

Memorandum Date: August 23, 2006

Order Date:

TO:

**Board of County Commissioners** 

**DEPARTMENT:** 

Public Works Dept./Land Management Division

PRESENTED BY:

BILL VANVACTOR, COUNTY ADMINISTRATOR

KENT HOWE, PLANNING DIRECTOR

**AGENDA ITEM TITLE:** 

IN THE MATTER OF CONSIDERING A BALLOT MEASURE 37 CLAIM AND DECIDING WHETHER TO MODIFY, REMOVE OR NOT APPLY RESTRICTIVE LAND USE REGULATIONS IN LIEU OF PROVIDING JUST

COMPENSATION (PA06-5493, LINDAHL)

#### I. MOTION

Move to approve the Measure 37 Claim and adopt the order attached to this memo.

### II. AGENDA ITEM SUMMARY

Shall the Board of County Commissioners compensate an applicant under Ballot Measure 37 and LC 2.700 through 2.770 for the reduction in fair market value of the affected property interest resulting from enactment or enforcement of restrictive land use regulations or modify, remove, or discontinue application of those land use regulations to the subject property to allow Rebecca and Geraldine Lindahl to use the property as allowed at the time they acquired an interest in the property?

### III. BACKGROUND/IMPLICATIONS OF ACTION

### A. <u>Board Action and Other History</u>

Applicant: Rebecca Lindahl

Current Owner: Rebecca and Geraldine Lindahl

Agent: Norm Waterbury

Map and Tax lot: 15-05-32 #900 and #1000.

Acreage: approximately 40 acres

Current Zoning: E40 (Exclusive Farm Use)

Date Property Acquired: Geraldine and Rebecca acquired an interest in tax lot #1000 on January 15, 1976 (Contract 7621192/WD 8823176). Geraldine acquired an interest in tax lot #900 on July 23, 1956 (WD 91598). Rebecca acquired an interest in tax lot #900 on March 24, 1988 (WD 8812428).

**Date claim submitted:** This claim was submitted on March 28, 2006. The 180-day processing deadline is September 24, 2006.

Land Use Regulations in Effect at Date of Acquisition: The property was unzoned until March 20, 1980. On that date, the property was zoned EFU-20.

Restrictive County land use regulation: Minimum lot size and restrictions on new dwellings in the E40 (Exclusive Farm Use) zone.

#### B. Policy Issues

This claim does not involve any policy issues.

#### C. Board Goals

The public hearing will provide an opportunity for citizen participation in decision making, in conformance with the overall goals of the Lane County Strategic Plan.

#### D. Financial and/or Resource Considerations

The applicant has requested compensation in the amount of \$190,000 or a waiver of the E40 zone regulations that prohibit the division of the property into lots containing less than 40 acres and construction of a dwelling on each lot.

### E. Analysis

The claimant has submitted information in support of this claim including an appraisal, deeds and the processing fee. The property contains two dwellings, approximately 30 acres, and is zoned E40. In this zone, the minimum lot size is 40 acres and new dwellings require a special use permit.

The claimant wishes to subdivide the property into lots that contain less than 40 acres and place a dwelling on each lot. The property was acquired on different dates as listed in Table 1. Geraldine and Rebecca acquired an interest in tax lot #1000 on January 15, 1976 (Contract 7621192/WD 8823176). Geraldine acquired an interest in tax lot #900 on July 23, 1956 (WD 91598). Rebecca acquired an interest in tax lot #900 on March 24, 1988 (WD 8812428). The property was unzoned until March 20, 1980. On that date, it was zoned EFU-20. On February 29, 1984, the property was rezoned to E40.

Table 1: Acquisition Dates

	#900	#1000
Caroldina	7/23/56	1/15/76
Geraldine	WD 91598	Contract 7621192
Rebecca	3/24/88	1/15/76
	WD 8812428	Contract 7621192

To have a valid claim against Lane County under Measure 37 and LC 2.700 through 2.770, the applicant must prove:

- 1. Lane County has enacted or enforced a restrictive land use regulation since the owner acquired the property, and
- 2. The restrictive land use regulation has the effect of reducing the fair market value of the property, and
- 3. The restrictive land use regulation is not an exempt regulation as defined in LC 2.710.

#### **Restrictive Regulations**

Geraldine Lindahl acquired an interest in tax lot #900 in 1956 and in tax lot #1000 in 1976. The property was unzoned on those dates. Currently, it is zoned E40. This zone requires 40 acres for new lots and a special use permit for a new dwelling. Rebecca Lindahl acquired in interest in tax lot #900 in 1988. On that date, the property was zoned E40. She acquired an interest in tax lot #1000 in 1976. On that date, it was unzoned. The claimants wish to divide the property into lots that contain less than 40 acres and place a dwelling on each lot.

#### **Reduction in Fair Market Value**

The claimants have submitted an appraisal as evidence of a reduction in fair market value. The claimants allege a reduction of \$190,000. The Board must determine if the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

#### **Exempt Regulations**

The E40 zone limitations on new dwellings, and the minimum parcel size of 40 acres do not appear to be exempt regulations described in Measure 37 or LC 2.710.

#### Conclusion

If the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation, it appears this is a valid claim for Geraldine and Rebecca. The minimum lot size and restrictions on new dwellings can be waived for Geraldine for tax lots 900 and 1000. These restrictions can be waived for Rebecca for tax lot 1000. However, these restrictions can not be waived for Rebecca for tax lot 900 because these restrictions were applicable when she acquired an interest in this

tax lot in 1988. She has not identified any restrictive regulations enacted after March 24, 1988.

### F. Alternatives/Options

The Board has these options:

- Determine the application appears valid and adopt the order attached to this report.
- Require more information regarding the reduction in value or ownership.
- Conclude the application is not a valid claim and direct the issuance of a final written decision by the County Administrator denying the Claim.

### V. TIMING/IMPLEMENTATION

If the Board determines this is a valid claim and waives a land use regulation, the claimants must receive a similar waiver from the state before a land use application and/or development proposal is submitted.

#### VI. RECOMMENDATION

If the Board determines the submitted evidence demonstrates a reduction in fair market value from enforcement of a restrictive land use regulation, the County Administrator recommends the Board waive the minimum lot size of 40 acres and the requirement for special use permits for new dwellings for Geraldine for tax lots 900 and 1000, and for Rebecca for tax lot 1000. The County Administrator also recommends the Board waive the restrictive land use regulations enacted since March 24, 1988, for Rebecca for tax lot 900.

#### VII. FOLLOW-UP

The adopted order will be recorded.

### VII. ATTACHMENTS

- Draft order.
- Vicinity map.
- Application.

# BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER No.	) IN THE MATTER OF CONSIDERING A BALLOT
	) MEASURE 37 CLAIM AND DECIDING
	) WHETHER TO MODIFY, REMOVE OR NOT
	) APPLY RESTRICTIVE LAND USE
	) REGULATIONS IN LIEU OF PROVIDING JUST
	) COMPENSATION (Geraldine and Rebecca Lindahl/
	) PA06-5493).

WHEREAS, the voters of the State of Oregon passed Ballot Measure 37 on November 2, 2004, which added provisions to Oregon Revised Statutes (ORS) Chapter 197 to require, under certain circumstances, payment to landowners if a government land use regulation restricts the use of private real property and has the effect of reducing the property value; and

WHEREAS, the Board of County Commissioners of Lane County enacted Ordinance No. 18-04 on December 1, 2004, to establish a real property compensation claim application process in LC 2.700 through 2.770 for Ballot Measure 37 claims; and

WHEREAS, the County Administrator has reviewed an application for a Measure 37 claim submitted by Geraldine and Rebecca Lindahl (PA06-5493), the owners of real property described in the records of the Lane County Assessor as map 15-05-32, taxlots 900 and 1000, consisting of approximately 40 acres in Lane County, Oregon; and

WHEREAS, the County Administrator has determined that the application appears to meet all of the criteria of LC 2.740(1)(a)-(d), appears to be eligible for just compensation and appears to require modification, removal or not applying the restrictive land use regulations in lieu of payment of just compensation and has referred the application to the Board for public hearing and confirmation that the application qualifies for further action under Measure 37 and LC 2.700 through 2.770; and

WHEREAS, the County Administrator has determined under LC 2.740(4) that modification, removal or not applying the restrictive land use regulation is necessary to avoid owners entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

WHEREAS, the Board has reviewed the evidence and confirmed the application appears to qualify for compensation under Measure 37 but Lane County has not appropriated funds for compensation for Measure 37 claims and has no funds available for this purpose; and

WHEREAS, on August 23, 2006, the Board conducted a public hearing on the Measure 37 claim (PA06-5493) of Geraldine and Rebecca Lindahl and has now determined that the restrictive E40 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent Geraldine and Rebecca Lindahl from developing the property as might have been allowed at the time Geraldine Lindahl acquired an interest in tax

lot 900 on July 23, 1956, and tax lot 1000 on January 15, 1976, and when Rebecca Lindahl acquired an interest in tax lot 900 on March 24, 1988, and in tax lot 1000 on January 15, 1976, and that the public benefit from application of the current E40 restrictions on new dwellings to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Geraldine and Rebecca Lindahl request either \$190,000 as compensation for the reduction in value of their property, or waiver of all land use regulations that would prevent the creation of lots that contain less than forty-acres and placement of a single family dwelling on each lot, uses that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the E40 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow Geraldine and Rebecca Lindahl to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when they acquired an interest in the property; and

WHEREAS, this matter having been fully considered by the Lane County Board of Commissioners.

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant Geraldine and Rebecca Lindahl made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of Geraldine and Rebecca Lindahl shall be granted and the restrictive provisions of LC 16.212 that prevent the creation of lots containing less than forty acres and placement of a dwelling on each lot in the E40 (Exclusive Farm Use) Zone shall not apply to Geraldine Lindahl, so that she can make application for approval to develop the property described in the records of the Lane County Assessor as map 15-05-32, tax lots 900 and 1000, in a manner consistent with the land use regulations in effect when she acquired an interest in the property on July 23, 1956 (tax lot 900), and January 15, 1976 (tax lot 1000), and the restrictive provisions of LC 16.212 shall not apply to Rebecca Lindahl, so that she can make application for approval to develop the property described in the records of the Lane County Assessor as map 15-05-32, tax lots 900 and 1000, in a manner consistent with the land use regulations in effect when she acquired an interest in the property on March 24, 1988, (tax lot 900), and January 15, 1976 (tax lot 1000).

IT IS HEREBY FURTHER ORDERED that Geraldine and Rebecca Lindahl will need to make application and receive approval for division of the property and placement of a dwelling under the other land use regulations applicable to dividing the property and placing a dwelling that were not specifically identified or established by Geraldine and Rebecca Lindahl as restricting the division of the property and placement of a dwelling, and it would be premature to not apply those regulations given the available evidence. To the extent necessary to effectuate the Board action to not apply the dwelling or division restrictions of the applicable zone described above, the claimant shall submit appropriate applications for review and approval of

any land division or new dwelling to show the specific development proposals and in the event additional county land use regulations result in a restriction of those uses that have the effect of reducing the fair market value of the property, the County Administrator shall have the authority to determine those restrictive county land use regulations that will not apply to that development proposal to preclude entitlement to just compensation under Measure 37 and return to the Board for action, if necessary. All other Lane Code land use and development regulations shall remain applicable to the subject property until such time as they are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.

IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by Geraldine and Rebecca Lindahl does not constitute a waiver or modification of state land use regulations and does not authorize immediate construction of a dwelling. The requirements of state law may contain specific standards regulating development of the subject property and the applicants should contact the Department of Administrative Services (DAS - State Services Division, Risk Management - Measure 37 Unit, 1225 Ferry Street SE, U160, Salem, OR 97301-4292; Telephone: (503) 373-7475; website address: http://www.oregon.gov/DAS/Risk/M37.shtml) and have the State of Oregon evaluate a Measure 37 claim and provide evidence of final state action before seeking county land use approval.

