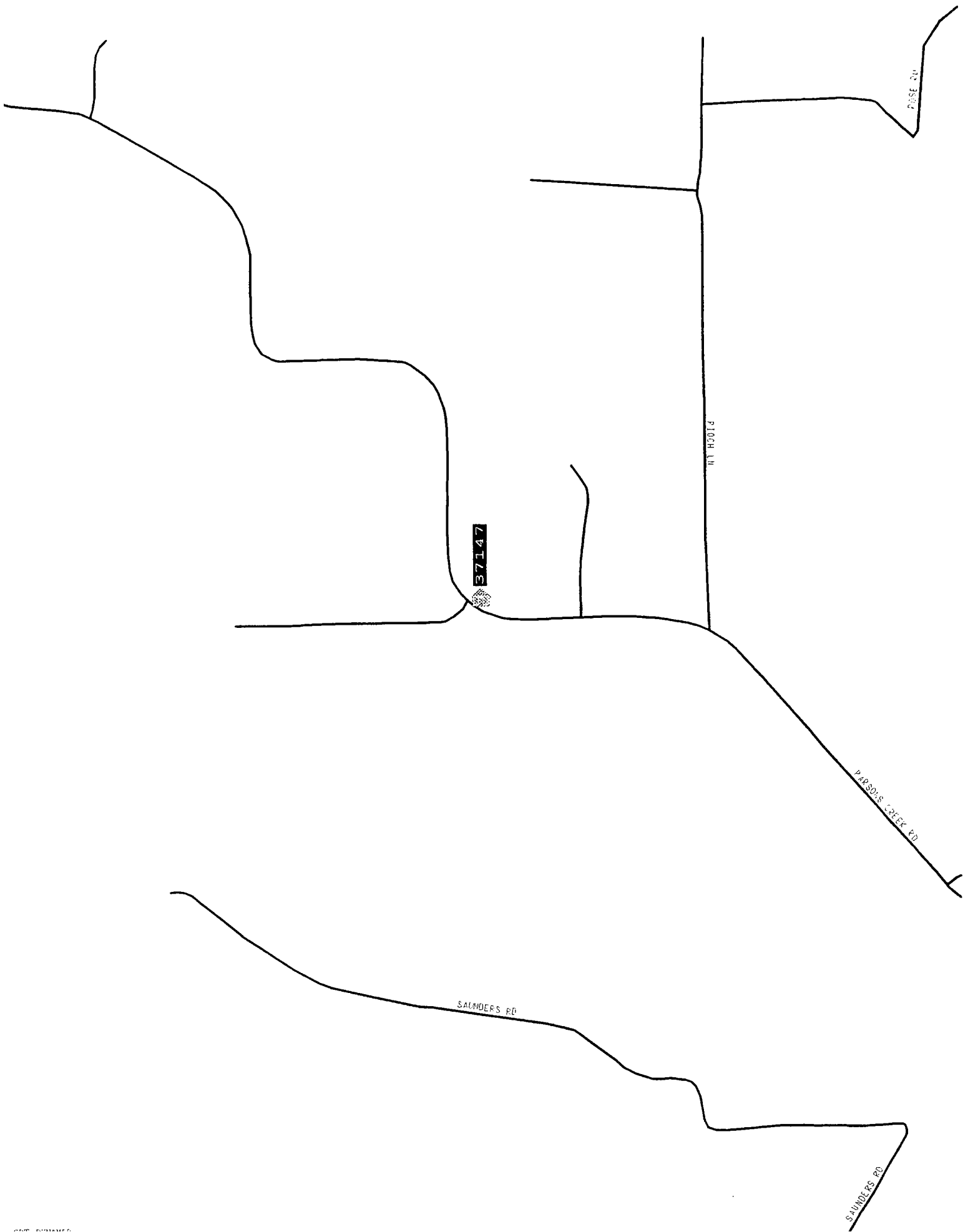
Map # 16 02 11 00 00203 000

* No Comparables Found For: *

Subject Parcel :1294998
Subject Address :37147 PARSONS CREEK RD
Subject Owner :BARROWCLIFF JAMES;CAROLYN

* Comp Parameters Used *

RADIUS,1.000
CITY
TRANSFERDATE,12
LANDUSE
BUILDINGSQFTPERCENT,25



37147

PIONEER LN

PARSONS CREEK RD

SAUNDERS RD

SAUNDERS RD

ROUSE DR

Fidelity National Title

Compliments of:

Christina Grove
Customer Service Representative
3/16/2007

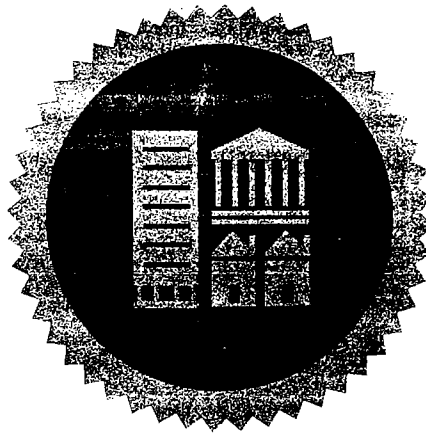
Prepared Especially For :

Molly Leavitt
Remax Integrity

PROPERTY: 37151 Parsons Creek Rd Springfield 97478

OWNER: Barrowcliff Jack E & Linda D

Fidelity National Title



Company of Oregon “The Closing Company”

Main Office

800 Willamette Street, Ste. 500
Eugene, OR 97401
Direct: 541.683.5422
Direct Fax: 541.344.4534

Village Plaza Office

4710 Village Plaza Loop, Ste. 160
Eugene, OR 97401
Direct: 541.684.9960
Direct Fax: 541.684.0196

North Delta Office

3007 North Delta Hwy, Ste. 206
Eugene, OR 97408
Direct: 541.345.3660
Direct Fax: 541.345.3678

Assessment Map and Tax Lot Number Search Results

Map and Tax Lot



2 record(s) selected. Record numbers 1 - 2 are displayed below.

Please click the to the right of a record to view a detailed property report.

