

W.S.B.



## AGENDA COVER MEMO

**DATE:** June 7, 2006

**TO:** BOARD OF COUNTY COMMISSIONERS

**FROM:** BILL VANVACTOR, COUNTY ADMINISTRATOR  
KENT HOWE, PLANNING DIRECTOR

**RE:** 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 (PA 06-5132, Neely)

### I. MOTION

Move to approve the Measure 37 Claim and adopt the order attached as Exhibit "A".

### II. ISSUE OR PROBLEM

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 Mayme Neely or Daniel and Sandra Teall to use the property as may have been allowed at the time they acquired the property?

### III. DISCUSSION

#### A. Background

**Applicant:** Mayme Neely

**Current Owner:** Mayme Neely and Daniel and Sandra Teall

**Agent:** Daniel and Sandra Teall

**Map and Tax lot:** 16-04-35 #403

**Acreage:** 12 acres

**Current Zoning:** E30 (Exclusive Farm Use)

**Date Property Acquired by Neely family:** October 8, 1970 (Warranty Deed 23148)

**Date claim submitted:** January 25, 2006. The 180-day deadline is July 24.

**Land Use Regulations in Effect at Date of Acquisition:** AGT (Agriculture, Grazing and Timber)

**County land use regulation which restricts the use and reduces the fair market value of claimant's property:** The minimum parcel size and limitations on new dwellings in the E30 (Exclusive Farm Use) zone, contained in Lane Code 16.212.

## **B. Specific Relief Sought:**

On January 25, 2006, Daniel & Sandra Teall and Mayme Neely submitted a Measure 37 Claim. The applicants have requested compensation, or a waiver of the E30 (Exclusive Farm Use) zone regulations that prohibit the division of the property into lots containing less than thirty acres and placement of a dwelling in each lot.

## **C. Lane Code Submittal Requirements**

The applicants have paid the processing fee and submitted evidence in support of this claim. The applicants have submitted information addressing all of the Lane Code submittal requirements including a title report and deeds. A comparative market analysis was submitted as evidence of a reduction in value.

## **D. Analysis**

The property contains approximately 12 acres, two dwellings and is zoned E30 (Exclusive Farm Use). This zone requires a minimum lot size of thirty acres and a special use permit for a new dwelling. The current owners wish to subdivide the property into lots containing less than thirty acres and place a dwelling on each lot. If the Board accepts the evidence of a reduction in value, it appears this is a valid claim for the Neely family.

The Neely family acquired an interest in the property on October 8, 1970, as evidenced by Warranty Deed 23148. On March 5, 1990, a reversionary interest in the property was conveyed to Daniel and Sandra Teall, as evidenced by Bargain and Sale Deed 9011206. As part of this transaction, Mayme Neely retained a life estate on this property. According to the title report, Daniel and Sandra Teall are owners of an interest in the property. This interest is termed a "springing executory interest" that will become complete ownership at some time in the future measured by Mayme Neely's life. An agreement between the owners provides the Tealls with control over the residence at 91177 River Road and approximately two (2) acres surrounding that home. Because Mayme retained a life estate, she still has an interest in the property and could be considered an owner for Measure 37 purposes. The Board will need to decide whether Daniel and Sandra Teall should be considered owners, as well.

Because Mayme has an interest in the property by virtue of the life estate, the restrictive regulations can be waived for her to the date she acquired an interest in the property. This will allow creation of one-acre lots and placement of a dwelling on each lot, as could have been done in 1970.

Daniel and Sandra Teall acquired a reversionary interest in the property in 1990. As members of the Neely family with some interest in the property, they may be allowed to demonstrate a reduction in value from the date the Neely family acquired an interest in the property. If the Board accepts the evidence of a reduction in value and ownership interests, it appears they have a valid claim, but the restrictive regulations can only be waived to the date they acquired an interest in the property. Because the minimum lot size and dwelling restrictions were applicable in 1990, these regulations can not be waived for Daniel and Sandra.

In summary, this appears to be a valid claim if the Board determines the evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation. The E30 (Exclusive Farm Use) zone minimum lot size and the

restrictions on new dwellings can be waived for Mayme Neely. This will allow her to subdivide the property into lots containing less than thirty acres and place a dwelling on each lot. For Daniel and Sandra Teall, the minimum lot size and dwelling restrictions will remain applicable, even though they may have a valid compensation claim as members of the Neely family. For Mayme Neely, the order attached to this report waives the minimum lot size and dwelling restrictions of the E30 zone. For Daniel and Sandra Teall, the attached order only waives the E30 regulations enacted after 1990.

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**

The Neely family acquired an interest in the property on October 8, 1970, as evidenced by Warranty Deed 23148. On March 5, 1990, a reversionary interest in the property was conveyed to Daniel and Sandra Teall, as evidenced by Bargain and Sale Deed 9011206. As part of this transaction, Mayme Neely retained a life estate on this property. According to the title report, Daniel and Sandra Teall are owners of an interest in the property. Because Mayme retained a life estate, she has an interest in the property for Measure 37 purposes.

In 1970, the property was unzoned. Currently, the property is zoned E30. This zone requires a minimum of 30 acres for new lots and a special use permit for a new dwelling. Because of these restrictions, Mayme Neely is prevented from developing the property as could have been allowed when she acquired an interest in the property in 1970.

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

As evidence of a value reduction, the applicants have submitted a comparative market analysis (CMA) prepared by a real estate broker. The alleged reduction in value is approximately \$1,000,000. The Board must determine if this evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

#### **Exempt Regulations**

The E30 (Exclusive Farm Use) limitation on new dwellings, and the minimum parcel size of 30 acres do not appear to be exempt regulations described in Measure 37 or LC 2.710.

#### **E. Conclusion/County Administrator Recommendation**

It appears this is a valid claim if the Board determines the submitted evidence demonstrates ownership by the Tealls and a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

#### **IV. ALTERNATIVES/OPTIONS**

The Board has these options:

1. Determine the application appears valid and adopt the order attached to this report.
2. Require more information regarding the reduction in value or ownership interests.
3. 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. RECOMMENDATION**

If the Board determines the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation, the County Administrator recommends alternative #1.

#### **VI. ATTACHMENTS**

Order to approve the Measure 37 claim of Mayme Neely and Daniel & Sandra Teall.

Written claim dated January 25, 2006.

Vicinity map.

Title Report submitted on May 4, 2006.

Comparative Market Analysis submitted on May 11, 2006.

**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 (Neely/ PA06-5132).

**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, and Mayme Neely and Daniel and Sandra Teall (PA06-5132), the owners of interests in real property described in the records of the Lane County Assessor as map 16-04-35, tax lot 403, consisting of approximately 12 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 the 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 June 7, 2006, the Board conducted a public hearing on the Measure 37 claim (PA06-5132) of Daniel and Sandra Teall and Mayme Neely, and has now determined that the restrictive E30 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent Mayme Neely from developing the property as might have been allowed at the time it was acquired by her on October 8, 1970, and the public benefit from application of the current E30 minimum lot size and restrictions on new dwellings to the applicants' property is outweighed by the public burden of paying just compensation; and

**WHEREAS**, Mayme Neely and Daniel and Sandra Teall request either \$1,000,000 as compensation for the reduction in value of the property, or waiver of all land use regulations that would prevent the division of the property into lots as small as one-acre and placement of a dwelling on each lot, uses that could have otherwise been allowed at the time Mayme Neely acquired 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 E30 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 Mayme Neely to make application for development of the subject property in a manner similar to what she could have been able to do under the regulations in effect when she acquired the property on October 8, 1970 and to the extent authorized by Ballot Measure 37 to allow Daniel and Sandra Teall to make application for development in a manner they might have been able to do on March 5, 1990; and

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

**NOW, THEREFORE IT IS HEREBY ORDERED** that the applicants Mayme Neely and Daniel and Sandra Teall 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 Mayme Neely 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 Mayme Neely shall be granted and the restrictive provisions of LC 16.212 that prevent the division of the land into lots as small as one-acre and the restrictions on new dwellings in the E30 (Exclusive Farm Use) Zone shall not apply to Mayme Neely or Daniel and Sandra Teall, so that Mayme Neely can make application for approval to develop the property described in the records of the Lane County Assessor as map 16-04-35, tax lot 403, in a manner consistent with the land use regulations in effect when she acquired an interest in the property on October 8, 1970, or so that Daniel and Sandra Teall can make application for approval to develop the property described in the records of the Lane County Assessor as map 16-04-35, tax lot 403, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on May 15, 1990; and

**IT IS HEREBY FURTHER ORDERED** that Mayme Neely or Daniel and Sandra Teall will need to make application and receive approval to develop the property under the other land use regulations applicable to dividing land and placing dwellings that were not specifically identified or established by Mayme Neely or Daniel and Sandra Teall as restricting use of the property, 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 claimants shall submit appropriate applications for review and approval 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 to the extent authorized by the

measure. 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 and can be waived pursuant to Ballot Measure 37.

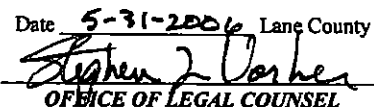
**IT IS HEREBY FURTHER ORDERED** that this action making certain Lane Code provisions inapplicable to use of the property by Mayme Neely or Daniel and Sandra Teall does not constitute a waiver or modification of state land use regulations and does not authorize immediate construction of a dwelling. The 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.

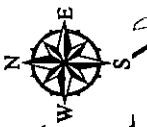
**IT IS HEREBY FURTHER ORDERED** that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. 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.

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

\_\_\_\_\_  
Bill Dwyer, Chair  
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 5-31-2006 Lane County  
  
OFFICE OF LEGAL COUNSEL

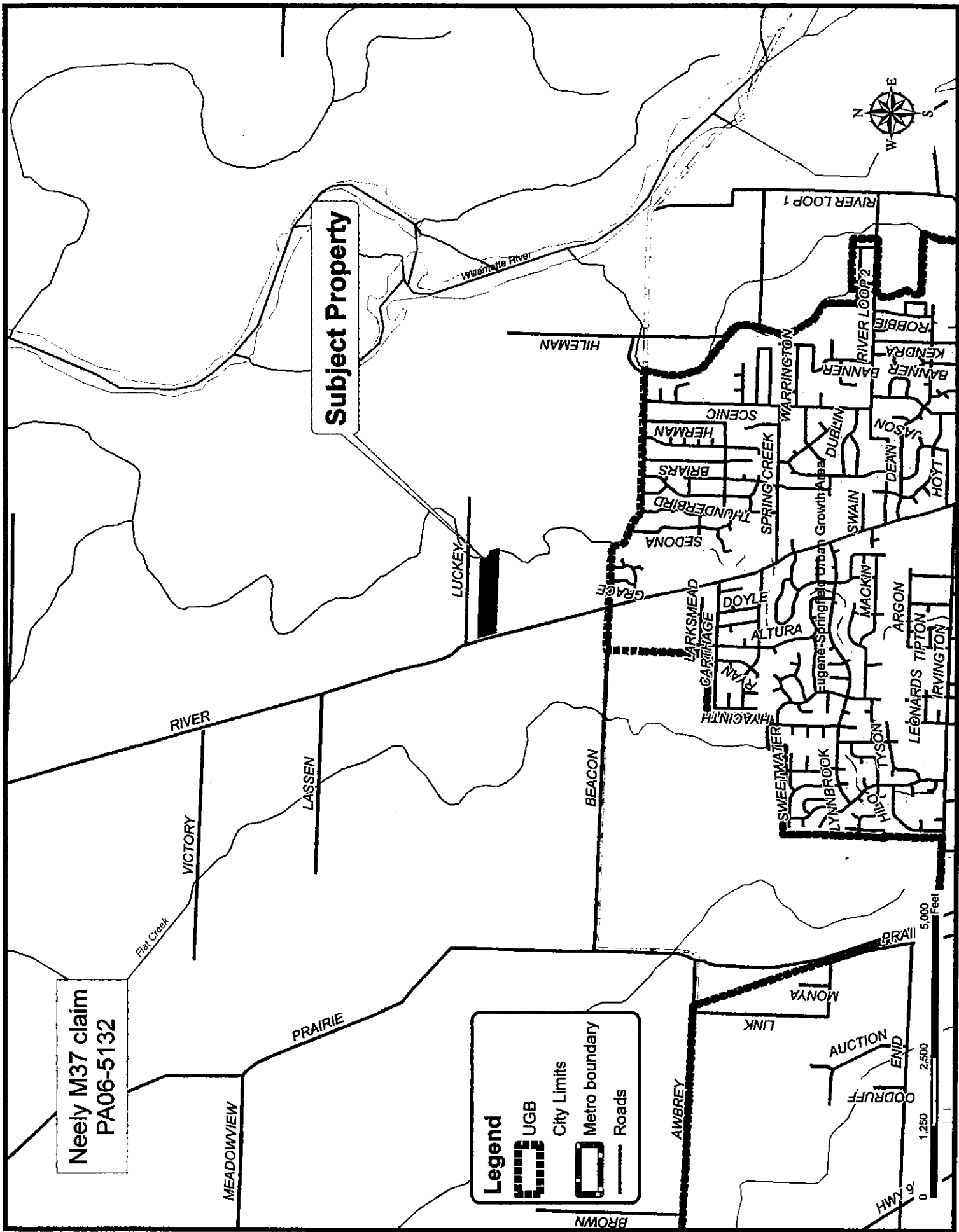
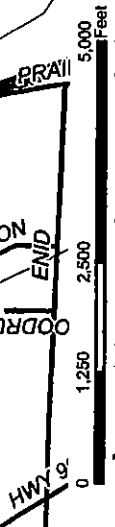


**Subject Property**

Neely M37 claim  
PA06-5132

**Legend**

- UGB (Urban Growth Boundary) - represented by a thick, dashed line
- City Limits - represented by a thin solid line
- Metro boundary - represented by a thick solid line
- Roads - represented by a thin solid line





**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

*not required by M. 37*

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**

Mayme Neely  
Applicant Name (Please Print)

J. City Assisted Living Center  
500 E. 6th #114  
Junction City, OR 97448

541-998-7305  
Phone

Daniel L. Teall  
Agent Name (Please Print)

CMR 454 Box 2852  
APO AE 09250

011-49-9827-928925  
Phone

*Please contact agent/joint owner Daniel L Teall as owner's health does not allow*

**2. Property Owner**

Please provide the Name, Mailing Address and telephone number of all property owners of record holding interest in the active property that is the subject of this application. Include a complete listing of all lien holders, trustees, renters, lessees or participants anyone with an interest in the property and describe the ownership interest.

