

W-14.C.



AGENDA COVER MEMO

AGENDA DATE: May 31, 2006

TO: BOARD OF COUNTY COMMISSIONERS

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

RE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA 05-6559, Grant)

I. MOTION

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

II. ISSUE OR PROBLEM

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

III. DISCUSSION

A. Background

Applicant: Jack and Beverly Grant.

Current Owner: Grant Revocable Living Trust

Agent: Harry Taylor

Legal Description of Property: 17-01-28 #700

Acreage: approximately 30 acres

Current Zoning: E40 (Exclusive Farm Use)

Date Property Acquired: June 22, 1976 (Bargain and Sale Deed #7631836)

Date claim submitted: October 24, 2005. On January 13 the applicant placed this claim on hold. The new deadline is June 10, 2006.

Land Use Regulations in Effect at Date of Acquisition: Unzoned

County land use regulation which restricts the use and reduces the fair market value of claimant's property: LC 16.212. Minimum parcel size and restrictions on new dwellings.

B. Specific Relief Sought:

On October 24, 2005, Harry Taylor submitted a Measure 37 Claim on behalf of Jack and Beverly Grant. The applicant has requested compensation of \$1,788,210 or a waiver of the E30 (Exclusive Farm Use) zone regulations that require 30 acres for new lots and special use permits for new dwellings.

C. Lane Code Submittal Requirements

The applicant has paid the processing fee and submitted evidence in support of this claim. This evidence includes deeds and two market analyses prepared by a real estate broker.

The entire submittal is contained in a notebook labeled "Grant Measure 37 Claim: PA05-6559", available in the County Commissioners Office. This cover memo prepared for the Board hearing does not contain the entire submittal. The relevant portions of the submittal included with this memo are identified in the "Attachments" section.

D. Analysis

The property is zoned E40 (Exclusive Farm Use), contains approximately 30 acres and is undeveloped. The current owner is the Grant Revocable Living Trust. Jack and Beverly Grant acquired an interest in the property on June 22, 1976. On that date, the property was unzoned. On January 10, 2001, Jack and Beverly conveyed the property into the Grant Revocable Living Trust. Because the trust is revocable and Jack and Beverly are the trustees, the current owner is allowed to demonstrate a reduction in value from the date the Grant family acquired an interest in the property. In addition, Jack and Beverly can be considered the landowners for the purposes of their Measure 37 claim. The order attached to this memo is granted to Jack and Beverly Grant and not to the Grant Revocable Trust.

The current owners wish to subdivide the property into 2-acre lots and place a dwelling on each lot. As evidence of a reduction in fair market value, they have submitted a comparative market appraisal (CMA) prepared by a real estate broker. According to the CMA, the reduction in value is \$1,788,210. The Board will need to determine if this is reasonable and competent evidence of a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

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

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

Restrictive Regulations

The current owners are Jack and Beverly Grant. They acquired an interest in the property on June 22, 1976 (Bargain and Sale Deed 7631832). On that date, the property was unzoned. Currently, the property is zoned E40 (Exclusive Farm Use). This zone

requires 40 acres for new lots and a special use permit for a new dwelling. The current owners wish to subdivide the property into 2-acre lots and place a dwelling on each lot. Because of these limitations, Jack and Beverly Grant are prevented from developing the site as might have been allowed in 1976.

Reduction in Fair Market Value

As evidence of a reduction in fair market value, the applicants have submitted a comparative market appraisal (CMA) prepared by a real estate broker. According to the CMA, the reduction in value is \$1,788,210. Based on this CMA, a 2-acre lot could be worth \$135,000. The Board must determine if the submitted evidence demonstrates a reduction in fair market value resulting from enforcement of a restrictive land use regulation.

Exempt Regulations

The E40 (Exclusive Farm Use) limitation on new dwellings, and the minimum parcel size of 40 acres do not appear to be exempt regulations described in Measure 37 or LC 2.710.

