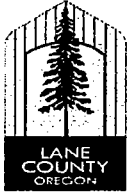


W. 16. C.



Lane County
LAND MANAGEMENT DIVISION
125 EAST 8TH AVENUE
EUGENE, OREGON 97401
PHONE: 541-682-3823
FAX: 541-682-3947

AGENDA COVER MEMO

MEMO DATE: May 9, 2006
AGENDA DATE: May 17, 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 05-6584, Bangle)

I. MOTION

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

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 Charles and Mary Bangle to use the property as allowed at the time they acquired the property?

III. DISCUSSION

A. Background

Applicant: Charles Bangle
Current Owner: Bangle Family Trust
Agent: none
Legal Description of Property: 21-03-24 taxlot 400
Acreage: 150 acres
Current Zoning: F2 (Impacted Forest)
Date Property Acquired: August 21, 1957
Date claim submitted: October 26, 2005 (180th day is April 26, 2006)

Restrictive Regulations

Charles and Mary Bangle acquired an interest in the property on August 21, 1957, as evidenced by Warranty Deed 24501, recorded on October 25, 1957. At that time, the property was unzoned. Currently, the property is zoned F2, the minimum parcel size is 80 acres, and a new dwelling requires a special use permit.

The applicants conveyed the property to the Bangle Family Trust on August 15, 1995 (Warranty Deed 9544963). The applicants will need to submit evidence demonstrating the Trust is revocable and Charles and Mary are the trustees. If so, and if the Board determines this is a valid claim, the restrictive regulations can be waived to the date the Bangles acquired an interest in the property.

Reduction in Fair Market Value

Regardless of whether the applicants submit evidence that the Trust is revocable and Charles and Mary are the trustees, they are also required to demonstrate a reduction in value from the date the Bangle family acquired an interest in the property.

As evidence of a reduction in fair market value, the applicants submitted a comparative market analysis (CMA) prepared by a realtor. According to the CMA, the land has a potential value of \$1,450,000 and the current value is \$574,395. The alleged reduction in value is \$875,605. The Board will need to determine if this is competent and reasonable evidence of a reduction in fair market value resulting from enforcement of a land use regulation.

Exempt Regulations

The F2 (Impacted Forest) zone minimum parcel size and limitations on new dwellings 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 evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation, and
- The applicants submit evidence demonstrating the Trust is revocable and Charles and Mary are the trustees.

IV. ALTERNATIVES/OPTIONS

The Board has these options:

1. Determine the application appears valid and adopt the order attached to this memo.
2. Request additional information from the applicant.
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

The County Administrator recommends alternative #1.

VI. ATTACHMENTS

Order to approve Charles and Mary Bangle's Measure 37 claim.

Written claim and application dated October 26, 2005.

**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 (Charles and Mary Bangle/
) PA05-6584)

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 Charles and Mary Bangle (PA05-6584), the owners of real property located at 34025 Allen Road, Cottage Grove, and more specifically described in the records of the Lane County Assessor as map 21-03-24, tax lot 400, consisting of approximately 150 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 owner 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 May 17, 2006, the Board conducted a public hearing on the Measure 37 claim (PA05-6584) of Charles and Mary Bangle and has now determined that the restrictive F2 (Impacted Forest) zone dwelling and land division requirements of LC 16.211 were enforced and made applicable to prevent Charles and Mary Bangle from developing the property as might have been allowed at the time they acquired an interest on August 21, 1957, and that the public

benefit from application of the current F2 dwelling and division land use regulations to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Charles and Mary Bangle request either \$875,605 as compensation for the reduction in value of their property, or waiver of all land use regulations that would restrict the division of land into twenty-acre lots and placement of a dwelling on each lot, uses that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the F2 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 Charles and Mary Bangle to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when they acquired an interest in the property; and

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

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant Charles and Mary Bangle made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired an interest in 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 Charles and Mary Bangle shall be granted and the restrictive provisions of LC 16.211 that limit the development of dwellings and the division of land in the F2 (Impacted Forest) Zone shall not apply to Charles and Mary Bangle, so they can make application for approval to develop the property located at 34025 Allen Road, Cottage Grove, and more specifically described in the records of the Lane County Assessor as map 21-03-24, tax lot 400, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on August 21, 1957.

IT IS HEREBY FURTHER ORDERED that Charles and Mary Bangle still need to make application and receive approval of any division of the property or placement of a dwelling under the other land use regulations applicable to dividing the property or placing a dwelling that were not specifically identified or established by Charles and Mary Bangle as restricting the division of the property or placement of a dwelling, and it would be premature to not apply those regulations given the available evidence. To the extent necessary to effectuate the Board action to not apply the dwelling or division restrictions of the applicable zone described above, the claimant shall submit appropriate applications for review and approval of land divisions and any new dwellings 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. All other Lane Code land use and development regulations shall remain applicable to the subject property until such time as they

are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.

IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by Charles and Mary Bangle does not constitute a waiver or modification of state land use regulations and does not authorize immediate division of the subject property or 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.

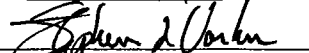
IT IS HEREBY FURTHER ORDERED that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. 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 owner. 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 5-9-2006 Lane County



OFFICE OF LEGAL COUNSEL

Application for Claims Under LC 2.700 through 2.770

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

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

1. Applicant/ Agent

<u>CHARLES E. BANGLE</u> Applicant Name (Please Print)	<u>34025 ALLEN RD. COTTAGE GROVE, OR 97424</u> Mailing Address	<u>541-942-5794</u> Phone
<u>NONE</u> Agent Name (Please Print)	_____ Mailing Address	_____ Phone

2. Property Owner

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

<u>CHARLES E. BANGLE</u> Property Owner Name (Please Print)	<u>34025 ALLEN RD. COTTAGE GROVE, OR 97424</u> Mailing Address	<u>541-942-5794</u> Phone
<u>MARY L BANGLE</u> Property Owner Name (Please Print)	<u>34025 ALLEN RD. COTTAGE GROVE, OR 97424</u> Mailing Address	<u>541-942-5794</u> 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 21-03-24 TAXLOT 400

Street Address 34025 ALLEN RD. COTTAGE GROVE, OR
97424 Legal Description Attached X

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).

F 2 ZONE BY ORDINANCE PA 884 ADOPTED FEB 29, 1984.

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

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.

PRESENT MARKET VALUE \$574,395⁰⁰
MARKET VALUE DIVIDED \$1,450,000 COMPENSATION \$875,605⁰⁰

7. Leases, Covenants, Conditions and Restrictions

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

ON THE DEED DOCUMENTS

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.

I WANT TO DIVIDE MY PROPERTY IN 3 PARTS. 76 ACRES
50 ACRES, AND 20 ACRES WITH HOUSE AND IMPROVEMENTS. WAIVER

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).

Charles E Bangle
Mary L. Bangle
Owner(s) Signature

10-11-05
Date

Charles E Bangle
Mary L Bangle
Applicant/Agent Signature

10-11-05
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.

QUESTION
4 SIRs:

10-11-05
4

WHEN I BOUGHT MY PLACE IN 1957, I
COULD BUILD ANYWHERE I FOUND WATER.
THE COUNTY HAD LITTLE OR NO INFLUENCE ON
RURAL BUILDING PLANS. WHEN SENATE BILL 100
PASSED FF20 WAS IMPOSED ON RURAL FOLK.
THAT WAS NO PROBLEM AS 20 ACRES WAS
THE SMALLEST OF THE THREE PARCELS I WANTED
TO CREATE. THERE WAS NO HURRY TO DIVIDE
AS MY 3 CHILDREN WERE WORKING AND LIVING
OUT OF STATE. WHEN THE F2 DESIGNATION
WAS ADOPTED IN 1984 IT WAS TOO LATE TO
DO ANYTHING.

I WANT TO DIVIDE MY 146 ACRES AND
GIVE MY KIDS A PLACE TO LIVE. A PLACE
WHERE THEY WERE RAISED.

THE REAL MARKET VALUE ON MY 146
ACRES AS OF 2004 IS \$574,395.00. THE VALUE
IF DIVIDED WITH THE HOUSE AND IMPROVEMENTS ON
20 ACRES IS \$350,000.00. A 50 ACRE HOMESITE IS
WORTH \$550,000.00 AND A 76 ACRE HOMESITE IS
WORTH \$550,000.00 FOR A TOTAL OF \$1,450,000.00.
F2 ZONING HAS REDUCED MY PROPERTY VALUE
BY \$875,605.00. CE Bank

ADJOINING PROPERTY OWNERS.