Owner Name	Site Address	Mail Inc City City	UGB Zip	Account	Map and Tax Lot	SIC
BARROWCLIFF JACK E & LINDA D	37151 PARSONS CREEK RD	SPR	97478	1295912	<u>16-02-11-00- 00204</u>	
BARROWCLIFF PARTNERSHIP LTD				5488232	<u>16-02-11-00- 00204</u>	

<< First Page

< Previous Page

Next Page >

Last Page >>

[New Property Search](#) | [Applications](#)

Fidelity National Title

Company of Oregon
800 Willamette Street, Suite 500
Eugene, Oregon 97401

Company : **Remax Integrity**
Attention : **Molly Leavitt**
By : *Christina Grove*

Phone: (541) 683-5422
Fax : (541) 683-5437

LANE COUNTY PROPERTY PROFILE INFORMATION

Account# : 1295912	Owner Phone :
Owner : Barrowcliff Jack E & Linda D	Tenant Phone :
CoOwner :	
Site : 37151 Parsons Creek Rd Springfield 97478	Parcel # : 16 02 11 00 00204 000
Mail : 37151 Parsons Creek Rd Springfield Or 97478	Census : 2.00 2
Land Use : 541 Agr,Improved,Unzoned Farm Land	Neighborhood : 201R1
Stat. Class :	Jr. High :
Zoning : F2	High School :

ASSESSMENT & TAX INFORMATION

RMV Total : **\$336,674**
RMV Land : **\$143,474**
RMV Imprvt : **\$193,200**
% Improved : 57
06-07 Taxes : **\$1,815.35**
M50 Assd Tot : \$182,723
Prior Assd Tot : \$293,205

PROPERTY CHARACTERISTICS

Year Built : 1998
Bedrooms : 2
Bathrooms : 2.00
Bldg Sq Ft : 1,808
1st Floor : 1,808
2nd Floor :
Bsmt Fin SF :
Fl. Covering : Carpet
Water Heater :
Heating Type :
Attic Sq Ft :
Lot Sq Ft : 220,849
Lot Size Ac : 5.07
Lot Dim. :
Stories :
Landscape :
Garage SF :
Roof Style : GABLE
Roof Mat'l : AVG CMP SHINGL
Exter. Wall : WOOD
Deck Type : CEDAR
Deck Sq Ft : 160
Well : 1
Septic : 1
Driv'way SF : 576
Elem. School :
Mid. School :
High School :

SALE & LOAN INFORMATION

Sale Date :
Sale Amount :
\$Cost/SqFt : \$0.00
Document # :
Deed Type :
Loan Amount :
Lender :
Loan Type :
Interest Type :
Vesting :

Loan Type :

PRIOR SALE INFORMATION

Previous Transfer :
Previous Sale Amt :

Fidelity National Title

Company of Oregon

800 Willamette Street, Suite 500

Eugene, Oregon 97401

Company : **Remax Integrity**

Attention : **Molly Leavitt**

By : *Christina Grove*

Phone: (541) 683-5422

Fax : (541) 683-5437

LANE COUNTY

PROPERTY PROFILE INFORMATION

Account#	: 5488232	Owner Phone	:	
Owner	: Barrowcliff Partnership Ltd	Tenant Phone	:	
CoOwner	:			
Site	: 37151 Parsons Creek Rd Springfield 97478	Parcel #	:	16 02 11 00 00204 000
Mail	: 37151 Parsons Creek Rd Springfield Or 97478	Census	:	2.00 2
Land Use	: *unknown Use Code*	Elem	:	Neighborhood :
Stat. Class	:	Jr. High	:	
Zoning	:	High School	:	

ASSESSMENT & TAX INFORMATION

RMV Total	:	
RMV Land	:	
RMV Imprvt	:	
% Improved	:	
06-07 Taxes	:	
M50 Assd Tot	:	
Prior Assd Tot	:	

PROPERTY CHARACTERISTICS

Year Built	:	
Bedrooms	:	
Bathrooms	:	
Bldg Sq Ft	:	
1st Floor	:	
2nd Floor	:	
Bsmt Fin SF	:	
Fl. Covering	:	
Water Heater	:	
Heating Type	:	
Attic Sq Ft	:	
Lot Sq Ft	:	
Lot Size Ac	:	
Lot Dim.	:	
Stories	:	
Landscape	:	
Garage SF	:	
Roof Style	:	
Roof Mat'l	:	
Exter. Wall	:	
Deck Type	:	
Deck Sq Ft	:	
Well	:	
Septic	:	
Driv'way SF	:	
Elem. School	:	
Mid. School	:	
High School	:	

SALE & LOAN INFORMATION

Sale Date	:	
Sale Amount	:	
\$Cost/SqFt	:	\$0.00
Document #	:	
Deed Type	:	
Loan Amount	:	
Lender	:	
Loan Type	:	
Interest Type	:	
Vesting	:	
Loan Type	:	

PRIOR SALE INFORMATION

Previous Transfer	:	
Previous Sale Amt	:	

JACK O. BARROWCLIFF

for the consideration hereinafter stated, to grantor paid by JACK ELVIN BARROWCLIFF and LINDA DIANE BARROWCLIFF, husband and wife, hereinafter called the grantor,

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

Beginning at the Northwest Corner of the Southeast Quarter of Section 11, Township 16 South, Range 2 West, Willamette Meridian, Lane County, Oregon; thence South 1° 36' 15" West along the West line of said Southeast Quarter 439.27 feet; thence North 88° 23' 45" West 234.24 feet to a 1/2 inch iron rod marking the TRUE POINT OF BEGINNING; thence South 1° 36' 15" West 470 feet to a 1/2 inch iron rod; thence South 88° 23' 45" East 470 feet to a 1/2 inch iron rod; thence North 1° 13' 15" East 470 feet to a 1/2 inch iron rod; thence North 88° 23' 45" West 470 feet to the TRUE POINT OF BEGINNING.

Together with a Road Easement 20 feet in width lying 10 feet on each side of the following described center line: D 3 • 16 • 78199 • 00066

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 subject to easements, conditions and restrictions of record

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

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 21st day of March, 1979; 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.

