

W-10-C-1.

**AGENDA COVER MEMORANDUM**

**Agenda Date: April 26, 2006**

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**DATE:** April 11, 2006

**TO:** Board of County Commissioners

**DEPARTMENT:** Management Services

**PRESENTED BY:** Jeff Turk, Property Management Officer 2

**SUBJECT:** ORDER/IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO HENRY O. NOICE, FORMER OWNER OF RECORD, FOR \$11,000 (MAP #17-06-29-30 TAX LOTS 1800, 2800, 2900; 22525 NOTI LOOP, NOTI)

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1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO AUTHORIZE THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO HENRY O. NOICE, FORMER OWNER OF RECORD, FOR \$11,000 (MAP #17-06-29-30 TAX LOTS 1800, 2800, 2900; 22525 NOTI LOOP, NOTI)

2. **ISSUE/PROBLEM:** Mr. Noice is the former owner of record of the subject property. Mr. Noice wishes to repurchase the property pursuant to ORS 275.180 and LM 21.425(4). Mr. Noice has proposed purchasing the property on a land sale contract. The proposed purchase price is \$11,000 which includes all taxes, including those which would have been due for the current year, interest and penalties that were owed on the property at the time the County acquired title plus an additional 10% thereon.

3. **DISCUSSION:**

3.1 Background

The County acquired title to the subject property in September 2005 through tax foreclosure. The subject property consists of three adjoining tax lots totaling .68 acre with a 1,064 sq. ft. house (on tax lot 2800). The house was built in 1948 and is in poor condition. The property is zoned RR2 and has a total assessed value of \$97,000.

The property was Mr. Noice's residence until 2 years ago when he entered a nursing facility for full time care due to a stroke (Mr. Noice continues to reside in the facility). The re-purchase is being initiated by his adult children and sister (the sister has Power of Attorney and will execute the contract).

They have proposed to purchase the property on a land sale contract. The terms would be; a \$2,600 down payment (cashier's check has been remitted); 24 month term; monthly payments of \$389.56; interest rate of 10.5% (prime + 3%, standard for county contracts).

### 3.2 Analysis

ORS 275.180 provides for selling foreclosed property back to the owner of record at any time but for not less than the amount of taxes, interest and penalties owing on the property at the time the County acquired title plus 6% interest thereon until the time the property is sold. Lane Manual 21.425(4) qualifies ORS 275.180 by requiring one of three conditions to exist for a sale to the former owner of record. Those conditions are that: (a) the property was the residence of the former owner at the time of the foreclosure; (b) an error was made by the Assessor in placing the property on the foreclosure list; (c) the former owner was physically or mentally incapacitated during the foreclosure period.

Mr. Noice would meet the requirements of Lane Manual 21.425(4)(a)&(c) as the property was his residence during the foreclosure and he had also become incapacitated.

Generally, when a property is being sold back to a former owner, Property Management staff negotiates for full payment of what was owed in delinquent taxes and refrains from forwarding such sales to the Board on a land sale contract (a former owner has not paid taxes for 5 years at the time the county forecloses which is not an indication of ability to make monthly payments). Mr. Noice's family is unable to secure the entire amount owed at this time. Additionally, once a contract is executed it will be easier for the family to secure a loan to pay off the county as they will be able to use the property as collateral.

The Board is not obligated to sell a foreclosed property back to the former owner but has done so in the past when the requirements of Lane Manual have been met.

### 3.3 Alternatives/Options

1. Sell the property to Mr. Noice for the minimum amount pursuant to ORS. 275.180 plus taxes which would have been owed for the current year plus 10% thereon. A total of \$11,000.
2. Sell the property to Mr. Noice for an amount greater than #1 above.
3. Reject selling the property back to Mr. Noice and offer the property at a Sheriff's sale which would yield greater consideration (\$100,000 +).

### 3.4 Recommendation

It is recommended that alternative #1 be implemented as Mr. Noice meets the requirements of Lane Manuel for a sale back to the former owner. There are no underlying reasons - such as money the County has put into the property for upkeep, repairs, etc. - for selling the property above the amount proposed except for any policy decisions by the Board.

### 3.5 Timing

None.