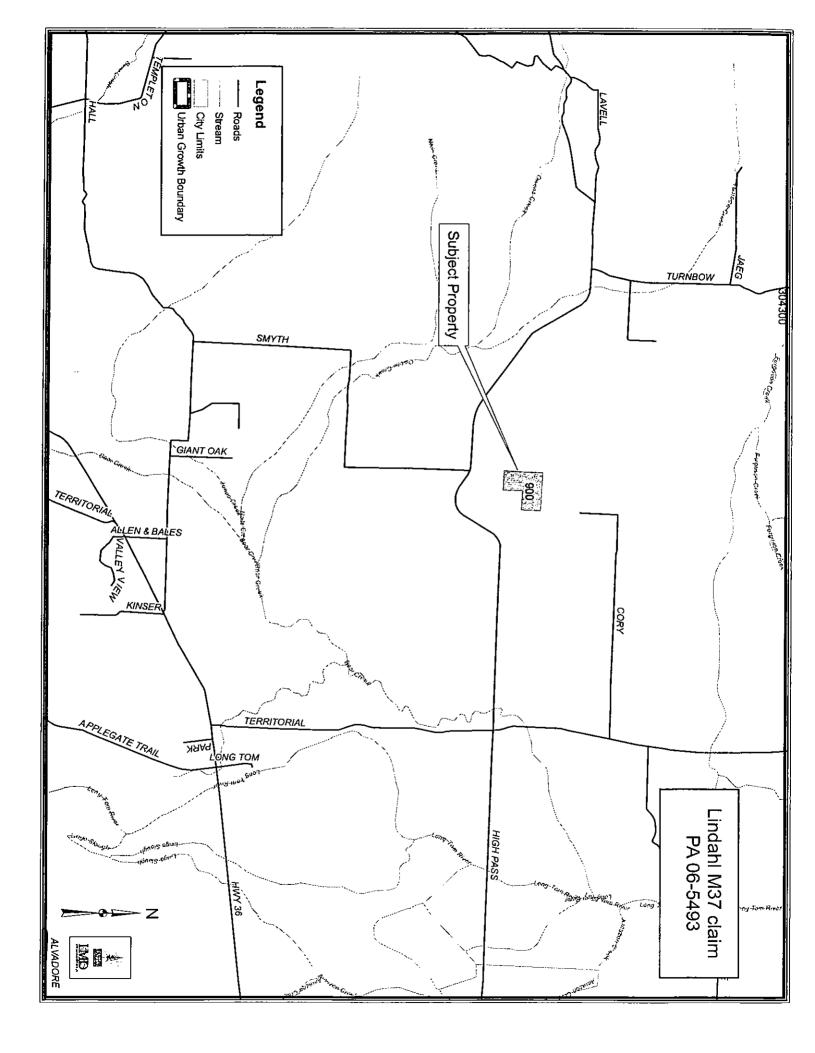
IT IS HEREBY FURTHER ORDERED that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. This order shall be effective and in effect as described in LC 2.770 and Ballot Measure 37 to the extent permitted by law. This order does not resolve several questions about the effect and application of Measure 37, including the question of whether the right of applicants to divide or build dwellings can be transferred to another owners. If the ruling of the Marion County Circuit Court in *MacPherson v. Dept. of Administrative Services*, (Marion County Circ. Ct. Case No. 00C15769, October 14, 2005) or any other court decision involving Ballot Measure 37 becomes final and that decision or any subsequent court decision has application to Lane County in a manner that affects the authority of this Board to grant relief under Ballot Measure 37 and LC 2.700 through 2.770 then the validity and effectiveness of this Order shall be governed by LC 2.770 and the ruling of the court.

<b>DATED</b> this	day of	, 2006.
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		Bill Dwyer, Chair
		Lane County Board of County Commissioners

APPROVED AS TO FORM

8-15-2006. Lane County

OFFICE OF LEGAL COUNSEL



Measure 37 Claim Number: <u>M37.065493</u>

Application for Claims Under LC 2.700 through 2.770

Due to Regulatory Reduction of Property Value Under Provisions Added to ORS Chapter 197 by BM37

Note: This completed form together with the referenced supporting documentation and application fee must be submitted to the Lane County Land Management Division, 125 East 8th Avenue, Eugene, Or., 97401 for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply. Use additional paper, if necessary.

1. Applicant/ Agent			
Rebecca Lindahl	320 Timo	Thu ST JCOR 974	48 998-2317
Applicant Name (Please Print)	Mailing Address		Phone
Applicant Name (Please Print)  Norm Waterbury 28788  Agent Name (Please Plint)	Gimpl Hill	RJ Eug OR 97402	5103501 or 485-808
Agent Name (Please Plint)	Mailing Address	<u>J</u>	Phone
2. Property Owner Please provide the Name, Mailing Addre property that is the subject of this applica anyone with an interest in the property a	ition. Include a com	plete listing of all lien holder	of record holding interest in the s, trustees, renters, lessees or
Ceraldine Lindah 186 Property Owner Name (Please Print)	2. 320 Tima Mailing Address	Thy ST JCOR 979	788 998-23/7 Phone
Rebecca Lindahl 14% Property Owner Name (Please Print)	320 Timothy Mailing Address	ST JC,OR 97488	998-2317 Phone
3. Legal Description Please provide an accurate legal descrip properties that are the subject of this app	tion, tax account nu lication.	mber(s), map, street address	s and location of all private real
Assessor Map & Tax Lot	-32-00-0	0900	- <u> </u>
Street Address 26285 High	Pass Rd	TC, OR 97448 Legal I	Description Attached
4. Identification of Imposed Lar Please identify the Lane Code section or restrict the use of the subject property in first adopted, enforced or applied to the s	nd Use Regulati other land use regu a manner that reduc	on lation imposed on the private ses the fair market value. Inc	e real property that is alleged to clude the date the regulation was
See Exhibit 4	<del></del>		
	<del>., ., ., ., ., ., ., ., ., ., ., ., ., .</del>	<del></del>	<del></del>

#### 5. Title Report

Please attach a Preliminary Title Report showing title history and continuous ownership traced to the earliest family member ownership, the date of current owner(s) acquisition and all current interests of record for the subject property, issued within 30 days of the application submittal. Provide copies of relevant deeds.

Licensure Board of the State of Oregon addressing the requirements of Measure 37 (November 2, 2004) and indicating the amount of the alleg difference in the fair market value of the property before and after the adate the owner makes written demand for compensation. Include all of calculations affecting the appraisal.	ged reduction in fair market value by showing the
Exhibit 6	
7. Leases, Covenants, Conditions and Restrictions Please provide copies of any leases or covenants, conditions and restrictions  None	ictions applicable to the subject property.
8. Identification of Relief Sought Please specifically indicate what relief is being sought, either a monetar fair market value of the property or the specific use authorization sough	ry value of the claim describing the reduction in It in any waiver of the land use regulation.
See Exhibit 8	
I (we) have completed all of the attached application requirements accurate to the best of my (our) knowledge and belief. I am (We a behalf of all those with an interest in the property and all the owne signature of those owner(s) below. Include additional signatures, Entry by County or its designee upon the subject property is owner(s) consent to the application for claims under provisio Measure 37 (November 2, 2004).	are) authorized to submit this application on er(s) agree to this claim as evidenced by the as necessary.  authorized by the owner(s) and the
Owner(s) Signature	<u> 1/31/06</u> Date
Applicant/Agent Signature	

Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and

6. Appraisal/Regulatory Effect

The following contacts are provided to assist you in finding the necessary information for this application. For zoning and land use information, please contact the <u>Land Management Division</u> at 682-3577.

This phone contact is a message line. Please leave a message and a Planner will return your call. For deeds and records information, please contact <u>Lane County Deeds and Records</u> at 682-3654.

#### Exhibit 4 Lindahl

## **Identification of imposed Regulation**

Beginning with Statewide Planning Goals and guidelines, specifically Goal (3), Agricultural Land which restricts uses and parcel sizes on agricultural land.

ORS statutes 215.203, 215.243, 197.175 through 175.250 and 215.243 through 215.700

Lane Codes including LC 16.212 (2) - (7) which restrict residential uses of the property and requires minimum lot sizes on EFU Lands. Lane Code 16.212 (9 and (10) also restricts lot sizes for EFU lands.

Further restrictions in Lane Code that have a bearing on the value of the subject property are LC 10.100-10, 30 and 40, LC 13.050 (1), (2), (5) and 12. LC 15.137.045 (1), 15.070, 15.080, 15.137 and 15.138

The original purchase date of the subject property (1956), (See Enclosed Deed, Exhibit 5), was earlier than the date of implementation of any of the above regulations.

#### Exhibit 6

### Relief Sought Through Measure 37

As noted in the enclosed appraisal there is a significant difference between the current appraised value and the value of the subject property if it were to be devided, \$ 190,000. At this time we are requesting That Lane County waive the restrictions on dividing this property and allow for the creation of separate build able lots.

The subject property already has 2 separate homes which were placed prior to the implementation of the current land use laws. As shown on the zoning map, the neighborhood exist of numerous parcels that are under 5 acres in size. There are over 10 small parcels in the immediate area of the subject property and the proposed land division would not be out of character with the existing pattern of development.

## Exhibit 8 Identification of Relief Sought Lindahl

As noted in the appraisal summary provided by Mr. McKern, the subject property currently consist of a single parcel containing 29.78 acres m/l. The Lindahl's would like to divide their into 3 separate parcels each containing approximately 10 acres. Each of these parcels would be allowed to have a single family dwelling upon the proposed waiver granted by Measure 37.

### WARRANTY DEED

For Value Received FULLER E. WOODIE and IRIS B. WOODIE, husband and wife

the grantors , do hereby grant, bargain, sell and convey unto LEONARD C. LINDAHL and GERALDINE LINDAHL, husband and wife, as tenants by the entirety

the grantee s, the following described premises, to wit:

The Southwest quarter of the Southwest quarter of Southeast quarter and the North half of Southwest quarter of Southeast quarter of Section 32, Township 15 South Range 5 West of the Willamette Meridian, in Lane County, Oregon.



TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees . heirs and assigns forever. And the said Grantor S do their hereby covenant to and the y are the owner s in fee simple of said premises; that they are with the said Grantee s, that free from all incumbrances

and tha	it they	will warr	ant and defe	nd the same	he same from all			lawful claims whatsoever.			
Dated:	July	23rd, 1	956.	(SEA	•	Fui Tri	ler 6.	() (v)	die ood	رSEA ا '	•
On this personally	23rd	day of re me, a Nots	OF LANE, so July ary Public in an ler E. W	19 56 nd for said	Brade	and for said the within		. 25		Lecords.	Denuty

State of Oregon

Iris B. Woodie, husband and wife

to me personally known to be the identical person 3 described in and who executed the within instrument, and acknowledged to me that they executed the same freely, and voluntarily for the uses and purposes therein named of Lotto

Witness my hand and seal this day and year last above Written OTA

My Commission expires March 14, 1958

officio Recorder County

1956 AUG

,". .

#### MEMORANDUM OF CONTRACT

Memorandum is made that under the terms of a written Land Sale Contract, dated January 15, 1976, HAROLD L. BARTRAM and BETTY JEAN BARTRAM, husband and wife, Sellers, have contracted with GERALDINE LINDAHL and REBECCA LINDAHL, joint tenants with the right of survivor-ship, Buyers, to sell the following described real property (Subject Property):

> The Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

The Contract between the parties is now a valid and subsisting Contract, not in default, and Buyers are intitled to and in possession of the Subject Property.

The true and actual consideration for this transfer is \$18,000.00.

**BUYERS:** 

This Memorandum is not a conveyance of or a contract to convey the Subject Property, but is a memorandum only and subject to all of the terms and provisions of the Contract itself.

DATED this 15th day April, 1976.

Harold L. Bartram Jean Bartran 120 Marine Drive Blakely Island, Washington 98222

Rebecca Lindahl 26285 High Pass Road Junction City, Oregon 97448

Until a change is requested, send all tax statements to Buyers above.

STATE OF WASHINGTON ) SS. County of Whatcom )

Personally appeared the above-named HAROLD L. BARTRAM and BETTY JEAN BARTRAM, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

EDATED this 27 day of April, 1976.

Notary Public for Washington My Commission Expires 9/3/78

STATE OF OREGON, COUNTY OF LANE)ss.

Personally appeared the above-named GERALDINE LINDAHL and REBECCA
LINDAHL, and acknowledged the foregoing instrument to be their voluntary
act and deed. Before the DATED this 15th day of April, 1976.