E. Conclusion/County Administrator Recommendation

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

IV. ALTERNATIVES/OPTIONS

The Board has these options:

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

V. RECOMMENDATION

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

VI. ATTACHMENTS

Order to approve the Measure 37 claim of Jack and Beverly Grant.

Written claim dated October 20, 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 (Jack and Beverly Grant/
) PA05-6559).

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 Jack and Beverly Grant (PA05-6559), the owners of an interest in the real property described in the records of the Lane County Assessor as map 17-01-28, tax lot 700, consisting of approximately 30 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 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 31, 2006, the Board conducted a public hearing on the Measure 37 claim (PA05-6559) of Jack and Beverly Grant and has now determined that the restrictive E40 (Exclusive Farm Use) zone minimum lot size and dwelling requirements of LC 16.212 were enforced and made applicable to prevent Jack and Beverly Grant from developing the property as might have been allowed at the time they acquired an interest in the property on June 22, 1976, and that the public benefit from application of the current E40 minimum lot size and new dwelling restrictions to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Jack and Beverly Grant requests either \$1,788,210 as compensation for the reduction in value of their property, or waiver of all land use regulations that would prevent the division of the property in to lots containing less than forty acres and placement of a dwelling on each new lot, a use that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the E40 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow Jack and Beverly Grant 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 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 applicants Jack and Beverly Grant made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of Jack and Beverly Grant shall be granted and the restrictive provisions of LC 16.212 that prevent the prevent the division of the property into lots containing less than forty acres and placement of a dwelling on each new lot in the E40 (Exclusive Farm Use) Zone shall not apply to Jack and Beverly Grant, so that they can make application for approval to develop the property described in the records of the Lane County Assessor as map 17-01-28, tax lot 700, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on June 22, 1976.

IT IS HEREBY FURTHER ORDERED that Jack and Beverly Grant still will need to make application and receive approval for any land division or placement of a dwelling under the other land use regulations applicable to dividing the land or placing a dwelling that were not specifically identified or established by Jack and Beverly Grant as restricting the division of the land 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 a new dwelling to show the specific development proposals and in the event additional county land use regulations result in a restriction of those uses that have the effect of reducing the fair market value of the property, the County Administrator shall have the authority to determine those restrictive county land use regulations that will not apply to that development proposal to preclude entitlement to just compensation under Measure 37. 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 Jack and Beverly Grant does not constitute a waiver or modification of state land use regulations and does not authorize immediate construction of a dwelling. The requirements of state law may contain specific standards regulating development of the subject property and the applicants should contact the Department of Administrative Services (DAS - State Services Division, Risk Management - Measure 37 Unit, 1225 Ferry Street SE, U160, Salem, OR 97301-4292; Telephone: (503) 373-7475; website address: <http://www.oregon.gov/DAS/Risk/M37.shtml>) and have the State of Oregon evaluate a Measure 37 claim and provide evidence of final state action before seeking county land use approval.

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

DATED this _____ day of _____, 2006.

Bill Dwyer, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 5-23-2006 Lane County



OFFICE OF LEGAL COUNSEL

PA056559

Measure 37 Claim Number: M37-

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

JACK & BEVERLY GRANT 319 COUNTRY CLUB RD., EUGENE, OR 97401 687-9392
Applicant Name (Please Print) Mailing Address Phone

HARRY A. TAYLOR P.O. BOX 1420, VENETA, OR 97487 935-6202
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.

JACK A. GRANT 319 COUNTRY CLUB RD., EUGENE, OR 97401 687-9392
Property Owner Name (Please Print) Mailing Address Phone

BEVERLY J. GRANT (SAME AS ABOVE) _____
Property Owner Name (Please Print) Mailing Address Phone

3. Legal Description

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

Assessor Map & Tax Lot 17-01-28 / 700

Street Address 39040 MCKENZIE HWY., SPRINGFIELD, OR 97478 Legal Description Attached YES

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).

