

W. 17. b.

**FIRST ADDENDUM TO
AGENDA COVER MEMO**

DATE: February 28, 2005 (Date of Agenda Cover Memo)
March 16, 2005 (Date of First Addendum)
March 16, 2005 (Date of First Reading)
March 30, 2005 (Date of Second Reading / Public Hearing)

TO: LANE COUNTY BOARD OF COMMISSIONERS

FROM: Public Works Department/Land Management Division

PRESENTED BY: Bill Sage, Associate Planner

AGENDA ITEM TITLE: ORDINANCE NO. PA 1212 - IN THE MATTER OF ADOPTING A CONFORMITY DETERMINATION AMENDMENT PURSUANT TO RCP GENERAL PLAN POLICIES – GOAL 2, POLICY 27 a.ii., GOAL 2, POLICY 27 a.vii. AND GOAL 4, POLICY 15 TO REZONE 83.58 ACRES FROM NONIMPACTED FOREST LAND (F-1, RCP) TO IMPACTED FOREST LAND (F-2, RCP) FOR FOUR PARCELS IDENTIFIED AS TAX LOTS 4100 (15.69 ACRES) AND 4200 (23.19 ACRES) ON LANE COUNTY ASSESSOR’S MAP 19-01-08, AND TAX LOTS 1800 (26.01 ACRES) AND 401 (18.69 ACRES) ON LANE COUNTY ASSESSOR’S MAP 19-01-17, AND ADOPTING SAVINGS AND SEVERABILITY CLAUSES. (File: PA 04- 5276, Kronberger).

I. SUBMITTAL INTO THE RECORD

On March 14, 2005, the applicant’s consultant, Al Couper, submitted the attached documents into the record:

- Cover letter dated March 10, 2005 (2 pages).
- Eight sequential property line adjustment correction deeds executed on August 5th and August 18th, 2004; recorded in Lane County Deeds and Records on August 19, 2004, complying with the *Warf vs. Coos County LUBA No. 2002-087* decision of January 6, 2004.
- Three bargain and sales deeds executed July 28, 2004 and recorded in Lane County Deeds and Records on July 29, 2004, which convey the following descriptions to the referenced parties:
 - a. Bargain & Sales Deed recorded 7-29-04 as Item No. 2004-059630, conveyed a metes and bounds description designated as tax lot 4200 of TRS map 19-01-08 from Northwest Lands Inc. to MLK L. L. C.;
 - b. Bargain & Sales Deed recorded 7-29-04 as Item No. 2004-059631, conveyed a metes and bounds description designated as tax lot 1800 of TRS map 19-01-17 from Northwest Lands Inc. to ALK Ventures L. L. C.;
 - c. Bargain & Sales Deed recorded 7-29-04 as Item No. 2004-059632, conveyed a metes and bounds description designated as tax lot 4100 of TRS map 19-01-08 from Northwest Lands Inc. to CJK L. L. C.;

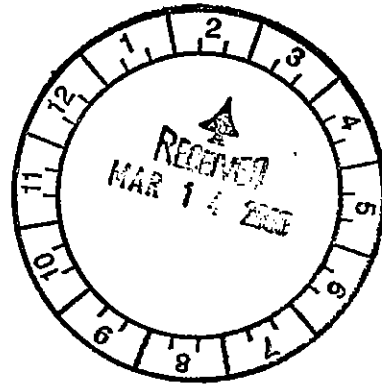
Please refer to applicant’s submittal for additional information.

II. ATTACHMENT

- A. Applicant’s submittal dated March 10, 2005.

Al Couper & Associates

PROFESSIONAL LAND PLANNING
2258 Harris Street
Eugene, OR 97405
541/484-7314 (office & fax)
couplan@ordata.com



March 10, 2005

Bill Sage, Associate Planner
Lane County Land Management Division
Lane County Courthouse/PSB
125 East 8th Avenue
Eugene, OR 97401

RE: PA 04-5276 (Kronberger Conformity Determination)

Dear Bill,

Please accept the attached documents into the record in this matter. Included are copies of eight declarations of property line adjustment correction that cover the subject property in this case. Included also are deeds conveying three of the parcels to limited liability companies that were created for benefit of certain Kronberger family members.

The eight declarations were created and recorded in response to the *Warf* case. Your staff report accurately describes the early history of this series of transactions. In summary, it begins with the verification of four legal lots within the original subject property. The next step was the sale to Merle Brown of the southerly 118.83 acres. That land was combined with Tax Lot 1400 and no new parcels were created.

As part of the sale, the original four legal lots were reconfigured to the north following the requirements of ORS 92.010(7)(b), 92.010(11) and 92.190(4). Those adjustments were combined into one document, as was the custom throughout Oregon at the time.

The day after the document was recorded, *Warf* came down holding that serial property line adjustments may not be recorded in a single document. Because Lane County applies *Warf* retroactively, it was necessary to redraft the document and record it in its eight separate steps. Please note that *Warf* places no restriction on the number of property lines that may be adjusted provided the lines being adjusted divide "existing parcels," hence the requirement for sequential recording.

As of now, we have not sought verification of the reconfigured lots. As you know, verification does not create legal lots; it only verifies them. Often that is done as a prerequisite to further land use permitting. Legal lot verification is neither a prerequisite for a zone change nor is it a criterion to be used to determine the correct zoning.

As to the deeds, they are placed into the record as evidence of our statement that different individuals own the four parcels within the subject area.

Thanks once again for your careful handling of the rather large record in this case.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Al Couper', written in a cursive style.

Al Couper

Enclosures

cc: Darren Kronberger (letter only)

REC'D MAR 14 2005



\$51.00

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$30.00 \$11.00 \$10.00

08/19/2004 10:13:31 AM

DECLARATION OF PROPERTY LINE ADJUSTMENT CORRECTION

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 401; and,

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed; and,

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No. 00-6492 through No. 00-6495 and are referred to herein as Tract 1, Tract 2, Tract 3 and Tract 4.

The legal description for the Tract 1 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 2 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 3 property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 4 property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

After recording return to: Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration: \$1

WHEREAS: The Lane County Oregon Land Management Division is now interpreting a decision of the Oregon State Land Use Board of Appeals (LUBA) to require separate recording of serial property line adjustments as a condition precedent to the verification of legal lots. See *Warf v. Coos County*, LUBA No. 2002-087 (2003); and,

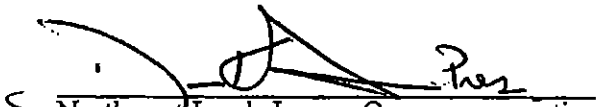
WHEREAS: NORTHWEST and BROWN wish to correct the aforementioned property line adjustment deed by separating the transaction into a series of eight separate property line adjustments or deeds involving NORTHWEST and BROWN. This property line adjustment correction is the first document in the series of eight.

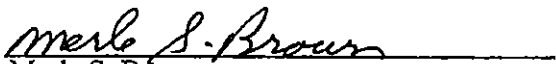
THEREFORE NORTHWEST and BROWN declare their intent to establish an adjusted property line between Tract 1 and Tract 2 of the foregoing properties as described above. The legal description which depicts the adjusted property line is described on attached Exhibit "C". An illustration of this property line adjustment is shown on attached Exhibit "B". NORTHWEST and BROWN further intend that this property line adjustment conforms to ORS 92.010(7)(b),(10) & (11) and 92.190(4).

Following this property line adjustment, the legal description for the revised boundaries of Tract 1 is shown on the attached Exhibit "D". Following this property line adjustment, the legal description for the revised boundaries of Tract 2 is shown on the attached Exhibit "E".

The true and actual consideration for this conveyance is \$1 and other valuable consideration

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.


Northwest Lands Inc. an Oregon corporation
Darren Kronberger, President


Merle S. Brown

STATE OF OREGON)
) ss.
County of Lane)

On this 18th day of August 2004, there appeared before me, a notary public in and for the said state and county, the hereon named Darren Kronberger, acting in his capacity as president of Northwest Lands Inc., an Oregon corporation and known to me, or proven to me by satisfactory evidence, to be the same person who executed the foregoing instrument on behalf of said corporation and acknowledged the same to be his voluntary act and deed. In witness thereof I have hereunto set my hand and affixed my seal.

Tina L. Bamford
Notary Public for Oregon
My Commission Expires: 10/21/07



STATE OF OREGON)
) ss.
County of Lane)

On this 5th day of August 2004, there appeared before me, a notary public in and for the said state and county, the hereon named Merle S. Brown, known to me, or proven to me by satisfactory evidence, to be the same person who executed the foregoing instrument and he acknowledged the same to be his voluntary act and deed. In witness thereof I have hereunto set my hand and affixed my seal.

Susan E. Goff
Notary Public for Oregon
My Commission Expires: 5-13-08

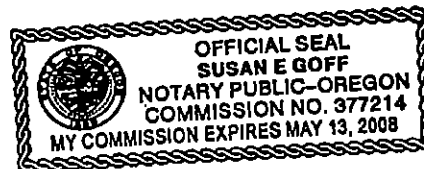


EXHIBIT "C"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE ORIGINAL BOUNDARIES OF
TRACT 1 AND TRACT 2**

Beginning at a point on the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point North 89°54'54" East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said east/west center section line and running parallel to the west line of the Northwest one-quarter of said Section 7 North 00°12' 10" West 1320 feet more or less to a point on the north line of south one-half of the Northwest one-quarter said Section 17 and there ending, all in Lane County, Oregon.

EXHIBIT "D"

**LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 1
FIRST ADJUSTMENT**

Beginning at a point on the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point North 89°54'54" East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said east/west center section line and running parallel to the west line of the Northwest one-quarter of said Section 17 North 00°12' 10" West 1320 feet more or less to a point on the north line of the south one-half of the Northwest one-quarter said Section 17; thence along the north line of the south one-half of the Northwest one-quarter of said Section 17 East 1030 feet more or less to a point marking the intersection of said north line and the west margin of the Union Pacific Railroad right of way; thence leaving said north line and running in a southeasterly direction along the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the west margin of the Union Pacific Railroad right of way and the east line of the said William McCall D.L.C. No. 39; thence leaving said west margin and running along the east line of said William McCall D.L.C. No. 39 South 150 feet more or less to a point marking the intersection of the east line of the William McCall D.L.C. 39 and the east/west center section of said Section 17; thence leaving said west line and running along the east/west center section line of said Section 17 South 89°54'54" West 2640 feet more or less to the point of beginning, all in Lane County, Oregon.