Notary Public for Oregon My Commission Expires 4-5-79

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After recording return to: 8823176	re said d at thin
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Geraldine and Rebecca Lindahl	l sumber a la be
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Junction City, Oregon 97448	State o County County In the C County Instrum TO JU By:
	TOPM
WARRAN	NTY DEED-STATUTORY FORM
HAROLD L. BARTRAM and BETTY JEAN	DARRAM, MADDAM TINDAHL as joint tenants
conveys and warrants to GERALDINE LINE	DAHL and REBECCA LINDAHL as joint tenants
Grantee, the following described property free of	encumbrances, except as specifically set forth herein.
The Southeast guarter of	the Southwest quarter of the
Southeast quarter of Sect Range 5 West of the Willa	the Southwest quality and 10 10 10 10 10 10 10 10 10 10 10 10 10
Range 5 West of the Willa County, Oregon.	meete normany
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Account No. 1105251 and 2	21020
	6155A001 06/10/88PFND 10.00
	#*D003**
	6155A001 06/10/88YGC 5.00
	**0003#*
•	SF yr
•	
(IF INSUFFICIENT SPACE,	CONTINUE DESCRIPTION ON ADDITIONAL PAGE)
The said property is free from all encumbrances	except Lane County Oregon rear property
from and after January 15, 1970	
•	
	House & Bartian
true consideration for this coveyance is \$18,0	Marold L. Bartram
Dated January 15 19./6	Betty sean Bartram
Whatcom STATE OF COUNTY OF Lane, ss.	Personally appeared the above named
TATE OF CREGOR, County of Lane, ss.	
THE PROPERTY OF THE PROPERTY OF	ZAN BARTRAM, husband and wife,
TARY Standard the foregoing instrument to b	e their voluntary act and deed. Before me
	A APPL CONTRACTOR OF THE PROPERTY OF THE PROPE
. The Maril 27th A.D. 19	Ween neron
Dated Moril 27th A.D. 19 76  My Commission Expires: 9/3/78	Notary Public for Gregori Washington
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My Commission Sypines: 9/3/78	Form No. 1078
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My Commission Sypines: 9/3/78	Form No. 1078

	T.G. 186,963
Tax M p 15 05 32 00 #00900 & #01000	Engroy 199-87
ALSO: WARRANTY DEED	_ STATUTORY FORM
Map 10 03 03 00 11000 (1145) (1145) (1145)	
	DAHL and REBECCA LINDAHL
grantor, conveys and warrants to GERALDINE LIN	DAHL, as to an 86% interest, and
REBECCA LINDAHL, as to a 14% int Grantee, the following described real property free of enco	erest, as tenants in common
epp pyurarm "A" ATT	ACHED HERETO AND BY DE A PART HEREOF
Tax Acct #'s 21012, 1105251, 2102	20 & 1059219
	1025A001 03/30/88TGC 10 **0005**
This instrument will not allow use of the property described	I in this instrument in violation of applicable land use laws and ne person acquiring fee title to the property should check with the approved uses.
the appropriate city or county planning department to ver Encumbrances: Covenants, conditions, re	rily approved uses. estrictions and easements of record
	1025AD01 03/30/88PFND 1 **0005**
Dated this	19.88; if a corporate grantor, it has caused its name to
***************************************	) SS.
STATE OF OREGON.	STATE OF OREGON, County of , 19
County of Lane	Personally appeared
March 24 . 1988 ) Personally appeared the above named	who, being duly swom,
Geraldine Lindahl	each for himself and not one for the other, did say that the former the president and that the latter is the
	the prestant and the secretary of the
and acknowledged the foregoing instru-	, a corporation, and that said instrume
ment to be her voluntary act and deed.	was signed in behalf of said corporation by authority of its board
Bodka mg	directors; and each of them acknowledged said instrument to be
Laley M. Callins	voluntary act and deed. Belore me:
Notary Public to Oregon	***************************************
My commission expires: 5/10/91	Notary Public for Oregon
	My commission expires:
"If the consideration consists of or includes other property or value,	add the following:
"If the consideration consists of or includes other property or value "The actual consideration consists of or includes other property or value	add the tollowing: given or promised which is part of the whole consideration (indicate which)".
GERALDINE LINDAHL	
· · · · · · · · · · · · · · · · · · ·	
Grantor's Name and Address	
	.
***************************************	. [
	i .

Grantee's Name and Address

Alter recording return to:

EXHIBİT "A"

ASTATA

PARCEL I: The southwest quarter of the southwest quarter of southeast quarter and the north half of southwest quarter of southeast quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL II: The southeast quarter of the southwest quarter of the southeast quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Dregon.

PARCEL III:
Beginning at the point of intersection of the north line of Section
5 in Township 16 South, Range 5 West of the Willamette Meridian with the
Westerly right of way of County Road No. 859, called High Pass Road, said
intersection being 362.76 feet North 89 degrees 38' West of the northeast
corner of said Section 5; and run thence South 30 degrees 26' 50" West 69.34
feet along said right of way line to a point; thence North 89 degrees 38' West
920.50 feet to a point; thence South 380.04 feet to a point; thence North 89
degrees 38' West 1308.14 feet to a point; thence North 1 degree 20' West
440.22 feet to the north 1/4 of said Section 5; thence along the north line of
said Section 5 South 89 degrees 38' East 2274.00 feet to the point of
beginning, all in said Section 5, Lane County, Oregon.

EXCEPT: Beginning at a point 60.00 feet South of the northeast corner of the northwest one-quarter of the northeast one-quarter of Section 5 in Township 16 South, Range 5 West of the Willamette Meridian; and run thence South 380.04 feet to a point; thence North 89 degrees 38' West 659.19 feet to a point; thence North 380.04 feet to a point; thence South 89 degrees 38' East parallel to the north line of said Section 5, 659.19 feet to the point of beginning, all in said Section 5, Lane County, Oregon.

ALSO EXCEPT: Beginning at a point 30.01 feet South 1 degree 20' East of the one-quarter corner on the north line of Section 5, in Township 16 South, Range 5 West of the Willamette Meridian; and run thence South 1 degree 20' East 410.21 feet to a point; thence South 89 degrees 38' East 648.95 feet to a point; thence North 410.04 feet to a point, said point being 30.00 feet South of the northeast corner of the northwest one-quarter of the northwest one-quarter of the northwest one-quarter of section 5; thence North 89 degrees 38' West parallel to the north line of said Section 5, 658.49 feet to the point of beginning, all in said Section 5, in Lane County, Oregon.

ALSO an appurtenant easement for roadway over the following described property: A 60-foot wide roadway being 30 feet on each side of the line common to the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter and the Southeast one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 32 in Township 15 South, Range 5 West of the Hillamette Meridian in Lane County, Oregon.

### 8812428

EXHIBİT "A"

12 Table 1

#### PARCEL 1:

The southwest quarter of the southwest quarter of southeast quarter and the morth half of southwest quarter of southeast quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

#### PARCEL II:

The southeast quarter of the southwest quarter of the southeast quarter of Section 32, Township 15 South, Range 5 West of the Willamette Meridian, in Lane County, Oregon.

#### PARCEL III:

Beginning at the point of intersection of the north line of Section 5 in Township 16 South, Range 5 West of the Willamette Meridian with the westerly right of way of County Road No. 859, called High Pass Road, said intersection being 362.76 feet North 89 degrees 38' West of the northeast corner of said Section 5; and run thence South 30 degrees 26' 50" West 69.34 feet along said right of way line to a point; thence North 89 degrees 38' West 920.50 feet to a point; thence South 380.04 feet to a point; thence North 89 degrees 38' West 1308.14 feet to a point; thence North 1 degree 20' West 440.22 feet to the north 1/4 of said Section 5; thence along the north line of said Section 5 South 89 degrees 38' East 2274.00 feet to the point of beginning, all in said Section 5, Lane County, Oregon.

EXCEPT: Beginning at a point 60.00 feet South of the northeast corner of the northwest one-quarter of the northeast one-quarter of Section 5 in Township 16 South, Range 5 West of the Hillamette Meridian; and run thence South 380.04 feet to a point; thence North 89 degrees 38' West 659.19 feet to a point; thence North 380.04 feet to a point; thence South 89 degrees 38' East parallel to the north line of said Section 5, 659.19 feet to the point of beginning, all in said Section 5, Lane County, Oregon.

ALSO EXCEPT: Beginning at a point 30.01 feet South 1 degree 20' East of the one-quarter corner on the north line of Section 5, in Township 16 South, Range 5 West of the Willamette Meridian; and run thence South 1 degree 20' East 410.21 feet to a point; thence South 89 degrees 38' East 648.95 feet to a point; thence North 410.04 feet to a point, said point being 30.00 feet South of the northeast corner of the northwest one-quarter of the northwest one-quarter of the northwest one-quarter of section 5; thence North 89 degrees 38' West parallel to the north line of said Section 5, 658.49 feet to the point of beginning, all in said Section 5, in Lane County, Oregon.

ALSO an appurtenant easement for roadway over the following described property: A 60-foot wide roadway being 30 feet on each side of the line common to the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter and the Southeast one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 32 in Township 15 South, Range 5 West of the Willamette Meridian in Lane County, Oregon.

Craig E. McKern, Appraiser, P.C.

State Certified Residential Real Estate Appraiser

Mailing: 1574 Coburg Road, PMB 397, Eugene, Oregon 97401-4802
Telephone 541-345-0744 Facsimile 541-345-0577

email: cem9th@msn.com

September 29, 2005

Geraldine Lindahl Rebecca Lindahl 320 Timothy Street Junction City, Oregon 97448

c/o Norm Waterbury, agent 28788 Gimpl Hill Road Eugene, Oregon 97402

RE: Lane Code 2.740 (6)

Norm,

For your files, here is the Ballot Measure 37 summary for the Lindahl properties at 26285 and 26295 High Pass Road, Junction City, Oregon 97448. The access driveway, Tax Lot 202, was not separately appraised and is considered an appurtenant site for benefit of subject sites and also for adjacent other owners using Tax Lot 202 as easement driveway access.

This includes five appraisal reports:

- A) Tax Lot 15-05-32-00-00900 29.78 acres m/l -- is its entirety (26285 High Pass Road)
- B) 26285 High Pass Road on a hypothetical 14.5 acre parcel out of Tax Lot 900
- C) a hypothetical 14.5 acre parcel which is the unimproved remainder of Tax Lot 900 as a postulated separate single family residential homesite
- D) Tax Lot 15-05-32-00-01000, an existing 10 acre site with a non-permitted mobile home Plus site improvements as noted in the report (26295 High Pass Road)
- E) Tax Lot 15-05-32-00-01000, an existing 10 acre site with hypothetical assumption Of being a legally permitted buildable single family residential homesite (26295)

The different reports are noted and summarized on the cover letter for the entire file 081505 which is presented as one report for ease of reading and understanding by the reader.

For purposes of this letter and summary required by the county, it is postulated: The value difference using "as is before" appraised value and "hypothetical after" hypothecated values is arrived at arithmetically:

page 1 of 2

Lindahl 26285 and 26295 High Pass Road Junction City, Oregon 97448 Measure 37 proceeding

page 2 of 2

Therefore it is postulated:

Total "before" values are: \$ 381,000, say \$380,000

Total "after" values are: \$570,000

Net difference is: \$190,000

Difference is attributed to: additional 14.5 acre more or less permitted building site out of

Tax Lot 900 and change from non-buildable to buildable status for Tax Lot 1000.

Please call if there are any questions. Cary 9. Molon

Cordially,

Craig E. McKern

Summary Appraisal Reports of a Complete Appraisals of:

File 081505A 26285 High Pass Road, Junction City Oregon 97448 the present 29.78 acre more or less site, with dwelling; all of Tax Lot 15-05-32-00-00900, a "before" instance"

#### AND

File 081505B
26285 High Pass Road, Junction City, Oregon 97448
on a hypothetical 14.5 acre more or less site, with dwelling, a portion of Tax Lot 15-05-32-00-00900, an "after" instance (unsurveyed, not a legal lot or partitioned site at this time)

#### AND

File 081505C

A hypothetical 14.5 +/- acre more or less parcel proposed to be created from Tax Lot 15-05-32-00-00900 to allow a hypothetical 14.5 acre more or less vacant but buildable site to be created for an

additional homesite for use by Geraldine Lindahl, her heirs or assigns, an "after" instance

#### AND

File 081505D 26295 High Pass Road, Junction City, Oregon 97448 All of Tax Lot 15-05-32-00-01000, a parcet of 10 acres m/l with a presently non-conforming older mobile home first established as a "hardship" site which is not currently a buildable site under county regulations, a "before" instance (not a legal buildable site at this time)

#### AND

File 081505E

26285 High Pass Road, Junction City, Oregon 97448
The present 10 acre more or less Tax Lot 15-05-32-00-01000, with hypothetical condition of being a permitted single family residential parcel after Measure 37 proceedings as rezoned to a permitted 10 acre more or less site; an "after" instance

#### Client:

Lindahl, Geraldine owner (86%) and Rebecca Lindahl owner (14%) 320 Timothy Street Junction City, Oregon 97448

c/o Norm Waterbury, their agent

#### Purpose of the Appraisals:

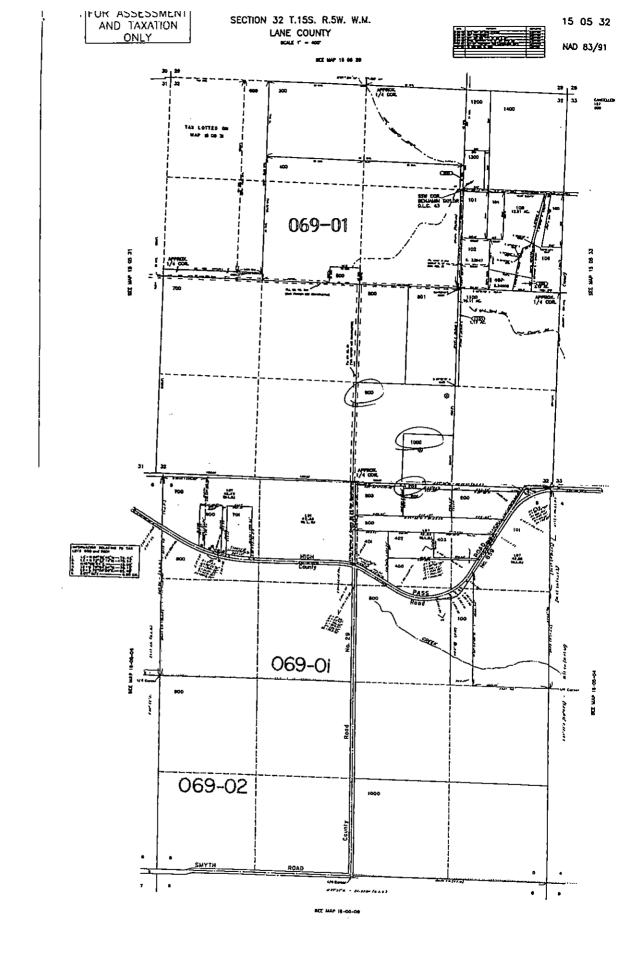
To estimate market value of actual and hypothetical parcels subject to certain conditions outlined in the text and exhibits of the reports 081505 A through E

#### Use of the Appraisal:

For use in a State Measure 37 proceeding brought by the owner and agent in Lane County, Oregon

Date of Most Recent Inspection and Effective Date of Report: August 27, 2005

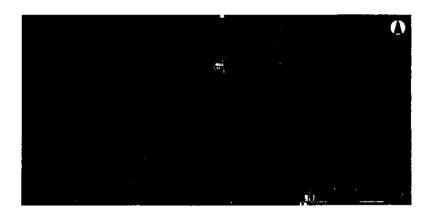
Report Completion Date: September 29, 2005





General aerial view of subject area, subject and adjacent Lindahl property in center north of curve in High Pass Road.