LC 16.212 (5)(6)(7)(9)(10) SEE ATTACHED

NOVEMBER 2, 1977 ORD. NO. 638

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.

SEE ATTACHED

7. Leases, Covenants, Conditions and Restrictions

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

NONE APPLICABLE

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.

SEE ATTACHED

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).

Jack A. Grant
Beverly J. Grant
Owner(s) Signature

10-20-05
Date

Harry A. Taylor
Applicant/Agent Signature

10-20-05
Date

The following contacts are provided to assist you in finding the necessary information for this application.

For zoning and land use information, please contact the Land Management Division at 682-3577.

This phone contact is a message line. Please leave a message and a Planner will return your call.

For deeds and records information, please contact Lane County Deeds and Records at 682-3654.

October 20, 2005

Mr. William Van Vactor
Lane County General Administrator
125 East 8th Avenue
Eugene, OR 97401

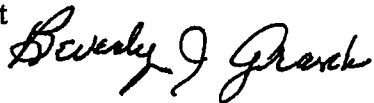
Dear Mr. Van Vactor,

This serves as authorization for Harry A. Taylor, Land Use Consultant, P.O. Box 1420, Veneta, OR 97487, to represent Jack A. Grant and Beverly J. Grant, applicants and owners of land identified as tax lot 700, assessor's map 17-01-28, located at 39040 McKenzie Highway, Springfield, OR 97478, for purposes of filing the attached Measure 37 claim.

Jack A. Grant

A handwritten signature in cursive script that reads "Jack A. Grant".

Beverly J. Grant

A handwritten signature in cursive script that reads "Beverly J. Grant".

Harry A. Taylor

Land Use Consultant

88275 Territorial Road

PO Box 142

Veneta, OR 97487

Office (541) 935-6202

E-mail: hatland@worldnet.att.net

FAX (541)-935-4918

October 20, 2005

Mr. William A. Van Vactor
Lane County General Administrator
125 East 8th Street
Eugene, OR 97401

Re: Grant Measure 37 Claim, 39040 McKenzie Highway, Springfield, Oregon
Assessor's Map 17-01-28 Tax Lot 700

Dear Mr. Van Vactor,

This office, along with Larry Thorp, Thorp, Purdy, Jewett, Urness and Wilkinson, PC, represents Jack A. Grant and Beverly J. Grant, the applicants and owners of the property subject to this Measure 37 Claim. Attached is an application claim for compensation, an ownership report prepared by Evergreen Title Company, legal description, a comparable property values analysis, supporting information and the required filing fee.

The applicants desire to develop their 30-acre parcel with fifteen (15) single-family dwellings on two acre lots, currently restricted by the E-30 Exclusive Farm Use zone, Lane Code 16.212 (5), (6), (7), (9) and (10). Concurrent with the waiver of E-30 restrictions indicted herein, the applicants request a roll back of any filing fees to those in effect before the initial effective date of the Exclusive Farm Use zone.

As provided by the State of Oregon Ballot Measure 37 passed on November 2, 2004, and the Real Property Compensation Claim Application Process adopted by the Lane County Board of Commissioners on December 1, 2004 and codified in Lane Code 2.700 through 2.770, the Grants hereby request compensation for the difference in fair market value of the subject property due to land use regulations that restrict the use of the property, effectively reducing the property value, if the above referenced land use restrictions are not waived.

The Grant's claim applies to 30.19 acres of land located on the south side of the McKenzie Highway adjacent to the community of Walterville. The Grants also own approximately 60 acres of contiguous farm land to the east and south that is not included in this claim. The subject property is improved with a dwelling, barn, accessory structures, and on-site well and sanitation facilities. Although not required for this evaluation, the applicants note the property consists primarily of Class V and VI soils. The applicant's son has attempted since 1976, with marginal success, to convert the subject property into a filbert orchard. The use of the

subject property does not require farm help or seasonal farm worker housing. Finally, the subject property is contiguous to the community of Walterville and can be developed in a manner commensurate with the land use pattern of the area.

