

Attachment "D"
Davidson

4-6-07

Norman Waterbury LLC
Land Planning Consultant
28788 Gimpl Hill Rd.
Eugene, OR 97402

LMD Lane County
125 E. 8th. Ave.
Eugene, OR 97405

Dear Staff.

Re: PA 06-7072 Davidson.

Enclosed are documents regarding the purchase of the subject property on May 12 1975 and subsequent ownership by members of the Davidson family until present. Also note that the ownership in Davidson investments as noted in article 2 of Davidson Investments LLC are the same individuals, (Jerry, Shirley and Leslie Davidson that purchased the subject property in 1975.

I hope that this clears up any confusion regarding continuous ownership by the Davidson family.

Thank You for your time.



Norm

**OPERATING AGREEMENT OF
DAVIDSON INVESTMENTS LLC,
an Oregon Limited Liability Company**

The undersigned members, desiring to form a limited liability company under the Oregon Limited Liability Company Act, hereby agree as follows:

**ARTICLE 1
FORMATION**

1.1 Name. The name of the limited liability company (the "LLC") is DAVIDSON INVESTMENTS LLC.

1.2 Articles of Organization. Articles of Organization are to be filed promptly upon execution of this Operating Agreement and before the LLC begins conducting business.

1.3 Duration. The LLC's existence shall be perpetual, unless earlier dissolved as provided in this Operating Agreement.

1.4 Principal Place of Business. The principal office of the LLC shall be at 47332 Airport Road - Oakridge, Oregon 97463. The members may relocate the principal office or establish additional offices from time to time.

1.5 Registered Office and Registered Agent. The LLC's initial registered office shall be at 47332 Airport Road - Oakridge, Oregon 97463, and the name of its initial registered agent at such address shall be Shirley J. Davidson.

**ARTICLE 2
MEMBERS, CONTRIBUTIONS, AND INTERESTS**

2.1 Names and Addresses. The names and addresses of the members of the LLC, their initial capital contributions, and their initial percentage ownership interests:

Member	Capital Contribution	Percentage Ownership
JERALD M. DAVIDSON 47332 Airport Road Oakridge, OR 97463	One-quarter interest in the general partnership known as Davidson Investments.	25-percent

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SHIRLEY J. DAVIDSON
47332 Airport Road
Oakridge, OR 97463

One-quarter interest in the
general partnership known
as Davidson Investments

25-percent

DAVID J. DAVIDSON
76700 High Prairie Road
Oakridge, OR 97463

One-quarter interest in the
general partnership known
as Davidson Investments

25-percent

LESLIE D. DAVIDSON
76700 High Prairie Road
Oakridge, OR 97463

One-quarter interest in the
general partnership known
as Davidson Investments.

25-percent

2.2 Purpose. The purpose of the LLC is to own, manage, and otherwise hold real property for investment and/or sale.

2.3 Other Business of Members. Any member may engage independently or with others in other business and investment ventures of every nature and description and shall have no obligation to account to the LLC for such business or investments or for business or investment opportunities.

2.4 Additional Members. Additional members shall not be admitted except upon the affirmative vote of all members.

2.5 Additional Contributions. Additional capital contributions shall be accepted from existing members only if the members unanimously approve and set the maximum total amount of the additional capital contributions. If the members do so, the members shall have the opportunity (but not the obligation) to make such additional capital contributions on a pro rata basis in accordance with their ownership interests. If any member elects to make less than the member's pro rata share of any additional capital contributions, the others may contribute the difference on a pro rata basis in accordance with their ownership interests or on any other basis they may agree upon.

2.6 No Interest on Capital Contributions. No interest shall be paid on capital contributions.

2.7 Capital Accounts. An individual capital account shall be maintained for each member. Each member's capital account shall be (i) credited with all capital contributions by such member and the member's distributive share of all income and gain (including any income exempt from federal income tax), and (ii) charged with the amount of all distributions to such member and the member's distributive share of losses and deductions. Capital accounts shall be maintained in accordance with federal income tax accounting principles as set forth in Treas. Reg. §1.704-1(b)(2)(iv) or any successor provision.

485-8081

COPY

ARTICLES OF ORGANIZATION
Limited Liability Company

ARTICLE I

The name of the company is DAVIDSON INVESTMENTS LLC

ARTICLE II

The company's duration shall be perpetual.

ARTICLE III

The name of the initial Registered Agent and the address of the initial registered office is as follows:

SHIRLEY J. DAVIDSON
48332 Airport Road
Oakridge, Oregon 97463

ARTICLE IV

The address where the Division may mail notices is:

DAVIDSON INVESTMENTS LLC
P.O. Box 1024
Oakridge, Oregon 97463

ARTICLE V

The name and address of the organizer is:

RICHARD L. LARSON
JOHNSON, CLIFTON, LARSON & CORSON, P.C.
975 Oak Street, Suite 1050
Eugene, Oregon 97401-3176

ARTICLE VI

This limited liability company will be managed by a manager(s).

Execution:

RICHARD L. LARSON

Organizer

Contact Person:

RICHARD L. LARSON - JOHNSON, CLIFTON, LARSON & CORSON, P.C.
Phone No. (541) 484-2434, Fax No. (541) 349-5098.

LAND SALE CONTRACT

THIS AGREEMENT, Made and entered into this 12 day of May, 1975 by and between BYRON LIBBY and LILA L. LIBBY, husband and wife, hereinafter referred to as Seller, and GERALD M. DAVIDSON and SHIRLEY J. DAVIDSON, husband and wife, and DAVID J. DAVIDSON and LESLIE D. DAVIDSON, husband and wife, hereinafter referred to as Purchaser; both without regard to number or gender;

W I T N E S S E T H:

1. DESCRIPTION OF PROPERTY: Seller agrees to sell to Purchaser and Purchaser agrees to purchase that certain land, and all improvements thereon, situated in Lane County, State of Oregon, as shown in Exhibit "A" attached hereto and made a part hereof by reference thereto.
2. PURCHASE PRICE AND TERMS: The purchase price of the real property, which Purchaser agrees to pay, shall be the sum of FORTY THOUSAND FIVE HUNDRED DOLLARS (\$40,500.00), payable as follows:
 - (a) The sum of TWO THOUSAND DOLLARS (\$2,000.00), which has heretofore been paid as earnest money;
 - (b) The sum of THIRTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$38,500.00) is the remaining balance of the purchase price, which shall be paid at the rate of not less than TWO HUNDRED FIFTY DOLLARS (\$250.00) per month, the first payment due on the 28th day of June, 1975, and a like payment due on the 28th day of each and every month thereafter, including interest at the rate of seven per cent (7%) per annum on the unpaid balance, until the entire purchase price, including both principal and interest, is paid in full.
3. INTEREST: Interest on all unpaid balances shall commence on the 28th day of May, 1975.
4. PREPAYMENT PRIVILEGES: Purchaser shall have the privi-

lege of increasing any monthly payment, or making prepayment on this contract, provided that in no event, no more than 29% of the purchase price shall be paid during the calendar year 1975, and no more than 35.5% of the purchase price shall be paid during the calendar years 1976 and 1977.

5. TAXES AND FIRE INSURANCE: All taxes levied against the above described property for the current tax year shall be prorated between Seller and Purchaser as of the date of this contract.

Seller and Purchaser agree that all taxes which are hereafter levied and become due against the said property, and all public, municipal and statutory liens which may hereafter become due and be levied against the said property, and all insurance premiums which shall become due during the time in which this contract is in effect, shall be paid by Purchaser when due and payable. In the event Purchaser fails to so pay the taxes, liens, or insurance premiums when due and payable, Seller shall have the right to pay the same and such expenses shall be added to the contract balance and bear interest at seven per cent per annum.

Purchaser agrees to keep the buildings on said premises insured against loss by fire or other casualty in an amount not less than the market value of the said real property, with loss payable to the parties hereto as their interests appear at the time of loss, with priority in payment to Seller. Any amount received by Purchaser under the insurance in payment of loss shall be applied upon the unpaid balance of the purchase price and shall reduce the said unpaid balance to the extent of the amount of the insurance payment received by Purchaser. All uninsured losses shall be borne by Pur-

chaser, on or after the date Purchaser becomes entitled to possession.

6. POSSESSION: Purchaser shall be entitled to possession of the premises as of the date of this contract, and Seller agrees that Purchaser may retain possession as long as he complies with the terms of this agreement.

7. IMPROVEMENTS: Purchaser agrees that all improvements now located or which shall hereafter be placed on the premises, shall remain a part of the real property and shall not be removed at any time prior to the expiration of this agreement. Purchaser shall not commit or suffer any waste of the property or any improvements thereon, or alterations thereof, and shall maintain the property, and all improvements thereon, and all alterations thereof, in good condition and repair.

8. TITLE INSURANCE: Seller shall be under no obligation to furnish title insurance, and if Purchaser desires title insurance, he shall secure his own.

9. COVENANTS OF TITLE: Seller covenants that he is the owner of the above described property free of all encumbrances, except easements, conditions and restrictions of record, except as herein shown.

10. ESCROW: As soon as practicable following the execution of this agreement, Seller shall deliver in escrow to the Oakridge Branch, First National Bank of Oregon, Oakridge, Oregon:

(a) A warranty deed to the property, free and clear of all encumbrances, said deed to be executed by Seller with Purchaser as the grantee, subject to conditions, restrictions and easements of record;

(b) An executed copy of this agreement.

The parties agree that the fee for establishing said escrow shall be paid equally by Seller and Purchaser, and that the monthly collection charge shall be paid by Seller.

The parties hereto hereby instruct the said escrow agent to receive for Seller's account the installment payments provided for herein. Until further notice, the escrow agent is hereby instructed to deposit all payments made by Purchaser to the commercial account of Seller, which is Account No. 093015-6 in the Oakridge Branch, First National Bank of Oregon, Oakridge, Oregon, in the name of Seller. Upon full payment of the principal and interest provided for herein, the escrow agent shall deliver to Purchaser the instruments specified above. If Purchaser shall fail to pay any installment before the expiration of thirty days after the due date thereof, the escrow agent is authorized to surrender to Seller, upon demand and without notice to Purchaser, all of the documents specified in the preceding paragraphs, thereby terminating the escrow.

11. DEFAULT PROVISIONS: In the event that Purchaser shall fail to perform any of the terms of this agreement, time of payment and performance being of the essence, Seller shall, at his option, subject to the requirements of notice as herein provided, have the following rights:

(a) To foreclose this contract by strict foreclosure in equity;

(b) To declare the full unpaid balance of the purchase price immediately due and payable;

(c) To specifically enforce the terms of this agreement by suit in equity;

(d) To declare this agreement null and void as of the

vanishing party in such appeal shall be entitled to an attorney's fee in such amount as the court may determine reasonable, and the party that shall not prevail therein hereby agrees to pay said sum.