1. BLM
2890 CHAD DRIVE
EUGENE, OR 97408

2. HAROLD JONES
77016 MOSBY CREEK RD.
COTTAGE GROVE, OR 97424

3. R.D. ANDERSON
76658 BLUE MOUNTAIN SCHOOL RD.
COTTAGE GROVE, OR 97424

4. ROY DUERST
34041 ALLEN RD
COTTAGE GROVE, OR 97424

5. FRUIT GROWERS SUPPLY
1445 GATEWAY BLVD
COTTAGE GROVE, OR 97424

6. DON NELSON
4009 15TH AVE N.E. APT 722
SEATTLE, WA. 98105-5257

LANE COUNTY REGIONAL LAND INFORMATION DATABASE
(Deeds and Records)

Convert to PDF document

Recording Information

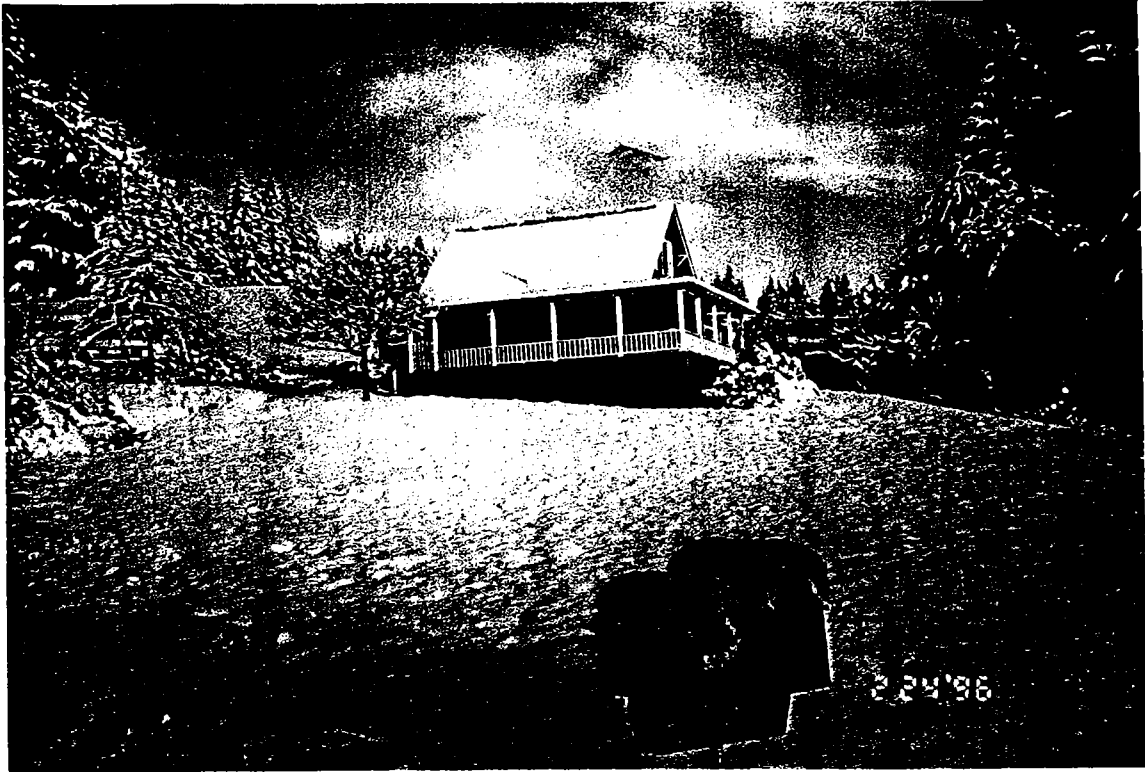
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1995	44963	1995-08-15 00:00:00.0
DEED	DEED	
Historic Fee Number	Sub Number	000
Consideration	Book	2087
Description		Page
	S24 T21S R3W	
	Grantor Name	
BANGLE, CHARLES E BANGLE, MARY L		
	Grantee Name	
BANGLE, CHARLES EDWARD BANGLE, MARY LOUISE BANGLE TR		
	Map and Taxlot Number	
2103240000400		

Referenced Documents

Year	Doc#	Document Type	Recorded Date
No referenced documents found.			

[Search Results](#) | [New Recorded Documents Search](#) | [Applications Menu](#)

CHARLES F. WINDOLF
34025 ALLEN RD.
COTTAGE GROVE, OR
97424



LOOKING NORTH FROM THE ROAD



VIEW FROM THE FRONT PORCH LOOKING EAST

BLM

See Map 21 03

(Acres) (2.21 ch)

DON NELSON

HAROLD JONES

DEE ANDERSON

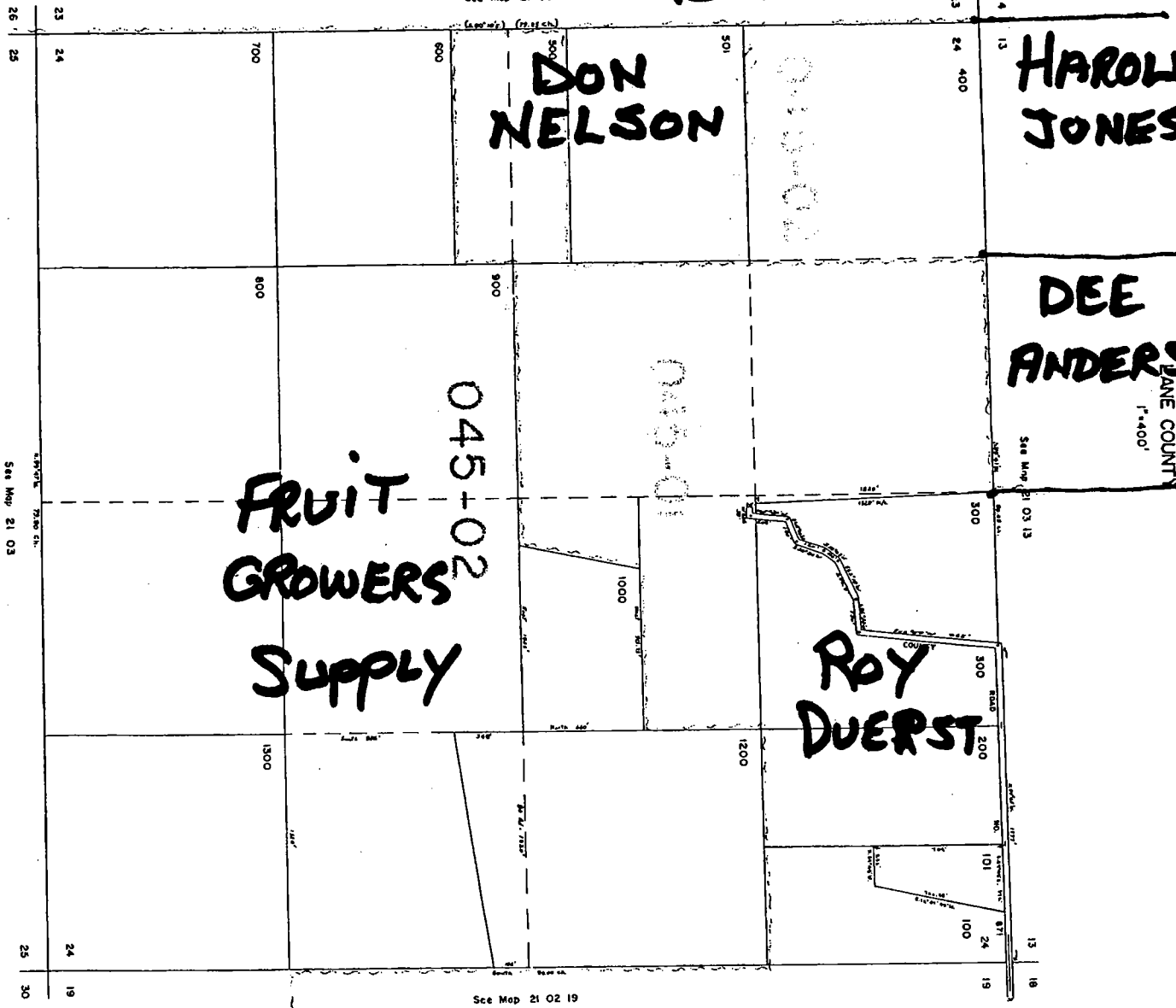
Section 24 T.21S. R.3 W.M.
LANE COUNTY
1"=400'

FRUIT GROWERS SUPPLY

045-02

045-01

ROY DUERST



See Map 21 02 19

See Map 21 03

Hemenway, Realtors/GMAC

Office: 541.767.2016

Cell: 541.953.6689

Fax: 541.942.0100

Toll Free: 1.800.888.1560

Sherry@Duerst-Higgins.com



MLS



78314 Hwy 99 South
Cottage Grove, OR 97424

Sherry Duerst-Higgins
Broker

Comparative Market Analysis

for

Ed Bangle

SUBJECT PROPERTY

34025 Allen Road
Cottage Grove, Oregon

Bedrooms ♦ Bathrooms

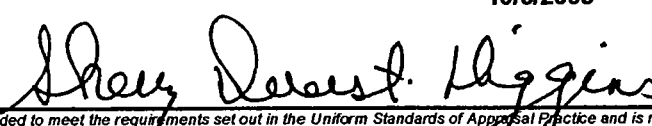
- ♦ Home + 20 Acres
- ♦ 50 acre home site
- ♦ 76 acre home site

♦ CMA Home + 20 acres \$350,000 50 Acre home site \$550,000 76 Acre home site \$550,000 Total Value \$1,450,000

Prepared By:

Sherry Duerst-Higgins
Hemenway Realtors GMAC

10/6/2005



Hemenway
REALTORS®

GMAC
Real Estate

This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

Comparative Market Analysis

for

Ed Bangle

SUBJECT PROPERTY

34025 Allen Road
Cottage Grove, Or. 97424

3 Bedrooms ♦ 1 Bathrooms

- ♦ 1900 Farmhouse
- ♦ Large acreage
- ♦ Pasture + timber

- ♦ Restored farmhouse on 20 acres, with pasture and timber. 5 car garage + 1928 Barn. Fenced, springs and great views of the mountains