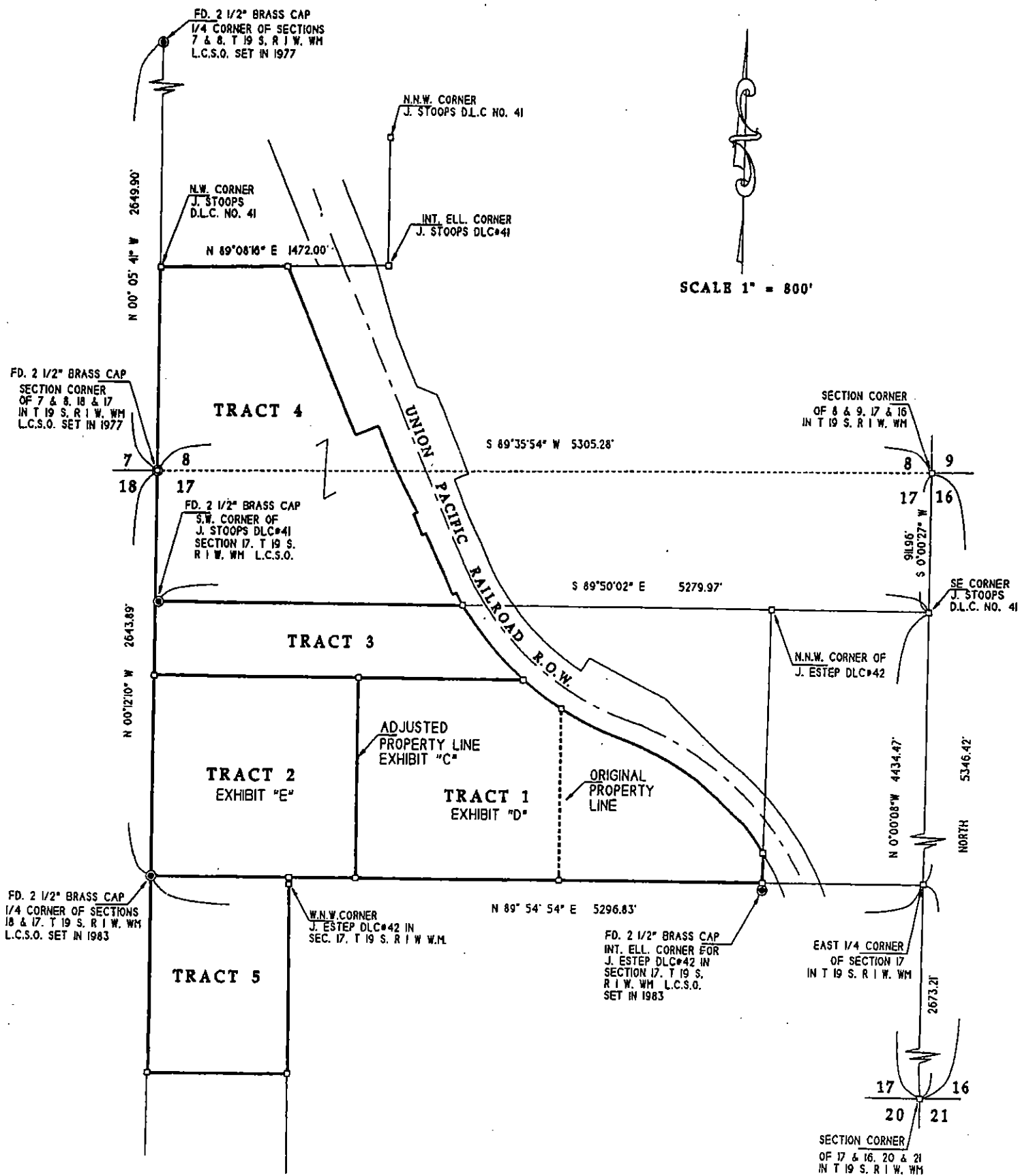
EXHIBIT "E"

**LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 2
FIRST ADJUSTMENT**

Beginning at the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian; thence along the east/west center section line of said Section 17 North $89^{\circ}54'54''$ East 1320 feet ; thence leaving said east/west center section line and running parallel to the west line of the Northwest one-quarter of said Section 17 North $00^{\circ}12' 10''$ West 1320 feet more or less to a point on the north line of the south one-half of the Northwest one-quarter said Section 17; thence along the north line of the south one-half of the Northwest one-quarter of said Section 17 West 1320 feet more or less to a point on the west line of the northwest one-quarter of said Section 17; thence along the west line of the northwest one-quarter of said Section 17 South $00^{\circ}12'10''$ East 1320 feet more or less to the point of beginning, all in Lane County, Oregon.

" EXHIBIT B "

STEP 1 PROPERTY LINE ADJUSTMENT



REC'D MAR 1 4 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-065316



\$51.00

08/19/2004 10:13:31 AM

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$30.00 \$11.00 \$10.00

PROPERTY LINE ADJUSTMENT CORRECTION DEED

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 401; and,

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed; and,

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No.00-6492 through No. 00-6495 and are referred to herein as Tract1, Tract 2, Tract 3 and Tract 4.

The legal description for the Tract 1 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 2 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 3 property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 4 property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: Merle S. Brown (BROWN) was the owner of a tract of real property located in the Southwest 1/4 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian and being shown on Assessor's Map No. 19-01-17 as Tax Lot No. 1400; and,

WHEREAS: BROWN acquired title to their property under that certain warranty deed recorded August 11, 1972 Reception No. 13178 and is referred to herein as Tract 5.

The legal description of the Tract 5 property prior to this adjustment is as follows:

Lot 2 of Section 17, Township 19 South, Range 1 West of the Willamette Meridian

After recording return to: Darren Kronberger 37012 Wheeler Road
Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration: \$1

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

WHEREAS: The Lane County Oregon Land Management Division is now interpreting a decision of the Oregon State Land Use Board of Appeals (LUBA) to require separate recording of serial property line adjustments as a condition precedent to the verification of legal lots. See *Warf v. Coos County*, LUBA No. 2002-087 (2003); and,

WHEREAS: NORTHWEST and BROWN wish to correct the aforementioned property line adjustment deed by separating the transaction into a series of eight separate property line adjustments or deeds involving NORTHWEST and BROWN. This property line adjustment correction deed is the second document in the series of eight.

WHEREAS: NORTHWEST and BROWN adjusted the common boundary of Tract 1 and Tract 2 of the aforementioned tracts as shown as Exhibit "B" of a Declaration of Property Line Adjustment Correction recorded 8-19-04, 2004, Instrument No. 2004-65315 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST property prior to this new property line adjustment is contained in Exhibit "E" of the aforementioned Declaration of Property Line Adjustment Deed ; and,

THEREFORE: NORTHWEST and BROWN agree to adjust their common boundary to a position as described on attached Exhibit "G". To accomplish the property line adjustment NORTHWEST quitclaims and releases all rights to that certain property lying South of that certain line described on attached Exhibit "G" to Brown. An illustration of the property line adjustment appears on attached Exhibit "F". NORTHWEST and BROWN further intend that this property line adjustment conforms to ORS 92.010(7)(b),(10) & (11) and 92.190(4).

Following this property line adjustment, the legal description for the revised boundaries of the NORTHWEST Tract is shown on the attached Exhibit "I". Following this property line adjustment, the legal description for the revised boundaries of the BROWN Tract is shown on the attached Exhibit "H".

The true and actual consideration for this conveyance is \$ 1 and other valuable consideration

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.

EXHIBIT "G"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE ORIGINAL BOUNDARY OF TRACT 5
AND THE BOUNDARY OF TRACT 2 AFTER THE FIRST ADJUSTMENT**

Beginning at a point on the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point North 89°54'54" East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said east/west center section line and running parallel to the west line of the Northwest one-quarter of said Section 17 North 00°12' 10" West 900 feet to the True Point of Beginning; thence parallel with said east/west center section line South 89°50'02" West 1320 feet more or less to a point on the west line of the Northwest one-quarter of said Section 17 and there ending, all in Lane County, Oregon.

EXHIBIT "H"

**LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 5
FIRST ADJUSTMENT**

Lot 2 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, all in Lane County, Oregon.

ALSO: Beginning at the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian; thence along the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian North 89°54'54" East 1320 feet thence leaving the east/west center section line of said Section 17 and running parallel to the west line of the Northwest one-quarter of said Section 7 North 00°12' 10" West 900 feet; thence parallel with the east/west center section line South 89°54'54" West 1320 feet more or less to a point on the west line of the Northwest one-quarter of said Section 17; thence along the west line of the Northwest one-quarter of said Section 17 South 00°12'10" East 900 feet more or less to the point of beginning, all in Lane County, Oregon.

EXHIBIT "I"

LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES

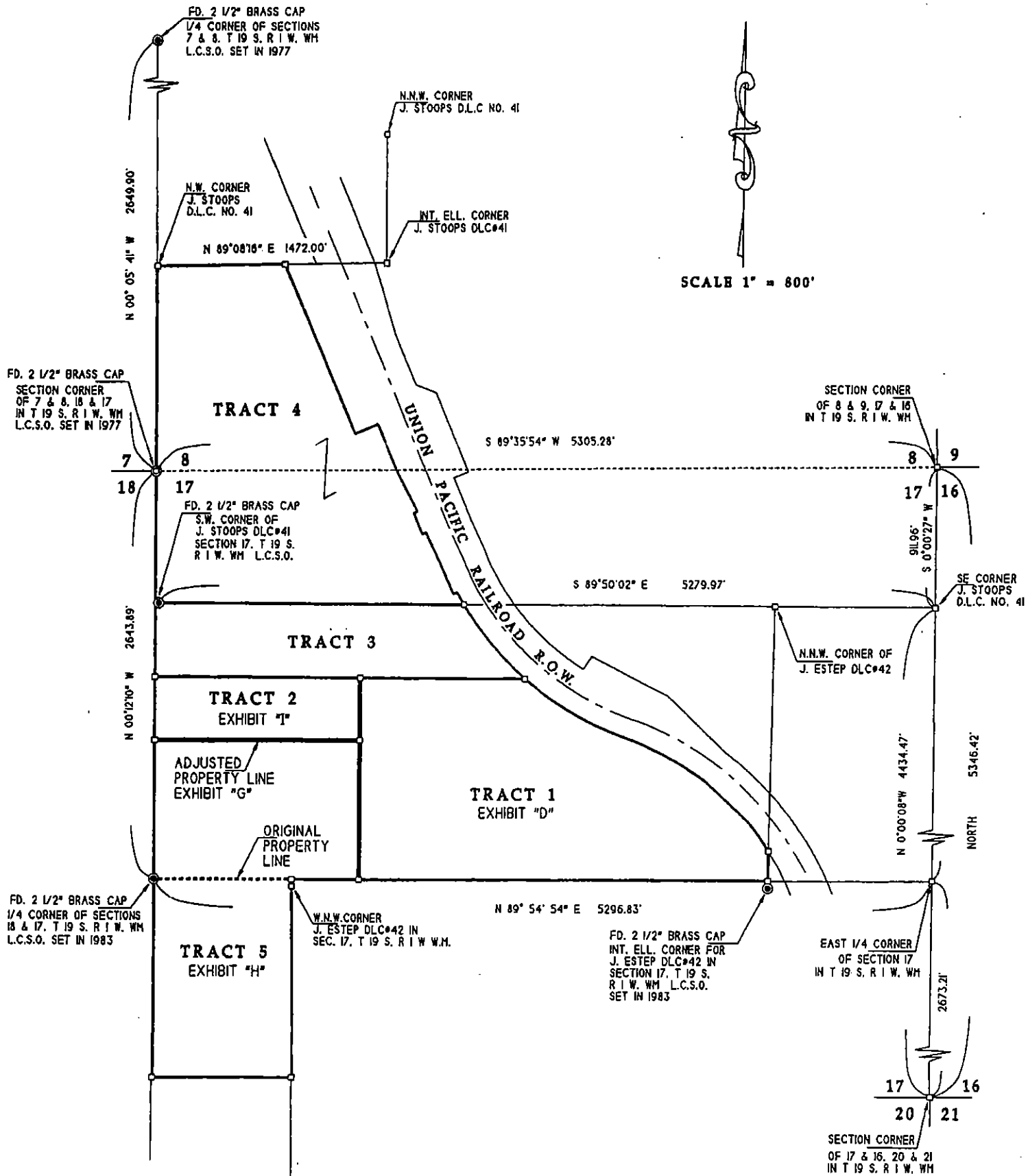
TRACT 2

SECOND ADJUSTMENT

Beginning at a point on the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point North 89°54'54" East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said east/west center section line and running parallel to the west line of the Northwest one-quarter of said Section 17 North 00°12' 10" West 900 feet to the **True Point of Beginning**; thence parallel with the said east/west center section line South 89°54'54" West 1320 feet more or less to a point on the west line of the Northwest one-quarter of said Section 17; thence along the west line of the Northwest one-quarter of said Section 17 North 00°12'10" West 420 feet more or less to the northwest corner of the South one-half of the northwest one-quarter of said Section 17; thence leaving said west line and running along the north line of the South one-half of the Northwest one-quarter of said Section 17 East 1320 feet more or less to a point which bears North 00°12'10" West from the true point of beginning; thence South 00°12'10" East 420 feet more or less to the **True Point of Beginning**, all in Lane County, Oregon.

" EXHIBIT F "

STEP 2 PROPERTY LINE ADJUSTMENT



REC'D MAR 14 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-065317



\$51.00

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$30.00 \$11.00 \$10.00

08/19/2004 10:13:31 AM

DECLARATION OF PROPERTY LINE ADJUSTMENT CORRECTION

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 40; and,

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed; and,

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No.00-6492 through No. 00-6495 and are referred to herein as Tract1, Tract 2, Tract 3 and Tract 4.

The legal description for the Tract 1 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 2 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 3 property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 4 property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

After recording return to: Darren Kronberger 37012 Wheeler Road
Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration \$1

EXHIBIT "K"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE ORIGINAL BOUNDARIES OF TRACT 3
AND THE ORIGINAL BOUNDARIES OF TRACT 4**

Beginning at a point on the west line of the Southwest one-quarter of Section 8 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 00°05'41" West 640.00 feet from the brass cap marking the southwest corner of said Section 8; thence parallel with the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1120 feet more or less to a point on the west margin of the Union Pacific Railroad right of way and there ending, all in Lane County, Oregon.

EXHIBIT "L"

**LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 3
FIRST ADJUSTMENT**

Beginning at the northwest corner of the South one-half of the Northwest 1/4 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence along the west line of the northwest one-quarter of said Section 17 North 00°12'10" West 1320 feet more or less to the brass cap marking the section corner common to Sections 7, 8, 17 and 18 in Township 19 South, Range 1 West of the Willamette Meridian; thence along the west line of the southwest one-quarter of Section 8 in said Township and Range North 00°05'41" West 640.00 feet; thence leaving said west line and running parallel with the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1120 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence in a southeasterly direction, along the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the west margin of the Union Pacific Railroad right of way and the north line of the south one-half of the Northwest 1/4 Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the north line of the south one-half of said the Northwest 1/4 Section 17 West 2370 feet more or less to the point of beginning, all in Lane County, Oregon.

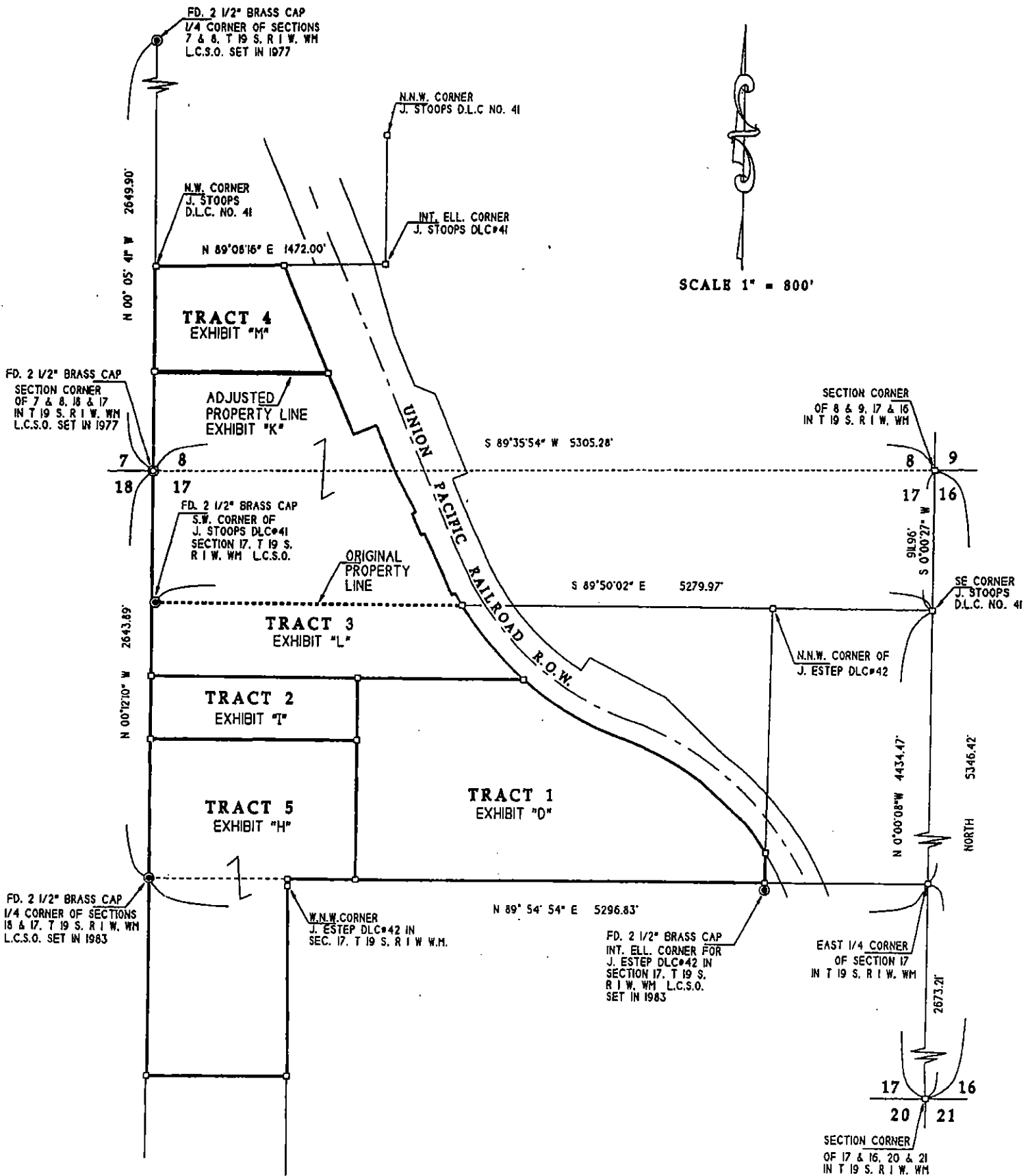
EXHIBIT "M"

**LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 4
FINAL ADJUSTMENT**

Beginning at a point on the west line of the Southwest one-quarter of Section 8 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 00°05'41" West 640.00 feet from the brass cap marking the southwest corner of said Section 8; thence parallel with the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1120 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence northwesterly along the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the said west margin and the south line of the William McCall D.L.C. No. 39 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the south line of the William McCall D.L.C. No. 39 South 89°08'16" West 818 feet more or less to a point marking the intersection of the south line of the said William McCall D.L.C. No. 39 and the west line of the southwest one-quarter of Section 8 in Township 19 South, Range 1 West; thence leaving said south line and running along the west line of the southwest one-quarter of said Section 8 South 00°05'41" East 685 feet more or less to the point of beginning, all in Lane County, Oregon.

" EXHIBIT J "

STEP 3 PROPERTY LINE ADJUSTMENT



REC'D MAR 1 4 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-065318 (4)



\$51.00

00815670200400653180060062

RPR-DEED Cnt=1 Stn=6 08/19/2004 10:13:31 AM
\$30.00 \$11.00 \$10.00 CASHIER 07

DECLARATION OF PROPERTY LINE ADJUSTMENT CORRECTION

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 40; and,

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed; and,

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No.00-6492 through No. 00-6495 and are referred to herein as Tract1, Tract 2, Tract 3 and Tract 4.

The legal description for the Tract 1 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 2 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 3 property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 4 property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

After recording return to: Darren Kronberger 37012 Wheeler Road
Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration \$ |

WHEREAS: The Lane County Oregon Land Management Division is now interpreting a decision of the Oregon State Land Use Board of Appeals (LUBA) to require separate recording of serial property line adjustments as a condition precedent to the verification of legal lots. See *Warf v. Coos County*, LUBA No. 2002-087 (2003); and,

WHEREAS: NORTHWEST and BROWN wish to correct the aforementioned property line adjustment deed by separating the transaction into a series of eight separate property line adjustments or deeds involving NORTHWEST and BROWN. This property line adjustment correction deed is the fourth document in the series of eight.