Territorial Highway along far right. Grey lines on photo below are are approximate property lines only.



Detail of aerial photo above; subject dwelling in upper center; Tax Lot 900 "L" shaped around north and west side of Tax Lot 1000, also owned by Lindahl (see separate report). Tax Lot 202 driveway west to east to High Pass Road, lower right corner

#### Street and site access photos

Вогтоже	r/Client	No borrower						
Property	Address	26285 High Pass Road						
City	Junction C	lty	County Lane	State	OR	Zip Code	97448	
Lender	Lindahi.	Geraldine et al	· · · · · · · · · · · · · · · · · · ·					



Looking east on High Pass Road from east end of Tax Lot 202, owned by Lindahl,



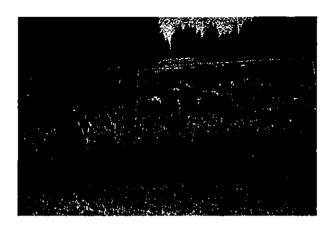
Fuzzy photo looking west from High Pass Road up Tax Lot 202



Driveway to Tax Lot 900 looking north from southeast corner of Tax Lot 1000

### PHOTOGRAPH ADDENDUM One

Вопоме	r/Client	No borrower		 				
Property	Address	26285 High Pass Road						
City	Junction C	ity	County Lane	 State	OR	Zip Code	97448	
Lender	Lindahi	. Gereidine et al		 	•			



Looking south across east side of Tax Lot 900 toward Tax Lot 1000, access drive on site to left



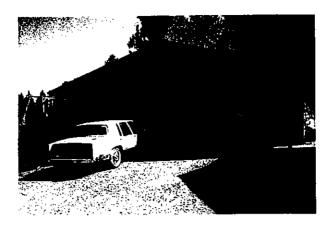
Looking westerly upslope from northeast access road corner to subject dwelling on TL 900



North elevation of dwelling and east, north elevations of studio/guest structure, parking area

### PHOTOGRAPH ADDENDUM Two

Borrower/Client	No borrower			
Property Address	26285 High Pass F	Road		
City Jung	ion City	_County Lane	State OR	7ip Code 97448
	ndahl. Geraldine et al			



North elevation of dwelling, door to family room used as ordinary entry



Detail of covered porch area on east elevation, designed as the front of the dwelling



View to northeast from front porch toward Willamette Valley and distant foothills of Cascade Range

### **PHOTOGRAPH ADDENDUM Three**

Borrower/Client	No borrower			·-·			
Property Address	26285 High Pass Road						
City Junction	City	County Lane	State	OR	Zlp Code	97448	
Lander Linda	nt. Geraidine et al						



West elevation of dwelling; roof is metal over trusses over former low pitch original roof

Studio structure to far left



Patio and garden area, poultry pens and greenhouse in center



South portion of TL 900 looking south from south elevation of dwelling

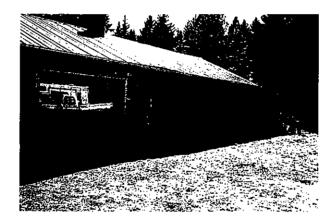
All merchantable timber is excluded from valuation as there is no cruise available

#### **PHOTOGRAPH ADDENDA Four**

Borrower/Client	No borrower						
Property Address	26285 High Pass Road						
City Junction	City	County Lane	State	ÓR	Zip Code	97448	
Lender Lindal	nl, Geraldine et al			-	• •		



Looking west from garden area to west portion of TL 900; see aerial photo



North elevation of studio/carport/shed/stalls structure

Only studio/guest room has slab foundation

The studio/guest room is finished; has no hardwired heat source and no plumbing, per Becky Lindahl



North area of Tax Lot 900, access road on right; this area is possibly the area chosen for a residence on the hypothetically created additional site as noted on plat map; the outline is not a survey and is for illustration purposes only

Code	AREA CALCULAT	TIONS SUMMARY	Net Totals	LIVING/BUII Bre	DINC akdowi		EA BRE	=/
GLAI GBAI	First Floor Studio/guest	1740.8 352.0	1740.8 352.0	0.5 x 0.5 x 3	1.5 1.5 1.5 0.0	* * * * * * * * * * * * * * * * * * *	30.0 5.0 1.5 1.5 42.0 30.0 17.0	
	et LIVABLE Area et BUILDING Area	( Rounded ) ( Rounded )	1741 352	8 items		(Ro	ounded )	

Page 1 of

2093

ation Section				IPPRAISAL R		File No. UB 1505A	ta value
ESTIMATED SITE VALUE	ION COCT NEW OF MADO	= \$_	200,00	Comments on Cost Ap	pproach (such as, n and for HIID VA	source of cost estimate, si and FmHA, the estimated	remainion
ESTIMATED REPRODUCT		UVEMENTS: = \$ 130,5	75	economic life of the n	ronerty): Cost a	pproach data from N	ational
	Sq. ft. @\$ <u>75.00</u> 2 Sq. ft. @\$ <u>35.00</u>		_	Building Cost Se	rvice data and	office files. Site value	based on
Fireplace, porches,		= 15,0		data from the sul	eject's general	or competitive areas	which may
Garage/Carport 616			_	be limited in any	location which	is mostly "built-up" a	t this time.
Total Estimated Cost New		= \$ 167,1	_			ncluded in site value.	
Less Physi		External	_				
	,000	=\$_				on the age/life metho	
Depreciated Value of Impr	overnents	=\$	87,13	5 Depreciated site	improvements	utilities, site prepara	tion, walks,
"As-is" Value of Site Impro		= <b>\$</b> _				ce, wells/septic syste	ems; parking
INDICATED VALUE BY CO	ST APPROACH	. <u> =\$</u>	322,13				
ITEM	SUBJECT	COMPARABLE	NO. 1	COMPARABLE	NO. 2	COMPARABLE	NO. 3
26285 High	Pass Road	25563 Hall Road		90954 Territorial H		91415 Kirk Road	
Address Junction Ci	ly	Junction City // ask	ing \$325,000_	Junction City // neg	otiated price	Junction City // askir	ng \$339,900
Proximity to Subject	司(3/4) 的人员	3 air miles southwe		7 miles south		6.5 miles south	
Sales Price	\$ Not Sold	Company of the Compan	325,000	प्रमुख्य स्टब्स्ट <b>इ</b>	195,700	\$	334,000
Price/Gross Living Area	\$ ⊄					\$ 239.94 (5)	
Data and/or	Inspection/	Eric Sprado Realty		Past Inspection/Rea		RE/max Integrity/	
Verification Source	County Rords	County Records / R		County Records / R		County Records / R	+(-)\$ Adjust.
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION : New Conv. Loan	T (-) a MUJUSI.
Sales or Financing	-15 J-10 5 1 3 5 5 5 6 7	New Conv. Loan		New Conv. Loan	6 700	No Points, Costs	
Concessions	7. 33 ASSA 700	No Points, Costs		Seller paid costs 05-2005 (COE)			0
Date of Sale/Time	**************************************	08-2005 (COE)	0		-10.000	Average plus	-10,000
Location	Average	Average		Average plus	-10,000	Fee :	10,000
Leasehold/Fee Simple	Fee	Fee	+42,000	Fee 26.29 acres m/l	+10,000	41 acres m/l	-33,000
Sile	29.78 acres m/l Wooded, valley	16 acres m/l Creek, Pond,Wds		Wooded	+10,000		+20,000
View	Rambler			Rambler	+20,000	Rambler	120,000
Design and Appeal		Contemporary		Average	-5,000	,	-5,000
Quality of Construction	Average minus	Average plus 33act 25eff		40act 40eff	-5,000	75act 50eff	- 0,900
Age	47act 40eff	Average plus	-5,000	Fair to poor	+40,000	Fair	+10,000
Condition	Average Total Bdrms: Baths	Total Bdrms Baths	-5,000	Total Bdrms Baths	. 40,000	Total Bdrms Baths	
Above Grade	7 2 1	6 2 1		8 2 1		7 3 1	
Room Count	1,741 Sq. FL	1,464 Sq. Pt.	+5,500	2,223 Sq. Ft.	-9 <u>.600</u>	1,392 Sq. FL	+7,000
Gross Living Area  Basement & Finished	No Basement	No Basement		No Basement	: 5,000	No Basement	
Rooms Below Grade	352sf Guest Qtrs	None	+10,000	1	+10,000	1	-20,000
Functional Utility	Average	Average	10,000	Fair	+30,000		
L FUI)CUONAL DUNKY	Atclage	Viciale					
	Well/Beedboard	EA Flactric/ HP	-5 000	No Heat System	+3 000	Wall/Baseboard	
Heating/Cooling	Wall/Baseboard	FA Electric/ HP	-5,000	No Heat System	+3,000 +4,000		+4.000
Heating/Cooling Energy Efficient Items	75% Weatherizd	Partial Wthrized.	0	Not Weatherized	+4,000	Not Weatherized	
Heating/Cooling Energy Efficient Items Garage/Carport	75% Weatherizd 1+Port/ parking	Partial Withrized. Shop parking		Not Weatherized 2+ Garages		Not Weatherized	
Heating/Cooling Energy Efficient Items Garage/Carport Porch, Patio, Deck	75% Weatherizd 1+Port/ parking Porches, patio	Partial Withrized. Shop parking Deck, Porch	0 0	Not Weatherized	+4,000	Not Weatherized 2+ Garages	
Healing/Cooling Energy Efficient Items Garage/Carport Porch, Patio, Deck, Fireplace(s), etc.	75% Weatherizd 1+Port/ parking Porches, patio 1 FP/ Insert	Partial Wthrized. Shop parking Deck, Porch Pellet Stove	0 0 0	Not Weatherized 2+ Garages Porches	+4,000 -5,000	Not Weatherized 2+ Garages Porches	-5 <u>,000</u>
Heating/Cooling Energy Efficient Items Garage/Carport Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc.	75% Weatherizd 1+Port/ parking Porches, patio	Partial Withrized. Shop parking Deck, Porch Pellet Stove Landscape,Fnce	0 0 0	Not Weatherized 2+ Garages Porches 1 FP/ Insert	+4,000 -5,000 +5,000	Not Weatherized 2+ Garages Porches 1 FP/ Insert	-5,000 +5,000 0
Healing/Cooling Energy Efficient Items Garage/Carport Porch, Patio, Deck, Fireplace(s), etc.	75% Weatherizd 1+Port/ parking Porches, patio 1 FP/ Insert Landscape,Fnce	Partial Withrized. Shop parking Deck, Porch Pellet Stove Landscape, Fnce Older Barn/Sheds	0 0 0 0	Not Weatherized 2+ Garages Porches 1 FP/ Insert Inferior Lnscp,Fnc Older sheds, stor	+4,000 -5,000 +5,000	Not Weatherized  2+ Garages Porches 1 FP/ Insert Infer. Lnscp,Fnc Storage sheds	-5,000 +5,000 0
Heating/Cooling Energy Efficient Items Garage/Carport Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Outbuildings	75% Weatherizd 1+Port/ parking Porches, patio 1 FP/ Insert Landscape,Fnce	Partial Withrized. Shop parking Deck, Porch Pellet Stove Landscape,Fnce Older Barn/Sheds	0 0 0 0 -5,000 2,500	Not Weatherized 2+ Garages Porches 1 FP/ Insert Inferior Lnscp,Fnc Older sheds, stor	+4,000 -5,000 +5,000 0 86,700	Not Weatherized  2+ Garages Porches 1 FP/ Insert Infer. Lnscp,Fnc Storage sheds  1 + X - \$	-5,000 +5,000 0 27,000
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Heating/Cooling Energy Efficient Items Garage/Carport Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Outbuildings Net Adj. (total) Adjusted Sales Price of Comments on Sales Con problem due to limit	75% Weatherizd 1+Port/ parking Porches, patio 1 FP/ Insert Landscape, Fnce Sheds, stalls, PH parison (including the su ed sale or listing dal	Partial Withrized. Shop parking Deck, Porch Pellet Stove Landscape, Frice Older Barn/Sheds	0 0 0 0 -5,000 2,500 322,500	Not Weatherized 2+ Garages Porches 1 FP/ Insert Inferior Lnscp,Fnc Older sheds, stor	+4,000 -5,000 +5,000 0 86,700 282,400 bject presents City area. A n	Not Weatherized  2+ Garages  Porches  1 FP/ Insert  Infer. Lnscp,Fnc  Storage sheds  1 +	-5,000 +5,000 0 27,000 307,000 appraisal s for site size
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#### **Comparable Photo Page**