13. REPRESENTATIONS: Purchaser certifies that this contract of purchase is accepted and executed on the basis of his own examination and personal knowledge of the premises and opinion of the value thereof; that no attempt has been made by Seller or by any agent of Seller to influence Purchaser's judgment; that no agreement or promise to alter, repair or improve said premises has been made by Seller or any agent of Seller; and that Purchaser takes said property and the improvements thereon in the condition existing at the time of this agreement.

Purchaser further declares and represents to Seller that the above described real property will be used for dwelling and agricultural purposes.

14. WAIVER: Failure by Seller at any time to require performance by Purchaser of any of the provisions hereof shall in no way affect Seller's rights hereunder to enforce the same, nor shall any waiver by Seller of any breach hereof be held to be a waiver of any succeeding breach, or a waiver of this non-waiver clause.

15. SUCCESSOR INTERESTS: The covenants, conditions and terms of this agreement shall extend to and be binding upon and inure to the benefit of the heirs, administrators, executors and assigns of the parties hereto.

The interest of Sellers in this contract is hereby declared to be one of an estate in survivorship, and upon the death of either

of them, then the survivor of them shall own this land sale contract and the real property herein described, and all right, title, estate, lien and interest therein, by right of survivorship.

Purchasers Gerald M. Davidson and Shirley D. Davidson, husband and wife, shall own an undivided one-half interest in and to this land sale contract and the real property herein described, and upon the death of either of them, then the survivor of them shall own said undivided one-half interest as an estate in survivorship. Likewise, Purchasers David J. Davidson and Leslie D. Davidson, husband and wife, shall own an undivided one-half interest in and to this land sale contract and the real property herein described, and upon the death of either of them, then the survivor of them shall own said undivided one-half interest as an estate in survivorship.

IN WITNESS WHEREOF, the parties hereto, on the day and year first hereabove written, have caused this agreement to be executed in three counterparts, each of which is and shall be considered an original.

SELLER:

Byron Libby
Byron Libby

Ellis L. Libby
Ellis L. Libby

PURCHASER:

Gerald M. Davidson
Gerald M. Davidson

Shirley D. Davidson
Shirley D. Davidson

David J. Davidson
David J. Davidson

Leslie D. Davidson
Leslie D. Davidson

COPY

BARGAIN AND SALE DEED

Grantor: JERALD M. DAVIDSON and SHIRLEY J. DAVIDSON
DAVID J. DAVIDSON and LESLIE D. DAVIDSON
P.O. Box 1024 - Oakridge, Oregon 97463

Grantee: DAVIDSON INVESTMENTS LLC
P.O. Box 1024 - Oakridge, Oregon 97463

Taxes : DAVIDSON INVESTMENTS LLC
P.O. Box 1024 - Oakridge, Oregon 97463

Return : RICHARD L. LARSON
JOHNSON, CLIFTON, LARSON & CORSON, P.C.
1050 Citizens Building
975 Oak Street - Eugene, Oregon 97401-3176

Consideration Paid: CONTRIBUTION TO CAPITAL

KNOW ALL PERSONS BY THESE PRESENTS, That JERALD M. DAVIDSON and SHIRLEY J. DAVIDSON, husband and wife, and DAVID J. DAVIDSON and LESLIE D. DAVIDSON, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVIDSON INVESTMENTS LLC, an Oregon limited liability company, hereinafter called Grantee, and unto Grantee's successors and assigns, in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to wit:

(see Exhibit A attached hereto and by this reference incorporated herein)
Property is Subject to Conditions, Reservations, and Restrictions of Record

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

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1651 CENTENNIAL BLVD. • SPRINGFIELD, OR 97477
P.O. BOX 931 • SPRINGFIELD, OR 97477
PHONE: 541.741.1981
FAX: 541.741.0619



875 COUNTRY CLUB RD. • EUGENE, OR 97401
P.O. BOX 10211 • EUGENE, OR 97440
PHONE: 541.687.9794
FAX: 541.687.0924

TITLE INSURANCE SERVICES • ESCROW CLOSINGS

MEASURE 37 OWNERSHIP, LIEN AND ENCUMBRANCE REPORT

ELT-U5677

DATE: October 18, 2006

PREMIUM: \$125.00

TO: Norm Waterbury
28788 Gimpl Hill Road
Eugene, Oregon 97402

We have search our Tract Indices as to the following described property:

SEE ATTACHED EXHIBIT A

Showing fee simple title as of October 2, 2006, at 8:00 a.m., vested in:

DAVIDSON INVESTMENTS, LLC

The chain for 1974 of this property is as follows:

- Bargain and Sale Deed Recorded June 7, 1974, Reception No. 74-24486, Lane County Oregon Records.
- Bargain and Sale Deed Recorded January 30, 1980, Reception No. 80-05096, Lane County Oregon Records.
- Warranty Deed Recorded July 19, 2002, Reception No. 2002-054921, Lane County Oregon Records.

Evergreen Land Title Company finds the following documents affecting said property:

1. Permanent Easement, granted to Lane County, a political subdivision of the State of Oregon, including the terms and provisions thereof, by instrument Recorded April 8, 1996, Reception No. 96-22585, Lane County Oregon Records.
2. Bargain and Sale Deed from David J. Davidson and Leslie D. Davidson, to Davidson Investments, a partnership composed of David Davidson and Jerry Davidson, Recorded April 8, 1996, Reception No. 96-22586, Lane County Oregon Records.

CONTINUED

3. Bargain and Sale Deed from Lila Titus Libby, as to Parcel I and Lila L. Titus, as to Parcel II, to Davidson Investments, a partnership composed of David Davidson and Jerry Davidson, Recorded April 8, 1996, Reception No. 96-22587, Lane County Oregon Records.
4. Permanent Easement, granted to Lane County, a political subdivision of the State of Oregon, including the terms and provisions thereof, by instrument Recorded April 8, 1996, Reception No. 96-22588, Lane County Oregon Records.
5. Permanent Easement, granted to Lane County, a political subdivision of the State of Oregon, including the terms and provisions thereof, by instrument Recorded April 8, 1996, Reception No. 96-22589, Lane County Oregon Records.

PROPERTY ADDRESS: 77879 BROCK ROAD, OAKRIDGE, OREGON 97463

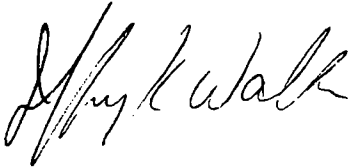
PROPERTY TAX I.D. NO:

- Map No. 20-35-34-00-00401, Code 76-01, Account No. 1711231.
- Map No. 20-35-34-00-00401, Code 76-05, Account No. 1090453.
- Map No. 20-35-34-00-00401, Code 76-05, Account No. 4109607. (Manufactured Structure – Assessed to Travis Desser)

Very truly yours,

EVERGREEN LAND TITLE COMPANY
HOME OFFICE

By:



Jeffrey K. Walker
Advisory Title Officer

EXHIBIT A

The East ½ of the Southeast ¼ of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, in Lane County, Oregon.

EXCEPT: Beginning at the Southeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian; run thence North 00° 26' 30" West 1513.71 feet along the East line of said Section 34; thence West 1321.27 feet to a 5/8 inch iron rod, said point being on a line agreed to by a Boundary Line Agreement Dated October 20, 1965, Reception No. 79042; thence South 00° 36' 00" West 1509.00 feet to a 5/8 inch iron rod, said point being 3973.75 feet East of the Southwest corner of said Section 34; thence East 792.00 feet; thence South 330.00 feet; thence West 132.00 feet; thence South 495.00 feet to a line which is 825 feet South of the North line of Section 3, Township 21 South, Range 3 East of the Willamette Meridian; thence East 679.00 feet to the East line of said Section 3; thence North 825.00 feet along the East line of said Section 3 to the Point of Beginning, in Lane County, Oregon.

EXCEPT: 0.45 acres deeded in 1975 by instrument Recorded in Reel 718, Reception No. 50695, Lane County Oregon Records.

EXCEPT: 5.00 acres deeded in 1975 by instrument Recorded in Reel 718, Reception No. 50696, Lane County Oregon Records.

ALSO EXCEPTING a tract of land described in instrument Recorded in Reel 693, Reception No. 24486, Lane County Oregon Records, legally described as: Beginning at the Southwest corner of a tract of land conveyed to Cecil R. Davis and Leilani Davis, by Wesley Titus and Lila Titus, in a Land Sale Contract Dated April 10, 1973, from which the Northeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, bears North 89° 37' 20" East 1295.67 feet and North 00° 26' 30" West 199.24 feet; thence South 00° 16' 30" East 610.90 feet to a 5/8 inch iron rod set in an old fence corner; thence East 148.99 feet to a point in the center of County Road No. 799 referenced by a 5/8 inch iron rod, which bears West 34.69 feet and the True Point of Beginning of this description; thence along said centerline of said road North 30° 08' 52" East 6.91 feet; thence North 30° 00' 52" East 173.80 feet; thence South 60° 35' 08" East 72.00 feet; thence South 74° 06' 08" East 169.90 feet; thence South 66° 11' 08" East 218.40 feet, more or less, to the intersection of said centerline with the North line of the Southeast quarter of Section 34; and run thence West along said North line to the centerline of the County Road; and run thence Northeasterly along the centerline to the True Point of Beginning, in Lane County, Oregon.

[illegible]

74-1981
COURTESY OF
EVERGREEN LAND TITLE CO

Privacy Policy Notice

As adopted July 1, 2001

Evergreen Land Title Company Private Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Evergreen Land Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

201 990 453

OLD NUMBER

ACCOUNT NUMBER

TAX LOT		SECTION	TOWNSHIP	RANGE	W.M.
MAP NO.	PARCEL NO.				
20-35-34	L01		B.		
LEGAL DESCRIPTION		DEED RECORD		ACRES REMAINING	
INDENT EACH NEW COURSE TO THIS POINT		DATE OF ENTRY	DEED NUMBER		
The E 1/2 of the SE 1/4 of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, in Lane County, Oregon.		1974	R693/24486	cc	
EXCEPT: Beginning at the SW corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, thence					
N. 30°26'30"W. 1512.72 feet along the East line of said Section 34; thence					
West 1321.27 feet to a 5/8" iron rod said point being on a line agreed to by boundary line between dated October 20, 1967, between TL 79042, thence					
S. 00°36'00"W. 1509.00 feet to a 5/8" iron rod said point being 3972.75 feet, East of the SW corner of said Section 34; thence					
East 782.00 feet; thence					
South 322.00 feet; thence					
West 132.00 feet; thence					
South 125.00 feet to a line which is 625 feet South of the North line of Section 3, Township 20 South, Range 3 East of the Willamette Meridian; thence					
East 625.00 feet to the East line of said Section 3; thence					
North 625.00 feet along the East line of said Section 3 to the Point of Beginning, in Lane County, Oregon.					
Containing more or less				33.25	
EXCEPT: 0.45 acres to TL 305 for 1975 by 8713/50695.					
Containing more or less				32.80	
EXCEPT: 5.00 acres out of TL 401 into TL 303 for 1975 by 8713/50695.					
Containing more or less				27.80	
LESS: PTIIP - Consolidated from TL 302 (Out of TL 302--For Ownership see R693/24486).					
Beginning at the SW corner of a tract of land conveyed to Cecil E. Davis and Leland Davis by Wesley Titus and Ella Titus in a land sale contract dated April 10, 1972, from which the NE corner of Section 34, Township 20 South, Range 3 East Willamette Meridian, bears N. 25° 37'					

