

W. I.S.d.



# Lane County

LAND MANAGEMENT DIVISION  
125 EAST 8<sup>TH</sup> AVENUE  
EUGENE, OREGON 97401  
PHONE: 541-682-3823  
FAX: 541-682-3947

## AGENDA COVER MEMO

**MEMO DATE:** May 16, 2006  
**AGENDA DATE:** May 24, 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 (PA05-6089, Bigham)

### I. MOTION

If the Board determines the submitted evidence demonstrates a reduction in fair market value from a land use regulation, then adopt the order attached to this report.

### 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 Richard and Evangeline Bigham to use the property as could have been allowed at the time they acquired an interest in the property?

### III. DISCUSSION

#### A. Background

- Applicant:** Evangeline and Richard Bigham
- Current Owner:** 83505 Tolman Road, Creswell
- Agent:** None
- Legal Description of Property:** 19-04-12 #201
- Acreage:** 65 acres
- Current Zoning:** F2 (Impacted Forest), LC 16.211.
- Date Property Acquired:** May 21, 1975.
- Date claim submitted:** July 6, 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 (Richard and Evangeline Bigham/  
) PA05-6089)

**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 Richard and Evangeline Bigham (PA05-6089), the owners of real property located at 83505 Tollman Road, Creswell, and more specifically described in the records of the Lane County Assessor as map 19-04-12, tax lot 201, consisting of approximately 65 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 24, 2006, the Board conducted a public hearing on the Measure 37 claim (PA05-6089) of Richard and Evangeline Bigham 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 Richard and Evangeline Bigham from developing the property as might have been allowed at the time they acquired an interest in the property on May 21, 1975, 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**, Richard and Evangeline Bigham request either \$4,200,000 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 two-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 Richard and Evangeline Bigham 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 Richard and Evangeline Bigham 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 Richard and Evangeline Bigham 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 Richard and Evangeline Bigham, so they can make application for approval to develop the property located at 83505 Tolman Road, Creswell, and more specifically described in the records of the Lane County Assessor as map 19-04-12, tax lot 201, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on May 21, 1975.

**IT IS HEREBY FURTHER ORDERED** that Richard and Evangeline Bigham 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 Richard and Evangeline Bigham 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 Richard and Evangeline Bigham 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 5-16-2006 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>Erangeline Bigham</u>	<u>83505 Tolman Creswell</u>	<u>541-42-9726</u>
Applicant Name (Please Print)	Mailing Address	Phone
<u>N/A</u>	<u>Or 97426</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>Erangeline Bigham</u>	<u>83505 Tolman Road</u>	<u>541-42-9726</u>
Property Owner Name (Please Print)	Mailing Address	Phone
<u>Richard Bigham</u>	<u>83505 Tolman Road</u>	<u>541-42-9726</u>
Property Owner Name (Please Print)	Mailing Address	Phone
	<u>Creswell, Or 97426</u>	

#### 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 TR5 19 04 12 Tax Lot 201

Street Address 83505 Tolman Road Legal Description Attached

Creswell, Or 97426

#### 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 Lane Code 16.211(5), (6), (7), and (10)

#### 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.

Analysis completed using county assessment figures  
Analysis attached.

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

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

- Mortgage for \$54,000 with Selco Credit  
- Property is assessed as Forest Land (ORS 321.358 to 321.372. If land becomes  
disqualified, additional tax may be levied

**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.

Not seeking monetary compensation. Request authorization  
to split property for son + daughter

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).

Evangelina M. Bigham  
Richard Bigham  
Owner(s) Signature

March 28, 2006  
Date

Evangelina Bigham  
Richard Bigham  
Applicant/Agent Signature

March 28, 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.

April 20, 2006

Land Management Division  
Public Works Department  
125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

Land Management Division:

**Subject: Commentary to Bigham Measure 37 claim**

Our completed Measure 37 Claim Form is attached, including all the required documentation, but we also feel that as our claim is processed, historical information on the property, comments on land use laws, and our personal goals for the property are pertinent to the decision on this claim.

#### **Historical background**

We, Richard and Evangeline Bigham, purchased the Creswell property in 1975. The zoning at that time was AGT with minimum of 1 acre. For the 67.69 acres, we have always received three tax statements, which divides the property as follows, 46.61, 9.19, and 11.89.

We began building our home in 1976. At the time of septic approval in 1977, the county inspector wrote "Mobile home site will be abandoned when home is complete" on the building site evaluation. Unfortunately, our energies were focused on building our new home, not contacting the county to clarify this stipulation.

A year later, when we moved into our new home, we rented the mobile to a family member. Years passed. We paid taxes on the mobile home, even upgraded it to a newer one in 1987, more taxes paid, and we continued to find eager renters, who stayed an average of 3 to 4 years. And, the county collected taxes on the mobile home for 27 years.

When the Lane County compliance department first contacted us four (4) years ago to advise us to remove the mobile, we began researching how to legally subdivide our property to continue to use the 9.19 acre portion (TCA 04001) of our property as a separate home site. We had a surveyor provide us legal description for the three separations for our 67.69 acres (TSA 19 04 12 00 00201). Three land use lawyers, William Sherlock, Todd Alberts, and Kay Hyde-Patton, also helped us research the history of our lot and determine what actions we could take. Although we spent \$5,500+, none could remedy our land-use dilemma.

#### **Land use laws and zoning in our area**

Our 67.69 acres located at 83505 Tolman Road in Creswell, Oregon sits in F2 zoning--- agriculture and forest use. This would seem to mean that we sit amid large parcels of land dedicated to farm and timber use. The opposite is true in our neighborhood. True, there are large parcels, such as 55.88, 37.84, 40, 46, but there are also 5.0, 4.46, and 5.99 home sites. The history of the irregular pattern relates to landowners with the foresight to divide their acreage prior to the implementation of the current land use laws, rather than a fair, equitable, fully researched application of the laws related to type of land and soil as should have been done. Thus, today neighbors stare across the fence and question the disparity and the random application of the land use laws.

Luckily for us, Measure 37 arrived.

**Goals for our property**

Our goal for our property is to divide the acreage into 6 lots as follows, five 10 acre lots, and one 17.69. We are requesting 30 – 2 acre lots as allowed by the 1975 AGT zoning to show reduction in market value. The 2-acre would also help us accommodate adjustments and easements for the six (6) divisions. Our primary intention is a building site for our daughter where the mobile home or original site is located, and the other five sites would be for our son and four grandchildren.

We DO NOT want compensation for the decrease in value of the property.

We want to be able to use our property asset wisely with serious consideration of appropriate land use. And, we want our children near us; something we always expected to have, something that is even more important to us since our retirement.

Sincerely,

Handwritten signatures of Evangeline M. Bigham and Richard Bigham. The signature for Evangeline M. Bigham is on the left, and the signature for Richard Bigham is on the right.

Evangeline "Vange" and Richard Bigham  
83505 Tolman Road  
Creswell, Oregon 97426



April 25, 2006

**Analysis of Decreased Property Value due to Zoning Laws  
For Map No. 19 04 12 TL201**

**Measure 37 Claim # PA05 6089**

**Zoning History**

According to Steve Hopkins, Lane County Planner, our property at 83505 Tolman Road was zoned AGT when we purchased the 67.69 acres in 1975. The minimum parcel size at that time was one (1) acre. The property is now zoned F2, which disallows subdivision of the property

**Research of Real Market Values**

To support our contention that the property value has been reduced due to the zoning, we had Mike Miller, Principal Broker for Coldwell Banking, complete an appraisal using a range of recently sold properties. See Attachment A.

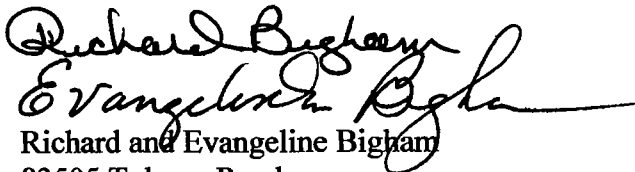
The real market value of 67.69 acres according to Miller's appraisal is \$545,000.

Miller also found a thorough selection of comparable prices for two-acre parcels to show what the acreage would be worth if the 1975 one-acre zoning was in effect. The comparables prices average \$150,000.

See Attachment B.

**Reduction in Market Value with 1975 one-acre zoning**

With 1975 zoning for 67.69 acres x Real Market value for 28 two- acre plots	\$4,750,000
And two parcels with existing home and shop	
Real Market Value of 67.69 acres	<u>\$ 545,000</u>
<b>Reduction in Market Value</b>	<b>\$4,205,000</b>

  
Richard and Evangeline Bigham

83505 Tolman Road  
Creswell, Oregon 97426

3.24 CLR - 2197.14'

201

202

107  
28.00 AC.

108  
55.88 AC

Detail of Lot 201  
Evangelina & Richard  
Bigham  
Tax Lot 1904120000201

17.69  
acres

Map shows approximate  
division for 6 partitions

Request is for 2 acre  
as to allow  
adjustments for  
partitions

10  
acres

10  
acres

004-44

Current  
home site

10  
acres

10  
acres

Lot 2 23.75

040-05

Lot 3 28.06

Original  
home site

10  
acres

NW Cor.  
Charles G. Martin  
DLC 40

NNE Cor.  
DLC 41

EAST CO. RD. NO. 1199

See

95-F

PCL I

9 04' 01" 13" E - 2088.82'

N 142° 15' 30" E - 1923.83'  
2374.75  
N 03° 12' 57" E - 3124.05  
South 45.08 ch. - 2975.29

492.66' 1118' 2004.06  
54° 40' 05" W 151.30  
303° 07' 01" E 170.00

5 11° 05' 28" W 146.21

220° 58' 02" W 86.78

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

228° 12' 34" W 86.41

106

105

101

103

104

August 15, 2005

Supplement for Bigham Measure 37 Claim # \_\_\_\_\_

Evangeline "Vange" & Richard Bigham  
83505 Tolman Road  
Creswell, Oregon 97426



**First American**

**Western Pioneer Title Company of Lane County**  
a division of First American Title Insurance Co.  
600 Country Club Road  
Eugene, OR 97401  
Phn - (541) 484-2900  
Fax - (541) 484-7321

**MARCIA LIND**  
TITLE OFFICER  
mlind@firstam.com

Richard & Evangeline Bigham  
83505 Tolman Rd  
Creswell, OR 97426

Order No.: 7199-631504  
July 19, 2005

Attn:  
Phone No.: - Fax No.:  
Email:

Re:

### **Preliminary Title Report**

ALTA Owners Standard Coverage	Liability \$	Premium \$	
ALTA Owners Extended Coverage	Liability \$	Premium \$	
ALTA Lenders Standard Coverage	Liability \$	Premium \$	
ALTA Lenders Extended Coverage	Liability \$	Premium \$	
Endorsement		Premium \$	
Govt Service Charge		Cost \$	50.00
Other Report Only		Cost \$	250.00

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of June 29, 2005 at , title vested in:

Richard A. Bigham and Evangeline M. Bigham, husband and wife, as tenants by the entirety

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes for the fiscal year 2005-2006 a lien due, but not yet payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an addition tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

- 3. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
- 4. This years taxes and possible prior years taxes have included relief by reason of "Small Woodland Optional Tax" pursuant to O.R.S. 321.705 to 321.726. If the land becomes disqualified for the special assessments, an additional tax may be levied.
- 5. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- 6. Agreement for roadway including the terms and provisions thereof:  
 Dated: July 08, 1948  
 Recorded: Book 376, Page 679, Deed Records of Lane County, Oregon  
 Executed by: Paul Z. Reid and Caroline Reid
- 7. The terms and conditions contained in the Boundary Line Adjustment Agreement, between Christopher C. Meyers and Rebecca Meyers and Richard A. Bigham and Evangeline Bigham, as disclosed by Property Line Adjustment Deed recorded May 24, 1994, Reception No. 94-40294, Official Records of Lane County, Oregon.
- 8. Deed of Trust and the terms and conditions thereof.  
 Grantor/Trustor: Richard A Bigham and Evangeline M Bigham; as tenants by the entirety  
 Grantee/Beneficiary: Selco Credit Union  
 Trustee: Western Title and Escrow Company  
 Amount: \$100,000.00  
 Recorded: December 10, 2002  
 Recording Information: 2002-096080  
 (Affects a portion)

- END OF EXCEPTIONS -

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount: \$88.76  
 Map No.: 1904120000201  
 Property ID: 0846285  
 Tax Code No.: 00401

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount: \$2.47  
 Map No.: 1904120000201  
 Property ID: 0846293  
 Tax Code No.: 04001

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount: \$2,123.77  
Map No.: 1904120000201  
Property ID: 0846301  
Tax Code No.: 04003

NOTE: Taxes for the year 2004-2005 PAID IN FULL

Tax Amount: 136.44  
Map No.: 1904120000201  
Property ID: 4141766  
Tax Code No.: 04003

Situs Address as disclosed on Lane County Tax Roll:

83505 Tolman Road, Creswell, OR 97426

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!  
WE KNOW YOU HAVE A CHOICE!**

cc:

cc: Richard Bigham and Evangeline Bigham



## First American Title Insurance Company of Oregon

### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (10/17/92)

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
  - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
  - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

#### ALTA OWNER'S POLICY (10/17/92)

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy;
  - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer; or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

### SCHEDULE OF STANDARD EXCEPTIONS

The ALTA standard policy form will contain in Schedule B the following standard exceptions to coverage:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records, unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 5-99

**Exhibit "A"**

Real property in the County of Lane, State of Oregon, described as follows:

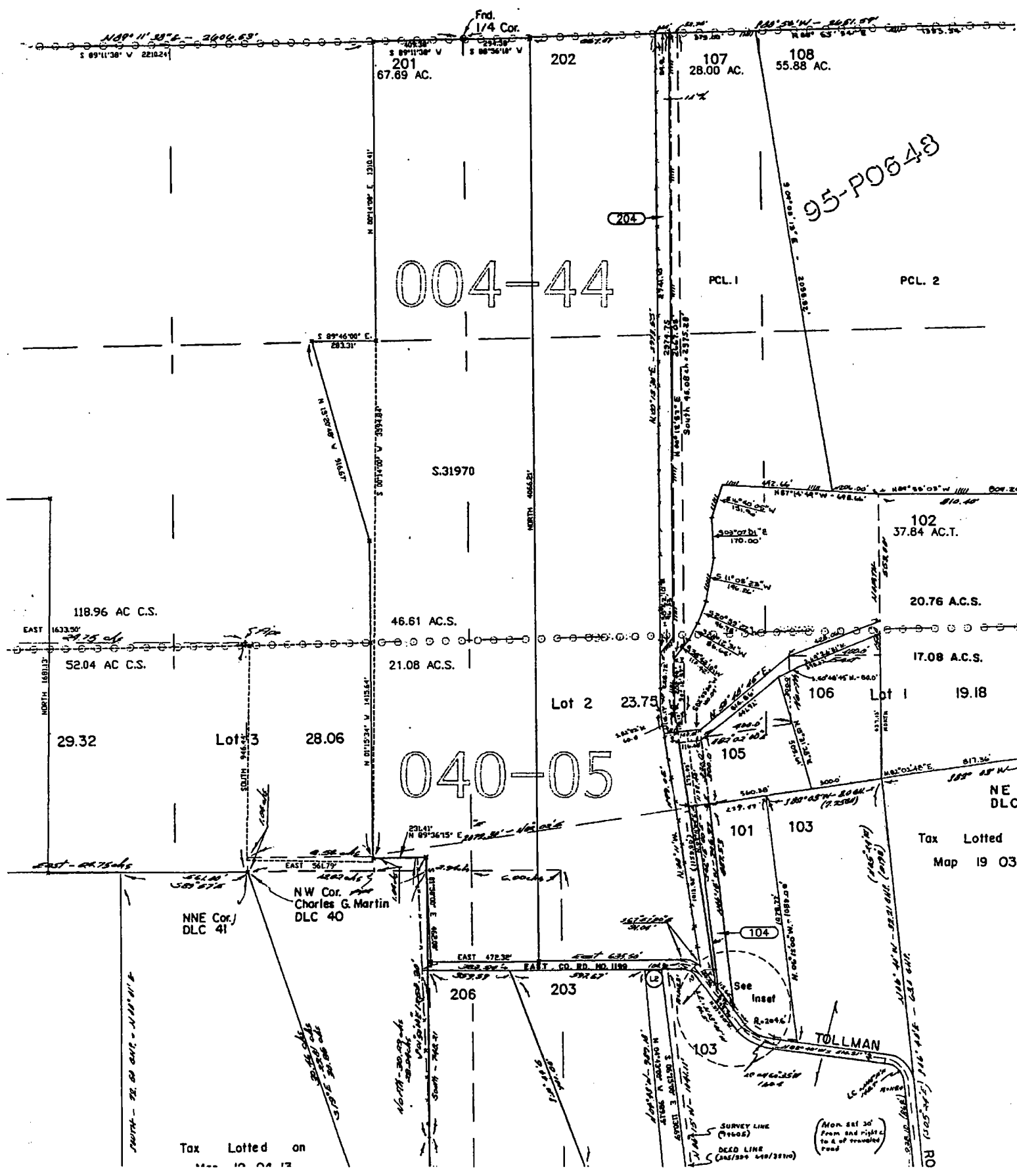
Beginning at the Northwest corner of Section 12, Township 19 South, Range 4 West of the Willamette Meridian; thence North 89° 11' 38" East 2197.14 feet to the True Point of Beginning, set on the North line of said Section ; thence South 00° 14' West 3594.84 feet to a point; thence North 89° 36' 15" East 231.41 feet to a point; thence South 01° 50' East 462.00 feet to a point on the Northerly right of way line of County Road No. 1199; thence following the said right of way line East 472.32 feet to a point; thence leaving the said right of way line running North 4066.21 feet to the North line of Section 12; thence following the said Section line South 88° 56' 10" West 294.64 feet to the North quarter corner of Section 12; thence South 89° 11' 38" West 409.38 feet to the true point of beginning, in Lane County, Oregon.

ALSO: Beginning at the North ¼ corner of Section 12, Township 19 South, Range 4 West, Willamette Meridian; thence South 89° 11' 38" West, along the North boundary of said Section 12, 409.39 feet to a point marked by a 5/8 inch iron pin set in C.S.F. #14,605; thence leaving said North boundary, South 0° 14' 00" West, 1288.00 feet to a 5/8 inch iron pin marking the TRUE POINT OF BEGINNING of this description; thence North 89° 46' 00" West, 283.31 feet to a point marked by a 5/8 inch iron pin; thence South 15° 20' 48" East, 916.67 feet to a point marked by a 5/8 inch iron pin; thence South 1° 15' 34" East, 1424.34 feet to a 5/8 inch iron pin set in C.S.F. #14,605; thence North 0° 14' 00" East, 2306.84 feet to the TRUE POINT OF BEGINNING, all in Lane County, Oregon.

Tax Parcel Number: 0846285 and 0846293 and 0846301 and 4141766



7/17/94	LLA TL 3 201, 300 & 301	LCAT 477
2/6/03	LLA TL 3 201, 300 & 301	LCAT 479
7/17/04	MAP WAS PARTITIONED TO MAPS 19/01	LCAT 115
12/15/04	LLA BETWEEN TL 300 & TL 301	LCAT 484



6-2-75  
R748  
19-4-12

200

MEMORANDUM OF LAND SALE CONTRACT

7525910

56.5

KNOW ALL MEN BY THESE PRESENTS, That on the 21 day of May, 1975

LELLA JOHNSON  
as VENDOR, and RICHARD A. BIGHAM and EVANGELINE M. BIGHAM, husband  
and wife,

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

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

Beginning at the Northwest corner of Section 12, Township 19 South, Range 4 West of the Willamette Meridian; thence North 89° 11' 38" East 2197.14 feet to the True Point of Beginning, set on the North line of said Section; thence South 00° 14' West 3594.84 feet to a point; thence North 89° 36' 15" East 231.41 feet to a point; thence South 01° 50' East 462.00 feet to a point on the Northerly right of way line of County Road No. 1199; thence following the said right of way line East 472.32 feet to a point; thence leaving the said right of way line running North 4066.21 feet to the North line of Section 12; thence following the said Section line South 88° 56' 10" West 294.64 feet to the North quarter corner of Section 12; thence South 89° 11' 38" West 409.38 feet to the true point of beginning, in Lane County, Oregon.

EXCEPTING:

- 1. The rights of the public in and to that portion of the above property lying within the limits of county and/or public roads.

The terms and conditions of said agreement being fully set forth in said Land Sale Contract, the true and actual consideration being \$54,000.00

IN WITNESS WHEREOF the parties have hereunto set their hands this 21<sup>st</sup> day of MAY 1975

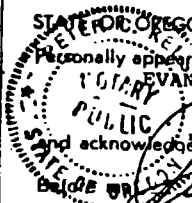
Lella Johnson  
Lella Johnson

Richard A. Bigam  
Richard A. Bigam  
Evangelina M. Bigam  
Evangelina M. Bigam

STATE OF OREGON, County of LANE Date MAY 21, 1975

Personally appeared the within named LELLA JOHNSON and RICHARD A. BIGHAM and EVANGELINE M. BIGHAM, husband and wife,

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



[Signature]  
Notary Public for Oregon

1-10-78  
My Commission expires

Vendee's Address: 83505 NORTH TOLMAN RD., CRESWELL, OR 97115

Recorded by Transamerica Title

PIONEER TITLE CO., of Lane and Deschutes Counties

20p

OCT 14 1982

1214R

19-4-12

CT-160055

8230930

(4) 12 19 4W

WARRANTY DEED

LELLA JOHNSON

Grantor,

conveys and warrants to RICHARD A. BIGHAM and EVANGELINE M. BIGHAM, husband and wife,

Grantee,

the following described real property free of encumbrances except as specifically set forth herein situated in Lane County, Oregon, to-wit:

Beginning at the Northwest corner of Section 12, Township 19 South, Range 4 West of the Willamette Meridian; thence North 2197.14 feet to the True Point of Beginning, set on the North line of said Section; thence South 00° 14' West 3594.84 feet to a point; thence North 89° 36' 15" East 231.41 feet to a point; thence South 01° 50' East 462.00 feet to a point on the Northerly right of way line of County Road No. 1199; thence following the said right of way line East 472.32 feet to a point; thence leaving the said right of way line running North 4066.21 feet to the North line of Section 12; thence following the said Section line South 88° 56' 10" West 294.64 feet to the North quarter corner of Section 12; thence South 89° 11' 38" West 409.38 feet to the true point of beginning, in Lane County, Oregon.

EXCEPTING:

- 1. The rights of the public in and to that portion of the above property lying within the limits of County and/or public roads.

The said property is free from encumbrances except

9667A091 10/14/82CASC \*\*0301\*\*

4.00

The true consideration for this conveyance is \$ 54,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of May, 1975.

Lella Johnson



STATE OF OREGON, County of Lane, ss. May 21, 1975. Personally appeared the above named Lella Johnson

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

Before me: Notary Public for Oregon—My commission expires: 1-10-78

Grantees Address

PIONEER TITLE CO., of Lane and Deschutes Counties

MAY 26 1994

201 19-1-12  
300 301

9440294

**PROPERTY LINE ADJUSTMENT DEED**

251  
10  
20

CHRISTOPHER C. MEYERS AND REBECCA MEYERS, husband and wife, owners of the real property described in Exhibit A attached hereto, GRANTORS, convey the Exhibit A real property to RICHARD A. BIGHAM AND EVANGELINE M. BIGHAM, husband and wife, GRANTEES, for the purpose of adjusting the property line along their shared boundary. This property line adjustment deed conveys the Exhibit A real property from the parcel described in Exhibit B (Meyers property), that was conveyed to Grantors herein by deed recorded June 20, 1988 at Reception No. 8824421, Reel No. 1519R, Lane County Official Records, to the parcel described in Exhibit C (Bigham property), conveyed to Grantees herein by deed recorded October 14, 1982 at Reception No. 8230990, Reel 1214R, Lane County Official Records.

Description of real property conveyed: See Exhibit A.

Description of the adjustment common boundary line: See Exhibit B.

Grantors convey the Exhibit A real property free and clear of all liens, easements, restrictions and other encumbrances.

The true consideration for this conveyance is the parties agreement to share certain fencing and other costs associated with carrying out a separate Boundary Line Adjustment Agreement.

Until a change is requested, all tax statements are to be sent to the following address:

Richard A. Bigham and Evangeline M. Bigham  
83505 Tolman Road  
Creswell, OR 97428

3541MAY.26\*94M09REC 25.00  
3541MAY.26\*94M09PFUND 10.00  
3541MAY.26\*94M09A&T FUND 20.00

Tax Account Number: 846285



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 .

AFTER RECORDING RETURN TO: Bruce H. Anderson  
Attorney at Law  
Suite 200  
777 High  
Eugene, Or. 97401



9440294

Dated and effective this 23<sup>rd</sup> day of MAY, 1994.

GRANTORS

  
CHRISTOPHER C. MEYERS  
  
REBECCA MEYERS

GRANTEES

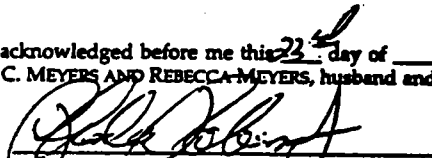
  
RICHARD A. BIGHAM  
  
EVANGELINE M. BIGHAM

ACKNOWLEDGMENTS

STATE OF OREGON )  
County of Clatsop ) ss.

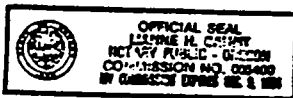
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 1994, by CHRISTOPHER C. MEYERS AND REBECCA MEYERS, husband and wife.



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

STATE OF OREGON )  
County of Clatsop ) ss.

The foregoing instrument was acknowledged before me this 15 day of May, 1994, by RICHARD A. BIGHAM AND EVANGELINE M. BIGHAM, husband and wife.



  
Notary Public for Oregon  
My Commission Expires: 12-4-94

9440294

## EXHIBIT A

A parcel of land lying in the West 1/2 of Section 12, T19S, R4W, W.M., and being more particularly described as follows:

Beginning at the North 1/4 corner of Section 12, T19S, R4W, W.M.; thence S89°11'38"W, along the North boundary of said Section 12, 409.39 feet to a point marked by a 5/8" iron pin set in C.S.F. #14,605; thence leaving said North boundary, S0°14'00"W, 1288.00 feet to a 5/8" iron pin marking the TRUE POINT OF BEGINNING of this description; thence N89°46'00"W, 283.31 feet to a point marked by a 5/8" iron pin; thence S15°20'48"E, 916.67 feet to a point marked by a 5/8" iron pin; thence S1°15'34"E, 1424.34 feet to a 5/8" iron pin set in C.S.F. #14,605; thence N0°14'00"E, 2306.84 feet to the TRUE POINT OF BEGINNING, all in Lane County, Oregon and containing 3.85 acres, more or less. The bearings used in this description were taken from C.S.F. #14,605.

301

MAY 26 1994 1955.

9440294

EXHIBIT B

The adjusted line is described as follows:

Beginning at the North 1/4 corner of Section 12, T19S, R4W, 1/2W.M.; thence S89°11'38"W, along the North boundary of said Section 12, 409.39 feet to a point marked by a 5/8" iron pin set in C.S.F. #14,605 marking the TRUE POINT OF BEGINNING of this description of the adjusted line; thence leaving said North boundary, S0°14'00"W, 1288.00 feet to a 5/8" iron pin; thence N89°46'00"W 283.31 feet to a point marked by a 5/8" iron pin; thence S15°20'48"E, 916.67 feet to a point marked by a 5/8" iron pin; thence S1°15'34"E 1424.34 feet to a 5/8" iron pin set in C.S.F. #14,605, all in Lane County, Oregon. The bearings used in this description were taken from C.S.F. #14,605.

301  
201

9440294

EXHIBIT C

Beginning at the Northwest corner of Section 12, Township 19 South, Range 4 West of the Willamette Meridian; thence North 89°11'38" East 2197.14 feet to the True Point of Beginning, set on the North line of said Section; thence South 00°14' West 3594.84 feet to a point; thence North 89°36'15" East 231.41 feet to a point; thence South 01°30' East 462.00 feet to a point on the Northerly right of way line of County Road No. 1199; thence following the said right of way line East 472.32 feet to a point; thence leaving the said right of way line running North 4066.21 feet to the North line of Section 12; thence following the said Section line South 88°56'10" West 294.64 feet to the North quarter corner of Section 12; thence South 89°11'38" West 409.38 feet to the true point of beginning, in Lane County, Oregon.

201

9440294

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

26 MAY 24 4:5 05

1955R

Lane County OFFICIAL RECORDS  
 Lane County Clerk

BY: *[Signature]*  
 County Clerk



MIKE MILLER, GRI  
Principal Broker  
Multi-Million \$ Producer  
#1 Agent 1990-2003

**COLDWELL  
BANKER**

**CURTIS IRVING  
REALTY, INC.**

560 COUNTRY CLUB PARKWAY, #200  
EUGENE, OR 97401  
BUS. (541) 334-SOLD  
FAX (541) 334-1286  
RES. (541) 741-2669  
E-MAIL CBMILLER@CONTINET.COM



Dear Mr. and Mrs. Bigham;

I have completed the analysis of your Ranch, located at 83505 Tolman Road in Creswell.