4. **IMPLEMENTATION/FOLLOW-UP:** Upon approval by the Board of County Commissioners, the land sale contract will be executed by the County Administrator.
5. **ATTACHMENTS:**
  - Board Order
  - Land Sale Contract
  - Power of Attorney Document
  - Quitclaim Deed
  - Plat Map

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO HENRY O. NOICE, FORMER OWNER OF RECORD, FOR \$11,000 (MAP #17-06-29-30 TAX LOTS 1800, 2800, 2900; 22525 NOTI LOOP, NOTI)

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to sell the following real property which was acquired through tax foreclosure, to wit:

Lots 1, 15, 16 and 17, Block 2, PORTOLA, as platted and recorded in Volume 4, Page 105, Lane County Plat Records, Lane County Oregon (17-06-29-30 tax lots 1800, 2800, 2900). ALSO: That portion of the alley adjoining said Lots vacated per ordinance #97-10-29-24, recorded on Reel 2355, Reception No. 9776955, Lane County Deed Records, Lane County Oregon.

WHEREAS said real property is owned by Lane County and not in use for County purposes, and sale of said property would benefit Lane County by its return to the tax roll, and

WHEREAS Mr. Noice is the former owner of record of said real property and

WHEREAS said real property was the residence of Mr. Noice during the foreclosure and Mr. Noice had also become physically incapacitated at the time of foreclosure thereby meeting the requirements of Lane Manual 21.425 for a sale to the former owner of record

IT IS HEREBY ORDERED that pursuant to Lane Manual 21.425(4), ORS 275.180, ORS 275.190 and ORS 275.275 the real property be sold to Henry O. Noice for \$11,000 under terms substantially similar to the attached land sale contract; that the County Administrator is authorized to execute said contract; that the Quitclaim Deed be executed by the Board, and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$10,506
General Fund	(124-5570260-436521)	494

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

APPROVED AS TO FORM

4-17-06

Bill Dwyer, Chair, Board of County Commissioners

*[Handwritten signatures]*

IN THE MATTER OF AUTHORIZING THE SALE OF SURPLUS COUNTY OWNED REAL PROPERTY TO HENRY O. NOICE, FORMER OWNER OF RECORD, FOR \$11,000 (MAP #17-06-29-30 TAX LOTS 1800, 2800, 2900; 22525 NOTI LOOP, NOTI)

**LAND SALE CONTRACT**

**THIS AGREEMENT**, is made by and between **LANE COUNTY**, a political subdivision of the State of Oregon, hereinafter called **COUNTY**, and **HENRY O. NOICE**, hereinafter called **PURCHASER**.

**WITNESSETH:**

In consideration of the terms and conditions hereinafter stated, the parties agree as follows:

1. The **COUNTY** agrees to sell to **PURCHASER** and **PURCHASER** agrees to purchase from **COUNTY** that certain tract of land, with improvements thereon, identified as Assessor's map No.17-06-29-30, tax lots 1800, 2800 and 2900 and more particularly described as follows:

Lots 1, 15, 16 and 17, Block 2, PORTOLA as platted and recorded in Volume 4, Page 105, Lane County Plat Records, Lane County Oregon.

ALSO: That portion of the alley adjoining said Lots vacated per ordinance #97-10-29-24, recorded on Reel 2355, Reception No. 9776955, Lane County Deed Records, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

2. **PURCHASE PRICE AND TERMS:** The purchase price of the property which **PURCHASER** agrees to pay shall be the sum of ELEVEN THOUSAND DOLLARS (\$11,000.00) payable as follows:

- a. The sum of TWO THOUSAND SIX HUNDRED DOLLARS (\$2,600.00) paid upon execution of this document, receipt of which is hereby acknowledged.
- b. The balance of EIGHT THOUSAND FOUR HUNDRED DOLLARS (\$8,400.00) shall be payable in **monthly** installments of THREE HUNDRED EIGHTY-NINE DOLLARS AND FIFTY-SIX CENTS (\$389.56). Said monthly installments are based on an amortization period of TWENTY-FOUR (24) months with interest at the rate of 10.5% per annum. The first monthly payment of \$389.56 shall be due within thirty (30) days of full execution of this agreement. Subsequent payments of \$389.56 shall be due monthly thereafter until the contract balance plus all accrued interest is paid in full. Payments shall first be applied to interest accrued to the date of payment, then to amounts past due **COUNTY** under this agreement other than principal or interest, and then to the principal amount owing.

