

W. H. E.

SUPPLEMENTAL MATERIAL

Jan. 17-06

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

To:
William VanVactor / Kent Howe
Lane County Land Management Division

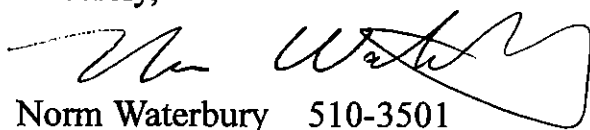
Regarding PA 05-6100, Bedortha,

In response to your letter which was placed in my file at Lane County on
Jan. 13, 06

Issue 1. See enclosed information on **Bedortha Family Trust**.

Issue 2. Date of acquisition: As noted in our application Milton Bedortha acquired the subject property with a quit claim deed dated 1976, however the deed was from Miltons father and mother. As noted in my letter dated 1-6-06 to Mr. VanVactor that further documentation shows that the original dates of purchase of the two properties goes back to 1964, not 1976. The property was deeded over to Miltons parents for a period of time and then back to Milton in 1976. These transfers of the subject property were all within the Bedortha family and are specifically allowed under **Measure 37**.

sincerely,


Norm Waterbury 510-3501

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

1/17/06

William VanVactor
Lane County Administrator
Public Service Building 125 East 8th. Ave.
Eugene, OR 97401

Dear William,

Regarding (PA 05-6100) find the enclosed title searches.

1. Tax lot 21-03-03-200, Documents exhibit (A)

(A). (7908763) document showing purchase date of tax lot 200 dated Feb 1, 1974.

(B). (7606614), document showing return of title to Milton Bedortha from his parents, dated Jan 31, 1976.

C). (7404186), document showing a Land sales contract to Milton Bedortha and his father dated 1974.

(D).(2000031225), document showing the transfer of the subject property to the Bedortha Family Trust.

2. Tax lot 20-03-34-2300, documents exhibit (B)

(A). (50693) document showing date of Jan. 10, 1969 from the McNairs to the Bedortha Family. Pay off land sale contract...

(B). (7606614) document showing transfer of title from his parents to Milton Bedortha dated Jan 31, 1967.

C).(7606615) document showing transfer of title to Milton Bedortha from his father dated Jan 31 1976.

I hope this clears up the date of purchase issue for the Bedortha family.

Exhibit (A)

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES

OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON

26337
OLD NUMBER

CODE NO. 45-01

MAP NO. 21.03.03	TAX LOT NO. (2-3) 200	936 862	SECTION 3	TOWNSHIP 21 S.	RANGE 3W	W.M.	AERIAL PHOTO
ACCOUNT NUMBER		ADDITION			CITY		
LOT NO.	BLOCK NO.						

INDENT EACH NEW COURSE TO THIS POINT	LEGAL DESCRIPTION	DEED RECORD		ACRES REMAINING
		DATE OF ENTRY	DEED NUMBER	
	NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Twp. 21 South, Range 3 West, W.M., in Lane County, Oregon.	1944	250/639	40.75
		1964	R229/29050	
		1974 CO	R676/4187	
		1979WA	R972/08763	
		1976QC	R781/6615	
		2000 DE	31225	

FOR ASSESSMENT AND TAXATION USE ONLY

From: MILTON W. BEDORTHA

90
10
11

RECORDING REQUESTED BY:
MILTON W. BEDORTHA & L. BONNIE BEDORTHA
78184 PITCHER LANE
COTTAGE GROVE, OREGON 97424

DIVISION OF CHIEF DEPUTY CLERK
LANE COUNTY DEEDS AND RECORDS

When Recorded, Mail to:

Same as Above

MAIL TAX STATEMENT TO:

Same as Before



41.00

00042762200031225004

2000031225

4:06:05 PM 06/01/2000

RPR DEED 1 - 20.00 11.00 10.00

7 CASHIER 02

TRUST TRANSFER DEED

Notice: This conveyance is to a trust not pursuant to a sale and is exempt from tax and the undersigned are the declarants and trustees on the effective date of this instrument. The consideration for this transfer is -\$0-.

WARRANTY DEED

MILTON W. BEDORTHA hereby grants to THE BEDORTHA FAMILY TRUST, whose Trustees are, at the time of recording, MILTON W. BEDORTHA & L. BONNIE BEDORTHA, whose successors and appointees are also named in that instrument known as the CERTIFIED EXTRACT OF TRUST AGREEMENT of said trust agreement, identified as EXHIBIT "B", attached hereto and made a part hereof, all that real property situated in the County of Lane, State of Oregon, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

May 30, 2000

X Milton W. Bedortha
MILTON W. BEDORTHA

State of Oregon)
)ss
County of Lane)

On this 30th day of May, 2000, before me, the undersigned Notary Public, appeared MILTON W. BEDORTHA, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

Witness my hand and official Seal.