My analysis consists of my review of 17 actual listed properties for sale and 4 sold properties. I have reviewed each of the comparables to help weigh each property and use its benefits against your Ranch. (See Attached Comparables).

After formal review I feel that if I were to list your property in today's market, my suggested list price would be \$545,000.00, and the property would sell at or near that list price.

If you have any further questions regarding this analysis, please do not hesitate to contact my office at (541) 334-7653 or my cell phone at (541) 954-4454

Sincerely,

Michael P. Miller  
Principal Broker - Coldwell Banker CIR

**Suggested List Price for 83505 Tolman Road, Creswell**

**\$545,000.00**

**Bigham**

**CMA Report on:**

**House**

Prepared by:

**Mike Miller Principal Broker**

Coldwell Banker, Curtis Irving Realty, Inc.

541-334-7653 (Office)

541-954-4454 (Cell)

541-334-1286 (Fax)

# **PROPERTIES SOLD**

Presented By: **Mike Miller**

**541-741-2669**

**/19/2006**

**Coldwell Banker CIR**

**541-338-3200**

**1:40 P.M.**

**cbmiller@continet.com**

**4 TOTAL PROPERTIES - STATS HIGH/LOW**

---

<b>Total Sold:</b>	<b>4</b>	<b>High List:</b>	<b>\$695,000</b>	<b>High Sale:</b>	<b>\$650,000</b>	<b>High DOM:</b>	<b>179</b>
<b>%SP/LP: 93.9</b>		<b>Low List:</b>	<b>\$539,900</b>	<b>Low Sale:</b>	<b>\$500,000</b>	<b>Low DOM:</b>	<b>6</b>
<b>%SP/OLP: 92.62</b>		<b>Avg List:</b>	<b>\$584,900</b>	<b>Avg Sale:</b>	<b>\$549,250</b>	<b>Avg DOM:</b>	<b>126</b>

---

<b>Total:</b>	<b>4</b>	<b>High List:</b>	<b>\$695,000</b>	<b>High Sale:</b>	<b>\$650,000</b>	<b>High DOM:</b>	<b>179</b>
		<b>Low List:</b>	<b>\$500,000</b>	<b>Low Sale:</b>	<b>\$500,000</b>	<b>Low DOM:</b>	<b>6</b>
		<b>Avg List:</b>	<b>\$584,900</b>	<b>Avg Sale:</b>	<b>\$549,250</b>	<b>Avg DOM:</b>	<b>126</b>

*© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.*

Mike Miller  
541-338-3200

RESIDENTIAL  
Coldwell Banker CIR

4/19/2006 1:40:08 PM  
4 Matches

MLS#	P	Type	Address	City	Area	Bed	Bath	APX SQFT	Price
<b>Sold</b>									
<u>5004891</u>	8	RESID	88999 BUCK POINT WAY	Springfield	233	3	3	2598	\$510,000
<u>5061200</u>	8	RESID	39431 Little Fall Creek RD	Fall Creek	234	3	3	2362	\$537,000
<u>6020820</u>	2	RESID	31992 NICHOLS LN	Cottage Grove	235	4	2	2452	\$650,000
<u>5021232</u>	8	RESID	36300 CAMP CREEK RD	Springfield	250	4	3	2277	\$500,000

**Total: 4**  
Average List: \$584,900    Average SQFT: 2422    Average Sold: \$549,250  
Average DOM: 126    Average \$/SQFT: \$241    Average \$/SQFT: \$227

*© Copyright 2006 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.*



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/19/2006 1:37:26 PM  
 ML#: 5004891 Area: 233 List Price: \$539,900  
 Addr: 88999 BUCK POINT WAY Unit#:   
 City: Springfield Zip: 97478 Condo Loc/Lvl:   
 Map Coord: 4/B/9 Zoning: F1 List Type: ER LR: N  
 County: Lane Tax ID: 1301637  
 Elem: WALTERVILLE Middle: THURSTON  
 High: THURSTON PropType: RESID  
 Nhood: #Image: 8  
 Legal: to be supplied in escrow  
 Public Internet/Address Display: Y/N Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 45.78 Lot Dimensions:   
 Waterfront: View: MNTAIN, VALLEY Lot Desc: PRIVATE, SECLDED, TREES  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 1299 SFSrc: county #Bdrms/#Lvl: 3 / 2 Year Built: 1982 / REMOD  
 Main SQFT: 1299 TotUp/Mn: 2598 Style: COLONIL Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: OTHER #Garage: 3 / DETACHD #Fireplaces: /  
 Total SQFT: 2598 Roof: COMP Exterior: LAP, VINYL Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 16 X 25 / BAYWIND, FORMAL	Mstr Bd:	U / 16 X 19 / BALCONY, SUITE	Baths - Full.Part
Kitchen:	M / 15 X 25 / COUNTRY, EATAREA	2nd Bd:	U / 14 X 15 / BATH	Upper Lvl: 2.0
Dining:	M / 10 X 13 / FORMAL	3rd Bd:	U / 9 X 15 /	Main Lvl: 1.0
Family:	U / 16 X 19 / BALCONY, FNCH-DR	UTILITY	U / 5 X 8 / BLT-INS, VAULTED	Lower Lvl: 0.0
ENTRY	M / 6 X 10 / FNCH-DR			Total Bth: 3.0

**REMARKS**

Xs\*Dir: E on Hwy 126 - 2 mi past Walterville - (L) Buck Point Way -Top of hill  
 Note: Show & Sell! Photo tour @ www.goldensold.com Fire hydrant excluded. Call listing agent for showing appointments M-F. Weekends call Tim at 953-6441.  
 Public: Gorgeous Colonial style hse at the top of the hill, southern exposure, Bay wins, French Doors, Italian Tile, vault ceils, formal spaces, lrg rms, guest ste, amazing views, peaceful setting, 1-hole golf course, flat lawn area, observation deck, awning, pool, raised garden beds, low taxes, timber value.

**FEATURES AND UTILITIES**

Kitchen: BI-MICO, COOK-IS, DISHWAS, DISPOS, PANTRY, BI-DOWN  
 Interior: CEILFAN, SMOKDET, TILE-FL  
 Exterior: COVPATI, DECK, FENCED, GARDEN, OUTBULD, POOL, PORCH, RV-PARK  
 Accessibility: LANDING  
 Cool: HT-PUMP Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

Property Tax/Yr: 1822.4 Spcl Asmt Balance: Tax Deferral: Y BAC: % 3  
 Terms: CASH, CONV 3rd Party: N SAC:  
 Escrow Pref: Fidelity-Chiquit Rent, if Rented:  
 HOA Dues: HOA Dues-2nd:

**BROKER / AGENT DATA**

BRCID: 5REI01 Office: RE/MAX Integrity Phone: 541-345-8100 Fax: 541-302-4899  
 LPID: HEDDINGE Agent: Kim Heddinge Phone: 541-302-4840 Cell/Pgr:  
 CoLPID: CoBRCID: CoAgent: CoPh:  
 Agent E-mail: kim@goldensold.com  
 ShowHrs: Tran: 11/22/2005 List: 1/25/2005 Exp: Occ: OWNER Poss: CLOSING  
 LBHrs/Loc/Cmb: 24 hours Owner: Tim & Kim Phone:  
 Show: APTONLY, OWN-OCC, RMLSLBX Tenant: Phone:

**COMPARABLE INFORMATION**

Pend: 7/17/2005 DOM/CDOM: 173 / 173 O/Price: \$539,900  
 Sold: 11/18/2005 Terms: CONV Sold Price: \$510,000  
 SPID: ALBERTSL S/Agt: Larry Alberts S/Off: 5REI01 S/Off Phone: 541-345-8100



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

**RESIDENTIAL** Status: SLD 4/19/2006 1:37:28 PM  
 ML#: 5061200 Area: 234 List Price: \$557,700  
 Addr: 39431 Little Fall Creek RD Unit#:   
 City: Fall Creek Zip: 97438 Condo Loc/Lvl:   
 Map Coord: 43/N/19 Zoning: F2 List Type: ER LR: N  
 County: Lane Tax ID: Not Found  
 Elem: LUNDY Middle: LOWELL  
 High: LOWELL PropType: RESID  
 Nhood: #Image: 8  
 Legal: to be supplied via pre lim title report  
 Public Internet/Address Display: Y/Y Offer/Nego:

[Virtual Tour](#)

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 46.36 Lot Dimensions:   
 Waterfront: View: TREES, MNTAIN Lot Desc: PRIVATE, SLOPED, WOODED  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 1010 SFSrc: appraiser #Bdrms/#Lvl: 3 / 2 Year Built: 1915/ RESTORD  
 Main SQFT: 1352 TotUp/Mn: 2362 Style: COTTAGE Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / CARPORT #Fireplaces: 1/ INSERT, PELLSTV  
 Total SQFT: 2362 Roof: COMP Exterior: T-111 Bsmt/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M /	/	Mstr Bd:	U /	/	Baths - Full.Part
Kitchen:	M /	/	2nd Bd:	L /	/	Upper Lvl: 2.0
Dining:	M /	/	3rd Bd:	U /	/	Main Lvl: 1.0
Family:	M /	/	SUNPRCH	M /	/	Lower Lvl: 0.0
DEN/OFF	M /	/				Total Bth: 3.0

**REMARKS**

**Yr/Dir:** Jasper Lowell Road to Little Fall Creek  
**Site:** Seller cell # 521-4594 Completely restored cottage, could be 4 bedrooms, exercise room, computer room, refinished wood floors, new carpet, Loads of Storage, new roof, timber, great views, pad for hardship, fenced, year round spring for livestock victorian play house...I could go on and on...  
**Public:** Completely restored cottage, could be 4 bedrooms, exercise room, computer room, refinished wood floors, new carpet, loads of storage, new roof, timber, great views, pad for hardship, fenced, year round spring for livestock. victorian play house...a remarkable property.

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOSL, PANTRY, WAT-PUR  
**Interior:** CEILFAN, HARDWOD, SMOKDET, TILE-FL, WW-CARP  
**Exterior:** BARN, DECK, FENCED, GARDEN, RV-PARK, TL-SHED  
**Accessibility:**  
**Cool:** Hot Water: ELECT Heat: FOR-AIR, WOODSTV Fuel: ELECT  
**Water:** SPRING, WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

Property Tax/Yr: 1015 Spcl Asmt Balance: Tax Deferral: Y BAC: % 2.5  
 Terms: CASH, CONV, VA 3rd Party: N SAC:  
 Escrow Pref: First American/Robin Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5PER07 Office: United Country Peaceful Escape Phone: 541-741-7770 Fax: 541-736-5772  
 LPID: SILVERBA Agent: Barbara Silver Phone: 541-954-7007 Cell/Pgr:  
 CoLPID: CoBRCD: CoAgent: CoPh:  
 Agent E-mail: barbara@peacefulescape.com  
 ShowHrs: Tran: 3/19/2006 List: 8/18/2005 Exp: Occ: OWNER Poss: CLOSING  
 LBHrs/Loc/Cmb: 24/front porch Owner: Jack & Barbara Clark Phone: 541-746-0547  
 Show: CALL1ST, OWN-OCC, RMLSLBX Tenant: Jacks Cell Phone: 541-521-4594

**COMPARABLE INFORMATION**

Pend: 1/10/2006 DOM/CDOM: 145 / O/Price: \$557,700  
 S/d: 3/17/2006 Terms: CONV Sold Price: \$537,000  
 : MCCLUREL S/Agt: Lannie McClure S/Off: 5COL01 S/Off Phone: 541-338-3200



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

**RESIDENTIAL** Status: SLD 4/19/2006 1:37:29 PM  
 ML#: 6020820 Area: 235 List Price: \$695,000  
 Addr: 31992 NICHOLS LN Unit#:   
 City: Cottage Grove Zip: 97424 Condo Loc/Lvl:   
 Map Coord: 0/A/0 Zoning: List Type: ER LR: N  
 County: Lane Tax ID: 942258  
 Elem: LATHAM Middle: LINCOLN  
 High: COTTAGE GROVE PropType: RESID  
 Nhood: #Image: 2  
 Legal: 2103170000300  
 Public Internet/Address Display: Y/Y Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC  
 Waterfront:  
 River/Lake:

# Acres: 49.72  
 View: VALLEY  
 Seller Disc: DSCLOSUR

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

**RESIDENCE INFORMATION**

Upper SQFT: 840 SFSrc: List Kit  
 Main SQFT: 1612 TotUp/Mn: 2452  
 Lower SQFT: 0 Parking:  
 Total SQFT: 2452 Roof:

#Bdrms/#Lvl: 4 / 2  
 Style: FARMHSE, 2STORY  
 #Garage: 1 / DETACHD  
 Exterior: WOOD

Year Built: 1913 / REMOD  
 Home Wrnty: N 55+ w/Affidavit Y/N:  
 #Fireplaces: /  
 Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: / /  
 Kitchen: / /  
 Dining: / /  
 Family: / /

Mstr Bd: M / /  
 2nd Bd: / /  
 3rd Bd: / /

Baths - Full.Part  
 Upper Lvl: 1.0  
 Main Lvl: 1.0  
 Lower Lvl: 0.0  
 Total Bth: 2.0

**REMARKS**

Xst/Dir: S on 6th, Turns into London Rd, Right on Nichols  
 Note: Inputted for comparable purposes. Appraisers: Home had complete remodeled kitchen, level acreage, with 14+ acres of mature timber. Buyer paid cash.  
 Public: Just min. from town, tons of room for animals, huge barn, 14+ acres of mature timber, privacy galore. Neat Farmhouse with tons of character, complete kitchen remodel. Wonderful rolling acreage for animals or privacy. Geo Thermal heating with oil heat back up!

