



# SUPPLEMENTAL INFORMATION SUBMITTED

Submitted on: 5-2-07

Taken By: Sgs

SUPPLEMENTAL INFORMATION HAS BEEN RECEIVED BY THIS OFFICE IN REGARDS TO THE FOLLOWING:

**BP#** \_\_\_\_\_

**PA#** 067246

KH

**SP#** \_\_\_\_\_

Petersdorf

**SI#** \_\_\_\_\_

**OTHER:** May 15 Km

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Michael E. Farthing**  
**Attorney at Law**

Smeede Hotel Building  
767 Willamette Street, Suite 203  
Eugene, Oregon 97401  
Office (541) 485-1141 – Fax (541) 485-1174  
email - mefarthing@yahoo.com

May 2, 2007

05-02-07P02:06 RCVD

HAND DELIVERED

Kent Howe, Planning Director  
Lane County Land Management Division  
Lane County Courthouse/PSB  
125 E. 8<sup>th</sup> Avenue  
Eugene, OR 97401

Re: Supplemental Materials for Measure 37 Claim  
Darrell J. Petersdorf, Sr., Claimant  
Map No. 17-05-06, Tax Lot 2400 / Map No. 17-06-01, Tax Lot 2000  
**PA 06-7246**

Dear Kent:

This office represents Darrell J. Petersdorf, Sr. and his daughter, Vickie Bradfield, who conducts all of his affairs pursuant to a Power of Attorney, copy of which was submitted with the original claim. Their claim was filed on December 1, 2006, without all of the required information. To support their claim, I am enclosing supplemental materials regarding original zoning and an evaluation of the impact of land use regulations on reducing the fair market value of the Subject Properties.

Darrell J. Petersdorf, Sr. acquired the Subject Properties together with his wife, Gladys Petersdorf, on April 19, 1959 by land sale contract from his father. Mrs. Petersdorf has since passed. Copy of her death certificate was enclosed with the original claim. At the time the Petersdorfs acquired the property, there were no zoning restrictions or land use regulations that applied. Subsequently, Warranty Deed No. 62938 was recorded for the Subject Properties on March 17, 1962.

Currently, Tax Lot 2400 is zoned E-40 and Tax Lot 2000 is zoned F-2. This zoning was applied through the adoption of Ordinance No. 884 on February 29, 1984. These rules and restrictions have significantly restricted the Claimant's ability to further subdivide the property and from creating additional residential building sites thereby decreasing the value of the property.

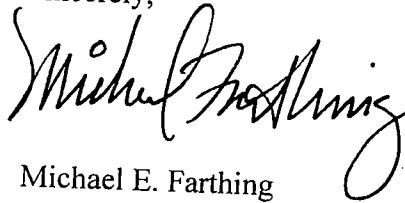
Attached is a written evaluation, together with exhibits, that addresses the criteria in LC

Kent Howe, Planning Director  
Lane County Land Management Division  
May 2, 2007  
Page 2

2.740(1). Also enclosed is a Comparative Market Analysis of the impact of the subsequently-enacted land use regulations on the fair market value of the Subject Properties that has been prepared by Mick Cates, Associate Broker for RE/MAX Integrity. It is identified as Exhibit "E" to the aforementioned attachment.

This claim is scheduled for a May 15 hearing before the Board of Commissioners. Please supplement our claim with the enclosed materials. If you have any questions or comments, please call at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Farthing", written in a cursive style.

Michael E. Farthing

MEF/kt

Enclosure

cc: Vickie Bradfield (w/ encl)  
Harry Taylor (w/ encl)

## WRITTEN STATEMENT ADDRESSING CRITERIA IN LC 2.740(1)

An application qualifies for compensation or waiver consideration if the Applicant has shown that all of the following LC 2.740(1) criteria are met:

(a) *The County has either adopted or enforced a land use regulation that restricts the use of private property or any interest therein;*

### **Finding of Fact:**

Claimant acquired the Subject Properties by land sale contract on April 18, 1959. At that time, no zoning restrictions or land use regulations applied. Subsequently, a Warranty Deed was recorded on March 19, 1962 at Reception No. 62938, Reel 190. The Memorandum of Contract and Warranty Deed were submitted with the original claim on December 1, 2006. The County enacted Ordinance No. 884 on February 29, 1984, which applied the E-40 zoning to Tax Lot 2400 and F-2 zoning to Tax Lot 2000. The continued application of these zoning and land use regulations to the Subject Properties has restricted its use by significantly limiting Claimant's ability to further subdivide the Subject Properties into smaller parcels and to place residences on the lots so created.

(b) *The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;*

### **Finding of Fact:**

The Subject Properties consist of approximately 152 acres. See composite Assessor's Map Nos. 17-05-06 and 17-06-01, attached as Exhibit "A". Tax Lot 2400, containing 86 acres, is zoned E-40 and is improved with a single-family dwelling. RLID records indicate that the residence was built in 1962. It is possible for this property to be partitioned into two 40-acre parcels, however the likelihood that another residence could be placed on the site is not probable given the restrictive nature of the E-40 zoning. See Soil Map and Topography Map of the Subject Property, attached as Exhibits "B" and "C". Further, this zoning does not allow the Claimant to subdivide the property into smaller parcels and to create residential home-sites on the parcels so created.

Tax Lot 2000, containing 66 acres, is zoned F-2 and has been improved with two established home-sites. Under the current zoning and land use regulations, the Claimant is unable to subdivide the property into smaller parcels and to place a residences on the parcels so created. An Aerial Photograph of the Subject Properties is attached as Exhibit "D".

Based on a recent appraisal by Duncan & Brown, Mick Cates determined the value of the Subject Properties under their current state to be \$1,294,000. If no zoning restrictions and land

use regulations had been applied, Claimants could subdivide the Subject Properties into 30 5-acre lots. Based on comparable sales of rural properties, Mr. Cates determined that the Subject Properties are valued at \$6,217,700 if subdivision could occur. He then valued the loss in reduction due to the imposition of land use regulations at \$4,923,700. See Comparative Market Analysis, attached as Exhibit "E".

*(c) The challenged land use regulation was adopted, enforced or applied after the current landowner of the property (the applicant) became the owner; and*

**Finding of Fact:**

Claimant first acquired the Subject Properties on April 18, 1959 by Memorandum of Contract recorded at Reception No. 66974, Reel 132, Lane County Deeds and Records. On March 19, 1962, Claimant recorded Warranty Deed No. 62938, Reel 190. See original claim for copies of these documents. A title report prepared by Cascade Title for Tax Lot 2000 (Exhibit "F-1") and for Tax Lot 2400 (Exhibit "F-2"). No land use regulations or zoning restrictions applied to the Subject Properties at that time. Currently, the Subject Properties are zoned E-40 (Tax Lot 2400) and F-2 (Tax Lot 2000). See Official Zone Map Nos. 186 and 175, attached as Exhibit "G".

*(d) The challenged regulation is not an exempt regulation as defined in LC 2.710.*

**Finding of Fact:**

The aforementioned regulations are not an Exempt Use Regulations as defined in LC 2.710.

**MEASURE 37 CLAIM PA 06-7246  
DARRELL PETERSDORF, CLAIMANT**

**EXHIBITS TO SUPPLEMENTAL MATERIALS**

EXHIBIT "A"	Detail of Assessor's Map Nos. 17-05-06 and 17-06-01
EXHIBIT "B"	Soil Map
EXHIBIT "C"	Topography Map
EXHIBIT "D"	Current Aerial Photograph
EXHIBIT "E"	Comparative Market Analysis prepared by Mick Cates, Real Estate Broker for RE/MAX Integrity
EXHIBIT "F-1"	Title Report for Map No. 17-05-06, Tax Lot 2400
EXHIBIT "F-2"	Title Report for Map No. 17-06-01, Tax Lot 2000
EXHIBIT "G"	Zone Map Nos. 175 and 186