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

201 090 453

OLD NUMBER

ACCOUNT NUMBER

TAX LOT		SECTION	TOWNSHIP		RANGE	W.M.
MAP NO.	PARCEL NO.					
20-34-31	401		S.			
INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING		
		DATE OF ENTRY	DEED NUMBER			
	2000. 1000. 67 feet and N.30°06'30"W. 1001.03 feet; run thence S.00°16'30"E. 610.90 feet to a 5/8 inch iron rod set in an old fence corner, thence East 140.90 feet to a point in the center of County Road No. 799 referenced by a 5/8" iron rod which bears West 31.69 feet, and the TRUE POINT OF BEGINNING of this description; thence along the centerline of said road N.30°08'52"E. 4.91 feet, thence N.30°06'52"E. 173.80 feet, thence S.60°35'00"E. 72.00 feet, thence S.74°06'08"E. 169.00 feet, thence S.66°11'08"E. 216.10 feet more or less to the intersection of the said centerline with the North line of the SE 1/4 of Section 34, thence West along the said North line to the centerline of the County Road, thence Northeasterly along the centerline to the true Point of Beginning. Containing more or less Acreage Correction for 1975 Containing more or less Less: 1.06 acres in County Road No. 799 (Brook Road) Containing more or less			28.31 28.86 27.80		
	ALSO: The East 1/2 of the SE 1/4 of Section 34 T20S, R3E of the WM, in Lane County, Oregon. EXCEPT: Beginning at the SE corner of Section 34, T20S, R3E of the WM run thence N.00°26'30"W. 1513.72 feet along the East line of said Section 34, thence West 1321.27 feet to a 5/8 inch iron rod, said point begin on a line agreed to by a boundary line agreement dated October 20, 1965, Instrument No. 79042, thence S.00°36'00"W. 1509.00 feet to a 5/8 inch iron rod, said point being 3973.75 feet East of the SW corner of said Section 34, thence- East 792.00 feet thence South 330.00 feet, thence	1980 2002 WD	R1053/5096 2002-054921 ac	28		

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

201 090 453

OLD NUMBER		ACCOUNT NUMBER	
TAX LOT		SECTION 34	
MAP NO. 20.35.34	PARCEL NO. 401	TOWNSHIP 20 S.	RANGE 3E W
INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD	
		DATE OF ENTRY	DEED NUMBER
	<p>West 132.00 feet thence South 495.00 feet to a line which is 825 feet South of the North line of Section 3, T21S, R3E of the WM, thence East 679.00 feet to the East line of said Section 3, thence North 825.00 feet along the East line of said Section 3 to the point of beginning, in Lane County, Oregon.</p> <p>EXCEPT: 0.45 acres deeded in 1975, R718/50695 of Lane County Oregon Deed Records. EXCEPT: 5.00 acres deeded in 1975, R718/50696 of Lane County Oregon Deed Records. ALSO EXCEPTING: Atract of land, described in R693/24486 of Lane County Oregon Deed Records, legally described as:</p> <p>Beginning at the SW corner of a tract of land conveyed to Cecil R. Davis and Leilani Davis by Wesley Titus and Lila Titus in a land sale contract dated April 10, 1973, from which the NE corner of Section 34, T20S, R3E of the WM, bears N.89°37'20"E. 1295.67 feet and N.00°26'30"W. 199.24 feet, thence S.00°16'30"E. 610.90 feet, to a 5/8 inch iron rod set in an old fence corner, thence East 148.99 feet to a point in the center of County Road No. 799, referenced by a 5/8 inch iron rod which bears West 34.69 feet and the true point of beginning of this description, thence along said center line of said road N.30°08'52"E. 6.91 feet, thence N.30°00'52"E. 173.80 feet, thence S.60°35'08"E. 72.00 feet, thence S.74°06'08"E. 169.90 feet, thence S.66°11'08"E. 218.40 feet more or less, to the intersection of the said center line with the North line of the SE 1/4 of Section 34, and run thence West along the said North line to the center line of the County Road, and run thence Northeasterly along the center line to the true point of beginning.</p> <p>Containing more or less</p>		
	(over)		27.80

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

201 090 453

OLD NUMBER

ACCOUNT NUMBER

TAX LOT		SECTION <u>34</u>	TOWNSHIP <u>20</u> S.	RANGE <u>3E</u> W.M.
MAP NO. <u>20.35.34</u>	PARCEL NO. <u>401</u>			
INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER	
	EXCEPT: 0.16 ac into Brock Rd (Co. Rd. No. 799) by R2160/96-22587 & R2160/96-22589 for 1997 Containing more or less			27.64
	EXCEPT: 1.36 ac into Brock Rd (Co. Rd. No. 799) by R2160/96-22586 & R2160/96-22588 for 1997 Containing more or less			26.28

7424486
BARGAIN & SALE DEED

FOR VALUE RECEIVED

WESLEY E. TITUS

herein referred to as grantors, hereby grant, bargain, sell, and convey unto

LILA L. TITUS

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

The East 1/2 of the Northeast 1/4 in Section 34, Township 20 South, Range 3 East of the Willamette Meridian, lying South of the High Prairie Road in Lane County, Oregon.
ALSO: The East 1/2 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 East of the Willamette Meridian in Lane County, Oregon, EXCEPT:
Beginning at the Southeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, run thence North 0° 26' 30" West 1513.72 feet along the East line of said Section 34, thence West 1321.27 feet to a 5/8" iron rod said point being on a line agreed to by a boundary line agreement dated October 20, 1965, instrument number 79042, thence South 0° 36' 00" West 1509.00 feet to a 5/8" iron rod said point being 3973.75 feet east of the Southwest corner of said Section 34, thence East 792 feet, thence South 330 feet, thence West 132 feet, thence South 495 feet to a line which is 825 feet South of the North line of Section 3, Township 21 South, Range 3 East of the Willamette Meridian, thence East 679 feet to the East line of said Section 3, thence North 825 feet along the East line of said Section 3 to the point of beginning, in Lane County, Oregon.

The true and actual consideration for this transfer is \$.....None..... The foregoing recital of consideration is true as I verily believe.

Dated June 1, 1974

(Seal)

(Seal)

Wesley E. Titus (Seal)
(Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

WESLEY E. TITUS

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

Dated June 1, A.D. 1974

My Commission Expires November 12, 1975

Notary Public for Oregon

Notary Public for Oregon

7424486

Compliments of
CASCADE TITLE COMPANY
972 Oak Street Eugene, Oregon

BARGAIN & SALE
DEED

State of Oregon,
County of Lane—ss.

I, D. M. WENFOLD, Director of the
Department of Records and Elections,
do hereby certify that the within instrument was
received for record at

1974 JUN 7 PM 3 26

Recd 693 R

Lane County OFFICIAL RECORDS.

D. M. WENFOLD, Director of the
Department of Records & Elections.

Deputy

275-0511-05

Return To:

CASCADE TITLE COMPANY

8005096

FORM No. 911—Serving-Horn Law Publishing Co., Portland, Ore. 97204

IN

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

BYRON H. LIBBY,

Grantor,

conveys to LILA TITUS LIBBY,

Grantee, the following real property situated in Lane

County, Oregon, to-wit:

(see attached)

0 5 . 4 2 111 1 1 607.00

(If space insufficient, continue description on reverse side)

The true consideration for this conveyance is \$ NO MONEY. (Here comply with the requirements of ORS 93.030)
tary consideration: a partition of real property only.

Dated this 29th day of January, 1980

Byron H. Libby

STATE OF OREGON, County of Lane, ss.
personally appeared the above named Byron H. Libby

January 29, 1980

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon—My commission expires: 3/1/82



BARGAIN AND SALE DEED

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON

ss.

County of ...

I certify that the within instrument was received for record on the ... day of ... 19... at ... o'clock ... M., and recorded in book ... on page ... or as file/real number ... Record of Deeds of said County. Witness my hand and seal of County affixed.

Recording Officer

By ... Deputy

8005096

EXHIBIT "A"

The East 1/2 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, in Lane County, Oregon.

EXCEPT: Beginning at the Southeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, run thence North 00° 26' 30" West 1513.72 feet along the East line of said Section 34; thence West 1321.27 feet to a 5/8 inch iron rod, said point being on a line agreed to by a boundary line agreement dated October 20, 1965, Instrument No. 79042, thence South 00° 36' 00" West 1509.00 feet to a 5/8 inch iron rod, said point being 3973.75 feet East of the Southwest corner of said Section 34; thence East 792.00 feet; thence South 330.00 feet; thence West 132.00 feet; thence South 495.00 feet to a line which is 825 feet South of the North line of Section 3, Township 21 South, Range 3 East of the Willamette Meridian; thence East 679.00 feet to the East line of said Section 3; thence North 825.00 feet along the East line of said Section 3 to the point of beginning, in Lane County, Oregon.

EXCEPT: 0.45 acres deeded in 1975, R718/50695 of Lane County Oregon Deed Records.

EXCEPT: 5.00 acres deeded in 1975, R718/50696 of Lane County Oregon Deed Records.

ALSO EXCEPTING: A tract of land, described in R693/24486 of Lane County Oregon Deed Records, legally described as: Beginning at the Southwest corner of a tract of land conveyed to Cecil R. Davis and Leilani Davis by Wesley Titus and Lila Titus in a land sale contract dated April 10, 1973, from which the Northeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, bears North 89° 37' 20" East 1295.67 feet and North 00° 26' 30" West 199.24 feet, thence South 00° 16' 30" East 610.90 feet, to a 5/8 inch iron rod set in an old fence corner, thence East 148.99 feet to a point in the center of County Road No. 799, referenced by a 5/8 inch iron rod which bears West 34.69 feet, and the true point of beginning of this description, thence along said center line of said road, North 30° 08' 52" East 6.91 feet, thence North 30° 00' 52" East 173.80 feet, thence South 60° 35' 08" East 72.00 feet, thence South 74° 06' 08" East 169.90 feet, thence South 66° 11' 08" East 218.40 feet, more or less, to the intersection of the said center line with the North line of the Southeast quarter of Section 34, and run thence West along the said North line to the center line of the County Road, and run thence Northeasterly along the center line to the true point of beginning.

EXHIBIT "A"

8U05096

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

30 JAN 80 10: 01

Reel 1053R

Jane County OFFICIAL RECORDS.