Suggested Price: **\$350,000**

Prepared By:

Sherry Duerst-Higgins
Hemenway Realtors GMAC

10/6/2005



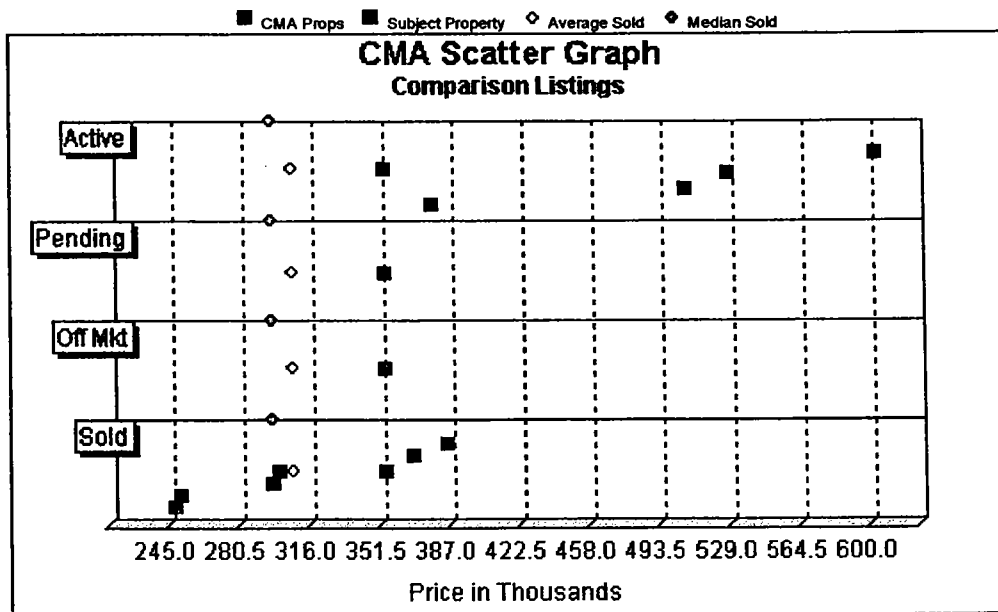
This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Active	4	\$501,249	\$375,000	\$599,995	1750	\$286
Sold	6	\$306,583	\$245,000	\$385,000	1660	\$185
Total Listings	10	Sold Properties closed averaging 97.7% of their Final List Price. This reflects a 2.3% difference between Sale Price and List Price.				

	Amount	\$/Sqft
Average Sales Price	\$306,583	\$185
Min. List Price	\$259,500	\$131
Max. List Price	\$395,000	\$229
Suggested List Price	\$350,000	\$211

How the Suggested Price Looks in the Market



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

Summary of Comparables

Active




MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	34025 ALLEN R OAD		235	3	1	1656	\$350,000
5034640	6 RESID	82205 BUTTE RD	Creswell	235	3	2	1767	\$375,000
5057603	8 RESID	73990 BLOK LN	Cottage Grove	235	3	2	1440	\$505,000
5036516	8 RESID	78086 Mosby Creek Rd	Cottage Grove	235	3	2	1986	\$525,000
5057159	8 RESID	37389 ROW RIVER RD	Dorena	235	3	2	1809	\$599,995

Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
	RESID	34025 ALLEN R OAD		235	3	1	1656	\$350,000
4062384	5 RESID	31151 Kenady LN	Cottage Grove	235	3	1	1976	\$245,000
4047433	1 RESID	34124 E Cloverdale RD	Creswell	235	3	2	1809	\$250,000
5044391	8 RESID	36083 WAGNER LN	Cottage Grove	235	4	1	1573	\$295,000
4038855	8 RESID	79522 Fire RD	Lorane	235	3	1	1400	\$299,500
5010916	0 RESID	34478 KIZER CREEK RD	Cottage Grove	235	3	2	1475	\$365,000
4066087	8 RESID	80717 Sears RD	Cottage Grove	235	3	2	1728	\$385,000

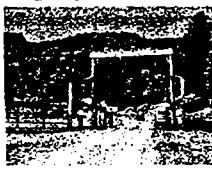
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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Adjustments to Comparables

	SUBJECT PROPERTY			
Address	34025 Allen R oad	82205 BUTTE RD	73990 BLOK LN	78086 Mosby Cr...
City	Cottage Grove, ...	Creswell	Cottage Grove	Cottage Grove
MLS#		5034640	5057603	5036516
Status		ACT	ACT	ACT
Price	\$/Sqft	\$/Sqft	\$/Sqft	\$/Sqft
	\$350,000 \$211	\$375,000 \$212	\$505,000 \$351	\$525,000 \$264
Sold Price	\$/Sqft			
Sale Date				
DOM				
		\$ Adj	\$ Adj	\$ Adj
Bedrooms	3	3	3	3
Bathrooms	1	2	2	2
Area	235	235	235	235
Zip	97424	97426	97424	97424
Type	RESID	RESID	RESID	RESID
Style	FARMHSE	MANUFHS	MANUFHS	RANCH
Total Sqft	1656	1767	1440	1986
Year Built	1900	1988	1989	1951
Lot Size	20-49.99AC	20-49.99AC	20-49.99AC	20-49.99AC
Elem School	Harrison	CRESLANE	LONDON	HARRISON
High School	C.G.H.S.	CRESWELL	COTTAGE ...	COTTAGE ...
Garage	DETACHD		DETACHD	DETACHD
Heating	FOR-AIR	BASEBRD	FOR-AIR	FOR-AIR,...
Ext Desc	LAP	METAL	T-111, WOOD	WOOD
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$350,000	\$375,000	\$505,000	\$525,000



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

SUBJECT PROPERTY



Address	34025 Allen R oad		37389 ROW RIVE...		31151 Kenady LN		34124 E Cloverd...		
City	Cottage Grove, ...		Dorena		Cottage Grove		Creswell		
MLS#			5057159		4062384		4047433		
Status			ACT		SLD		SLD		
Price	\$/Sqft	\$350,000	\$211	\$599,995	\$332	\$259,500	\$131	\$260,000	\$144
Sold Price	\$/Sqft					\$245,000	\$124	\$250,000	\$138
Sale Date					12/14/2004		11/9/2004		
DOM					26		56		
					\$ Adj			\$ Adj	\$ Adj
Bedrooms	3		3		3		3		
Bathrooms	1		2		1		2		
Area	235		235		235		235		
Zip	97424		97434		97424		97426		
Type	RESID		RESID		RESID		RESID		
Style	FARMHSE		RANCH		OTHER		DBL-WDE		
Total Sqft	1656		1809		1976		1809		
Year Built	1900		1963		1964		1984		
Lot Size	20-49.99AC		20-49.99AC		10-19.99AC		10-19.99AC		
Elem School	Harrison		DORENA		LATHAM		CRESLANE		
High School	C.G.H.S.		COTTAGE ...		COTTAGE ...		CRESWELL		
Garage	DETACHD		ATTACHD		DETACHD		DETACHD		
Heating	FOR-AIR		BASEBRD,...		OTHER, W...		HT-PUMP,...		
Ext Desc	LAP		CEDAR, S...		WOOD		MANMADE		
Other Adjustments									
Total Adjustments:									
Adjusted Price:		\$350,000		\$599,995		\$245,000		\$250,000	

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

	SUBJECT PROPERTY				No Photo Available
Address	34025 Allen Road		36083 WAGNER LN	79522 Fire RD	34478 KIZER CR...
City	Cottage Grove, ...		Cottage Grove	Lorane	Cottage Grove
MLS#			5044391	4038855	5010916
Status			SLD	SLD	SLD
Price	\$/Sqft	\$350,000	\$299,000	\$299,500	\$369,900
		\$211	\$190	\$214	\$251
Sold Price	\$/Sqft		\$295,000	\$299,500	\$365,000
			\$188	\$214	\$247
Sale Date			8/31/2005	10/20/2004	3/31/2005
DOM			42	112	1
				\$ Adj	\$ Adj
Bedrooms	3		4	3	3
Bathrooms	1		1	1	2
Area	235		235	235	235
Zip	97424		97424	97451	97424
Type	RESID		RESID	RESID	RESID
Style	FARMHSE		RANCH	2STORY	RANCH
Total Sqft	1656		1573	1400	1475
Year Built	1900		1950	1997	1992
Lot Size	20-49.99AC		20-49.99AC	20-49.99AC	20-49.99AC
Elem School	Harrison		DORENA	LATHAM	HARRISON
High School	C.G.H.S.		COTTAGE ...	CROW	COTTAGE ...
Garage	DETACHD				ATTACHD
Heating	FOR-AIR		BASEBRD	ZONAL	HT-PUMP,...
Ext Desc	LAP		WOOD	T-111	MANMADE
Other Adjustments					
Total Adjustments:					
Adjusted Price:		\$350,000	\$295,000	\$299,500	\$365,000