Borrower/Client No borrower			
Property Address 26285 High Pas	a Road		
City Junction City	County Lane	State OR	Zip Code 97448
Lender Lindahl, Geraldine et al			



#### Comparable 1

25563 Hall Road

Total Bathrooms

Prox. to Subject 3 air miles southwest

 Sale Price
 325,000

 Gross Living Area
 1,464

 Total Rooms
 6

 Total Bedrooms
 2

Location Average

View Creek, Pond, Wds
Site 16 acres m/l
Quality Average plus
Age 33act 25eff

RMLS file photo



#### Comparable 2

90954 Territorial Highway
Prox. to Subject 7 miles south
Sale Price 195,700
Gross Living Area 2,223
Total Rooms 2
Total Bathrooms 1

Location Average plus
View Wooded
Site 26.29 acres m/l
Quality Average
Age 40act 40eff

Appraiser's file photo



#### Comparable 3

91415 Kirk Road

Prox. to Subject 6.5 miles south Sale Price 334,000
Gross Living Area 1,392
Total Redrooms 7
Total Bedrooms 3
Total Bathrooms 1

Location Average plus
View Wooded
Site 41 acres m/l
Quality Average
Age 75act 50eff

RMLS file photo

#### Additional Value Indicator

Borrower/Client	No borrower				
Property Address	26285 High Pass Road				
City Junction	City	County Lane	State OR	Zip Code 97448	
Lender Linda	nl, Geraldine et al				



23052 Warthen Road, Elmira, is located about 9 alr miles southwest of the subject is north of the community of Noti. This location has fairty similar commute time and distance to Eugene metro area as compared to the subject. It was listed at an asking price of \$329,900 since June 6, 2004, became a pending sale in May, 2005, and closed July 15, 2005 at a price of \$315,000.

The property consists of a 1966 rambler style home with 1,966 square feet reported in an 8-3-1.5 room count.

The site is 25 +/- acres of pasture and wooded land, mostly level, with frontage on the slow and meandering Long Tom River.

The listing notes the property is being sold at the end of a remodeling and there is finish work to be completed.



There is also an inground pool with a spa/hot tub room off the pool area and the dwelling, a barn, garden area, greenhouse and RV parking.

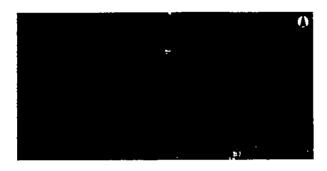
This property appears similar to the subject in most respects except for finish work to be completed. As seen there is an inground pool, spa room with vaults and enclosed glass, 2 oversize garages and a barn.

Form LPICPIX — "TOTAL for Windows" appraisal software by a la mode, Inc. — 1-800-ALAMODE

Val	ration Section	UN	IFORM RESII				File No. 081505B	
	ESTIMATED SITE VALUE		. = \$	150,00			source of cost estimate, s	
	ESTIMATED REPRODUCTI			:75	square tool calculation	NO AND TOU HUU, VA	and FmHA, the estimated pproach data from h	remaining Jational
-	Dwelling 1,741	Sq. Ft. @\$ 75.00 Sq. Ft. @\$ 35.00		_	Building Cost Se	rvice data and	office files. Site valu	e based on
) AC	Fireplace, porches, p		= 15,0		data from the su	bject's general	or competitive areas	which may
H	Garage/Carport 616			240			is mostly "built-up" a	
STA	Total Estimated Cost New		= \$167,1 External	<u>135</u>	No merchantable	e timber value i	ncluded in site value	·
8	Less Physi Depreciation 80	cal Functional	=\$	80.00	O Physical deprec	lation is based	on the age/life metho	xd.
	Depreciated Value of Impre			87,13	5 Depreciated site	improvements	utilities, site prepar	ation, walks,
	"As-is" Value of Site Impro						ce, wells/septic syst	ems; parking
	INDICATED VALUE BY CO	ST APPROACH	COMPARABLE		5 area, chicken h		COMPARABLE	NO. 3
		Pass Road -	25563 Hall Road		90954 Territorial H		91415 Kirk Road	
	Address HYPO POR		Junction City // ask		Junction City // neg	otiated price	Junction City // aski	ng \$339,900
	Proximity to Subject	è Blas Calel	3 air miles southwe		7 miles south	195,700	6.5 miles south	334,000
	Sales Price Price/Gross Living Area	\$ Not Sold \$		325,000	\$ 88.03 \$		\$ 239.94 1	334,000
	Data and/or	Inspection/	Eric Sprado Realty		Past Inspection/Re		RE/max Integrity/	
	Verilication Source	County Rords	County Records / F		County Records / F		County Records / R	
	VALUE ADJUSTMENTS Sales or Financing	DESCRIPTION	DESCRIPTION New Conv. Loan	+(-)\$ Adjust.	DESCRIPTION New Conv. Loan	+ ( – )\$ Adjust.	DESCRIPTION : New Conv. Loan :	+(-)\$ Adjust.
	Concessions		No Points, Costs		Seller paid costs	-5,700	No Points, Costs	
	Date of Sale/Time	चार्यक्षण पर्वतः	08-2005 (COE)	0	05-2005 (COE)	0	,	0
	Location	Average	Average		Average plus	-10,000		-10,000
	Leasehold/Fee Simple	Fee 14.5 acres m/l	Fee 16 acres m/l	D	Fee 26.29 acres m/l	-36,000	Fee 41 acres m/l	-81,000
	View	Wooded, valley	Creek, Pond,Wds	-10,000	Wooded		Wooded	+20,000
	Design and Appeal	Rambler	Contemporary		Rambler		Rambler	d 000
	Quality of Construction Age	Average minus 47act 40eff	Average plus 33act 25eff		Average 40act 40eff	-5,000	Average 75act 50eff	-5,000
	Condition	Average	Average plus	-5,000		+40,000	Fair	+10,000
	Above Grade	Total Bdrms Baths	Total Borns Baths		Total Borms Baths		Total Bdrms Baths	
YSIS	Room Count	7 2 1	6 2 1	+5.500	8 2 1 2,223 Sq. Ft.	-9,600	7 3 1 1,392 Sq. FL	+7,000
M	Gross Living Area Basement & Finished	1,741 Sq. Fl. No Basement	1,464 Sq. fl. No Basement	+3,300	No Basement	-5,000	No Basement	. 1,1000
Į,	Rooms Below Grade	352sf Guest Otrs	None	+10,000	None	+10,000	1991 DW MH	-20,000
NEW.	Functional Utility	Average	Average		Fair	+30,000		
COLIPA	Heating/Cooting Energy Efficient Items	Wall/Baseboard 75% Wealherizd	FA Electric/ HP Partial Withrized.	-5,000 0		+4,000	Wall/Baseboard Not Weatherized	+4,000
1	Garage/Carport	1+Port/ parking	Shop parking		2+ Garages	-5,000		-5,000
SA	Porch, Patio, Deck,	Porches, patio	Deck, Porch	0	Porches	}	Porches	
	Fireplace(s), etc. Fence, Pool, etc.	1 FP/ Insert Landscape,Fnce	Pellet Stove Landscape,Fnce	0	1 FP/ Insert Inferior Lnscp,Fnc	+5,000	1 FP/ Insert '	+5,000
	Outbuildings	Sheds, stalls, PH	Older Barn/Sheds					0
	Net Adj. (lotal)	<b>《图》</b>		44,500	<b>⋈</b> + □-\$	40,700		75,000
	Adjusted Sales Price	The same of the same of	3	280,500		236 400	5 A 10 To 10	259,000
	of Comparable Comments on Sales Com	parison (including the sul					a somewhat difficult	
	problem due to limite	ed sale or listing dat	a of similar homes o	n similar acrea	ges in the Junction	City area. A nu	ımber of adjustments	for site size_
	(at \$3,000 per net ad adjusted; Sale 2 was							
							lar Sale 4 which is n	
	and which sold in the	e same general pric	e range on a 25 acri	e site as a large	r home needing fini	sh work but ove	erall superior quality	and appeal.
	Dala String and Dala	SUBJECT None Noted	COMPARABLE		COMPARABLE		COMPARABLE	
	Dale, Price and Dala Source, for prior sales	None Noted, Known	None Noted, Know County Records/Ri		None Noted, Know County Records/R		None Noted, Know County Records/RM	
	within year of appraisal		Days on market = t	8	Negotiated sale; no	o D.O.M.	Days on market = 3	14
	Analysis of any current ag							
	No current or past list sale comparables no		•	tea per owner,	KIVILS records in pa	ist inree calend	ar years. No prior sa	ies or the
	INDICATED VALUE BY SA						s	260,000
	INDICATED VALUE BY IN	COME APPROACH (if App	licable) Estimated Ma			Gross Rent Multiplie		
	This appraisal is made						completion per plans & sp	
	Conditions of Appraisal:						well, septic system in	
	Final Reconciliation: The	e market data appro	ach, based on the s	ales of reasona	bly similar propertie	s, is judged the	more reliable indica	tor of value.
	Support is from the							
€	REPORT IS A HYPO The purpose of this appra	OTHETICAL VALUE	: FOR SUBJECT DV	VELLING ON 1	4.5 acre more or le	SS SIFE FOR M	1EASURE 37 PURPO	CONTINUENT
	and limiting conditions, a						not applicable_).	oviningent
	I (WE) ESTIMATE THE MA	RKET VALUE, AS DEFIN	ED, OF THE REAL PROPE	RTY THAT IS THE	SUBJECT OF THIS REPOR	RT, AS OF		27, 2005
Ë	(WHICH IS THE DATE OF I	INSPECTION AND THE EF	FECTIVE DATE OF THIS I		\$ Ervisory appraiser (	260,000	u-	l
	Signature Signature	19 9. M.	nokken-	Sign	-	ANT I IL DEMNIKEN	nj: [_] Did	[_] Did Not
	Name Craig E. McKe	rn, Appraiser, P.C.		Nam	e			t Property
	Date Report Signed Se				Report Signed	- Approlit		Ctate
	State Certification # CF Or State License #		Sta Sta		Cettification # email: late License # phone		n.com /fax 541-345-0577	State
Fre	ddie Mac Form 70 6/93		•	PAGE 2 OF 2	2			e Form 1004 6-93
		Form UA	.2 "TOTAL for Window	rs" appraisal softwa	re by a la mode, inc. —	1-800-ALAMODE		

#### Hypothetical 14.5 acre m/l site photo addenda

Вопоже	r/Glient No be	Темото		
Property		5 High Pass Road hypothetical site // Portion of Tax	k Lot 15-05-32-00-00900	
City	Junction City	County Lane *** fire patrol	State Oregon	Zlp Code 97448
Lender	Lindahi, Gen	aldine et al c/o Becky Lindahl		



Aerial photo showing drawing hypothetical property line for this hypothetical portion of tax Lot 900

This outlined area is not surveyed and is not a legal lot of record; for illustration and Measure 37 purposes only

Potential homesite is considered by owners to be along the same ridgeline as the present dwelling in order to preserve maximum wooded acreage and usable grazing land.

As seen from photos, the site is more forest land type than tillable "exclusive farm use" type soils and slopes.