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

D. Penfold
Deputy

CDS-33

WARRANTY DEED

BYRON LIBBY and LILA L. LIBBY, husband and wife,
Grantor,
conveys and warrants to DAVIDSON Investments, LLC.

tees; each husband and wife shall own an undivided 1/2 interest in ~~Grantor~~ the
hereinafter described real property as an estate by the entirety.
the following described real property free of encumbrances except as specifically set forth herein situated in
Lane County, Oregon, to-wit:

See Exhibit "A"

Division of Chief Deputy Clerk
Lane County Deeds and Records

2002-054921



\$31.00

00315828200200549210020029

07/19/2002 03:25:23 PM

RPR-DEED Cnt=1 Stn=7 CASHIER 08
\$10.00 \$11.00 \$10.00

AFTER RECORDING RETURN TO:

Gerald Davidson
P.O. Box 1024
Oakridge, Ore. 97463

Send TAX statements to Above!

The said property is free from encumbrances except easements, conditions and restrictions
of record.

The true consideration for this conveyance is \$ 40,500.00.
(Here comply with the requirements of ORS 93.030)

Dated this 12th day of May, 1975

Byron Libby
Lila L. Libby

STATE OF OREGON, County of Lane) ss. May 12, 1975
Personally appeared the above named BYRON LIBBY and LILA L. LIBBY,

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

Before me:

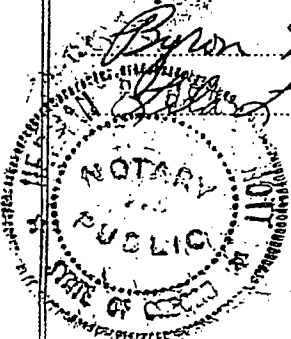
Thomas P. Henderson

Notary Public for Oregon—My commission expires:

Grantees Address

76349 Willamette Way
Oakridge, Oregon 97463
April 26, 1977

PIONEER TITLE CO., of Lane and Deschutes Counties



①

Exhibit "A"

The East 1/2 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, in Lane County, Oregon.

EXCEPT: Beginning at the Southeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, run thence North 00° 26' 30" West 1513.72 feet along the East line of said Section 34; thence West 1321.27 feet to a 5/8" inch iron rod, said point being on a line agreed to by a boundary line agreement dated October 20, 1965, Instrument No. 79042, thence South 00° 36' 00" West 1509.00 feet to a 5/8 inch iron rod, said point being 3973.75 feet East of the Southwest corner of said Section 34; thence East 792.00 feet; thence South 330.00 feet; thence West 132.00 feet; thence South 495.00 feet to a line which is 825 feet South of the North line of Section 3, Township 21 South, Range 3 East of the Willamette Meridian; thence East 679.00 feet to the East line of said Section 3; thence North 825.00 feet along the East line of said Section 3 to the point of beginning, in Lane County, Oregon.

EXCEPT: 0.45 acres deeded in 1975, R718/50695 of Lane County Oregon Deed Records.

EXCEPT: 5.00 acres deeded in 1975, R718/50696 of Lane County Oregon Deed Records.

ALSO EXCEPTING: A tract of land, described in R693/24486 of Lane County Oregon Deed Records, legally described as: Beginning at the Southwest corner of a tract of land conveyed to Cecil R. Davis and Leilani Davis by Wesley Titus and Lila Titus in a land sale contract dated April 10, 1973, from which the Northeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, bears North 89° 37' 20" East 1295.67 feet and North 00° 26' 30" West 199.24 feet, thence South 00° 16' 30" East 610.90 feet, to a 5/8 inch iron rod set in an old fence corner, thence East 148.99 feet to a point in the center of County Road No. 799, referenced by a 5/8 inch iron rod which bears West 34.69 feet, and the true point of beginning of this description, thence along said center line of said road, North 30° 08' 52" East 6.91 feet, thence North 30° 00' 52" East 173.80 feet, thence South 60° 35' 08" East 72.00 feet, thence South 74° 06' 08" East 169.90 feet, thence South 66° 11' 08" East 218.40 feet, more or less, to the intersection of the said center line with the North line of the Southeast quarter of Section 34, and run thence West along the said North line to the center line of the County Road, and run thence Northeasterly along the center line to the true point of beginning.

X

607-21432-A

SP96 - C 6708

4-8-96 2160

RETURN TO EVERGREEN LAND TITLE CO

9622585

Return to:
Lane County Public Works
Real Estate Section

20-35-34 400

1711APR.08'96WQ1PFUND 10.00

PERMANENT EASEMENT

DAVIDSON INVESTMENTS,

A PARTNERSHIP COMPOSED OF DAVID DAVIDSON AND JERRY DAVIDSON

hereinafter called GRANTOR(s), for the true and actual consideration of ONE thousand two hundred twenty-five and ⁰⁰/₁₀₀ (\$1,225.00) dollars, grant(s) to LANE COUNTY, a political subdivision of the State of Oregon, hereinafter called GRANTEE, a permanent easement for the following described property:

A parcel of land lying in the Southeast One-quarter (SE 1/4) of Section 34, Township 20 South, Range 3 East, of the Willamette Meridian and being a portion of the tract of land conveyed to Davidson Investments, a partnership composed of David Davidson and Jerry Davidson, by that certain deed, Recorded on Real 1814R, Recorder's Reception Number 9005630, Lane County Oregon Deed Records, said parcel being included in a strip of land, variable in width, lying on each side of centerline and surveyed by Lane County in 1983, said centerline being described as follows:

Beginning at BROCK ROAD Engineer's Centerline Station L 50+00.00 POT, said Station being 137.64 feet North and 3856.75 feet East of a stone marking the Southwest Corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian; RUN thence North 22° 33' 20" East 322.90 feet; thence along the arc of a 381.97 foot radius curve to the left (the Long Chord of which bears North 11° 34' 40" East 145.48 feet) a distance of 146.37 feet; thence North 00° 36' 00" East 149.16 feet; thence along the arc of a 716.20 foot radius curve to the right (the Long Chord of which bears North 7° 10' 00" East 163.86 feet) a distance of 164.22 feet; thence North 13° 44' 15" East 145.48 feet to Engineer's Centerline Station L 72+69.09 POT and there ending, all in Lane County, Oregon.

The widths in feet of the above described strip of land are as follows:

STATION TO STATION		WIDTH ON WEST'LY SIDE OF C/LINE	WIDTH ON EAST'LY SIDE OF C/LINE
L 50+00.00 POT	L 65+60.00 POT	30 ft.	
L 65+60.00 POT	L 65+60.00 POT	30 ft. tapering on a straight line to 60 ft.	

Page 1 - PERMANENT EASEMENT
1155-05E BROCK ROAD (Co Rd No 799) - br/rr - 21-Dec-1995
20-35-34 400

4-8-96 2160

9622585

STATION TO STATION		WIDTH ON WEST'LY SIDE OF C/LINE	WIDTH ON EAST'LY SIDE OF C/LINE
L 65+60.00 POT	L 69+50.00 POT	60 ft.	
L 69+50.00 POT	L 69+50.00 POT	60 ft. tapering on a straight line to 30 ft.	
L 69+50.00 POT	L 72+69.09 POT	30 ft.	
L 50+00.00 POT	L 52+43.00 POT		30 ft.
L 52+43.00 POT	L 51+68.00 POT		30 ft. tapering back on a straight line to 60 ft.
L 51+68.00 POT	L 57+00.00 POT		60 ft.
L 57+00.00 POT	L 57+00.00 POT		60 ft. tapering on a straight line to 30 ft.
L 57+00.00 POT	L 64+00.00 POT		30 ft.
L 64+00.00 POT	L 64+00.00 POT		30 ft. tapering on a straight line to 60 ft.
L 64+00.00 POT	L 72+69.09 POT		60 ft.

The easterly line of the above described strip of land crosses the GRANTORS' southerly property line opposite approximate Engineer's Centerline Station L 51+68 POT.

The easterly line of the above described strip of land crossed the GRANTORS' northerly property line opposite approximate Engineer's Centerline Station L 64+00 POT.

ALSO: All that property lying between the North-South Centerline of the Southeast One-quarter (SE 1/4) of Section 34 and the westerly right of way line of the herein described road centerline.

The Basis of Bearing for this description is between found monuments at the Southeast corner and the Northeast corner of the tract surveyed for Wilson by Steven P. Ness in 1971. The bearing being N 00°36' E as shown on CSR# 16995.

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 interest in the property should check with the appropriate City or County Planning Department to verify approved uses.

Page 2 - PERMANENT EASEMENT
1155-05E BROCK ROAD (Co Rd No 700) - br/rr - 21-Dec-1995
20-35-34 400

4-8-96 2160

9622585

Dated this 4th day of January, 1996.

David Davidson Partner

Jerry Davidson Partner

STATE OF OREGON }

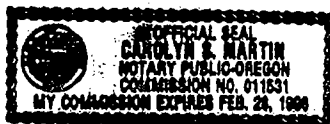
County of Lane }

ss.

On January 4, 1996, personally appeared the above-named

people.

and acknowledged the foregoing instrument to be a voluntary act before me.



Carolyn E. Martin

Notary Public for Oregon

Commission Expires: 2/28/96

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

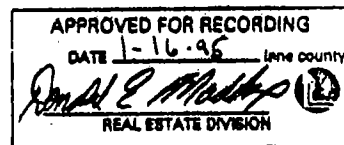
8 APR 96 11:46

2160R

Recd

Lane County Official Records
Lane County Clerk

By Carolyn E. Martin
County Clerk



FORM NO. 721 - BARGAIN AND SALE DEED (Individual or Corporate)

ELT-21432-B

RETURN TO EVERGREEN LAND TITLE CO.

MA

9622586

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID J. DAVIDSON and LESLIE D. DAVIDSON

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVIDSON INVESTMENTS, A PARTNERSHIP COMPOSED OF DAVID DAVIDSON and JERRY DAVIDSON, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

See Exhibit B and B-1 attached hereto and incorporated herein by this reference.

1916APR.08*96HOIREC 20.00
1916APR.08*96HO1PFUND 10.00
1916APR.08*96HO1A&T FUND 20.00

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.

Indicate which (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 28 day of February, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY OFFICIALS TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LANDS USES REGARDING FOREST PRACTICES AS DEFINED IN ORS 30.800.