**FEATURES AND UTILITIES**

Kitchen:  
 Interior:  
 Exterior:  
 Accessibility:  
 Cool: Hot Water: ELECT Heat: OTHER Fuel: ELECT, OIL  
 Water: WELL Sewer: SEPTIC Insul:

**FINANCIAL**

Property Tax/Yr: 1359.86 Spcl Asmt Balance: Tax Deferral: BAC: % 2.5  
 Terms: CASH, CONV 3rd Party: N SAC:  
 Escrow Pref: FATCO-CG Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**BROKER / AGENT DATA**

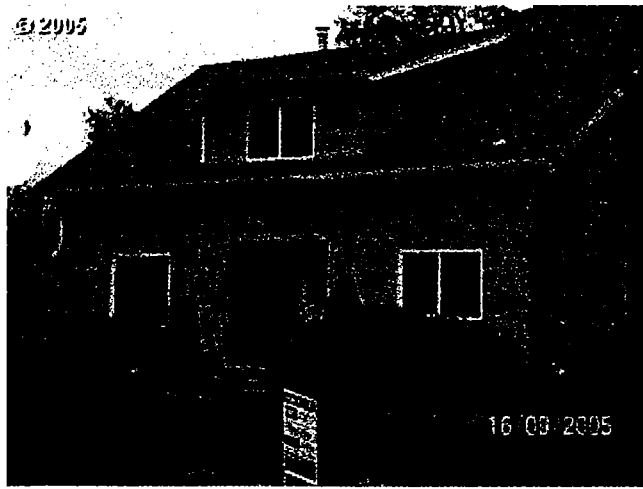
BRCD: 5BSF01 Office: Assist 2 Sell Buyers & Sellers Phone: 541-942-5900 Fax: 541-942-9774  
 LPID: 6288 Agent: Shane May Phone: 541-942-5900 Cell/Pgr: 541-579-0373  
 CoLPID: CoBRCD: CoAgent: CoPh:  
 Agent E-mail: shanemay@assist2sell.com  
 ShowHrs: Tran: 3/23/2006 List: 3/1/2006 Exp: Occ: OWNER Poss:  
 LBHrs/Loc/Cmb: NA Owner: Mr. Gormley Phone:  
 Show: APTONLY, OWN-OCC Tenant: Phone:

**COMPARABLE INFORMATION**

Pend: 3/7/2006 DOM/CDOM: 6 / 6 O/Price: \$695,000  
 Sold: 3/23/2006 Terms: CASH Sold Price: \$650,000  
 SPID: 6288 S/Agt: Shane May S/Off: 5BSF01 S/Off Phone: 541-942-5900



©2005



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: SLD 4/19/2006 1:37:29 PM  
 ML#: 5021232 Area: 250 List Price: \$547,000  
 Addr: 36300 CAMP CREEK RD Unit#:   
 City: Springfield Zip: 97478 Condo Loc/Lvl:   
 Map Coord: 33/G/21 Zoning: List Type: ER LR: N  
 County: Lane Tax ID: 110518  
 Elem: CAMP CREEK Middle: BRIGGS  
 High: THURSTON PropType: RESID  
 Nhood: #Image: 8  
 Legal: 17-02-22-03000  
 Public Internet/Address Display: Y/N Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 50-99.99AC # Acres: 56.25 Lot Dimensions:   
 Waterfront: View: Lot Desc:   
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 1029 SFSrc: #Bdrms/#Lvl: 4 / 2 Year Built: 1913/  
 Main SQFT: 1248 TotUp/Mn: 2277 Style: FARMHSE Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: #Garage: 3 / #Fireplaces: /  
 Total SQFT: 2277 Roof: COMP Exterior: OTHER Bsmt/Fnd:

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 16 X 19 /	Mstr Bd:	U / 22 X 14 /	Baths - Full.Part
Kitchen:	M / 13 X 9 /	2nd Bd:	U / 18 X 12 /	Upper Lvl: 1.0
Dining:	M / 13 X 10 /	3rd Bd:	U / 23 X 14 /	Main Lvl: 2.0
Family:	/ /	BONUS	/ /	Lower Lvl: 0.0
SHOP	M / 30 X 36 /	4TH-BD	M / 13 X 12 /	Total Bth: 3.0

**REMARKS**

XSt/Dir: Marcola Road to Camp Creek to Property  
 rate: PC2151 DOGI Call listing agent to show 954-4454.WOW!! one of a kind, mint condition, updated farm house on 56 acres with pond, creeks, McKenzie River Frontage, pasture, x fenced, 4 car garage, cool barn, RVP, nice landscape and Much more. Don't miss out on this great home.  
 Public: PC2151 DOGI Call listing agent to show 954-4454.WOW!! one of a kind, mint condition, updated farm house on 56 acres with pond, creeks, McKenzie River Frontage, pasture, x fenced, 4 car garage, cool barn, RVP, nice landscape and Much more. Don't miss out on this great home.CLA to Show

**FEATURES AND UTILITIES**

Kitchen: COOK-IS, DISHWAS, OTHER, PANTRY  
 Interior: GAR-OPN, SMOKDET, WW-CARP  
 Exterior: BARN, BBQ-PIT, DOG-RUN, GARDEN, OUTBULD, RV-PARK, SHOP  
 Accessibility: NATLITE  
 Cool: HT-PUMP Hot Water: ELECT Heat: HT-PUMP, WOODSTV Fuel: ELECT  
 Water: PRIVATE Sewer: SEPTIC Insul: OTHER

**FINANCIAL**

Property Tax/Yr: 2511.17 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
 Terms: CASH, CONV, FHA 3rd Party: N SAC:  
 Escrow Pref: WPT- Cindy Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5COL01 Office: Coldwell Banker CIR Phone: 541-338-3200 Fax: 541-338-3299  
 LPID: MILLMIKE Agent: Mike Miller Phone: 541-334-7653 Cell/Pgr: 541-954-4454  
 CoLPID: CoBRCD: CoAgent: CoPh:  
 Agent E-mail: cbmiller@continent.com  
 ShowHrs: Tran: 11/7/2005 List: 3/31/2005 Exp: 9/30/2005 Occ: OWNER Poss: NEGO  
 LBHrs/Loc/Cmb: 24 Owner: Quinby Phone:  
 Show: APTONLY, CALL-LA Tenant: Phone:

**COMPARABLE INFORMATION**

Pend: 9/26/2005 DOM/CDOM: 179 / 179 O/Price: \$579,500  
 Sold: 10/29/2005 Terms: CASH Sold Price: \$500,000  
 S/O: CROSBYCH S/Agt: Charity Crosby S/Off: 5REI01 S/Off Phone: 541-345-8100

# PROPERTIES ACTIVE



CURTIS IRVING  
REALTY, INC.

**Presented By: Mike Miller**

**541-741-2669**

**#19/2006**

**Coldwell Banker CIR**

**541-338-3200**

**1:40 P.M.**

**cbmiller@continet.com**

**17 TOTAL PROPERTIES - STATS HIGH/LOW**

---

<b>Total Active:</b>	17	High List:	\$1,295,000	High DOM:	770
		Low List:	\$398,000	Low DOM:	1
		Avg List:	\$800,988	Avg DOM:	149

---

<b>Total:</b>	17	High List:	\$1,295,000	High DOM:	770
		Low List:	\$398,000	Low DOM:	1
		Avg List:	\$800,988	Avg DOM:	149

*© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.*

Mike Miller  
541-338-3200

RESIDENTIAL  
Coldwell Banker CIR

4/19/2006 1:40:31 PM  
17 Matches

MLS#	P	Type	Address	City	Area	Bed	Bath	APX SQFT	Price
<b>Active</b>									
<u>6016494</u>	6	RESID	78863 Bryson-Sears RD	Cottage Grove	235	3	2	2237	\$545,000
<u>6026775</u>	8	RESID	33286 E BRYANT RD	Creswell	235	4	1	1944	\$595,000
<u>5085792</u>	3	RESID	30894 COTTAGE GROVE LORANE	Cottage Grove	235	3	1	1632	\$595,000
<u>6017113</u>	8	RESID	30955 KENADY LN	Cottage Grove	235	3	2	1152	\$599,900
<u>6018514</u>	8	RESID	83968 Cloverdale RD	Creswell	235	4	3	2142	\$695,000
<u>5082956</u>	8	RESID	32600 DOOLITTLE RD	Cottage Grove	235	3	2	2220	\$775,000
<u>6000991</u>	8	RESID	31692 RAISOR RD	Cottage Grove	235	3	2	2922	\$795,000
<u>6018095</u>	5	RESID	76471 MARTIN CREEK RD	Cottage Grove	235	3	2	2084	\$850,000
<u>4014278</u>	1	RESID	90032 Poodle Creek	Noti	236	5	0.1	1500	\$398,000
<u>5064987</u>	8	RESID	21554 COOK RD	Noti	236	4	2	1836	\$460,000
<u>5071955</u>	7	RESID	88179 BOETTGER LN	Veneta	236	3	2.1	4500	\$849,000
<u>6011513</u>	8	RESID	87424 HALDERSON RD	Eugene	236	5	4	6635	\$1,295,000
<u>6916676</u>	8	RESID	9540 North Fork Siuslaw RD	Florence	238	3	2	1248	\$479,900
<u>5057866</u>	8	RESID	87580 CHERRY RIDGE RD	Eugene	244	4	3	3548	\$1,200,000
<u>6000755</u>	8	RESID	27730 ERICKSON RD	Eugene	244	4	1.2	2720	\$1,295,000
<u>5064713</u>	8	RESID	89989 GREEN HILL RD	Eugene	245	3	2	1588	\$895,000
<u>6028941</u>	8	RESID	28473 Goble LN	Eugene	245	4	3	3400	\$1,295,000

Total: 17

Average List: \$800,988      Average SQFT: 2548  
Average DOM: 149      Average \$/SQFT: \$314

© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:13 PM  
ML#: 6016494 Area: 235 List Price: \$545,000  
Addr:78863 Bryson-Sears RD Unit#:   
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:   
Map Coord: 56/D/4 Zoning:E40 List Type: ER LR: N  
County:Lane Tax ID: 1419355,1705100  
Elem: HARRISON Middle: LINCOLN  
High: COTTAGE GROVE PropType: RESID  
Nhoo d: #Image: 6  
Legal: 20-03-25-00-00303  
Public Internet/Address Display: Y/Y Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 47 Lot Dimensions:   
Waterfront: View: MNTAIN, VALLEY Lot Desc: LEVEL, PRIVATE, TREES  
River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 432 SFSrc: County #Bdrms/#Lvl: 3 / 1 Year Built: 1974/  
Main SQFT: 1805 TotUp/Mn:2237 Style: RANCH Home Wrnty: 55+ w/Affidavit Y/N:  
Lower SQFT: 0 Parking: PAD #Garage: 1 / ATTACHD #Fireplaces: / STOVE, WOOD  
Total SQFT: 2237 Roof: COMP Exterior: T-111, WOODCOM Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 17 X 16 / DECK	Mstr Bd:	M / 11 X 11 / DECK	Baths - Full.Part
Kitchen:	M / 11 X 8 /	2nd Bd:	M / 11 X 9 /	Upper Lvl: 0.0
Dining:	M / 11 X 8 /	3rd Bd:	M / 9 X 9 /	Main Lvl: 2.0
Family:	M / 23 X 28 / GREAT-R, KIT&DR	BONUS	U / 17 X 23 /	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 2.0

**REMARKS**

**XS/Dir:** Exit 174, East on Row River rd left on Bryson-Sears to 78863 rt side  
**ate:** 47+/- stunning level acres w/Mtn veivs. Heated 24X32 workshop w/attach'd 32X36 shop/barn. Extended Living Quarters (23X28)w/9X12 kitchen.(Balcony 23X17) w/private deck overlooks ELQ. Pastures for stock w/seasonal creek & trees. Home has new carpet & vinyl. RV Hookup ready. Deck 40X10.Appt only. Mary Clure 913-1903, 942-8344.  
**Public:** 47+/- Hard to find level property w/heated 24X32 workshop w/attach'd 32X36 shop/barn. Extended Living Quarters w/kitchen. Garden area, fruit trees, mountain veivs, seasonal creek and a must see. Excellent Agriculture opportunities. APPT ONLY.

**FEATURES AND UTILITIES**

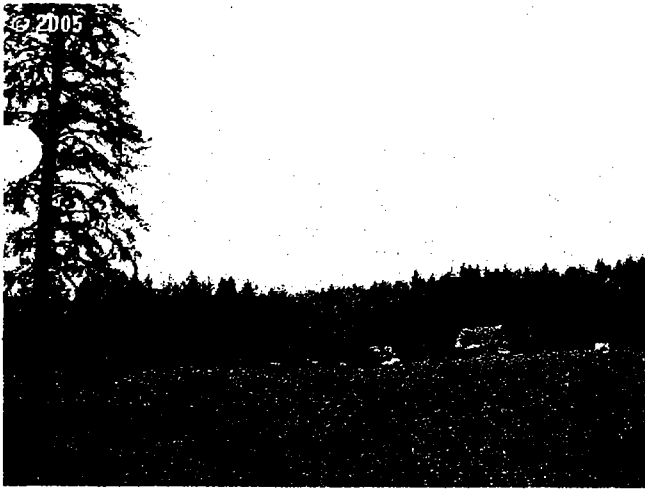
**Kitchen:** DISHWAS, PANTRY, FS-RANG, FS-REFR  
**Interior:** WW-CARP, SEPLVQT  
**Exterior:** BARN, DECK, FENCED, OUTBULD, RV-PARK, SHOP, PRIVRD, RV-HKUP  
**Accessibility:** 1LEVEL, RAMP  
**Cool:** ACREADY **Hot Water:** ELECT **Heat:** FOR-AIR, WOODSTV **Fuel:** ELECT, WOOD  
**Water:** PRIVATE, WELL **Sewer:** SEPTIC **Insul:** PARTIAL

**FINANCIAL**

**Property Tax/Yr:** 1687.7 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5  
**Terms:** CASH, CONV **3rd Party:** N **SAC:** % 0  
**Escrow Pref:** FATCO Linda Schmale **Rent, If Rented:**  
**HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**

**BROKER / AGENT DATA**

**BRCD:** 5RAI01 **Office:** Rain Country Realty **Phone:** 541-942-7246 **Fax:** 541-942-2876  
**LPID:** CLUREMA **Agent:** Mary Ann Clure **Phone:** 541-913-1903 **Cell/Pgr:** 541-913-1903  
**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**Agent E-mail:** maryann@oip.net  
**ShowHrs:**CLA **Tran:** 4/10/2006 **List:** 3/7/2006 **Exp:** **Occ:** OWNER **Poss:** NEGO  
**LBHrs/Loc/Cmb:** APPT ONLY/CALL- **Owner:** Townsend **Phone:** 541-942-4620  
**Show:** APTONLY, CALL-LA, RMLSLBX **Tenant:** **Phone:**



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:14 PM  
ML#: 5085792 Area: 235 List Price: \$595,000  
Addr:30894 COTTAGE GROVE LORANE Unit#:   
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:   
Map Coord: 24/F/9 Zoning:E-40 List Type: ER LR: N  
County:Lane Tax ID: 921476, 921468  
Elem: BOHEMIA Middle: LINCOLN  
High: COTTAGE GROVE PropType: RESID  
Nhood:Cottage Grove-Lorane #Image: 3  
Legal: 20-04-24-00-00200-000  
Public Internet/Address Display: Y/Y Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 40.62 Lot Dimensions:   
Waterfront: CREEK View: MNTAIN, VALLEY Lot Desc: POND, SLOPED, TREES  
River/Lake: Silk Creek Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Seller #Bdrms/#Lvl: 3 / 1 Year Built: 1900 / REMOD  
Main SQFT: 1632 TotUp/Mn:1632 Style: BUNGALO, RANCH Home Wrnty: N 55+ w/Affidavit Y/N: N  
Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / CARPORT #Fireplaces: 1 / WOOD  
Total SQFT: 1632 Roof: COMP Exterior: OTHER Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M /	/	Mstr Bd:	M /	/	Baths - Full.Part	
Kitchen:	M /	/	2nd Bd:	M /	/	Upper Lvl:	0.0
Dining:	M /	/	3rd Bd:	M /	/	Main Lvl:	1.0
Family:	/	/		/	/	Lower Lvl:	0.0
	/	/		/	/	Total Bth:	1.0

**REMARKS**

**YCD/Dir:** West from Cottage Grove on Cottage Grove-Lorane Hwy approx 4 miles.  
**ate:** In the midst of 40 plus acres sits a turn of the centruy home, large barn and out buildings. Trees and rolling partially fenced pastures, ponds and creek come together to create this perfect country property located approx 4 miles from town.  
**Public:** In the midst of 40 plus acres sits a turn of the centruy home, large barn and out buildings. Trees and rolling partially fenced pastures, ponds and creek come together to create this perfect country property located approx 4 miles from town.