Jack O. Barrowcliff
Jack O. Barrowcliff

Notary Public for Oregon

STATE OF OREGON,

County of Lane

3-21 1979

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named JACK O. BARROWCLIFF

Notary Public for Oregon seal and signature of Nancy Whittle

Grantee's Address

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Beginning on the West line of the above described property at a point 196 feet South 1° 13' 15" West from the Northwest Corner of said described property; thence South 60° 52' East 282 feet; thence North 79° 26" East 103.8 feet; thence South 89° 06' 30" East 165.9 feet; thence South 44° 41' East 57.4 feet; thence South 12° 07' 30" East 278.5 feet; thence South 7° 18' West 309 feet; thence South 20° 13' West 125.4 feet; thence South 1° 50' West 85 feet; thence South 35° 44' East 203.6 feet; thence South 55° 51' East 219.2 feet; thence South 15° 37' 30" West 54.4 feet; thence South 43° 06' West 194.7 feet; thence South 1° 38' West 83.5 feet; thence South 4° 08' 33" West 69.8 feet; thence South 7° 25' 30" West 130.9 feet; thence South 7° 55' 30" East 165.1 feet; thence South 85° 11' 30" West 174 feet; thence South 86° 26' West 105.9 feet; thence North 76° 30' West 120 feet more or less to the East line of that property described in that Deed to Frank W. Dettmer and Margaret Dettmer recorded on Reel 283D, Instrument 39434, Lane County Record of Deeds.

7928538

7928538

State of Oregon,
County of Lane--31

I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

16 MAY 79 13: 35

Reel 994 R

Lane County OFFICIAL RECORDS.

D.M. Penfold, Director of the Department of General Services

By: *[Signature]*
County Clerk

WARRANTY DEED
(Individual or Corporate)



OF LANE COUNTY

66 W. 7th. • Eugene 484-229
1500 Valley River Dr. • Eugene 485-833
500 Kingwood • Florence 997-888
From Eugene 343-188

After recording return to:

Approximate Square Footage: **220,849**

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:
41039C0675F

Community Number:
415591

Post - FIRM Date:
1985-12-18

Panel Printed? (Y/N):
N

Code:

Description:

X

Areas determined to be outside of 500-year flood.

Soils

Soil Map Unit Number:

Soil Type Description:

Percentage
of Tax Lot:

11C

BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES

50

11D

BELLPINE SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES

50

58D

HONEYGROVE SILTY CLAY LOAM, 3 TO 25 PERCENT SLOPES

0

Schools

District:

Code:
79J

Name:
MARCOLA

Elementary School:

Middle School:

High School:

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District:

EC Area: EAST/CENTRAL

Provider: **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**

Emerald People's Utility District:

Soil Water Conservation

District:

EAST LANE

Soil Water Conservation District
Zone: **0**

Political Districts

Election Precinct:

100105

County Commissioner District:

5

EAST

County Commissioner:

FAYE STEWART

State Representative District:

11

State Representative Name:

PHIL BARNHART

City Council Ward:

City Councilor Name:

State Senate District:

6

State Senator:

WILLIAM MORRISETTE

LCC Board Zones:

3

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 1295912 | Map & Tax Lot: 16-02-11-00-00204

Property Owner

Owner1 Name: **BARROWCLIFF JACK E & LINDA D**

Owner Address: **37151 PARSONS CREEK RD**

City	State	Country	Zip Code
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Taxpayer Name: **BARROWCLIFF JACK E & LINDA D**
 Taxpayer Address: **37151 PARSONS CREEK RD**

City	State	Country	Zip Code
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Property Legal Description

Township: 16	Range: 02	Section: 11	Quarter: 00
Subdivision Type:	Subdivision Name:		Division/Phase:
Lot/Tract/Unit Number: TL 00204			
Subdivision Number:			
Recording Number:			

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2006	143,474	193,200	336,674	182,723
2005	110,155	183,050	293,205	177,399
2004	100,636	162,570	263,206	172,233
2003	84,316	193,170	277,486	157,732
2002	78,197	187,540	265,737	153,138
2001	63,238	170,490	233,728	148,680
2000	67,998	144,480	212,478	144,349
1999	67,320	152,320	219,640	140,145
1998	68,000	7,320	75,320	19,291
1997	65,380	7,320	72,700	18,729
1996	61,680	7,320	69,000	23,220
1995	52,270	7,320	59,590	20,810

182,723	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2006	1,815.35
2005	1,781.28
2004	1,719.15
2003	1,595.70
2002	1,570.98
2001	1,759.87
2000	1,694.92
1999	1,724.16
1998	268.83
1997	264.53
1996	284.29
1995	228.04

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

Active for the 2006 Tax Year

- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:
FARM D

Description:
FARM DEFERRAL

General Information

Property Class:	541	FARM, UNZONED FARM LAND, IMPROVED
Statistical Class:	140	CLASS 4 SINGLE FAMILY HOME
Neighborhood Code:	20161	
Property Use Type:	862	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	5.07	
Fire Acres:	5.07	

Tax Code Area (Levy Code): 07902 Lane County Assessment and Taxation 2006-2007 Billing Rates

EMERALD PEOPLES UTILITY DISTRICT
LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT
MARCOLA SCHOOL DISTRICT 79J
MOHAWK VALLEY RURAL FIRE PROTECTION DIST

Sales Information

Sales Date: Sales Price: Grantor: Grantee: Instrument #: Analysis Code: Mult Acct?:

Manufactured Structures

Building 1 Characteristics

<u>Account</u> :	1295912	Map & Tax Lot:	16-02-11-00-00204		
<u>Inspection Date</u> :	11-20-2003	Roofstyle:	GABLE	Bedrooms:	2
Building Type:	41 STAT 140	Roof Cover:	COMP SHINGLE MEDIUM	Full Baths:	2
Class:	4	Heating:		Half Baths:	
<u>Year Built</u> :	1998	Exterior Wall:	WOOD SIDING	Fireplaces:	NO
<u>Effect Year Built</u> :	1998	Depreciation:	6	Percent Improv. Complete:	100
<u>Floor</u> :		<u>Base Area</u>	<u>Finished Area</u>	<u>Parking Area</u>	
Basement:			Bsmt Gar sqft:		
First:		1808	1808 Att Gar sqft:		

Second:		Att Port sqft:	
Attic:		Det Gar sqft:	822
		Driveway Sqft:	576
TOTAL	1808	1808 Paved Patio Sqft:	

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

* No Comparables Found For: *

Subject Parcel :1295912
Subject Address :37151 PARSONS CREEK RD
Subject Owner :BARROWCLIFF JACK E;LINDA D