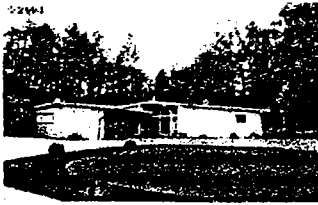
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**SUBJECT
PROPERTY**



Address	34025 Allen R oad	80717 Sears RD		
City	Cottage Grove, ...	Cottage Grove		
MLS#		4066087		
Status		SLD		
Price	\$/Sqft \$350,000	\$211	\$395,000	\$229
Sold Price	\$/Sqft		\$385,000	\$223
Sale Date			5/23/2005	
DOM			179	
				\$ Adj
Bedrooms	3	3		
Bathrooms	1	2		
Area	235	235		
Zip	97424	97424		
Type	RESID	RESID		
Style	FARMHSE	RANCH		
Total Sqft	1656	1728		
Year Built	1900	1975		
Lot Size	20-49.99AC	20-49.99AC		
Elem School	Harrison	DELIGHT ...		
High School	C.G.H.S.	COTTAGE ...		
Garage	DETACHD	CARPORT		
Heating	FOR-AIR	BASEBRD		
Ext Desc	LAP	OTHER, T...		
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$350,000		\$385,000	

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

31151 Kenady LN**RES****SLD****\$245,000**

ML#: 4062384
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97424
T/Guide: 0E8
Tax Id #: 1010758

Bedrooms: 3
Bathrooms: 1
Sub-Type: RESID
Style: OTHER
Year Built: 1964
Total SF: 1976
Tax per Year: 2077

Directions: DORENA LAKE EXIT, STAY RIGHT, LEFT ON 99, RIGHT ON KENADY LN, R, EAGLES
Remarks: VERY SECLUDED HOME ON A PRIVATE ROAD. THIS HOME IS PERFECT FOR SOMEONE WHO NEED ALOT OF SPACE! LOTS OF SQUARE FOOTAGE FOR THE PRICE, ALSO 16+ ACRES, PERFECT FOR FARMING. ITS SO QUIET AND SERENE, ITS LIKE A VACATION HOME AT HOME! DONT MISS THIS ONE!

34124 E Cloverdale RD**RES****SLD****\$250,000**

ML#: 4047433
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97426
T/Guide: 000
Tax Id #: Not Found

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: DBL-WDE
Year Built: 1984
Total SF: 1809
Tax per Year: 1100

Directions: I-5 TO CRESWELL, WEST ON CLOVERDALE, 1 MI.
Remarks: ZONED RR 5. APPEARS PROPERTY CAN BE DIVIDED INTO TWO PARCELS. TERRIFIC LOCATION. GREAT VALUE IF SPLIT. 1984 BEARINGTON, ALSO 78 HILLCREST HARDSHIP, 14X 56 AND OLDER FLEETWOOD. 40X40 SHOP WITH ATTACHED STALLS. NICE FENCED PASTURE.

36083 WAGNER LN**RES****SLD****\$295,000**

ML#: 5044391
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97424
T/Guide: 25F11
Tax Id #: 1056405

Bedrooms: 4
Bathrooms: 1
Sub-Type: RESID
Style: RANCH
Year Built: 1950
Total SF: 1573
Tax per Year: 1016.51

Directions: E OF COTTAGE GROVE APPROX 8 MI. ON N SIDE OF DORENA LAKE
Remarks: PC1607 FANTASTIC DORENA LAKE VIEWS, FENCED AND CROSS FENCED, PASTURES, TIMBER REPROD, BARN, GARDEN AREA, SHOP. EASY ACCESS TO BOAT RAMP AND ROW RIVER TRAIL.

79522 Fire RD**RES****SLD****\$299,500**

ML#: 4038855
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97451
T/Guide: 0E7
Tax Id #: 924231

Bedrooms: 3
Bathrooms: 1
Sub-Type: RESID
Style: 2STORY
Year Built: 1997
Total SF: 1400
Tax per Year: 1181

Directions: LORANE, W ON SIUSLAW RIVER RD, L ON FIRE RD TO END.
Remarks: STUNNING END OF ROAD WILDERNESS RETREAT IN LORANE VALLEY. 1500' SIUSLAW RIVERFRONT, CREEK, PASTURE, TIMBER (CRUISE IN LO). 3 BEDROOM NEWER HOME IN SECLUDED SETTING AT END OF LONG GRAVEL DRIVE BORDERING BLM LAND ON S & W.

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

34478 KIZER CREEK RD**RES****SLD****\$365,000****No Photo
Available**

ML#: 5010916
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97424
T/Guide: 15F8
Tax Id #: 933513

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: RANCH
Year Built: 1992
Total SF: 1475
Tax per Year: 2182.7

Directions: WMAIN BECOMES MOSBY CR, 5 MI, STAIGHT ONTO KIZER, 1ST L, 2ND LEFT
Remarks: INCREDIBLE VIEWS & PRIVACY AT THIS NEWER QUALITY BUILT CUSTOM HOME + CUSTOM SHOP/OFFICE W/FULL BA. GREAT FLOOR PLAN BAY WINDOWS, DOUBLE DOORS IN 3RD BDRM OR LIBRARY, PELLET STOVE IN HOME & SHOP/OFFICE, HOT TUB, NEW DECK & NEWER HEAT PUMP & WELL PUMP. TIMBER, DEER FENCED YARD, LANDSCAPED.

80717 Sears RD**RES****SLD****\$385,000**

ML#: 4066087
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97424
T/Guide: 0E8
Tax Id #: 1058203,1311669

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: RANCH
Year Built: 1975
Total SF: 1728
Tax per Year: 1103.6

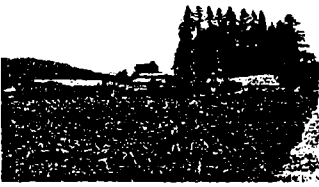
Directions: I-5, CRESWELL EXT, E 1 MI TO SEARS, S 4 MILES TO HOME. GATED, NO SIGN.
Remarks: VERY PRIVATE 33+ ACRES. GREAT FLOOR PLAN, BEAUTIFUL REMODELED KITCHEN, SKYLIGHTS, VAULTS, BONUS SCREENED PORCH/SUNROOM (NOT IN SQ. FT.). HUGE DECK WITH SPECTACULAR VIEW. 5 STALL BARN WITH TACK RM & HAY STORAGE. BACKS TO BLM. SPECTACULAR VIEWS.

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparables to Your Home

82205 BUTTE RD	RES	ACT	\$375,000
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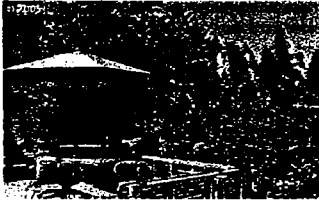


ML#: 5034640
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97426
T/Guide: 0A0
Tax Id #: 5334188

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: MANUFHS
Year Built: 1988
Total SF: 1767
Tax per Year: 2350

Directions: OREGON AVE TO HOWE LN, RIGHT ON BUTTE, AT FIRST CORNER
Remarks: HOME ON THE RANGE, 2 MILES FROM TOWN. 20 ACRES WITH BARN, HOLDING PENS, OUTDOOR ARENA, HORSE BARN IN GOOD SHAPE. SET UP FOR LIVESTOCK AUCTION.

73990 BLOK LN	RES	ACT	\$505,000
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ML#: 5057603
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97424
T/Guide: 0F8
Tax Id #: 969814

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: MANUFHS
Year Built: 1989
Total SF: 1440
Tax per Year: 528.13

Directions: LONDON RD, RIGHT ON RAISOR, RIGHT ON BLOK, TO THE END ON THE LEFT
Remarks: VALLEY VIEWS AND 9 PONDS ON THIS PRIVATE ACREAGE THAT IS AT THE END OF A DEAD-END MOUNTAIN ROAD. NEXT TO BLM WITH WATER RIGHTS. OUTBUILDINGS INCLUDE SHOP AND GREEN HOUSE. BUILD YOUR DREAM HOUSE OR LIVE IN ONE OF THE TWO MANUFACTURED HOMES.

78086 Mosby Creek Rd	RES	ACT	\$525,000
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ML#: 5036516
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97424
T/Guide: 000
Tax Id #: 1704772

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: RANCH
Year Built: 1951
Total SF: 1986
Tax per Year: 96.31

Directions: MOSBY CREEK APPROX 2 MILES JUST PAST PITCHER LANE
Remarks: TOTALLY PRIVATE, A YR ROUND CREEK, BARN, ALL USUABLE LAND FOR ANIMALS AND ONLY 2 MILES TO I-5. THIS IS THE PERFECT PROPERTY. MUST WALK PROPERTY TO GET THE TOTAL FEEL FOR IT. LOWER PASTURES OPEN TO 2 BEAUTIFUL MEADOWS & CREEK. FENCED & CROSS FENCED NEW ROOF, ALL P&D DONE, 2 SEPTICS.

37389 ROW RIVER RD	RES	ACT	\$599,995
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ML#: 5057159
MLS Area: 235
County: Lane
Neighborhood:
Zip Code: 97434
T/Guide: 0F9
Tax Id #: 928927

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: RANCH
Year Built: 1963
Total SF: 1809
Tax per Year: 1508.02

Directions: ROW RIVER RD TO PROPERTY
Remarks: FANTASTIC COUNTRY PROPERTY WITH 2 HOMES! TWO STORY SHOP W/COVERED RV PARKING, BARN W/5 STALLS & HAY LOFT AND TIMBER! MANUFACTURED HOME (3 BEDROOM/2 BATH) INCLUDED - NOT ON A HARDSHIP! SELLER WILL GIVE A \$4200 ALLOWANCE FOR FLOORING & GARAGE DOORS WITH FULL PRICE OFFER!