Northeast portion of Tax Lot 900 to north of dwelling along access road; a potential building site for this hypothetical portion near available drive, power and well serving present dwelling



Access drive to 26285 High Pass Road; actual property comer is about 100 yards to left and slightly downhill from drive comer shown

	Borrower No borro	_ <del></del>	·····			Tract <u>4.02</u>	Map Reference	Pittmon p	age 4
	· · · —	285 High Pass Road – I							
Ξ	City Junction City	nothelias Motos and Re		ne *** fire pati		e Oregon	Zip Code	9/448	
ន	Cegai Description <u>Pry</u> Sale Price \$ Not Sol	pothetical Metes and Bo d Date of Sale N					⊠ Fee ☐ Leau	sehold	De Minimis PUD
DENTIFICA	Aciual Real Estate Taxi		Loan charges to be paid			gins applaised s concessions N		3G1KHU 1J1	DE MARAINS FUD
Ξ		hl, Geraldine et <u>al c/o B</u>	• ,	_	<del>_</del>	_	on City, Oregon	97448	
		s appraised) Appraiser					arket value per l		indards.
		Appraiser, P.C. 1574 (							
_	Location	Urban	Suburban	⊠ Ruri					g. Fair Poor
	Built Up	🔯 Over 75%	25% to 75%	🔲 Und	er 25%	Employment Stab	dity		1 🗇 🕮
		Fully Dev. 🔲 Rapid	Steady	⊠ Slov		Convenience to E	, .		
	Property Values	⊠ Increasing	⊠ Stable		tining	Convenience to S			3 🔯 🗀 📗
	Demand/Supply	Shortage	In Balance		rsupply	Convenience to S		닏똤	) M M I
-	Marketing Time	Under 3 Mc	***		r 6 Mos.	Adequacy of Publi Recreational Facili		님	성 누를 다
3	Present Land Usei	<u>85</u> % 1 Family <u>5</u> % 2-4 Far % Industrial % Vacant	· — · —	% Condo%	COMMINENCIAL	Adequacy of Utilit		없는	차물물 1
3	Change in Present Land		Likely (*)	í⊠ Taid	ing Place (*)	Property Compati		7 7	å hi hi l
Ħ			int/re-developed To		,,,,,,		etrimental Conditions		ו לוֹוֹוֹוֹוֹ
	Predominant Occupand		Tenant	5_% Vac	ant	Police and Fire Pr	otection		
9	Single Family Price Rai	nge \$_100	to \$ 900+ Predo	ominant Value \$_	300+-	General Appearan	ce of Properties		
	Single Family Age	<5_ yrs. to	<u>80+</u> yrs. Predomin	nant Age	20-50 yrs.	Appeal to Market			
		ose factors, favorable or unfa-							
ı		nd about 4 air miles nort illamette Valley, Access							
ŀ		illamette valley. Access							
		nelical 14.5 acre site, im				Sq. ft. or Acres		Comer Lo	
		Exclusive Farm Use 40	<del></del>				do not confor		
	Highest and best use		her (specify) potential to	partition to th					
	Public	Other (Describe)	OFF SITE IMPROVEMEN		Rolling ridgel				
	Elec. 💹 _				Typical of the				
_	Gas   _		ce Asphalt/A.W.G.		e <u>Assumed Ime</u>				
-					Valley, Hills, 1	Wooded			
		Assm permit	Storm Sewer [ ] Curb		age Adequate	a a UIIO Identificad	Special Flood Hazar	d Ame 2	No   Yes
ł		nelavorable including any apparer					ribed of 14.5 ac		1,
		ovements and is a HYP				-			
		esent residence at 2628							
	to this hypothetica	I site over same drive a	s 26285 High Pass Re	and over Tax	1 -4 000				
٥.		TORCOTO SOLIC STATE OF	S LOLDO HIGHT DOS IN	Dad Over Tax	Lot 202, a priva	ate drive owne	o by Lindani sub	ect to ease	ements.
	The undersigned has re	cited three recent sales of pro	perties most similar and pro	ndmate to subject	and has consider	ed these in the ma	arket analysis. The de	scription inclu	des a doflar
	The undersigned has re adjustment reflecting ma	cited three recent sales of pro wket reaction to those Hems o	perties most similar and pro if significant variation betwee	normate to subject on the subject an	and has considered d comparable prope	ed these in the ma erties. If a significa	arket analysis. The de ani item in the compa	scription inclu arable property	des a doflar Is superior
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# Tax Lot 1000 site photo addenda One

Borrower/Client	No borrower			
Property Address	26295 High Pass Road - hypothetically buildable site // Tax	Lot 15-05-32-00-01000		
City Junction	City County Lane *** fire patrol	State Oregon	Zip Code 97448	
	hl, Geraldine et al c/o Becky Lindahl			



Access drive to subject on Tax Lot 202 looking west and uphill from intersection of drive to Tax Lot 900



Looking from same camera point as above to northwest over southeast portion of tax Lot 1000

Potential homesite in area of older mobile home which was first established as a hardship permitted site

The homesite area is along the ridgeline between open dry pasture and woods



Woods to west of homesite along ridgeline

Property line with Tax Lot 900 is about 75 feet into the woods from this point

# Tax Lot 1000 site photo addenda Two

Воличе	/Client No borrower			
Property	Address 26295 High Par	sa Road - hypothetically buildable site // T	ax Lot 15-05-32-00-01000	
City	Junction City	County Lane *** fire patrol	State Oregon	Zip Code 97448
Lender	Lindahl, Geraldine et a	c/o Becky Lindahi		



South elevation of older (1960's single wide, per owner) mobile home with address 26295 High Pass Road.

This homesite has its own well (new in 2005) and septic system in place.

Home is under a rain cover.



View to east over east dry pasture to wooded area owned by others; access road to Tax Lot 900 is just in the trees



North elevation of older mobile home showing mobile home and attached shed roof addition as a covered, enclosed porch on post and pier foundation.

The mobile home has minimal remaining value. It is anticipated a permitted homesite will occupy the same location on the site as the present mobile home.

# Tax Lot 1000 site photo addenda Three

Borrower/Client	No borrower						
Property Address	26295 High Pass Road	- hypothetically buildable site //	Tax Lot 15-05	-32-00-01000			
City Junction	City	County Lane *** fire patrol	State	Oregon	Zip Çode	97448	·
	nl, Geraldine et el c/o Bec	ky Lindahi				,	



Looking south on driveway along ridgeline with older mobile home at left



East side of 56' x 48' = 2,688sf metal roof, metal skin, dirt floor barn with loafing/feeder shed, stalls and loft



South side of barn and end of driveway on northwest corner of the Tax Lot 1000 site, chicken house and storage at left