Paulette C. Koontz
Notary Public

{seal}



My Commission Expires: 2/5/2003

200

7404187

Pt. 50

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, That on the 1st day of Feb., 1974,
CLIFFORD A. BUSH and BERTA MAE BUSH, husband and wife

as VENDORS, and MILTON W. BEDORTHA and CHESTER W. BEDORTHA, not as tenants in
common but with the right of survivorship

as VENDEES, made and entered into a certain Land Sale Contract;

WHEREAS, VENDOR agreed to sell and VENDEES agreed to purchase the following described
real property, to-wit:

The Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21
South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.
Together with appurtenant easement of record
Subject to power line easement of record

Consideration: \$20,000.00

The terms and conditions of said transfer being fully set forth in said Land Sale Contract.

IN WITNESS WHEREOF the parties have hereunto set their hands this 1st day of Feb,
1974

Milton W. Bedortha
Chester W. Bedortha

Clifford A. Bush
Berta Mae Bush

STATE OF OREGON, County of Lane, ss.

I, Notary Public, personally appeared the within named CLIFFORD A. BUSH and BERTA MAE BUSH,
husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Buyers' address:
Rt. 1, Box 582
Collage Grove, Ore. 97424

Betty J. Wrentham
Notary Public for Oregon
My Commission Expires: 9-10-76

RECORDING CONTRACT
PIONEER
RECORDING CONTRACT

TO

of Oregon,
y of Lane—ss.
I, D. M. Penfold, Director of the
Department of Records and Elections,
for the said County, do hereby
certify that the within instrument was
received for record at

74 FEB 5 AM 8 59

676 R

county OFFICIAL RECORDS.

PENFOLD, Director of the
Department of Records & Elections.

Notary Public
Deputy

To:

Maynard Wilson
11 So. 6th Street
Collage Grove, Oregon

2606615

QUIT CLAIM DEED

CHESTER W. BEDORTHA, GRANTOR, remises, releases and forever
quitclaims unto MILTON W. BEDORTHA, GRANTEE, his heirs and assigns,
all of GRANTOR'S RIGHT, TITLE and INTEREST in and to the following
real property situated in the County of Lane, State of Oregon, to-wit:

The Northwest 1/4 of the Northeast 1/4 of Section 3,
Township 21 South, Range 3 West of the Willamette
Meridian, in Lane County, Oregon.

SUBJECT TO: That certain Contract of Sale, includ-
ing the terms and provisions thereof, dated 2-1-74, wherein
CLIFFORD A. BUSH and BERTA MAE BUSH, husband and
wife, are SELLERS, and GRANTEE and GRANTOR above
named are Buyers. GRANTEE above named covenants
and agrees to and with GRANTOR above named that
GRANTEE will and shall keep and perform the terms
and provisions of said Contract of Sale on the part
of Buyers named therein to be kept and performed and
that GRANTEE will and shall save and keep GRANTOR
harmless from all liability or responsibility of any
kind or nature whatsoever in connection therewith.

GRANTOR states that GRANTOR has not invested any moneys or prop-
erty of any kind in the premises above described nor in the Contract
of Sale above referred to and that the consideration for this Quit
Claim Deed is GRANTOR'S love and affection for GRANTEE, GRANTEE being
the son of GRANTOR and that the purpose of this Quit Claim Deed is to
clear the title to the premises above described from any right, title
or interest of GRANTOR, if any there be.

Dated January 31, 1976.

Chester W. Bedortha
Chester W. Bedortha

STATE OF OREGON)
) ss
County of Lane)

BEFORE ME, on this 31st day of January, 1976, personally appeared
CHESTER W. BEDORTHA who stated to me that he executed the foregoing
instrument freely and voluntarily for the purposes therein set forth.

Carolyn Kaye Pickett
Notary Public for Oregon
My Commission Expires: 10-16-79.

NOTARY
PUBLIC

7606614

QUIT CLAIM DEED

CHESTER W. BEDORTHA and GLADYS H. BEDORTHA [his wife] acting by and through said CHESTER W. BEDORTHA as her attorney in fact, GRANTORS, remise, release and forever quit claim unto MILTON W. BEDORTHA, GRANTEE, all of GRANTORS'S right, title and interest in and to the following real property situated in the County of Lane, State of Oregon, to-wit:

PARCEL 1: Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 34 in Township 20 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL NO. 2: Beginning at a point 16.32 chains South of the Quarter Section corner between Sections 34 and 35, Township 20 South, Range 3 West of the Willamette Meridian, thence West 19.17 chains, thence South $7\frac{1}{2}^{\circ}$ West 3.85 chains to the Southeast corner of said Section 34, thence East 3.98 chains, thence South 5.91 chains, thence East 15.02 chains to the East line of said Section 34, thence North 9.71° chains to the place of beginning, all in Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter 0° Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 20 chains, thence East 3.48 chains, thence North 20 chains and thence West 3.48 chains to the place of beginning, all in the Southeast $\frac{1}{4}$ of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at a point 3 chains and 48 links East from the Northwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 18 chains and 28 links, thence East 50 links; thence North 18 chains and 28 links, thence West 50 links to the place of beginning, in Lane County, Oregon.

PARCEL No. 3: Beginning at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, Lane County, Oregon, run thence West 98 feet to the center of the Slough; thence North $55^{\circ} 15'$ East along said center line 131.3 feet; thence South $7^{\circ} 30'$ West 75.4 feet to the place of beginning, in Lane County, Oregon.