A plan amendment from Agriculture Land to Nonresource Land and concurrent zone change application from E-30 to RR-5, PA 01-5875, was filed with the county on June 28, 2001. On June 23, 2004, via Ordinance No. PA 1199, the Board approved the plan amendment and zone change request. The Land Use Board of Appeals subsequently reversed the county approval on February 2, 2005.

LANE CODE CRITERIA AND ANALYSIS

An application qualifies for compensation consideration if the applicant has shown that all of the following LC 2.740(1)(a) - (d) criteria are met:

(a) The County has either adopted or enforced a land use regulation that restricts the use of private real property or any interest therein;

Jack and Beverly Grant first acquired an interest in the property on June 25, 1976 by a Warranty Deed recorded in the Lane County Official Records on Reel 800R, Instrument No. 7631833. At that time the property was unzoned with no minimum parcel size. A preliminary subdivision was subject to Lane Code 9.700, Unzoned Area Development Permit, and Lane Code Chapter 13 subdivision regulations. These provisions will be addressed by the applicant at the time a preliminary subdivision application is filed with the county. The first zoning regulations adopted and applicable to the subject property were enacted by the Exclusive Farm Use zone on November 2, 1977 by Ordinance No. 638, after the owners acquired the property.

The property is currently subject to the E-30, Exclusive Farm Use, zoning regulations adopted on February 29, 1984 by Ordinance No. 1-84. The E-30 zone regulations (LC 16.212(9)) restrict land divisions to a minimum of 30 acres. The subject property is 30 acres in size. As a result, the applicants are unable to develop the property into two acre lots that would comply with the minimum area requirements. In addition, the E-30 zone regulations (LC 16.212(5), (6) and (7)) restrict the allowance of additional dwellings on a tract of contiguous ownership because the applicant's dwelling exists on the subject property. Further, LC 16.212(10), Development Requirements, provides setback restrictions that would prevent or restrict development of dwellings on two-acre lots.

Therefore, the applicants have provided information in the form of recorded deeds that show they acquired the subject property before the challenged Exclusive Farm Use zone regulations restricting the use of the property became effective.

(b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;

The subject property was acquired in 1976 for \$54,494.55. A Lot Line Adjustment Deed recorded on Reel 2499R/ Instrument No. 98104080, December 30, 1998, between applicants

contiguous ownership added 1.22 acres to the subject property for "other consideration." The subject property has been confirmed to be a legal lot by PA 00-6565. The 2005 assessed value of the subject property is \$316,559. See attached RLID printout.

Due to the uncertainty of M37 on the market value of dwellings sites and the broad difference in comparable property characteristics it is difficult to establish an exact difference in fair market value. As provided by LC 2.720, the applicants request the County Administrator waive submission of a written appraisal by a licensed real estate appraiser. In lieu of an appraisal, the applicant's request utilizes two approaches to determine the decrease in property value. The first approach utilizes a comparison of the 2004-2005 assessed land market value by the Lane County Assessor of generally similar residential parcels in the vicinity. The second approach considered similar MLS (multiple listing service) parcels both listed and recently sold in the McKenzie area. In conclusion, the reduction in market value of the subject property as a result of the land use restrictions ranges from \$733,031 to \$1,788,210.

1) Comparison of Assessed Land Values. The attached list of 42 comparable residential parcels range in size from 0.99 to 7.68 acres. The assessed market values range from \$4,738 to \$90,920 per acre, with an average of \$30,852 per acre. Parcels less than two acres average \$73,360 per acre. The average residential assessed land value per parcel is \$131,086. For purposes of this part of the evaluation, the applicant used the average per acre land value of \$30,852 times 30 acres which equals \$925,560. The applicant's residence and improvements are assessed at \$124,030. The assessed acreage value of \$925,560 plus improvement value of \$124,030 equals a potential assessed value of \$1,049,590. Minus the current total assessed value of \$316,559 (\$192,529 land + \$124,030 improvements), the potential difference in assessed land value is \$733,031.