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparative Market Analysis

for

Ed Bangle

SUBJECT PROPERTY

34025 Allen Road
Cottage Grove, Or. 97424

- ◆ VIEWS FOR MILES
- ◆ PRIVATE & WOODED
- ◆ Great home site

- ◆ End of the road private, wooded, with great views of mountains CMA is for bare ground, no value for timber

Suggested Price: **\$550,000**

Prepared By:

Sherry Duerst-Higgins
Hemenway Realtors GMAC

10/6/2005



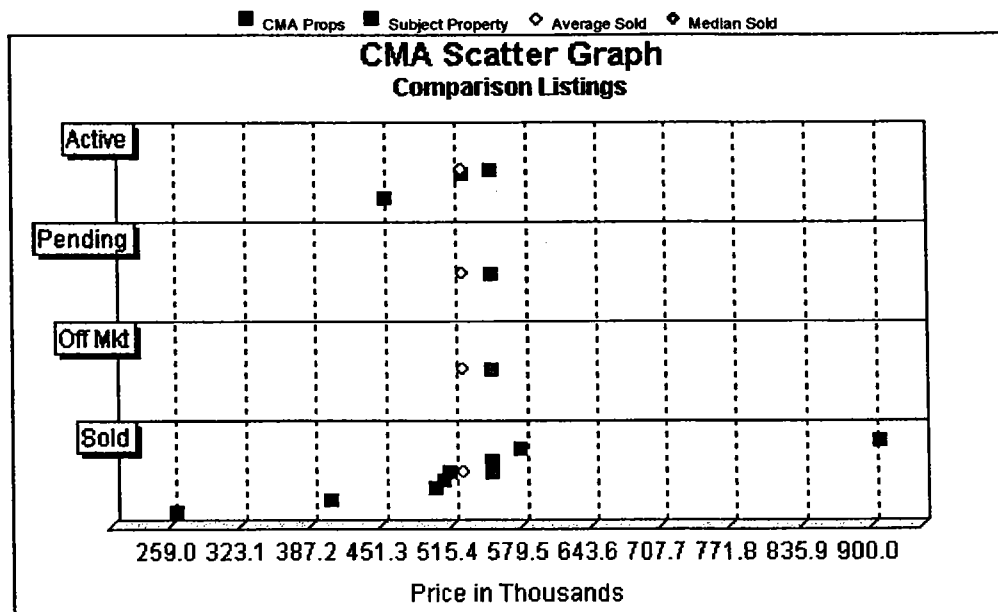
This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Active	2	\$487,250	\$449,500	\$525,000	0	\$0
Sold	8	\$524,125	\$259,000	\$900,000	0	\$0
Total Listings	10	Sold Properties closed averaging 99.08% of their Final List Price. This reflects a 0.92% difference between Sale Price and List Price.				

	Amount	\$/Sqft
Average Sales Price	\$524,125	\$0
Min. List Price	\$259,000	\$0
Max. List Price	\$900,000	\$0
Suggested List Price	\$550,000	\$

How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Summary of Comparables

Active



MLS#	P	Type	Address	City	Area	Acres	Price
			34025 ALLEN ROAD		235	50	\$550,000
5056857	1	RESID	91121 DONNI LN	Junction City	237	41.33	\$525,000
5031791	0	RESID	30650 Fox Hollow RD	Eugene	244	20.02	\$449,500

Sold



MLS#	P	Type	Address	City	Area	Acres	Price
			34025 ALLEN ROAD		235	50	\$550,000
3007915	5	RESID	45667 McKenzie HWY	Vida	233	33	\$499,000
4067409	2	RESID	24660 Bolton Hill RD	Veneta	236	24	\$500,000
4018128	7	RESID	Bolton Hill	Veneta	236	38.79	\$900,000
5043412	0	RESID	92600 Vogt Rd.	Junction City	237	25.5	\$259,000
4063265	8	RESID	Coburghills DR	Eugene	240	38.71	\$510,000
4066017	5	RESID	Coburg Hills DR	Eugene	240	80	\$550,000
5061762	0	RESID	85880 LORANE HWY	Eugene	244	20	\$400,000
5013913	8	RESID	31334 Fox Hollow RD	Eugene	244	29.74	\$575,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Adjustments to Comparables

	SUBJECT PROPERTY		No Photo Available	
Address	34025 Allen Road	91121 DONNI LN	30650 Fox Holl...	45667 McKenzie...
City	Cottage Grove, ...	Junction City	Eugene	Vida
MLS#		5056857	5031791	3007915
Status		ACT	ACT	SLD
Price	\$/Sqft \$550,000	\$ \$525,000	\$449,500	\$499,000
Sold Price	\$/Sqft			\$499,000
Sale Date				6/1/2005
DOM				765
		\$ Adj	\$ Adj	\$ Adj
AREA	235	237	244	233
ZIP	97424	97448	97405	97488
PROP TYPE		RESID	RESID	RESID
ZONING	F-2		F2	mixed
# ACRES	50	41.33	20.02	33
# LOTS	1		1	
LOT SIZE		20-49.99AC	20-49.99AC	20-49.99AC
LOT DESC		WOODED	PRIVATE,...	CLEARED,...
RD SURFACE			GRAVLRD	PAVEDRD
RD FRONTAGE	Allen	N	Y	
ELE SCHOOL	Harrison	TERRITORIAL	TWIN OAKS	MCKENZIE...
HIGH SCHOOL	C.G.H.S.	JUNCTION...	CHURCHILL	MCKENZIE
WATERFRONT		N	N	Y
SOIL TYPE			NATIVE	NATIVE
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$550,000	\$525,000	\$449,500	\$499,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

	SUBJECT PROPERTY			No Photo Available
Address	34025 Allen Road	24660 Bolton H...	Bolton Hill	92600 Vogt Rd.
City	Cottage Grove, ...	Veneta	Veneta	Junction City
MLS#		4067409	4018128	5043412
Status		SLD	SLD	SLD
Price	\$/Sqft \$550,000	\$ \$500,000	\$900,000	\$259,000
Sold Price	\$/Sqft	\$500,000	\$900,000	\$259,000
Sale Date		5/10/2005	5/10/2005	7/21/2005
DOM		183	393	7
			\$ Adj	\$ Adj
AREA	235	236	236	237
ZIP	97424	97487	97487	97448
PROP TYPE		RESID	RESID	RESID
ZONING	F-2	RR		E40
# ACRES	50	24	38.79	25.5
# LOTS	1			1
LOT SIZE		20-49.99AC	20-49.99AC	20-49.99AC
LOT DESC			WOODED	IRRIGAT,...
RD SURFACE			PAVEDRD	DIRTRD
RD FRONTAGE	Allen			Y
ELE SCHOOL	Harrison	CENTRAL	VENETA	LAUREL
HIGH SCHOOL	C.G.H.S.	ELMIRA	ELMIRA	JUNCTION...
WATERFRONT				Y
SOIL TYPE			NATIVE	NATIVE
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$550,000	\$500,000	\$900,000	\$259,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

	SUBJECT PROPERTY				No Photo Available
Address	34025 Allen Road		Coburghills DR	Coburg Hills DR	85880 LORANE HWY
City	Cottage Grove, ...		Eugene	Eugene	Eugene
MLS#			4063265	4066017	5061762
Status			SLD	SLD	SLD
Price	\$/Sqft	\$550,000	\$525,000	\$575,000	\$399,000
Sold Price	\$/Sqft		\$510,000	\$550,000	\$400,000
Sale Date			10/22/2004	3/10/2005	9/8/2005
DOM			7	129	5
			\$ Adj	\$ Adj	\$ Adj
AREA	235	240	240	244	
ZIP	97424	97408	97408	97405	
PROP TYPE		RESID	RESID	RESID	
ZONING	F-2	RR-10	F2, F1		
# ACRES	50	38.71	80	20	
# LOTS	1		1		
LOT SIZE		20-49.99AC	50-99.99AC	20-49.99AC	
LOT DESC		CLEARED,...	BRUSH, P...	PASTURE,...	
RD SURFACE		PAVEDRD	GRAVLRD		
RD FRONTAGE	Allen	Y	Y		
ELE SCHOOL	Harrison	COBURG	COBURG	TWIN OAKS	
HIGH SCHOOL	C.G.H.S.	SHELDON	SHELDON	CHURCHILL	
WATERFRONT		Y	Y		
SOIL TYPE		NATIVE	NATIVE	NATIVE	
Other Adjustments					
Total Adjustments:					
Adjusted Price:	\$550,000	\$510,000	\$550,000	\$400,000	