**FEATURES AND UTILITIES**

**Kitchen:** PANTRY, FS-RANG, FS-REFR  
**Interior:** WW-CARP  
**Exterior:** BARN, GARDEN, OUTBULD, PORCH, RV-PARK, TL-SHED  
**Accessibility:** 1LEVEL, KITCAB  
**Cool:** NONE **Hot Water:** ELECT **Heat:** BASEBRD **Fuel:** ELECT, WOOD  
**Water:** WELL **Sewer:** SEPTIC **Insul:** SOME

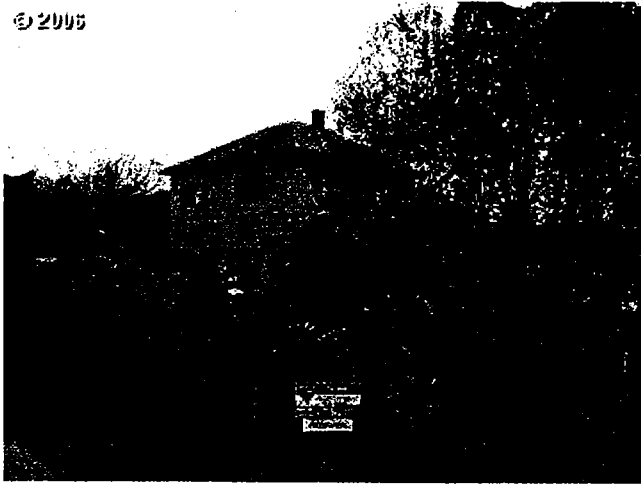
**FINANCIAL**

**Property Tax/Yr:** 2205.1 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5  
**Terms:** CASH, CONV **3rd Party:** N **SAC:**  
**Escrow Pref:** Evergreen Land Title **Rent, If Rented:**  
**HOA Dues:** **HOA Dues-2nd:**  
**HOA Incl:**

**BROKER / AGENT DATA**

**BRCD:** 5RAI01 **Office:** Rain Country Realty **Phone:** 541-942-7246 **Fax:** 541-942-2876  
**LPID:** 5620 **Agent:** Richard Morss **Phone:** 541-942-4432 **Cell/Pgr:** 541-228-0253  
**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:** 541-228-0523  
**Agent E-mail:** morss@oip.net  
**ShowHrs:** 10AM-6PM **Tran:** 4/15/2006 **List:** 11/10/2005 **Exp:** **Occ:** OWNER **Poss:** NEGO  
**LBHrs/Loc/Cmb:** None **Owner:** Frank and Bev **Phone:** 541-942-2051  
**Show:** APTONLY, CALL-LA, CALLOWN **Tenant:** **Phone:**

© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Mike Miller  
Coldwell Banker CIR

**Agent Full**

**RESIDENTIAL**      **Status:** ACT      **4/19/2006**      **1:37:15 PM**  
**ML#:** 6026775      **Area:** 235      **List Price:** \$595,000  
**Addr:** 33286 E BRYANT RD      **Unit#:**  
**City:** Creswell      **Zip:** 97426      **Condo Loc/Lvl:**  
**Map Coord:** 0/A/0      **Zoning:** EFU      **List Type:** ER      **LR:** N  
**County:** Lane      **Tax ID:** 1315124  
**Elem:** CRESLANE      **Middle:** CRESWELL  
**High:** CRESWELL      **PropType:** RESID  
**Nhood:**      **#Image:** 8  
**Legal:** 19-03-22-00-02400  
**Public Internet/Address Display:** Y/N      **Offer/Nego:**

**GENERAL INFORMATION**

**Lot Size:** 50-99.99AC      **# Acres:** 71.41      **Lot Dimensions:**  
**Waterfront:**      **View:** MNTAIN      **Lot Desc:** LEVEL, PRIVATE, TREES  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 784      **SFSrc:** per County      **#Bdrms/#Lvl:** 4 / 2      **Year Built:** 1890 / REMOD  
**Main SQFT:** 1160      **TotUp/Mn:** 1944      **Style:** FARMHSE      **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:** OFF-STR      **#Garage:** 2 / CARPORT      **#Fireplaces:** / STOVE, WOOD  
**Total SQFT:** 1944      **Roof:** COMP      **Exterior:** LAP      **Bsmt/Fnd:** CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M / 14 X 27 / BEAMS, WOODSTV	<b>Mstr Bd:</b> M / 13 X 11 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b> M / 10 X 13 / COUNTRY, PANTRY	<b>2nd Bd:</b> U / 13 X 12 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b> M / 10 X 9 /	<b>3rd Bd:</b> U / 14 X 14 /	<b>Main Lvl:</b> 1.0
<b>Family:</b> M / 10 X 12 / DECK	<b>4TH-BD</b> U / 14 X 12 /	<b>Lower Lvl:</b> 0.0
<b>DEN/OFF</b> M / 12 X 14 /	<b>UTILITY</b> M / 9 X 15 / BLT-INS, SINK	<b>Total Bth:</b> 1.0

**REMARKS**

**YCD/Dir:** Hwy 99, Howe Ln, right after Butte, to Bryant- gate arch w/ 3 D Ranch rt  
**ate:** Great farm property - all level, hay property, fenced for stock, the farm house has been updated and is beautiful, on private lane, minutes from downtown Eugene, large barn, private lane, secluded. Additional 22+ acres for sale - \$150,000  
**Public:** Great farm property - all level, hay property, fenced for stock, the farm house has been updated and is beautiful, on private lane, minutes from downtown Eugene, large barn, private lane, secluded. Additional 22+ acres for sale - \$150,000.

**FEATURES AND UTILITIES**

**Kitchen:** D-DRAFT, DISHWAS, PANTRY  
**Interior:** CEILFAN  
**Exterior:** COVPATI, DOG-RUN, FENCED, GARDEN, OUTBULD, PORCH, RV-PARK, SATDISH, CORRAL  
**Accessibility:**  
**Cool:** HT-PUMP      **Hot Water:** ELECT      **Heat:** FOR-AIR, WOODSTV      **Fuel:** ELECT, WOOD  
**Water:** WELL      **Sewer:** SEPTIC      **Insul:** PARTIAL

**FINANCIAL**

**Property Tax/Yr:** 997.85      **Spcl Asmt Balance:**      **Tax Deferral:** Y      **BAC:** % 2.5  
**Terms:** CASH, CONV      **3rd Party:** N      **SAC:**  
**Escrow Pref:** First American      **Rent, If Rented:**  
**HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**

**BROKER / AGENT DATA**

**BRCD:** 5HEW01      **Office:** Re/Max Advantage Plus      **Phone:** 541-942-0151      **Fax:** 541-942-0100  
**LPID:** DUERSTH      **Agent:** Sherry Duerst-Higgins      **Phone:** 541-767-2016      **Cell/Pgr:** 541-953-6689  
**CoLPID:** SCHAFERL      **CoBRCD:** 5HEW01      **CoAgent:** Linda Schafer      **CoPh:** 541-942-0228  
**Agent E-mail:** dhiggins@hemenways.com  
**ShowHrs:**      **Tran:** 4/11/2006      **List:** 4/10/2006      **Exp:**      **Occ:** OWNER      **Poss:** 60-90DA  
**LBHrs/Loc/Cmb:** Appt Only      **Owner:** Dowdy      **Phone:** 541-895-4220  
**Show:** APTONLY      **Tenant:**      **Phone:**

© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:16 PM  
ML#: 6017113 Area: 235 List Price: \$599,900  
Addr:30955 KENADY LN Unit#:   
City: Cottage Grove Zip: 97424 Condo Loc/Lvl:   
Map Coord: 56/C/3 Zoning:F2 List Type: ER LR: N  
County:Lane Tax ID: 944072  
Elem: LATHAM Middle: LINCOLN  
High: COTTAGE GROVE PropType: RESID  
Nhood: #Image: 8  
Legal: 21 04 01 00 01500  
Public Internet/Address Display: Y/Y Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 50-99.99AC  
Waterfront:  
River/Lake:

# Acres: 51.71  
View: TREES, MNTAIN  
Seller Disc: DSCLOSUR

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

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: Lane Count #Bdrms/#Lvl: 3 / 1  
Main SQFT: 1152 TotUp/Mn:1152 Style: MANUFHS  
Lower SQFT: 0 Parking: OFF-STR #Garage: 2 / DETACHD  
Total SQFT: 1152 Roof: COMP Exterior: METAL

Year Built: 1972 / APPROX  
Home Wrnty: 55+ w/Affidavit Y/N:  
#Fireplaces: / WOOD  
Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M /	/	Mstr Bd:	M /	/	Baths - Full.Part
Kitchen:	M /	/	2nd Bd:	M /	/	Upper Lvl: 0.0
Dining:	M /	/	3rd Bd:	M /	/	Main Lvl: 2.0
Family:	M /	/		/	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 2.0

**REMARKS**

Dir: South on HWY 99 to Kenady Lane, up Kenady Lane Approx 1 mile  
Date: Very private with 2 homes! '72 3 bed 2 bath and '74 with 3 bed 1 bath. Trees, views and ponds. Great set for horse, cattle or ATV's. Appt only, please call Seller, Cherri 942-2037 or 513-5903.  
Public: Seclusion and serenity with incredible mountain views. 2 residences-'72 mobile w/ 3 bed 2 bath and '74 mobile w/ 3 bed 1 bath. Perfect family set up for cattle, horses & sheep. Ponds, pasture & miles of trails. Only a few minutes to new Cottage Grove High School. Appt only due to dogs.

**FEATURES AND UTILITIES**

Kitchen: PANTRY  
Interior:  
Exterior: GARDEN, SHOP, X-FENCE, 2ND-RES, GRAVLRD  
Accessibility: 1LEVEL  
Cool: Hot Water: ELECT Heat: WOODSTV, ZONAL Fuel: ELECT, WOOD  
Water: SPRING Sewer: SEPTIC Insul: FLOOR

**FINANCIAL**

Property Tax/Yr: 1827 Spcl Asmt Balance: Tax Deferral: BAC: % 2  
Terms: CASH, CONV 3rd Party: N SAC: % 0  
Escrow Pref: Fatco-Linda Schmale Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5RAI01 Office: Rain Country Realty Phone: 541-942-7246 Fax: 541-942-2876  
LPID: CLUREMA Agent: Mary Ann Clure Phone: 541-913-1903 Cell/Pgr: 541-913-1903  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: maryann@oip.net  
ShowHrs: Tran: 4/10/2006 List: 3/9/2006 Exp: Occ: OWNER Poss: CLOSING  
LBHrs/Loc/Cmb: Appt only Owner: Artaxet Phone: 541-942-2037  
Show: BWO-PET, CALL1ST, CALL-LA Tenant: Phone:

© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:17 PM  
ML#: 6018514 Area: 235 List Price: \$695,000  
Addr:83968 Cloverdale RD Unit#:   
City: Creswell Zip: 97426 Condo Loc/Lvl:   
Map Coord: 52/O/16 Zoning:EFU40 List Type: ER LR: N  
County:Lane Tax ID: 825123  
Elem: TRENT Middle: PLEASANT HILL  
High: PLEASANT HILL PropType: RESID  
Nhood: #Image: 8  
Legal: 19-02-06-00-00700  
Public Internet/Address Display: Y/Y Offer/Nego: OTHER

**GENERAL INFORMATION**

Lot Size: 50-99.99AC # Acres: 52.75 Lot Dimensions:  
Waterfront: RIVER View: TREES, MNTAIN Lot Desc: LEVEL, PRIVATE, TREES  
River/Lake: S.Fork Willamette Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 1056 SFSrc: County #Bdrms/#Lvl: 4 / 2 Year Built: 1975/ APPROX  
Main SQFT: 1086 TotUp/Mn:2142 Style: 2STORY Home Wrnty: N 55+ w/Affidavit Y/N: N  
Lower SQFT: 0 Parking: #Garage: 2 / ATTACHD #Fireplaces: 1/ INSERT, WOOD  
Total SQFT: 2142 Roof: COMP Exterior: T-111 Bsmnt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living: M / 17 X 12 / Mstr Bd: U / 15 X 11 / SUITE Baths - Full.Part  
Kitchen: M / 12 X 11 / BLT-INS 2nd Bd: U / 14 X 9 / Upper Lvl: 2.0  
Dining: M / 11 X 11 / SLIDER 3rd Bd: U / 15 X 10 / Main Lvl: 1.0  
Family: M / 18 X 13 / FIREPL 4TH-BD U / 10 X 10 / Lower Lvl: 0.0  
NOOK U / 10 X 6 / UTILITY M / 10 X 6 / Total Bth: 3.0

**REMARKS**

Yst/Dir: I-5 to Hwy58 (3+mi), Rt @ Cloverdale (3+mi) on Rt side  
ate: NO SHOWING 4/20-4/25. Seller is a RE Licensee in the State of Oregon.Property taxes yet to be determined.Call LA for disclosures and reports. Very private 52+ acres, zoned EFU40, water right, backs to river yet only minutes commute to Eugene/Springfield. New vinyl windows/slider & Iron filtration. NO LB. 24 HR NOTICE REQUIRED.PLEASE REMOVE SHOES.  
Public: PC1284 Light filled 2 Story home on private 52+ acres w/water right.Cross fenced. Tree-lined drive, foot bridge to the river.Wild life abound. 48x24 Shop w/220V,48x24 AG building. Park-like grounds w/large pond, water fall, fruit bearing & flowering trees. Bear Creek meandering through.