2) Real Estate Market Approach. Utilizing the real estate market and sales data approach provides a more accurate property value consistent with current market conditions. Attached are nine listings for parcels between 0.99 and 2.58 acres in size, located in Leaburg, Vida, Blue River and Springfield. Parcels both actively for sale and recently sold range from \$104,000 to \$175,000 per parcel. The average sales price per parcel was \$144,414. Based on this approach, Rob Gibeau, Broker for Century 21 Westover Realty, suggests a two-acre parcel would therefore be conservatively valued at \$135,000. Fourteen (14) parcels times \$135,000 equals \$1,890,000, plus \$276,210 (two acres with improvements) equals \$2,166,210. Minus the current estimated market value of \$378,000, the potential difference in real market value is estimated at \$1,788,210.

The amount of compensation resulting from the restrictions of the E-30 zone ranges from \$733,031 to \$1,788,210. LC 2.740(3) requires the County Administrator to compare the public benefits from application of a land use regulation to the private property with the public burden of paying the required compensation to the owner if a modification or waiver of the land use regulation is not granted, taking into consideration the financial resources of the County for payment of such claims. Because Lane County has not appropriated or has any funds for the compensation of M37 claims, determining a specific amount of compensation appears moot. The public benefits from application of the E-30 land use regulations on the subject property are therefore outweighed by the public burden of compensation payment. Accordingly, the applicants request a waiver of the current land use regulations of LC 16.212(5),(6),(7), (9) and (10) that

collectively restrict development of the subject property into 15-two acre residential lots. Therefore, the applicants have demonstrated, by more than one approach, the challenged restrictions have significantly reduced the fair market value of the subject property.

c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner; and

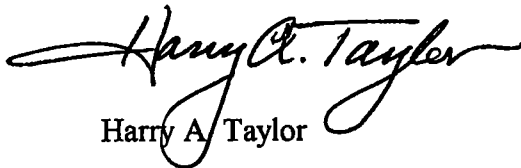
Jack and Beverly Grant first acquired interest in the property in 1976. At that time, there were no minimum land division sizes or dwelling approval standards. The current Exclusive Farm Use zone land use regulations limit the minimum land division size to 30 acres and prohibit more than one dwelling on a tract of land. As a practical matter, the applicants proposed development of two acre residential lots would be summarily denied under the current E-30 zone land use restrictions. Thus, it seems reasonable to conclude the current regulations would be applied and enforced against the applicants, preventing their proposed use of the property. Therefore, the challenged Exclusive Farm Use zone regulation was adopted after the applicants acquired the property, effectively preventing the proposed land division and additional residential use of the property.

(d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

The challenged regulations of LC 16.212(5), (6), (7) establish requirements for approval of a dwelling in the E-30 zone. LC 16.212(9) establishes the minimum area requirement for land divisions. LC 16.212(10) establishes setback restrictions. The provisions of Lane Code that do not restrict the use of the property for a home site and do not reduce the value of the property will remain applicable, unless shown otherwise. Neither the dwelling nor land division requirements are regulations that are part of the exempt regulations set forth in M37 addressing public nuisances, public health and safety, federal law, or restrictions to prohibit the use of property for pornography or nude dancing. Therefore, this criterion is met given the challenged E-30 zone regulations limiting approval of additional dwellings and land divisions are not part of the exempt regulations defined in LC 2.710.

In conclusion, the applicants have provided the required information to demonstrate they acquired the subject property prior to the Exclusive Farm Use zone restrictions that effectively and significantly reduced the fair market value of the property from \$733,031 to \$1,788,210. The Grants conclude their request is consistent with the criteria and are entitled to just compensation under Measure 37. In lieu of monetary compensation, the Grants request the Board waive the challenged land use regulations to allow a proposed 15 lot residential subdivision of their property.