WHEREAS: NORTHWEST adjusted the common boundary of Tract 3 and Tract 4 of the aforementioned tracts on shown as Exhibit "J" of a Declaration of Property Line Adjustment Correction recorded 8-19-04, 2004, Instrument No. 2004-65317 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST property prior to this new property line adjustment is contained in Exhibit "L" of the aforementioned Declaration of Property Line Adjustment Deed and referred to herein as Tract A.

WHEREAS: NORTHWEST adjusted the common boundary of Tract 2 of the aforementioned tracts as shown on Exhibit "F" of a Declaration of Property Line Adjustment Correction recorded 8-19-04, 2004, Instrument No. 2004-65316 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST property prior to this new property line adjustment is contained in Exhibit "T" of the aforementioned Declaration of Property Line Adjustment Deed and referred to herein as Tract B.

THEREFORE: NORTHWEST declares its intent to establish an adjusted property line between the Tract A and Tract B as described above. The legal description which depicts the adjusted property line is described on attached Exhibit "O". An illustration of this property line adjustment is shown on attached Exhibit "N". NORTHWEST and BROWN further intend that this property line adjustment conforms to ORS 92.010(7)(b),(10) & (11) and 92.190(4).

Following this property line adjustment, the legal description for the revised boundaries of Tract A is shown on the attached Exhibit "Q". Following this property line adjustment, the legal description for the revised boundaries of Tract B is shown on the attached Exhibit "P".

The true and actual consideration for this conveyance is \$ 1 and other valuable consideration

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.

EXHIBIT "O"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE BOUNDARY OF TRACT 2 AFTER THE SECOND ADJUSTMENT
AND THE BOUNDARY OF TRACT 3 AFTER THE FIRST ADJUSTMENT**

Beginning at a point on the west line of the Northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point South 00°12'10" East 100.00 feet from the brass cap marking the section corner common to Sections 7, 8, 17, & 18 in Township 19 South, Range 1 West of the Willamette; thence parallel with the south line of the J. Stoops D.L.C. No. 41 in said Township and Range South 89°50'02" East 1680 feet more or less to a point on the west margin of the Union Pacific Railroad right of way and there ending, all in Lane County, Oregon.

EXHIBIT "Q"

**TRACT A
LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 3
FINAL ADJUSTMENT**

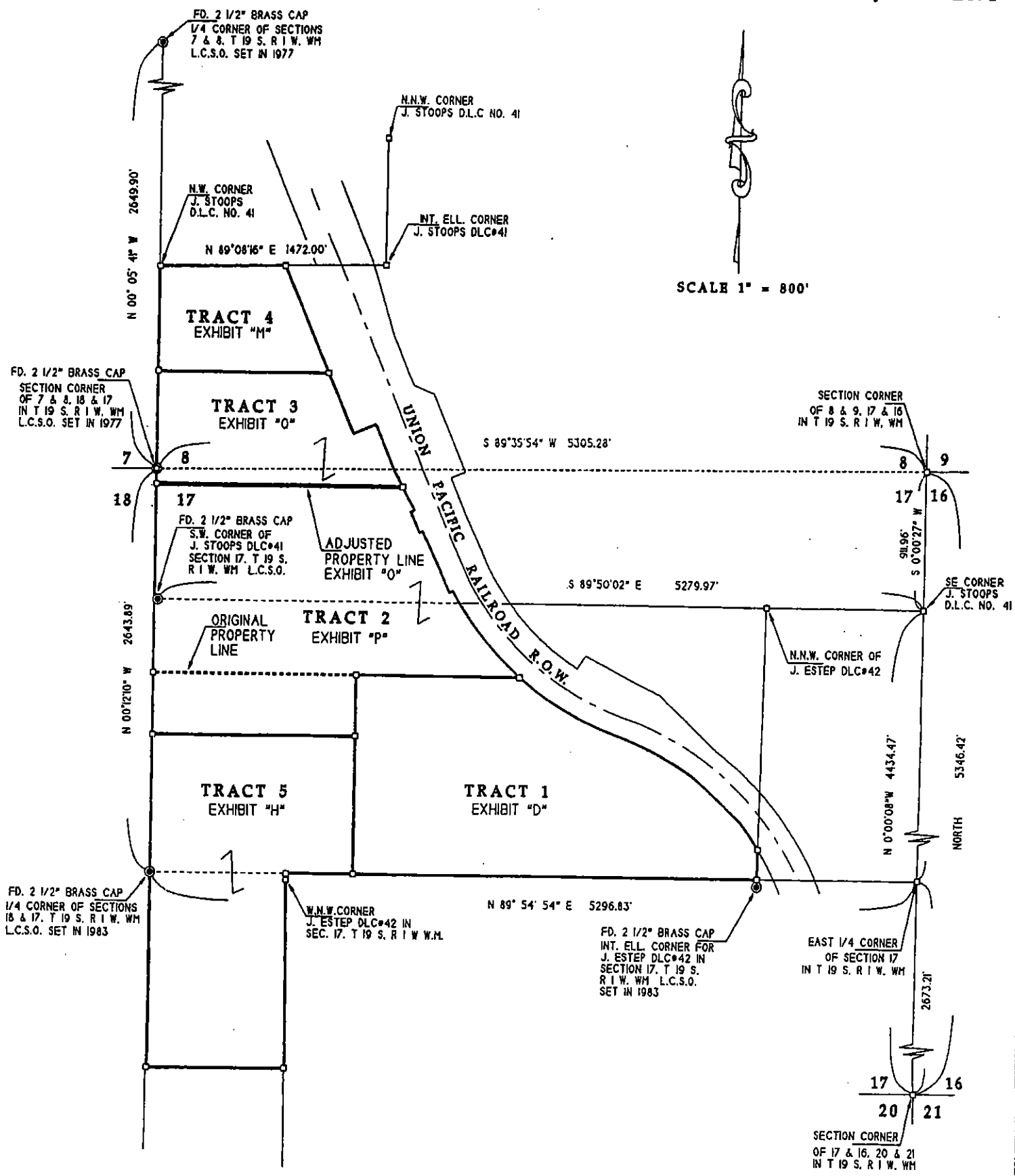
Beginning at a point on the west line of the Northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point South 00°12'10" East 100.00 feet from the brass cap marking the section corner common to Sections 7, 8, 17, & 18 in Township 19 South, Range 1 West of the Willamette; thence North 00°12'10" West 100.00 feet to the brass cap marking the section corner common to said Sections 7, 8, 17 & 18; thence along the west line of the southwest one-quarter of Section 8 in said Township and Range North 00°05'41" West 640.00 feet; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1120 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the said Union Pacific Railroad right of way to a point which bears South 89°50'02" East from the point of beginning; thence North 89°50'02" West 1620 feet more or less to the point of beginning, all in Lane County, Oregon.

EXHIBIT "P"
TRACT B
LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 2
THIRD ADJUSTMENT

Beginning at a point on the west line of the Northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point South $00^{\circ}12'10''$ East 100.00 feet from the brass cap marking the section corner common to Sections 7, 8, 17, & 18 in Township 19 South, Range 1 West of the Willamette; thence parallel with the south line of the J. Stoops D.L.C. No. 41 in said Township and Range South $89^{\circ}50'02''$ East 1620 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the west margin of the Union Pacific Railroad right of way and the north line of the south one-half of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the north line of the south one-half of the northwest one-quarter of said Section 17 West 1030 feet more or less to a point which is 1320 feet east of the west line of the northwest one quarter of said Section 17; thence parallel with the west line of the northwest one-quarter of said Section 17 South $00^{\circ}12'10''$ East 420 feet more or less to a point which bears North $00^{\circ}12'10''$ West 900.00 feet from a point on the east/west center section line of said Section 17, said last referenced point being North $89^{\circ}54'54''$ East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian; thence parallel with the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian South $89^{\circ}54'54''$ West 1320 feet more or less to a point in the west line of the northwest one-quarter of said Section 17; thence along the west line of the northwest one-quarter of said Section 17 North $00^{\circ}12'10''$ West 1644 feet more or less to the point of beginning, all in Lane County, Oregon.

" EXHIBIT N "

STEP 4 PROPERTY LINE ADJUSTMENT



REC'D MAR 14 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-065319



\$51.00

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08/19/2004 10:13:31 AM

RPR-DEED Cnt=1 Stn=6 CASHIER 07

\$30.00 \$11.00 \$10.00

PROPERTY LINE ADJUSTMENT CORRECTION DEED

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 401; and,

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed; and,

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No.00-6492 through No. 00-6495 and are referred to herein as Tract1, Tract 2, Tract 3 and Tract 4.

The legal description for the Tract 1 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 2 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 3 property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 4 property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: Merle S. Brown (BROWN) is the owner of a tract of real property located in the Southwest 1/4 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian and being shown on Assessor's Map No. 19-01-17 as Tax Lot No. 1400.

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

After recording return to: Darren Kronberger 37012 Wheeler Road
Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration \$1

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

WHEREAS: The Lane County Oregon Land Management Division is now interpreting a decision of the Oregon State Land Use Board of Appeals (LUBA) to require separate recording of serial property line adjustments as a condition precedent to the verification of legal lots. See *Warf v. Coos County*, LUBA No. 2002-087 (2003); and,

WHEREAS: NORTHWEST and BROWN wish to correct the aforementioned property line adjustment deed by separating the transaction into a series of eight separate property line adjustments or deeds involving NORTHWEST and BROWN. This property line adjustment correction deed is the fifth document in the series of eight.

WHEREAS: NORTHWEST adjusted the common boundary of Tract 1 and Tract 2 of the aforementioned tracts as shown as Exhibit "B" of a Declaration of Property Line Adjustment Correction recorded 8-19-04, 2004, Instrument No. 2004-65315 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST property prior to this property line adjustment is contained in Exhibit "D" of the aforementioned Declaration of Property Line Adjustment Deed and referred to herein as Tract "C"; and,

WHEREAS: NORTHWEST and BROWN adjusted their common boundary by an earlier instrument as shown as Exhibit "F" of a Property Line Adjustment Correction Deed recorded 8-19-04, 2004, Instrument No. 2004-65316 of the Lane County Oregon Deed Records. The legal description of the BROWN property prior to this property line adjustment is contained in Exhibit "H" of the aforementioned Property Line Adjustment Deed and referred to herein as Tract "D"

THEREFORE: NORTHWEST and BROWN agree to adjust their common boundary to a position as described on attached Exhibit "S". To accomplish the property line adjustment NORTHWEST quitclaims and releases all rights to that certain property lying South of that certain line described on attached Exhibit "S" to Brown. An illustration of the property line adjustment appears on attached Exhibit "R". NORTHWEST and BROWN further intend that this property line adjustment conforms to ORS 92.010(7)(b),(10) & (11) and 92.190(4).