**FEATURES AND UTILITIES**

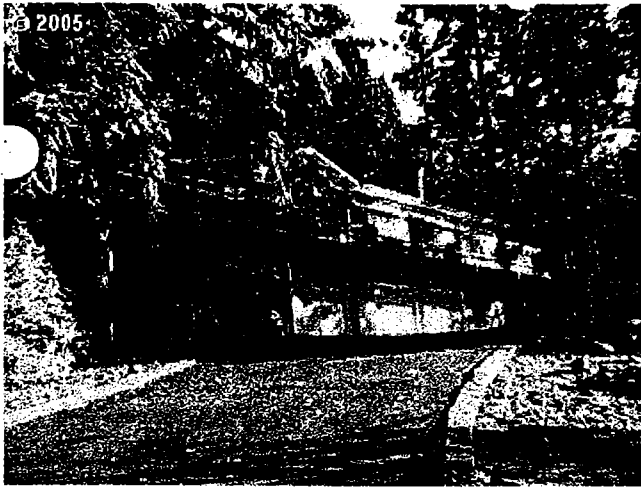
Kitchen: DISHWAS, FS-RANG  
Interior: CEILFAN, GAR-OPN, WASHDRY, WW-CARP, WOODFLR  
Exterior: COVPATI, OUTBULD, SEC-LIT, SHOP, SPRNKLR, STMDOOR, X-FENCE, GRAVLRD, WTRFEAT  
Accessibility:  
Cool: NONE Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul:

**FINANCIAL**

Property Tax/Yr: 0 Spcl Asmt Balance: Tax Deferral: Y BAC: % 2.5  
Terms: CASH, CONV 3rd Party: N SAC:  
Escrow Pref: Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5COL01 Office: Coldwell Banker CIR Phone: 541-338-3200 Fax: 541-338-3299  
LPID: SATON Agent: Nancy Sato Phone: 541-338-3373 Cel/Pgr: 541-517-5004  
CoLPID: CoBRCD: CoAgent: CoPh:  
Agent E-mail: nnsato@msn.com  
ShowHrs:CLA Tran: 4/18/2006 List: 3/15/2006 Exp: Occ: OWNER Poss: NEGO  
LBHrs/Loc/Cmb: CLA Owner: Sato Phone: 541-895-2955  
Show: APTONLY Tenant: Phone:



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

**RESIDENTIAL** Status: ACT 4/19/2006 1:37:18 PM  
 ML#: 5082956 Area: 235 List Price: \$775,000  
 Addr: 32600 DOOLITTLE RD Unit#:   
 City: Cottage Grove Zip: 97424 Condo Loc/Lvl:   
 Map Coord: 96/H/10 Zoning: F2 List Type: ER LR: N  
 County: Lane Tax ID: 1080785  
 Elem: LONDON Middle: LINCOLN  
 High: COTTAGE GROVE PropType: RESID  
 Nhood: Cottage Grove Lake #Image: 8  
 Legal: 21 03 33 00 00401  
 Public Internet/Address Display: Y/N Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 41 Lot Dimensions:   
 Waterfront: River/Lake: Cottage Grove Lake View: TREES, LAKE Lot Desc: MRCHTIM, PRIVATE, WOODED  
 Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: #Bdrms/#Lvl: 3/1 Year Built: 1993/ APPROX  
 Main SQFT: 2220 TotUp/Mn: 2220 Style: TRI-WDE, MANUFHS Home Wrnty: Y 55+ w/Affidavit Y/N: N  
 Lower SQFT: 0 Parking: OFF-STR #Garage: 3 / ATTACHD #Fireplaces: 1/ STOVE, WOOD  
 Total SQFT: 2220 Roof: COMP Exterior: WOODCOM, Bsmt/Fnd:   
 MANMADE

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 15 X 19 / VAULTED	Mstr Bd:	M / 14 X 23 / BATH, VAULTED	Baths - Full.Part
Kitchen:	M / 11 X 17 / PANTRY	2nd Bd:	M / 11 X 11 /	Upper Lvl: 0.0
Dining:	M / 11 X 16 / FORMAL	3rd Bd:	M / 9 X 12 /	Main Lvl: 2.0
Family:	M / 14 X 23 / VAULTED, WOODSTV	UTILITY	M / 6 X 8 /	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 2.0

**REMARKS**

**Dir:** I-5 Exit 172, L to CG Lake 7.8 mi to Reservoir Rd, L to Doolittle 1.8 mi  
**Private:** Timber! (41 acre estate), 2 LOVELY HOMES, Lake Views, 600,000 board feet Merch Timber (35 acres). Barn and Shop. Pasture (6 acres) for horses & cows. 3 Car Garage. 2 flocks of wild turkeys call the Estate Home. RV Parking Galore. Great location near CG Lake. Paved Driveway. Lots more pictures - <http://www.a1-reality.com>  
**Public:** TIMBER & HORSES?, 2 LOVELY HOMES, 41 ACRES, LAKE VIEWS - 2 flocks of wild turkeys call the Estate Home. Timberland (35 acres) & Pasture (6 acres). Barn, Shop, 600,000 board feet Merch Timber. 3 Car Garage, RV Parking Galore. Just 35 minutes to Eugene. .

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOS, PANTRY, FS-RANG, FS-REFR  
**Interior:** CEILFAN, GAR-OPN, WW-CARP, JET-TUB  
**Exterior:** BARN, DECK, FENCED, OUTBULD, RV-PARK, SATDISH, SHOP, 2ND-RES, PAVEDRD  
**Accessibility:** 1LEVEL, GRNDLVL  
**Cool:** HT-PUMP **Hot Water:** ELECT **Heat:** FOR-AIR, WOODSTV **Fuel:** ELECT, WOOD  
**Water:** WELL **Sewer:** SEPTIC **Insul:** CODE

**FINANCIAL**

Property Tax/Yr: 2883.38 Spcl Asmt Balance: Tax Deferral: Y BAC: % 3  
 Terms: CASH, CONV 3rd Party: N SAC: % 0  
 Escrow Pref: FATCO, Diane Moi Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:

**BROKER / AGENT DATA**

BRCD: 5ARY01 Office: A1-Reality Phone: 541-683-6241 Fax: 541-683-6684  
 LPID: REAKSECJ Agent: John Reaksecker Phone: 541-683-6241 Cell/Pgr: 541-221-4003  
 CoLPID: REAKSECL CoBRCD: 5ARY01 CoAgent: Lucette Reaksecker CoPh: 541-683-6241  
 Agent E-mail: a1@oip.net  
 ShowHrs: daylight Tran: 11/28/2005 List: 11/1/2005 Exp: Occ: OWNER Poss: NEGO  
 LBHrs/Loc/Cmb: daylight Owner: Blankenheim Trust Phone:  
 Show: APTONLY, CALL-LA Tenant: Phone:

© Copyright 2006 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:19 PM  
 ML#: 6000991 Area: 235 List Price: \$795,000  
 Addr: 31692 RAISOR RD Unit#:   
 City: Cottage Grove Zip: 97424 Condo Loc/Lvl:   
 Map Coord: 24/H/10 Zoning: F2 List Type: ER LR: N  
 County: Lane Tax ID: 1645793  
 Elem: LONDON Middle: LINCOLN  
 High: COTTAGE GROVE PropType: RESID  
 Nhood: #Image: 8  
 Legal: 22 03 17 00 00306  
 Public Internet/Address Display: Y/Y Offer/Nego:

[Virtual Tour](#)

**GENERAL INFORMATION**

Lot Size: 50-99.99AC # Acres: 68.94 Lot Dimensions:   
 Waterfront: View: MNTAIN, VALLEY Lot Desc: PRIVATE, RPROTIM  
 River/Lake: Seller Disc: DSCLOSUR Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 336 SFSrc: County #Bdrms/#Lvl: 3 / 3 Year Built: 2005 / NEW  
 Main SQFT: 1386 TotUp/Mn: 1722 Style: CUSTOM Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 1200 Parking: #Garage: 0 / #Fireplaces: 0/  
 Total SQFT: 2922 Roof: COMP Exterior: CEDAR Bsmt/Fnd: DAYLITE, UNFIN

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 32 X 17 /	Mstr Bdr:	U / 16 X 13 /	SUITE, WI-CLOS	Baths - Full.Part
Kitchen:	M / 10 X 14 /	2nd Bd:	M / 14 X 13 /	HARDWOD, LAM-FL	Upper Lvl: 1.0
Dining:	/ /	3rd Bd:	M / 13 X 10 /		Main Lvl: 1.0
Family:	/ /		/ /		Lower Lvl: 0.0
	/ /		/ /		Total Bth: 2.0

**REMARKS**

**Yct/Dir:** S on London Rd. turn on Raisor Rd (past mini market) property on Left  
**ate:** Easy appointment but need some notice. Caretaker staying at property has friendly dogs. Square footage is approximate - Buyer to verify. Seller is out of state, please allow reasonable time for response.  
**Public:** Lindal Cedar home on approx 68 acres of complete privacy with panoramic views of mountains and valley. Approx 1700 SF, 3BD, 2BA with 1200 SF unfinished daylight basement plumbed for bath. Trex decking, moto cross track, FF tax deferral, 2nd building site excavated for shop.

**FEATURES AND UTILITIES**

Kitchen: BI-RANG, DISHWAS, BI-OVEN, FS-REFR  
 Interior:  
 Exterior: RV-PARK  
 Accessibility:  
 Cool: HT-PUMP Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: CODE

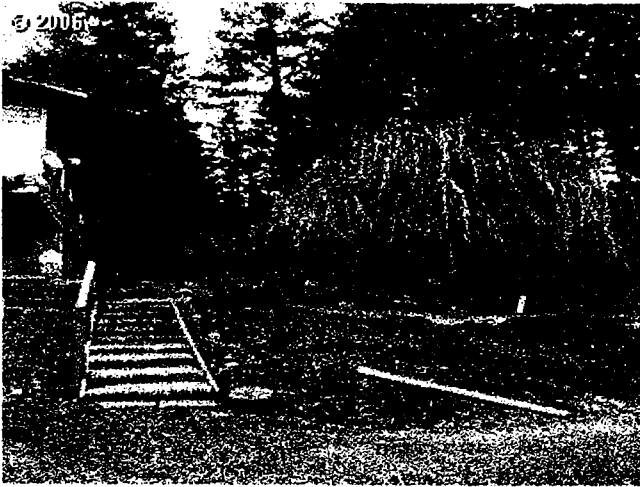
**FINANCIAL**

Property Tax/Yr: 1566.89 Spcl Asmt Balance: Tax Deferral: Y BAC: % 2.5  
 Terms: CASH, CONV, FHA 3rd Party: N SAC:  
 Escrow Pref: 1st American Title Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5CAC01 Office: Century 21 Best-Eugene Phone: 541-344-2400 Fax: 541-344-1898  
 LPID: 43984GFS Agent: Grant Schaffer Phone: 541-344-2400 Cell/Pgr: 541-968-0989  
 CoLPID: CoBRCD: CoAgent: CoPh:  
 Agent E-mail: grant\_schaffer@yahoo.com  
 ShowHrs: 10-6 Tran: 1/9/2006 List: 1/5/2006 Exp: Occ: TENANT Poss: CLOSING  
 LBHrs/Loc/Cmb: CLA Owner: Bill Legg Phone:  
 Show: APTONLY, CALL-LA Tenant: Phone:

© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:19 PM  
 ML#: 6018095 Area: 235 List Price: \$850,000  
 Addr: 76471 MARTIN CREEK RD Unit#:   
 City: Cottage Grove Zip: 97424 Condo Loc/Lvl:   
 Map Coord: 24/C/6 Zoning: F-2 List Type: ER LR: N  
 County: Lane Tax ID: 977130  
 Elem: LATHAM Middle: LINCOLN  
 High: COTTAGE GROVE PropType: RESID  
 Nhood: #Image: 5  
 Legal: 21-03-19-00-00201  
 Public Internet/Address Display: Y/Y Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 40 Lot Dimensions:   
 Waterfront: CREEK View: TREES, MNTAIN Lot Desc: POND, SECLDED, WOODED  
 River/Lake: Seller Disc: DSCLOSUR Other Disc: Siding & Lead Base

**RESIDENCE INFORMATION**

Upper SQFT: 1288 SFSrc: County #Bdrms/#Lvl: 3/2 Year Built: 1977 / APPROX  
 Main SQFT: 796 TotUp/Mn: 2084 Style: 2STORY Home Wrnty: N 55+ w/Affidavit Y/N: N  
 Lower SQFT: 0 Parking: #Garage: 2 / CARPORT #Fireplaces: 1/ STOVE, WOOD  
 Total SQFT: 2084 Roof: COMP Exterior: CEDAR, LAP Bsmt/Fnd: SLAB

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	U / 19 X 18 / FIREPL	Mstr Bd:	U / 14 X 12 /	Baths - Full.Part
Kitchen:	U / 9 X 12 /	2nd Bd:	U / 14 X 12 /	Upper Lvl:
Dining:	U / 9 X 18 /	3rd Bd:	M / 13 X 14 / WI-CLOS	Main Lvl:
Family:	M / 13 X 19 /	UTILITY	M / 6 X 8 / BALCONY	Lower Lvl:
ENTRY	M / 8 X 8 /			Total Bth:

**REMARKS**

YCD/Dir: Hwy 99 S, L on Martin Crk, L on gravel rd -stay L to School bus turn  
 ate: Secluded property close to Cottage Grove on 40 acres. Property has creek, 3 car shop, woodshop, 3 bed, 2 bath, 2 story home with large rock fireplace, out door BBQ, free standing wood stove in rec room, deck, patio, pond and timber. Timber cruise completed. More details available in office.  
 Public: Secluded property close to Cottage Grove on 40 acres. Property has creek, 3 car shop, woodshop, 3 bed, 2 bath, 2 story home, large rock fireplace, out door BBQ, free standing wood stove in rec room, deck, patio, pond and timber. Timber cruise completed. More details available in office.