* Comp Parameters Used *

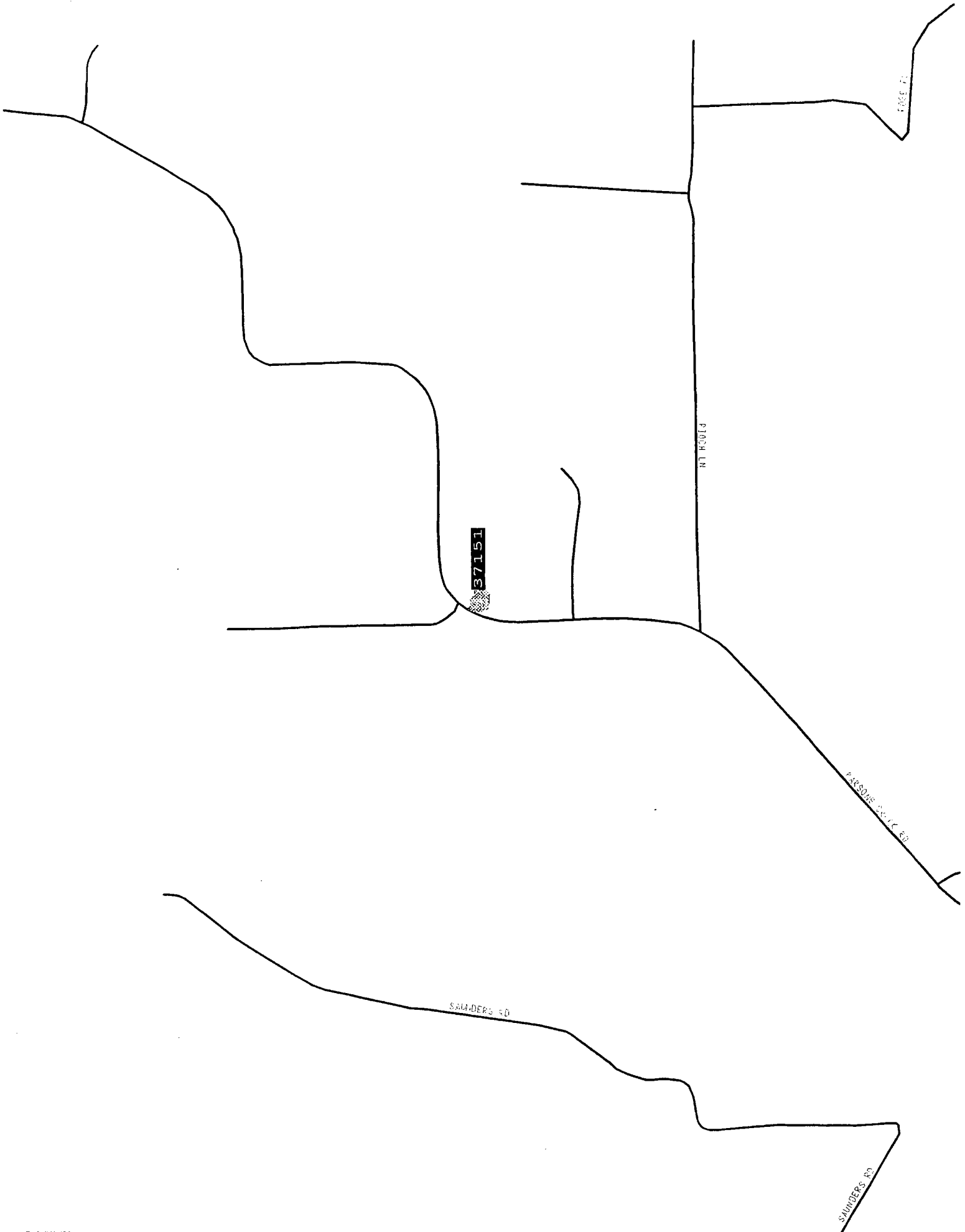
RADIUS,1.000
CITY
TRANSFERDATE,12
LANDUSE
BUILDINGSQFTPERCENT,25

* No Comparables Found For: *

Subject Parcel :5488232
Subject Address :37151 PARSONS CREEK RD
Subject Owner :BARROWCLIFF PARTNERSHIP LTD

* Comp Parameters Used *

RADIUS,1.000
CITY
TRANSFERDATE,12
LANDUSE
BUILDINGSQFTPERCENT,25



B7151

EDGE RD

PIOPH LN

PARSONS CREEK RD

SAMBERS RD

SAMBERS RD

Fidelity National Title

Compliments of:

Christina Grove
Customer Service Representative
3/16/2007

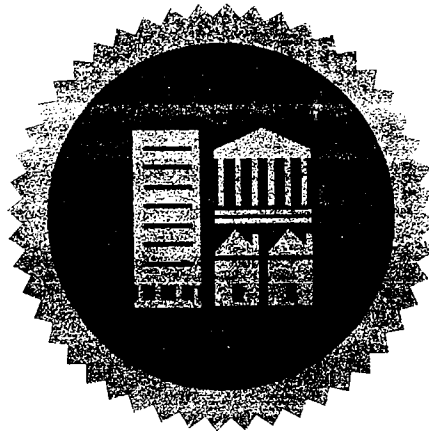
Prepared Especially For :

Molly Leavitt
Remax Integrity

PROPERTY: *no Site Address*

OWNER: Barrowcliff Partnership Ltd

Fidelity National Title



Company of Oregon *"The Closing Company"*

Main Office

800 Willamette Street, Ste. 500
Eugene, OR 97401
Direct: 541.683.5422
Direct Fax: 541.344.4534

Village Plaza Office

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Direct: 541.684.9960
Direct Fax: 541.684.0196

North Delta Office

3007 North Delta Hwy, Ste. 206
Eugene, OR 97408
Direct: 541.345.3660
Direct Fax: 541.345.3678

Assessment Map and Tax Lot Number Search Results

Map and Tax Lot



5 record(s) selected. Record numbers 1 - 5 are displayed below.

Please click the to the right of a record to view a detailed property report.