Subject to: That certain Contract of Sale, including the terms and provisions thereof, dated July 11, 1967, wherein JESSIE W. POST, a widow, is Seller, and W. L. McNAIR and KATHRYN McNAIR, husband and wife, are Buyers, which said Contract of Sale was duly assigned by said W. L. McNAIR and KATHRYN McNAIR, husband and wife, as ASSIGNORS, to GRANTEE and GRANTORS above named by instrument dated January 10, 1969, recorded January 10, 1969, in Lane County Oregon Official Records, Instrument No. 50693.

7908763

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD A. BUSH and BERTA MAE BUSH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MILTON W. BEDORTHA and CHESTER W. BEDORTHA, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Lane, State of Oregon, to-wit:

The Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon. Together with appurtenant easement of record Subject to power line easement of record

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees. And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

A 3 • 8:73301 0:0054

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).[ⓐ]

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

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of February, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Clifford A. Bush
Berta Mae Bush

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Lane, } ss.
Feb. 1st, 1974
Personally appeared the above named CLIFFORD A. BUSH and BERTA MAE BUSH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Betty Walker
Notary Public for Oregon
My commission expires: 9-10-76

State of Oregon,
County of Lane—ss.
I, D.M. Pasfield, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

13 FEB 79 141 02

Book **972 R**
Lane County OFFICIAL RECORDS
D.M. Pasfield, Director of the Department of General Services
D. Pasfield

NOTE—The distinction between the symbols ⓐ, if not applicable, should be

7908763

120281

KNOW ALL MEN BY THESE PRESENTS, That Walter W. Pitcher & Edna E. Pitcher husband and wife, hereinafter called the grantor, in consideration of Ten & no/100ths (\$10.00) Dollars and other valuable consideration to grantor paid by Clifford A. Bush & Berta Mae Bush, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the State of Oregon and the county therein named below, described as follows, to-wit:

The Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South Range 3 West Willamette Meridian in Lane County, Oregon.

Together with a perpetual and non-exclusive 40 foot easement for vehicular traffic of all types (private or commercial) over the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South Range 3 West Willamette Meridian, Lane County, Oregon, and over Grantors other lands in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South Range 3 West Willamette Meridian, Lane County, Oregon, and over the existing graveled farm road as presently traveled from said Section 2 to the Mosby Creek County Road.



To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and their heirs and assigns, that grantor is lawfully seised in fee simple of the above granted premises, free from all encumbrances

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In Contrary thereto and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 30th day of August, 1963

Walter W. Pitcher (SEAL)

Edna E. Pitcher (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Lane, August 30, 1963. Personally appeared the above named Walter W. Pitcher & Edna E. Pitcher, husband and wife.



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

Before me: [Signature] Notary Public for Oregon My commission expires 9-12-65

WARRANTY DEED

STATE OF OREGON

WALTER W. PITCHER, et ux

TO CLIFFORD A. BUSH, et ux

AFTER RECORDING RETURN TO

LOMBARD, LOMBARD & WILLIAMS ATTORNEYS AT LAW 37 No. 6th Street Cottage Grove, Oregon

Vertical text and stamps on the right side of the deed, including recording information and dates.

Vertical text on the left side of the deed, including the number 29050 and other markings.

LLA 058998

PARCEL RECORD - Cartographic Unit

1311800
1608536

2005-096607

Code Area	Township	Range	Section	1/4	1/8	Parcel Number	Type	Number
	20	03	34	0	0	02300		
Map Number						Special Interest		
Tax Lot						Acres Remaining		

OFFICIAL RECORDS OF DEEDS, MORTGAGES, EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY OF CLATSOP COUNTY, OREGON

Year	Volume	Page	Acres Remaining
2003	LLA	2001-062056	63.67
		2001-062056	62.81

1941
 Most S 7 1/2 W
 19.17 ch thence
 3.85 ch to the SE corner of 1/2 of said
 Section 34, thence
 3.98 ch thence
 5.91 ch to the East line of said Section 34; thence
 16.02 ch to place of beginning, all in Section
 34, Tp. 20 S., R. 3 West N.E., in Lane
 County, Oregon, containing more or less
 16.69 acres.

Begin at NW corner of SE 1/4 of
 Sec. 34, Twp. 20 S., R. 3 West
 80.0 rds thence
 3.48 ch thence
 80.0 rds and
 3.48 ch to beginning, containing 6.96 acres.

Also SE 1/4 and SW 1/4 Section
 34, Township 20, Range 3 West
 N.E. 1/4

About 1/3 acre of the
 slough that runs through the SE corner
 of land by E. Walters, Mabel A. & William
 M. Wells, See Sec. 34, Tp. 20 S., R.
 3 West N.E. adjoining land now being
 conveyed by Sarah Edna Raymond to
 grantees.

Remarks
 West
 N 55-151 E 98.0 ft
 S 7-30' W 76.4 ft
 131.3 ft
 105.18

Also beginning at the SE corner
 of the NW quarter of Section 335
 34, Tp. 20 South, Range 3 West N.W.,
 run thence
 to the center of a slough, thence
 along the center of said slough;
 thence
 to the point of beginning in Lane
 County, Oregon.