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**SUBJECT
PROPERTY**

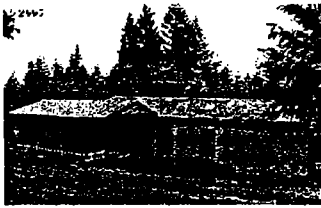


Address	34025 Allen Road	31334 Fox Holl...
City	Cottage Grove, ...	Eugene
MLS#		5013913
Status		SLD
Price	\$/Sqft \$550,000	\$ \$575,000
Sold Price	\$/Sqft	\$575,000
Sale Date		8/8/2005
DOM		115
		\$ Adj
AREA	235	244
ZIP	97424	97405
PROP TYPE		RESID
ZONING	F-2	F-2
# ACRES	50	29.74
# LOTS	1	2
LOT SIZE		20-49.99AC
LOT DESC		PASTURE,...
RD SURFACE		GRAVLRD
RD FRONTAGE	Allen	
ELE SCHOOL	Harrison	EDGEWOOD
HIGH SCHOOL	C.G.H.S.	SOUTH EU...
WATERFRONT		
SOIL TYPE		NATIVE
Other Adjustments		
Total Adjustments:		
Adjusted Price:	\$550,000	\$575,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparables to Your Home

91121 DONNI LN	LND	ACT	\$525,000
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ML#: 5056857
MLS Area: 237
County: Lane
Neighborhood:
Zip Code: 97448
T/Guide: 82B8
Tax Id #: 61588

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 719.45

Directions: HWY 99, W ON CLEAR LAKE RD, R ON TERRITORIAL, L ON DONNI LANE
Remarks: SO MUCH POTENTIAL!!! 1980 DBL WIDE ON PROPERTY YOU COULD LIVE IN WHILE BUILDING YOUR DREAM HOME. WELL & SEPTIC. WITH SOME TRIMMING OF THE TREES, YOU COULD HAVE VIEWS OF FERN RIDGE RESERVOIR AND ACCESS TO THE MOST BEAUTIFUL SUNRISES YOU HAVE EVER SEEN!!!

30650 Fox Hollow RD	LND	ACT	\$449,500
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No Photo Available

ML#: 5031791
MLS Area: 244
County: Lane
Neighborhood:
Zip Code: 97405
T/Guide: 9D8
Tax Id #: 845071

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 99.1

Directions: WILLAMETTE S TO FOX HOLLOW, R TO LAST GATED DRIVE ON LEFT BEFORE MCBETH
Remarks: BEAUTIFUL AND PRIVATE ACREAGE IN AREA OF HIGH-END HOMES. GATED PRIVATE ROAD. GOOD SOUTHERLY SUN EXPOSURE AND VIEWS TO COAST RANGE. READY TO BUILD CUSTOM HOME WITH BULDER OF YOUR CHOICE!

45667 McKenzie HWY	LND	SLD	\$499,000
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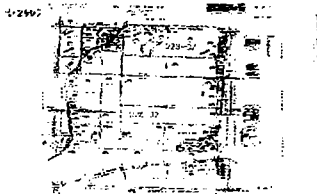


ML#: 3007915
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97488
T/Guide: 8B19
Tax Id #: 1175312

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 3250.59

Directions: MCKENZIE HWY 126 TO VIDA, LEFT AFTER CROSS BRIDGE AT VIDA CAFE
Remarks: BUILD THE MAIN HOUSE AGAIN. OLD 2 STY BURNED. GATE CREEK FRONTAGE, 33 ACRES, HISTORIC BARN, DUPLEX, COTTAGE, WELL, SEPTIC, FENCED PASTURE, TIMBER HILLSIDE FOR HORSE TRAILS. WOULD BE GREAT EQUESTRIAN PROPERTY. FARM/FORREST DEFERRED TAXES

24660 Bolton Hill RD	LND	SLD	\$500,000
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ML#: 4067409
MLS Area: 236
County: Lane
Neighborhood:
Zip Code: 97487
T/Guide: 14C7
Tax Id #: 754117

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 361.55

Directions: HWY 126 WEST, LEFT ON TERRITORIAL, RIGHT ON BOLTON HILL ROAD
Remarks: PC2841 RESIDENTIAL DEVELOPMENT GROUND, GREAT VIEWS, WONDERFUL LOCATION, GREAT PRICE. CLA FOR MAPS

Bolton Hill**LND****SLD****\$900,000**

ML#: 4018128
MLS Area: 236
County: Lane
Neighborhood:
Zip Code: 97487
T/Guide: 0B0
Tax Id #: Not Found

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 3790

Directions: HWY 126 WEST, LEFT ON TERRITORIAL, RIGHT ON BOLTON HILL ROAD
Remarks: PC2847 SUPER DEVELOPMENT PROPERTY. CITY SERVICES AVAIL. PER CITY, FANTASTIC VIEWS OF SISTERS AND LAKE. WONDERFUL SITE. GREAT PRICE FOR UPSCALE DEVIL. OR PUD. CALL OFFICE FOR PLAT MAPS

92600 Vogt Rd.**LND****SLD****\$259,000**

No Photo Available

ML#: 5043412
MLS Area: 237
County: Lane
Neighborhood:
Zip Code: 97448
T/Guide: 2A3
Tax Id #: 58782

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 289.19

Directions: HWY 99 NORTH, WEST ON HWY 36, SOUTH ON VOGT RD.
Remarks: BEAUTIFUL PROPERTY WITH WONDERFUL BUILDING SITE FOR YOUR DREAM HOME, SET UP WITH 2 SHALLOW PONDS AND A SMALL HABITABLE CABIN AND LOTS OF PRIVACY AND BEAUTIFUL SURROUNDINGS WITH DOMESTIC AND IRRIGATION WELLS AND YEAR ROUND CREEK. SELLER WILL CARRY WITH A LARGE DOWN.

Coburghills DR**LND****SLD****\$510,000**

5294



ML#: 4063265
MLS Area: 240
County: Lane
Neighborhood:
Zip Code: 97408
T/Guide: 6C12
Tax Id #: 16770931677119

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 2700.41

Directions: I-5 TO COBURG OFFRAMP, EAST ON VAN DUYN, RT ON COBURGHILLS
Remarks: PREMIER COBURG PROPERTY LOCATED IN THE CLOUD NINE RANCH. WONDERFUL VALLEY AND COBURG HILL VIEWS. AREA OF FINE HOMES AND ESTATES, 4-J SCHOOLS, EXCELLENT ACCESS TO I-5, EUGENE, HOSP, AIRPORT. BUILDING CC&R'S, COMMUNITY WATER SYSTEM, PAVED ROAD ACCESS, CLOSE TO PROPOSED NEW GOLF COURSE.

Coburg Hills DR**LND****SLD****\$550,000**

5294



ML#: 4066017
MLS Area: 240
County: Lane
Neighborhood:
Zip Code: 97408
T/Guide: 3B8
Tax Id #: 1579257

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 83.8

Directions: VAN DUYN ROAD RT COBURGHILLS DR. TO GREY GATE AT END
Remarks: SECLUDED COUNTRY PROPERTY, WITH EXPANSIVE WILLAMETTE VALLEY VIEWS. VERY PRIVATE, IN AREA OF 1MM\$ HOMES. PROPERTY BACKS TO FORESTLAND, AND FEATURES TREES, MEADOWS, SPRINGS AND CREEKS. WILDLIFE ABOUNDS. EXCELLENT I-5 ACCESS, MINUTES TO EUGENE, 4J SCHOOLS.

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

WARRANTY DEED

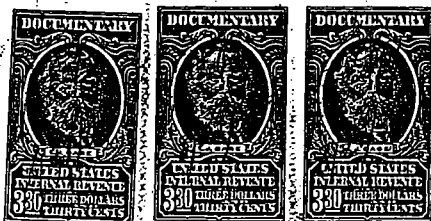
For Value Received J.E. BLACKMORE and ANNA L. BLACKMORE, husband and wife

the grantor s , do hereby grant, bargain, sell and convey unto

CHARLES E. BANGLE and MARY L. BANGLE, husband and wife, or the survivor
the grantees , the following described premises, to wit:

The north 1/2 of the northwest 1/4; the southeast 1/4 of the northwest 1/4, and the southwest 1/4 of the northeast 1/4, excepting therefrom that part conveyed to Anton Willis and Sadie Willis by deed recorded January 3, 1930 in Book 163, Page 309, Lane County Oregon Deed Records, all being in Section 24, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

REVENUE STAMPS



(5)(5-1) 24-21-34

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

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 21, 1957

_____(SEAL) J E Blackmore (SEAL)
_____(SEAL) Anna L. Blackmore (SEAL)

STATE OF OREGON, COUNTY OF LANE, ss:

On this 21st day of August, 1957 personally came before me, a Notary Public in and for said county, the within named J.E. BLACKMORE and ANNA L. BLACKMORE, husband and wife

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

Witness my hand and seal this day and year last above written.

Charles J. Bird
Notary Public for Oregon.

My Commission expires June 30 1961

State of Oregon,
County of Lane—ss.
I, Harry L. Chase, County Clerk and ex-officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at

1957 OCT 25 AM 11 15

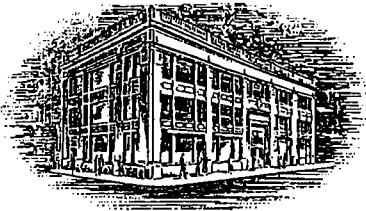
REEL 106 57D

Lane County Records.
HARRY L. CHASE, County Clerk.
By William F. O'Connell Deputy.

44900-B 24501

45607-B

1.5



Commonwealth Title Insurance Co.