After Recording, Return to/Taxes to:

Approved for Recording \_\_\_\_\_

- c. A late payment fee of 5% of the delinquent payment amount will be charged on accounts more than fifteen days late.
- d. **PURCHASER** may at any time pay off without penalty the entire balance of the purchase price remaining due, together with interest due thereon at the above specified rate to the date of payment.
- e. At such time as **PURCHASER** has complied with all the terms of this contract, the **COUNTY** shall convey its interest only by a Quitclaim Deed.
- f. Unless otherwise directed by **COUNTY**, payments shall be sent to: Lane County, Property Management Division. 125 East Eighth Avenue, Eugene, OR 97401

3. **TAXES AND LIENS: PURCHASER** agrees to pay all taxes and liens hereafter levied upon the property and all public or private liens which may hereafter be imposed upon the property as the same become due and before they become delinquent. In the event **PURCHASER** defaults in the payment of any taxes or liens, the **COUNTY** may, but shall not be obligated to, pay said taxes or liens on behalf of **PURCHASER**, all of which sums so added to the principal balance shall bear interest at the rate of 12% compounded annually from the date of payment by the **COUNTY**.

4. **INSURANCE: PURCHASER** shall keep in force at all times a policy of fire insurance, with standard extended coverage endorsements, on a replacement cost basis covering all improvements on the property in an amount sufficient to avoid application of any coinsurance clause and with loss payable to **COUNTY** under a standard mortgagee's clause and **PURCHASER** as their respective interests may appear. Said insurance policy shall also include liability coverage of not less than \$500,000 per occurrence.

5. **INDEMNIFICATION: PURCHASER** shall defend and hold **COUNTY**, its Commissioners, officers, employees and agents harmless from all claims, losses, damages or liability of any kind arising out of or in any way connected with **PURCHASER'S** use or possession of the property.

6. **POSSESSION: PURCHASER** shall have the possession of, and the income from the premises so long as he/she is not in default in the performance of his/her agreement with **COUNTY**, but shall forfeit his/her rights under such agreement and to all payments made pursuant thereto if he/she fails to pay such purchase price or any part thereof, principal or interest, or to pay, before delinquency, the taxes thereafter levied against the premises, or commits or suffers any strip or waste of or on such premises, or violates any other reasonable provision of such agreement which the County Commissioners may see fit to require. The **PURCHASER** shall have the privilege of prepayment without penalty.

7. **ASSIGNMENT: PURCHASER** agrees that he/she may not assign this contract or his/her rights hereunder without the written consent of the **COUNTY**.

8. **DEFAULT: In the event PURCHASER** fails to make the payments provided for herein, or any of them, punctually and under strict terms and at the times above specified, or commits or suffers any strip or waste of or on such premises, or the other terms or conditions of this contract, time of payment and strict performance being declared to be the essence of this contract, then the **COUNTY** at its option, shall have the right:

- a. To cancel this contract in accordance with ORS 275.220 or other applicable laws.
- b. To foreclose this contract by suit, in equity, or any other right existing by law.

In either of such cases all of the right and interest herein created or then existing in favor of **PURCHASER** derived under this contract **PURCHASER** shall utterly cease and determine, and the right to possession of the real property above described and all rights acquired by the **PURCHASER** shall revert to and revest in **COUNTY** without an act of reentry or any other act of **COUNTY** to be performed, and without any right of **PURCHASER** of return, reclamation or compensation for moneys paid on account of the purchase of said property, as absolutely, fully and perfectly as if this contract and such payments had never been made; and, in the event of such default, all payments heretofore made on this contract are to be retained by and belong to **COUNTY** as the agreed and reasonable rent of said premises to the time of such default.

**COUNTY**, in the event of such default, shall have the right to immediately, or at any time thereafter, enter upon the real property aforesaid without any process of law and take immediate possession thereof, together with all improvements and appurtenances thereon or thereto belonging.