Containing more or less
 Less: 0.33 acres in County Road

FOR ENCUMBRANCE
 AND TAXATION
 USE ONLY

CANCELLED 2003

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
#23289 OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON 20-03-34-2300

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES
OFFICE OF COUNTY ASSESSOR, LANE COUNTY, OREGON

YEAR	TAX LOT	SECTION	TOWNSHIP	RANGE	W. M.	DEED RECORD	ACRES
1991	2300	34	20	3	W. M.	R1665/9055909	REMAINING
1969	Parcel 1.					R4217 S0692 S0693	
1975	Parcel 2.					Probate #19226 RT 37713026 R781/ 661h	
1976	West S 7 1/2' W	19.17 chs., 3.85 chs.,				R1665/9055910 R1308/8229565	
1991	East South East	3.98 chs., 5.91 chs., 16.02 chs.,					
1906	North	9.71 chs.					
	South East North West	20.00 chs., 3.48 chs., 20.00 chs., 3.48 chs.					
	South East North West	18.00 chs., 50 links, 18.00 chs., 50 links, 50 links					
	Parcel 3.						
	West N 55°15' E S 7° 30' W	98.0 ft., 131.3 ft., 75.4 ft.					104.85

(Continued)

2025-COMPUTER CO., INCORP., OREGON, OREGON 97140

OLD NUMBER	TAX LOT	PARCEL NO.	SECTION	TOWNSHIP	RANGE	W. M.
201 311 800	20.03.34	2300	34	20	3	W. M.

CANCELLED (Continued)

EXCEPT: 19.64 acres out to 2301 for 1981 per
R1107/60348
Containing more or less

EXCEPT: 4.90 acres out to 2302 for 1981 per
R1118/8105423.
Containing more or less

EXCEPT: 13.30 ac to parcel 2303 per R1283 /
8404120 for 1987
EXCEPT: 5.00 ac to parcel 2304 by F T L P 0
for 1987

ACREAGE CORRECTION for 1987
cont m/1
62.01
62.38

DEED RECORD	DEED NUMBER	ACRES
		REMAINING

EXHIBIT E

An Tract of land in the southwest and southeast one-quarters of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, Lane County, Oregon being more particularly described as follows:

The southwest one-quarter of the southeast one-quarter of Section 34.

Excepting therefrom: Beginning at the northwest corner of the southwest one-quarter of the southeast one-quarter of Section 34; thence, along the westerly line of said southwest one-quarter of the southeast one-quarter, South 00°13'34" East 673.35 feet to the centerline of a slough; thence, along the centerline of said slough along the following courses, North 61°49'44" West 2.74 feet, North 46°56'14" West 129.26 feet, North 31°05'21" West 139.08 feet, North 07°38'16" West 133.83 feet, North 03°18'28" West 158.50 feet, North 01°48'00" West 173.54 feet to the northerly line of the southwest one-quarter of the southeast one-quarter of Section 34; thence, leaving the slough centerline and running along said northerly one-quarter line, North 89°53'53" East 198.40 feet to the Point of beginning.

Handwritten: 2300

Also: Commencing at the northwest corner of the southwest one-quarter of the southeast one-quarter of Section 34; thence, along the westerly line of said southwest one-quarter of the southeast one-quarter, South 00°13'34" East 673.35 feet to the centerline of a slough and the Point of Beginning; thence South 00°13'34" East 646.65 feet to the southerly line of Section 34; thence, along said southerly line, North 89°46'26" East 252.68 feet; thence leaving said southerly line, North 00°13'34" West 510.04 feet to the centerline of a slough; thence, generally along said centerline North 61°49'44" West 287.24 feet to the Point of beginning.

2001-062056

Also: A parcel of land situated in the southeast one-quarter of Section 34, Township 20 South, Range 3 West, of the Willamette Meridian, Lane County Oregon, being more particularly described as follows:

Handwritten: Same as Ex C

Commencing at the southeast corner of said Section 34, thence along the east line of said Section 34 N0°00'27"E 1567.12 feet; thence N88°49'56"W 754.28 feet to a point that bears N0°00'17"E 60.00 feet from a 5/8" iron rod, said point being the True Point of Beginning; thence S0°00'17"W 60.00 feet to a 5/8" iron rod; thence N88°49'56"W 370.01 feet to a 1-1/8" iron rod; thence along the arc of a 73.00 foot radius curve to the left 60.10 feet (the chord of which bears S67°35'01"W 58.41 feet); thence S44°00'00"W 208.32 feet; thence along the arc of a 180.00 foot radius curve to the right 119.02 feet (the chord of which bears S62°56'33"W 116.86 feet); thence S81°53'07"W 87.13 feet to a point in the center of a slough; thence along said center of slough N1°48'00"W 71.47 feet; thence Northeasterly 300.00 feet, more or less, to a point which bears N10°51'15"E 187.50 feet from the southeast corner of the northwest one-quarter of the southeast one-quarter of said Section 34; thence N10°51'51"E 83.50 feet to a point which bears *

20-03-34-00-02300
page 3

* N88°49'56" W from the point of beginning; thence S88°49'56"E 510.94 feet to the point of beginning, in Lane County, Oregon.