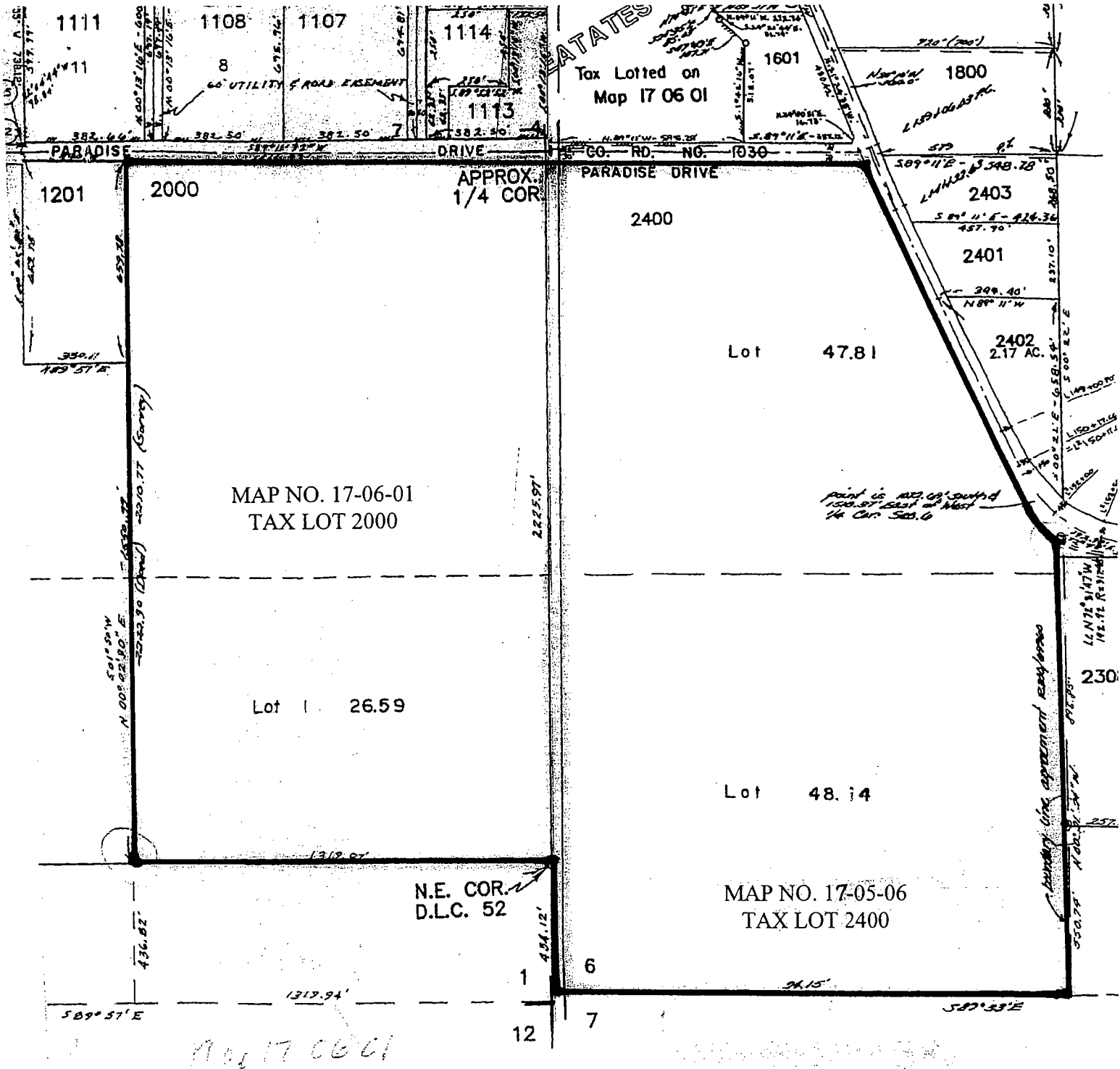
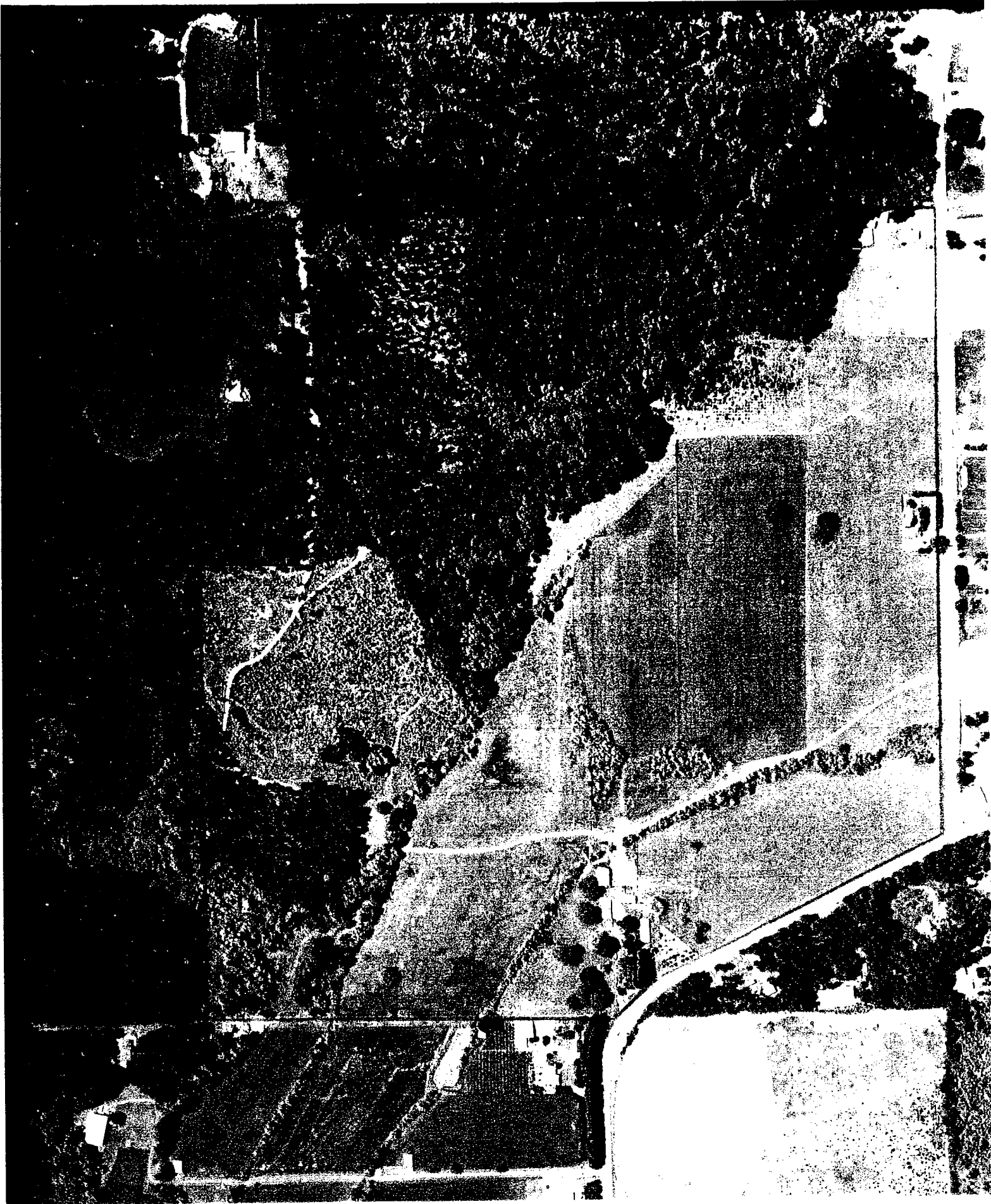


EXHIBIT "A"



N →

EXHIBIT "D"





EXHIBIT "B"