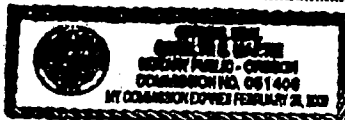
David J. Davidson
David J. Davidson

Leslie D. Davidson
Leslie D. Davidson

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on February 28, 1996 by DAVID J. DAVIDSON and LESLIE D. DAVIDSON

This instrument was acknowledged before me on _____, 19____



Carolyn A. Martin
Notary Public for Oregon
My commission expires 2/28/2000

David & Leslie Davidson

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/real/volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Davidson Investments
P. O. Box 1018
Oakridge, OR 97463

Grantee's Name and Address
After recording return to (Name, Address, Zip):

Until so ordered otherwise read all but statements to (Name, Address, Zip):
Same as Grantee

ELT-21432-B
LEGAL DESCRIPTION
PAGE 1 OF 3

4-8-96-2760

9622586

EXHIBIT B

LEGAL DESCRIPTION

A parcel of land lying in the Southeast One-quarter (SE 1/4) of Section 34, Township 20 South, Range 3 East, of the Willamette Meridian and being a portion of the tract of land conveyed to Lila Titus Libby by that certain deed, Recorded on Reel 1053R, Recorders Reception Number 8005096, Lane County Oregon Deed Records, said parcel being included in a strip of land variable feet in width, lying on each side of centerline as surveyed by Lane County in 1983, said centerline being described as follows:

Beginning at BROCK ROAD Engineer's Centerline Station L 50+00.00 POT, said Station being 137.64 feet North and 3856.75 feet East of a stone marking the Southwest Corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian; RUN thence North 22° 33' 20" East 322.90 feet; thence along the arc of a 381.97 foot radius curve to the left (the Long Chord of which bears North 11° 34' 40" East 145.48 feet) a distance of 146.37 feet; thence North 00° 36' 00" East 1490.16 feet; thence along the arc of a 716.20 foot radius curve to the right (the Long Chord of which bears North 7° 10' 08" East 163.86 feet) a distance of 164.22 feet to Engineer's Centerline Station L 72+69.09 POT and there ending, all in Lane County, Oregon.

The widths in feet of the above described strip of land are as follows:

STATION TO STATION		WIDTH ON WEST'LY SIDE OF C/LINE	WIDTH ONEAST'LY SIDE OF C/LINE
L 50+00.00 POT	L 65+60.00 POT	30 ft.	
L 65+60.00 POT	L 65+60.00 POT	30 ft. tapering on a straight line to 60 ft.	
L 65+60.00 POT	L 69+50.00 POT	60 ft.	
L 69+50.00 POT	L 69+50.00 POT	60 ft. tapering on a straight line to 30 ft.	
L 69+50.00 POT	L 72+69.09 POT	30 ft.	
L 50+00.00 POT	L 52+43.00 POT		30 ft.
L 52+43.00 POT	L 51+68.00 POT		30 ft. tapering back on a straight line to 60 ft.

County Road (Brock Road) 20-35-34 401
BB/->1; Page 1 of 2

BLT-21432-B
LEGAL DESCRIPTION
PAGE 2 of 3

9622586

4-8-96-2160

L 51+68.00 POT L 57+00.00 POT

60 ft.

L 57+00.00 POT L 57+00.00 POT

60 ft. tapering
on a straight line
to 30 ft.

L 57+00.00 POT L 64+00.00 POT

30 ft.

L 64+00.00 POT L 64+00.00 POT

30 ft. tapering
on a straight line
to 60 ft.

L 64+00.00 POT L 72+69.09 POT

60 ft.

The above described strip of land crosses the GRANTORS' southerly property line opposite approximate Engineer's Centerline Station L 64+00 POT.

ALSO: All that property lying between the North-South Centerline of the Southeast One-quarter (SE 1/4) of Section 34 and the westerly right of way line of the herein described road centerline.

The Basis of Bearing for this description is between found monuments at the Southeast corner and the Northeast corner of the tract surveyed for Wilson by Steven P. Ness in 1971. The bearing being N 00°36' E as shown on CSF# 16995.

ELT-21432-B
DESCRIPTION

PAGE 3 of 3

9622586

LEGAL DESCRIPTION

EXHIBIT D-1

4-8-96-2160

A parcel of land lying in the Southeast one-quarter (SE 1/4) of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, Lane County, Oregon, and being a portion of that tract of land conveyed to LILA TITUS LIBBY, by that certain deed recorded January 30, 1980, on Reel 1033, Recorder's Reception Number 8005096, LANE COUNTY OREGON DEED RECORDS, said parcel being more particularly described as follows:

Beginning at the point of intersection of the southerly right of way line of County Road Number 799, as shown in County Survey Number 18118 and the westerly property line of that tract of land described in that certain deed recorded August 18, 1977, on Reel 860, Recorder's Reception Number 7752176, LANE COUNTY OREGON DEED RECORDS, said intersection being 17.91 feet South and 329.99 feet West of a Brass Cap marking the East 1/4 Corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, Lane County, Oregon; run thence along said westerly property line South 0° 27' 10" East, 50.32 feet to a point that is 50.00 feet when measured at right angles to said southerly right of way line; thence South 83° 02' 52" West, 100.00 feet along a line parallel and 50.00 feet from South right of way line; thence North 61° 46' 22" West, 86.78 feet to said southerly right of way line; thence North 83° 02' 52" East, 176.63 feet along southerly right of way line to the point of beginning, all in Lane County, Oregon.

The parcel of land to which this description applies contains 0.16 of an acre, more or less.

The bearings used herein are based upon County Survey Number 18118.

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

8 APR 96 11:46

Reel 2160R

Lane County OFFICIAL Records
Lane County ClerkBy: Donal S. Schuchat
County ClerkPage 1 -
L1155-07E

LEGAL DESCRIPTION

Brock Road (Co Rd No 799) - r/r/r - 9/1/95
20-35-21 40:

Form No. 723 - BARGAIN AND SALE DEED (Individual or Corporate)

ELT-21432-B

4-8-96 216042
RETURN TO EVERGREEN LAND TITLE CO. 042

NA

BARGAIN AND SALE DEED

9622587

KNOW ALL MEN BY THESE PRESENTS, That LILA TITUS LIBBY, as to Parcel I, and LILA L. TITUS, as to Parcel II, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DAVIDSON INVESTMENTS, a partnership composed of DAVID DAVIDSON and JERRY DAVIDSON hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

See Exhibit "B" and "B-1" attached hereto and by this reference incorporated herein as though here fully set forth.

1916APR.08'96H01REC 20.00

1916APR.08'96H01PFUND 10.00

1916APR.08'96H01A&T FUND 20.00

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

① If more than one consideration is stated, indicate which. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 12 day of Feb, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LANDSATS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lila Titus Libby
Lila Titus Libby

Lila L. Titus
Lila L. Titus

STATE OF OREGON, County of Lane, ss.

This instrument was acknowledged before me on 1996.

by LILA TITUS LIBBY also known as LILA L. TITUS

This instrument was acknowledged before me on 1996.



Katherine S. Anderson
Notary Public for Oregon
My commission expires August 6, 1997.

Lila Titus Libby

Grantor's Name and Address

Davidson Investments

P.O. Box 1018

Oakridge, OR 97463

Grantee's Name and Address

After recording return to Pless, Address, If:

Until requested otherwise send all tax statements to Pless, Address, If:
To Grantee above

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1996, at o'clock M., and recorded in book/real/volume No. on page or as fee/life/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDERS USE

ELT-21432-B
LEGAL DESCRIPTION
PAGE 1 OF 3

4-8-96-2160

EXHIBIT B

9622587

LEGAL DESCRIPTION

A parcel of land lying in the Southeast One-quarter (SE 1/4) of Section 34, Township 20 South, Range 3 East, of the Willamette Meridian and being a portion of the tract of land conveyed to Lila Titus Libby by that certain deed, Recorded on Reel 1053R, Recorder's Reception Number 8005096, Lane County Oregon Deed Records, said parcel being included in a strip of land variable feet in width, lying on each side of centerline as surveyed by Lane County in 1983, said centerline being described as follows:

Beginning at BROCK ROAD Engineer's Centerline Station L 50+00.00 POT, said Station being 137.64 feet North and 3856.75 feet East of a stone marking the Southwest Corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian; RUN thence North 22° 33' 20" East 322.90 feet; thence along the arc of a 381.97 foot radius curve to the left (the Long Chord of which bears North 11° 34' 40" East 145.48 feet) a distance of 146.37 feet; thence North 00° 36' 00" East 1490.16 feet; thence along the arc of a 716.20 foot radius curve to the right (the Long Chord of which bears North 7° 10' 08" East 163.86 feet) a distance of 164.22 feet to Engineer's Centerline Station L 72+69.09 POT and there ending, all in Lane County, Oregon.

The widths in feet of the above described strip of land are as follows:

STATION TO STATION		WIDTH ON WEST'LY SIDE OF C/LINE	WIDTH ONEAST'LY SIDE OF C/LINE
L 50+00.00 POT	L 65+60.00 POT	30 ft.	
L 65+60.00 POT	L 65+60.00 POT	30 ft. tapering on a straight line to 60 ft.	
L 65+60.00 POT	L 69+50.00 POT	60 ft.	
L 69+50.00 POT	L 69+50.00 POT	60 ft. tapering on a straight line to 30 ft.	
L 69+50.00 POT	L 72+69.09 POT	30 ft.	
L 50+00.00 POT	L 52+43.00 POT		30 ft.
L 52+43.00 POT	L 51+68.00 POT		30 ft. tapering back on a straight line to 60 ft.

County Road (Brock Road) 20-35-34 401
BR/->1; Page 1 of 2

ELT-21432-B
DESCRIPTION

PAGE 3 of 3

LEGAL DESCRIPTION

EXHIBIT D-1

4-8-96-2160

9622587

A parcel of land lying in the Southeast one-quarter (SE 1/4) of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, Lane County, Oregon, and being a portion of that tract of land conveyed to LILA TITUS LIBBY, by that certain deed recorded January 30, 1980, on Reel 1053, Recorder's Reception Number 8005096, LANE COUNTY OREGON DEED RECORDS, said parcel being more particularly described as follows:

Beginning at the point of intersection of the southerly right of way line of County Road Number 799, as shown in County Survey Number 18118 and the westerly property line of that tract of land described in that certain deed recorded August 18, 1977, on Reel 860, Recorder's Reception Number 7752176, LANE COUNTY OREGON DEED RECORDS, said intersection being 17.91 feet South and 329.99 feet West of a Brass Cap marking the East 1/4 Corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, Lane County, Oregon; run thence along said westerly property line South 0° 27' 10" East, 50.32 feet to a point that is 50.00 feet when measured at right angles to said southerly right of way line; thence South 83° 02' 52" West, 100.00 feet along a line parallel and 50.00 feet from South right of way line; thence North 61° 46' 22" West, 86.78 feet to said southerly right of way line; thence North 83° 02' 52" East, 176.63 feet along southerly right of way line to the point of beginning, all in Lane County, Oregon.

The parcel of land to which this description applies contains 0.16 of an acre, more or less.

The bearings used herein are based upon County Survey Number 18118.