(description on Exhibit C of this document)

Handwritten: Letter sent to be recorded legal doc. 2/12/03

The southeast one-quarter of the southwest one-quarter of Section 34, Excepting therefrom: Commencing at a 1/2 inch iron pipe marking the South one-quarter corner of Section 34; thence, along the southerly line of Section 34, North 88°38'17" West 644.58 feet to a 5/8 inch rebar marking the southeast corner of the West one-half of the Southeast one-quarter of the Southwest one-quarter of Section 34 and the Point of Beginning; thence, continuing along said southerly line of Section 34, North 88°38'17" West 644.58 feet to a 5/8 inch rebar marking the southwest corner of the southeast one-quarter of the southwest one-quarter of Section 34; thence, leaving said southerly line and following the westerly line of the southeast one-quarter of the southwest one-quarter of Section 34 and its extension, North 00°51'05" East 1347.04 feet to a 5/8 inch rebar; thence, along an existing East-West fence line and its extension, North 89°59'26" East 673.79 feet to a 5/8 inch rebar set on the northerly extension of the easterly line of the West one-half of the Southeast one-quarter of the southwest one-quarter of Section 34; thence, along said easterly line and its extension, South 00°48'58" West 1362.45 feet to the Point of Beginning.

7513026

BARGAIN AND SALE DEED

KNOW ALL MEN THAT I, LORIS DALE POST, herein called grantor, in consideration of love and affection had for my wife, JULIA ANNA POST, herein called grantee, for the purpose of creating an estate by the entirety, with survivorship between us, hereby grant, bargain and sell unto said grantee, her heirs and assigns, an undivided one-half (1/2) interest in my undivided one-fourth (1/4) interest in real property situated in Lane County, Oregon, described as:

Parcel 1: Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section No. 34 in Township 20 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

Parcel No. 2: Beginning at a point 16.32 chains South of the Quarter Section corner between Sections 34 and 35, Township 20 South, Range 3 West of the Willamette Meridian, thence West 19.17 chains, thence South 7 1/2° West 3.85 chains to the Southeast corner of said Section 34, thence East 3.98 chains, thence South 5.91 chains thence East 16.02 chains to the East line of said Section 34, thence North 9.71 chains to the place of beginning, all in Section 34, Township 20 South, Range 3 West of the Willamette Meridian

ALSO: Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 20 chains, thence East 3.48 chains; thence North 20 chains and thence West 3.48 chains to the place of beginning, all in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at a point 3 chains and 48 links East from the Northwest corner of the Southeast 1/4 Southeast 1/4 of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 18 chains and 28 links, thence East 50 links; thence North 18 chains and 28 links, thence West 50 links to the place of beginning, in Lane County, Oregon.

Parcel 3: Beginning at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, Lane County, Oregon, run thence West 90 feet to the center of the slough; thence North 55° 15' East along said center line 131.3 feet; thence South 7° 30' West 75.4 feet to the place of beginning, in Lane County, Oregon

And inasmuch as said property was sold on July 11, 1967, by Jessie W. Post to W. L. McNair and wife under contract, an undivided one-fourth (1/4) of the balance owing thereon being vested in the grantor, I am concurrently executing and delivering an Assignment to the grantee of a like interest in the balance owing under said contract, for the like purpose of creating survivorship between us therein.

TO HAVE AND TO HOLD unto said grantee her heirs and assigns forever.

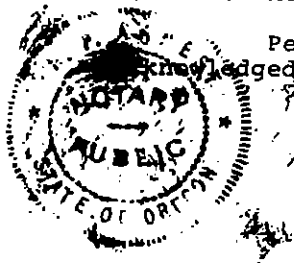
IN WITNESS WHEREOF, I hereto set my hand on this 28th day of March, 1975.

Loris Dale Post

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss.

March 28, 1975

Personally appeared the above-named LORIS DALE POST and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
Notary Public for Oregon
My commission expires: 9-3-'75

7606615

QUIT CLAIM DEED

CHESTER W. BEDORTHA, GRANTOR, renises, releases and forever quitclaims unto MILTON W. BEDORTHA, GRANTEE, his heirs and assigns, all of GRANTOR'S RIGHT, TITLE and INTEREST in and to the following real property situated in the County of Lane, State of Oregon, to-wit:

The Northwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

SUBJECT TO: That certain Contract of Sale, including the terms and provisions thereof, dated 2-1-74, wherein CLIFFORD A. BUSH and BERTA MAE BUSH, husband and wife, are SELLERS, and GRANTEE and GRANTOR above named are Buyers. GRANTEE above named covenants and agrees to and with GRANTOR above named that GRANTEE will and shall keep and perform the terms and provisions of said Contract of Sale on the part of Buyers named therein to be kept and performed and that GRANTEE will and shall save and keep GRANTOR harmless from all liability or responsibility of any kind or nature whatsoever in connection therewith.