9. **ATTORNEY'S FEES:** In the event suit or action is instituted to enforce any of the provisions hereof, **PURCHASER** agrees to pay such sum as the trial court may adjudge reasonable for **COUNTY'S** attorney fees in said suit or action, and if an appeal is taken from any judgment or decree of the trial court, **PURCHASER** further agrees to pay such sum as the appellate court may adjudge reasonable as **COUNTY'S** attorney fees on appeal, together with all costs allowed by law.

10. **CONDEMNATION:** In the event of appropriation of said real property or any portion thereof by any public or private corporation under the laws of eminent domain, the sum or sums of money received by **PURCHASER** in payment of said appropriation shall be forthwith paid by **PURCHASER** on the purchase price of said property as an additional payment over and above the regular annual payments, and other payments due as herein expressed; provided, however, that in no event shall said payments be more than the full purchase price stated herein.

11. **WAIVER:** Failure by **COUNTY** at any time to require the performance by the **PURCHASER** of any of the provisions hereof shall in no way affect **COUNTY'S** right hereunder to enforce the same, nor shall any waiver by **COUNTY** of any breach be held to be a waiver of any succeeding breach or a waiver of this Non-Waiver Clause.

12. **SUCCESSOR INTEREST:** The covenants, conditions and terms of this Agreement shall extend to and be binding upon and inure to the benefit of the heirs, administrators, executors, and assigns of the parties hereto; provided, however, that nothing contained in this paragraph shall alter the restrictions hereinabove contained relating to assignments.

13. **TITLE POLICY:** **COUNTY** makes no warranties or guarantees, expressed or implied, as to the condition of title of the property subject to this agreement. Title insurance, if any, shall be purchased at **Purchaser's** election and at **Purchaser's** expense.

14. **DEVELOPMENT:** All actions and costs necessary to develop the property being sold under this agreement (the property) shall be borne by **PURCHASER**. **COUNTY** makes no warranties, expressed or implied, as to the ability to develop the property under current land use law. **COUNTY**, in **COUNTY'S** capacity as owner of the property, shall cooperate with **PURCHASER** in **PURCHASER'S** attempts to obtain necessary permits for development of the property. Any actions by **PURCHASER**, such as permit applications, further subdivision of the property or replatting of the property, which requires the consent of **COUNTY** due to **COUNTY'S** ownership of the property shall not be unreasonably withheld. Such consent shall be given in writing by the Administrator of Lane County or his/her designee.

15. **HEADINGS:** The headings herein contained are for reference only and are not to be construed as part of this Agreement.

**Land Sale Contract - Signature Page**

IN WITNESS PURCHASER WHEREOF, the parties have executed this Agreement on the day and year written below.

**DATED:**

Mar 30, 2006

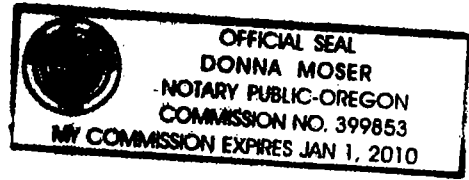
**PURCHASER:**

Pearl Pierce

Signature, Pearl Pierce  
Pursuant to Power of Attorney Recorded on  
Reel \_\_\_\_\_, Reception No.  
Lane County Oregon Deed Records

**SOCIAL SECURITY OR TAX I.D. #**

\_\_\_\_\_



STATE OF OREGON )

County of Marion ) ss  
OR )

On 3-30, 2006, personally appeared \_\_\_\_\_, and  
Pearl Pierce

acknowledged the foregoing instrument to be their voluntary act. Before me:

Donna Moser  
Notary Public for Oregon  
My Commission Expires: 1-1-10

**LANE COUNTY:**

\_\_\_\_\_  
William VanVactor  
County Administrator

Pursuant to Order No. \_\_\_\_\_

**DATED:**

STATE OF OREGON )

County of Lane ) ss  
)

On \_\_\_\_\_, 20 \_\_\_\_, personally appeared the above-named **William VanVactor**, County Administrator for Lane County, and acknowledged the foregoing instrument to be his voluntary act. Before me:

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_



EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



POWER OF ATTORNEY

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for recording on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of this County.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy.