**FEATURES AND UTILITIES**

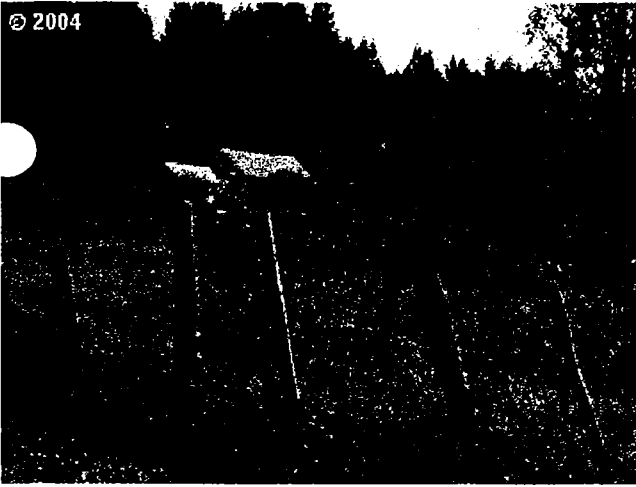
Kitchen: DISHWAS, DISPOSL, PANTRY, FS-RANG, FS-REFR  
 Interior: CEILFAN, WW-CARP  
 Exterior: DECK, OUTBULD, PATIO, SHOP, PRIVRD  
 Accessibility: KITCAB, PARKING  
 Cool: NONE Hot Water: OTHER Heat: FOR-AIR Fuel: OTHER  
 Water: SPRING Sewer: SEPTIC Insul: CEILING, FOAM, WALL

**FINANCIAL**

Property Tax/Yr: 1351.34 Spcl Asmt Balance: Tax Deferral: BAC: % 2.5  
 Terms: CASH, CONV 3rd Party: N SAC:  
 Escrow Pref: Evergreen Land Title Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5RAI01 Office: Rain Country Realty Phone: 541-942-7246 Fax: 541-942-2876  
 LPID: 5620 Agent: Richard Morss Phone: 541-942-4432 Cell/Pgr: 541-228-0253  
 CoLPID: CoBRCD: CoAgent: CoPh:  
 Agent E-mail: morss@oip.net  
 ShowHrs: 10am-6pm Tran: 3/28/2006 List: 3/13/2006 Exp: Occ: OWNER Poss: NEGO  
 LBHrs/Loc/Cmb: TBA Owner: M/M Johnston Phone: 541-942-2028  
 Show: APTONLY, CALL1ST Tenant: Phone:



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

**RESIDENTIAL** Status: ACT 4/19/2006 1:37:20 PM  
 ML#: 4014278 Area: 236 List Price: \$398,000  
 Addr:90032 Poodle Creek Unit#:   
 City:Noti Zip: 97461 Condo Loc/Lvl:   
 Map Coord: 4/C/7 Zoning:EFU,F2 List Type: ER LR: N  
 County:Lane Tax ID: Not Found  
 Elem: ELMIRA Middle: FERN RIDGE  
 High: ELMIRA PropType: RESID  
 Nhood: #Image: 1  
 Legal: 17-06-18-00-00200,201 17-06-07-00-00-1700  
 Public Internet/Address Display: Y/N Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 44 Lot Dimensions:  
 Waterfront: View: TREES, VALLEY Lot Desc: SLOPED  
 River/Lake: Seller Disc: EXEMPT Other Disc:

**RESIDENCE INFORMATION**

Upper SQFT: 500 SFSrc: #Bdrms/#Lvl: 5 / 2 Year Built: 1929/ FIXER  
 Main SQFT: 1000 TotUp/Mn:1500 Style: FARMHSE Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: #Garage: 0 / #Fireplaces: /  
 Total SQFT: 1500 Roof: Exterior: WOOD Bsmt/Fnd: CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 10 X 12 /	Mstr Bd:	M / 10 X 12 /	Baths - Full.Part
Kitchen:	M / 10 X 10 /	2nd Bd:	/ /	Upper Lvl: 0.0
Dining:	/ /	3rd Bd:	/ /	Main Lvl: 0.1
Family:	/ /		/ /	Lower Lvl: 0.0
	/ /		/ /	Total Bth: 0.1

**REMARKS**

Yon/Dir: Hwy 126 west from Eugene, right turn on Poodle Creek  
 ate: History favors this older farm home-could be rmdled. inot quite a prperty-good soils, zoned for farm use 2 lots of 16  
 acres zoned F2 & EFU on 11 acres-3 separate legal lots.  
 Public: Full of local history-3 seperate lots sold to gether farmhouse needs work 20minute drive to Eugene on paved RD-would  
 make great homestead.

**FEATURES AND UTILITIES**

Kitchen:  
 Interior:  
 Exterior:  
 Accessibility:  
 Cool: Hot Water: Heat: OTHER Fuel: ELECT  
 Water: WELL Sewer: SEPTIC Insul: UNKNOWN

**FINANCIAL**

Property Tax/Yr: 1000 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
 Terms: CASH, CONV 3rd Party: N SAC:  
 Escrow Pref: Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5FER01 Office: Fern Ridge Realty Phone: 541-935-0521 Fax: 541-935-6009  
 LPID: 3012 Agent: Thomas Cotter Phone: 541-935-4179 Cell/Pgr:  
 CoLPID: CoBRCD: CoAgent: CoPh:  
 Agent E-mail: thomascotter@fernridgerealty.com  
 ShowHrs: Tran: 12/21/2005List: 3/10/2004 Exp: Occ: TENANT Poss:  
 LBHrs/Loc/Cmb: none Owner: Adams Phone:  
 Show: APTONLY, CALL-LO, CALLTEN Tenant: Mr.Duke Phone: 541-935-4958



**Presented By:** Mike Miller  
Coldwell Banker CIR

**Agent Full**

**RESIDENTIAL**      **Status:** ACT      **4/19/2006**      **1:37:21 PM**  
**ML#:** 5064987      **Area:** 236      **List Price:** \$460,000  
**Addr:** 21554 COOK RD      **Unit#:**  
**City:** Noti      **Zip:** 97461      **Condo Loc/Lvl:**  
**Map Coord:** 15/C/7      **Zoning:** F2      **List Type:** ER      **LR:** N  
**County:** Lane      **Tax ID:** 1315215  
**Elem:** ELMIRA      **Middle:** FERN RIDGE  
**High:** ELMIRA      **PropType:** RESID  
**Nhood:**      **#Image:** 8  
**Legal:** 17-07-12-00-00-402 and 401  
**Public Internet/Address Display:** Y/N      **Offer/Nego:**

[Virtual Tour](#)

**GENERAL INFORMATION**

**Lot Size:** 20-49.99AC      **# Acres:** 40      **Lot Dimensions:**  
**Waterfront:**      **View:**      **Lot Desc:** SECLUDED, TREES, WOODED  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:** Siding

**RESIDENCE INFORMATION**

**Upper SQFT:** 0      **SFSrc:** County      **#Bdrms/#Lvl:** 4 / 1      **Year Built:** 1996/  
**Main SQFT:** 1836      **TotUp/Mn:** 1836      **Style:** MANUFHS      **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:**      **#Garage:** 2 / DETACHD      **#Fireplaces:** / WOOD  
**Total SQFT:** 1836      **Roof:** COMP      **Exterior:** T-111, MANMADE      **Bsmt/Fnd:** CRAWLSP

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b>	M / 22 X 14 /	<b>Mstr Bd:</b>	M / 14 X 12 /	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M / 14 X 12 /	<b>2nd Bd:</b>	M / 14 X 11 /	<b>Upper Lvl:</b> 0.0
<b>Dining:</b>	M / 14 X 11 /	<b>3rd Bd:</b>	M / 14 X 10 /	<b>Main Lvl:</b> 2.0
<b>Family:</b>	M / 16 X 14 /		/ /	<b>Lower Lvl:</b> 0.0
	/ /	<b>4TH-BD</b>	M / 14 X 10 /	<b>Total Bth:</b> 2.0

**REMARKS**

**Dir:** Hwy 126W Past Noti 1st R, Poodle Crk, 4mils after Sheffler, 1ml on Cook.  
**ate:** Lane County says apply for lot line adj or variance. Buyer to check with Lane County for dividability into 2 - 20 acre parcels. Seller has ordered and will complete replant and clean up. CLA.  
**Public:** Majestically serene, secluded 40AC.2 tax lts, 2 springs. 2nd hmsite w/circular drv w/HU's for hardship. 1800 SF Skyline Super Gd Cents, better than new. Deck porch. Some tmbr has been harvested & replanted. Silr will do clean up. 30K tmbr still avail. Well ran 2 hmsites, 2 sept. 2 sides owned by BLM.

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, DISPOSL, PANTRY, FS-RANG  
**Interior:**  
**Exterior:** DECK, GARDEN, PORCH, RV-PARK, GRAVLRD  
**Accessibility:**  
**Cool:**      **Hot Water:** ELECT      **Heat:** FOR-AIR, WOODSTV      **Fuel:** ELECT  
**Water:** SPRING, WELL      **Sewer:** SEPTIC      **Insul:** FULLY

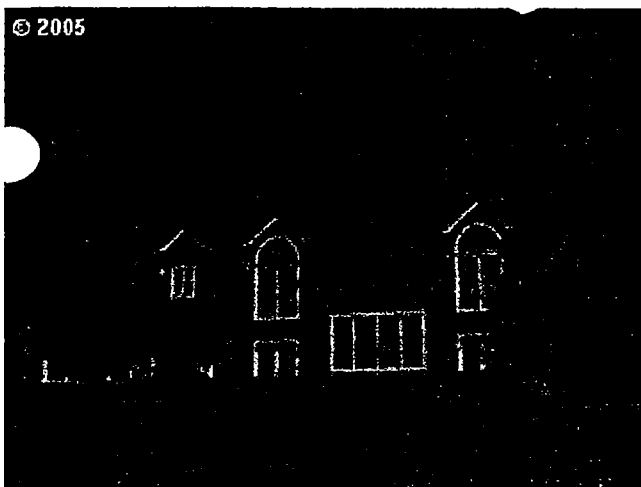
**FINANCIAL**

**Property Tax/Yr:** 695      **Spcl Asmt Balance:**      **Tax Deferral:** Y      **BAC:** % 2  
**Terms:** CASH, CONV      **3rd Party:** N      **SAC:**  
**Escrow Pref:** Cascade Title      **Rent, If Rented:**  
**HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**

**BROKER / AGENT DATA**

**BRCD:** 5CAC01      **Office:** Century 21 Best-Eugene      **Phone:** 541-344-2400      **Fax:** 541-344-1898  
**LPID:** STARON      **Agent:** Jarmila Staron      **Phone:** 541-337-4003      **Cell/Pgr:** 541-337-4003  
**CoLPID:**      **CoBRCD:**      **CoAgent:**      **CoPh:**  
**Agent E-mail:** jarmila.staron@c21bestrealty.com  
**ShowHrs:** 9-9      **Tran:** 2/16/2006      **List:** 9/1/2005      **Exp:**      **Occ:** OWNER      **Poss:**  
**LBHrs/Loc/Cmb:** 24      **Owner:** Sue Shoemake      **Phone:** 541-935-7554  
**Show:** CALL 1ST, RMLSLBX      **Tenant:**      **Phone:**

© Copyright 2006 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:21 PM  
ML#: 5071955 Area: 236 List Price: \$849,000  
Addr: 88179 BOETTGER LN Unit#:   
City: Veneta Zip: 97487 Condo Loc/Lvl:   
Map Coord: 8/B/6 Zoning: E40 List Type: ER LR: N  
County: Lane Tax ID: 519601  
Elem: VENETA Middle: FERN RIDGE  
High: ELMIRA PropType: RESID  
Nhood: #Image: 7  
Legal: to be provided  
Public Internet/Address Display: Y/Y Offer/Nego:

#### GENERAL INFORMATION

Lot Size: 50-99.99AC # Acres: 52 Lot Dimensions:  
Waterfront: RIVER View: TREES, MNTAIN Lot Desc: LEVEL, POND, PRIVATE  
River/Lake: Long Tom Seller Disc: DSCLOSUR Other Disc:

#### RESIDENCE INFORMATION

Upper SQFT: 1748 SFSrc: owner #Bdrms/#Lvl: 3/2 Year Built: 1987/ APPROX  
Main SQFT: 2752 TotUp/Mn: 4500 Style: CAPECOD Home Wrnty: Y 55+ w/Affidavit Y/N:  
Lower SQFT: 0 Parking: DRIVWAY #Garage: 2 / ATTACHD #Fireplaces: 3/ WOOD  
Total SQFT: 4500 Roof: COMP Exterior: BRD&BTN, CEDAR Bsmt/Fnd: CRAWLSP

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living:	M / 18 X 44 /	Mstr Bd:	U / 15 X 26 /	Baths - Full.Part
Kitchen:	M / 20 X 18 /	2nd Bd:	U / 18 X 20 /	Upper Lvl: 2.0
Dining:	M / 15 X 18 /	3rd Bd:	M / /	Main Lvl: 0.1
Family:	M / 18 X 20 /	SUNROOM	/ /	Lower Lvl: 0.0
BONUS	/ /		/ /	Total Bth: 2.1

#### REMARKS

**YCD/Dir:** West 11th to Hwy 126, 3.4 miles past Territorial, left on Boettger  
**ate:** The New England style home with 2+ or 3 bedrooms, 2.5 baths, cathedral ceilings has the potential of 2 or 3 more bedrooms. All floors are plank oak hardwood or tile/slate, gourmet kitchen has Gaggenau appliances. The 52 acres have irrigation rights from the Long Tom River. You must see the elegance of this estate! PLEASE NO DRIVEBYS! APPNT ONLY!!

**Public:** This estate borders the Long Tom River with irrigation rights plus has a pond. Included are 250 blueberry plants, fruit trees, nut trees with a computerized watering system. The rooms in the home are all very large and luxurious. The property is secluded and private and has much to offer!!