Following this property line adjustment, the legal description for the revised boundaries of Tract C is shown on the attached Exhibit "U". Following this property line adjustment, the legal description for the revised boundaries of Tract D is shown on the attached Exhibit "T".

The true and actual consideration for this conveyance is \$ 1 and other valuable consideration

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.

EXHIBIT "S"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE BOUNDARY OF TRACT 1 AFTER THE FIRST ADJUSTMENT
AND THE BOUNDARY OF TRACT 5 AFTER THE FIRST ADJUSTMENT**

Beginning at a point on the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 89°54'54" East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian thence leaving the east/west center section line of said Section 17 and running parallel to the west line of the Northwest one-quarter of said Section 7 North 00°12' 10" West 900 feet to the **True Point of Beginning**; thence parallel with the south line of the J. Stoops D.L.C. No.41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1750 feet more or less to a point on the west margin of the Union Pacific Railroad right of way and there ending, all in Lane County, Oregon.

EXHIBIT "U"

TRACT C

LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES

TRACT 1

SECOND ADJUSTMENT

Beginning at a point on the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 89°54'54" East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian thence leaving the east/west center section line of said Section 17 and running parallel to the west line of the Northwest one-quarter of said Section 7 North 00°12' 10" West 900 feet to the **True Point of Beginning**; thence continuing North 00°12'10" West 420 feet more or less to a point on the north line of the south one-half of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence along the north line of the south one-half of the northwest one-quarter of said Section 17 East 1030 feet more or less to a point marking the intersection of the north line of the south one-half of the northwest one-quarter of said Section 17 and the west margin of the Union Pacific Railroad right of way; thence leaving said north line and running southeasterly along the west margin of the Union Pacific Railroad right of way to a point which bears North 89°54'54" East from the true point of beginning; thence leaving said west margin and running South 89°54'54" West 1750 feet more or less to the **True Point of Beginning**, all in Lane County, Oregon.

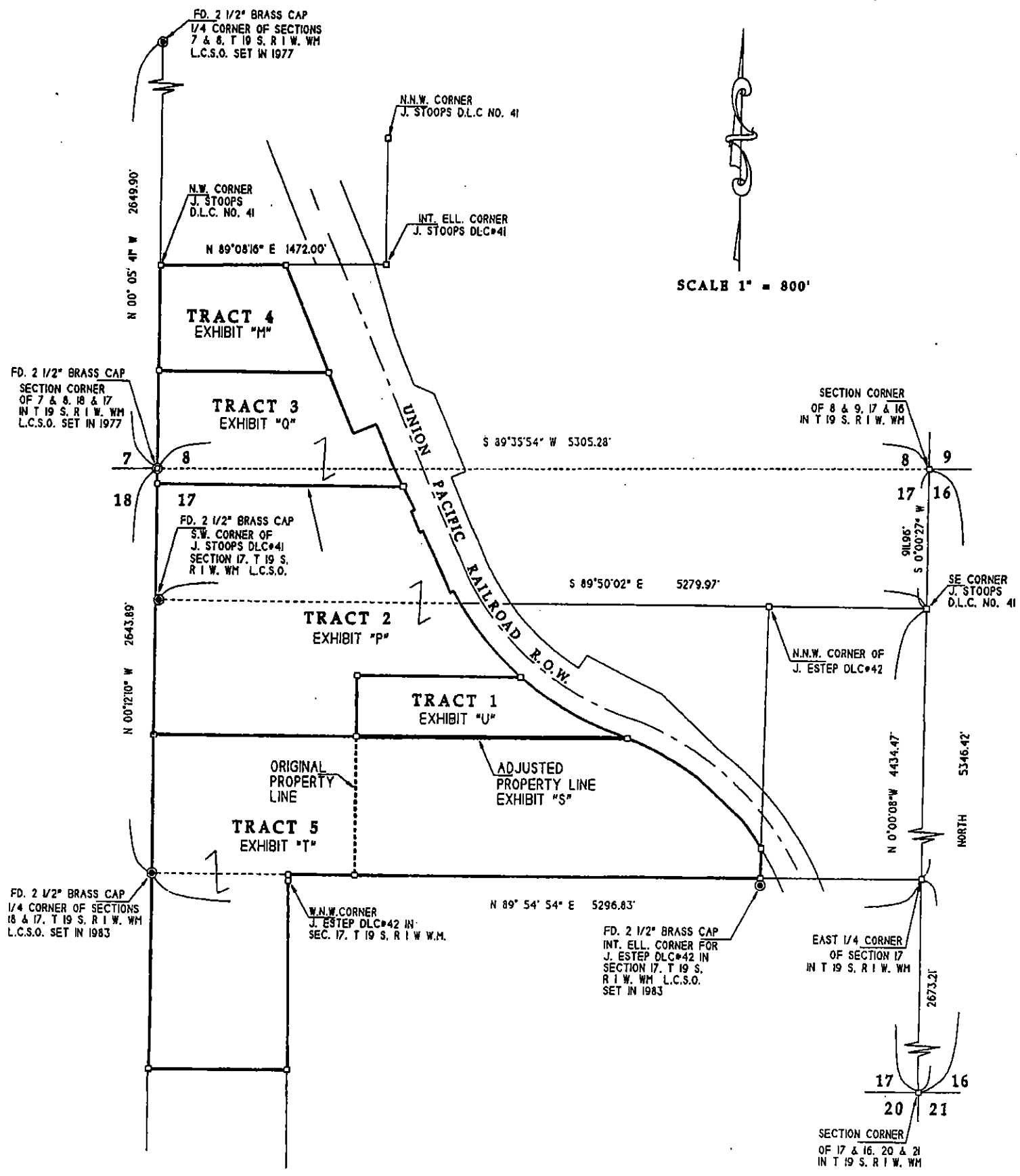
EXHIBIT "T"
TRACT D
LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 5
SECOND ADJUSTMENT

Lot 2 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, all in Lane County, Oregon.

ALSO: Beginning at the brass cap marking the west one-quarter corner of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence along the west line of the northwest one-quarter of said Section 17 North $00^{\circ}12'10''$ West 900.00 feet; thence leaving said west line and running parallel to the east/west center section line of said Section 17 North $89^{\circ}54'54''$ East 3100 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the west margin of the Union Pacific Railroad right of way and the east line of the William McCall D.L.C. No. 39 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the east line of the William McCall D.L.C. No. 39 South 150 feet more or less to a point marking the intersection of the east line of the William McCall D.L.C. 39 and the east/west center section line of said Section 17; thence leaving said east line and running along the east/west center section line of said Section 17 South $89^{\circ}54'54''$ West 3960 feet more or less to the point of beginning, all in Lane County, Oregon.

" EXHIBIT R "

STEP 5 PROPERTY LINE ADJUSTMENT



REC'D MAR 14 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-065320

(4)



\$51.00

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$30.00 \$11.00 \$10.00

08/19/2004 10:13:31 AM

DECLARATION OF PROPERTY LINE ADJUSTMENT CORRECTION

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 401; and,

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed; and,

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No.00-6492 through No. 00-6495 and are referred to herein as Tract1, Tract 2, Tract 3 and Tract 4.

The legal description for the Tract 1 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 2 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 3 property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 4 property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: Merle S. Brown (BROWN) is the owner of a tract of real property located in the Southwest 1/4 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian and being shown on Assessor's Map No. 19-01-17 as Tax Lot No. 1400.

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

After recording return to: Darren Kronberger 37012 Wheeler Road
Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration: \$ 1

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

WHEREAS: The Lane County Oregon Land Management Division is now interpreting a decision of the Oregon State Land Use Board of Appeals (LUBA) to require separate recording of serial property line adjustments as a condition precedent to the verification of legal lots. See *Warf v. Coos County*, LUBA No. 2002-087 (2003); and,

WHEREAS: NORTHWEST and BROWN wish to correct the aforementioned property line adjustment deed by separating the transaction into a series of eight separate property line adjustments or deeds involving NORTHWEST and BROWN. This property line adjustment correction deed is the sixth document in the series of eight.

WHEREAS: NORTHWEST adjusted the common boundary of Tract 2 and Tract 3 of the aforementioned tracts on shown as Exhibit "N" of a Declaration of Property Line Adjustment Correction recorded August 19, 2004, Instrument No. 2004-65318 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST property prior to this new property line adjustment is contained in Exhibit "P" of the aforementioned Declaration of Property Line Adjustment Deed and referred to herein as Tract E; and,

WHEREAS: NORTHWEST and BROWN adjusted the common boundary of Tract 1 of the aforementioned tracts as shown on Exhibit "R" of a Property Line Adjustment Correction Deed recorded August 19, 2004, Instrument No. 2004-65319 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST property prior to this new property line adjustment is contained in Exhibit "U" of the aforementioned Property Line Adjustment Deed and referred to herein as Tract F.

THEREFORE: NORTHWEST and declares its intent to establish an adjusted property line between the Tract E and Tract F as described above. The legal description which depicts the adjusted property line is described on attached Exhibit "W". An illustration of this property line adjustment is shown on attached Exhibit "V". NORTHWEST and BROWN further intend that this property line adjustment conforms to ORS 92.010(7)(b),(10) & (11) and 92.190(4).

Following this property line adjustment, the legal description for the revised boundaries of Tract E is shown on the attached Exhibit "X". Following this property line adjustment, the legal description for the revised boundaries of Tract F is shown on the attached Exhibit "Y".

The true and actual consideration for this conveyance is \$1 and other valuable consideration

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.

EXHIBIT "W"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE BOUNDARY OF TRACT 1 AFTER THE SECOND ADJUSTMENT
AND THE BOUNDARY OF TRACT 2 AFTER THE THIRD ADJUSTMENT**

Beginning at a point on the east/west center section line of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 89°54'54" East 1320 feet from the brass cap marking the west one-quarter corner of Section 17 in said Township 19 South, Range 1 West of the Willamette Meridian thence leaving the east/west center section line of said Section 17 and running parallel to the west line of the Northwest one-quarter of said Section 17 North 00°12' 10" West 1320 feet more or less to a point on the north line of the south one-half of the northwest one-quarter of said Section 17, said point being the True Point of Beginning; thence along the north line of the south one-half of the northwest one-quarter of said Section 17 West 1320 feet more or less to a point on the west line of the northwest one-quarter of said Section 17 and there ending, all in Lane County, Oregon.