Mayme Neely  
Property Owner Name (Please Print)

J. City Assisted Living Center 97448  
500 E. 6th #114 J. City, OR

541-998-7305  
Phone

Daniel and Sandra Teall  
Property Owner Name (Please Print)

CMR 454 Box 2852  
APO AE 09250

011-49-9827-928925  
Phone

**3. Legal Description**

Please provide an accurate legal description, tax account number(s), map, street address and location of all private real properties that are the subject of this application.

Assessor Map & Tax Lot 16-04-35-00-00403-201

Street Address 91177 River Road, Junction City, OR 97448 Legal Description Attached X

**4. Identification of Imposed Land Use Regulation**

Please identify the Lane Code section or other land use regulation imposed on the private real property that is alleged to restrict the use of the subject property in a manner that reduces the fair market value. Include the date the regulation was first adopted, enforced or applied to the subject property and a written statement addressing all the criteria in LC 2.740(1).

Exclusive Farm Use (EFU) Ordinance 613 enacted  
April 27, 1977.

**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.

**6. Appraisal/Regulatory Effect**

official appraisal not required by M. 37.

Please provide one original, signed appraisal prepared by an appraiser licensed by the Appraiser Certification and Licensure Board of the State of Oregon addressing the requirements of provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004) and indicating the amount of the alleged reduction in fair market value by showing the difference in the fair market value of the property before and after the application of the challenged regulations as of the date the owner makes written demand for compensation. Include all of the supporting methodology, assumptions and calculations affecting the appraisal. Currently, this property is one-12 acre parcel.

Before EFU zoning, the subject property could be divided into 12-1 acre parcels, valued at approximately \$300,000<sup>00</sup> now, for land only.

**7. Leases, Covenants, Conditions and Restrictions**

Please provide copies of any leases or covenants, conditions and restrictions applicable to the subject property.

Agreement dated 30 November 1998 giving Daniel Leon and Sandra Faye Teall power of attorney over residence and 2 acres.

**8. Identification of Relief Sought**

Please specifically indicate what relief is being sought, either a monetary value of the claim describing the reduction in fair market value of the property or the specific use authorization sought in any waiver of the land use regulation.

In 1970, at the time of purchase, the subject property could be subdivided into 12-1 acre parcels. We request that the house at 91177 River Road and adjoining 2 acres be subdivided from the house and 10.22 acres at 91179 River Road.

I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owner(s) agree to this claim as evidenced by the signature of those owner(s) below. Include additional signatures, as necessary.

**Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot Measure 37 (November 2, 2004).**

Owner(s) Signature

Daniel Leon Teall  
Sandra Faye Teall  
Applicant/Agent Signature

Date

attorneys-in-fact for owner,  
Mayme I. Neely

January 16, 2006  
Date

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 Land Management Division 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 Lane County Deeds and Records at 682-3654.

**Ballot Measure 37 Claim Information Sheet**

Today's Date: January 16, 2006

**NOTICE:** Oregon law does not require a claimant to follow a specific procedure or process - or submit any application fee - in order to file a claim pursuant to Ballot Measure 37.

A claimant is entitled to a decision by the government(s) within 180 days of the date a claim is made pursuant to Ballot Measure 37 (2004).

**Applicant Information**

Name: Daniel L. Teall, agent for owner Mayme I. Neely

Address: 91177 River Road  
Junction City, OR 97448

Mailing Address (if different): CMR 454 Box 2852  
APO AE 09250

Telephone: 011-49-9827-928925  
Germany

**Property Information**

Address: 91177 River Road, Junction City, OR 97448

Tax ID: 16-04-35-00-00403-901

Current Zoning Designation: EFU-30

Property Owner(s): Mayme I. Neely, Daniel L. and Sandra F. Teall

Date Acquired: October 8, 1970

Zoning Designation on Date Acquired: Ordinance 208 AGT

**Claim Information**

Current Fair Market Value: \$600,000.00

Fair Market Value Without Downzoning: \$900,000.00

Statute(s), Regulation(s), Ordinance(s) Responsible for Loss of FMV: Exclusive Farm Use - Ordinance 613

Proposed Use: Divide two existing residences into

Include as much detail as possible here such as appraisals, architectural or engineering plans, landscape design, and historical records detailing your intent to put the subject property to a particular use.

two separate tax lots: house at 91179 River Road with 10.22 acres and 91177 R.R. house with approximately 2 acres.

Signature: Daniel L. Teall

Date: January 16, 2006

January 16, 2006

County of Lane  
Attention: Land Use Management Dept.  
125 East 8<sup>th</sup> Avenue  
Eugene, OR 97401

RE: Claim for Compensation Pursuant to Ballot Measure 37 (2004)

To Whom It May Concern:

This letter constitutes written demand pursuant to Section (40) Ballot Measure 37 (2004) for compensation for the property located at:

91177 River Road  
Junction City, Oregon 97448  
16-04-35-00-00403-901  
Exclusive Farm Use (EFU)--30

which has been owned by my mother-in-law-/mother, Mayme I. Neely, since 1970. We are the attorneys-in-fact and agents for Mayme I. Neely on issues concerning our house at 91177 River Road and the adjoining two acres of land on which this residence is located.

On April 27, 1977, the county enacted Ordinance 613, which placed the following restriction upon the use of the property described above:

This ordinance eliminated the previous right to subdivide into one-acre parcels on the subject property. Minimum lot size was greatly increased as a result of EFU zoning codes.

This restriction remains in force and effect as of the date of this letter.

Accordingly, based upon information and belief, the offending ordinance has caused the fair market value of the property described above to decrease approximately \$300,000.00. This letter constitutes a written demand for compensation for the loss of fair market value of the property described above, pursuant to Section 4 of Ballot Measure 37 (2004).

Pursuant to Ballot Measure 37 (2004), you have 180 days from the date of this letter to provide compensation for the loss of fair market value of the property described above.

In the alternative, the offending statute(s), regulation(s), and/or ordinance(s), may be waived and uses may be allowed on the property which could have occurred at the time the property was acquired. Specifically, the property will be put to the following use:

Separate the two existing houses into two tax lots, with approximately 10.22 acres with the house at 91179 River Road and the remaining 2 acres with the house at 91177 River Road.

This would not create any additional houses to be constructed but would allow existing residences to be legally divided from another each other. It would retain the status quo of two existing single family residences while clarifying the property boundaries associated with the property use agreement. The impact on the adjacent property owners would be minimal, if any, as it would merely create a new tax lot without new residences.

Thank you in advance for your prompt attention to this matter.

Very truly yours,

A handwritten signature in black ink that reads "Daniel L. Teall". The script is cursive and fluid.

Daniel L. Teall

A handwritten signature in black ink that reads "Sandra F. Teall". The script is cursive and fluid.

Sandra F. Teall

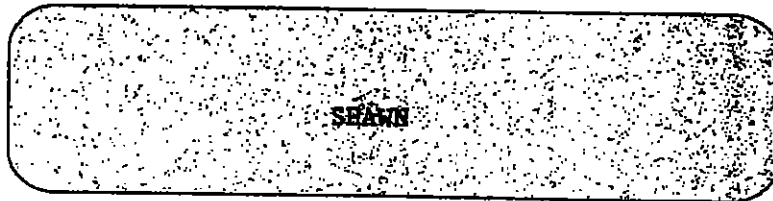
Attachments: Warranty Deed, Bargain and Sale Deed, Property Use Agreement

**EUGENE**  
(541) 687-2233  
FAX (541) 485-0307



**FLORENCE**  
(541) 997-8417  
FAX (541) 997-8246

**PROPERTY PROFILE FOR:**



**MAIN OFFICE • 811 WILLAMETTE STREET • EUGENE, OR 97401**  
**FLORENCE • 1234 RHODODENDRON • FLORENCE, OR 97439**

This title information has been furnished, without charge, in conformance  
with the guidelines approved by the State of Oregon Insurance Commissioner.  
No liability is assumed for any errors in this report.

48815

L 114, 467

ORDER NO.

INSTRUMENT No.

# SPECIAL WARRANTY DEED--Corporation

KNOW ALL MEN BY THESE PRESENTS, THAT PACIFIC FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation duly organized and existing under the laws of the State of Oregon, United States of America

grantor, does hereby grant, sell, convey and confirm unto WILLIAM I. NEASE and wife

grantee

all that real property located in the County of Clatsop, State of Oregon, described as follows:

[The body of the deed contains several paragraphs of text that are almost entirely obscured by heavy black noise and artifacts. Only faint fragments of words like "and", "to", and "be" are visible.]

Subject to the provisions of the

48815

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants, promises, obliges and binds the said grantee and grantee's heirs, successors and assigns that said real property is free from all encumbrances and claims suffered thereon by grantor and that grantor will warrant and defend the said real property and parcel thereof against the lawful claims and demands of all persons claiming the same.

The true and correct copy of the original of this instrument is on file in the office of the County Clerk of the County of [illegible] State of [illegible].

Witness my hand and the seal of the County of [illegible] State of [illegible] this [illegible] day of [illegible] 19[illegible].

Notary Public in and for the State of [illegible].



WARRANTY DEED

30435-A

FOR VALUE RECEIVED

BERNARD D. HIATT and SHARON R. HIATT, husband and wife,

herein referred to as grantors, hereby grant, bargain, sell, and convey unto

WILLIAM I. NEELY and MAYME I. NEELY, husband and wife,

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit: Beginning at a point in a slough on the North line of the Howard Maupin Donation Land Claim No. 43 in Township 16 South, Range 4 West of the Willamette Meridian 7.01 chains West of the Northeast corner of the claim and running thence along the center of the slough South 18° 17' West 4.84 chains, thence South 33° West 1.25 chains, thence South 2° 10' West 1.50 chains, thence South 59° 45' East 0.75 chains, thence South 84° East 1.85 chains, thence South 22° East 1.50 chains, thence South 3° East 2.50 chains, thence South 19° 45' West 2.80 chains, thence South 38° 33' West 2.33 chains to a point in the middle of the slough, 9 chains West and 16.19 chains South of the Northeast corner of the Howard Maupin Donation Land Claim, thence West 19.54 chains to the center line of the Pacific Highway, thence North 17° 40' West along the Highway to the North line of the said Howard Maupin Claim, thence East on the North line of the claim 26.22 chains to the place of beginning, in Lane County, Oregon, lying North of the following described line: Beginning at a point on the East line of the Howard Maupin Donation Land Claim No. 43, Township 16 South, Range 4 West of the Willamette Meridian, 1619 Feet North 0° 34' West from the Southeast corner of said claim, running thence South 89° 46' 45" West 1875.13 feet to the center line of River Road, in Lane County, Oregon. EXCEPT; Beginning at the intersection of the North line of the Howard Maupin Donation Land Claim No. 43 in Township 16 South, Range 4 West of the Willamette Meridian with the East right of way margin of River Road, said point of intersection being North 89° 48' 30" West 2160.59 feet from the Northeast corner of the said Howard Maupin Donation Land Claim No. 43, run thence along said East margin of River Road South 17° 09' 45" East 560.55 feet to the TRUE POINT OF BEGINNING, said East margin being 30.00 feet at right angles from the centerline of said River Road, continue thence along said East margin of River Road South 17° 09' 45" East 130.00 feet, thence South 89° 59' 35" East 280.00 feet, thence North 0° 00' 25" East 161.44 feet, thence South 83° 20' 15" West 320.55 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all Incumbrances, except easements, conditions, and restrictions of record; and Land Sale Contract interest of Pacific 1st Federal Savings & Loan Assn as Grantor assumed by Grantees herein.

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ 80,000.00

Dated October 19 1970

(Seal) Bernard D. Hiatt (Seal) Sharon R. Hiatt (Seal)

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

BERNARD D. HIATT and SHARON R. HIATT, husband and wife;

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

Dated October 19 1970 A.D. 1970 My Commission Expires May 9 1972

John O. Thurston Notary Public for Oregon

Compliments of CASCADE TITLE COMPANY Eugene, Oregon WARRANTY DEED 44931 Hiatt 41529 Neely

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

1970 OCT 12 AM 10 31.0 Reel 501-R

Lane County OFFICIAL RECORDS. D. M. Payfolds, Director of the Department of Records & Elections. BY [Signature] Deputy C29-081-05

Return To: William I. Neely 665 Main Lane Eugene Oregon 97402

23148

1501

CASCADE TITLE COMPANY

## AGREEMENT

**PARTIES: MAYME I. NEELY [Neely]**

- and -

**DANIEL L. TEALL and SANDRA FAYE TEALL [Teall]**

### RECITALS:

1. Teall holds the reversionary interest in the real property described in the Bargain and Sale Deed attached hereto as Exhibit "A", and by this reference incorporated herein, and Neely holds a life estate therein.
2. The parties desire by this agreement to set forth various rights and responsibilities relating to the real property described in Exhibit "A", and the various rights of the parties sharing the estate.
3. Teall has a home, garage and improvements at 91177 River Road, Junction City, Oregon, Lane County Assessor's Map No. 16-04-35-00-00403-201 (Property Tax Account 1445012). Approximately TWO (2) acres surround this home, and the provisions of this agreement shall apply to the home and the surrounding land as described herein.