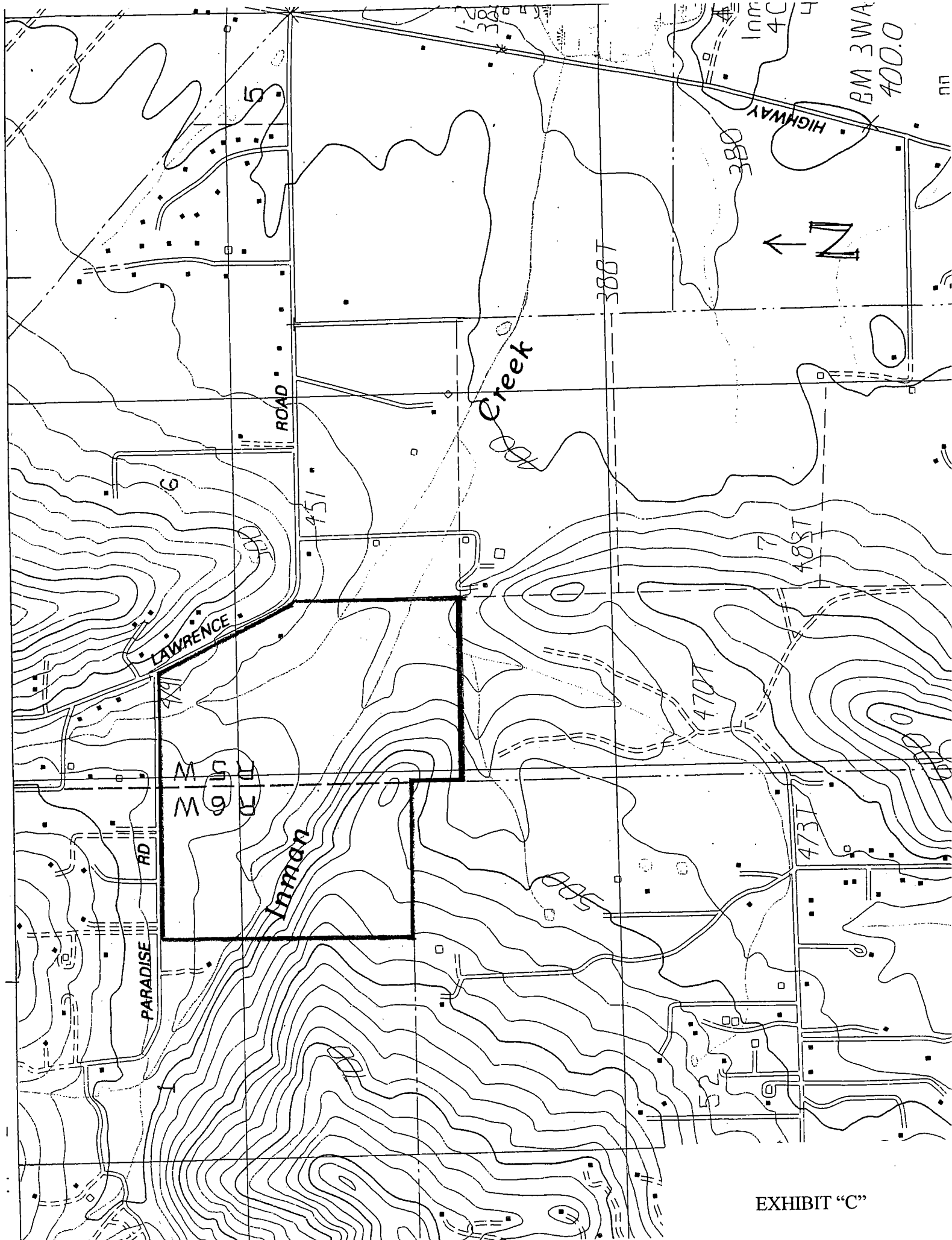


EXHIBIT "C"



## COMPARATIVE MARKET ANALYSIS

Date: April 23, 2007

For: Vickie Bradfield  
Petersdorf Living Trust Property  
25089 Paradise Dr.  
Junction City, Oregon 97448

### Purpose:

The purpose of this market analysis is to provide recent sales data in order to make valid comparisons and therefore establish the current fair market value of the Petersdorf property subdivided into buildable five acre parcels. Additionally, the purpose is to compare the fair market value of the property as it exists today versus the subdivided fair market value.

### Description of the property:

The subject property fronts on Lawrence Road and Paradise Drive in the Junction City area. It consists of three existing home sites located on two 20.05 acre parcels (Paradise Dr) and the main home site on Lawrence Rd on approximately 111.47 acres. The Paradise Drive home sites are manufactured homes with accompanying outbuildings and the Lawrence Road home site is a "Stick Built" home with accompanying outbuildings.

There exists a total of 151.57 acres of mixed pasture and timberland.

This property is identified by Lane County as tax lots 17-05-06-2400 and 17-06-01-2000.

For comparison purposes, I have included an analysis of a recent appraisal of the subject property. It was completed by Thomas S. Morgan, employed by Duncan & Brown, Inc. on March 1, 2007. I assume this appraisal to be accurate as of today's date and the current fair market value of the subject property to be \$1,294,000.00.

## FAIR MARKET VALUE SUBDIVIDED

### Assumptions:

1. I will assume that each currently existing home site will occupy five acres and add to its land value, the improvement value assigned to it by the Duncan & Brown, Inc. appraisal.
2. I will ignore the timber value assigned in the Duncan & Brown, Inc. appraisal as it is evident by the comparables (five acre parcel comparables) that buyers have not assigned a significantly different value to buildable five acre parcels based on their preference for pasture/agricultural sites versus wooded sites.

RE/MAX Integrity  
4710 Village Plaza Loop, Suite 200  
Eugene, Oregon 97401  
Office: (541) 345-8100  
Website: [www.integrityhomesonline.com](http://www.integrityhomesonline.com)

I have included as comparable sales, 10 approximately five acre parcels that have variable qualities such as, pasture/agricultural types, forested types as well as logged over types. They range in value from \$187,500.00 to \$230,000.00 and average \$202,190.00. These parcels have all sold in the last 18 months and they represent all areas and qualities of parcels. The calculations for the subdivided value of the subject property are as follows:

Subject property total acreage      151.57 Acres  
Divided into five acre parcels       $151.57 / 5 = 30$  Parcels

Number of five acre parcels X the current average fair market value derived from the comparables:

\$202,190.00	Avg Sale Parcel Value
X            30	Number of Parcels
\$6,065,700.00	

Additional value of improvements from the Duncan & Brown, Inc. appraisal:

\$ 45,000.00
+ <u>\$107,000.00</u>
\$152,000.00 Total Improvement Value

Total fair market value of subdivided property:

\$6,065,700.00	30 Five Acre Parcels
+ \$ 152,000.00	Improvement Values
<u>\$6,217,700.00</u>	


The current fair market appraised value as established by the recent Duncan & Brown, Inc. appraisal is \$1,294,000.00.

The current fair market value of the property divided into 30 Five acre parcels plus the existing improvement value is \$6,217,700.00.

The difference is \$4,923,700.00. This is the loss to the Petersdorf Living Trust Property due to the current zoning limitations.

I hope this information satisfies your requirements. If you require additional information or have questions regarding this analysis, please give me a call.

Sincerely:

  
Mick Cates  
Broker

MAPS AND AERIAL PHOTOGRAPHY  
PETERSDORF LIVING TRUST PROPERTY

SEE MAP 16 06 35

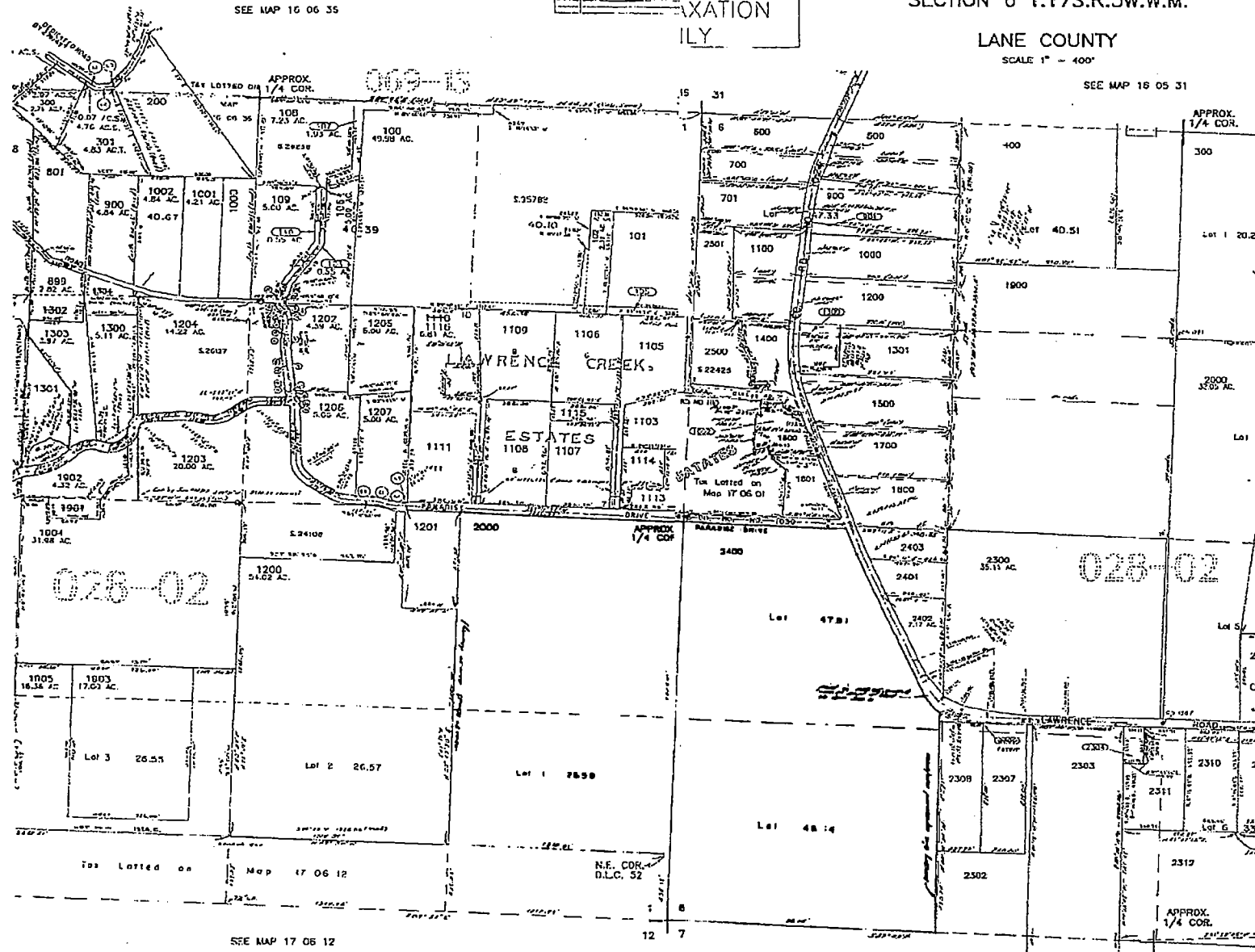
ESSMEN  
EXATION  
ILY

SECTION 6 T.17S.R.5W.W.M.

LANE COUNTY

SCALE 1" = 400'

SEE MAP 16 05 31



## Plat Map

*AERIAL PHOTOGRAPH SHOWING APPROVAL DIVISION*



FILE NO: M 40  
 PLANNING DIVISION / ENVIRONMENTAL MANAGEMENT DEPARTMENT / 125 EAST 8TH AVE / EUGENE, OR 97401 / (503) 255-2200



MAPS AND AERIAL PHOTOGRAPHY  
PETERSDORF LIVING TRUST PROPERTY

## Plat Map

*AERIAL PHOTOGRAPH SHOWING APPROVAL DIVISION*

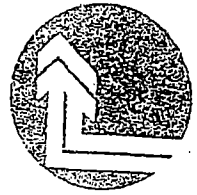


8021115

☐ MINOR  
☒ MAJOR

# Partition

lane county



ALL BEARINGS SHOWN HEREON  
AS PER C.S. No. 14913  
[ J - RECORDED DATA

THIS MAP IS PREPARED FROM RECORDS

R6W  
R5W

E 1/4 COR. 5 SEC. 1  
T17S, R6W, WM

RD. No. 1030

RELOCATED

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

71-23A

FILE NO: M 403-79

LE: 1" = 400'

NING DIVISION / ENVIRONMENTAL MANAGEMENT DEPARTMENT / 125 EAST 8TH AVE

EUGENE, OR 97401

EAST LINE NW 1/4 SE 1/4 SECTION 1,  
T17S, R6W, WM.  
N 0° 02' 30" E 2210.77

STONE AS PER  
C.S. No. 14913  
N 89° 50' W  
NORTH LINE D.L.C.  
No. 52, T17S, R6W, WM

NE COR. D.L.C.  
No. 52, T17S, R6W, WM

PARCEL 1  
20.05 ± AC.  
OUTSIDE ROAD  
DEDICATION

PARCEL 2  
20.05 ± AC.  
OUTSIDE ROAD  
DEDICATION

PARCEL 3  
111.47 AC. ±  
OUTSIDE ROAD  
DEDICATION

1417.00  
N 0° 02' E  
1417.00  
N 0° 02' E  
1417.00  
2225.97  
2660.09

ROAD DEDICATION AS PER  
R 628 IN ST. No. 739455  
S 89° 51' W  
629.73  
1319.46  
629.73

PARADISE

DRIVE (CO. RD. No. 1030)

959.98 ±

LAWRENCE CO. RD. No. 102A

1015.51 ±

N 0° 01' 04" W  
1448.82

L 159.70 ±

MARCH 1, 2007

APPRAISAL BY  
DUNCAN & BROWN, INC

151.57 ACRES  
PETERSDORF LIVING TRUST PROPERTY

# DUNCAN & BROWN, Inc.

REAL ESTATE ANALYSTS



RICHARD J. DUNCAN, MAI, SRA

COREY S. DINGMAN

JASEN D. HANSEN

## ASSOCIATES

THOMAS S. MORGAN

ALAN CLARK

DAVID L. CELLERS

LEAH CARTER

CLINT BECRAFT

March 1, 2007

## OF COUNSEL

JOHN H. BROWN, MAI

Vickie Bradfield  
25089 Paradise Drive  
Junction City, Oregon 97448

**Re: Petersdorf Living Trust Property**  
151.57 acres on Lawrence Road/Paradise Drive  
Junction City, Oregon

Dear Ms. Bradfield:

Pursuant to your written authorization, I have personally inspected the above-referenced property. The property consists of a total of 151.57 acres, with final approval from Lane County for division into three (3) separate parcels. The division creates two (2) 20.05-acre parcels and one (1) 111.47-acre parcel. For descriptive purposes, the westerly most 20.05-acre parcel is identified as Parcel 1, the second 20.05-acre parcel as Parcel 2 and the remaining 111.47-acre parcel as Parcel 3.

The two smaller parcels are improved with manufactured homes which are not included in the appraisal as they are not owned by the Petersdorf Living Trust; all other improvements are in the Petersdorf Living Trust ownership. The individual sites will not be allocated new tax lots numbers until the sites are sold, and the tax maps show the property as two tax lots of 70.79 acres (Tax Lot 2000) and 85.78 acres (Tax Lot 2400). The property is located at the southwest corner of the intersection of Lawrence Road and Paradise Drive, approximately 1.25 miles west of Territorial Road in Lane County, Oregon.

The subject is identified by the Lane County Department of Assessment and Taxation as Map 17-05-06, Tax Lot 2400 and Map 17-06-01, Tax Lot 2000. The property contains a significant amount of merchantable timber, which was cruised and valued by Gary R. Jensen (McKenzie River Associates, LLC). A copy of portions of the timber cruise and valuation is included in this report for reference purposes; however, I did not complete the timber valuation and am not qualified to do so. Therefore, I take no responsibility for the data and conclusions contained within the timber cruise/valuation.

The purpose of this inspection and subsequent analysis was to estimate the market value of the fee simple estate of the subject property as of the date of death of Gladys Petersdorf, July 9, 2006. Therefore, the concluded value represents a retrospective value, and assumes the condition of the property as of the date of inspection (February 19, 2007) was comparable to the condition of the property as of July 9, 2006. It is noted that the date of value for the timber cruise and valuation was August 1, 2006.

Based on my inspection and analysis of pertinent market data, it is my opinion that the market value of the subject property, as of July 9, 2006 was:

**ONE MILLION TWO HUNDRED NINETY FOUR THOUSAND DOLLARS**  
**(\$1,294,000)**

The estimate of market value is allocated as follows:

*Parcel 1:*

Land:	\$150,000
Improvements:	<u>\$ 45,000</u>
	\$195,000

*Parcel 2:*

Land:	\$175,000
Improvements:	<u>\$ 0.00</u>
	\$175,000

*Parcel 3:*

Land:	\$390,000
Improvements:	<u>\$107,000</u>
	\$497,000

Net Timber Value, all parcels:	<u>\$426,632</u>
Total (land, improvements and timber):	\$1,293,632

**Rounded to:** **\$1,294,000**

The attached appraisal report details the basis and reasoning for our value conclusion. Please refer to the Summary of Salient Facts on page 6. Your attention is also directed to the statement of Assumptions and Limiting Conditions contained on pages 8 and 9.

The principles of the Federal Home Loan Bank Board Regulation 563.17-1a and Office of Thrift Supervision 12 CFR Part 34 of the Office of the Comptroller of the Currency title Real Estate Appraisals as revised in Federal Register Vol. 59, No. 108, dated June 7, 1994 have been taken into consideration in the completion of this appraisal. This report has been made in conformance

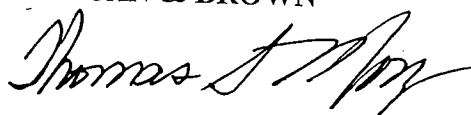
with the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of Appraisal Foundation.

Vickie Bradfield  
March 1, 2007  
Page 3

I certify this appraisal has been prepared in accordance with the Code of Professional Ethics and Standards of Professional Practices set forth by the Appraisal Institute. I certify I have no present or contemplated interest in the property and my fee for making this appraisal is not predicated upon reporting any specified value or value range.