GRANTOR states that GRANTOR has not invested any moneys or property of any kind in the premises above described nor in the Contract of Sale above referred to and that the consideration for this Quit Claim Deed is GRANTOR'S love and affection for GRANTEE, GRANTEE being the son of GRANTOR and that the purpose of this Quit Claim Deed is to clear the title to the premises above described from any right, title or interest of GRANTOR, if any there be.

Dated January 31, 1976.

Chester W. Bedortha
Chester W. Bedortha

STATE OF OREGON)
) ss
County of Lane)

BEFORE ME, on this 31st day of January, 1976, personally appeared CHESTER W. BEDORTHA who stated to me that he executed the foregoing instrument freely and voluntarily for the purposes therein set forth.

Carolyn Kaye Pickett
Notary Public for Oregon
My Commission Expires: 10-16-79.

NOTARY
PUBLIC
STATE

7606614

QUIT CLAIM DEED

CHESTER W. BEDORTHA and GLADYS H. BEDORTHA (his wife) acting by and through said CHESTER W. BEDORTHA as her attorney in fact, GRANTORS, remise, release and forever quit claim unto MILTON W. BEDORTHA, GRANTEE, all of GRANTORS'S right, title and interest in and to the following real property situated in the County of Lane, State of Oregon, to wit:

PARCEL 1: Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 34 in Township 20 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

PARCEL NO. 2: Beginning at a point 16.32 chains South of the Quarter Section corner between Sections 34 and 35, Township 20 South, Range 3 West of the Willamette Meridian, thence West 19.17 chains, thence South $7\frac{1}{2}^{\circ}$ West 3.85 chains to the Southeast corner of said Section 34, thence East 3.38 chains, thence South 5.91 chains, thence East 16.02 chains to the East line of said Section 34, thence North 9.71° chains to the place of beginning, all in Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 20 chains, thence East 3.48 chains, thence North 20 chains and thence West 3.48 chains to the place of beginning, all in the Southeast $\frac{1}{4}$ of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at a point 3 chains and 48 links East from the Northwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 18 chains and 28 links, thence East 50 links, thence North 18 chains and 28 links, thence West 50 links to the place of beginning, in Lane County, Oregon.

PARCEL No. 3: Beginning at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, Lane County, Oregon, run thence West 98 feet to the center of the Slough; thence North $55^{\circ} 15'$ East along said center line 131.3 feet; thence South $7^{\circ} 30'$ West 75.4 feet to the place of beginning, in Lane County, Oregon.

Subject to: That certain Contract of Sale, including the terms and provisions thereof, dated July 11, 1967, wherein JESSIE W. POST, a widow, is Seller, and W. L. McNAIR and KATHRYN McNAIR, husband and wife, are Buyers, which said Contract of Sale was duly assigned by said W. L. McNAIR and KATHRYN McNAIR, husband and wife, as ASSIGNORS, to GRANTEE and GRANTORS above named by instrument dated January 10, 1969, recorded January ____, 1969, in Lane County Oregon Official Records, Instrument No. 50693.

50692
BARGAIN & SALE DEED

FOR VALUE RECEIVED W. L. MC NAIR and KATHRYN MC NAIR, Husband and Wife

herein referred to as grantors, hereby grant, bargain, sell, and convey unto MILTON W. BEDORTHE and CHESTER W. BEDORTHE and GLADYS H. BEDORTHE, Husband and Wife, as tenants in common with right of survivorship

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

Parcel 1: Southwest Quarter of the Southeast Quarter and the Southeast quarter of the Southwest Quarter of Section No. 34 in Township 20 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

Parcel 2: Beginning at a point 16.32 chains South of the Quarter Section corner between Sections 34 and 35, Township 20 South, Range 3 West of the Willamette Meridian, thence West 19.17 chains, thence South 71° West 3.65 chains to the Southeast corner of said Section 34, thence East 3.96 chains, thence South 5.91 chains thence East 3.48 chains to the East line of said Section 34, thence North 7.71 chains to the place of beginning, all in Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 20 chains, thence East 3.48 chains, thence North 20 chains and thence East 3.48 chains to the place of beginning, all in the Southeast 1/4 of the Southwest Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at a point 1/4 chains and 48 links East from the Northwest corner of the Southeast 1/4 Southeast 1/4 of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 18 chains and 21 links, thence East 20 links, thence North 18 chains and 28 links, thence West 50 links to the place of beginning, all in Lane County, Oregon.

Parcel 3: Beginning at the Southeast corner of the Northwest quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon, run thence West 98 feet to the center of the slough, thence North 53° 15' East along said center line 131.3 feet; thence South 7° 30' West 75.4 feet to the place of beginning, in Lane County, Oregon.

The true and actual consideration for this transfer is \$ 22,000.00. The foregoing recital of consideration is true as I verily believe.