Owner Name	Site Address	Mail Inc City City	UGB Zip	Account	Map and Tax Lot	SIC
BARROWCLIFF PARTNERSHIP LTD	37155 PARSONS CREEK RD	SPR	97478	0033645	<u>16-02-11-00-00200</u>	
BARROWCLIFF PARTNERSHIP LTD				1180262	<u>16-02-11-00-00200</u>	
BARROWCLIFF J O				4005144	<u>16-02-11-00-00200</u>	
BARROWCLIFF JACK E				4005144	<u>16-02-11-00-00200</u>	
BARROWCLIFF JACK E				4254098	<u>16-02-11-00-00200</u>	

[<< First Page](#)
[< Previous Page](#)
[Next Page >](#)
[Last Page >>](#)

[New Property Search](#) | [Applications](#)

Fidelity National Title

800 Willamette #500

Eugene, OR 97401

Phone 541-683-5422

Fax 541-344-4534

LANE COUNTY PROPERTY PROFILE INFORMATION

Account#	: 4254098	Owner Phone	:	
Owner	: Barrowcliff Jack E	Tenant Phone	:	
CoOwner	:			
Site	: 37155 Parsons Creek Rd Springfield 97478	urcel #	:	16 02 11 00 00200 000
Mail	: 37155 Parsons Creek Rd Springfield Or 97478	nsus	:	2.00 2
Land Use	: 409 Tract,Manufactured Structure	Elem School	:	
Stat. Class	: Res,Manufactured Structure.Pp	Mid School	:	
Zoning	:	High School	:	
Legal	:	Acct Status 1	:	
	:	Acct Status 2	:	
	:			
	:			

ASSESSMENT & TAX INFORMATION

RMV Total	: \$65,060
RMV Land	:
RMV Imprvt	: \$65,060
% Improved	: 100
M50 Assd Tot	: \$34,186
Prior Total	: \$32,370
06-07 Taxes	: \$335.16
Assmt Cycle	:

PROPERTY CHARACTERISTICS

Year Built	: 2000
MH Bldg SF	: 912
MH Dim.	: 38X24
MH Brand	: Fleetwood
MH X-Nbr	: 0250855
Land Acct#	: 160211000020000000

SALE & LOAN INFORMATION

Sale Date	:
Sale Amount	:
\$Cost/SqFt	: \$0.00
Document #	:
Deed Type	:
Loan Amount	:
Lender	:
Loan Type	:
Interest Type	:
Vesting	:
	:
Title Co	:
Loan Type	:

PRIOR SALE INFORMATION

Previous Transfer	:
Previous Sale Amt	:

Fidelity National Title

800 Willamette #500

Eugene, OR 97401

Phone 541-683-5422

Fax 541-344-4534

LANE COUNTY

PROPERTY PROFILE INFORMATION

Account#	: 4005144	Owner Phone	:	
Owner	: Barrowcliff J O	Tenant Phone	:	
CoOwner	: Barrowcliff Jack E			
Site	: 37055 Boiler Creek Rd Springfield 97478	Parcel #	:	16 02 11 00 00200 000
Mail	: 37155 Parsons Creek Rd Springfield Or 97478	nsus	:	2.00 2
Land Use	: 409 Tract,Manufactured Structure	Elem School	:	
Stat. Class	: Res,Manufactured Structure,Pp	Mid School	:	
Zoning	:	High School	:	
Legal	:	Acct Status 1	:	
		Acct Status 2	:	

ASSESSMENT & TAX INFORMATION

RMV Total	: \$4,080
RMV Land	:
RMV Imprvt	: \$4.080
% Improved	: 100
M50 Assd Tot	: \$3,407
Prior Total	: \$3,800
06-07 Taxes	: \$32.80
Assmt Cycle	:

PROPERTY CHARACTERISTICS

Year Built	: 1964
MH Bldg SF	: 540
MH Dim.	: 54X10
MH Brand	: Great Lakes
MH X-Nbr	: 0095962
Land Acct#	: 160211000020000000

SALE & LOAN INFORMATION

Sale Date	:
Sale Amount	:
\$Cost/SqFt	: \$0.00
Document #	:
Deed Type	:
Loan Amount	:
Lender	:
Loan Type	:
Interest Type	:
Vesting	:
Title Co	:
Loan Type	:

PRIOR SALE INFORMATION

Previous Transfer	:
Previous Sale Amt	:

8401013

BARGAIN AND SALE DEED

Jack O. Barrowcliff, Grantor, conveys to Barrowcliff Partnership, Ltd., Grantee, the real property described in the attached Exhibit "A".

The true consideration for this conveyance is the transfer of a partnership interest.

DATED this 21st day of Dec., 1983.

Jack O Barrowcliff
Jack Barrowcliff

STATE OF OREGON)
) ss.
County of Lane)

4505A001 01/10/84 REC 8.00
0004

Personally appeared the above named Jack O. Barrowcliff and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: *Nancy Shettle*
Notary Public for Oregon
My Commission expires: _____

NOTARY PUBLIC for OREGON
My Commission Expires June 27, 1987

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.

BARGAIN AND SALE DEED (end)
(7R/D83.269)

8401013

EXHIBIT "A"

The Southwest quarter of Section Eleven in Township Sixteen South of Range Two West of the Willamette Meridian, Oregon, containing one hundred sixty acres, according to the Government Survey thereof. Except 42 acres heretofore sold to Oliver Dorsey.

The Northwest fourth of the Northeast quarter, the South half of the Northeast quarter and the Southeast fourth of the Northwest quarter, of Section ELEVEN in township SIXTEEN South, Range TWO West of the Willamette Meridian, Oregon. Containing one hundred sixty acres, in Lane County, State of Oregon.

North half of the Southeast quarter and the Southwest quarter of the Southeast quarter of Section Eleven in Township Sixteen South of Range Two West of the Willamette Meridian, Oregon, containing one hundred twenty acres,

AND EXCEPTING that certain real property conveyed by deed by Jack O. Barrowcliff and Lucille Barrowcliff, Grantors, to Boyd G. Klingaman and Doris E. Klingaman, Grantees, recorded in Lane County Deed Records on November 5, 1954, at Reel 47 Instrument No. 41942, and

That certain real property conveyed by deed by Jack O. Barrowcliff and Lucille Barrowcliff, Grantors, to Frank W. Dettmer and Margaret A. Dettmer, Grantees, recorded in Lane County Deed Records on March 9, 1966, at Reel 283 D, Instrument No. 39434, and

That certain real property conveyed by deed by Jack O. Barrowcliff, Grantor, to Ronald Geen Barrowcliff and Bonnie M. Barrowcliff, Grantees, recorded in Lane County Deed Records on January 6, 1975, at Reel 745, Instrument No. 75-22355, and

That certain real property conveyed by deed by Jack O. Barrowcliff, Grantor, to James Lee Barrowcliff and Carolyn Marie Barrowcliff, Grantees, recorded in Lane County Deed Records on May 2, 1979, at Reel 991, Instrument no. 7925318, and