### AGREEMENTS:

1. The foregoing Recitals are hereby incorporated by reference as if fully set forth herein.
2. During the term of Neely's life estate, Teall shall have control over their residence, and by this agreement Neely grants Teall the right to act as Neely's attorney-in-fact, and exercise dominion and control over Teall's residence during the term of Neely's life estate.
3. Neely may not evict or take possession of Teall's home at any time or for any reason.
4. Teall may lease or rent their home provided a professional property manager licensed by the State of Oregon is utilized to manage the property at any time during the term of Neely's life estate. Teall shall be responsible for all federal and state tax consequences attributable to such rental, and shall further be responsible for all maintenance and repairs upon the home, garage and property improvements. In the event the home is rented, Teall shall provide not less than ONE MILLION dollars (\$1,000,000.00) combined single limit liability insurance on such property to protect both Teall and Neely against potential liability claims.
5. Teall shall be responsible for maintaining homeowners insurance upon the home and responsible for all real property taxes and assessments upon the home, and in addition, shall pay Neely TWO HUNDRED dollars (\$200.00) annually to apply towards real property taxes on the

acreage utilized by Teall. This amount may be increased up to TEN percent (10%) annually to reflect any increase in real property taxes.

6. Teall shall maintain and repair at Teall's expense the gravel on the quarter mile driveway leading to their home. Teall shall pay for maintenance and upkeep of their well, septic tank, drain field, water pumps, landscaping, creek, garage, home, lawn, trees, and outdoor play structures.

7. This agreement shall be binding upon the heirs, successors and assigns of each of the parties, but may not be assigned by either party without the prior written consent of the other party.

8. This agreement is made at Junction City, Oregon, on the day and year below written, and shall be governed by Oregon law.

9. In the event of any dispute arising out of, or in connection with this agreement, the prevailing party shall be entitled to recover in addition to costs, such reasonable attorneys' fees as may be awarded by any trial or appellate court.

DATED this 30<sup>th</sup> day of November, 1998.

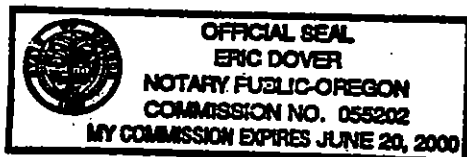
Mayme L. Neely  
MAYME L. NEELY

Daniel E. Teall  
DANIEL E. TEALL

Sandra Faye Teall  
SANDRA FAYE TEALL

STATE OF OREGON            )  
                                          ) ss.  
County of Lane            )

Personally appeared the above-named MAYME L. NEELY, and acknowledged the foregoing instrument to be her voluntary act and deed, this 30<sup>th</sup> day of November, 1998. Before me:



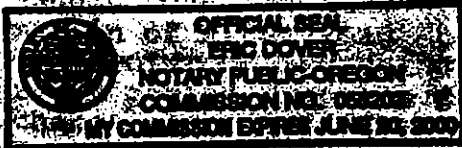
[Signature]  
Notary Public for Oregon  
My Commission Expires: 6/20/2000

STATE OF OREGON )

) ss.

County of Lane )

Personally appeared the above-named DANIEL L. TEALL and SANDRA FAYE TEALL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed, this 2<sup>nd</sup> day of November, 1998. Before me:



*[Signature]*  
Notary Public for Oregon  
My Commission Expires *[Signature]*

*[Faint, illegible text, likely the body of the agreement or deed.]*

9011206

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mayme I. Neely

hereinafter called grantor, Sandra Faye Teall and Daniel L. Teall, reserving unto grantor a life estate hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

BEGINNING at the intersection of the North line of the Howard Maupin Donation Land Claim No. 43 in Township 16 South, Range 4 West of the Willamette Meridian with the East right-of-way margin of River Road, said point of intersection being North 89° 48' 30" West 2160.59 feet from the Northeast corner of the said Howard Maupin Donation Land Claim No. 43; run thence along said East margin of River Road South 17° 09' 45" East 360.55 feet to the TRUE POINT OF BEGINNING, SAID East margin being 30.00 feet at right angles from the centerline of said River Road; continue thence along said East margin of River Road, South 17° 09' 45" East 375.00 feet; thence leaving said East margin of River Road, run South 89° 59' 35" East 1538.87 feet; thence North 2° 48' 30" West 62.51 feet; thence North 21° 48' 30" West 99.00 feet; thence North 63° 48' 30" West 122.10 feet; thence North 68° 33' 30" West 49.50 feet; thence North 2° 21' 30" East 99.00 feet; thence North 33° 11' 30" East 33.82 feet; thence North 89° 48' 30" West 1476.65 feet to the TRUE POINT OF BEGINNING. Containing 12.22 acres, more or less, in Lane County, Oregon.

7536MAR.08'90#01REC 5.
7536MAR.08'90#01PFUND 10.
7536MAR.08'90#01A&T FUND 20.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ other than mon

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 5 day of March, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Mayme I. Neely
Mayme I. Neely

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON, County of Lane ss. The foregoing instrument was acknowledged before me this March 5th, 19 90, by Mayme I. Neely

STATE OF OREGON, County of ) ss. The foregoing instrument was acknowledged before me this , 19 , by , president, and by , secretary of a corporation, on behalf of the corporation.

NOTARY PUBLIC My commission expires: 12/19/92

Notary Public for Oregon My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

Mayme I. Neely

STATE OF OREGON,



STATUS OF RECORD TITLE REPORT

SANDY TEALL
CMR 454 BOX 2852
APO AE, 09250

Our No: CT-0250219
Date: MAY 3, 2006
Charge: \$200.00
Government Service Fee: \$25.00

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

( A T T A C H E D )

and as of: MAY 1, 2006, at 8:00 A.M. we find the following:

Vestee:

SANDRA FAYE TEALL AND DANIEL L. TEALL
as tenants by the entirety

Said property is subject to the following on record matters:

- 1. As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest. (Account No. 1087053)
2. Any adverse claim based upon the assertion that said land or any portion thereof is now, or at any time has been below high water mark of the unnamed slough along the East line.
3. Easement, including the terms and provisions thereof, recorded August 18, 1926, in Book 150, Page 176, Lane County Oregon Deed Records.
4. Roadway along East side, reserved in deed recorded May 12, 1937, in Book 188, Page 309, Lane County Oregon Deed Records.
5. Easement, including the terms and provisions thereof, granted to Emerald People's Utility District, by instrument recorded October 15, 1985, Reception No. 8536968, Lane County Official Records.

continued-

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

6. Reservation of life estate in favor of Mayme I. Neely, in Deed recorded March 8, 1990, Reel No. 1620, Reception No. 9011206, Lane County Official Records.
7. Proof should be furnished of the death of William L. Neely, a former owner as a tenant by the entirety.

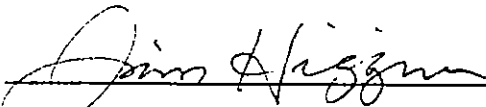
NOTE: Taxes, Account No. 1087053, Assessor's Map No. 16 04 35, #403, Code 69-18, 2005-2006, in the amount of \$1,581.91, PAID IN FULL.

Taxes, Account No. 1445012, Assessor's Map No. 16 04 35, #403-901, Code 69-18, 2005-2006, in the amount of \$1,166.11, PAID IN FULL.

This report is to be utilized for information only. Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require prior notification to the undersigned and payment in an amount equivalent to applicable title insurance premiums as required by the rating schedule on file with the Oregon Insurance Division.

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

CASCADE TITLE CO., by:



alc/Title Officer: JIM HIGGINS

cc: LANE COUNTY LAND MANAGEMENT DIVISION  
ATTN: KENT HOWE  
JOB: PA06-5132/NEELY  
125 EAST 8<sup>TH</sup> AVENUE  
EUGENE, OR 97401

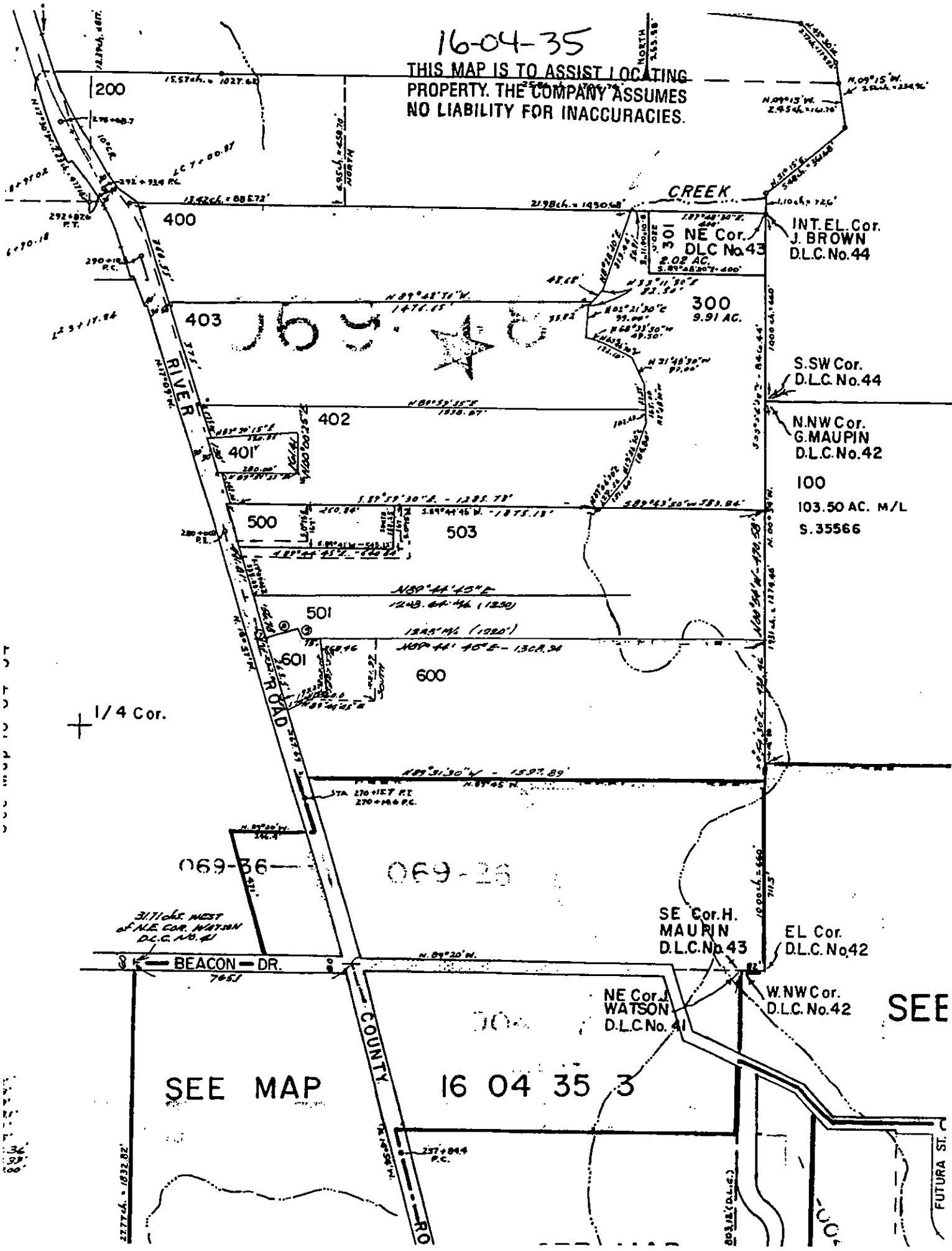
PROPERTY DESCRIPTION

Beginning at the intersection of the North line of the Howard Maupin Donation Land Claim No. 43, in Township 16 South, Range 4 West of the Willamette Meridian, with the East right-of-way margin of River Road, said point of intersection being North 89° 48' 30" West 2160.59 feet from the Northeast corner of the said Howard Maupin Donation Land Claim No. 43; run thence along said East margin of River Road South 17° 09' 45" East 360.55 feet to the true point of beginning, said East margin being 30.00 feet at right angles from the centerline of said River Road; continue thence along said East margin of River Road, South 17° 09' 45" East 375.00 feet; thence leaving said East margin of River Road, run South 89° 59' 35" East 1538.87 feet; thence North 2° 48' 30" West 62.51 feet; thence North 21° 48' 30" West 99.00 feet; thence North 63° 48' 30" West 122.10 feet; thence North 68° 33' 30" West 49.50 feet; thence North 2° 21' 30" East 99.00 feet; thence North 33° 11' 30" East 33.82 feet; thence North 89° 48' 30" West 1476.65 feet to the true point of beginning, in Lane County, Oregon.



16-04-35

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



069-26

069-36

16 04 35 3

SEE MAP

SEE

1/4 Cor.

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3

32  
32  
100

MAR 08 1990 1620R

5-10-30

4 MONTHS (94)

35-16-44

FORM No. 723-BARGAIN AND SALE DEED (Incorporated in Codebook)

9011206

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mayme I. Neely

hereinafter called grantor, Sandra Faye Teall and Daniel L. Teall, reserving unto grantor a life estate hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

BEGINNING at the intersection of the North line of the Howard Maupin Donation Land Claim No. 43 in Township 16 South, Range 4 West of the Willamette Meridian with the East right-of-way margin of River Road, said point of intersection being North 89° 48' 30" West 2160.59 feet from the Northeast corner of the said Howard Maupin Donation Land Claim No. 43; run thence along said East margin of River Road South 17° 09' 45" East 360.55 feet to the TRUE POINT OF BEGINNING, SAID East margin being 30.00 feet at right angles from the centerline of said River Road; continue thence along said East margin of River Road, South 17° 09' 45" East 375.00 feet; thence leaving said East margin of River Road, run South 89° 59' 15" East 1538.87 feet; thence North 2° 48' 30" West 62.51 feet; thence North 21° 48' 30" West 99.00 feet; thence North 63° 48' 30" West 122.10 feet; thence North 68° 33' 30" West 49.50 feet; thence North 2° 21' 30" East 99.00 feet; thence North 33° 11' 30" East 33.82 feet; thence North 89° 48' 30" West 1476.65 feet to the TRUE POINT OF BEGINNING. Containing 12.22 acres, more or less, in Lane County, Oregon.