EXHIBIT "X"

TRACT E

LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES

TRACT 2

FOURTH ADJUSTMENT

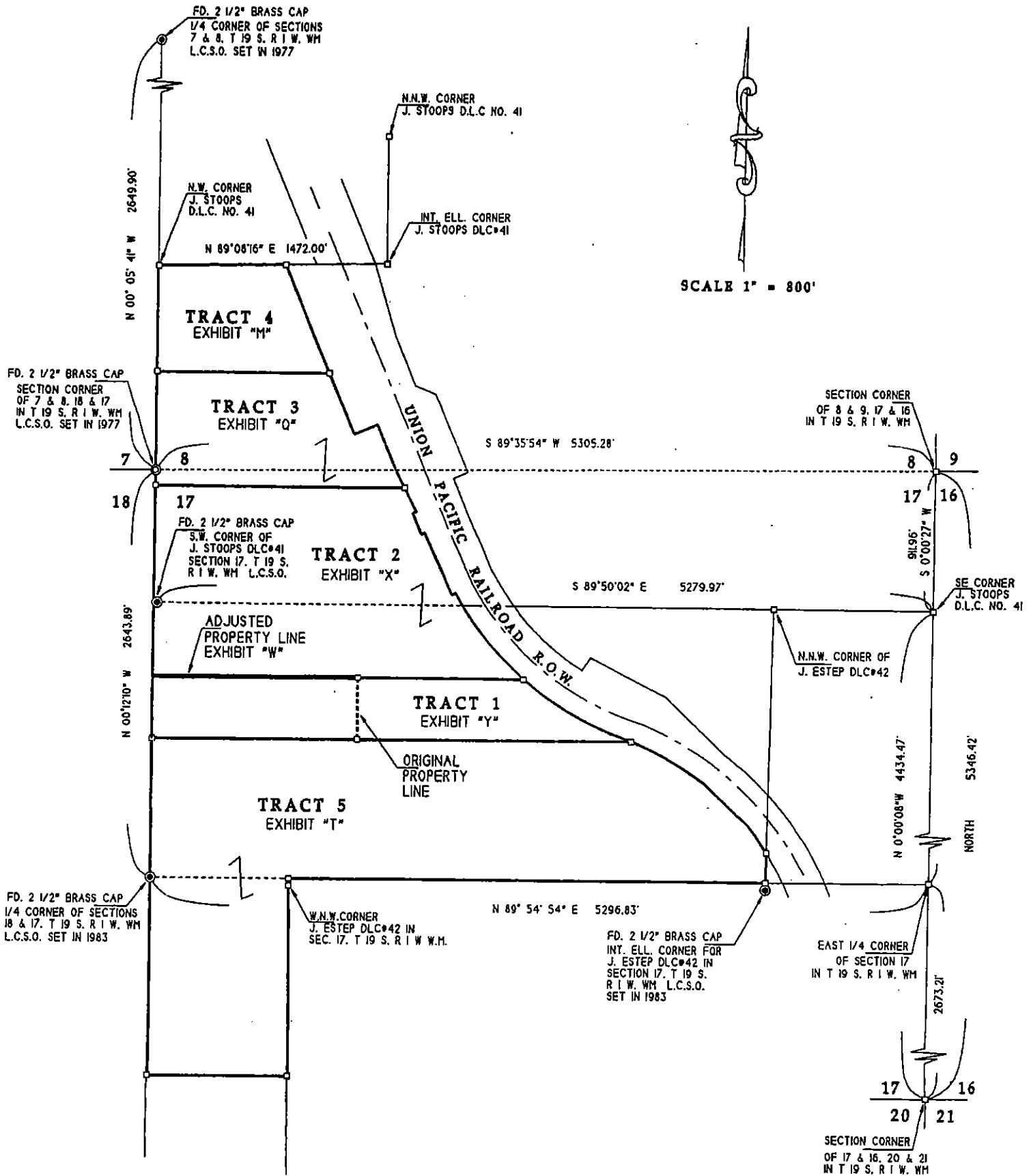
Beginning at the northwest corner of the south one-half of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence along the west line of the northwest one-quarter of said Section 17 North 00°12'10" West 1220 feet more or less to a point which bears South 00°12'10" East 100.00 feet from the brass cap marking the section corner common to Sections 7, 8, 17 & 18 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1620 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the west margin of the Union Pacific Railroad right of way and the north line of the south one-half of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the north line of the south one-half of the northwest one-quarter of said Section 17 West 2350 feet more or less to the point of beginning, all in Lane County, Oregon.

EXHIBIT "Y"
TRACT F
LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 1
THIRD ADJUSTMENT

Beginning at a point on the west line of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point being North 00°12'10" West 900.00 feet from the brass cap marking the west one-quarter corner of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west line and running parallel to the east/west center section line of said Section 17 North 89°54'54" East 3100 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence northwesterly along the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the west margin of the Union Pacific Railroad right of way and the north line of the south one-half of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the north line of the south one-half of the northwest one-quarter of said Section 17 West 2350 feet more or less to a point on the west line of the northwest one-quarter of said Section 17; thence leaving said north line and running along the west line of the northwest one-quarter of said Section 17 South 00°12'10" East 420 feet more or less to the point of beginning, all in Lane County, Oregon.

" EXHIBIT V "

STEP 6 PROPERTY LINE ADJUSTMENT



7

Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-065321

\$51.00

REC'D MAR 14 2005



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08/19/2004 10:13:31 AM

RPR-DEED Cnt=1 Stn=6 CASHIER 07
\$30.00 \$11.00 \$10.00

DECLARATION OF PROPERTY LINE ADJUSTMENT CORRECTION

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 401; and,

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed; and,

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No.00-6492 through No. 00-6495 and are referred to herein as Tract1, Tract 2, Tract 3 and Tract 4.

The legal description for the Tract 1 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 2 property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 3 property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the Tract 4 property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: Merle S. Brown (BROWN) is the owner of a tract of real property located in the Southwest 1/4 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian and being shown on Assessor's Map No. 19-01-17 as Tax Lot No. 1400.

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

After recording return to: Darren Kronberger 37012 Wheeler Road
Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration: \$1

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

WHEREAS: The Lane County Oregon Land Management Division is now interpreting a decision of the Oregon State Land Use Board of Appeals (LUBA) to require separate recording of serial property line adjustments as a condition precedent to the verification of legal lots. See *Warf v. Coos County*, LUBA No. 2002-087 (2003); and,

WHEREAS: NORTHWEST and BROWN wish to correct the aforementioned property line adjustment deed by separating the transaction into a series of eight separate property line adjustments or deeds involving NORTHWEST and BROWN. This property line adjustment correction deed is the seventh document in the series of eight.

WHEREAS: NORTHWEST adjusted the common boundary of Tract 1 and Tract 2 of the aforementioned tracts on shown as Exhibit "V" of a Declaration of Property Line Adjustment Correction recorded August 19, 2004, Instrument No. 2004-65320 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST properties prior to this new property line adjustment are contained in Exhibit "X" of the aforementioned Declaration of Property Line Adjustment Deed and referred to herein as Tract G and Exhibit "Y" of the aforementioned Declaration of Property Line Adjustment Deed and referred to herein as Tract H,

THEREFORE: NORTHWEST declare its intent to establish an adjusted property line between the Tract G and Tract H as described above. The legal description which depicts the adjusted property line is described on attached Exhibit "AA". An illustration of this property line adjustment is shown on attached Exhibit "Z". NORTHWEST and BROWN further intend that this property line adjustment conforms to ORS 92.010(7)(b),(10) & (11) and 92.190(4).

Following this property line adjustment, the legal description for the revised boundaries of Tract G is shown on the attached Exhibit "BB". Following this property line adjustment, the legal description for the revised boundaries of Tract H is shown on the attached Exhibit "CC".

The true and actual consideration for this conveyance is \$1 and other valuable consideration

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.

EXHIBIT "AA"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE BOUNDARY OF TRACT 1 AFTER THE THIRD ADJUSTMENT
AND THE BOUNDARY OF TRACT 2 AFTER THE FOURTH ADJUSTMENT**

Beginning at a point on the west line of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, said point being South 00°12'10" East 740.50 feet from the brass cap marking the section corner common to Sections 7, 8, 17 & 18 of Township 19 South, Range 1 West of the Willamette Meridian; thence parallel with the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 2030 feet more or less to a point on the west margin of the Union Pacific Railroad right of way and there ending, all in Lane County, Oregon.

EXHIBIT "BB"