Dated: January 10th, 1969

(Seal) *W.L. Mc Nair* (Seal)
Kathryn Mc Nair

STATE OF OREGON, County of Lane, Oregon. Personally appeared
W. L. MC NAIR and KATHRYN MC NAIR, Husband and Wife

and acknowledged the foregoing instrument to be their voluntary act and deed before me:

Dated: January 10th A.D. 1969

My Commission Expires 8-11-72

John A. Knave
Notary Public for Oregon



50692	Compliments of CASCADE TITLE COMPANY 972 Oak Street Eugene, Oregon	BARGAIN & SALE DEED #44109 W.L. Mc Nair #47283 B. Bedortha	State of Oregon, County of Lane	1. I, Ina Randolph, Director of the Department of Records and Elections, do hereby certify that the within instrument was received for record at	1969 JAN 13 PM 2 22 3	Retel 4 21-R	Lane County OFFICIAL RECORDS. INA RANDOLPH, Director of the Department of Records & Elections. By <i>Ina Randolph</i> Deputy C19-083104	Return To: Maynard W. ... 11 So. 6th Street College Grove, Oregon
			203 JAN 13 1969	CASCADE TITLE COMPANY				

50693

ASSIGNMENT OF CONTRACT

THIS ASSIGNMENT, made this 16th day of January, 1969, by and between W. L. MC NAIR and KATHRYN MC NAIR, Husband and Wife, hereinafter known as the Assignors, and MILTON W. BEDORTHA and CHESTER W. BEDORTHA and GLADYS H. BEDORTHA, Husband and Wife, as tenants in common with right of survivorship, hereinafter known as the Assignees;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Thousand Nine Hundred Seventy, Five and no/100 Dollars, to them in hand paid by the Assignees, the receipt of which is hereby acknowledged, the Assignors do hereby sell, assign and set over to the Assignees that certain contract for the purchase of real property entered into between the Assignors and JESSIE W. POST, a Widow, on the 11th day of July, 1967, in which the following described property was sold, to-wit:

Parcel 1: Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section No. 34 in Township 20 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

Parcel 2: Beginning at a point 16.32 chains South of the Quarter Section Center between Sections 34 and 35, Township 20 South, Range 3 West of the Willamette Meridian, thence West 19.17 chains, thence South 7. West 3.65 chains to the Southeast corner of said Section 34, thence East 3.91 chains, thence South 5.91 chains, thence East 16.02 chains to the East line of said Section 34, thence North 9.71 chains to the place of beginning, all in Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at the Northwest corner of the Southeast quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 20 chains, thence East 3.48 chains, thence North 20 chains and thence West 3.48 chains to the place of beginning, all in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West of the Willamette Meridian.

ALSO: Beginning at a point 3 chains and 78 links East from the Northwest corner of the Southeast quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, and running thence South 10 chains and 28 links, thence East 50 links, thence North 18 chains and 21 links, thence West 50 links to the place of beginning, in Lane County, Oregon.

Parcel 3: Beginning at the Southeast corner of the Northwest quarter of the Southeast Quarter of Section 34, Township 20 South, Range 3 West of the Willamette Meridian, Lane County, Oregon, run thence West 96 feet to the center of the slough, thence North 55° 15' East along said center line 131.3 feet, thence South 7° 30' West 75.4 feet to the place of beginning, in Lane County, Oregon.

It is understood and agreed that at the date of this assignment a balance of Twenty Six Thousand Twenty Five & no/100 Dollars (\$26,025.00) remains to be paid on said Contract; The Assignees agree to make the next payment due on January 16th, 1969, and all payments thereafter until paid in full.

50693

The Assignors do covenant that taxes on said property have been paid to date and that all obligations required to be fulfilled by said contract have been completed.

The Assignors do hereby covenant to and with the said Assignees that they have good title to the property and the same is free and clear of all encumbrances, and that they have good right to assign the contract.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

W. L. Mc Nair
Kathryn Mc Nair
Assignors

Milton W. Belotte
Robert W. Belotte
Clayton H. Belotte
Assignees

STATE OF OREGON)
COUNTY OF LANE)

Personally appeared the above named W. L. MC NAIR and KATHRYN MC NAIR, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary

act and deed, before me
dated January 10th 1969

Jon H. ...
Notary Public for Oregon
My Commission expires



THE BEDORTHA FAMILY TRUST

ARTICLE 1 Declaration of Trust

1.01 Establishment of Revocable Living Trust: MILTON W. BEDORTHA born 11/03/28, social security number 539-28-8663 and L. BONNIE BEDORTHA, born 10/27/38, social security number 541-37-3123, husband and wife, as settlors, with this instrument declare the establishment of a revocable living trust by delivering to trust without consideration all property described in the Schedule of Trust Property and referred to in this instrument as the "Trust Estate". The term "settlor" refers to one or both settlors.

1.02 Trust Particulars: For convenient reference, the following information applies:

- 1) **Settlors:** MILTON W. BEDORTHA & L. BONNIE BEDORTHA
- 2) **Name of Trust:** THE BEDORTHA FAMILY TRUST
- 3) **Date Established:** May 30, 2000.
- 4) **Initial Trustees:** MILTON W. BEDORTHA & L. BONNIE BEDORTHA
- 5) **Children Living:** ANGELA BEDORTHA, JOSEPH M. BEDORTHA, MICHAEL KING, CINDY DAVID, PATRICIA ANN RUSSELL and MARK EUGENE GENEST.
- 6) **Children Deceased:** NONE
- 7) **Children Excluded:** NONE
- 8) **Lifetime Beneficiaries:** MILTON W. BEDORTHA & L. BONNIE BEDORTHA
- 9) **Remainder Beneficiaries:** ANGELA BEDORTHA d.o.b. 9/30/70, JOSEPH M. BEDORTHA d.o.b. 9/23/51, MICHAEL KING d.o.b. 10/14/65 and CINDY DAVID d.o.b. 4/11/59, PATRICIA ANN RUSSELL d.o.b. 8/17/61 and MARK EUGENE GENEST 12/02/75.