Respectfully Submitted,


Harry A. Taylor

Enclosures: M37 application
Assessor's map
Legal description
Comparable assessed land values
Real estate sales data
Gibeau letter

cc: Jack and Beverly Grant (w/enc.)
Larry Thorp (w/enc.)

Grant M37 Claim

COMPARABLE ASSESSED LAND VALUES

<u>MAP/TXL</u>	<u>ASSESSED LAND MARKET VALUE</u>	<u>ACREAGE</u>
17-01-27-00 1200	\$134,068	4.06
701	231,775	7.68
300	99,245	3.85
1400	123,653	4.62
1602	211,868	3.83
17-01-27-22 1500	107,018	5.46
17-01-28-00 1206	101,028	3.46
1200	102,139	6.73
1201	112,507	6.57
1203	122,619	6.91
1202	101,310	3.73
503	130,160	4.86
17-01-28-23 103	94,321	3.72
300	43,670	3.14
303	42,594	3.01
17-01-28-24 400	103,658	4.86
17-01-29-40 1501	99,610	3.28
1504	99,974	3.34
200	88,889	3.27
201	136,939	3.28
300	97,899	2.99
2300	270,947	4.01
2200	245,604	3.95
2000	195,588	4.97
500	102,450	3.82
1900	174,582	3.96
17-01-33-00 300	33,265	7.02
400	109,999	4.90
301	104,147	4.81
203	166,359	5.85
100	183,863	6.93
106	182,042	5.60
105	181,125	5.57
103	169,797	5.93
101	138,927	3.08
102	121,162	2.29
17-15-10-31 1100/1200	139,312	2.58
17-35-10-10 1203	107,706	1.52
1301	118,405	1.90
1200	96,390	1.39
16-45-23-00 1601	90,011	0.99

1176.29'
D=6.6" CA
Δ=53°09'17"
R=954.93'

CREEK

ROAD

Map 17 01 28 2 3

See
L¹
D=0.30" CA
Δ=0°52'02"
R=11459.16'

MILLICAN DRIVE
NO 309 1/2

SEE MAP 600 PCL 2.
13.23 AC.
PCL 3
1700' x
10.49 AC.
PARTITION
17 01 AT
28 - P0067
24

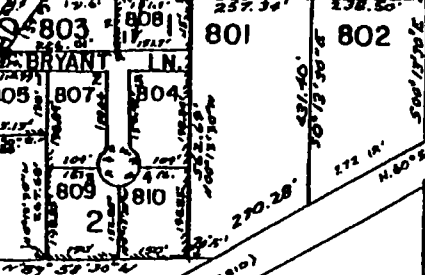
HIGHWAY

504

500

600
58.60 AC. M/L

BRYANT SUB.



701
N 89°55'22" W 824.54'

700
30.19 AC. M/L

MCKENZIE
S 81°04'08" W 805.30'

019-09

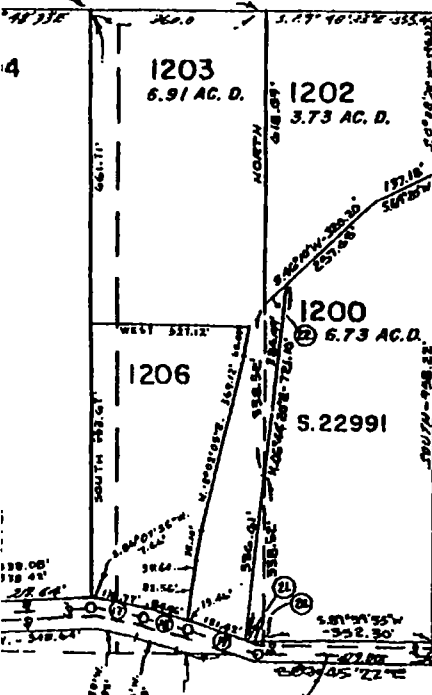
S.36578
S 89°54'42" E 1332.88'

190.00'
N 00°13'40" E
200.00'
190.00'

503

1100
16.22 AC.