#### FEATURES AND UTILITIES

**Kitchen:** BI-RANG, COOK-IS, DISHWAS, DISPOS, PANTRY, BI-OVEN, FS-REFR  
**Interior:** HARDWOD, HEATILA, INTRCOM, SOUNSYS, TILE-FL  
**Exterior:** FENCED, GARDEN, OUTBULD, PORCH, RV-PARK, SATDISH, SHOP, PRIVRD

#### Accessibility:

**Cool:** Heat: HT-PUMP Fuel: ELECT  
**Water:** WELL Sewer: SEPTIC Insul: CODE, FULLY

#### FINANCIAL

Property Tax/Yr: 3800 Spcl Asmt Balance: Tax Deferral: N BAC: % 3.00  
Terms: CASH, CONV 3rd Party: N SAC:  
Escrow Pref: WPT Joyce Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

#### BROKER / AGENT DATA

BRCD: 5ASR03 Office: All State Real Estate Phone: 541-687-1663 Fax: 541-687-2327  
LPID: LARSENKA Agent: Kathleen Larsen Phone: 541-925-3098 Cell/Pgr: 541-510-6052  
CoLPID: CoBRCD: CoAgent: CoPh: 541-925-3301  
Agent E-mail: kathylarsen00@hotmail.com  
ShowHrs: call LA Tran: 2/15/2006 List: 9/25/2005 Exp: Occ: OWNER Poss: 30-60DA  
LBHrs/Loc/Cmb: call LA Owner: GiGi Phone:  
Show: APTONLY, CALL-LA Tenant: Phone:



Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

RESIDENTIAL Status: ACT 4/19/2006 1:37:22 PM  
ML#: 6011513 Area: 236 List Price: \$1,295,000  
Addr:87424 HALDERSON RD Unit#:   
City: Eugene Zip: 97402 Condo Loc/Lvl:   
Map Coord: 9/C/7 Zoning:E40 List Type: ER LR: N  
County:Lane Tax ID: 1432770  
Elem: ELMIRA Middle:   
High: ELMIRA PropType: RESID  
Nhood: #Image: 8  
Legal: 18-05-10-00-00102  
Public Internet/Address Display: Y/Y Offer/Nego:

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 40.77 Lot Dimensions:   
Waterfront: View: MNTAIN, VALLEY Lot Desc: LEVEL, POND, TREES  
River/Lake: Seller Disc: DSCLOSUR Other Disc: siding

**RESIDENCE INFORMATION**

Upper SQFT: 2741 SFSrc: list kit #Bdrms/#Lvl: 5 / 3 Year Built: 1999 / REMOD  
Main SQFT: 2316 TotUp/Mn:5057 Style: TRAD Home Wrnty: 55+ w/Affidavit Y/N:  
Lower SQFT: 1578 Parking: #Garage: 3 / ATTACHD #Fireplaces: 2/ GAS, PELLSTV  
Total SQFT: 6635 Roof: COMP Exterior: LAP, FIBRCEM Bsmt/Fnd: FULLBAS

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	M / 20 X 17 / FIREPL	Mstr Bd:	U / 25 X 29 / FIREPL, SUITE	Baths - Full.Part
Kitchen:	M / 22 X 15 / GOURMET, ISLAND	2nd Bd:	U / 18 X 13 / CLO-ORG	Upper Lvl: 2.0
Dining:	M / 19 X 13 / FORMAL, HARDWOD	3rd Bd:	U / 17 X 13 / CLO-ORG	Main Lvl: 1.0
Family:	M / 18 X 13 / BLT-INS, BOOKSVS	BONUS	L / 22 X 19 / BATH, BAYWIND	Lower Lvl: 1.0
DEN/OFF	U / 25 X 25 / BLT-INS	4TH-BD	U / 16 X 13 / CLO-ORG	Total Bth: 4.0

**REMARKS**

Y^\*/Dir: W. 11th S on Central. E. On Cantrell. S. on Halderson to Paved Driveway  
ate: Look for house numbers to find paved driveway. Private road leads to home. 40+ acres pastoral views, estate quality custom w/every amenity imaginable. tastefully updated. includes: Corain, marble tile, hardwood flooring, new carpeting. Spectacular master wing. Glass encased sun room, game room office nursery. Geothermal heat and cooling. pond and Rv pkg.  
Public: Sectacular custom on 40 beautiful private acres. Beautiful bonus area that could possibly be used as second living area. Tastefully updated. Gorgeous master wing. Office, sunroom, marble, corian, tiles, woods, gourmet kitchen, geothermal heating and cooling, pond & much more.

**FEATURES AND UTILITIES**

Kitchen: APP-GAR, BI-MICO, BI-REFR, COMPCTR, COOK-IS, DISHWAS, DISPOS, INST-HW, BI-DOWN  
Interior: BI-VACM, CEILFAN, GAR-OPN, HARDWOD, OWSECUR, SOUNSYS, WW-CARP, SOAKTUB  
Exterior: COVPATI, DECK, DOG-RUN, GARDEN, GASHKUP, GRN-HSE, RV-PARK, SPRNKLR, PAVEDRD  
Accessibility:  
Cool: HT-PUMP Hot Water: ELECT Heat: FOR-AIR Fuel: ELECT  
Water: WELL Sewer: SEPTIC Insul: FULLY

**FINANCIAL**

Property Tax/Yr: 5366.92 Spcl Asmt Balance: Tax Deferral: Y BAC: % 3  
Terms: CASH, CONV 3rd Party: N SAC:  
Escrow Pref: Western Title Alica Rent, If Rented:  
HOA Dues: HOA Dues-2nd:  
HOA Incl:

**BROKER / AGENT DATA**

BRCD: 5PRU01 Office: Prudential R.E. Professionals Phone: 541-485-1400 Fax: 541-485-7136  
LPID: PHILLIPN Agent: Nancy Phillips Phone: 541-984-2508 Cell/Pgr:  
CoLPID: NELSONWI CoBRCD: 5PRU01 CoAgent: William Nelson CoPh: 541-984-2537  
Agent E-mail: steveandnancy@ppporegon.com  
ShowHrs:CLA Tran: 2/19/2006 List: 2/16/2006 Exp: Occ: OWNER Poss: NEGO  
LBHrs/Loc/Cmb: none Owner: CLA Phone:  
Show: APTONLY, CALL-LA Tenant: Phone:

© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.





© 2006

Presented By: Mike Miller  
Coldwell Banker CIR

Agent Full

**RESIDENTIAL** Status: ACT 4/19/2006 1:37:22 PM  
 ML#: 6916676 Area: 238 List Price: \$479,900  
 Addr: 9540 North Fork Siuslaw RD Unit#:   
 City: Florence Zip: 97439 Condo Loc/Lvl:   
 Map Coord: 0/A/0 Zoning: F2 List Type: ER LR: Y  
 County: Lane Tax ID: 532265,1021664  
 Elem: OTHER Middle: OTHER  
 High: OTHER PropType: RESID  
 Nhood: None #Image: 8  
 Legal: 17-10-19-00  
 Public Internet/Address Display: Y/Y Offer/Nego:

[Virtual Tour](#)

**GENERAL INFORMATION**

Lot Size: 20-49.99AC # Acres: 42 Lot Dimensions:   
 Waterfront: View: TREES Lot Desc:   
 River/Lake: Seller Disc: DSCLOSUR Other Disc: Lead Based Paint

**RESIDENCE INFORMATION**

Upper SQFT: 0 SFSrc: RLID #Bdrms#Lvl: 3 / 1 Year Built: 1970/  
 Main SQFT: 1248 TotUp/Mn: 1248 Style: RANCH Home Wrnty: 55+ w/Affidavit Y/N:  
 Lower SQFT: 0 Parking: #Garage: 2 / ATTACHD #Fireplaces: / INSERT  
 Total SQFT: 1248 Roof: COMP Exterior: VINYL Bsmt/Fnd: OTHER

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

Living:	/	/	Mstr Bd:	M	/	Baths - Full.Part
Kitchen:	/	/	2nd Bd:	/	/	Upper Lvl: 0.0
Dining:	/	/	3rd Bd:	/	/	Main Lvl: 2.0
Family:	/	/		/	/	Lower Lvl: 0.0
	/	/		/	/	Total Bth: 2.0

**REMARKS**

**Dir:** 10 Miles up N.F.Siuslaw, turn right onto bridge, property approx. 1.5 mi  
**ate:** Approximately 42 acres with 3 creeks on the property. The home overlooks McCloud Creek (Salmon spawning creek).  
 Privacy with room to roam! Tax account #1519808 is also included in this listing.  
**Public:** Approximately 42 acres with 3 creeks on the property. The home overlooks McCloud Creek, a designated salmon  
 spawning creek. Privacy with room to roam!

**FEATURES AND UTILITIES**

**Kitchen:** FS-RANG  
**Interior:** LAM-FL  
**Exterior:** GRAVLRD  
**Accessibility:**  
**Cool:** Hot Water: ELECT Heat: BASEBRD Fuel: ELECT  
**Water:** SPRING Sewer: OTHER Insul:

**FINANCIAL**

Property Tax/Yr: 1167 Spcl Asmt Balance: Tax Deferral: BAC: % 3  
 Terms: CASH, CONV 3rd Party: Y SAC:  
 Escrow Pref: Rent, If Rented:  
 HOA Dues: HOA Dues-2nd:  
 HOA Incl:

**BROKER / AGENT DATA**

**BRCD:** 5TRH01 **Office:** TR Hunter Real Estate **Phone:** 541-997-1200 **Fax:** 541-997-8625  
**LPID:** DJOHNSON **Agent:** Dennis Johnson **Phone:** 541-997-1200 **Cell/Pgr:** 541-999-0270  
**CoLPID:** DESIREEJ **CoBRCD:** 5TRH01 **CoAgent:** Desiree Johnson **CoPh:** 541-999-0271  
**Agent E-mail:** dennis@trhunter.com  
**ShowHrs:** Tran: 3/27/2006 List: 2/8/2006 Exp: **Occ:** OWNER **Poss:**  
**LBHrs/Loc/Cmb:** 24 Hour **Owner:** Robbins **Phone:**  
**Show:** 24HR-NC, AG-ACCM, CALL-LA **Tenant:** Owner **Phone:**

© Copyright 2006 RMLS™Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.



**Presented By:** Mike Miller  
Coldwell Banker CIR

**Agent Full**

**RESIDENTIAL**      **Status:** ACT      **4/19/2006**      **1:37:23 PM**  
**ML#:** 5057866      **Area:** 244      **List Price:** \$1,200,000  
**Addr:** 87580 CHERRY RIDGE RD      **Unit#:**  
**City:** Eugene      **Zip:** 97402      **Condo Loc/Lvl:**  
**Map Coord:** 35/J/3      **Zoning:** F2      **List Type:** ER      **LR:** N  
**County:** Lane      **Tax ID:** 1431145  
**Elem:** BAILEY HILL      **Middle:** KENNEDY  
**High:** CHURCHILL      **PropType:** RESID  
**Nhood:**      **#Image:** 8  
**Legal:** 18040600307000  
**Public Internet/Address Display:** Y/N      **Offer/Nego:**

**GENERAL INFORMATION**

**Lot Size:** 50-99.99AC      **# Acres:** 63.96      **Lot Dimensions:**  
**Waterfront:**      **View:** TREES, VALLEY      **Lot Desc:** SECLDED, WOODED  
**River/Lake:**      **Seller Disc:** DSCLOSUR      **Other Disc:** SIDING/WELL

**RESIDENCE INFORMATION**

**Upper SQFT:** 1020      **SFSrc:** APPRAISAL      **#Bdrms/#Lvl:** 4 / 2      **Year Built:** 1989 / REMOD  
**Main SQFT:** 2528      **TotUp/Mn:** 3548      **Style:** CONTEMP      **Home Wrnty:** 55+ w/Affidavit Y/N:  
**Lower SQFT:** 0      **Parking:** DRIVWAY      **#Garage:** 2 / ATTACHD      **#Fireplaces:** /  
**Total SQFT:** 3548      **Roof:** COMP      **Exterior:** LAP, T-111      **Bsmt/Fnd:**

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b>	M / 28 X 28 / PATIO, HI-CEIL	<b>Mstr Bd:</b>	M / 20 X 20 / DECK, HI-CEIL	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	M / 9 X 15 / GOURMET, KIT&DR	<b>2nd Bd:</b>	M / 11 X 15 /	<b>Upper Lvl:</b> 1.0
<b>Dining:</b>	M / 15 X 14 / HARDWOD	<b>3rd Bd:</b>	U / 14 X 15 /	<b>Main Lvl:</b> 2.0
<b>Family:</b>	M / 23 X 20 / PATIO	<b>DEN/OFF</b>	U / 13 X 25 /	<b>Lower Lvl:</b> 0.0
	/ /	<b>4TH-BD</b>	U / 9 X 15 /	<b>Total Bth:</b> 3.0

**REMARKS**

**XSt/Dir:** WEST 11TH TO CROW RD., R ON OAK HILL, R ON CANTRELL, L ON CHERRY RIDGE  
**ite:** Wonderful close-in private and secluded remodeled home. Lots of windows and decks. Includes 2 (20) Acre parcels that are legal buildable lots. Call listing office for copy of timber cruise. 10 minutes to airport. Truly one of a kind property. LA must be present for all showings.  
**Public:** Wonderful close-in private and secluded remodeled home. Lots of windows and decks. Includes 2 (20) Acre parcels that are legal buildable lots. Call listing office for copy of timber cruise. 10 minutes to airport. Truly one of a kind property.

**FEATURES AND UTILITIES**

**Kitchen:** DISHWAS, PANTRY, BI-OVEN  
**Interior:** GAR-OPN, HARDWOD, SOUNSYS  
**Exterior:** DECK, RV-PARK, SATDISH, SPRNKLR, BI-HTUB  
**Accessibility:**  
**Cool:** HT-PUMP      **Hot Water:** ELECT      **Heat:** HT-PUMP      **Fuel:** ELECT  
**Water:** PRIVATE      **Sewer:** SEPTIC      **Insul:**

**FINANCIAL**

**Property Tax/Yr:** 3185.57      **Spcl Asmt Balance:**      **Tax Deferral:**      **BAC:** % 2.5  
**Terms:** CASH, CONV      **3rd Party:** N      **SAC:**  
**Escrow Pref:** CASCADE/SUNNY  
**HOA Dues:**      **HOA Dues-2nd:**  
**HOA Incl:**

**BROKER / AGENT DATA**

**BRCD:** 5CHB01      **Office:** John L. Scott Eugene-Spfld      **Phone:** 541-687-1415      **Fax:** 541-687-1419  
**LPID:** STARRJER      **Agent:** Jeremy Starr      **Phone:** 541-344-6405      **Cell/Pgr:** 541-915-5602  
**CoLPID:** VOLLSTED      **CoBRCD:** 5CHB01      **CoAgent:** Scott Vollstedt      **CoPh:** 541-915-6164  
**Agent E-mail:** jeremystarr@johnlscott.com  
**ShowHrs:**      **Tran:** 2/6/2006      **List:** 8/8/2005      **Exp:**      **Occ:** OWNER      **Poss:** 30-60DA  
**LBHrs/Loc/Cmb:** NO LOCK BOX      **Owner:** CLA      **Phone:**  
**Show:** APTONLY, CALL-LA      **Tenant:**      **Phone:**

© Copyright 2006 RMLS™ Portland - MLS INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.  
 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.