# LAND APPRAISAL REPORT

HYPOTHETICAL File No. 081505E

-	mmary Appraisa	l Report					File No. 081505	5E
	Borrower No borrow	ver				s Tract 4.02 M	ap Relerence Pittmon p	age 4
	Property Address 262	95 High Pass Road -	8UILDABLE SITE // Tax	c Lot 15-05-3	32-00-01000			
3	City Junction City		County Lane	"" fire patr	<u>ol</u> Sta	ite Oregon	Zlp Code <u>97448</u>	
AII	Legal Description Sou	theast Quarter of Sou	thwest Quarter of Southe	ast Quarter	of Section 32	Township 15 S, Rai	nge 5 West, W.M.	
DENTIFICATION	Sale Price \$ Not Solo					lights Appraised 🛛 Fe		De Minimis PUD
Ē	Actual Real Estate Taxe		Loan charges to be paid by	seller \$ N/A	Other sak	es concessions Not App	licable	
₽	Lender/Client Linda	hi, Geraldine et al c/o i	Rebecca Lindahl			y Street, Junction Cit		
	Occupant not usually	y occupied Appraise	r Craig E. McKem	Instruc	ctions to Appraise	r appraise to market	value per USPAP sta	ndards.
	Craig E. McKern,	Appraiser, P.C. 1574	Coburg Road, PMB 397	Eugene, O	regon 97401 t	elephone 541-345-0	744 facsimile 541-345	-0577
П	Location	Urban	Suburban	⊠ Rura		_	Good Ave	g. Falr Poor
	Built Up	🔯 Over 75%	25% to 75%	Unde	er 25%	Employment Stability		
	· —	Fully Dev. Rapid	Steady	Slow	, [	Convenience to Employn		
	Property Values	Increasing	Stable	Decl	ining	Convenience to Shopping		1 🖾 🗀 │
	Demand/Supply	Shortage	🔯 In Balance	Over	supply	Convenience to Schools		1⊠ □ !
	Marketing Time	Under 3 M	os. 🔯 4-6 Mos.	Over	6 Mos.	Adequacy of Public Tran.	sportation 🔲 🔀	
	_	35% 1 Family 5% 2-4 Fa		Condo %	Commercial	Recreational Facilities		
8		% Industrial % Vacar	· - · -			Adequacy of Utilities		
ž	Change in Present Land		Likely (*)	[ズ] Taki	ng Place (*)	Property Compatibility		
魯	Shangs are research zero		ant/re-developed To r		,	Protection from Detrimer		
奠	Predominant Occupanc	<u></u>	Tenant	5 % Vac	ant	Police and Fire Protection		i i i i i i i
Z	Single Family Price Ran			inant Value \$		General Appearance of P	r - K	
	Single Family Age	nge 3 <u>100</u> <5 ¥rs.	· · · — — —	_	20-50 vrs.	Appeal to Market	T K	i i i i i i
	ongia ranny Myc	yis.	to oo jis. Ficuliillai	1190		- Arterior or triminer		
	Commente including th	nee factore. Isuarable or unf	avorable, affecting marketability	r feig nublic or	arks schools via	w noise). The subject	t is located about 7 air	miles west
	of Junction City of	use idulois, idyoidule of Ulli id about 4 sie mitse se	avorable, affecting marketability marketability of Cheshire. The	, ke'A' hanne he Sabas je ve t	nna, aunuura, IIC ha past einna	of the Coast Rance	of mountains between	the Pacific
	Ocean and the tall	ilamete Volley Acces	s to Eugene metro area	ie within 20	minutes davo	time A wide veriety	of home values ares	site sizes
	qualities is process	t business of aural reside	s to Eugene metro area ential and natural resource	re incetions	in Lane Court	ty See site nainthn	mond descriptions on	081505A
	Dimensions 660' x		miai and natural resourc	۱ <u>۱۳۵۵۱۱۵۱۱۶ نم</u>		Sq. FL or Acres	Corner Lo	1
		Exclusive Farm Use 4	n acre minimum				do not conform to zoning re	
	- ,		o acre minimum Other (specify) future single	family rooted				- Anionomo
	Highest and best use		OFF SITE IMPROVEMENTS		ence subject t Rolling ndge		40163	
	Public	Other (Describe)						
	Elec.		el Access 🔘 Public 🔯			e area	<del></del>	
ш	Gas 🔲 _		ace Asphalt/A,W.G.		e <u>Square</u>			
S	: <del>:</del> -				Fields, Woo			
	== -	Private Septic	Storm Sewer Curb/6		age Adequate		15 14	⊠No TYes
		derground Elect. & Tel.) 🛴				In a HUD Identified Specia		~ . ~
	Comments (lavorable or u	untavorable including any appar	ent adverse casements, encroachi	ments, or other a	idverse conditions):	Site is present	ly a separate tax lot w	
	ownership as Tax	Lot 900 to north and w	rest. Mobile home on site	e is not legal	or permitted	as a residence, per o	wner, but was permit	eoasa
	hardship residence	e. This appraisal is to	establish value for subject	ct site under	nypotnetical	scenano or a permitti	ed, not narosnip, resid	ential site.
٠.,	The subject mobile	e nome was an owner	occupied dwelling before	e ine permiti	ed nardsnip c	eased to exist and is	not a rental. See Del	OW.
	The undersigned has re	cited three recent sales of p	roperties most similar and prood	mate to subject	and has conside	red these in the market ar	ualysis. The description inclu	des a dollar
	adjustment reflecting ma	inkel reaction to mose items on the subject expends a mic	of significant variation between nus (-) adjustment is made thus	ine subject an Benicled the li	o comparable proj odicated value of	perces, it a significant neit subject if a significant fren	i in the comparable is injerty	orio oriess
	favorable than the subi	eci property, a pius (+) adiu	stment is made thus increasing	the indicated	value of the subje	CL	7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
	ITEM					PARABLE NO. 2	COMPARABLE	
		SUBJECT PROPERTY	COMPARABLE NO	J. I	L GOM			NO 2
	_		T	0500	Toul of 45 A			
		h pass Road – HYPO	Tax Lot 16-05-19-00-0			6-35-44-00200	Tax Lot 16-05-19-00-	00217
		E site, Junction City	Junction City // asking		Junction City	6-35-44-00200 // asking \$135,000	Tax Lot 16-05-19-00- Junction City // asking	00217 g \$129,500
	Proximity to Subject	E site, Junction City	Junction City // asking	\$134,900	Junction City 2 air miles so	6-35-44-00200 /// asking \$135,000 outhwest	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest	00217 g \$129,500
SIS	Proximity to Subject Sales Price	E site, Junction City  Not Solo	Junction City // asking 8 air miles southwest	\$134,900	Junction City 2 air miles so	6-35-44-00200 I II asking \$135,000 outhwest \$ 120,000	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest	00217 g \$129,500
w	Proximity to Subject Sales Price	E site, Junction City  Not Solo  \$	Junction City // asking 8 air miles southwest \$	\$134,900 129,500	Junction City 2 air miles so	6-35-44-00200 ## asking \$135,000 puthwest 120,000	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$	00217 g \$129,500 129,500
ANALYS	Proximity to Subject Sales Price Price Data Source	E site, Junction City  Not Solo  Inspection/Owner	Junction City // asking 8 air miles southwest \$ Leslie and Leslie Real	\$134,900 129,500 tors	Junction City 2 air miles so which is a second control of the city	6-35-44-00200  If asking \$135,000  puthwest \$ 120,000  \$ // Tate Real Estate	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$ \$ Leslie and Leslie Rec	00217 g \$129,500 129,500
ANALYS	Proximity to Subject Sales Price Price Data Source Date of Sale and	E site, Junction City  Not Solo  Not Solo  Inspection/Owner  DESCRIPTION	Junction City // asking 8 air miles southwest \$ \$ Leslie and Leslie Real DESCRIPTION	\$134,900 129,500 tors +(-)\$ Adjust.	Junction City 2 air miles so Windermere DESCRIPT	6-35-44-00200  If asking \$135,000  puthwest  \$ 120,000  \$/Tate Real Estate  ION +{-}\$ Adjust	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$ \$ Leslie and Leslie Rea	00217 g \$129,500 129,500
DATA ANALYS	Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment	E site, Junction City  Not Solo  Inspection/Owner  DESCRIPTION  08-27-2005	Junction City // asking 8 air miles southwest \$ \$ Lestie and Lestie Real DESCRIPTION 10-2004 (COE)	\$134,900 129,500 tors	Junction City 2 air miles st Windermere DESCRIPT 01-2005 (CC	6-35-44-00200  If asking \$135,000  puthwest  \$ 120,000  \$/Tate Real Estate  ION +{-}\$ Adjust	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$ \$ Leslie and Leslie Reconstruction DESCRIPTION Active Listing (7-05	00217 g \$129,500 129,500
ANALYS	Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location	\$ Not Solo \$ Inspection/Owner 0ESCRIPTION 08-27-2005 Average	Junction City // asking 8 air miles southwest \$ \$ Lestie and Lestie Real DESCRIPTION 10-2004 (COE) Average	\$134,900 129,500 (tors +(-)\$ Adjust 0	Junction City 2 air miles st Windermere DESCRIPT 01-2005 (CC Average	6-35-44-00200  I // asking \$135,000  puthwest  \$ 120,000  \$ // Tate Real Estate  100	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$ \$ Leslie and Leslie Rec DESCRIPTION Active Listing (7-05 Average	00217 g \$129,500 129,500 altors +(-)\$ Adjust.
RKET DATA ANALYS	Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View	\$ Not Solo \$ Inspection/Owner 0ESCRIPTION 08-27-2005 Average 10 ac/ wds, fields	Junction City // asking 8 air miles southwest \$ Leslie and Leslie Real DESCRIPTION 10-2004 (COE) Average 5.0ac /Wds, valley	\$134,900 129,500 tors +(-)\$ Adjust.	Junction City 2 air miles so Windermere DESCRIPT 01-2005 (CC Average 17 ac/ hills, of	6-35-44-00200  I // asking \$135,000  Duthwest  \$ 120,000  \$ 17 ate Real Estate  ION +(-)\$ Adjust  Cutover +12,000	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$ \$ Leslie and Leslie Res  DESCRIPTION Active Listing (7-05  Average 7.14 ac/ wds, valley	00217 g \$129,500 129,500
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RKET DATA ANALYS	Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Dwelling/ permitted Driveway/Slope	\$ Not Solo \$ Inspection/Owner	Junction City // asking 8 air miles southwest \$ Lestie and Lestie Real DESCRIPTION 10-2004 (COE) Average 5.0ac /Wds, valley No Value/Assumed Installed / Rolling	\$134,900 129,500 (tors +(-)\$ Adjust 0	Junction City 2 air miles so Windermere. DESCRIPT 01-2005 (CC Average 17 ac/ hills, o None/ Assur	6-35-44-00200  It asking \$135,000  puthwest  \$ 120,000  \$ 17 ate Real Estate  \$ 10N +(-)\$ Adjust  \$ 0 0  putover +12,000  nPermit billing	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$ \$ Leslie and Leslie Recognisting (7-05- Average 7.14 ac/ wds, valley None/AssumPermit Rough / Rolling	00217 g \$129,500 129,500 sitors +(-)\$ Adjust +5,000 +5,000
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RKET DATA ANALYS	Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Dwelling/ permitted Driveway/Stope Well / Septic Utilities/outbuildings	\$ Not Solo \$ Inspection/Owner	Junction City // asking 8 air miles southwest \$ Lestie and Lestie Real DESCRIPTION 10-2004 (COE) Average 5.0ac /Wds, valley No Value/Assumed Installed / Rolling Instelled/Installed Available/ None	\$134,900 129,500 (tors +(-)\$ Adjust 0	Junction City 2 air miles so Windermere DESCRIPT 01-2005 (CC Average 17 ac/ hills, o None/ Assur Installed / Ro Well/Assm'd Available/ No	6-35-44-00200  ## asking \$135,000  puthwest    \$ 120,000	Tax Lot 16-05-19-00- Junction City // asking 9 air miles southwest \$ \$ Leslie and Leslie Rea DESCRIPTION Active Listing (7-05 Average 7.14 acf wds, valley. None/AssumPermit Rough / Rolling None/Assm Permit None/ None	00217 g \$129,500 129,500 sitors +(-)\$ Adjust +5,000 +5,000
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	· ·	REPORT IDENTIFICATION	<del></del> -
This ap	opralsal conforms to	one of the following definitions:	
X	Complete Appraisa	<ul> <li>(The act or process of estimating value, or</li> </ul>	ran opinion of value, performed without invoking the Departure Rule.)
: ;	Limited Appraisal	(The act or process of estimating value, or Departure Rule.)	an opinion of value, performed under and resulting from invoking the
This rep	port is one of the fol	lowing types;	
1 ;	Self Contained	(A written report prepared under Standards Rul	e 2-2(a) of a Complete or Limited Appraisal performed under STANDARD 1.)
$\times$	Summary		e 2-2(b) of a Complete or Limited Appraisal performed under STANDARD 1.)
Ö	Restricted		e 2-2(c) of a Complete or Limited Appraisal performed under STANDARD 1,
The si The re profes I have parties I have My er My co of the My ar	eported analyses, opinio e no present or prospeci is involved. e no bias with respect to ngagement in this assig or comple e client, the amount of the nalyses, opinions and ce e made a personal inspo-	ined in this report are true and correct.  ons, and conclusions are limited only by the reported as ins and conclusions.  tive interest in the property that is the subject of this report or the paranent was not contingent upon developing or reporting thing this assignment is not contingent upon the developing the value opinion, the attainment of a stipulated result, or	sumptions and limiting conditions, and are my personal, impartial, and unbiased ort, and no (or the specified) personal interest with respect to the ties involved with this assignment. predetermined results.  Journal of reporting of a predetermined value or direction in value that favors the cause the occurrence of a subsequent event directly related to the Intended use of this appraisal. epared, in conformity with the Uniform Standards of Professional Appraisal Practice.
No or real pr I have I A length ramificat handling	ne provided significant r roperty appraisal assista made a personal interio ny period passed betwee titions for the subject pro g Measure 37 claims, as	real property appraisal assistance to the person signing ance must be stated.)  r inspection of the subject property.  In the date of inspection and the date of completion as toperty. There is no guarantee from the appraiser that the these requirements may change due to court ordered or the state of th	the appraiser performed a variety of investigations on Measure 37 and its e attached report(s) will be found fully satisfactory to the Lane County jurisdiction for or Legislature passed modifications.
No or real pr I have I have I A length ramifical handling  Com Note a This ag The ag	ne provided significant reporty appraisal assistamade a personal interior property appraisal assistamade a personal interior produced passed between titons for the subject programments on any departures frappraisal report is appraised value inclusives no directly of	real property appraisal assistance to the person signing ance must be stated.) If inspection of the subject property, in the date of inspection and the date of completion as the sperty. There is no guarantee from the appraiser that this is these requirements may change due to court ordered of the same appraisal and Report Identificant Standards Rules 1-3 and 1-4, plus complete on the basis of the full site inspecticulates a reality fee as did the sale prices of the opserved toxic materials or hazardous substates.	e attached report(s) will be found fully satisfactory to the Lane County jurisdiction for or Legislature passed modifications.  Fication  any USPAP-related Issues requiring disclosure:  on, not the extent of commentary attached.  e comparables, unless otherwise stated.  Inces in the immediate area of the subject; if any do exist, these are
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No or real print law in the real print law i	ne provided significant is reperty appraisal assists made a personal interior by period passed between those for the subject programments on any departures from the praisal report is comparaised value included to be safely stocked to be safely stocked as might edge. Common hore, are assumed to be under the programment of the programme	ral property appraisal assistance to the person signing ance must be stated.)  If inspection of the subject property, and the date of inspection and the date of completion as the sperty. There is no guarantee from the appraiser that the interest in the serequirements may change due to court ordered of the serequirements may change due to court ordered of the serequirements may change due to court ordered of the serequirements may change due to court ordered of the serequirements may change due to court ordered of the serequirements and Report Identification Standards Rules 1-3 and 1-4, plus complete on the basis of the full site inspection under a reality fee as did the sale prices of the openion of the serequirement (a served toxic materials or hazardous substanced and used according to label directions, be found in a farm and ranch environment (a susehold, shop and garden chemicals and subject of the served toxic materials or hazardous substanced and used according to label directions and federes and sprays, bleach, detergent, oils, cleans used according to label directions and Federes.	the appraiser performed a variety of investigations on Measure 37 and its e attached report(s) will be found fully satisfactory to the Lane County jurisdiction for or Legislature passed modifications.   Fig. 1  Fig. 2  Fig. 2  Fig. 2  Fig. 2  Fig. 2  Fig. 3  Fig. 2  Fig. 2  Fig. 3  Fig. 4  Fig. 2  Fig. 4  Fig
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No or real properties of the p	ne provided significant is reperty appraisal assists made a personal interior property appraisal assists made a personal interior property appraisal personal interior provided and any departures from praisal report is compraisal report in compraisal report is compraisal report is compraisal report is compraisal report in compraisal report is compraisal report in compraisal report in compraisal report is compraisal report in c	real property appraisal assistance to the person signing ance must be stated.)  Inspection of the subject property.  In the date of inspection and the date of completion as the sperty. There is no guarantee from the appraiser that the states requirements may change due to court ordered to the states requirements may change due to court ordered to the states are alto fee as did the sale prices of the specific dues a reality fee as did the sale prices of the specific dues a reality fee as did the sale prices of the specific dues a reality fee as did the sale prices of the specific dues and used according to tabel directions, be found in a farm and ranch environment (a usehold, shop and garden chemicals and sue assist around the site. These common toxic may and sprays, bleach, detergent, oils, cleans used according to label directions and Feder of assumed there is no toxic mold or fungus of the sale addendum. This report has been prepared acres military and application of State Measure 37 is appraiser, P.C.  Appraiser, P.C.	the appraiser performed a variety of investigations on Measure 37 and its e attached report(s) will be found fully satisfactory to the Lane County jurisdiction for or Legislature passed modifications.  Ilication  any USPAP-related Issues requiring disclosure:  on, not the extent of commentary attached.  e comparables, unless otherwise stated.  Inces in the immediate area of the subject; if any do exist, these are A specific search for and recognition of toxic waste and hazardous a Level I assessment) is beyond the scope of the appraiser's training and obstances found in most homes and garages, including those of the naterials and hazardous substances include chemicals such as fertilizers sers, solvents and fuels, among other solid, liquid and paste substances, at, state and local regulations unless otherwise specifically noted in this manifest on the site which would affect livability or marketability.  Bed for use in a State Measure 37 proceeding and is restricted to that use purpose of this report 081505A in conjunction with report 081505B for as separate hypothetical homesite proposed to be created out of TL 900 still in question with present and future court and/or Legislature  SUPERVISORY APPRAISER (only If required):  Signature:  Name:  Date Signed:  State Certification #: email: cem9th@msn.com or State License #: phone 541-345-0774/fax 541-345-0577
No or real properties of the second s	ne provided significant is reperty appraisal assists made a personal interior property appraisal assists made a personal interior property appraisal personal interior provided and any departures from praisal report is compraisal report in compraisal report is compraisal report is compraisal report is compraisal report in compraisal report is compraisal report in compraisal report in compraisal report is compraisal report in c	real property appraisal assistance to the person signing ance must be stated.) If inspection of the subject property, in the date of inspection and the date of completion as the appraisal inspection and the date of completion as the state of the serequirements may change due to court ordered of the state of the serequirements may change due to court ordered of the serequirements may change due to court ordered of the serequirements may change due to court ordered of the serequirements may change due to court ordered of the serequirements and sered and used according to the full site inspection of the serequirement (as usehold, shop and garden chemicals and subject of the serequirement of the serequirement of the sered according to label directions and federed as an apprays, bleach, detergent, oils, cleans used according to label directions and federed assumed there is no toxic mold or fungus of the series of the	the appraiser performed a variety of investigations on Measure 37 and its e attached report(s) will be found fully satisfactory to the Lane County jurisdiction for or Legislature passed modifications.  **File Cation**  any USPAP-related Issues requiring disclosure:  on, not the extent of commentary attached.  e comparables, unless otherwise stated.  Inces in the immediate area of the subject; if any do exist, these are A specific search for and recognition of toxic waste and hazardous a Level I assessment) is beyond the scope of the appraiser's training and obstances found in most homes and garages, including those of the naterials and hazardous substances include chemicals such as fertilizers sers, solvents and fuels, among other solid, liquid and paste substances, at, state and local regulations unless otherwise specifically noted in this manifest on the site which would affect livability or marketability.  Bed for use in a State Measure 37 proceeding and is restricted to that use purpose of this report 081505A in conjunction with report 081505B for as separate hypothetical homesite proposed to be created out of TL 900 still in question with present and future court and/or Legislature  **SUPERVISORY APPRAISER** (only If required):  Signature:  Name:  Date Signat:  State Certification #: email: cem9th@msn.com

### SUPPLEMENTAL ADDENDUM

081505A Borrower/Client No borrower Property Address 26285 High Pass Road Zip Code 97448 State OR City Junction City County Lane Lender Lindahl, Geraldine et al

### Appraisal Development and Reporting Process:

As per prior agreement with the client named on the cover sheet and first form page of this report, the level of appraisal service requested is a Summary Appraisal Report of a Complete Appraisal of the subject property. This level of service has, in the past, been known as a "form appraisat" using standard FNMA or FHLMC forms to convey information to the reader. This level of appraisal service is for the most part the same as past "form appraisals".