Henry Omar Noice  
82525 Nite Rd  
Nite, Oregon 97461  
To:  
Pearl Olive Pierce  
3685 Monroe Ave NE  
Salem, OR 97301

After recording, return to (Name, Address, Zip):

KNOW ALL BY THESE PRESENTS that I, Henry Omar Noice  
(HENRY OMAR NOICE)  
have made, constituted and appointed, and by these presents do hereby make, constitute and appoint Pearl Olive Pierce  
(PEARL OLIVE PIERCE)

my true and lawful attorney for me and in my name, place and stead, and for my use and benefit: to demand, sue for, recover, collect and receive all such sums of money, debts, rents, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to me; to have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, and to compromise, settle and adjust and to execute and deliver acquittances or other sufficient discharges for any of the same; to bargain, contract for, purchase, receive and take lands, tenements, hereditaments, and accept the seisin and possession thereof and all deeds and other assurances in the law therefor, and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, including my right of homestead in any of the same for such price, upon such terms and conditions and with such covenants as my attorney shall think fit; to sell, transfer and deliver all or any shares of stock owned by me in any corporation for any price and receive payment therefor, and to vote any such stock as my proxy; to bargain for, buy, sell, mortgage, hypothecate and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, and to make, do and transact all and every kind of business of whatsoever nature or kind; for me and in my name and as my act and deed, to sign, seal, execute, acknowledge and deliver all deeds, covenants, indentures, agreements, trust agreements, mortgages, pledges, hypothecations, bills of lading, bills, bonds, notes, evidences of debt, receipts, releases and satisfactions of mortgages, judgments and other debts payable to me and other instruments in writing of whatever kind and nature which my attorney in his/her absolute discretion shall deem to be for my best interests; to have access to any safe deposit box which has been rented in my name, or in the name of myself and any other person or persons; to sell, discount, endorse, deliver and/or deposit all checks, drafts, notes and negotiable instruments payable to my order; to withdraw any moneys deposited in my name with any bank, by check or otherwise, and generally to do any business with any bank or banker on my behalf; to complete, sign, and deliver any tax return or form and pay taxes thereon or collect refunds therefrom; also

GIVING AND GRANTING unto my attorney the full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue of these presents.

This power shall take effect (delete inapplicable phrase):

- (a) on the date next written below;
- (b) on the date I am adjudged incompetent by a court of proper jurisdiction.

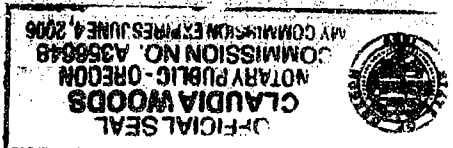
If neither phrase is deleted, this power shall take effect on the date next written below.

My attorney and all persons unto whom these presents shall come may assume that this power of attorney has not been revoked until given actual notice either of such revocation or of my death.

In construing this instrument, and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, I have hereunto set my hand on Henry Omar Noice  
on May 3, 2005

STATE OF OREGON, County of Lane ) ss.  
This instrument was acknowledged before me on May 3, 2005  
by Henry Omar Noice



Claudia Woods  
Notary Public for Oregon  
My commission expires 6/4/06

PUBLISHER'S NOTE: Use of this form in connection with real estate may subject the user to real estate licensing requirements. To avoid the need to comply with those requirements: 1) record this form in the county or counties where the real estate is located; 2) specify the address(es) of the property to be managed, controlled, and/or sold; and 3) state that the agent, in dealing with the real property, may not receive any compensation that would require the agent to be licensed under ORS 896 or other applicable law.

**QUITCLAIM DEED**

**LANE COUNTY**, a political subdivision of the State of Oregon, pursuant to Order No. \_\_\_\_\_ of the Board of County Commissioners of Lane County, releases and quitclaims to:

**HENRY O. NOICE**

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Lots 1, 15, 16 and 17, Block 2, PORTOLA, as platted and recorded in Volume 4, Page 105, Lane County Plat Records, Lane County Oregon (17-06-29-30 tax lots 1800, 2800, 2900). ALSO: That portion of the alley adjoining said Lots vacated per ordinance #97-10-29-24, recorded on Reel 2355, Reception No. 9776955, Lane County Deed Records, Lane County Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT WILL/DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930 AND INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true and actual consideration for this transfer is \$11,000.00

**LANE COUNTY BOARD OF COMMISSIONERS**

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

STATE OF OREGON    )  
                                  ) ss  
COUNTY OF LANE    )