Please call me at your convenience if any additional data or information is required.

Respectfully submitted,  
**DUNCAN & BROWN**

A handwritten signature in black ink, appearing to read "Thomas S. Morgan", written in a cursive style.

Thomas S. Morgan

**TSM, Certification No. 000013, Exp: May 31, 2008**

TSM/mk

**DUNCAN & BROWN**



SOLD COMPARABLE SALES

FIVE ACRE PARCELS

Prices \$187,500 - \$230,000

Average \$202,190.00

4/23/07

Presented by: Mick Cates  
RE/MAX Integrity

Cite



**LOTS AND LAND**      **Status:** SLD      **4/23/2007**      **3:59:**  
**ML#:** 6006388      **Area:** 236      **List Price:** \$115,000  
**Address:** 25768 TIDBALL LN  
**City:** Veneta      **Zip:** 97487  
**Additional Parcels:** N/  
**Map Coord:** 66/A/3      **Zoning:**  
**County:** Lane      **Tax ID:** 503506  
**Subdivision:**  
**Manufhs Okay:** N      **CC&Rs:** N  
**Elem:** VENETA      **Middle:** FERN RIDGE  
**High:** ELMIRA      **Prop Type:** RESID  
**Legal:** To be provided via preliminary title report

**GENERAL INFORMATION**

**Lot Size:** 3-4.99AC      **Acres:** 4.93  
**Waterfront:** N /      **River/Lake:**  
**Perc Test:** /      **RdFrntg:**  
**Seller Disc:** EXEMPT      **Other Disc:**  
**Lot Desc:** CLEARED, PASTURE, SOLAR  
**Topography:**  
**Soil Cond:**

**Lot Dimensions:**  
**Availability:** SALE      **#Lots:**  
**Rd Surf:**  
**View:** TERRITR  
**Soil Type/Class:**

**Present Use:****IMPROVEMENTS**

**Utilities:** POWER, SEPTIC, WELL  
**Existing Structure:** Y /

**REMARKS**

**XSt/Dir:** W. on 11th past Fern Ridge, L on Houston, L on Tidball, in on right  
**Public:** Beautiful level acreage perfect for construction of new home. Good well & septic, partially fenced pasture and outbuildings plus a seasonal creek to the south. Room for horses, and gardening, wonderful southern exposure.

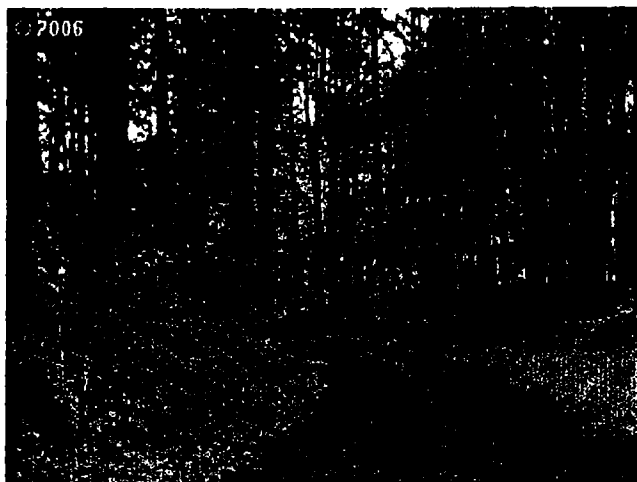
**FINANCIAL**

**PTax/Yr:** 790.24      **HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**

**COMPARABLE INFORMATION**

**Pend:** 3/14/2006      **DOM:** 46      **Sold:** 6/7/2006      **Terms:** CONV      **O/Price:** \$195,000      **Sold:** \$187,500

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



Presented by: Mick Cates  
 RE/MAX Integrity  
 Lots and Land Status: SLD 4/23/2007 3:59:  
 ML#: 6099699 Area: 234 List Price: \$239,000  
 Address: 38418 PENGRA RD  
 City: Fall Creek Zip: 97438  
 Additional Parcels: /  
 Map Coord: 55/O/22 Zoning:  
 County: Lane Tax ID: 1110228  
 Subdivision:  
 Manufhs Okay: CC&Rs: N  
 Elem: LUNDY Middle: LOWELL  
 High: LOWELL Prop Type: RESID  
 Legal: 1801320001304

#### GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5.16  
 Waterfront: / River/Lake:  
 Perc Test: / Rd Frntg: Y  
 Seller Disc: EXEMPT Other Disc:  
 Lot Desc: MRCHTIM, PRIVATE, SECLDED, TREES  
 Topography: LEVEL, SLOPED  
 Soil Cond:

Lot Dimensions:  
 Availability: SALE #Lots:  
 Rd Surf: TREES  
 View: TREES  
 Soil Type/Class:  
 Present Use: TIMBER

#### IMPROVEMENTS

Utilities: POWER, SEPTIC  
 Existing Structure: Y / MOBL-HM, NO-VALU

#### REMARKS

XSt/Dir: Jasper-Lowell Rd. to Pengra, on right just pst Place Rd.  
 Public: Nice rectangular shaped parcel with home site back from road. Beautiful forested setting. Timber cruise available.  
 Mobile home of little or no value. Easy access to park/boat ramp on Willamette.

#### FINANCIAL

PTax/Yr: 302 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

#### COMPARABLE INFORMATION

Pend: 3/14/2007 DOM: 125 Sold: 4/18/2007 Terms: OTHER O/Price: \$239,000 Sold: \$190,000

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



Presented by: Mick Cates  
 RE/MAX Integrity  
**LOTS AND LAND** Status: SLD 4/23/2007 **3:59:**  
 ML#: 6007137 Area: 234 List Price: **\$194,700**  
 Address: BROWN RD  
 City: Dexter Zip: 97431  
 Additional Parcels: /  
 Map Coord: 0/C/0 Zoning: RR5  
 County: Lane Tax ID: 812444  
 Subdivision:  
 Manufhs Okay: Y CC&Rs: N  
 Elem: TRENT Middle: PLEASANT HILL  
 High: PLEASANT HILL Prop Type: RESID  
 Legal: to be supplied via pre lim title report. buyer to verify acres size

#### GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5  
 Waterfront: N / River/Lake:  
 Perc Test: / RdFrntg:  
 Seller Disc: Other Disc: cla  
 Lot Desc: TREES  
 Topography: LEVEL  
 Soil Cond: NATIVE

Lot Dimensions:  
 Availability: SALE #Lots:  
 Rd Surf: PAVEDRD  
 View: TREES, PARK  
 Soil Type/Class:

Present Use: MIX-USE

#### IMPROVEMENTS

Utilities: NONE  
 Existing Structure: Y / NONE

#### REMARKS

XSt/Dir: Hwy 58 N on Rattlesnake to Brown Road to end on Right  
 Public: Septic Approval. Walk to Elihah Bristow Parks 800+ beautiful acres with 10 miles of riding, hiking, and biking, in the process of clearing up property where the pink tape is marked. Trees at the rear of the property; Seasonal creeks adjoining property MLS 6007131

#### FINANCIAL

PTax/Yr: 89.67 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

#### COMPARABLE INFORMATION

Pend: 5/1/2006 DOM: 91 Sold: 6/30/2006 Terms: CONV O/Price: \$214,000 Sold: **\$194,700**

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

# No Photo Available

Presented by: Mick Cates  
RE/MAX Integrity

LOTS AND LAND Status: SLD 4/23/2007 3:59:  
ML#: 6053948 Area: 234 List Price: \$199,100

Address: Brown RD  
City: Dexter Zip: 97431

Additional Parcels: N/  
Map Coord: 0/C/9 Zoning: RR5  
County: Lane Tax ID: Not Found  
Subdivision:  
Manufhs Okay: CC&Rs:  
Elem: TRENT Middle: PLEASANT HILL  
High: PLEASANT HILL Prop Type: RESID  
Legal: property is being surveyed and new pins to be placed, pr  
close of escrow.

## GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5  
Waterfront: / CREEK River/Lake:  
Perc Test: / Rd Frntg:  
Seller Disc: Other Disc:  
Lot Desc:  
Topography:  
Soil Cond:

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: PAVEDRD  
View: CREEK, PARK  
Soil Type/Class:  
Present Use:

## IMPROVEMENTS

Utilities: NONE  
Existing Structure: N /

## REMARKS

XSt/Dir: Hwy 58 North on Rattlesnake to Brown Road  
Public: Property is being surveyed and new pins to be placed prior to close of escrow. See mls # 6007131 for adjoining p  
for sale. River bottom soil, creek, Walk to the river and Elijah Bristow park that has 10 miles of walking and riding

## FINANCIAL

PTax/Yr: 0 HOA Dues: HOA Dues-2nd:  
HOA Incl:

## COMPARABLE INFORMATION

Pend: 8/21/2006 DOM: 55 Sold: 9/29/2006 Terms: CONV O/Price: \$199,700 Sold: \$199,100

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

02095

Presented by: Mick Cates  
RE/MAX Integrity

LOTS AND LAND Status: SLD 4/23/2007 3:59:  
ML#: 5043774 Area: 237 List Price: \$225,000

Address: Larson RD  
City: Monroe Zip: 97456

Additional Parcels: N/  
Map Coord: 9/E/4 Zoning: RR5  
County: Benton Tax ID: 189872  
Subdivision: HANSHEW ORCHARDS  
Manufhs Okay: N CC&Rs: Y  
Elem: MONROE Middle: MONROE  
High: MONROE Prop Type: RESID  
Legal: Lot 18 Hanshew Orchards

**GENERAL INFORMATION**

Lot Size: 5-9.99AC Acres: 5  
Waterfront: N / River/Lake:  
Perc Test: / TO-COME RdFrntg: Y  
Seller Disc: Other Disc:  
Lot Desc: ORCHARD, PRIVRD  
Topography: SLOPED  
Soil Cond: NATIVE

Lot Dimensions: 318x685  
Availability: SALE #Lots:  
Rd Surf: PAVEDRD  
View: MNTAIN, VALLEY  
Soil Type/Class:  
Present Use: AGRICUL

**IMPROVEMENTS**

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

**REMARKS**

XSt/Dir: In front of 25049 Larson, Alpine, N on Bellfountain, West on Larson  
Public: Unbelievable view! Mtn top location. No steep drives, close commute to Eugene or Corvallis. Septic site approved  
Shared access on this property. Large homes. No mfg. homes. New well 7-9 gpm.

**FINANCIAL**

PTax/Yr: 12.55 HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 12/6/2005 DOM: 169 Sold: 1/12/2006 Terms: OWNCONT O/Price: \$225,000 Sold: \$200,000

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

02995



Presented by: Mick Cates  
RE/MAX Integrity

Cite

**LOTS AND LAND**      **Status:** SLD      **4/23/2007**      **3:59:**  
**ML#:** 6047257      **Area:** 234      **List Price:** \$200,000  
**Address:** Hills Creek Lot 603  
**City:** Springfield      **Zip:** 97478  
**Additional Parcels:** /  
**Map Coord:** 84/D/11      **Zoning:**  
**County:** Lane      **Tax ID:** 571982  
**Subdivision:**  
**Manufhs Okay:**      **CC&Rs:**  
**Elem:** TRENT      **Middle:**  
**High:** PLEASANT HILL      **Prop Type:** MULTI  
**Legal:** 18-02-2400

## GENERAL INFORMATION

<b>Lot Size:</b> 5-9.99AC	<b>Acres:</b> 5.07	<b>Lot Dimensions:</b>
<b>Waterfront:</b> /	<b>River/Lake:</b>	<b>Availability:</b> SALE <b>#Lots:</b>
<b>Perc Test:</b> /	<b>RdFrntg:</b>	<b>Rd Surf:</b>
<b>Seller Disc:</b> DSCLOSUR	<b>Other Disc:</b>	<b>View:</b> TREES, MNTAIN
<b>Lot Desc:</b> PASTURE		<b>Soil Type/Class:</b>
<b>Topography:</b> LEVEL		
<b>Soil Cond:</b>		<b>Present Use:</b> RAWLAND

## IMPROVEMENTS

**Utilities:** NONE  
**Existing Structure:** / NONE

## REMARKS

**XSt/Dir:** Jasper Rd to Jasper, R on Hills Creek about 1 mile  
**Public:** PC3333 Nice flat, buildable Parcel. Only one mile to the Willamette River boat dock and Great fishing. You may purchase the 8 acre parcel with 2 homes and a barn, shop, and mobile home for \$585,000. Natural gas available.

## FINANCIAL

**PTax/Yr:** 359.33      **HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**

## COMPARABLE INFORMATION

**Pend:** 7/25/2006      **DOM:** 54      **Sold:** 9/12/2006      **Terms:** CONV      **O/Price:** \$200,000      **Sold:** \$200,000

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

# No Photo Available

Presented by: Mick Cates  
RE/MAX Integrity

Client: 3:59: \$227,900

LOTS AND LAND Status: SLD 4/23/2007  
ML#: 6033040 Area: 237 List Price:  
Address: 25050 HALL RD  
City: Cheshire Zip: 97419  
Additional Parcels: /  
Map Coord: 3/M/3 Zoning: RR5  
County: Lane Tax ID: 4159487  
Subdivision:  
Manufs Okay: Y CC&Rs: N  
Elem: TERRITORIAL Middle: OAKLEA  
High: JUNCTION CITY Prop Type: RESID  
Legal: to be supplied prior to close of escrow

## GENERAL INFORMATION

Lot Size: 5-9.99AC Acres: 5  
Waterfront: / River/Lake:  
Perc Test: / Rd Frntg:  
Seller Disc: DSCLOSUR Other Disc:  
Lot Desc: PRIVATE, SECLUDED  
Topography: SLOPED  
Soil Cond: NATIVE

Lot Dimensions:  
Availability: SALE #Lots:  
Rd Surf: /  
View: TREES, MNTAIN  
Soil Type/Class:  
Present Use: RESIDNC

## IMPROVEMENTS

Utilities: PHONE, POWER, SEPTIC, UG-UTIL, WELL  
Existing Structure: Y / MOBL-HM

## REMARKS

XSt/Dir: hwy 36 to Hall appx 3 miles on Hall  
Public: beautiful secluded acreage. Has existing 1986 MFG ...new driveway, good well & septic, all utilities. Owner licens agent.

## FINANCIAL

PTax/Yr: 480.17 HOA Dues: HOA Dues-2nd:  
HOA Incl:

## COMPARABLE INFORMATION

Pend: 5/17/2006 DOM: 16 Sold: 6/12/2006 Terms: CASH O/Price: \$228,700 Sold: \$205,000

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





Presented by: Mick Cates  
RE/MAX Integrity

LOTS AND LAND Status: SLD 4/23/2007 3:59:  
ML#: 6086565 Area: 236 List Price: \$216,900

Address: Rossberg Lane  
City: Elmira Zip: 97437

Additional Parcels: /  
Map Coord: 70/C/7 Zoning: RR5  
County: Lane Tax ID: 1296175  
Subdivision:  
Manufhs Okay: Y CC&Rs: N  
Elem: ELMIRA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: 17-06-17-00-00322

## GENERAL INFORMATION

Lot Size: 3-4.99AC	Acres: 5.01	Lot Dimensions: 468x496
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg: Y	Rd Surf: GRAVLRD
Seller Disc:	Other Disc:	View: TREES, VALLEY
Lot Desc: MRCHTIM, SECLDED, TREES, WOODED, PRIVRD		Soil Type/Class:
Topography: SLOPED		
Soil Cond: NATIVE		Present Use: RAWLAND, TIMBER

## IMPROVEMENTS

Utilities: SPT-APP, WELL  
Existing Structure: N / NONE

## REMARKS

XSt/Dir: Hwy 126 to Knight Rd, L on Rossberg Lane  
Public: PC1551 Nice wooded lot on a private drive. Well Inl 12gpm. Some Timber Good home site at the top of the prop  
Sign is at the top of the property. Backs up to Weyerhaeuser land. Great views and seclusion. Prefer Owner Terms

## FINANCIAL

PTax/Yr: 28.17 HOA Dues: HOA Dues-2nd:  
HOA Incl:

## COMPARABLE INFORMATION

Pend: 12/4/2006 DOM: 127 Sold: 1/5/2007 Terms: OWNCONT O/Price: \$225,000 Sold: \$205,000

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

# No Photo Available

Presented by: Mick Cates  
RE/MAX Integrity

**LOTS AND LAND**      **Status:** SLD      **4/23/2007**      **3:59:**  
**ML#:** 5063942      **Area:** 234      **List Price:** \$225,000  
**Address:** 82936 RATTLESNAKE RD  
**City:** Dexter      **Zip:** 97431  
**Additional Parcels:** /  
**Map Coord:** 10/C/9      **Zoning:** RR5  
**County:** Lane      **Tax ID:** 4010268  
**Subdivision:**  
**Manufhs Okay:** Y      **CC&Rs:** N  
**Elem:** TRENT      **Middle:** PLEASANT HILL  
**High:** PLEASANT HILL      **Prop Type:** RESID  
**Legal:** 19-01-18-00-01006