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

8 APR 96 11:46

Reel 2160R

Lane County OFFICIAL Records
Lane County ClerkBy David S. Schatz
County ClerkPage 1 -
L1155-07E

LEGAL DESCRIPTION

Brock Road (Co Rd No 799) - r/r/r - 9/1/95
20-35-34 401

4-8-96 2160

RETURN TO EVERGREEN LAND TITLE CO

Return to:
Lane County Public Works
Real Estate Section

9622588

20-35-34 401

PERMANENT EASEMENT

111APR.08'96W01PFLND 10.00

DAVIDSON INVESTMENTS,
A PARTNERSHIP COMPOSED OF DAVID DAVIDSON AND JERRY DAVIDSON
hereinafter called GRANTOR(s), for the true and actual consideration of

Two thousand Eight Hundred Seventy-five and ^{NO (\$2875.⁰⁰)}/₁₀₀ dollars,
grant(s) to LANE COUNTY, a political subdivision of the State of Oregon,
hereinafter called GRANTEE, a permanent easement for the following
described property:

A parcel of land lying in the Southeast One-quarter (SE 1/4) of Section 34, Township 20 South, Range 3 East, of the Willamette Meridian and being a portion of the tract of land conveyed to Lila Titus Libby by that certain deed, Recorded on Reel 1053R, Recorders Reception Number 8008096, Lane County Oregon Deed Records, said parcel being included in a strip of land variable feet in width, lying on each side of centerline as surveyed by Lane County in 1983, said centerline being described as follows:

Beginning at BROCK ROAD Engineer's Centerline Station L 50+00.00 POT, said Station being 137.64 feet North and 3856.75 feet East of a stone marking the Southwest Corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian; RUN thence North 22° 33' 20" East 322.90 feet; thence along the Arc of a 381.97 foot radius curve to the left (the Long Chord of which bears North 11° 34' 40" East 145.48 feet) a distance of 146.37 feet; thence North 00° 36' 00" East 1490.16 feet; thence along the arc of a 716.20 foot radius curve to the right (the Long Chord of which bears North 7° 10' 08" East 163.86 feet) a distance of 164.22 feet to Engineer's Centerline Station L 72+69.09 POT and there ending, all in Lane County, Oregon.

The widths in feet of the above described strip of land are as follows:

STATION TO STATION	WIDTH ON WEST'LY SIDE OF C/LINE	WIDTH ON EAST'LY SIDE OF C/LINE
L 50+00.00 POT L 65+60.00 POT	30 ft.	
L 65+60.00 POT L 65+60.00 POT	30 ft. tapering on a straight line to 60 ft.	

Page 1 - PERMANENT EASEMENT
1155-04E BROCK ROAD (Co Rd No 799) - br/rr - 21-Dec-1995
20-35-34 401

7

4-8-96 2160

9622588

STATION TO STATION		WIDTH ON WEST'LY SIDE OF C/LINE	WIDTH ON EAST'LY SIDE OF C/LINE
L 65+60.00 POT	L 69+50.00 POT	60 ft.	
L 69+50.00 POT	L 69+50.00 POT	60 ft. tapering on a straight line to 30 ft.	
L 69+50.00 POT	L 72+69.09 POT	30 ft.	
L 50+00.00 POT	L 52+43.00 POT		30 ft.
L 52+43.00 POT back	L 51+68.00 POT		30 ft. tapering on a straight line to 60 ft.
L 51+68.00 POT	L 57+00.00 POT		60 ft.
L 57+00.00 POT	L 57+00.00 POT		60 ft. tapering on a straight line to 30 ft.
L 57+00.00 POT	L 64+00.00 POT		30 ft.
L 64+00.00 POT	L 64+00.00 POT		30 ft. tapering on a straight line to 60 ft.
L 64+00.00 POT	L 72+69.09 POT		60 ft.

The above described strip of land crosses the GRANTORS' southerly property line opposite approximate Engineer's Centerline Station L 64+00 POT.

ALSO: All that property lying between the North-South Centerline of the Southeast One-quarter (SE 1/4) of Section 34 and the westerly right of way line of the herein described road centerline.

The Basis of Bearing for this description is between found monuments at the Southeast corner and the Northeast corner of the lot surveyed for Wilson by Steven P. Ness in 1971. The bearing being 00°36' E as shown on CSF# 16995.

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 interest in the property should check with the appropriate City or County Planning Department to verify approved uses.

4-8-96 2160

9622588

Dated this 4th day of January, 1996.

David Davidson, Partner

Jerry Davidson, Partner

STATE OF OREGON }

County of Lane }

ss.

On January 4, 19 96, personally appeared the above-named

people.

and acknowledged the foregoing instrument to be a voluntary act before me.



Carolyn S. Martin

Notary Public for Oregon

My Commission Expires: 2/28/96

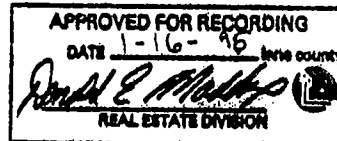
State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

APR 96 11:48

2160R

Real
Lane County Official Records
Lane County Clerk

By: Paul S. Smith
County Clerk



Page 3 - PERMANENT EASEMENT
1155-04E BROCK ROAD (Co Rd No 799) - br/rr - 21-Dec-1995
20-35-34 401

4-8-96-2760

RETURN TO EVERGREEN LAND TITLE CO

Return to:
Lane County Public Works
Real Estate Section

9622589

20-35-34 401

PERMANENT EASEMENT

1216 APR 08 '96 H01 PFUND 10.00

DAVIDSON INVESTMENTS,
A PARTNERSHIP COMPOSED OF DAVID DAVIDSON AND JERRY DAVIDSON

hereinafter called GRANTOR(s), for the true and actual consideration of ONE THOUSAND
FIVE HUNDRED FIVE AND NO/100 (\$1,505.00) dollars,
grant(s) to LANE COUNTY, a political subdivision of the State of Oregon, hereinafter called GRANTEE, a
permanent easement for the following described property:

A parcel of land lying in the Southeast one-quarter (SE 1/4) of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, Lane County, Oregon, and being a portion of that tract of land conveyed to LILA TITUS LIBBY, by that certain deed recorded January 30, 1980, on Reel 1033, Recorder's Reception Number 8005096, LANE COUNTY OREGON DEED RECORDS, said parcel being more particularly described as follows:

Beginning at the point of intersection of the southerly right of way line of County Road Number 799, as shown in County Survey Number 18118 and the westerly property line of that tract of land described in that certain deed recorded August 18, 1977, on Reel 860, Recorder's Reception Number 7732176, LANE COUNTY OREGON DEED RECORDS, said intersection being 17.91 feet South and 329.99 feet West of a Brass Cap marking the East 1/4 Corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, Lane County, Oregon; run thence along said westerly property line South 0° 27' 10" East, 50.32 feet to a point that is 50.00 feet when measured at right angles to said southerly right of way line; thence South 83° 02' 52" West, 100.00 feet along a line parallel and 50.00 feet from South right of way line; thence North 61° 46' 22" West, 86.78 feet to said southerly right of way line; thence North 83° 02' 52" East, 176.63 feet along southerly right of way line to the point of beginning, all in Lane County, Oregon.

The parcel of land to which this description applies contains 0.16 of an acre, more or less.

The bearings used herein are based upon County Survey Number 18118.

The purpose of this permanent easement is to provide an area for Lane County Public Works Department to construct a widening to allow vehicles to turn around.

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 interest in the property should check with the appropriate City or County Planning Department to verify approved uses.

4-8-96 2160

9622589

Dated this 4th day of January 1996.

David Davidson, Partner

Jersey Davidson, Partner

STATE OF OREGON)

County of Lane)

On January 4 1996 personally appeared the above-named people

and acknowledged the foregoing instrument to be voluntary act before me.



Carolyn E. Martin

Notary Public for Oregon

My Commission Expires: 2/28/96

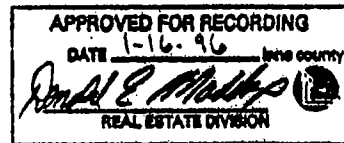
State of Oregon
County of Lane -- ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was recorded for record at

8 APR 96 11: 48

2160R

Reel
Lane County Official Records
Lane County Clerk

By: David Davidson
County Clerk



Page 2 -
1155-07E

PERMANENT EASEMENT

Brock Road (Co Rd No 799) - rr/r/r - 12/22/95
20-35-34 401

Lane County Property Tax Report



Account Information

Account: 1711231
 Alternate Property Number: 20-35-34-00-00401
 Tax Code Area (TCA): 07601
 Legal Description: Legal On File
 Location:

Bill to Party:

DAVIDSON INVESTMENTS LLC
 PO BOX 1024
 OAKRIDGE, Oregon 97463
 United States

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	Real Market	Assessed
2006	100,093	0	100,093	9,823
2005	70,371	0	70,371	9,537
2004	59,443	0	59,443	9,259
2003	59,839	0	59,839	5,697
2002	0	0	0	0
	9,823	0	0	
	Taxable Value	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)	

Tax Year

Tax (See Explanation of Tax)

2006	151.02
2005	144.28
2004	189.37
2003	0.00
2002	0.00

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

1090453 4109607

Remarks:

Potential Additional Tax

9

Taxes and Special Assessments for Account Number 1711231
Delinquent Interest Computed Through: 10-10-2006

Explanation of Tax

The tax shown is the amount of tax which currently exists with Lane County's Department of Assessment and Taxation. It is possible there is a pending value change on this account. To determine this, please refer to the Account Status indicators to see if Pending Value change is selected. If a value change has already been processed for this account and year in question, the tax currently showing may not match what was *certified* for that particular year.

Year	Description	TCA	Tax	Minimum	Balance Due	Due Date
2006	Fire Patrol District Principal	SAEFIRE	26.55	8.85	25.75	11-15-2006
2006	Fire Patrol District Surcharge	SAEFIRE	38.00	12.67	36.86	11-15-2006
2006	Property Tax Principal	07601	86.47	28.83	83.88	11-15-2006

Taxes and Assessments due by Nov. 15th (3% discount) for Account Number 1711231 \$ 146.49

If this report displays \$0 Taxes and Assessments Due, and does not display the description/breakdown lines(s) above it, please contact Assessment and Taxation to verify the balance.