7534MAR.08'90M01REC 5.00
7534MAR.08'90M01PFUND 10.00
7534MAR.08'90M01A&T FUND 20.00

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Other than money. However, the actual consideration consists of or includes other property or value given or promised where the consideration (indicate which). (The sentence between the symbols \$, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 5 day of March, 19 90, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Mayme I. Neely
Mayme I. Neely

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Lane. The foregoing instrument was acknowledged before me this March 5th, 19 90, by Mayme I. Neely.

STATE OF OREGON, County of Lane. The foregoing instrument was acknowledged before me this 19, 19 by president, and by secretary of corporation, on behalf of the corporation.

NOTARY Public for Oregon. My commission expires: 12/19/92

NOTARY Public for Oregon. My commission expires:

Mayme I. Neely
91179 River Road
Junction City, Oregon 97448
GRANTOR'S NAME AND ADDRESS
Sandra Faye Teall and Daniel L. Teall
GRANTOR'S NAME AND ADDRESS
After recording return to: John C. Fisher
975 Oak Street, Suite 780
Eugene, Oregon 97401
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Mayme I. Neely
91179 River Road
Junction City, Oregon 97448
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Lane. n instru- l on the - 19 - recorded - 00 s/instru- seal of By: John E. Fisher County Clerk Deputy

11206

State of Oregon, County of Lane-ss. I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

6 MAR 09 23 22
Bert 1620R

Lane County OFFICIAL Records, Lane County Clerk



Mrs. Sandy Teall  
CMR 454  
APO AE 09250-2852

Dear Sandy:

Thank you for providing me the opportunity to assist you in the marketing of your property at 91177 and 91179 River Road, Junction City, Oregon. Please find enclosed a comparative market analysis pertinent to that property. I hope that it serves your purpose and I look forward to selling this property for you in the future.

Sincerely,

Mick Cates  
Broker  
RE/MAX Integrity Real Estate

RE/MAX Integrity  
4710 Village Plaza Loop, Suite 200  
Eugene, Oregon 97401  
Office: (541) 345-8100  
Fax: (541) 302-4890



## Comparative Market Analysis

For: Sandy Teall  
CMR 454  
APO AE 09250-2852

### Subject Property:

91177 River Road, Junction City, OR.  
91179 River Road, Junction City, OR  
Tax Lot No. 16-04-35-00-00403901  
Tax Account No. 1445012

The property includes two homes sited on 12.22 acres of relatively flat agricultural land currently zoned E30. One home (91177 River Road) is a modest home built in 1990 with two bedrooms and two baths (2277 square feet as indicated by Lane County tax records). The other, (91179 River Road) is a modest home as well, built in 1974 with three bedrooms and two and a half baths (with 1472 square feet).

I have included comparative sale information which includes homes and bare land parcels sold and closed in the last twelve months. They include modest homes on 5+/- acres, modest homes on 10 - 15 acres, modest homes on approximately 1+/- Acres, bare buildable land on 1 or slightly more than 1 acre, and bare buildable land of approximately two acres.

The comparisons indicate modest single family dwellings on 5+/- acres have averaged \$300,300.00.

When the acreage increases to 10+/- acres the average modest single family dwelling value only increases to \$325,000.00. These prices validate the average price of the smaller parcels and indicate buyers are willing to pay just slightly more even though the acreage at least doubles.

Modest single family homes on just an acre +/- averaged \$239,900.00.

Additionally, there are comparables included which indicate one acre or slightly more of buildable ground is selling for approximately \$108,700.00.

If the acreage increases to 2 acres the value only increases to \$117,750.00 on average. Again these sales validate the smaller size parcels value and indicate buyers are willing to pay slightly more even though the parcel is significantly larger.

RE/MAX Integrity  
4710 Village Plaza Loop, Suite 200  
Eugene, Oregon 97401  
Office: (541) 345-8100  
Fax: (541) 302-4890

**CONCLUSION:**

These two houses on one 12.22 acre parcel are worth as much as the value of two houses on separate 5+/- acres or \$600,000.00 maximum. Since this parcel is not divided, I believe a more accurate estimate of value is to consider the average value of modest homes on approximately 10+/- acres parcel plus the value of the same home on an acre +/- . Therefore: \$325,000.00 plus \$239,900.00 or \$564,900.00.

The range of current fair market value for the subject property would be \$564,900.00 - \$600,000.00 for this property.

The comparative market analysis of the property as two homes on an acre each plus an additional 10 one acre parcels would be as follows:  
Two modest homes on 1+/- acres lots would be \$239,900.00 x 2 or \$479,800.00.

The current fair market value of 10 one acre lots would be \$108,694.00 x 10 or \$1,086,940.00.

Thus the total current fair market value of the parcel divided into one acre lots today would be \$1,566,740.00.



Mick Cates  
Broker  
REMAX Integrity

**SOLD**

**MODEST HOMES  
ON 10 +/- ACRES**

**\$325,000.00**

42445



Presented By: Mick Cates  
RE/MAX Integrity

Client

RESIDENTIAL Status: SLD 5/5/2006 10:37:  
ML#: 5037898 Area: 237 List Price: \$309,000  
Addr: 19165 Rust RD Unit#:   
City: Blachly Zip: 97412 Condo Loc/Lvl:   
Map Coord: 2/A/5 Zoning:   
County: Lane Tax ID: 70928  
Elem: TRIANGLE LAKE Middle: TRIANGLE LAKE  
High: TRIANGLE LAKE PropType: RESID  
Nhood: #Image: 7  
Legal: To Be Provided By Escrow

**GENERAL INFORMATION**

Lot Size: 10-19.99AC  
Waterfront:  
River/Lake:

# Acres: 19.72  
View: CREEK, MNTAIN  
Seller Disc: DSCLOSUR

Lot Dimensions:  
Lot Desc: LEVEL, SLOPED, WOODED  
Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 360 SFSrc: County  
Main SQFT: 768 TotUp/Mn: 1128  
Lower SQFT: 0 Parking: OFF-STR  
Total SQFT: 1128 Roof: COMP

#Bdrms/#Lvl: 2/2  
Style: COTTAGE  
#Garage: 0 /  
Exterior: MANMADE

Year Built: 1994 / NEW  
Home Wmnty: 55+ w/Affidavit Y/N:  
#Fireplaces: /  
Bsmnt/Fnd: NO-BAS

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 12 X 18 / VAULTED, WOODSTV  
Kitchen: M / 8 X 12 / COUNTRY  
Dining: M / 8 X 10 / HI-CEIL  
Family: / /

Mstr Bd: U / 14 X 14 / WI-CLOS, HI-CEIL  
2nd Bd: M / 10 X 11 /  
3rd Bd: / /

Baths - Ft  
Upper Lvl:  
Main Lvl:  
Lower Lvl:  
Total Bth:

**REMARKS**

XSt/Dir: Hwy 36 To Rust Rd Approx 3 Miles Before Tringle Lake ,End Of Paved Rd  
Remarks: On The Way To The Coast. Close To Triangle Lake. Custom Built Home. Set Up For Horses Or Cattle. BLM Appr Mustang Barn-Corral. Mature Fruit Trees, Numerous Outbuildings, Very Rare Find. Lots Of Pasture, Some Timbe Creeks ,Several Springs, Turn Key Ready, End Of Paved Rd.

**FEATURES AND UTILITIES**

Kitchen: OTHER, FS-RANG  
Interior: SMOKDET  
Exterior: BARN, DOG-RUN, FENCED, GARDEN, PORCH, RV-PARK, SHOP, X-FENCE, CORRAL  
Accessibility: PARKING  
Cool: NONE Hot Water: ELECT Heat: WOODSTV, ZONAL Fuel: ELECT, WOOD  
Water: WELL Sewer: SEPTIC Insul: CODE

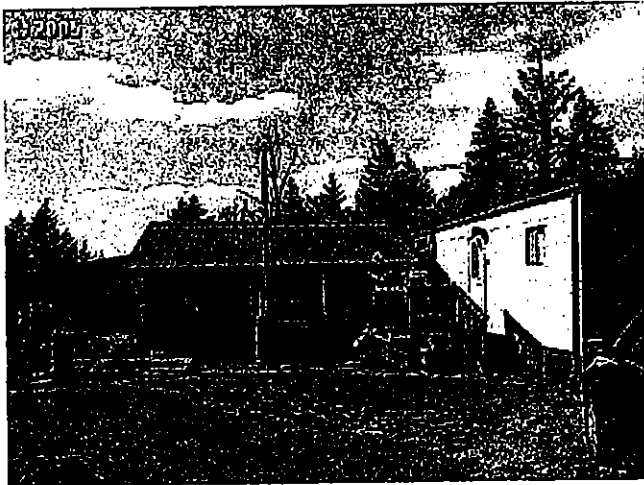
**FINANCIAL**

PTax/Yr: 1330 Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 7/17/2005 DOM: 53 Sold: 7/28/2005 Terms: CASH O/Price: \$350,000 Sold: \$309,000

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



Presented By: Mick Cates  
RE/MAX Integrity

Cile

**RESIDENTIAL** Status: SLD 5/5/2006 10:37:  
 ML#: 5047791 Area: 240 List Price: \$265K  
 Addr: 33899 MOUNT TOM DR Unit#:   
 City: Harrisburg Zip: 97446 Condo Loc/Lvl:   
 Map Coord: 7/A/3 Zoning:   
 County: Linn Tax ID: 0365714  
 Elem: HARRISBURG Middle: HARRISBI  
 High: HARRISBURG PropType: RESID  
 Nhood: #Image: 8  
 Legal: 16S03Wo200236

**GENERAL INFORMATION**

Lot Size: 10-19.99AC # Acres: 11.05 Lot Dimensions:  
 Waterfront: View: Lot Desc:  
 River/Lake: Seller Disc: DSCLOSUR Other Disc: Siding, lead base

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Apprx meas #Bdrms/#Lvl: 2/1 Year Built: 1980/ APPROX  
 Main SQFT: 924 TotUp/Mn: 924 Style: MANUFHS Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 576 Parking: #Garage: 0 / #Fireplaces: 1/ STOVE, WOOD  
 Total SQFT: 1500 Roof: METAL Exterior: METAL Bsmt/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M /	/		Mstr Bd:	M /	/	Baths - Ft
Kitchen:	M /	/		2nd Bd:	M /	/	Upper Lvl:
Dining:	M /	/		3rd Bd:	/	/	Main Lvl:
Family:	L /	/	WOODSTV		/	/	Lower Lvl:
	/	/			/	/	Total Bth:

**REMARKS**

XSt/Dir: N. Coburg to Coleman to Mt. Tom.  
 Remarks: Very private setting. Older mfg. is well cared for and has an add'l 24X24 attached room with wood stove, cov'd de  
 Incredible views with a little pruning. Great spot to live and build a dream home. Usable barn. A must see to appre

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS  
 Interior:  
 Exterior:  
 Accessibility:  
 Cool: WALL Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT  
 Water: PRIVATE Sewer: SEPTIC Insul:

**FINANCIAL**

PTax/Yr: 430 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 8/14/2005 DOM: 38 Sold: 9/30/2005 Terms: CONV O/Price: \$310,000 Sold: \$265,0

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Presented By: Mick Cates  
RE/MAX Integrity

Client

RESIDENTIAL Status: SLD 5/5/2006 10:37:  
ML#: 5052482 Area: 237 List Price: \$399,900  
Addr: 25575 Hwy 36 Unit#:   
City: Cheshire Zip: 97419 Condo Loc/Lvl:   
Map Coord: 63/A7 Zoning:   
County: Lane Tax ID: 1022969  
Elem: TERRITORIAL Middle: OAKLEA  
High: JUNCTION CITY PropType: RESID  
Nhood: #Image: 8  
Legal: 18-05-19-00-00-00211

**GENERAL INFORMATION**

Lot Size: 10-19.99AC  
Waterfront:  
River/Lake:

# Acres: 16.93  
View: LAKE, MNTAIN  
Seller Disc: DSCLOSUR

Lot Dimensions:  
Lot Desc: PRIVATE, SLOPED, TREES  
Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: owner  
Main SQFT: 1500 TotUp/Mn: 1500  
Lower SQFT: 0 Parking: OTHER  
Total SQFT: 1500 Roof: COMP

#Bdrms/#Lvl: 3 / 1  
Style: RANCH  
#Garage: 0 /  
Exterior: WOOD

Year Built: 1973/  
Home Wmnty: 55+ w/Affidavit Y/N:  
#Fireplaces: / PELLSTV, STOVE  
Bsmnt/Fnd: FINISHD, NO-BAS

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	/	/	Mstr Bd:	M	/	/	Baths - Ft
Kitchen:	/	/	2nd Bd:	/	/	/	Upper Lvl:
Dining:	/	/	3rd Bd:	/	/	/	Main Lvl:
Family:	/	/		/	/	/	Lower Lvl:
	/	/		/	/	/	Total Bth:

**REMARKS**

XSt/Dir: Hwy 99 to Hwy 36 to address  
Remarks: Beautiful Parklike setting with an extra 1500 Sq. Ft. Studio, Shop, Nice guest house, etc, with 5 skylights. Great V Great Deck, Forest deferral, Fruit Trees, To Many amenities to list. Once You, re on the Mountain you will like it!