WEST
210'
1105
1.00A
2.10'



1300
N 89°54'00" E 735.0'
1301
N 89°54'00" E 735.0'
1400
N 89°54'00" E 535.0'
1402
N 89°54'00" E 535.0'
1401
N 89°54'00" E 535.0'

2.1 Ch = 722.6'
10 Ch = 660'

2.1 Ch = 158.87'

ELT-U5442
PAGE 1 OF 1
LEGAL DESCRIPTION

The Northeast one-quarter of the Southwest one-quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway.

FURTHER EXCEPT THEREFROM the South 272.00 feet of the Northeast one-quarter of the Southwest one-quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

ALSO: Beginning at the Stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence along the east line of the Northeast one-quarter of the Southwest one-quarter of said Section 28, South $0^{\circ} 13' 40''$ East 224.00 feet to the True Point of Beginning; thence continue South $0^{\circ} 13' 40''$ East 280.00 feet; thence North $89^{\circ} 46' 20''$ East 190.00 feet; thence North $0^{\circ} 13' 40''$ West 280.00 feet; thence South $89^{\circ} 46' 20''$ West 190.00 feet to the True Point of Beginning, in Lane County, Oregon.

March 31, 2005

Mr. David Grant
39040 McKenzie Hwy.
Springfield, Or. 97478



LAND MANAGEMENT DIVISION
http://www.LaneCounty.org/PW_LMD

Re: DE04-0892; research request for Map 17-01-28, tax lots 600 & 700

Dear Mr. Grant:

Between your written submittal and our phone call, I understand your basic inquiry to be as follows: you wish to know what the land use regulations in effect in April 1976 were, especially as they pertain to division of the property cited above, and obtaining dwellings on each resultant lot.

The cited property was unzoned up to 11-2-77, on which date an EFU/Exclusive Farm Use District (LC 10.100) ordinance was enacted, via Ordinance 638. The property was subsequently rezoned to a revised farm ordinance, LC 16.212, on 2-29-84, via Ordinance 1-84.

While the subject property was unzoned as of the inquiry date of April 1976, the "Unzoned Area Development Permit", LC 9 applied. A copy of the version current as of April 1976 is enclosed. Also enclosed is the version of LC 13 ("Land Divisions") in effect on that same date.

It is noted that the history of implementation of the FEMA regulated floodhazard zone is not part of this inquiry.

I hope that the enclosed documents satisfy your inquiry. If more research and documents are needed, additional research fees will be due, as the enclose information took over one hour to gather.

Sincerely,

Jerry Kendall/Associate Planner (682-4057)

C: Property file, with cited ordinances

6510

7631832

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, ELSIE BRECHTEL, JUNE BRECHTEL, DONALD BRECHTEL, ETHEL MATTHEWS, ELIJAH MATTHEWS, HAZEL LEE, EMILY CHAMBERLAIN, ELNORA REID, DORIS SEAY, LOIS SHELLY, MAY PATSCHECK, JOYCE ALDRIDGE, MILDRED COOPER, HELEN SMEED AND MARY SMEED

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

HELEN SMEED, TRUSTEE

herein referred to as Grantee, the following described real property with tenements, hereditaments, to-wit:

The Northeast 1/4 of the Southwest 1/4 of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon; EXCEPT that portion conveyed to the State of Oregon, by Deed recorded August 14, 1930, in Book 166, Page 455, Lane County Oregon Deed Records, in Lane County, Oregon.

The true and actual consideration for this transfer is \$ NONE.