Generated Date: 2006-10-10

[Search Results](#) | [Taxes Balance Due](#) | [Applications Menu](#)

Lane County Property Tax Report

Document ID: 1090453-10

Account Information

Account: **1090453**
 Alternate Property Number: **20-35-34-00-00401**
 Tax Code Area (TCA): **07605**
 Legal Description: **Legal On File**
 Location: **77879 BROCK RD**
DAVIDSON INVESTMENTS LLC
PO BOX 1024
OAKRIDGE, Oregon 97463
United States

Bill to Party

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	Real Market	Assessed
2006	105,569	1,290	106,859	32,928
2005	78,568	1,290	79,858	32,052
2004	62,777	1,160	63,937	31,272
2003	63,912	1,100	65,012	30,428
2002	134,732	1,070	135,802	35,076
2001	104,478	1,010	105,488	34,069
2000	103,568	1,250	104,818	33,083
1999	109,020	980	110,000	32,115
1998	90,850	1,060	91,910	23,366
1997	90,850	1,060	91,910	22,685
1996	88,650	1,060	89,710	31,080
1995	79,150	1,060	80,210	27,910

32,928
Taxable Value

0
Exemption Amount Regular (EAR)

0
Frozen Assessed Value (FZNPU)

Tax Year

Tax (See Explanation of Tax)

2006	379.13
2005	361.79
2004	393.86
2003	375.12
2002	367.39
2001	354.18
2000	306.77
1999	348.11
1998	0.00
1997	225.92
1996	263.40
1995	240.47

Account Status

• Active for the 2006 tax year

New Account scheduled to be

17

- ☐ active for the 2007 tax year
- ☒ Locally Assessed
- ☐ Pending Seg/Merge
- ☐ Pending Value Change
- ☐ Delinquency
- ☐ Delayed Foreclosure
- ☐ Bankruptcy
- ☒ Code Split Indicator

1711231 4109607

Remarks:

Potential Additional Tax

Taxes and Special Assessments for Account Number 1090453
 Delinquent Interest Computed Through: **10-10-2006**

Explanation of Tax

The tax shown is the amount of tax which currently exists with Lane County's Department of Assessment and Taxation. It is possible there is a pending value change on this account. To determine this, please refer to the Account Status indicators to see if Pending Value change is selected. If a value change has already been processed for this account and year in question, the tax currently showing may not match what was *certified* for that particular year.

Year	Description	TCA	Tax	Minimum	Balance Due	Due Date
2006	Property Tax Principal	07605	379.13	126.37	367.76	11-15-2006

Taxes and Assessments due by Nov. 15th (3% discount) for Account Number 1090453 \$ 367.76

If this report displays \$0 Taxes and Assessments Due, and does not display the description/breakdown lines(s) above it, please contact Assessment and Taxation to verify the balance.

Generated Date: 2006-10-10

[Search Results](#) | [Taxes Balance Due](#) | [Applications Menu](#)

Lane County Property Tax Report

Driver Report Document

Account Information

Account: 4109607
 Alternate Property Number: 20-35-34-00-00401
 Tax Code Area (TCA): 07605
 Legal Description: Legal On File
 Location:
 Bill to Party: *M H* *Assessed to:* DESSER TRAVIS
 77879 BROCK RD
 OAKRIDGE, Oregon 97463
 United States

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	Real Market	Assessed
2006	0	8,440	8,440	8,440
2005	0	9,930	9,930	9,930
2004	0	8,950	8,950	8,950
2003	0	8,610	8,610	8,610
2002	0	9,060	9,060	9,060
2001	0	10,920	10,920	10,920
2000	0	12,850	12,850	11,339
1999	0	12,240	12,240	11,009
1998	0	12,240	12,240	10,688
1997	0	12,360	12,360	10,377
1996	0	11,880	11,880	11,880
1995	0	11,530	11,530	11,530

8,440 0 0
 Taxable Value Exemption Amount Regular (EAR) Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2006	97.57
2005	111.49
2004	126.85
2003	76.06
2002	79.88
2001	94.01
2000	105.27
1999	101.79
1998	82.12
1997	80.22
1996	82.28
1995	79.21

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:

Taxes and Special Assessments for Account Number 4109607
 Delinquent Interest Computed Through: 10-10-2006

Explanation of Tax

The tax shown is the amount of tax which currently exists with Lane County's Department of Assessment and Taxation. It is possible there is a pending value change on this account. To determine this, please refer to the Account Status indicators to see if Pending Value change is selected. If a value change has already been processed for this account and year in question, the tax currently showing may not match what was *certified* for that particular year.

Year	Description	TCA	Tax	Minimum	Balance Due	Due Date
2006	MH Ombudsman District Principal	SAMSOMB	6.00	2.00	5.82	11-15-2006
2006	Property Tax Principal	07605	91.57	30.53	88.82	11-15-2006
2005	MH Ombudsman District Principal	SAMSOMB	6.00	6.00	6.00	11-15-2006
2005	Property Tax Interest	07605	11.25	11.25	11.25	11-15-2006
2005	Property Tax Interest	SAMSOMB	0.63	0.63	0.63	11-15-2006
2005	Property Tax Principal	07605	105.49	105.49	105.49	11-15-2006
2005	Warrant Fees	07605	15.00	15.00	15.00	11-15-2006
2004	Clerical Error	FDHAZRFPD	23.34	23.34	23.34	11-15-2006
2004	MH Ombudsman District Principal	SAMSOMB	6.00	6.00	6.00	11-15-2006
2004	Property Tax Interest	07605	26.01	26.01	26.01	11-15-2006
2004	Property Tax Interest	FDHAZRFPD	6.22	6.22	6.22	11-15-2006
2004	Property Tax Interest	SAMSOMB	1.59	1.59	1.59	11-15-2006
2004	Property Tax Principal	07605	97.51	97.51	97.51	11-15-2006
2004	Warrant Fees	07605	15.00	15.00	15.00	11-15-2006
2003	MH Ombudsman District Principal	SAMSOMB	6.00	6.00	6.00	11-15-2006
2003	Property Tax Interest	07605	29.89	29.89	29.89	11-15-2006
2003	Property Tax Interest	SAMSOMB	2.55	2.55	2.55	11-15-2006
2003	Property Tax Principal	07605	70.06	70.06	70.06	11-15-2006
2003	Warrant Fees	07605	15.00	15.00	15.00	11-15-2006
2002	MH Ombudsman District Principal	SAMSOMB	6.00	6.00	6.00	11-15-2006
2002	Property Tax Interest	07601	43.34	43.34	43.34	11-15-2006
2002	Property Tax Interest	SAMSOMB	3.51	3.51	3.51	11-15-2006

2002	Property Tax Principal	07601	73.88	73.88	73.88	11-15-2006
2002	Warrant Fees	07601	15.00	15.00	15.00	11-15-2006
2001	MH Ombudsman District Principal	SAMSOMB	6.00	6.00	6.00	11-15-2006
2001	Property Tax Interest	07601	65.71	65.71	65.71	11-15-2006
2001	Property Tax Interest	SAMSOMB	4.47	4.47	4.47	11-15-2006
2001	Property Tax Principal	07601	88.01	88.01	88.01	11-15-2006
2001	Warrant Fees	07601	15.00	15.00	15.00	11-15-2006
2000	MH Ombudsman District Principal	SAMSOMB	6.00	6.00	6.00	11-15-2006
2000	Property Tax Interest	07601	90.01	90.01	90.01	11-15-2006
2000	Property Tax Interest	SAMSOMB	5.43	5.43	5.43	11-15-2006
2000	Property Tax Principal	07601	99.27	99.27	99.27	11-15-2006
1999	MH Ombudsman District Principal	SAMSOMB	3.00	3.00	3.00	11-15-2006
1999	Property Tax Interest	07601	105.38	105.38	105.38	11-15-2006
1999	Property Tax Interest	SAMSOMB	3.21	3.21	3.21	11-15-2006
1999	Property Tax Principal	07601	98.79	98.79	98.79	11-15-2006
1998	Property Tax Interest	07601	100.73	100.73	100.73	11-15-2006
1998	Property Tax Principal	07601	82.12	82.12	82.12	11-15-2006
1998	Warrant Fees	07601	15.00	15.00	15.00	11-15-2006
1997	Property Tax Interest	07601	111.24	111.24	111.24	11-15-2006
1997	Property Tax Principal	07601	80.22	80.22	80.22	11-15-2006
1997	Warrant Fees	07601	15.00	15.00	15.00	11-15-2006

Taxes and Assessments due by Nov. 15th (3% discount) for Account Number 4109607 \$ 1,668.50

If this report displays \$0 Taxes and Assessments Due, and does not display the description/breakdown lines(s) above it, please contact Assessment and Taxation to verify the balance.

Generated Date: 2006-10-10

[Search Results](#) | [Taxes Balance Due](#) | [Applications Menu](#)

1651 CENTENNIAL BLVD. • SPRINGFIELD, OR 97477
P.O. BOX 931 • SPRINGFIELD, OR 97477
PHONE: 541.741.1981
FAX: 541.741.0619



875 COUNTRY CLUB RD. • EUGENE, OR 97401
P.O. BOX 10211 • EUGENE, OR 97440
PHONE: 541.687.9794
FAX: 541.687.0924

TITLE INSURANCE SERVICES • ESCROW CLOSINGS

MEASURE 37 OWNERSHIP, LIEN AND ENCUMBRANCE REPORT

ELT-U5677

DATE: October 18, 2006

PREMIUM: \$125.00

TO: Norm Waterbury
28788 Gimpl Hill Road
Eugene, Oregon 97402

We have search our Tract Indices as to the following described property:

SEE ATTACHED EXHIBIT A

Showing fee simple title as of October 2, 2006, at 8:00 a.m., vested in:

DAVIDSON INVESTMENTS, LLC

The chain for 1974 of this property is as follows:

- Bargain and Sale Deed Recorded June 7, 1974, Reception No. 74-24486, Lane County Oregon Records.
- Bargain and Sale Deed Recorded January 30, 1980, Reception No. 80-05096, Lane County Oregon Records.
- Warranty Deed Recorded July 19, 2002, Reception No. 2002-054921, Lane County Oregon Records.

Evergreen Land Title Company finds the following documents affecting said property:

1. Permanent Easement, granted to Lane County, a political subdivision of the State of Oregon, including the terms and provisions thereof, by instrument Recorded April 8, 1996, Reception No. 96-22585, Lane County Oregon Records.
2. Bargain and Sale Deed from David J. Davidson and Leslie D. Davidson, to Davidson Investments, a partnership composed of David Davidson and Jerry Davidson, Recorded April 8, 1996, Reception No. 96-22586, Lane County Oregon Records.

CONTINUED

3. Bargain and Sale Deed from Lila Titus Libby, as to Parcel I and Lila L. Titus, as to Parcel II, to Davidson Investments, a partnership composed of David Davidson and Jerry Davidson, Recorded April 8, 1996, Reception No. 96-22587, Lane County Oregon Records.
4. Permanent Easement, granted to Lane County, a political subdivision of the State of Oregon, including the terms and provisions thereof, by instrument Recorded April 8, 1996, Reception No. 96-22588, Lane County Oregon Records.
5. Permanent Easement, granted to Lane County, a political subdivision of the State of Oregon, including the terms and provisions thereof, by instrument Recorded April 8, 1996, Reception No. 96-22589, Lane County Oregon Records.

PROPERTY ADDRESS: 77879 BROCK ROAD, OAKRIDGE, OREGON 97463

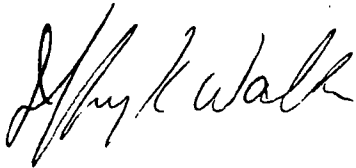
PROPERTY TAX I.D. NO:

- Map No. 20-35-34-00-00401, Code 76-01, Account No. 1711231.
- Map No. 20-35-34-00-00401, Code 76-05, Account No. 1090453.
- Map No. 20-35-34-00-00401, Code 76-05, Account No. 4109607. (Manufactured Structure – Assessed to Travis Desser)

Very truly yours,

EVERGREEN LAND TITLE COMPANY
HOME OFFICE

By:



Jeffrey K. Walker
Advisory Title Officer

EXHIBIT A

The East ½ of the Southeast ¼ of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, in Lane County, Oregon.