**FEATURES AND UTILITIES**

Kitchen: DISPOSL, FS-RANG  
Interior: CEILFAN, WW-CARP  
Exterior: DECK, GARDEN, RV-PARK, SATDISH, SHOP, TL-SHED  
Accessibility: 1LEVEL, RAMP  
Cool: WINDOW Hot Water: ELECT Heat: CEILING, WOODSTV Fuel: ELECT, WOOD  
Water: WELL Sewer: SEPTIC Insul:

**FINANCIAL**

PTax/Yr: 1026.81 Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 10/30/2005 DOM: 102 Sold: 11/25/2005 Terms: CASH O/Price: \$439,500 Sold: \$399,900

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

Cite

RESIDENTIAL Status: SLD 5/5/2006 10:37:  
ML#: 5078721 Area: 237 List Price: \$330,000  
Addr: 96380 NORATON RD Unit#:   
City: Junction City Zip: 97448 Condo Loc/Lvl:   
Map Coord: 4/A/7 Zoning: Middle: HARRISBI  
County: Lane Tax ID: 2244 PropType: RESID  
Elem: HARRISBURG #Image: 7  
High: HARRISBURG  
Nhood:   
Legal: 15-04-07-00-02100

**GENERAL INFORMATION**

Lot Size: 10-19.99AC # Acres: 15.29 Lot Dimensions: 700 x 600  
Waterfront: View: MNTAIN Lot Desc: LEVEL  
River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 224 SFSrc: county #Bdms/#Lvl: 4 / 2 Year Built: 1935/  
Main SQFT: 1320 TotUp/Mn: 1544 Style: 2STORY Home Wrnty: N 55+ w/Affidavit Y/N:  
Lower SQFT: 0 Parking: #Garage: 4 / DETACHD #Fireplaces: 1/ INSERT, WOOD  
Total SQFT: 1544 Roof: COMP Exterior: VINYL Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / /	Mstr Bd:	U / /	Baths - Ft
Kitchen:	M / /	2nd Bd:	U / /	Upper Lvl:
DinIng:	M / /	3rd Bd:	M / /	Main Lvl:
Family:	/ / /		/ / /	Lower Lvl:
	/ / /		/ / /	Total Bth:

**REMARKS**

XSt/Dir: Hwy 99 North to Left on Noraton  
Remarks: Lovely farm house and setting. Spectacular shade trees and yard. View of Coburg Hills & Coastal Range. 4 miles Junction City. 4-car garage, 20x20 shop, 24x50 barn. Seller states second dwelling possible.

**FEATURES AND UTILITIES**

Kitchen: BI-MICO, DISHWAS  
Interior: CEILFAN, HARDWOD, SMOKDET, WW-CARP  
Exterior: BARN, DECK, OUTBULD, RV-PARK, SHOP, TL-SHED, RV-HKUP  
Accessibility:  
Cool: Hot Water: ELECT Heat: FOR-AIR, WOODSTV Fuel: OIL, WOOD  
Water: WELL Sewer: SEPTIC Insul: PARTIAL

**FINANCIAL**

PTax/Yr: 879.22 Rent, if Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 10/28/2005 DOM: 9 Sold: 11/22/2005 Terms: CONV O/Price: \$340,000 Sold: \$330,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

Cite

RESIDENTIAL Status: SLD 6/5/2006 10:37:  
ML#: 5046179 Area: 237 List Price: \$325,000  
Addr: 25563 HALL RD Unit#:   
City: Junction City Zip: 97448-9561 Condo Loc/Lvl:   
Map Coord: 4/B/8 Zoning:   
County: Lane Tax ID: 1005170, 1373586  
Elem: TERRITORIAL Middle: OAKLEA  
High: JUNCTION CITY PropType: RESID  
Nhood: #Image: 8  
Legal: 16-05-18-00-00201

**GENERAL INFORMATION**

Lot Size: 10-19.99AC # Acres: 15.98 Lot Dimensions:  
Waterfront: View: TREES, MNTAIN Lot Desc: MRCHTIM, POND, SLOPED  
River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: COUNTY #Bdrms/#Lvl: 2/2 Year Built: 1972/  
Main SQFT: 1464 TotUp/Mn: 1464 Style: CONTEMP Home Wmty: 55+ w/Affidavit Y/N:  
Lower SQFT: 384 Parking: #Garage: 0 / #Fireplaces: 1/ PELLSTV  
Total SQFT: 1848 Roof: Exterior: T-111 Bsmt/Fnd: CRAWLSP, PARTBAS

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 19 X 15 / BEAMS, HI-CEIL	Mstr Bd:	M / 15 X 8 / HARDWOD	Baths - Ft
Kitchen:	M / 24 X 14 / EATAREA, HARDWOD	2nd Bd:	M / 15 X 11 /	Upper Lvl:
Dining:	/ /	3rd Bd:	/ /	Main Lvl:
Family:	M / 15 X 15 / DECK, HARDWOD	DEN/OFF	M / 8 X 6 /	Lower Lvl:
SHOP	L / 15 X 11 /		/ /	Total Bth:

**REMARKS**

XS/Dir: HWY 36 to Hall Road  
Remarks: Creek-front mini-farm; house w/ lovely rustic appeal. 100s of grapes and blueberries, + apples, pears and plums. : shop/barn, 24'x14' loafing shed in level horse-fenced pasture. Spring-fed pond. 5 acres of timber. 14'x11' woodsh: 2nd wtr htr plumbed for woodstove hookup.

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, BI-OVEN  
Interior: CEILFAN, HARDWOD, SMOKDET  
Exterior: BARN, DECK, FENCED, GARDEN, OUTBULD, PORCH, X-FENCE, GRAVLRD  
Accessibility: MINSTEP, WD-DOOR  
Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP, OTHER Fuel: ELECT, OTHER  
Water: WELL Sewer: SEPTIC Insul: SOME

**FINANCIAL**

PTax/Yr: 961.34 Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

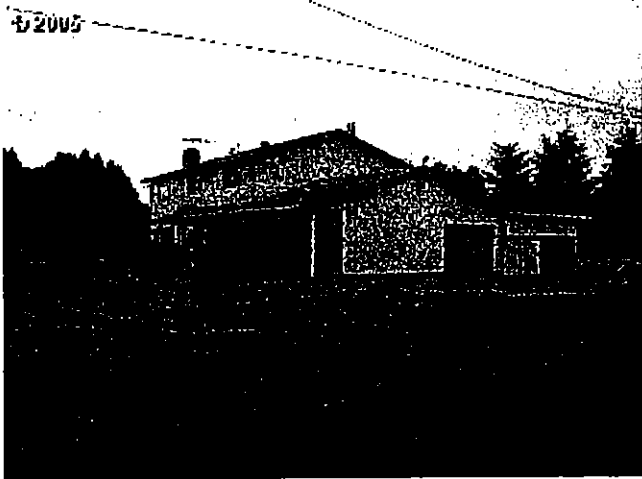
Pend: 6/30/2005 DOM: 8 Sold: 8/3/2005 Terms: CONV O/Price: \$325,000 Sold: \$325,000

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**SOLD**

**MODEST HOMES  
ON APPROXIMATELY  
1 +/- ACRES**

**\$239,900.00**



Presented By: Mick Cates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/9/2006 2:03:  
ML#: 5054137 Area: 237 List Price: \$2  
Addr: 27279 6TH ST Unit#:   
City: Junction City Zip: 97448 Condo Loc/Lvl:   
Map Coord: 1/C/1 Zoning:   
County: Lane Tax ID: 1493798  
Elem: MEADOW VIEW Middle: MEADOW  
High: WILLAMETTE PropType: RESID  
Nhood: Alvadore #Image: 1  
Legal: 16-05-34-44-01106

**GENERAL INFORMATION**

Lot Size: 1-2.99AC # Acres: 1.01 Lot Dimensions: 132x330  
Waterfront: View: VALLEY Lot Desc: LEVEL  
River/Lake: Seller Disc: EXEMPT Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 1232 SFSrc: RLID #Bdrms/#Lvl: 5/2 Year Built: 1971/  
Main SQFT: 1232 TotUp/Mn: 2464 Style: 2STORY Home Wmty: N 55+ w/Affidavit Y/N:  
Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / ATTACHD #Fireplaces: 1/ WOOD  
Total SQFT: 2464 Roof: Exterior: T-111 Bsmt/Fnd: NO-BAS

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: / /	Mstr Bd: U / /	Baths - Ft
Kitchen: / /	2nd Bd: / /	Upper Lvl:
Dining: / /	3rd Bd: / /	Main Lvl:
Family: / /	/ /	Lower Lvl:
/ /	/ /	Total Bth:

**REMARKS**

XSt/Dir: Follow signs to Decker Nursery to 8th st. right on B st. left on 6th st.  
Remarks: Large family home on flat usable land, needs updating. Additional photos available at [www.hartows.net/27279.htm](http://www.hartows.net/27279.htm)  
in country property, lots of room

**FEATURES AND UTILITIES**

Kitchen: DISHWAS  
Interior: SMOKDET, WW-CARP  
Exterior: COVPATI, FENCED, PATIO  
Accessibility: STAIRAS  
Cool: NONE Hot Water: ELECT Heat: BASEBRD, ZONAL Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul:

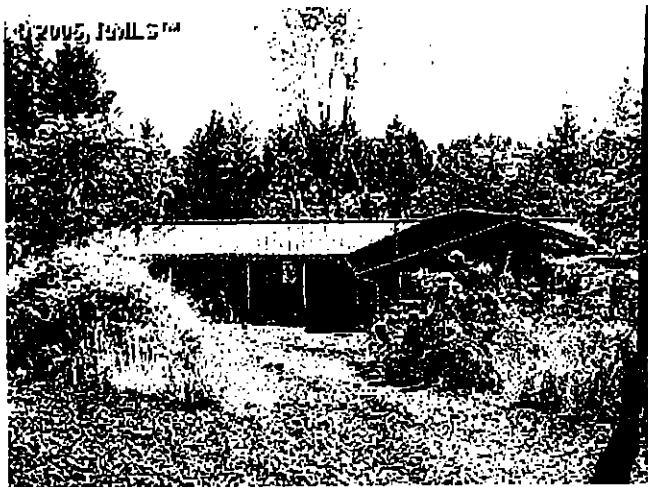
**FINANCIAL**

PTax/Yr: 2114.44 Rent, if Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 9/2/2005 DOM: 38 Sold: 10/17/2005 Terms: CONV O/Price: \$245,900 Sold: \$245,900

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/9/2006 2:03:  
ML#: 5035351 Area: 238 List Price: \$2:  
Addr: 89949 SHEFFLER RD Unit#:   
City: Elmira Zip: 97437-9712 Condo Loc/Lvl:  
Map Coord: 15/C7 Zoning:   
County: Lane Tax ID: 507986  
Elem: ELMIRA Middle: FERN RID  
High: ELMIRA PropType: RESID  
Nhood: #Image: 6  
Legal: 17-08-11-00-03301

**GENERAL INFORMATION**

Lot Size: 1-2.99AC # Acres: 1.5 Lot Dimensions:  
Waterfront: View: Lot Desc:  
River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: CO. #Bdrms/#Lvl: 3/2 Year Built: 1985 / REMOD  
Main SQFT: 1485 TotUp/Mn: 1485 Style: SPLIT Home Wrmty: 55+ w/Affidavit Y/N:  
Lower SQFT: 330 Parking: #Garage: 0 / #Fireplaces: 2 / INSERT  
Total SQFT: 1815 Roof: METAL Exterior: T-111 Bsmt/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 12 X 19 / FIREPL	Mstr Bd:	M / 11 X 14 /	Baths - Ft
Kitchen:	M / 10 X 14 /	2nd Bd:	M / 10 X 14 /	Upper Lvl:
Dining:	M / 11 X 11 / FORMAL	3rd Bd:	M / 10 X 13 /	Main Lvl:
Family:	L / 14 X 15 / FIREPL		/ /	Lower Lvl:
	/ /		/ /	Total Bth:

**REMARKS**

XSt/Dir: Territorial Rd to Warthen Rd to Sheffler Rd.  
Remarks: Minutes to Eugene, private setting w/trees. Spacious home w/400 sq.ft bonus rm, not included in Sq. Ft. Formal & informal dining. Open beam, vaulted ceilings in liv/dining rms & kitchen. Well gets 5 gal/min plus holding tank 1500 gallons. 1.1 +/- acres. \$10k credit for garage to be built.