TRACT G

LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES

TRACT 2

FINAL ADJUSTMENT

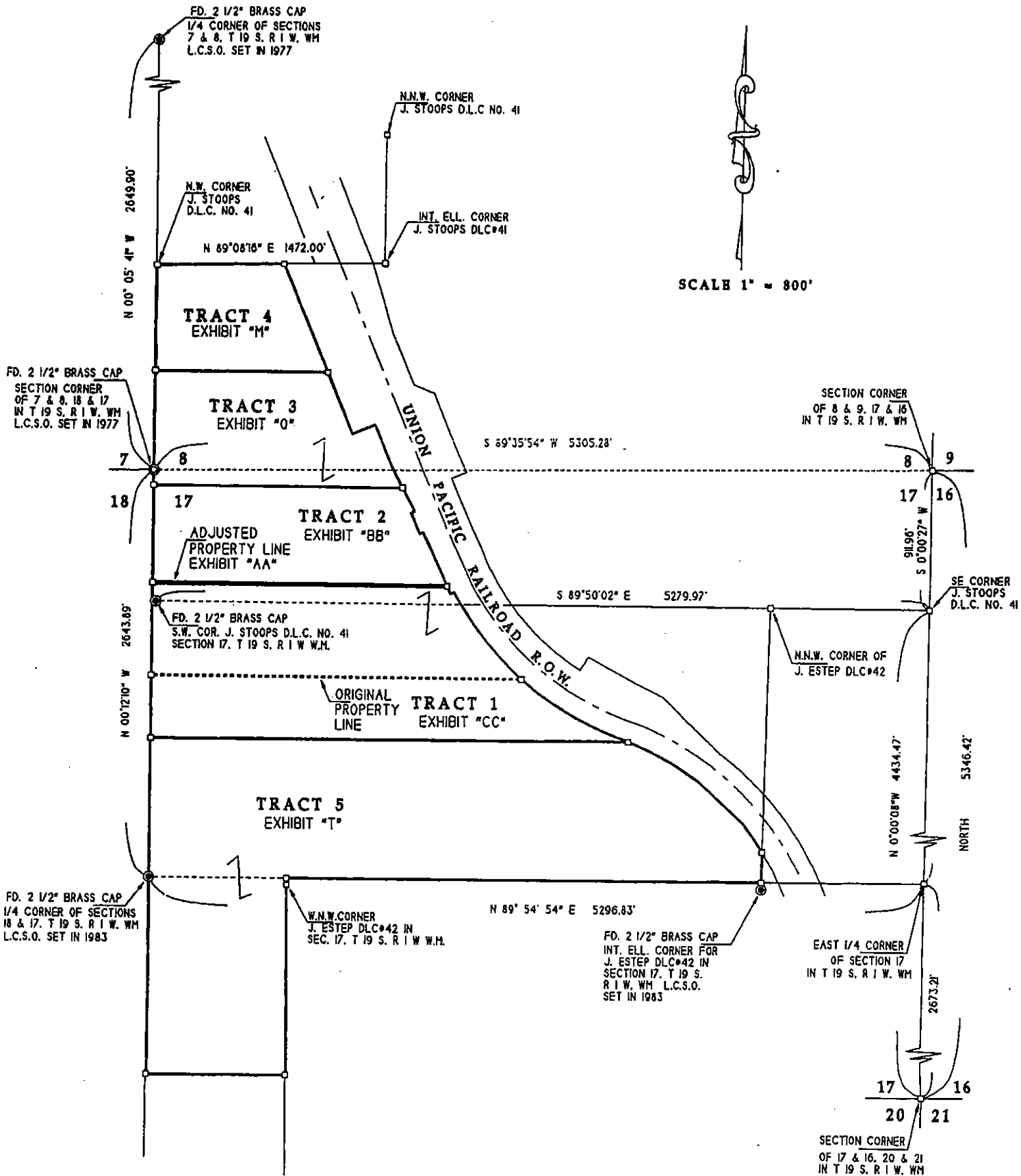
Beginning at a point on the west line of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, said point being South 00°12'10" East 740.50 feet from the brass cap marking the section corner common to Sections 7, 8, 17 & 18 of Township 19 South, Range 1 West of the Willamette Meridian; thence along the west line of the northwest one-quarter of said Section 17 North 00°12'10" West 640.50 feet to a point which bears South 00°12'10" East 100.00 feet from the brass cap marking the section corner common to Sections 7, 8, 17, & 18 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in said Township and Range South 89°50'02" East 1620 feet to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the Union Pacific Railroad right of way to a point which bears South 89°50'02" East from the point of beginning; thence North 89°50'02" West 1940 feet more or less to the point of beginning, all in Lane County, Oregon.

EXHIBIT "CC"
TRACT H
LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 1
FOURTH ADJUSTMENT

Beginning at a point on the west line of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point being North 00°12'10" West 900.00 feet from the brass cap marking the west one-quarter corner of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence continuing along the west line of the northwest one-quarter of said Section 17 North 00°12'10" West 1003 feet more or less to a point which bears South 00°12'10" East 740.50 feet from the brass cap marking the section corner common to Sections 7, 8, 17 & 18 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in said Township and Range South 89°50'02" East 1940 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the Union Pacific Railroad right of way to a point which bears North 89°54'54" East from the point of beginning; thence South 89°54'54" West 3100 feet more or less to the point of beginning, all in Lane County, Oregon.

" EXHIBIT Z "

STEP 7 PROPERTY LINE ADJUSTMENT



Division of Chief Deputy Clerk
Lane County Deeds and Records

2004-065322



\$51.00

00615675200400653220060059

08/19/2004 10:13:31 AM

RPR-DEED Cnt=1 Stn=8 CASHIER 07

\$30.00 \$11.00 \$10.00

REC'D MAR 14 2005

PROPERTY LINE ADJUSTMENT CORRECTION DEED

WHEREAS: Northwest Lands Inc., an Oregon corporation (NORTHWEST) was the owner of a tract of real property located in the Northwest 1/4 of Section 17 and the Southwest 1/4 of Section 8 all in Township 19 South, Range 1 West of the Willamette Meridian and being shown in 2003 on Assessor's Map No. 19-01-17 as Tax Lot No. 401.

WHEREAS: NORTHWEST acquired title to their property under that certain warranty deed recorded April 14, 2000, Instrument No. 2000021329 of the Lane County Oregon Deed Records. The legal description of the subject property is described as Parcel III of the aforementioned warranty deed.

WHEREAS: Parcel III of the aforementioned warranty deed was found to contain four separate legal lots under Lane County Planning Action No.00-6492 through No. 00-6495 and are referred to herein as Tract1, Tract 2, Tract 3 and Tract 4

The legal description for the **Tract 1** property prior to this property line adjustment is contained in a Bargain and Sale deed recorded December 6, 1887 in Book T, Page 350 of the Lane County Oregon Deed and Records Office.

The legal description for the **Tract 2** property prior to this property line adjustment is contained in a Bargain and Sale deed recorded February 17, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the **Tract 3** property prior to this property line adjustment is contained in a Warranty deed recorded February 4, 1903 in Book 56, Page 221 of the Lane County Oregon Deed and Records Office.

The legal description for the **Tract 4** property prior to this property line adjustment is contained in a Warranty deed recorded February 3, 1896 in Book 41, Page 3 of the Lane County Oregon Deed and Records Office.

WHEREAS: Merle S. Brown (BROWN) is the owner of a tract of real property located in the Southwest 1/4 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian and being shown on Assessor's Map No. 19-01-17 as Tax Lot No. 1400.

WHEREAS: NORTHWEST conveyed to Merle S. Brown (BROWN), the owner of adjoining real property to the south, 118.83 acres of the aforementioned Parcel III by a property line adjustment deed recorded January 1, 2003 as Instrument No. 2003-000996 of the Lane County Oregon Deed Records; and,

After recording return to: Darren Kronberger 37012 Wheeler Road
Pleasant Hill Oregon 97455

Until a change is requested, mail all tax statements to:
Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455

Consideration: \$1

WHEREAS: the purpose of the aforementioned property line adjustment deed was to convey property to BROWN and to retain in NORTHWEST's ownership 82.6 acres consisting of four legal lots following a series of eight property line adjustments. It was the further intent of NORTHWEST to then convey certain of the four legal lots to others; and,

WHEREAS: The Lane County Oregon Land Management Division is now interpreting a decision of the Oregon State Land Use Board of Appeals (LUBA) to require separate recording of serial property line adjustments as a condition precedent to the verification of legal lots. See *Warf v. Coos County*, LUBA No. 2002-087 (2003); and,

WHEREAS: NORTHWEST and BROWN wish to correct the aforementioned property line adjustment deed by separating the transaction into a series of eight separate property line adjustments or deeds involving NORTHWEST and BROWN. This property line adjustment correction deed is the eighth document in the series of eight.

WHEREAS: NORTHWEST adjusted the common boundary of Tract 1 and Tract 2 of the aforementioned tracts as shown as Exhibit "Z" of a Declaration of Property Line Adjustment Correction recorded August 19, 2004, Instrument No. 2004-65321 of the Lane County Oregon Deed Records. The legal description of the NORTHWEST property prior to this new property line adjustment is contained in Exhibit "CC" of the aforementioned Declaration of Property Line Adjustment Deed and referred to herein as Tract "I"; and,

WHEREAS: NORTHWEST and BROWN adjusted their common boundary by an earlier instrument as shown as Exhibit "R" of a Property Line Adjustment Correction Deed recorded August 19, 2004, Instrument No. 2004-65319 of the Lane County Oregon Deed Records. The legal description of the BROWN property prior to this new property line adjustment is contained in Exhibit "T" of the aforementioned Property Line Adjustment Deed and referred to herein as Tract "J".

THEREFORE: NORTHWEST and BROWN agree to adjust their common boundary to a position as described on attached Exhibit "EE". To accomplish the property line adjustment NORTHWEST quitclaims and releases all rights to that certain property lying South of that certain line described on attached Exhibit "EE" to Brown. An illustration of the property line adjustment appears on attached Exhibit "DD". NORTHWEST and BROWN further intend that this property line adjustment conforms to ORS 92.010(7)(b),(10) & (11) and 92.190(4).

Following this property line adjustment, the legal description for the revised boundaries of Tract I is shown on the attached Exhibit "GG". Following this lot line adjustment, the legal description for the revised boundaries of Tract J is shown on the attached Exhibit "FF".

The true and actual consideration for this conveyance is \$1 and other valuable consideration

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY USES.

EXHIBIT "EE"

**LEGAL DESCRIPTION FOR THE ADJUSTED PROPERTY LINE
BETWEEN THE BOUNDARY OF TRACT 1 AFTER THE FOURTH ADJUSTMENT
AND THE BOUNDARY OF TRACT 5 AFTER THE SECOND ADJUSTMENT**

Beginning at a point on the west line of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 00°12'10" West 1100.00 from the brass cap marking the west one-quarter corner of said Section 17; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 608.12 feet; thence parallel to the west line of the northwest one-quarter of said Section 17 North 00°12'10" West 573.18 feet; thence parallel to the south line of the J. Stoops D.L.C. No. 41 South 89°50'02" East 1500 feet more or less to a point on the west margin of the Union Pacific Railroad right of way and there ending, all in Lane County, Oregon.

EXHIBIT "GG"

**TRACT I
LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT I
FINAL ADJUSTMENT**

Beginning at a point on the west line of the northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 00°12'10" West 1100.00 from the brass cap marking the west one-quarter corner of said Section 17; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 608.12 feet; thence parallel to the west line of the northwest one-quarter of said Section 17 North 00°12'10" West 573.18 feet; thence parallel to the south line of the J. Stoops D.L.C. No. 41 South 89°50'02" East 1500 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence northwesterly along the west margin of the Union Pacific Railroad right of way to a point which bears South 89°50'02" East from a point on the west line of the northwest one-quarter of said Section 17, said last referenced point being South 00°12'10" East 740.50 feet from the section corner common to Sections 7, 8, 17 & 18 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin of the Union Pacific Railroad right of way and running North 89°50'02" West 1940 feet more or less to a point on the west line of the northwest one-quarter of said Section 17, said point being South 00°12'10" East 740.50 feet from the section corner common to Sections 7, 8, 17 & 18 of said Township and Range; thence along the west line of the northwest one-quarter of said Section 17 South 00°12'10" East 803 feet more or less to the point of beginning, all in Lane County, Oregon.