That certain real property easement conveyed by Jack O. Barrowcliff, Grantor, to James Lee Barrowcliff and Carolyn Marie Barrowcliff, Grantees, recorded in Lane County Deed Records on May 2, 1979, at Reel 991, Instrument No. 7925319, and

That certain real property conveyed by deed by Jack O. Barrowcliff, Grantor, to Carl Walker and Flo Walker, Grantees, recorded in Lane County Deed Records on May 4, 1979, at Reel 991 Instrument No. 7926156, and

That certain real property conveyed by deed by Jack O. Barrowcliff, Grantor, to Jack Elvin Barrowcliff and Linda Diane Barrowcliff, Grantees, recorded in Lane County Deed Records on May 16, 1979, at Reel 994 R, Instrument No. 7928538, and

That certain real property easement conveyed by Jack O. Barrowcliff, Grantor, to Jack Elvin Barrowcliff and Linda Diane Barrowcliff, Grantees, recorded in Lane County Deed Records on May 16, 1979, at Reel 994 R, Instrument No. 7928539, and

That certain real property conveyed by deed to Jack O. Barrowcliff, Grantor to Willamette Industries, Inc., Grantee, recorded in Lane County Deed Records on April 21, 1983, at Reel 1241, Instrument No. 8312917.

EXHIBIT "A"

8401013

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


10 JUL 84 10: 34

Recd

1279R

Lane County OFFICIAL RECORDS,
Lane County Clerk

By: _____



C 30-53

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **37155 PARSONS CREEK RD**
 Map & Tax Lot #: **16-02-11-00-00200**
 A & T Account #: **0033645**

Special Interest Code:

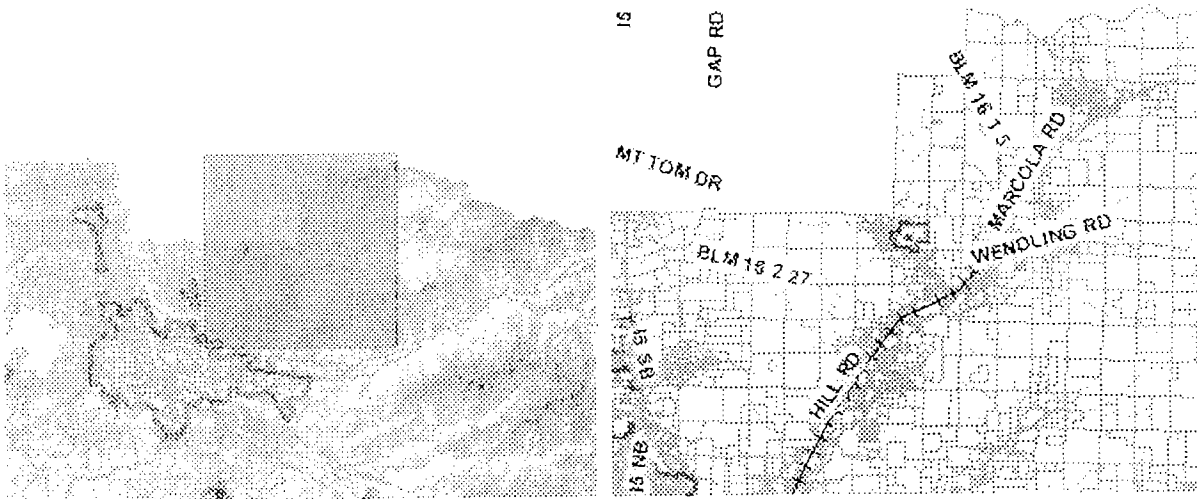
[Convert to PDF Document](#)

Tax Map

[View Tax Map](#)

Vicinity Map

Detail Map



Site Address State Plane Coordinates

X-Coord: **4292651**

Y-Coord: **928097**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
37155			PARSONS CREEK		RD		
		Mailing City	State	Zip Code	Zip+4	Carrier Route	
		SPRINGFIELD	OR	97478	8741	H069	
		Create Date: 1986-07-02		Update Date: 1999-10-04			

Land Use

Land use information has not been field verified.

Land Use Code and Description:

Code: **1150** Description: **MOBILE HOME - NOT IN MOBILE HOME PARK**
 Use Code and Description: **N** Description: **MOBILE HOME**

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Zoning Jurisdiction:

Code: **LC** Description: **LANE COUNTY**
 Parent Zone 1: **F2** Description: **IMPACTED FOREST**

Boundary Information

Please verify boundary information with local jurisdiction.

General

Incorporated City Limits:
 Urban Growth Boundary:
 Fire Protection Providers:
 Node:
 Plan Designation:
 2000 Census Tract:
 2000 Block Group:
 Year Annexed:
 Annexation #:
 Approximate Acreage:

MVF Description: **MOHAWK VALLEY FD**
N
[Display Current Metro Plan Map](#)
0200
2
329.89

Approximate Square Footage: **14,370,008**

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

Note: Some parcels may extend onto adjacent FIRM maps. Registration between parcel boundaries and flood hazard zones is approximate. Community numbers are based on the current city limits and may not reflect boundaries at the date of map publication. Consult FIRM maps or appropriate authority.

FIRM Map Number:

41039C0675F

Community Number:

415591

Post - FIRM Date:

1985-12-18

Panel Printed? (Y/N):

N

Code:

X

Description:

Areas determined to be outside of 500-year flood.