## GENERAL INFORMATION

**Lot Size:** 5-9.99AC      **Acres:** 5  
**Waterfront:** /      **River/Lake:**  
**Perc Test:** /      **RdFrntg:** Y  
**Seller Disc:**      **Other Disc:**  
**Lot Desc:** PASTURE  
**Topography:** LEVEL, SLOPED  
**Soil Cond:** NATIVE

**Lot Dimensions:**  
**Availability:** SALE      **#Lots:**  
**Rd Surf:**  
**View:** TREES  
**Soil Type/Class:**  
**Present Use:** AGRICUL, RAWLAND

## IMPROVEMENTS

**Utilities:** PHONE, POW-AVL, SEPTIC, WELL  
**Existing Structure:** N /

## REMARKS

**XSt/Dir:** HWY 58 TURN R ON RATTLESNAKE TO 82936  
**Public:** NICE PARTIAL LEVEL AND SLOPING PROPERTY. WELL AND SEPTIC INSTALLED. SEASONAL CREEK. ON CARRY WITH LARGE DOWN AND SHORT TERM.

## FINANCIAL

**PTax/Yr:** 94.02      **HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**

## COMPARABLE INFORMATION

**Pend:** 2/27/2006      **DOM:** 185      **Sold:** 3/21/2006      **Terms:** CASH      **O/Price:** \$225,000      **Sold:** \$210,000

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

# No Photo Available

Presented by: Mick Cates  
RE/MAX Integrity

LOTS AND LAND Status: SLD 4/23/2007 3:59:  
ML#: 7020364 Area: 236 List Price: \$234,900  
Address: 25270 PERKINS RD  
City: Veneta Zip: 97487  
Additional Parcels: /  
Map Coord: 66/B/2 Zoning: RR5  
County: Lane Tax ID: 4150296  
Subdivision:  
Manufhs Okay: Y CC&Rs: N  
Elem: VENETA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: 18 05 06 20 01500 000

## GENERAL INFORMATION

Lot Size: 3-4.99AC	Acre: 4.89	Lot Dimensions: 165x1320
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	Rd Frntg:	Rd Surf:
Seller Disc: DSCLOSUR	Other Disc:	View: TREES
Lot Desc:		Soil Type/Class:
Topography: LEVEL		
Soil Cond:		Present Use: MOBL-HM

## IMPROVEMENTS

Utilities: PHONE, POWER, SEPTIC, WELL  
Existing Structure: Y / BARN, GARAGE, MOBL-HM, SHOP

## REMARKS

XSt/Dir: West 11th left turn on Huston, right turn on Perkins  
Public: Buyer to verify all aspects with county. This property has two addresses 25270 and 25278 per county records. Ex double-wide, newer garage/shop and small barn on property. Great replacement site, just outside Veneta City Lim

## FINANCIAL

PTax/Yr: 390.9 HOA Dues: HOA Dues-2nd:  
HOA Incl:

## COMPARABLE INFORMATION

Pend: 3/20/2007 DOM: 50 Sold: 4/19/2007 Terms: CONV O/Price: \$234,900 Sold: \$230,000

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



## STATUS OF RECORD TITLE REPORT

VICKIE BRADFELD  
25089 PARADISE ROAD  
JUNCTION CITY, OR 97448

Our No: CT-0254247  
Date: APRIL 17, 2007  
Charge: \$225.00  
Government Service Fee: \$25.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

( A T T A C H E D )

and as of: APRIL 9, 2007, at 8:00 A.M. we find the following:

Vestee:

DARRELL J. PETERSDORF AND GLADYS E. PETERSDORF,  
Trustees or their successors in trust under the PETERSDORF LOVING TRUST  
dated February 25, 1991,  
and any amendments thereto,  
a revocable living trust

Said property is subject to the following on record matters:

1. As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
2. As disclosed by the tax rolls, the premises herein described have been zoned or classified as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS Chapter 321.
3. Any improvement located upon the insured property which is described or defined as a mobile home under the provisions of Chapters 803 and 820, Oregon Revised Statutes and is subject to registration as provided therein.
4. Easement, including the terms and provisions thereof, granted to Blachly-Lane County Cooperative Electric Association, a corporation, by instrument recorded October 24, 1966, Reel No. 297, Reception No. 64647, Lane County Oregon Deed Records.
5. Easement, including the terms and provisions thereof, granted to Blachly-Lane County Cooperative Electric Association, an Oregon corporation, by instrument recorded April 24, 1980, Reel No. 1069, Reception No. 8020845, Lane County Official Records.

continued-

MAIN OFFICE \* 811 WILLAMETTE ST. \* EUGENE, OREGON 97401 \* PH: (541) 687-2233  
FLORENCE \* 1901 HWY 101 - S. 2 \* FLORENCE, OREGON 97439 \* PH: (541) 997-8417  
EUGENE FAX: 485-0307 \* E-MAIL: info@cascadetitle.com \* FLORENCE FAX: 997-8246

6. Easement, including the terms and provisions thereof, granted to Pacific Northwest Bell Telephone Company, a corporation, its successors and assigns, by instrument recorded June 9, 1980, Reel No. 1077, Reception No. 8028716, Lane County Official Records.
7. The terms, provisions, rights of the beneficiaries, and powers of the Trustee under the Petersdorf Loving Trust dated February 25, 1991, and any amendments thereto, under which the vestee herein holds title.

NOTE: Taxes, Account No. 0504918, Assessor's Map No. 17 06 01, #2000, Code 28-00, 2006-2007, in the amount of \$246.36, PAID IN FULL. (Potential Tax Liability - Farmland/Forestland)

Taxes, Account No. 1402849, Assessor's Map No. 17 06 01, #2000, Code 28-02, 2006-2007, in the amount of \$458.35, PAID IN FULL. (Potential Tax Liability - Farmland/Forestland)

Taxes, Account No. 4077382, Assessor's Map No. 17 06 01, #2000, Code 28-02, 2006-2007, in the amount of \$79.65, PAID IN FULL. (Manufactured Structure Account - Assessed to Vincent and Susan Daniels)

Taxes, Account No. 4093637, Assessor's Map No. 17 06 01, #2000, Code 28-02, 2006-2007, in the amount of \$32.89, PAID IN FULL. (Manufactured Structure Account - Assessed to Vickie R. Bradfield)

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:



---

sc/Title Officer: KURT BEATY

PROPERTY DESCRIPTION

Lot 1 and the Northeast quarter of the Southeast quarter of Section 1, Township 17 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM: That portion described in deed to J. Wesley Casey, recorded September 9, 1938, in Book 198, Page 55, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPT THEREFROM: That portion described in Dedication to Lane County, recorded March 5, 1973, Reel No. 628R, Reception No. 7309455, Lane County Official Records, in Lane County, Oregon.

SECTION 1, T.17S. R.6 W.W.M.  
LANE COUNTY

SCALE 1" = 400'

SEE MAP 16 06 36

THIS MAP IS TO ASSIST LOCATING  
PROPERTY. THE COMPANY ASSUMES  
NO LIABILITY FOR INACCURACIES.