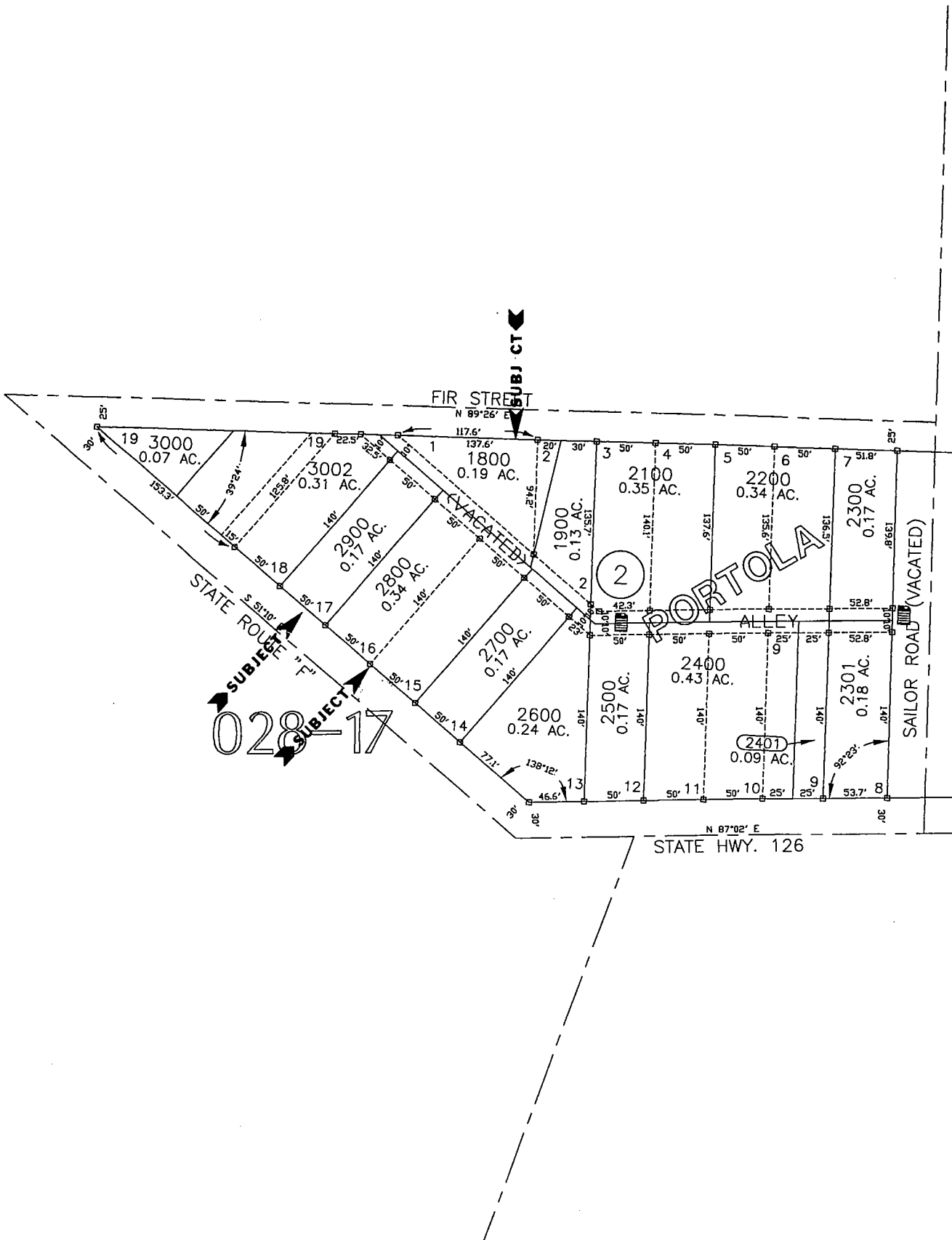
On \_\_\_\_\_, 2006 personally appeared \_\_\_\_\_,

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act. Before me:

After recording, return to/taxes to:  
Henry O. Noice  
22525 Noti Loop  
Noti, OR 97461

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires \_\_\_\_\_



SEE MAP 17 06 29 3