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, PANTRY, FS-REFR  
Interior:  
Exterior: DECK, DOG-RUN, FENCED, RV-PARK  
Accessibility: PARKING  
Cool: Hot Water: ELECT Heat: CEILING Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul:

**FINANCIAL**

PTax/Yr: 1731.72 Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 9/19/2005 DOM: 121 Sold: 10/25/2005 Terms: CONV O/Price: \$285,000 Sold: \$249,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/9/2006 2:03:  
ML#: 6008032 Area: 236 List Price: \$2  
Addr: 24353 BOLTON HILL RD Unit#:   
City: Veneta Zip: 97487 Condo Loc/Lvl:   
Map Coord: 0/B/6 Zoning: RR5  
County: Lane Tax ID: 1047487  
Elem: VENETA Middle: FERN RID  
High: ELMIRA PropType: RESID  
Nhood: #Image: 6  
Legal: 18 06 02 00 00515

**GENERAL INFORMATION**

Lot Size: 1-2.99AC # Acres: 1.68 Lot Dimensions:  
Waterfront: View: Lot Desc: PRIVATE, SLOPED, WOODE  
River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Lane #Bdrms#Lvl: 3/1 Year Built: 1972/ REMOD  
Main SQFT: 1344 TotUp/Mn: 1344 Style: DAYRNCH Home Wmty: 55+ w/Affidavit Y/N:  
Lower SQFT: 0 Parking: OFF-STR #Garage: 1 / CARPORT #Fireplaces: /  
Total SQFT: 1344 Roof: COMP Exterior: OTHER Bsm/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 13 X 17 / Mstr Bd: M / 10 X 12 / Baths - Ft  
Kitchen: M / 10 X 21 / EAT-BAR 2nd Bd: M / 9 X 9 / Upper Lvl:  
Dining: M / 11 X 18 / 3rd Bd: M / 9 X 11 / Main Lvl:  
Family: / / / Lower Lvl:  
/ / / Total Bth:

**REMARKS**

XSt/Dir: From Hwy 126 S. on Territorial West on Bolton Hill to 2 mile marker  
Remarks: 1.6 acres gently sloping. Three BR/1.5 BA. Custom sound proof media room (12X16) professionally wired for surr  
sound. Built in speakers are negotiable. Oak cabinets and Corian counters in Kitchen, Newer roof. Half bath upda  
160 ft. well. 12 X 16 open shop,

**FEATURES AND UTILITIES**

Kitchen: PANTRY, FS-RANG, FS-REFR  
Interior: CEILFAN, WASHDRY  
Exterior: DECK, OUTBULD, PORCH, RV-PARK, SHOP, SPRNKLR  
Accessibility: 1LEVEL  
Cool: Hot Water: ELECT Heat: BASEBRD Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul: CEILING

**FINANCIAL**

PTax/Yr: 1546.17 Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 2/7/2006 DOM: 6 Sold: 3/10/2006 Terms: CONV O/Price: \$249,000 Sold: \$243,900

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates RE/MAX Integrity Client

RESIDENTIAL Status: SLD 5/9/2006 2:03:  
 ML#: 5037475 Area: 236 List Price: \$2  
 Addr: 87991 8th ST Unit#:   
 City: Veneta Zip: 97487 Condo Loc/Lvl:   
 Map Coord: 0/B/1 Zoning:   
 County: Lane Tax ID: 522621  
 Elem: VENETA Middle: FERN RID  
 High: ELMIRA PropType: RESID  
 Nhood: #Image: 6  
 Legal: to be provided by escrow

**GENERAL INFORMATION**

Lot Size: 1-2.99AC # Acres: 1.01 Lot Dimensions:  
 Waterfront: View: Lot Desc: PRIVATE, TREES  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 624 SFSrc: list kit #Bdms/#Lvl: 3 / 2 Year Built: 1981 /  
 Main SQFT: 982 TotUp/Mn: 1606 Style: 2STORY Home Wmnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: #Garage: 0 / #Fireplaces: 1/ STOVE, WOOD  
 Total SQFT: 1606 Roof: COMP Exterior: CEDAR Bsmt/Fnd: NO-BAS

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / /	Mstr Bd: U / /	Baths - Ft
Kitchen: M / /	2nd Bd: U / /	Upper Lvl:
Dining: M / /	3rd Bd: M / /	Main Lvl:
Family: / / /	UTILITY / / /	Lower Lvl:
		Total Bth:

**REMARKS**

XSt/Dir: Territorial to West on Bolton Hill, Right on 8th  
 Remarks: Lovely private setting on just over 1 acre. Great home w/ charm & character, ready for new owners TLC. Fir floors throughout, lg windows, french doors, cedar siding, newer roof & deck. Beautiful property w/ open garden space & mix of trees. Very private yet convenient to everything.

**FEATURES AND UTILITIES**

Kitchen: DISHWAS, DISPOS, FS-RANG, FS-REFR  
 Interior: HARDWOD, SMOKDET, TILE-FL  
 Exterior: DECK, GARDEN, PORCH, RV-PARK  
 Accessibility:  
 Cool: Hot Water: ELECT Heat: BASEBRD, WOODSTV Fuel: ELECT  
 Water: PUBLIC Sewer: PUBLIC Insul:

**FINANCIAL**

PTax/Yr: 1998 Rent, if Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 6/4/2005 DOM: 4 Sold: 8/17/2005 Terms: CONV O/Price: \$229,000 Sold: \$235,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Presented By: Mick Cates RE/MAX Integrity Client

RESIDENTIAL Status: SLD 5/9/2006 2:03:  
 ML#: 5063616 Area: 236 List Price: \$2  
 Addr: 87541 TERRITORIAL HWY Unit#:  
 City: Veneta Zip: 97487 Condo Loc/Lvl:  
 Map Coord: 82/A/8 Zoning: Tax ID: 753994  
 County: Lane Middle: FERN RID  
 Elem: VENETA PropType: RESID  
 High: ELMIRA #Image: 8  
 Nhood: Legal: 18-06-01-00-01300

**GENERAL INFORMATION**

Lot Size: 1-2.99AC # Acres: 1.34 Lot Dimensions:  
 Waterfront: View: Lot Desc: LEVEL, SLOPED  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: county #Bdrms/#Lvl: 3 / 1 Year Built: 1926 / REMOD  
 Main SQFT: 1218 TotUp/Mn: 1218 Style: RANCH Home Wrnty: N 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: DRIVWAY #Garage: 1 / ATTACHD #Fireplaces: 0/  
 Total SQFT: 1218 Roof: COMP Exterior: MANMADE Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M /	/	Mstr Bd:	M /	/	Baths - Ft
Kitchen:	M /	/	2nd Bd:	M /	/	Upper Lvl:
Dining:	M /	/	3rd Bd:	M /	/	Main Lvl:
Family:	/	/		/	/	Lower Lvl:
	/	/		/	/	Total Bth:

**REMARKS**

XSt/Dir: 126 to veneta left on territorial about 4 miles to property on left  
 Remarks: Country living has over 1 acre , freshly remodeled home( Almost everything is new). Deck, garage, small work shop trees, and room to grow.

**FEATURES AND UTILITIES**

Kitchen: DISHWAS, BI-OVEN  
 Interior: SMOKDET  
 Exterior: DECK, FENCED, PORCH, SHOP  
 Accessibility: 1LEVEL  
 Cool: Hot Water: ELECT Heat: BASEBRD Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

PTax/Yr: 1199.21 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 10/31/2005 DOM: 66 Sold: 12/5/2005 Terms: CONV O/Price: \$233,500 Sold: \$226,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**SOLD**

**BARE PARCELS  
OF BUILDABLE LAND  
APPROXIMATELY 1 +/- ACRE**

**\$108,694.00**



# No Photo Available

Presented by: Mick Cates  
RE/MAX Integrity

LOTS AND LAND Status: SLD 5/4/2006  
ML#: 5073237 Area: 235 List Price:  
Address: 2950 HILLSIDE DR  
City: Cottage Grove Zip:  
Additional Parcels: /  
Map Coord: 0/A/O Zoning: RR5  
County: Lane Tax ID: 937134  
Subdivision:  
Manufhs Okay: N CC&Rs: #Image:  
Elem: HARRISON Middle: LINCOLN  
High: COTTAGE GROVE Prop Type: RESID  
Legal: 21-03-04-10-00500

### GENERAL INFORMATION

Lot Size: 1-2.99AC Acres: 1.35  
Waterfront: N / River/Lake:  
Perc Test: Y / APPROVED RdFmtg:  
Seller Disc: DSCLOSUR Other Disc:  
Lot Desc:  
Topography:  
Soil Cond: COMPACT

Lot Dimensions:  
Availability: SALE #1  
Rd Surf: PAVEDRD  
View: CITY, MNTAIN  
Soil Type/Class:  
Present Use: RESIDNC

### IMPROVEMENTS

Utilities: CABLETV, POWER, SEPTIC, WELL  
Existing Structure: N /

### REMARKS

XSt/Dir: East on Taylor, Right Hillside  
Remarks: Building site close to town - all improvements in - good flow on water, great views. Paved road to property, ready custom home.

### FINANCIAL

PTax/Yr: 400 HOA Dues: HOA Dues-2nd:  
HOA Incl:

### COMPARABLE INFORMATION

Pend: 9/29/2005 DOM: 2 Sold: 3/2/2006 Terms: CASH O/Price: \$125,000 Sold: 110,550

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



5/2005



Presented by: Mick Cates  
RE/MAX Integrity

**LOTS AND LAND**  
ML#: 5062187  
Address: Scott LN  
City: Creswell  
Additional Parcels: /  
Map Coord: 57/B/1  
County: Lane  
Subdivision:  
Manufns Okay:  
Elem: CRESLANE  
High: CRESWELL  
Legal: 19-03-15-40-03000

Status: SLD 5/4/2006  
Area: 235 List Price:  
Zip:  
Zoning:  
Tax ID: 838332  
CC&Rs: #image: 1  
Middle:  
Prop Type: RESID

**GENERAL INFORMATION**

Lot Size: 1-2.99AC Acres: 1.56  
Waterfront: / River/Lake:  
Perc Test: / RdFmtg:  
Seller Disc: Other Disc:  
Lot Desc:  
Topography: LEVEL  
Soil Cond:

Lot Dimensions:  
Availability: SALE #1  
Rd Surf:  
View:  
Soil Type/Class:  
Present Use:

**IMPROVEMENTS**

Utilities: NONE  
Existing Structure: /

**REMARKS**

XSt/Dir: I-5, rt on Oregon Ave, left 10th, rt Scott Ln, follow to end  
Remarks: Excellent close in acreage on quiet dead end street. Septic approved.

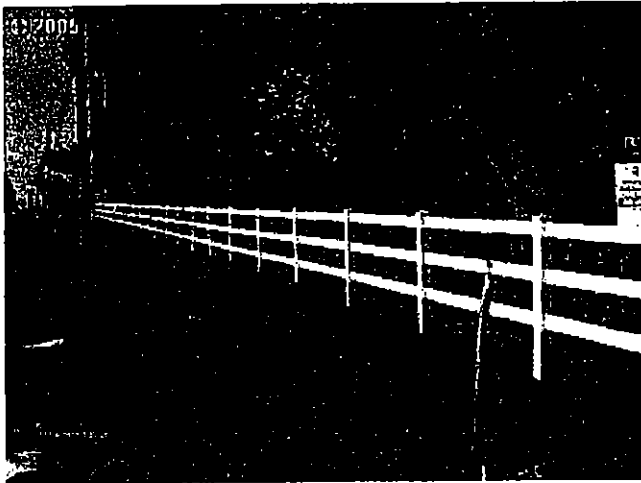
**FINANCIAL**

PTax/Yr: 215.02 HOA Dues: HOA Dues-2nd:  
HOA Incl:

**COMPARABLE INFORMATION**

Pend: 10/7/2005 DOM: 46 Sold: 1/9/2006 Terms: CONV O/Price: \$125,000 Sold: 9-17-05

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented by: Mick Cates  
RE/MAX Integrity

LOTS AND LAND Status: SLD 5/4/2006  
ML#: 5071298 Area: 236 List Price:  
Address: Forest Meadows LN  
City: Veneta Zip:  
Additional Parcels: /  
Map Coord: 66/A/2 Zoning:  
County: Lane Tax ID: 1082765  
Subdivision:  
Manufhs Okay: N CC&Rs: #image: 4  
Elem: ELMIRA Middle:  
High: ELMIRA Prop Type: RESID  
Legal: Lot 1 Forest Meadows

**GENERAL INFORMATION**

Lot Size: 1-2.99AC	Acres: 1.51	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #1
Perc Test: Y / APPROVED	RdFmtg: Y	Rd Surf: PAVEDRD
Seller Disc: EXEMPT	Other Disc:	View:
Lot Desc: PASTURE, TREES		Soil Type/Class:
Topography: LEVEL		Present Use:
Soil Cond:		

**IMPROVEMENTS**

Utilities: POWER, SPT-APP, UG-UTIL, WAT-AVL  
Existing Structure: N / FENCED

**REMARKS**

XSt/Dir: Jeans rd. to Forest Meadows  
Remarks:

**FINANCIAL**

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

**COMPARABLE INFORMATION**

Pend: 11/18/2005 DOM: 57 Sold: 2/3/2006 Terms: CONV O/Price: \$125,000 Sold: 119,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**No Photo Available**

Presented by: Mick Cates  
RE/MAX Integrity

**LOTS AND LAND** Status: SLD 5/4/2006  
ML#: 5042269 Area: 236 List Price:  
Address: 25757 WILDWOOD RD  
City: Veneta Zip:  
Additional Parcels: /  
Map Coord: 0/A/3 Zoning:  
County: Lane Tax ID: 1541661  
Subdivision:  
Manufns Okay: Y CC&Rs: #image: 0  
Elem: ELMIRA Middle: FERN RIDGE  
High: ELMIRA Prop Type: RESID  
Legal: 1705293003707  
Virtual Tour

**GENERAL INFORMATION**

Lot Size: 1-2.99AC	Acres: 1.66	Lot Dimensions: 477x151
Waterfront: N /	River/Lake: Fern Ridge	Availability: SALE #1
Perc Test: /	RdFmrg: Y	Rd Surf: GRAVLRD
Seller Disc: DSCLOSUR	Other Disc:	View: TREES
Lot Desc:		Soil Type/Class:
Topography: LEVEL		Present Use: MANUFAC
Soil Cond:		

**IMPROVEMENTS**

Utilities: CABLETV, PHONE, POW-AVL, SEPTIC, UG-UTIL, WELL  
Existing Structure: Y / DRIVEWAY, SLAB

**REMARKS**

XSt/Dir: W on 126 to R on Ellmaker to L on Wildwood  
Remarks:

**FINANCIAL**

PTax/Yr: 780	HOA Dues:	HOA Dues-2nd:
HOA Incl:		