## STATUS OF RECORD TITLE REPORT

VICKIE BRADFIELD  
25089 PARADISE ROAD  
JUNCTION CITY, OR 97448

Our No: CT-0254248  
Date: APRIL 17, 2007  
Charge: \$225.00  
Government Service Fee: \$25.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

( A T T A C H E D )

and as of: APRIL 9, 2007, at 8:00 A.M. we find the following:

Vestee:

DARRELL J. PETERSDORF AND GLADYS E. PETERSDORF,  
Trustees or their successors in trust under the PETERSDORF LOVING TRUST  
dated February 25, 1991,  
and any amendments thereto,  
a revocable living trust

Said property is subject to the following on record matters:

1. As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
2. As disclosed by the tax rolls, the premises herein described have been zoned or classified as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS Chapter 321.
3. Rights of the public in and to that portion lying within County Road No. 1024. (Lawrence Road)
4. Easement, including the terms and provisions thereof, granted to Blachly-Lane County Cooperative Electric Association, a corporation, by instrument recorded October 24, 1966, Reel No. 297, Reception No. 64647, Lane County Oregon Deed Records.
5. Boundary Line Agreement, including the terms and provisions thereof, between Henry E. Weeden, a single man, Sophia E. Harpole, a widow, James R. Callaway and Lois J. Callaway, husband and wife, Harold G. Olson and Wynetta R. Olson, husband and wife, Lane County Escrow Service, Inc., an Oregon corporation, Ira Maurell Inman and Violet E. Inman, husband and wife, Richard M. Inman and Helen Inman, husband and wife, Virle Lewis, a widow, and Darrell Petersdorf and Gladys Petersdorf, husband and wife, recorded December 21, 1966, Reel No. 300, Reception No. 69960, Lane County Oregon Deed Records.

continued-

MAIN OFFICE \* 811 WILLAMETTE ST. \* EUGENE, OREGON 97401 \* PH: (541) 687-2233  
FLORENCE \* 1901 HWY 101 - S. 2 \* FLORENCE, OREGON 97439 \* PH: (541) 997-8417  
EUGENE FAX: 485-0307 \* E-MAIL: info@cascadetitle.com \* FLORENCE FAX: 997-8246

EXHIBIT "F-2"



6. Easement, including the terms and provisions thereof, granted to Blachly-Lane County Cooperative Electric Association, a corporation, by instrument recorded May 25, 1967, Reel No. 348, Reception No. 86097, Lane County Official Records.
7. Easement, including the terms and provisions thereof, granted to Blachly-Lane County Cooperative Electric Association, an Oregon corporation, by instrument recorded April 24, 1980, Reel No. 1069, Reception No. 8020845, Lane County Official Records.
8. Easement, including the terms and provisions thereof, granted to Pacific Northwest Bell Telephone Company, a corporation, its successors and assigns, by instrument recorded June 9, 1980, Reel No. 1077, Reception No. 8028716, Lane County Official Records.
9. The terms, provisions, rights of the beneficiaries, and powers of the Trustee under the Petersdorf Loving Trust dated February 25, 1991, and any amendments thereto, under which the vestee herein holds title.

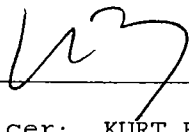
NOTE: Taxes, Account No. 0492189, Assessor's Map No. 17 05 06, #2400, Code 28-02, 2006-2007, in the amount of \$1,482.83, PAID IN FULL. (Potential Tax Liability - Farmland/Forestland)

Taxes, Account No. 1705498, Assessor's Map No. 17 05 06, #2400, Code 28-00, 2006-2007, in the amount of \$142.98, PAID IN FULL. (Potential Tax Liability - Farmland/Forestland)

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:



sc/Title Officer: KURT BEATY

PROPERTY DESCRIPTION

The West half of the Southwest quarter of Section 6, Township 17 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM: That portion described in deed to J. Wesley Casey, recorded September 9, 1938, in Book 198, Page 55, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPT THEREFROM: That portion described in Deed to Vern H. Liesinger, Jr., and Sharon S. Liesinger, husband and wife, recorded September 8, 1971, Reel No. 548R, Reception No. 62451, Lane County Official Records, in Lane County, Oregon.

ALSO EXCEPT THEREFROM: That portion described in Deed to Wayne L. Dave and Katherine S. Dave, husband and wife, recorded January 20, 1972, Reel No. 569R, Reception No. 82806, Lane County Official Records, in Lane County, Oregon.

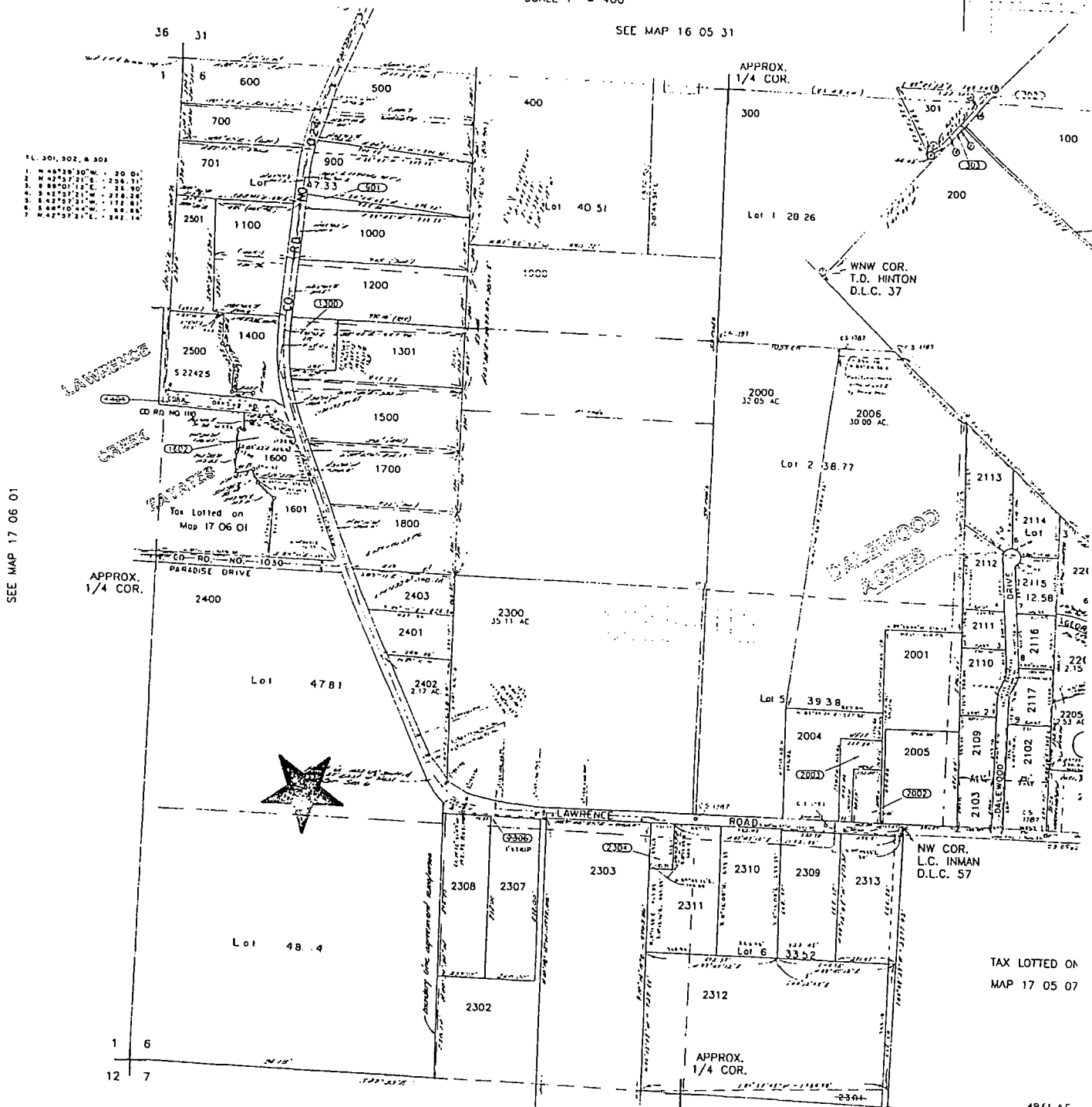
ALSO EXCEPT THEREFROM: That portion described in Deed to Richard J. Holland, recorded April 7, 1972, Reel No. 580R, Reception No. 93484, Lane County Official Records, in Lane County, Oregon.

ALSO EXCEPT THEREFROM: That portion described in Dedication to Lane County, recorded March 5, 1993, Reel No. 628R, Reception No. 7309455, Lane County Official Records, in Lane County, Oregon.

ALSO EXCEPT THEREFROM: That portion lying Northerly and Easterly of the following described line: Beginning at a point on the West line of L.C. Inman Donation Land Claim No. 57, in Township 17 South, Range 5 West of the Willamette Meridian, said point being South 0° 08' 29" West 2817.42 feet from the Northwest corner of said claim, said point also being North 0° 08' 29" East 555.42 feet from the Southwest corner of said claim; run thence North 89° 10' 48" West 1324.77 feet; thence North 88° 53' 40" West 1100.00 feet; thence North 0° 03' 27" West 1347.98 feet; thence North 0° 21' 24" West 1448.82 feet to a point on the South line of the County Road known as Lawrence Road, in Lane County, Oregon.

SEE MAP 16 05 31

17-05-06  
THIS MAP IS TO ASSIST LOCATING  
PROPERTY. THE COMPANY ASSUMES  
NO LIABILITY FOR INACCURACIES.  
V W M



SEE MAP 17 05 07