1.03 Property Status - Marital and Separate: Any marital property of MILTON W. BEDORTHA and L. BONNIE BEDORTHA transferred to the trust shall remain marital property after its transfer and shall be called the marital trust estate. Further MILTON W. BEDORTHA and L. BONNIE BEDORTHA shall have the

**CERTIFIED EXTRACT OF TRUST AGREEMENT
THE BEDORTHA FAMILY TRUST**

STATE OF OREGON)
)ss
COUNTY OF LANE)

THE UNDERSIGNED, being duly sworn, depose and certify:

1. That **MILTON W. BEDORTHA** whose social security number is 539-28-8663 and whose address is 78184 PITCHER LANE, COTTAGE GROVE, OREGON 97424 and **L. BONNIE BEDORTHA** whose social security number is 541-37-3123 and whose address is 78184 PITCHER LANE, COTTAGE GROVE, OREGON 97424, as Settlers and Trustees, executed a Declaration of Trust dated May 30, 2000. Said Declaration of Trust is entitled **THE BEDORTHA FAMILY TRUST**.

2. That the current beneficiaries under the terms of said Declaration of Trust are the Settlers.

3. That the power and authority of the Trustees with respect to the Trust property include, by way of illustration, the following:

A. To sell, exchange, convey, refinance, lease, repair, abandon, pledge for security, and exercise all the rights, powers and privileges which an absolute owner of the same property would have regarding any property which the Trustees choose to receive.

B. To open bank accounts, to borrow money with or without security, to receive all dividends, interest and other income, and to compromise and settle claims. Any banking institution that establishes accounts in the name of the Trust is advised that there is nothing in the Declaration of Trust that requires any banking institution to exercise any discretion other than required in normal banking procedures. Any and all bank accounts, including checking and savings accounts, established in the name of the Trust by the Trustees, shall be subject to withdrawal, and all checks, drafts and other obligations of the trust shall be honored by said depositories upon the signature of either Trustee.

C. To invest and reinvest the trust estate in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, stocks, preferred or common, shares in investment trustee, investment companies, mutual funds and mortgage participation. To maintain and operate brokerage accounts with brokers.

D. That the trust has not been revoked, modified or amended in any manner that would cause the representations contained herein and the certification to be incorrect, however, the trustees do reserve the right to revoke, modify or amend such instrument as they see fit.

E. To carry insurance, including life insurance on any person(s), at the expense of the trust of such kinds and in such amounts as the trustee(s) deem advisable to protect the trust estate against any damage or loss and to protect the trustees against liability with respect to third parties. The insuring companies have no responsibilities other than to pay the claims and proceeds of the policies and are not required to examine the Declaration of Trust at any time.

4. Settlers are empowered to designate Trustees and Successor Trustees and have appointed **WILLIAM P. KOONTZ** to serve as First Successor Trustee; however, should **WILLIAM P. KOONTZ** become unable because of death, incapacity or any other cause, to serve as a Trustee, or should resign as a Trustee, before the natural termination of all the Trusts provided for in this Declaration, then **MICHAEL KING**, shall serve as the Second Successor Trustee. The Settlers reserve the right to appoint Trustees and Successor Trustees and to remove any Trustee or Trustees from office at any time. Unless otherwise stated in writing by the Settlers, the Trustees and Successor Trustees of the Declaration of Trust shall be considered to be those mentioned above.

5. The enumeration of certain powers of the Trustees shall not be interpreted as a limitation of any right of the Trustees not so enumerated, the Trustees being vested with and having all rights, duties, powers and privileges which an absolute owner of the same property would have.

Milton W. Bedortha
MILTON W. BEDORTHA, Settlor and Trustee

L. Bonnie Bedortha
L. BONNIE BEDORTHA, Settlor and Trustee

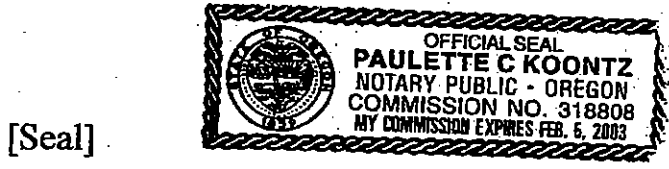
DECLARATION AND ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF OREGON)
)ss
COUNTY OF LANE)

On this 30th day of May, 2000, before me, the undersigned, a Notary Public for the State of Oregon, personally appeared **MILTON W. BEDORTHA and L. BONNIE BEDORTHA**, to me well known (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and who acknowledged its signing.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Paulette C. Koontz
Notary Public



My Commission Expires: 2/05/2003