Title Insurance - Excelsior
CAPITOL B-B141 - 731 S. W. STARK STREET
PORTLAND 5, OREGON

Oregon Land Title Association
Standard Coverage Policy

\$ 8,950.00

Premium \$ 58.50

No. 49524

Policy of Title Insurance

COMMONWEALTH TITLE INSURANCE CO., a corporation, (incorporated under the laws of the State of Oregon), hereinafter called the Company, for a valuable consideration paid for this policy of title insurance,

Does Hereby Insure

CHARLES E. BANGLE and MARY L. BANGLE
husband and wife

together with the persons and corporations included in the definition of "the insured" as set forth in the stipulations of this policy, against loss or damage not exceeding Eight Thousand Nine Hundred Fifty and no/100 dollars, which the insured shall sustain by reason of:

1. Title to the land described in Schedule A being vested, at the date hereof, otherwise than as herein stated; or
2. Unmarketability, at the date hereof, of the title to said land of any vestee named herein, unless such unmarketability exists because of defects, liens, encumbrances, or other matters shown or referred to in Schedule B; or
3. Any defect in, or lien or encumbrance on, said title existing at the date hereof, not shown or referred to in Schedule B; or
4. Any defect in the execution of any mortgage or deed of trust shown in Schedule B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or
5. Priority, at the date hereof, over any such mortgage or deed of trust, of any lien or encumbrance upon said land, except as shown in Schedule B, such mortgage or deed of trust being shown in the order of its priority.

all subject, however, to SCHEDULES A and B, and the STIPULATIONS herein, all of which schedules and stipulations are hereby made a part of this policy.

In witness whereof, COMMONWEALTH TITLE INSURANCE CO. has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the day and hour set forth in SCHEDULE A hereof.

COMMONWEALTH TITLE INSURANCE CO.

This policy shall not become effective until countersigned.

By

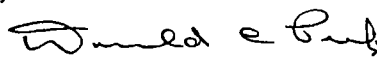


President

Countersigned:

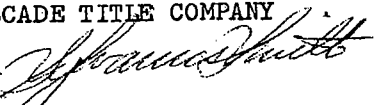
CASCADE TITLE COMPANY

By



Vice-President

By:



PAGE 1 OF POLICY NO. 25-49524

SCHEDULE A

On _____ August 16, 1957 _____ at 5:00 _____ o'clock, P.M., the title to the land described in this Schedule is vested in:

_____ J. E. BLACKMORE and ANNA L. BLACKMORE _____
 husband and wife

Description of the tract of land the title to which is insured by this policy:

The North 1/2 of the Northwest 1/4; the Southeast 1/4 of the Northwest 1/4, and the Southwest 1/4 of the Northeast 1/4, excepting therefrom that part conveyed to Anton Willis and Sadie Willis by deed recorded January 3, 1930 in Book 163, Page 309, Lane County Oregon Deed Records, all being in Section 24, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon,

SCHEDULE B

This policy does not insure against loss by reason of the matters shown or referred to in this Schedule except to the extent that the owner of any mortgage or deed of trust is expressly insured in Paragraphs numbered 4 and 5 on page 1 of this policy.

1. Easements, liens or encumbrances, including material or labor liens, which are not shown by the public records; mining claims; reservations in patents; water rights, claims or title to water.
2. Rights or claims of persons in possession, or claiming to be in possession, not shown of record; any state of facts which an accurate survey and inspection of said land would show.
3. Assessments which are not shown as existing liens by the public records; taxes not yet payable; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.
4. Any laws, governmental acts or regulations, including but not limited to zoning ordinances, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, limiting the height of improvements, or prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restrictions, regulations or prohibitions.
5. Right of way for roadway as granted to John S. Nelson and wife, by deed recorded September 15, 1952, Clerk's Filing No. 85020, Lane County Oregon Deed Records, in Lane County, Oregon.

ORDER NO.

WARRANTY DEED

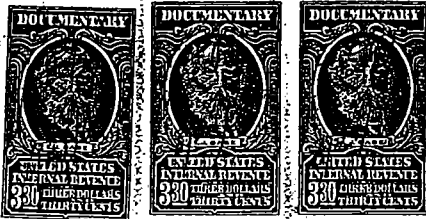
For Value Received J.E. BLACKMORE and ANNA L. BLACKMORE, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto

CHARLES E. BANGLE and MARY L. BANGLE, husband and wife, or the survivor
the grantees, the following described premises, to wit:

The north 1/2 of the northwest 1/4; the southeast 1/4 of the northwest 1/4, and the southwest 1/4 of the northeast 1/4, excepting therefrom that part conveyed to Anton Willis and Sadie Willis by deed recorded January 3, 1930 in Book 163, Page 309, Lane County Oregon Deed Records, all being in Section 24, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

REVENUE STAMPS



(5)(5-1) 24-21-34

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

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: August 21, 1957

_____(SEAL) J. E. Blackmore (SEAL)
_____(SEAL) Anna L. Blackmore (SEAL)

STATE OF OREGON, COUNTY OF LANE, ss:

On this 21st day of August, 1957 personally came before me, a Notary Public in and for said county, the within named J.E. BLACKMORE and ANNA L. BLACKMORE, husband and wife

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

Witness my hand and seal this day and year last above written.

Charles J. Bird
Notary Public for Oregon.

My Commission expires June 30-1961

State of Oregon,
County of Lane—ss.
I, Harry L. Chase, County Clerk and ex officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at

1957 OCT 25 AM 11 15

REEL 106 '57D

Lane County Records.
HARRY L. CHASE, County Clerk.
By Frederick J. ... Deputy.

44790-13 24501

85880 LORANE HWY**LND****SLD****\$400,000****No Photo
Available**

ML#: 5061762
MLS Area: 244
County: Lane
Neighborhood:
Zip Code: 97405
T/Guide: 47M5
Tax Id #: 1723731

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 48.32

Directions: LORANE HWY

Remarks: ABSOLUTELY GORGEOUS, SUPER PRIVATE ,BEAUTIFULLY LOCATED JUST MINUTES FROM EUGENE. PRIVATE VALLEY WITH SMALL POND, MEADOW,WILDLIFE.WELL IS IN/ PERMITT FOR SEPTIC. DREAM SITE

31334 Fox Hollow RD**LND****SLD****\$575,000**

ML#: 5013913
MLS Area: 244
County: Lane
Neighborhood:
Zip Code: 97405
T/Guide: 4909
Tax Id #: 1001336

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 726.95

Directions: SOUTH ON WILLAMETTE, RIGHT ON FOX HOLLOW, APPROX. 1/4 MILE ON LEFT SIDE.

Remarks: APPROX 30 EXQUISITELY FORESTED ACRES CLOSE IN. SOUTHEASTERN EXPOSURE WITH SPECTACULAR VIEWS OF MT. BACHELOR AND THE SISTERS. DEVELOPED SPRING, GRAVELED ROAD, 3/4 OF THE PROPERTY IS FENCED. PER COUNTY 1909 HOME CAN BE REPLACED WITH THE HOUSE OF YOUR DREAMS!

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

PROPERTY REPORT - LANE COUNTY

Account # 0943017

Map, Tax Lot, & SIC # 21-03-24-00-00400

Site Address:	
Owner Name & Address: Bangle Charles Edward Te 34025 Allen Rd Cottage Grove , OR 97424	Taxpayer Name & Address: Bangle Charles Edward Te 34025 Allen Rd Cottage Grove , OR 97424
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 1080561	

Approximate Tax Lot Acres	150.40 6,551,424'	Subdivision Name:		School District:	South Lane
Inc City:		Phase:		Elem	Dorena
UGB:		Lot #	TL 00400	Middle	Lincoln
Census Tr/BlkGrp:	1302/1	Recording #		High	Cottage Grove

Zoning: Parent/Overlay	F2
Statistical Class:	
Land Use:	9100 Vacant, Unused, Undeveloped Land
Property Class:	641 Forest, Unzoned Farm Land, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value Real Market	Assessed
2004	\$356,648	\$0	\$356,648	\$5,956
2003	\$332,051	\$0	\$332,051	\$8,144
	2004 Taxable Value \$ 5,956	2004 Taxes \$174.28	Tax Code Area 04502	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #

Residential Building # 0 (of 0) Characteristics

	Square feet	Base	Finished	
Year Built:				Bsmt Garage Sqft
Bedrooms				Att Garage Sqft
Full Baths				Det Garage Sqft
Half Baths				Att Carport Sqft
% Improvmt Complete				
	Basement			
	First			
	Second			
	Attic			
	Total			

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)

PROPERTY REPORT - LANE COUNTY

Account # 1080561

Map, Tax Lot, & SIC # 21-03-24-00-00400

Site Address: 34025 ALLEN RD COTTAGE GROVE OR 97424	
Owner Name & Address: Bangle Charles Edward Te 34025 Allen Rd Cottage Grove , OR 97424	Taxpayer Name & Address: Bangle Charles Edward Te 34025 Allen Rd Cottage Grove , OR 97424
Multiple Owners? Yes.*	
Additional Account Numbers for this Tax Lot & SIC: 0943017	