**COMPARABLE INFORMATION**

Pend: 7/9/2005 DOM: 23 Sold: 10/15/2005 Terms: CONV O/Price: \$90,000 Sold: 92,500

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**SOLD**

**MODEST HOMES  
ON 5 +/- ACRES**

**\$300,300.00**

Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff



Presented By: Mick Gates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/5/2006  
 ML#: 5048112 Area: 237 List Price: 269,000  
 Addr: 1700 Deal ST  
 City: Junction City Zip: 97448 Condo Loc/ U  
 Map Coord: 0/0/0 Zoning: Middle: OAK  
 County: Lane Tax ID: 998540 PropType: RES  
 Elem: LAUREL #image: 1  
 High: JUNCTION CITY  
 Nhood: Legal: 15-04-32-00-00402

**GENERAL INFORMATION**

Lot Size: 5-9.99AC  
 Waterfront:  
 River/Lake:

# Acres: 5.6  
 View: MNTAIN, VALLEY  
 Seller Disc: DSCLOSUR

Lot Dimensions:  
 Lot Desc: LEVEL  
 Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc:  
 Main SQFT: 1848 TotUp/Mn: 1848  
 Lower SQFT: 0 Parking: OTHER  
 Total SQFT: 1848 Roof: COMP

#Bdrms/#Lvl: 3/1  
 Style: DBL-WDE  
 #Garage: 2 / OVRSIZE  
 Exterior: OTHER

Year Built: 1997 / APPROX  
 Home Wmnty: 55+ w/Affidavit  
 #Fireplaces: 1/ WOOD  
 Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 17 X 17 /  
 Kitchen: M / 19 X 9 /  
 Dining: M / 13 X 11 /  
 Family: M / 17 X 13 /  
 STORAGE / /

Mstr Bd: M / 28 X 15 / Ba  
 2nd Bd: M / 13 X 12 / Upper  
 3rd Bd: M / 12 X 11 / Main l  
 UTILITY / / Lower  
 / / Total l

**REMARKS**

XSt/Dir: Hwy 99 to JC to 18th, East to Deal Street  
 Remarks: PC-1569 WOW! Super country home, Shop, Barn, chicken house, Beautiful pasture views, Great Home. Vaults, F town, great for animals, wonderful setting, 2 wells, heatpump, Big open kitchen, 48x20 Shop, 40x20 Barn, and 36

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, OTHER, PANTRY  
 Interior: SMOKDET  
 Exterior: BARN, DECK, DOG-RUN, FENCED, GARDEN, OUTBULD, RV-PARK, SHOP  
 Accessibility: 1LEVEL  
 Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

PTax/Yr: 1529 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 9/1/2005 DOM: 56 Sold: 9/14/2005 Terms: CONV O/Price: \$269,500 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





52995



Image 1 of 8.

Presented By: Mick Cates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/5/2006  
ML#: 5004877 Area: 240 List Price: 299,000  
Addr: 24040 HIGHWAY 99E U/  
City: Harrisburg Zip: 97446 Condo Loc/  
Map Coord: 0/0/0 Zoning: Middle:  
County: Linn Tax ID: 0404372 PropType: RES  
Elem: HARRISBURG #Image: 8  
High: HARRISBURG  
Nhood:  
Legal: MF847-548

**GENERAL INFORMATION**

Lot Size: 5-9.99AC  
Waterfront:  
River/Lake:

# Acres: 6.75  
View: OTHER  
Seller Disc: DSCLOSUR

Lot Dimensions:  
Lot Desc: LEVEL  
Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Appraisal #Bdrms#Lvl: 3 / 1  
Main SQFT: 2354 TotUp/Mn: 2354 Style: RANCH  
Lower SQFT: 0 Parking: DRIVWAY #Garage: 0 /  
Total SQFT: 2354 Roof: COMP Exterior: VINYL

Year Built: 1949 / REMOD  
Home Wrnty: 55+ w/Affidavit  
#Fireplaces: 0/  
Bsm/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 11 X 22 /	Mstr Bd:	M / 18 X 21 /	Ba
Kitchen:	M / 11 X 11 /	2nd Bd:	M / 10 X 13 /	Upper
Dining:	M / 14 X 17 /	3rd Bd:	M / 10 X 10 /	Main L
Family:	/ /	UTILITY	M / 8 X 10 /	Lower
DEN/OFF	M / 8 X 11 /	/	/	Total I

**REMARKS**

XSt/Dir: Between substation road and the john deere company on Hwy 99 east  
Remarks: PC1125 MultiUse. Home needs a few finishing touches but over all is in good shape. also a 24X24 attached non law apt.. 9500 square foot shop on separate commercial meter. Located only a mile from the urban growth bound Appraisal \$346K

**FEATURES AND UTILITIES**

Kitchen: FS-RANG  
Interior: SMOKDET  
Exterior: RV-PARK, SHOP  
Accessibility: 1LEVEL  
Cool: HT-PUMP  
Water: WELL

Hot Water: ELECT  
Sewer: SEPTIC

Heat: HT-PUMP  
insul: FULLY

Fuel: ELECT

**FINANCIAL**

PTax/Yr: 1828.46  
HOA Dues:  
HOA Incl:

Rent, If Rented:  
HOA Dues-2nd:

**COMPARABLE INFORMATION**

Pend: 7/3/2005 DOM: 160 Sold: 7/11/2005 Terms: CONV O/Price: \$335,000 Sold:

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**SOLD**

**MODEST HOMES  
ON 5 +/- ACRES**

**\$300,300.00**

Desktop Search Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff



Presented By: Mick Gates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/5/2006  
 ML#: 5048112 Area: 237 List Price: 265,000  
 Add: 1700 Deal ST  
 City: Junction City Zip: 97448 Condo Loc: U  
 Map Coord: 0/0/0 Zoning: Tax ID: 998540  
 County: Lane Middle: OAK  
 Elem: LAUREL PropType: RES  
 High: JUNCTION CITY #Image: 1  
 Nhood: Legal: 15-04-32-00-00402

**GENERAL INFORMATION**

Lot Size: 5-9.99AC  
 Waterfront:  
 River/Lake:

# Acres: 5.6  
 View: MNTAIN, VALLEY  
 Seller Disc: DSCLOSUR

Lot Dimensions:  
 Lot Desc: LEVEL  
 Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc:  
 Main SQFT: 1848 TotUp/Mn: 1848  
 Lower SQFT: 0 Parking: OTHER  
 Total SQFT: 1848 Roof: COMP

#Bdms#Lvl: 3/1  
 Style: DBL-WDE  
 #Garage: 2 / OVRSIZE  
 Exterior: OTHER

Year Built: 1997 / APPROX  
 Home Wmnty: 55+ w/Affidavit  
 #Fireplaces: 1 / WOOD  
 Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 17 X 17 /  
 Kitchen: M / 19 X 9 /  
 Dining: M / 13 X 11 /  
 Family: M / 17 X 13 /  
 STORAGE / /

Mstr Bd: M / 26 X 15 / Ba  
 2nd Bd: M / 13 X 12 / Upper  
 3rd Bd: M / 12 X 11 / Main L  
 UTILITY / / Lower  
 / / Total I

**REMARKS**

XSt/Dir: Hwy 99 to JC to 18th, East to Deal Street  
 Remarks: PC1569 WOW! Super country home, Shop, Barn, chicken house, Beautiful pasture views, Great Home. Vaults, F town, great for animals, wonderful setting, 2 wells, heatpump, Big open kitchen, 48x20 Shop, 40x20 Barn, and 36

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, OTHER, PANTRY  
 Interior: SMOKDET  
 Exterior: BARN, DECK, DOG-RUN, FENCED, GARDEN, OUTBULD, RV-PARK, SHOP  
 Accessibility: 1LEVEL  
 Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

PTax/Yr: 1529 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 9/1/2005 DOM: 58 Sold: 9/14/2005 Terms: CONV O/Price: \$269,500 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



5/2005



Image 1 of 8.

Presented By: Mick Cates  
RE/MAX Integrity

**RESIDENTIAL** Status: SLD 5/5/2006  
 ML#: 5004877 Area: 240 List Price: ~~299,000~~  
 Addr: 24040 HIGHWAY 99E U  
 City: Harrisburg Zip: 97446 Condo Loc/  
 Map Coord: 0/0/0 Zoning: Middle:  
 County: Linn Tax ID: 0404372 PropType: RES  
 Elem: HARRISBURG #Image: 8  
 High: HARRISBURG  
 Nhood: MF847-548  
 Legal: MF847-548

**GENERAL INFORMATION**

Lot Size: 5-9.99AC  
 Waterfront:  
 River/Lake:

# Acres: 6.75  
 View: OTHER  
 Seller Disc: DSCLOSUR

Lot Dimensions:  
 Lot Desc: LEVEL  
 Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Appraisal  
 Main SQFT: 2354 TotUp/Mn: 2354  
 Lower SQFT: 0 Parking: DRIVWAY  
 Total SQFT: 2354 Roof: COMP

#Bdrms/#Lv: 3 / 1  
 Style: RANCH  
 #Garage: 0 /  
 Exterior: VINYL

Year Built: 1949 / REMOD  
 Home Wrnty: 55+ w/Affidavit  
 #Fireplaces: 0/  
 Bsmt/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 11 X 22 /  
 Kitchen: M / 11 X 11 /  
 Dining: M / 14 X 17 /  
 Family: / /  
 DEN/OFF M / 8 X 11 /

Mstr Bd: M / 18 X 21 /  
 2nd Bd: M / 10 X 13 /  
 3rd Bd: M / 10 X 10 /  
 UTILITY M / 8 X 10 /  
 / /

Ba  
 Upper  
 Main l  
 Lower  
 Total l

**REMARKS**

XS/Dir: Between substation road and the john deere company on Hwy 99 east  
 Remarks: PC1125 MultiUse. Home needs a few finishing touches but over all is in good shape. also a 24X24 attached non law apt. 9500 square foot shop on separate commercial meter. Located only a mile from the urban growth bound  
 Appraisal \$346K

**FEATURES AND UTILITIES**

Kitchen: FS-RANG  
 Interior: SMOKDET  
 Exterior: RV-PARK, SHOP  
 Accessibility: 1LEVEL  
 Cool: HT-PUMP  
 Water: WELL

Hot Water: ELECT  
 Sewer: SEPTIC

Heat: HT-PUMP  
 Insul: FULLY

Fuel: ELECT

**FINANCIAL**

PTax/Yr: 1828.46  
 HOA Dues:  
 HOA Incl:

Rent, if Rented:  
 HOA Dues-2nd:

**COMPARABLE INFORMATION**

Pend: 7/3/2005 DOM: 160 Sold: 7/11/2005 Terms: CONV O/Price: \$335,000 Sold:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Image 1 of 8.

Presented By: Mick Cates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/5/2006  
 ML#: 5047791 Area: 240 List Price: 265,000  
 Addr: 33899 MOUNT TOM DR U  
 City: Harrisburg Zip: 97446 Condo Loc/  
 Map Coord: 7/A/3 Zoning: Middle: HAR  
 County: Linn Tax ID: 0365714 PropType: RES  
 Elem: HARRISBURG #Image: 8  
 High: HARRISBURG  
 Nhood:  
 Legal: 16S03W0200236

**GENERAL INFORMATION**

Lot Size: 10-19.99AC # Acres: 11.05 Lot Dimensions:  
 Waterfront: View: Lot Desc:  
 River/Lake: Seller Disc: DSCLOSUR Other Disc: Siding, lead base

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Apprx meas #Bdrms/#Lv: 2 / 1 Year Built: 1980 / APPROX  
 Main SQFT: 924 TotUp/Mn: 924 Style: MANUFHS Home Wmnty: 55+ w/Affidavit  
 Lower SQFT: 576 Parking: #Garage: 0 / #Fireplaces: 1 / STOVE, WOOD  
 Total SQFT: 1500 Roof: METAL Exterior: METAL Bsmt/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M /	/	Mstr Bd:	M /	/	Ba
Kitchen:	M /	/	2nd Bd:	M /	/	Upper
Dining:	M /	/	3rd Bd:	/	/	Main l
Family:	L /	/ WOODSTV		/	/	Lower
	/	/		/	/	Total l

**REMARKS**

XS/Dir: N. Coburg to Coleman to Mt. Tom.  
 Remarks: Very private setting. Older mfg. is well cared for and has an add'l 24X24 attached room with wood stove, cov'd d views with a little pruning. Great spot to live and build a dream home. Usable barn. A must see to appreciate.

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS  
 Interior:  
 Exterior:  
 Accessibility:  
 Cool: WALL Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT  
 Water: PRIVATE Sewer: SEPTIC Insul:

**FINANCIAL**

PTax/Yr: 430 Rent, if Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 8/14/2005 DOM: 38 Sold: 9/30/2005 Terms: CONV O/Price: \$310,000 Sold: 265,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/5/2006  
 ML#: 5014103 Area: 237 List Price:  
 Addr: 29320 MCMULLEN LN U  
 City: Junction City Zip: 97448 Condo Loc/  
 Map Coord: 28/B/3 Zoning: Middle: OAK  
 County: Lane Tax ID: 2814 PropType: RES  
 Elem: LAUREL #Image: 7  
 High: JUNCTION CITY  
 Nhood:  
 Legal: 1504170000500000

Image 1 of 7.