This report is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2b of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it represents only summary discussions of the data, reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value stated elsewhere. Supporting documentation that is not provided with this report concerning the data, reasoning and analyses has been retained in the appraiser's file copy. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use of this report stated below.

#### Scope of Work:

In preparing this report, the appraiser inspected the subject site and the dwelling and improvements on August 27, 2005.

Relevant Information on comparable land and improved site sales, construction costs and accrued depreciation were also gathered, verified and considered. All three approaches to value were considered; the sales comparison approach only was developed was developed for 081505B and 081505C reports; sale comparison and cost approach was developed for the 081505A report only.

The income approach, along with rents, comparative rental data and calculated formulas and multipliers, is used ONLY IF the subject is likely to become or remain a rental income property in the foreseeable future, which is not the case for the subject dwelling at this time. At present the dwelling is occupied by the daughter and son-in-law of Geraldine Lindahl; no rent stated.

### Purpose of the Appraisal and Use of the Report:

The purpose of this appraisal report is to estimate the market value as defined on the attached USPAP addendum.

This appraisal report is intended ONLY for the use of the client named for the purpose of establishing a fair market value by an independent third party for Measure 37 proceedings. The use of this report is restricted to the clients, Geraldine Lindahl et al, the owner, Rebecca Lindahl, occupant and co/owner, and their advisor/agent, Norm Waterbury, for this purpose only. Duly constituted Lane County committees or courts for Measure 37 appeals are also an expected reader of this report but Lane County is not a client of the appraiser.

This report in its present configuration is not intended for any financing purpose whatsoever. Any other authorized use of this report will be stated either below or in the letter of engagement.

The appraiser is not and will not become responsible for any unauthorized use. Errors and omissions insurance is not extended to a future third party lender and the appraiser must be notified, timely and in writing, of any future transfer/assignment of this report to any third party.

### Supplemental Certifications:

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. In addition, I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report prepared, with conformity to the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

signed and dated September 25, 2005

Craig E. McKem president

Craig E. McKem Appraiser P.C

ans I. Miller

# Account # 1105251

# **PROPERTY REPORT - LANE COUNTY**

Map, Tax Lot, & SIC # 15-05-32-00-00900

Site Address: 26285 HIGH PASS RD JUN	ICTION CITY OR 97448
Owner Name & Address: Lindahl Geraldine 86% 320 Timothy St Junction City , OR 97448	<u>Taxpayer</u> Name & Address: Lindahl Geraldine 86% 320 Timothy St Junction City , OR 97448
Multiple Owners? Yes.*	
Additional <u>Account</u> Numbers for this Tax L	ot & SIC: 0021012

	<u> </u>	
Approximate Tax Lot Acres	29.78 1,297,217'	S
Inc City:		Р
UGB:		L
Census Tr/BlkGrp:	0402/2	R

Subdivision Name:	
Phase:	
Lot#	TL 00900
Recording #	

School District:	Junction City
Elem	Territorial
Middle	Oaklea
High	Junction City

Zoning: Parent/Ov	erlay E4	
Statistical Class:	130	Class 3 Single Family Home
Land Use:	1111	Single Family Housing
Property Class:	581	Farm, Mult. Spec. Assmts, Improved

# **Property Value and Taxes**

	Land Value	Improvement Value	Total V	alue
	Real Market	Real Market	Real Market	<u>Assessed</u>
2004	\$31,694	\$100,470	\$132,164	\$92,331
2003	\$35,613	\$103,580	\$139,193	\$89,736

2004 <u>Taxable Value</u>	2004 <u>Taxes</u>	Tax Code Area
\$ 92 331	\$744.19	06901

### **Two Most Recent Sales**

Date	Price	Grantor	Grantee	Instrument #
03_24_1988	\$0	Lindahl Geraldine		88-01242800

# Residential Building # 1 (of 1 ) Characteristics 31 stat 130

Year Built:	1958
Bedrooms	3
Full Baths	2
Half Baths	
% Improvmt Complete	100

Square feet	Base	Finished
Basement		
First	1731	1731
Second		
Attic		
Total	1731	1731

Bsmt Garage Sqft	
Att Garage Sqft	
Det Garage Sqft	
Att Carport Sqft	

# Comments:

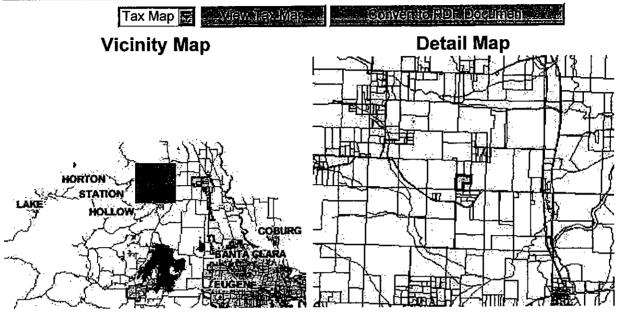
<sup>\*</sup>This report extracts commonly used information from the Detailed Property Report. Click here for the full Detailed Property Report.

# LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: 26285 HIGH PASS RD

Special Interest Code: Map & Tax Lot #: 15-05-32-00-00900

A & T Account #: 1105251



**Site Address State Plane Coordinates** 

Y-Coord: 942236 X-Coord: 4182530

Site Address Information

Unit Street Unit PostDir. House Suffix Predir. Street Name Type Type

**HIGH PASS** RD 26285

Carrier Route State Zip Code Zip+4 Mailing City

9560 R003 97448 JUNCTION CITY OR Update Date: 1989-11-07 Create Date: 1986-07-02

Land use information has not been field verified. Land Use

Code: Description:

Land Use Code and SINGLE FAMILY HOUSING 1111

Description: Use Code and

S SINGLE FAMILY Description:

Please verify zoning information with local jurisdiction. Lane Zoning

County overlay zones are not currently shown in RLID.

Code: Description:

LANE COUNTY **Zoning Jurisdiction:** LC

Parent Zone 1: E40 **EXCLUSIVE FARM USE 40 ACRE MIN** 

**Boundary Information** 

General

**Incorporated City** 

Limits:

**Urban Growth** 

Boundary:

Fire Protection

Providers:

JCF

**JUNCTION CITY RFPD** 

Plan Designation:

Node:

N

2000 Census Tract:

0402

2000 Block Group:

2

Year Annexed:

Annexation #:

2004 Transportation

410

Analysis Zone:
Approximate Acreage:

29.78

**Approximate Square** 

Footage:

1,297,217

**Environmental** 

**Findings** 

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

Metro Wetlands:

FEMA Flood Hazard Zones

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

FIRM Map Number:

Community Number:

Post - FIRM Date:

Panel Printed?

41039C0600F

415591

1985-12-18

Ϋ́

(Y/N):

Code:

Description:

X Areas determined to be outside of 500-year flood.

Soils

Soil Map Unit
Number:

Soil Type Description:

Percentage of Tax Lot:

11D

BELLPINE SILTY CLAY LOAM, 12 TO 20

**PERCENT SLOPES** 

55

11C

**BELLPINE SILTY CLAY LOAM, 3 TO 12** 

PERCENT SLOPES

43 3

**73** 

LINSLAW LOAM

**Schools** 

Code:

Name:

District:

69

JUNCTION CITY

**Elementary School:** 

**TERRITORIAL** 

Middle School:

**OAKLEA** 

High School:

**JUNCTION CITY** 

**Service Districts** 

LTD Service

Area:

LTD Ride Source:

LANE RURAL

FIRE &

**Ambulance** 

District:

NC Area: NORTHWEST/CENTRAL Provider: RESCUE

**AMBULANCE** 

**DEPT** 

**Emerald People's** 

**Utility District:** 

Soil Water

Conservation

**EAST LANE** 

District:

Soil Water

Conservation

0

District Zone:

**Political Districts** 

**Election Precinct:** 

100012

**County Commissioner** 

District:

**WEST** 

County Commissioner: ANNA MORRISON

State Representative

14

District:

State Representative

Name:

**DEBI FARR** 

City Council Ward:

City Councilor Name:

State Senate District:

7

State Senator:

VICKI L. WALKER

LCC Board Zones:

**EWEB Commissioner** 

District:

Lane County Assessor's Office | Account Number: 1105251 | Map & Tax

Lot: 15-05-32-00-00900

**Property Owner** 

Owner1 Name: LINDAHL GERALDINE 86%

Owner Address: 320 TIMOTHY ST

City State Country Zip Code

JUNCTION OREGON UNITED STATES 97448

Owner2 Name: LINDAHL REBECCA 14%

Owner Address: 320 TIMOTHY ST

City State Country Zip Code

JUNCTION OREGON UNITED STATES 97448

**Taxpayer** 

<u>Taxpayer</u> Name: **LINDAHL GERALDINE 86%** 

Taxpayer Address: 320 TIMOTHY ST

City · State Country Zip Code

JUNCTION OREGON UNITED STATES 97448

**Property Legal Description** 

Township: 15 Range: 05 Section: 32 Quarter: 00

Subdivision Type: Subdivision Name: Division/Phase:

Lot/Tract/Unit Number: TL 00900

Subdivision Number: Recording Number:

**Property Value and Taxes** 

	Land Value	Improvement Value	Total Value	
	Real Market	Real Market	<u>Real</u> Market	Assessed
2004	31,694	100,470	132,164	92,331
2003	35,613	103,580	139,193	89,736
2002	30,607	85,600	116,207	86,864
2001	28,861	81,520	110,381	84,346
2000	36,150	104,510	140,660	82,412

1999	31,290	99,530	130,820	80,008	
1998	30,380	76,560	106,940	74,190	
1997	27,870	70,240	98,110	76,125	
1996	27,590	73,940	101,530	87,680	
1995	24,200	72,490	96,690	84,580	
92,331		0	0		
Taxable Value		Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)		
Tax Year			Tax (See Expl Tax)		
2004			744.1	9	
2003			869.5	7	
2002			831.46		
2001			801.09	9	
2000			788.11		
1999			766.80		
1998			718.62		
1997			750.27		
1996			787.28		
1995			767.30	6	

# **Explanation of Tax**

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

# **Account Status**

- Active for the 2004 Tax
  - Year
    - **New Account**
- Scheduled to be Active for the 2005 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure

Bankruptcy

**Code Split Indicator** 

0021012 0021012

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:

Description:

**ZFARM** 

**ZONED FARM** 

**General Information** 

**Property Class:** 

581

FARM, MULT. SPEC. ASSMTS, IMPROVED

**CLASS 3 SINGLE FAMILY** 

Statistical Class:

130

60462

HOME

Neighborhood Code:

502

**Property Use Type: Account Type:** 

RP

Category:

LAND AND IMPROVEMENTS

Mortgage Company

Name:

Total Acreage for this

5.00

Account:

Fire Acres:

2004 Tax Code Area (Levy Code): 06901 Lane County Assessment and Taxation 2004-2005 Measure 50 Billing Rates

JUNCTION CITY RURAL FIRE PROTECTION DIST

**JUNCTION CITY SCHOOL DISTRICT 69** 

LANE COMMUNITY COLLEGE

LANE COUNTY

LANE EDUCATION SERVICE DISTRICT

Sales Information

Sales Sales

Grantor:

Grantee:

Instrument

**Analysis** Code:

Mult Acct?:

Date: 03-24-1988

LINDAHL, **GERALDINE** 

8801242800

#:

8

**Manufactured Structures** 

Price:

**Building 1 Characteristics** 

Account: 1105251

Map & Tax

15-05-32-00-00900

Inspection 01-14-1992

Roofstyle:

Lot:

**FLAT OR SHED** Bedrooms:

3

<u>Date</u> : Building Type:	31 ST	AT 130	Roof Cover:	BUILT-UP	Full Baths:	2
Class:	3+		Heating:		Half Baths:	
Year Built:	1958		Exterior Wall:	WOOD BOARD & BATTEN	Fireplaces:	YES
Effect Year Built:	1958		Depreciation	: 38	Percent Improv. Complete:	100
Floor		Base Area	Finished Area		<u>Parking</u>	Area
Basement				Bsmt Gar sqft:		
First:		1731	l 173 <sup>,</sup>	1 Att Gar sqft:		
Second:				Att Port sqft:		
Attic:				Det Gar sqft:		
,				Driveway Sqft:		
TOTAL		1731	173	Payed Patio		519