Approximate Tax Lot Acres	150.40 6,551,424'	Subdivision Name:		School District:	South Lane
Inc City:		Phase:		Elem	Dorena
UGB:		Lot #	TL 00400	Middle	Lincoln
Census Tr/BlkGrp:	1302/1	Recording #		High	Cottage Grove

Zoning: Parent/Overlay	F2
Statistical Class:	120 Class 2 Single Family Home
Land Use:	1111 Single Family Housing
Property Class:	641 Forest, Unzoned Farm Land, Improved

Property Value and Taxes

	Land Value Real Market	Improvement Value Real Market	Total Value	
			Real Market	Assessed
2004	\$184,187	\$33,560	\$217,747	\$126,063
2003	\$170,544	\$14,340	\$184,884	\$122,391
	2004 Taxable Value \$ 126,063	2004 Taxes \$1,272.87	Tax Code Area 04501	

Two Most Recent Sales

Date	Price	Grantor	Grantee	Instrument #
08-09-1995	\$0	Bangle, Charles E & Mary L H&w		95-04496300

Residential Building # 1 (of 1) Characteristics 21 stat 110 or 120

		Square feet		
		Base	Finished	
Year Built:	1900	Basement		Bsmt Garage Sqft
Bedrooms	4	First	1320 1320	Att Garage Sqft
Full Baths	1	Second		Det Garage Sqft
Half Baths		Attic	336 336	Att Carport Sqft
% Improvmt Complete	100	Total	1656 1656	

Comments:

*This report extracts commonly used information from the Detailed Property Report. [Click here for the full Detailed Property Report.](#)



Phone (541) 484-2900 Fax (541) 484-7321

LANE COUNTY

PROPERTY PROFILE INFORMATION

<i>Account#</i> : 0943017	<i>Owner Phone</i> :
<i>Owner</i> : Bangle Charles Edward Te Et Al	<i>Tenant Phone</i> :
<i>CoOwner</i> : Bangle Mary Louise T	
<i>Site</i> : *no Site Address*	<i>Parcel #</i> : 21 03 24 00 00400 000
<i>Mail</i> : 34025 Allen Rd Cottage Grove Or 97424	<i>Census</i> :
<i>Land Use</i> : 641 For,Improved,Unzoned Farm Land	<i>Elem School</i> :
<i>Stat. Class</i> : *unknown Building Code*	<i>Mid School</i> :
<i>Zoning</i> : F-2	<i>High School</i> :
<i>Legal</i> : T1 00400	<i>Acct Status 1</i> :
:	<i>Acct Status 2</i> :
:	
:	

ASSESSMENT & TAX INFORMATION

<i>RMV Total</i> : \$356,648
<i>RMV Land</i> : \$356,648
<i>RMV Imprvt</i> :
<i>% Improved</i> :
<i>M50 Assd Tot</i> : \$5,956
<i>Prior Total</i> :
<i>04-05 Taxes</i> : \$174.28
<i>Levy Code</i> : 04502

PROPERTY CHARACTERISTICS

<i>Bldg #</i> :	of
<i>Year Built</i> :	
<i>Bedrooms</i> :	
<i>Bathrooms</i> :	
<i>Bldg Sq Ft</i> :	
<i>1st Floor</i> :	
<i>2nd Floor</i> :	
<i>Bsmt Fin SF</i> :	
<i>Bsmt Unf SF</i> :	
<i>Attic Unf SF</i> :	
<i>Attic Fin SF</i> :	
<i>Attic Sq Ft</i> :	
<i>Lot Sq Ft</i> :	4,883,076
<i>Lot Size Ac</i> :	112.10
<i>Lot Dim.</i> :	
<i>Stories</i> :	
<i>Total Rooms</i> :	
<i>Garage SF</i> :	
<i>Roof Style</i> :	
<i>Roof Mat'l</i> :	
<i>Exter. Wall</i> :	
<i>Deck Type</i> :	
<i>Deck Sq Ft</i> :	
<i>Well</i> :	
<i>Septic</i> :	
<i>Driv'way SF</i> :	
<i>Neighborhood</i> :	508R3

SALE & LOAN INFORMATION

<i>Sale Date</i> :	
<i>Sale Amount</i> :	
<i>\$Cost/SqFt</i> :	\$0.00
<i>Document #</i> :	
<i>Deed Type</i> :	
<i>Loan Amount</i> :	
<i>Lender</i> :	
<i>Loan Type</i> :	
<i>Interest Type</i> :	
<i>Vesting</i> :	
<i>Title Co</i> :	
<i>Loan Type</i> :	
PRIOR SALE INFORMATION	
<i>Previous Transfer</i> :	
<i>Previous Sale Amt</i> :	



Phone (541) 484-2900 Fax (541) 484-7321

**LANE COUNTY
PROPERTY PROFILE INFORMATION**

<i>Account#</i> : 1080561	<i>Owner Phone</i> :
<i>Owner</i> : Bangle Charles Edward Te	<i>Tenant Phone</i> :
<i>CoOwner</i> : Bangle Mary Louise T	
<i>Site</i> : 34025 Allen Rd Cottage Grove 97424	<i>Parcel #</i> : 21 03 24 00 00400 000
<i>Mail</i> : 34025 Allen Rd Cottage Grove Or 97424	<i>Census</i> : 13.02 1
<i>Land Use</i> : 641 For,Improved,Unzoned Farm Land	<i>Elem School</i> :
<i>Stat. Class</i> : Res,Single Family Res,Class 2	<i>Mid School</i> :
<i>Zoning</i> : F-2	<i>High School</i> :
<i>Legal</i> : T1 00400	<i>Acct Status 1</i> :
:	<i>Acct Status 2</i> :
:	
:	

ASSESSMENT & TAX INFORMATION

<i>RMV Total</i> : \$217,747
<i>RMV Land</i> : \$184,187
<i>RMV Imprvt</i> : \$33,560
<i>% Improved</i> : 15
<i>M50 Assd Tot</i> : \$126,063
<i>Prior Total</i> : \$14,340
<i>04-05 Taxes</i> : \$1,272.87
<i>Levy Code</i> : 04501

PROPERTY CHARACTERISTICS

<i>Bldg #</i> : 1 of 1
<i>Year Built</i> : 1900
<i>Bedrooms</i> : 4
<i>Bathrooms</i> : 1.00
<i>Bldg Sq Ft</i> : 1,656
<i>1st Floor</i> : 1,320
<i>2nd Floor</i> :
<i>Bsmt Fin SF</i> :
<i>Bsmt Unf SF</i> :
<i>Attic Unf SF</i> :
<i>Attic Fin SF</i> :
<i>Attic Sq Ft</i> : 336
<i>Lot Sq Ft</i> : 1,478,862
<i>Lot Size Ac</i> : 33.95
<i>Lot Dim.</i> :
<i>Stories</i> :
<i>Total Rooms</i> :
<i>Garage SF</i> : 1,056
<i>Roof Style</i> : GABLE
<i>Roof Mat'l</i> : AVG CMP SHINGL
<i>Exter. Wall</i> : WOOD
<i>Deck Type</i> :
<i>Deck Sq Ft</i> :
<i>Well</i> : 1
<i>Septic</i> : 1
<i>Driv'way SF</i> :
<i>Neighborhood</i> : 508R3

SALE & LOAN INFORMATION

<i>Sale Date</i> : 08/09/1995
<i>Sale Amount</i> :
<i>\$Cost/SqFt</i> : \$0.00
<i>Document #</i> : 44963
<i>Deed Type</i> : Warranty
<i>Loan Amount</i> :
<i>Lender</i> :
<i>Loan Type</i> :
<i>Interest Type</i> :
<i>Vesting</i> :
<i>Title Co</i> :
<i>Loan Type</i> :

PRIOR SALE INFORMATION

<i>Previous Transfer</i> :
<i>Previous Sale Amt</i> :

9544963

After recording, return to:
R. CONRAD SCHULTZ
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401

Until a change is requested,
mail all tax statements to:
NO CHANGE

WARRANTY DEED

CHARLES E. BANGLE and MARY L. BANGLE, husband and wife, "Grantors", hereby convey and warrant to CHARLES EDWARD BANGLE and MARY LOUISE BANGLE, Trustees, or their successors in trust under the BANGLE LIVING TRUST Dated August 9, 1995, or any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS ^{0861AUG.15'95#06REC} \$-0- 10.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE SUBJECT TO FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMITS LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES. 10.00

Dated this 9 day of August, 1995.

Charles E Bangle
CHARLES E. BANGLE

Mary L Bangle ^{0951AUG.15'95#06A&T FUND} 20.00
MARY L. BANGLE

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on the 9 day of August, 1995, by CHARLES L. BANGLE and MARY L. BANGLE.

R Conrad Schultz
Notary Public for Oregon



9544963
EXHIBIT "A"

The north 1/2 of the northwest 1/4; the southeast 1/4 of the northwest 1/4, and the southwest 1/4 of the northeast 1/4, excepting therefrom that part conveyed to Anton Willis and Sadie Willis by deed recorded January 3, 1930 in Book 163, Page 309, Lane County Oregon Deed Records, all being in Section 24, Township 21 South, Range 3 West of the Willamette Meridian, in Lane County, Oregon.

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

15 AUG 95 8 : 52

Reel **2087R**
Lane County OFFICIAL Records
Lane County Clerk

By: *David S. Suckey*
County Clerk