**GENERAL INFORMATION**

Lot Size: 7K-9,999SF # Acres: 8.16 Lot Dimensions:  
 Waterfront: View: MNTAIN, VALLEY Lot Desc: LEVEL, PRIVATE, WOO  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: county #Bdrms/#Lv: 3 / 1 Year Built: 1980 / REMOD  
 Main SQFT: 1954 TotUp/Mn: 1954 Style: RANCH Home Wmty: N 55+ w/Affidavit  
 Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / ATTACHD #Fireplaces: 1 / WOOD  
 Total SQFT: 1954 Roof: COMP Exterior: T-111, WOOD Bsmt/Fnd: NO-BAS

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 16 X 24 / FIREPL	Mstr Bd:	M / 12 X 13 / BATH	Ba
Kitchen:	M / 10 X 10 / COUNTRY	2nd Bd:	M / 10 X 13 /	Upper
Dining:	M / 10 X 13 /	3rd Bd:	M / 10 X 12 /	Main l
Family:	M / 11 X 23 /	FAMILY	M / 15 X 16 /	Lower
ATRIUM	M / 9 X 8 /			Total l

**REMARKS**

XSt/Dir: hwy 99E to Noration Rd t, then North on to McMullen Lane to property  
 Remarks: This is a one of a kind property just North of Eugene, Close to I-5, Could be a Great Horse Property, U\_Pick, Tre more. 36x40 Heated shop with Bath. It has been remodeled in 2000, Lots of room. Price to sell

**FEATURES AND UTILITIES**

Kitchen: FS-RANG  
 Interior: CEILFAN, SMOKDET  
 Exterior: GARDEN, GAZEBO, GRN-HSE, OUTBULD, PATIO, RV-PARK, SHOP, PAVEDRD, RV-HKUP  
 Accessibility: 1LEVEL  
 Cool: NONE Hot Water: ELECT Heat: FOR-AIR Fuel: OTHER  
 Water: WELL Sewer: SEPTIC Insul: CEILING, FLOOR, WALL

**FINANCIAL**

PTax/Yr: 924.54 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 8/26/2005 DOM: 177 Sold: 10/28/2005 Terms: CONV O/Price: \$390,000 Sold: 335,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Image 1 of 8.

Presented By: Mick Cates  
RE/MAX Integrity

RESIDENTIAL Status: SLD 5/5/2006  
 ML#: 5029309 Area: 237 List Price:  
 Addr: 93215 BEAR CREEK RANCH RD U  
 City: Junction City Zip: 97448 Condo Loc/  
 Map Coord: 4/B/5 Zoning: Middle:  
 County: Lane Tax ID: 1295185 PropType: RES  
 Elem: OTHER #Image: 8  
 High: JUNCTION CITY  
 Nhood:  
 Legal: 16-05-08-00-00718

**GENERAL INFORMATION**

Lot Size: 5-9.99AC # Acres: 5.13 Lot Dimensions:  
 Waterfront: View: MNTAIN, VALLEY Lot Desc: POND, SLOPED  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 960 SFSrc: County #Bdrms/#Lv: 3 / 2 Year Built: 1980 / REMOD  
 Main SQFT: 1056 TotUp/Mn: 2016 Style: LOG Home Wmty: 55+ w/Affidavit  
 Lower SQFT: 0 Parking: DRIVWAY #Garage: 0 / #Fireplaces: 1 / PELLSTV  
 Total SQFT: 2016 Roof: Exterior: LOG Bsm/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / /	Mstr Bd:	U / /	Ba
Kitchen:	M / /	2nd Bd:	U / /	Upper
Dining:	M / /	3rd Bd:	U / /	Main l
Family:	M / /		/ /	Lower
	/ /		/ /	Total l

**REMARKS**

XSt/Dir: Hwy 36 past Cheshire store, (R) on Hall, (R) on Bear Creek Ranch Rd.  
 Remarks: If you've been dreaming of the perfect country property, this is it! Beautiful natural log home on over 5 acres with of valley, hills, trees. Wrap around deck, gardens. Barn, potting/storage shed, seasonal pond. Kitchen updated 21 cabinets, counters, flooring.

**FEATURES AND UTILITIES**

Kitchen: DISHWAS  
 Interior: HARDWOD, WW-CARP  
 Exterior: BARN, DECK, FENCED, GARDEN, PORCH, SATDISH, TL-SHED, X-FENCE  
 Accessibility:  
 Cool: Hot Water: ELECT Heat: BASEBRD, WOODSTV Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul:

**FINANCIAL**

PTax/Yr: 1711.04 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 5/10/2005 DOM: 42 Sold: 6/2/2005 Terms: CONV O/Price: \$334,900 Sold: 334,900

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mick Cates  
RE/MAX Integrity

**RESIDENTIAL** Status: SLD 5/5/2006  
 ML#: 5033521 Area: 237 List Price:  
 Addr: 27143 ORCHARD RD  
 City: Junction City Zip: 97448 Condo Loc/  
 Map Coord: 0/A/7 Zoning: Middle: MEA  
 County: Lane Tax ID: 490803 PropType: RES  
 Elem: MEADOW VIEW #image: 8  
 High: WILLAMETTE  
 Nhood:  
 Legal: TBP @ ESCROW

Image 1 of 8.

**GENERAL INFORMATION**

Lot Size: 5-9.99AC # Acres: 7.53 Lot Dimensions:  
 Waterfront: View: Lot Desc: LEVEL, TREES  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: COUNTY #Bdrms/#Lv: 3 / 1 Year Built: 1957 / APPROX  
 Main SQFT: 1161 TotUp/Mn: 1161 Style: RANCH Home Wrrnty: 55+ w/Affidavit  
 Lower SQFT: 0 #Garage: 0 / #Fireplaces: 1 / INSERT  
 Total SQFT: 1161 Roof: COMP Exterior: VINYL Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	/	/	Mstr Bd:	M	/	/	Ba
Kitchen:	/	/	2nd Bd:	/	/	/	Upper
Dining:	/	/	3rd Bd:	/	/	/	Main l
Family:	/	/		/	/	/	Lower
	/	/		/	/	/	Total l

**REMARKS**

XS/Dir: CLEAR LAKE RD. R ON ALVADORE L ON ORCHARD RD.  
 Remarks: HOME/PROP. IN FARM DEFERRAL-NOT SUBDIVIDABLE.COMM. CIDER MACHINE IN 2ND OUTBUILDING & COOLER.LEASED PROPANE TANK IS FULL XMAS TREES, MANICURED YARD,NEWER ROOF.PLUMBED BATH IN LAUNDRY.FIXER GUEST HOUSE WWATER &POWER.BRING ALL OFFERS

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, PANTRY, BI-OVEN  
 Interior: CEILFAN, HARDWOD, SMOKDET  
 Exterior: DECK, FENCED, GARDEN, OUTBULD, RV-PARK, SHOP, SPRNKLR, TL-SHED, X-FENCE  
 Accessibility: 1LEVEL, LANDING, MINSTEP, PARKING, PATHWAY  
 Cool: NONE Hot Water: ELECT Heat: OTHER Fuel: PROPANE  
 Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

PTax/Yr: 1598.28 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 9/24/2005 DOM: 131 Sold: 10/31/2005 Terms: CONV O/Price: \$385,000 Sold: 310,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.





2005



Presented By: Mick Cates  
RE/MAX Integrity

**RESIDENTIAL** Status: SLD 5/5/2006  
 ML#: 5056707 Area: 237 List Price:  
 Addr: 92899 KINSER LN U  
 City: Cheshire Zip: 97419 Condo Loc/  
 Map Coord: 4/B/8 Zoning: RR  
 County: Lane Tax ID: 1191574  
 Elem: TERRITORIAL Middle: MON  
 High: JUNCTION CITY PropType: RES  
 Nhood: #Image: 8  
 Legal: 16 -05-16-00-00600

Image 1 of 8.

**GENERAL INFORMATION**

Lot Size: 3-4.99AC # Acres: 5 Lot Dimensions: 326 x 713  
 Waterfront: View: TREES Lot Desc: PRIVATE, SLOPED, WC  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 416 SFSrc: appraisal #Bdms/#Lv: 4 / 2 Year Built: 1978 / REMOD  
 Main SQFT: 1804 TotUp/Mn: 2220 Style: 2STORY, MODULAR Home Wmnty: 55+ w/Affidavit  
 Lower SQFT: 0 Parking: DRIVWAY #Garage: 2 / DETACHD #Fireplaces: 1 / WOOD  
 Total SQFT: 2220 Roof: COMP Exterior: LAP, METAL Bamt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 16 X 20 / BAYWIND, WOODSTV	Mstr Bd:	U / 16 X 26 / DECK, WHIRLPL	Ba
Kitchen:	M / 12 X 18 / EAT-BAR, GDN-WIN	2nd Bd:	M / 11 X 10 /	Upper
Dining:	M / 12 X 12 / FORMAL	3rd Bd:	M / 12 X 13 / BATH, DBL-CLO	Main l
Family:	M / 13 X 22 / DECK, FNCH-DR	BONUS	M / 16 X 12 / BLT-INS, SEWING	Lower
	/ /	4TH-BD	M / 12 X 12 / DECK	Total l

**REMARKS**

XSt/Dir: Hwy 99 to Hwy 36 then about 6 miles to left on Kinser  
 Remarks: Remodeled home on 5 beautiful acres, some timber; variety of 7 different fruit trees, garden area; 3 R. V. sites w/ cable. Garage & shop 24 x 36 plus another 12 x 16 shop + several storage sheds. Flood Lites thru out property. C

**FEATURES AND UTILITIES**

Kitchen: BI-MICO, DISHWAS, PANTRY, FS-RANG  
 Interior: CEILFAN, WW-CARP, JET-TUB  
 Exterior: DECK, GARDEN, OUTBULD, SEC-LIT, SHOP, TL-SHED, 2ND-RES, GRAVLRD, RV-HKUP  
 Accessibility: RAMP  
 Cool: CENTAIR Hot Water: ELECT Heat: HT-PUMP Fuel: ELECT, W  
 Water: WELL Sewer: SEPTIC Insul: CEILING, FLOOR, WALL

**FINANCIAL**

PTax/Yr: 1042.61 Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 12/12/2005 DOM: 131 Sold: 12/29/2005 Terms: CONV O/Price: \$329,900 Sold: 298,500

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

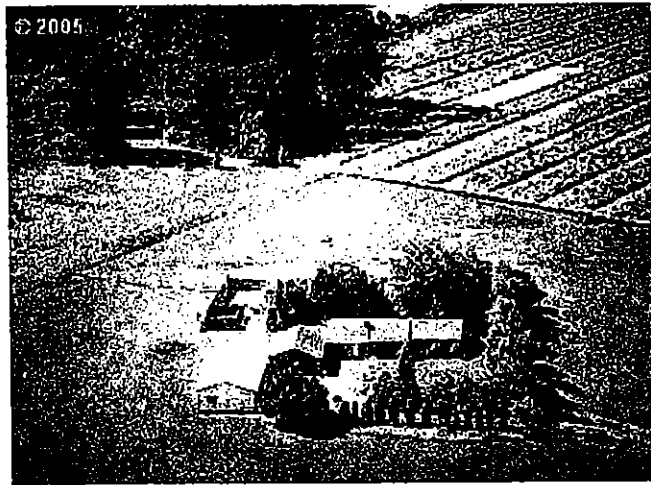


Image 1 of 8.

Presented By: Mick Cates  
RE/MAX Integrity

**RESIDENTIAL**  
 ML#: 5049358  
 Addr: 24112 Schultz RD  
 City: Junction City  
 Map Coord: 9/E/4  
 County: Benton  
 Elem: MONROE  
 High: MONROE  
 Nhood:  
 Legal: 02-15S-05W-SE

Status: SLD  
 Area: 237  
 Zip: 97448  
 Zoning:  
 Tax ID: 207740

5/5/2006  
 List Price:  
 U  
 Condo Loc/  
 Middle: MON  
 PropType: RES  
 #image: 8

**GENERAL INFORMATION**

Lot Size: 5-9.99AC # Acres: 5.2 Lot Dimensions: Irre  
 Waterfront: View: TREES Lot Desc: LEVEL  
 River/Lake: Seller Disc: DSCLOSUR Other Disc: Lead

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: County #Bdrms#Lvl: 4 / 1 Year Built: 1964 / APPROX  
 Main SQFT: 2330 TotUp/Mn: 2330 Style: RANCH Home Wmty: Y 55+ w/Affidavit \\  
 Lower SQFT: 0 Parking: #Garage: 4 / DETACHD #Fireplaces: 1 / WOOD  
 Total SQFT: 2330 Roof: COMP Exterior: CEDAR Bsmt/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 18 X 14 / FIREPL	Mstr Bd: M / 14 X 10 / BATH	Ba
Kitchen: M / 10 X 8 / NOOK	2nd Bd: M / 10 X 9 /	Upper
Dining: M / 10 X 9 / SLIDER	3rd Bd: M / 9 X 9 /	Main L
Family: M / 18 X 17 / SLIDER	UTILITY M / 9 X 8 /	Lower
NOOK M / 8 X 8 /	/ /	Total I

**REMARKS**

XSt/Dir: Hwy.99 to Junction City, L on 99W, 4.8 mi to Schultz  
 Remarks: Home is 1630 sqft, 3 bdrm/1 full bath and 2 half baths. Attached 2nd unit/shop w/cement floor-698 sqft/1 bdrm/1 detached garage/shop. Barn - appx 30x40. 2 wells - 90GPM/50GPM from well logs. Excellent water. 2 septs. R paint. Rose garden. Lots of possibilities.

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, BI-OVEN  
 Interior:  
 Exterior: BARN, FENCED, 2ND-RES  
 Accessibility:  
 Cool: Hot Water: Heat: FOR-AIR Fuel: PROPANE  
 Water: WELL Sewer: SEPTIC Insul: OTHER

**FINANCIAL**

PTax/Yr: 1220 Rent, if Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**COMPARABLE INFORMATION**

Pend: 10/5/2005 DOM: 90 Sold: 11/7/2005 Terms: CONV O/Price: \$339,900 Sold: 29,000

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