Soils

Soil Map Unit Number:

Soil Type Description:

Percentage of Tax Lot:

11D

BELLPINE SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES

46

11C

BELLPINE SILTY CLAY LOAM, 3 TO 12 PERCENT SLOPES

27

36D

CUMLEY SILTY CLAY LOAM, 2 TO 20 PERCENT SLOPES

10

78

MCALPIN SILTY CLAY LOAM

6

58D

HONEYGROVE SILTY CLAY LOAM, 3 TO 25 PERCENT SLOPES

5

1A

ABIQUA SILTY CLAY LOAM, 0 TO 3 PERCENT SLOPES

3

11E

BELLPINE SILTY CLAY LOAM, 20 TO 30 PERCENT SLOPES

1

89C

NEKIA SILTY CLAY LOAM, 2 TO 12 PERCENT SLOPES

1

89D

NEKIA SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES

0

20B

BRIEDWELL COBBLY LOAM, 0 TO 7 PERCENT SLOPES

0

Schools

District:

Code:

79J

Name:

MARCOLA

Elementary School:

Middle School:

High School:

Service Districts

LTD Service Area:

LTD Ride Source:

Ambulance District:

EC Area: EAST/CENTRAL

Provider: **SPRINGFIELD DEPT OF FIRE & LIFE SAFETY**

Emerald People's Utility District:

Soil Water Conservation

District:

EAST LANE

Soil Water Conservation District

Zone:

0

Political Districts

Election Precinct:

100105

County Commissioner District:

5

EAST

County Commissioner:

FAYE STEWART

State Representative District:

11

State Representative Name:

PHIL BARNHART

City Council Ward:

City Councilor Name:

State Senate District:

6

State Senator:

WILLIAM MORRISETTE

LCC Board Zones:

3

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0033645 | Map & Tax Lot: 16-02-11-00-00200

Property Owner

Owner1 Name: **BARROWCLIFF PARTNERSHIP LTD**
 Owner Address: **37155 PARSON CREEK RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Taxpayer

Taxpayer Name: **BARROWCLIFF PARTNERSHIP LTD**
 Taxpayer Address: **37155 PARSON CREEK RD**

City	State	Country	Zip Code
SPRINGFIELD	OREGON	UNITED STATES	97478

Property Legal Description

Township: **16** Range: **02** Section: **11** Quarter: **00**
 Subdivision Type: Subdivision Name: Division/Phase:
 Lot/Tract/Unit Number: **TL 00200**
 Subdivision Number:
 Recording Number:

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2007	0	0	0	0
2006	755,483	0	755,483	12,853
2005	580,039	0	580,039	12,479
2004	529,912	0	529,912	12,117
2003	443,979	0	443,979	14,338
2002	411,756	0	411,756	13,789
2001	332,983	0	332,983	13,485
2000	358,050	0	358,050	13,093
1999	354,460	0	354,460	12,700
1998	358,070	0	358,070	12,474
1997	344,300	0	344,300	12,111
1996	324,810	0	324,810	14,490
1995	275,260	0	275,260	13,460

<u>0</u>	<u>0</u>	<u>0</u>
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)
Tax Year		Tax (See Explanation of Tax)
2007		0.00
2006		393.01
2005		370.32
2004		316.26
2003		330.89
2002		335.39
2001		341.29
2000		285.11
1999		336.48
1998		323.62
1997		339.22
1996		314.74

1995

260.83

Explanation of Tax

The tax shown is the amount certified in October, unless a value change has been processed on the property. Value changes typically occur as a result of appeals, clerical errors and omitted property. The owner either initiates the change, as in the case of appeals, or is notified by the department, in the case of clerical errors and omitted property. The amount shown is the full amount of tax for the year indicated and does not include any discounts offered, payments made, interest owing, or previous years owing.

Account Status

- Active for the 2006 Tax Year
- New Account Scheduled to be Active for the 2007 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator 1180262 4005144 4005144 4254098

Remarks:

Potential Additional Tax; Small Tract Forestland

Special Assessment Program (if applicable)

Code:	Description:
FARMD	FARM DEFERRAL
STFO	SMALL TRACT FORESTLAND OPTION

General Information

Property Class:
 Statistical Class:
 Neighborhood Code: **20161**
 Property Use Type: **862**
 Account Type: **RP**
 Category: **LAND AND IMPROVEMENTS**
 Mortgage Company Name:
 Total Acreage for this Account: **260.43**
 Fire Acres: **260.43**

Tax Code Area (Levy Code): 07904 Lane County Assessment and Taxation 2006-2007 Billing Rates

EMERALD PEOPLES UTILITY DISTRICT
LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT
MARCOLA SCHOOL DISTRICT 79J

Sales Information

Sales Date: Sales Price: Grantor: Grantee: Instrument #: Analysis Code: Mult Acct?:

Manufactured Structures

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

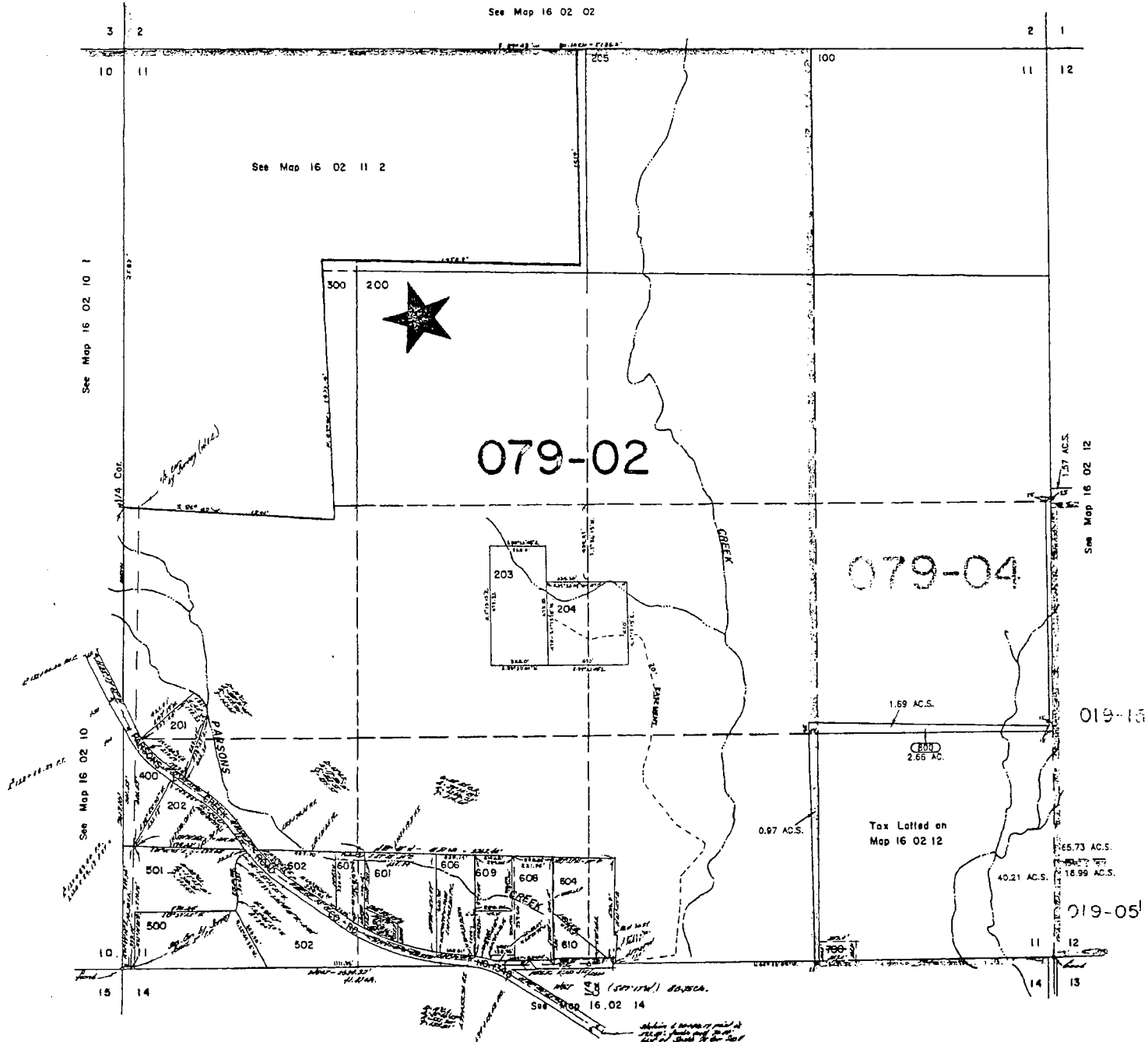
FOR ASSESSMENT
AND TAXATION
ONLY

Section 11 T.16S.R.2W.W.M.
LANE COUNTY
1"=400'

16 02 11
A INDEX

DATE	REVISION	DRAWN BY
12/27/78	NO. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	COATZ

See Map 16 02 02



See Map 16 02 14

Additional information provided in separate sheets...

* No Comparables Found For: *

Subject Parcel :0033645
Subject Address :*NO SITE ADDRESS*
Subject Owner :BARROWCLIFF PARTNERSHIP LTD

* Comp Parameters Used *

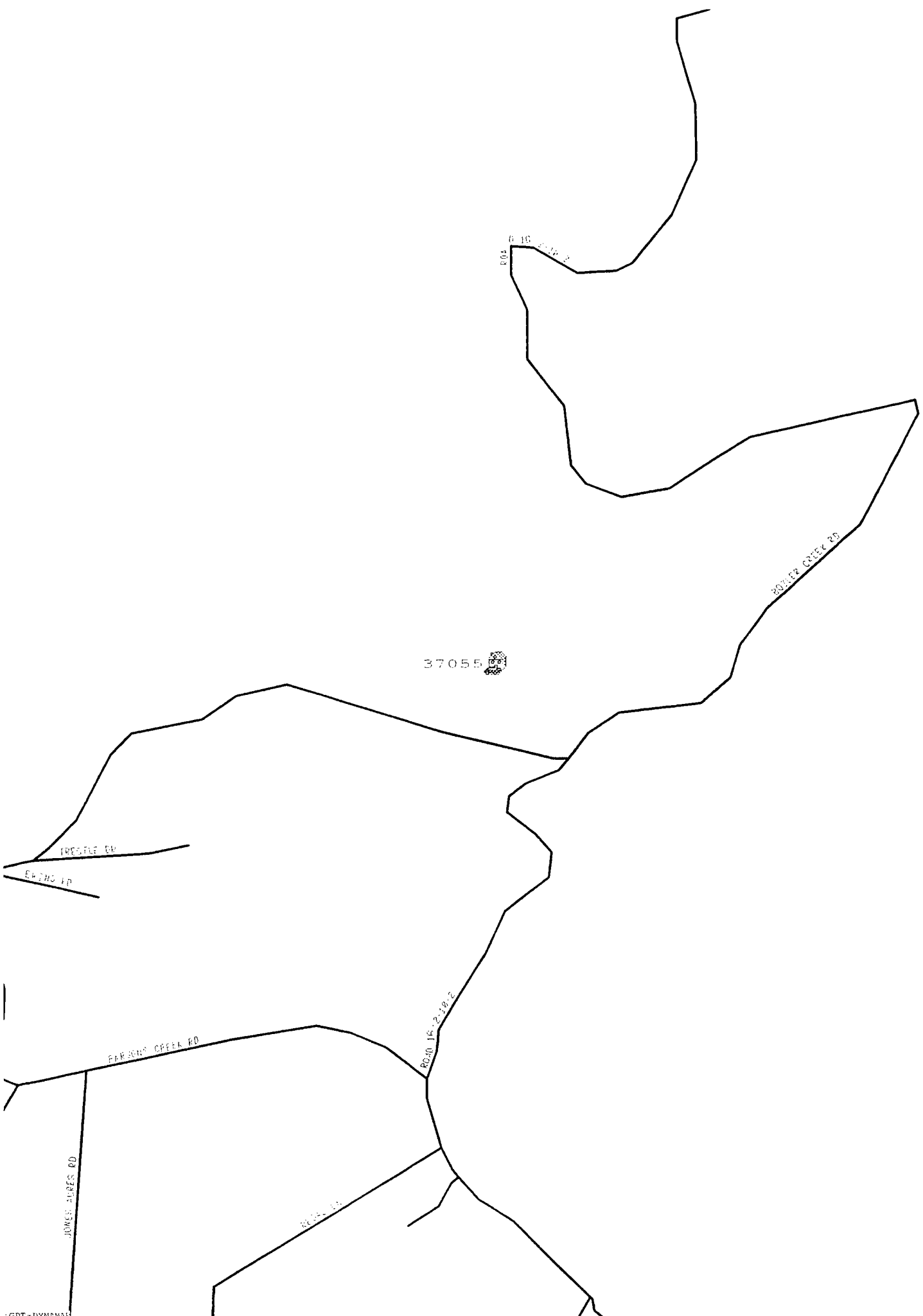
RADIUS,1.000
CITY
TRANSFERDATE,12
LANDUSE
BUILDINGSQFTPERCENT,25

* No Comparables Found For: *

Subject Parcel :1180262
Subject Address :37055 BOILER CREEK RD
Subject Owner :BARROWCLIFF PARTNERSHIP LTD

* Comp Parameters Used *

RADIUS,1.000
CITY
TRANSFERDATE,12
LANDUSE
BUILDINGSQFTPERCENT,25



37055