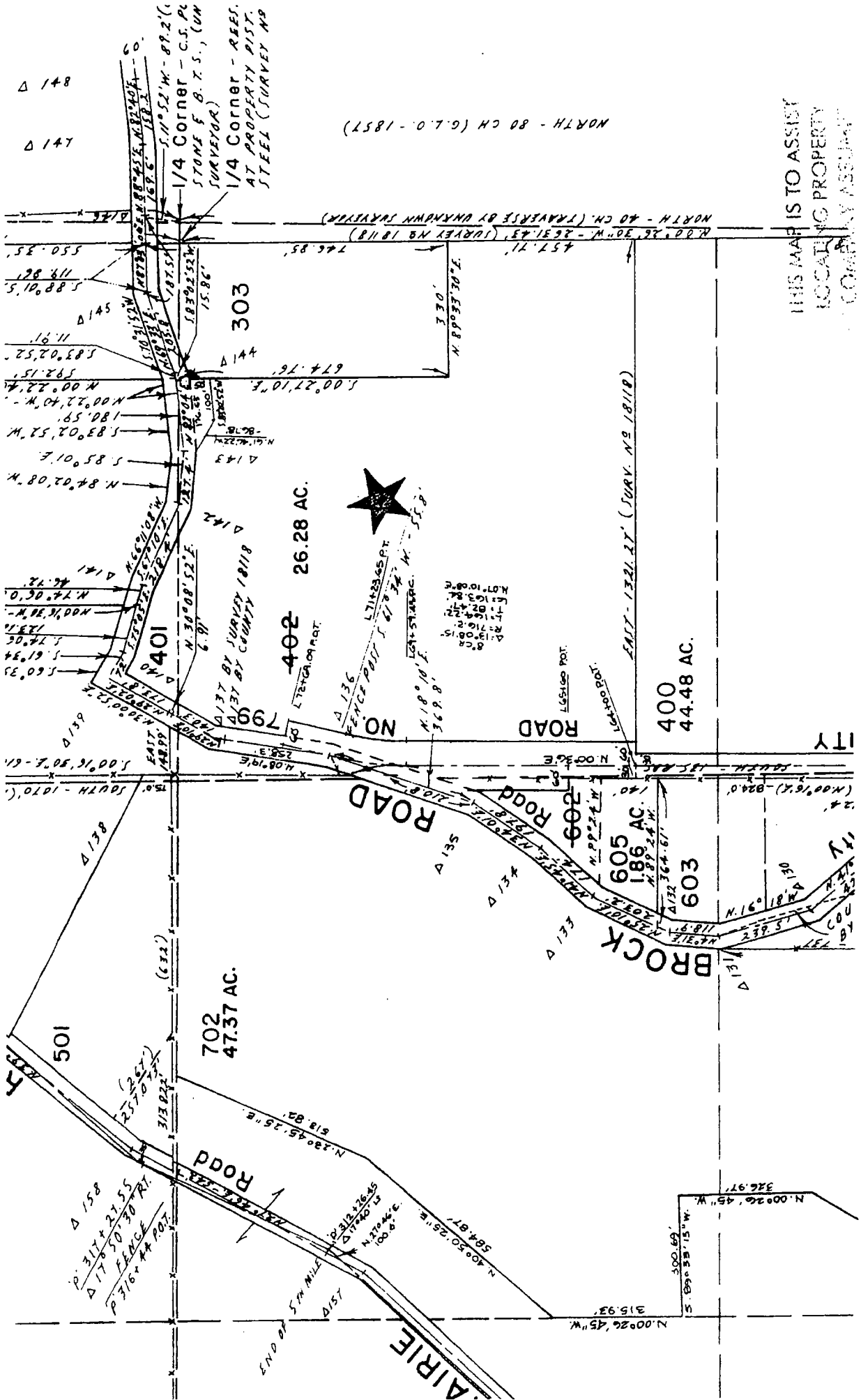
EXCEPT: Beginning at the Southeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian; run thence North 00° 26' 30" West 1513.71 feet along the East line of said Section 34; thence West 1321.27 feet to a 5/8 inch iron rod, said point being on a line agreed to by a Boundary Line Agreement Dated October 20, 1965, Reception No. 79042; thence South 00° 36' 00" West 1509.00 feet to a 5/8 inch iron rod, said point being 3973.75 feet East of the Southwest corner of said Section 34; thence East 792.00 feet; thence South 330.00 feet; thence West 132.00 feet; thence South 495.00 feet to a line which is 825 feet South of the North line of Section 3, Township 21 South, Range 3 East of the Willamette Meridian; thence East 679.00 feet to the East line of said Section 3; thence North 825.00 feet along the East line of said Section 3 to the Point of Beginning, in Lane County, Oregon.

EXCEPT: 0.45 acres deeded in 1975 by instrument Recorded in Reel 718, Reception No. 50695, Lane County Oregon Records.

EXCEPT: 5.00 acres deeded in 1975 by instrument Recorded in Reel 718, Reception No. 50696, Lane County Oregon Records.

ALSO EXCEPTING a tract of land described in instrument Recorded in Reel 693, Reception No. 24486, Lane County Oregon Records, legally described as: Beginning at the Southwest corner of a tract of land conveyed to Cecil R. Davis and Leilani Davis, by Wesley Titus and Lila Titus, in a Land Sale Contract Dated April 10, 1973, from which the Northeast corner of Section 34, Township 20 South, Range 3 East of the Willamette Meridian, bears North 89° 37' 20" East 1295.67 feet and North 00° 26' 30" West 199.24 feet; thence South 00° 16' 30" East 610.90 feet to a 5/8 inch iron rod set in an old fence corner; thence East 148.99 feet to a point in the center of County Road No. 799 referenced by a 5/8 inch iron rod, which bears West 34.69 feet and the True Point of Beginning of this description; thence along said centerline of said road North 30° 08' 52" East 6.91 feet; thence North 30° 00' 52" East 173.80 feet; thence South 60° 35' 08" East 72.00 feet; thence South 74° 06' 08" East 169.90 feet; thence South 66° 11' 08" East 218.40 feet, more or less, to the intersection of said centerline with the North line of the Southeast quarter of Section 34; and run thence West along said North line to the centerline of the County Road; and run thence Northeasterly along the centerline to the True Point of Beginning, in Lane County, Oregon.

20-35-34-00



THIS MAP IS TO ASSIST
LOCATING PROPERTY
LOCATED BY ASSUMED
CORNER ASSUMED

COURTESY OF
N + B EVERGREEN LAND TITLE CO
741-1981

Privacy Policy Notice

As adopted July 1, 2001

Evergreen Land Title Company Private Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Evergreen Land Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

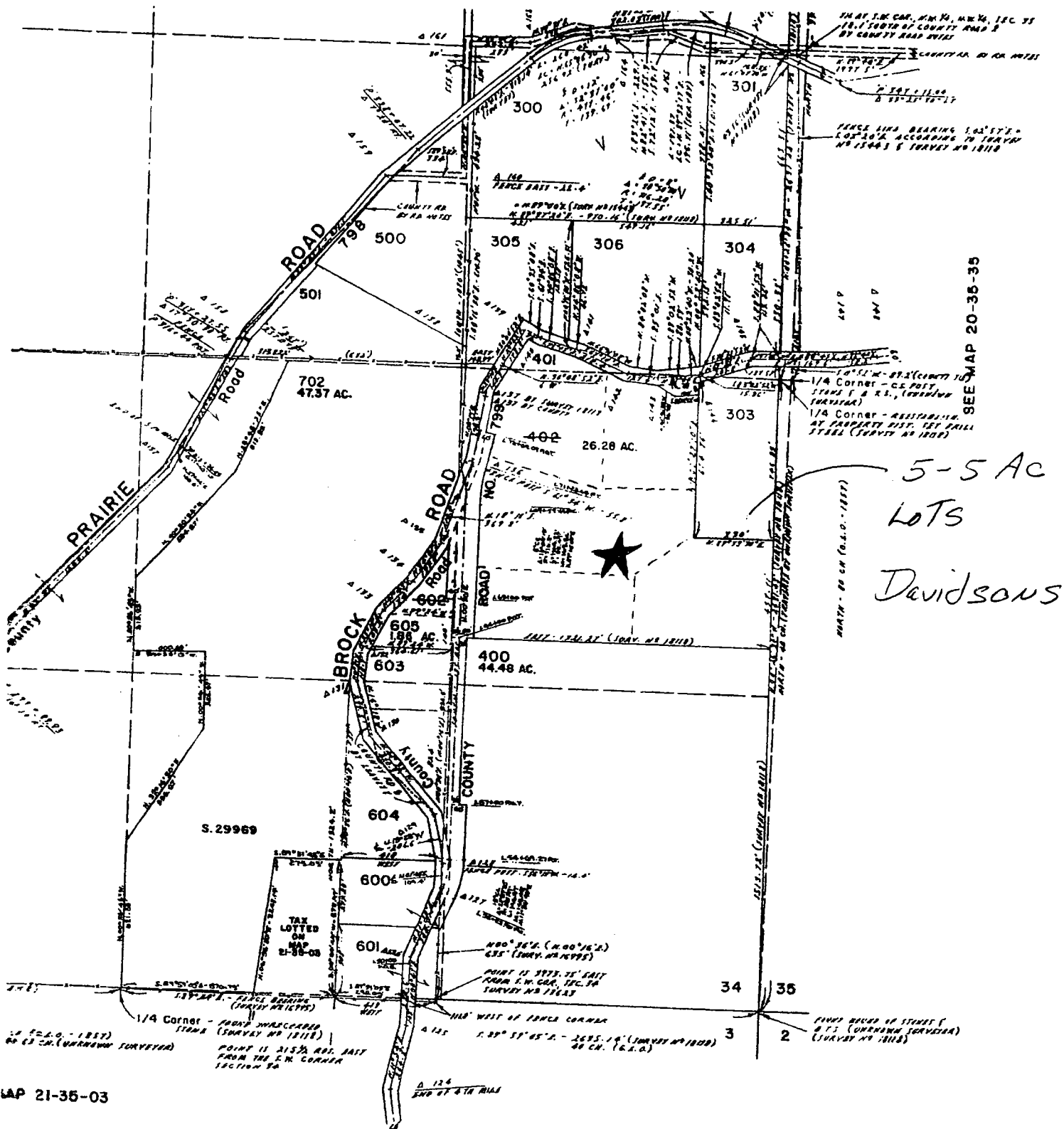
We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Sawnders

485-4257

9713

1257