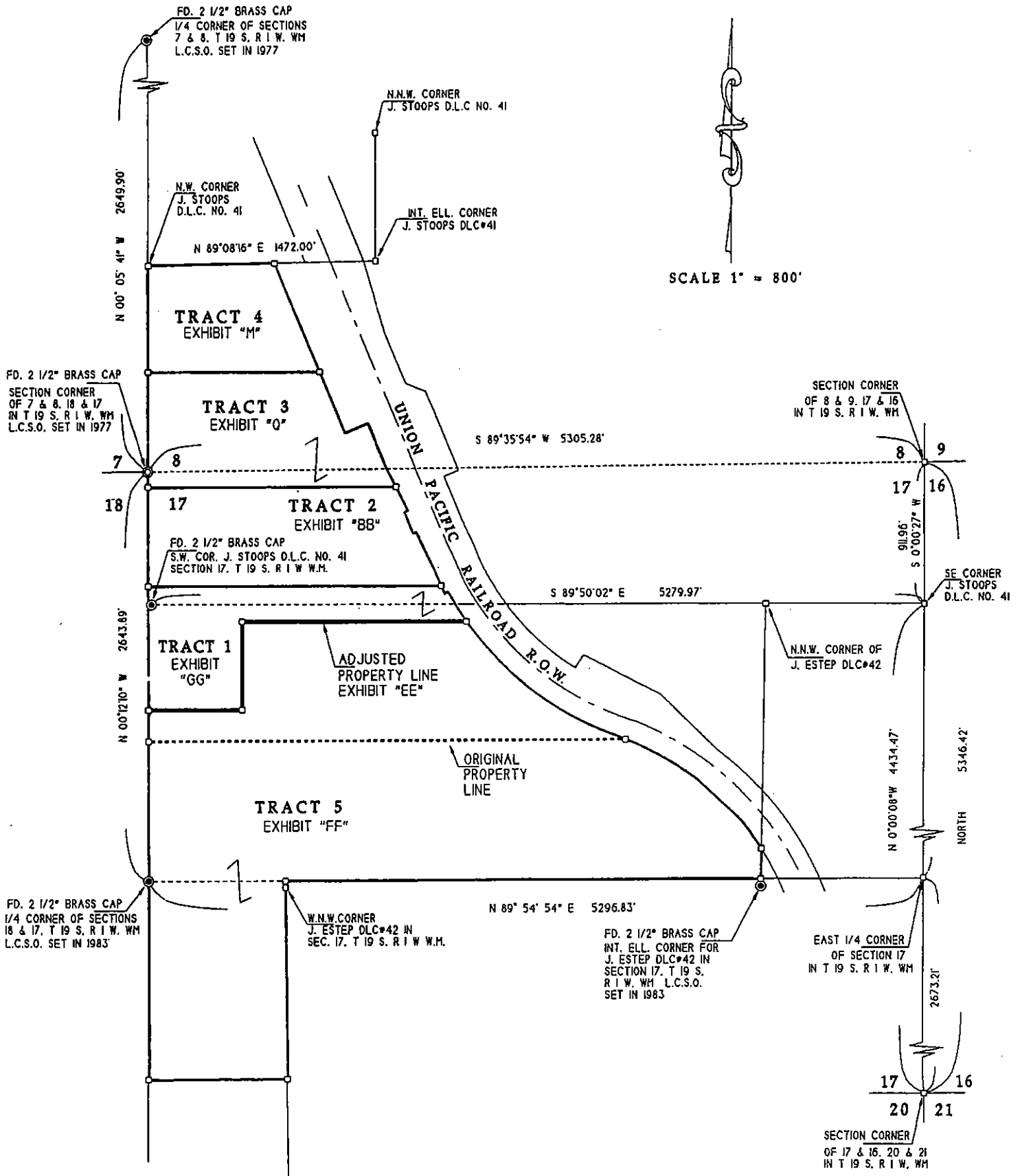
EXHIBIT "FF"
TRACT J
LEGAL DESCRIPTION FOR THE REVISED BOUNDARIES
TRACT 5
FINAL ADJUSTMENT

Lot 2 of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian, all in Lane County, Oregon.

ALSO: Beginning at the brass cap marking the west one-quarter corner of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian; thence along the west line of the northwest one-quarter of said Section 17 North $00^{\circ}12'10''$ West 1100.00 feet; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South $89^{\circ}50'02''$ East 608.12 feet; thence parallel to the west line of the northwest one-quarter of said Section 17 North $00^{\circ}12'10''$ West 573.18 feet; thence parallel to the south line of the J. Stoops D.L.C. No. 41 South $89^{\circ}50'02''$ East 1500 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the Union Pacific Railroad right of way to a point the intersection of the west margin of the Union Pacific Railroad right of way and the east line of the William McCall D.L.C. No. 39 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the east line of the William McCall D.L.C. No. 39 South 150 feet more or less to a point marking the intersection of the east line of the William McCall D.L.C. 39 and the east/west center section line of said Section 17; thence leaving said east line and running along the east/west center section line of said Section 17 South $89^{\circ}54'54''$ West 3960 feet more or less to the point of beginning, all in Lane County, Oregon.

" EXHIBIT DD "

STEP 8 PROPERTY LINE ADJUSTMENT



Division of Chief Deputy Clerk
Lane County Deeds and Records
2004-059632
\$26.00
07/29/2004 11:56:23 AM
RPR-DEED Cnt=1 Sln=4 CASHIER 02
00600313200400596320010018

REC'D MAR 14 2005

BARGAIN AND SALE DEED - STATUTORY FORM

Northwest Lands Inc., an Oregon Corporation, GRANTOR, conveys and warrants to CJKL L.C., an Oregon Limited Liability Company, GRANTEE, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning at a point on the west line of the Southwest one-quarter of Section 8 in Township 19 South, Range 1 West of the Willamette Meridian, said point being North 00°05'41" West 640.00 feet from the brass cap marking the southwest corner of said Section 8; thence parallel with the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1120 feet more or less to a point on the west margin of the Union Pacific Railroad right of way to a point marking the intersection of the said west margin and the south line of the William McCall D.L.C. No. 39 in Township 19 South, Range 1 West of the Willamette Meridian; thence leaving said west margin and running along the south line of the William McCall D.L.C. No. 39 South 89°08'16" West 818 feet more or less to a point marking the intersection of the south line of the said William McCall D.L.C. No. 39 and the west line of the southwest one-quarter of Section 8 in Township 19 South, Range 1 West; thence leaving said south line and running along the west line of the southwest one-quarter of said Section 8 South 00°05'41" East 685 feet more or less to the point of beginning, all in Lane County, Oregon.

"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."

The true consideration for this conveyance is: other valuable consideration.

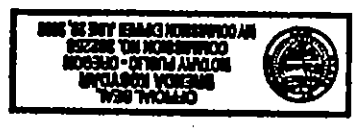
Dated this 28th day of July, 2004

[Signature]
Darren Kronberger, President
Northwest Lands Inc.

STATE OF OREGON)
) ss.)
County of Lane)

On this 28th day of July, 2004, there appeared before me, a notary public in and for the said state and county, the hereon named Darren Kronberger, acting in his capacity as president of Northwest Lands Inc., an Oregon corporation and known to me, or proven to me by satisfactory evidence, to be the same person who executed the foregoing instrument on behalf of said corporation and acknowledged the same to be his voluntary act and deed. In witness thereof I have hereunto set my hand and affixed my seal.

[Signature]
Notary Public for Oregon
My Commission Expires: 6/28/08



AFTER RECORDING RETURN TO: Darren Kronberger 37012 Wheeler Road Pleasant Hill, Oregon 97455
Until requested otherwise, all tax statements shall be sent to: Darren Kronberger 37012 Wheeler Road Pleasant Hill, OR 97455

REC'D MAR 1 4 2005

Division of Chief Deputy Clerk
Lane County Deeds and Records 2004-059630



\$26.00

07/29/2004 11:56:23 AM

RPR-DEED Cnt=1 Stn=4 CASHIER 02
\$5.00 \$11.00 \$10.00

BARGAIN AND SALE DEED - STATUTORY FORM

Northwest Lands Inc., an Oregon Corporation, GRANTOR, conveys and warrants to MLK L.L.C. an Oregon Limited Liability Company GRANTEE, the following described real property, free of encumbrances except as specifically set forth herein:

Beginning at a point on the west line of the Northwest one-quarter of Section 17 in Township 19 South, Range 1 West of the Willamette Meridian said point South 00°12'10" East 100.00 feet from the brass cap marking the section corner common to Sections 7, 8, 17, & 18 in Township 19 South, Range 1 West of the Willamette; thence North 00°12'10" West 100.00 feet to the brass cap marking the section corner common to said Sections 7, 8, 17 & 18; thence along the west line of the southwest one-quarter of Section 8 in said Township and Range North 00°05'41" West 640.00 feet; thence leaving said west line and running parallel to the south line of the J. Stoops D.L.C. No. 41 in Township 19 South, Range 1 West of the Willamette Meridian South 89°50'02" East 1120 feet more or less to a point on the west margin of the Union Pacific Railroad right of way; thence southeasterly along the west margin of the said Union Pacific Railroad right of way to a point which bears South 89°50'02" East from the point of beginning; thence North 89°50'02" West 1620 feet more or less to the point of beginning, all in Lane County, Oregon

The true consideration for this conveyance is: other valuable consideration.

"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."

Dated this 28th day of July, 2004

Darren Kronberger, President
Northwest Lands Inc.

STATE OF OREGON)
) ss.
County of Lane)

On this 28th day of July, 2004, there appeared before me, a notary public in and for the said state and county, the hereon named Darren Kronberger, acting in his capacity as president of Northwest Lands Inc., an Oregon corporation and known to me, or proven to me by satisfactory evidence, to be the same person who executed the foregoing instrument on behalf of said corporation and acknowledged the same to be his voluntary act and deed. In witness thereof I have hereunto set my and affixed my seal.

Brenda Kosydar
Notary Public for Oregon
My Commission Expires: 6/28/08



AFTER RECORDING RETURN TO: Darren Kronberger 37012 Wheeler Road Pleasant Hill Oregon 97455
Unless requested otherwise, all tax statements shall be sent to Darren Kronberger 37012 Wheeler Road Pleasant Hill, OR 97455