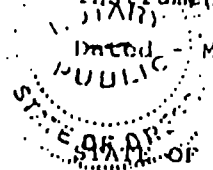
The foregoing recital of consideration is true as I verily believe

<u>Elsie Brechtel</u>	<u>Elnora Reid</u>
<u>Donald Brechtel</u>	<u>Lois Shelly</u>
<u>Mildred Cooper</u>	<u>Mary Patcheck</u>
<u>Mary Smeed</u>	<u>Joyce Aldridge</u>
<u>June Brechtel</u>	<u>Helen Smeed</u>
	Individually and as TRUSTEE
	<u>Emily Chamberlain</u>

STATE OF OREGON)
) SS
COUNTY OF LANE)

Personally appeared the above named--Ethel Matthews, Elijah Matthews and Hazel E. Lee -- and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated - May 24, 1974

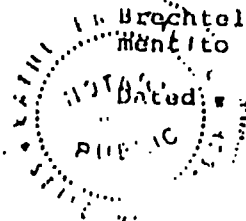


Richard J. Tompkins
Notary Public for Oregon
My commission expires: 5-15-77

STATE OF OREGON)
) SS
COUNTY OF LANE)

Personally appeared the above named--Elsie Brechtel and Donald Brechtel--and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Dated - May 25, 1974



Kathleen Brechtel
Notary Public for Oregon
My commission expires: 11-4-74

Grantee's Address: 1927 Fircrest Drive, Eugene, Oregon

STATE OF OREGON)
: SS
COUNTY OF LANE)

Personally appeared the above named--June Brechtel, Mary Smeed/
and acknowledged the foregoing instrument to be their voluntary
act and deed. Before me:

Dated May 28, 1974

Kathleen Beichel
Notary Public for Oregon
My commission expires: 11-4-74

STATE OF OREGON)
: SS
COUNTY OF LANE)

Personally appeared the above named-- Joyce Alldridge,
Eandra Reid, Doris Seay, Lois Shelley and May Patscheck--and acknowl-
edged the foregoing instrument to be their voluntary act and deed.
Before me:

Dated May 30, 1974.

Harold I. Johnson
Notary Public for Oregon
My commission expires: 9-13-76

STATE OF OREGON)
: SS
COUNTY OF LANE)

Personally appeared the above named--Helen Smeed--and
acknowledged the foregoing instrument to be her voluntary act
and deed. Before me:

Dated May 30, 1974

Kathleen Beichel
Notary Public for Oregon
My commission expires: 11-4-74

STATE OF OREGON)
: SS
COUNTY OF LANE)

Personally appeared the above named--Emily Chamberlain--
and acknowledged the foregoing instrument to be her voluntary act
and deed. Before me:

Dated: 6/25/74

Harold I. Johnson
Notary Public for Oregon
My commission expires: 9-13-74

7631832

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

1976 JUN 25 PM 4 01

800 R

Reel

the County OFFICIAL Recorder

D. M. PENFOLD, Director of the
Department of Records & Elections.

A. C. [Signature]
Deputy

29-093-05

After recording return to: **7631833**

NAME, ADDRESS, ZIP

Until a change is requested, mail all tax statements to:

NAME, ADDRESS, ZIP

State of Oregon.
County of Lane

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

1976 JUN 25 PM 4 01

Reel **800 R**

Lane County OFFICIAL RECORDS.

D. M. PENFOLD, Director of the Department of Records & Elections.

By *[Signature]* Deputy

C29-083-05

WARRANTY DEED-STATUTORY FORM

HELEN SMEED, Trustee, Grantor
conveys and warrants to JACK A. GRANT and BEVERLY J. GRANT, husband and wife,
Grantee, the following described property free of encumbrances, except as specifically set forth herein.

The Northeast 1/4 of the Southwest 1/4 of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.
EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway.

Grantee's Address: 1927 Fircrest Drive, Eugene, Oregon 97403

The said property is free from all encumbrances except all matters of record.

true consideration for this conveyance is \$ 54,494.55
Dated June 22 1976

Helen Smeed
Helen Smeed, Trustee

STATE OF OREGON, County of Lane, ss

Personally appeared the above named

HELEN SMEED

and acknowledged the foregoing instrument to be her

voluntary act and deed. Before me:

Dated June 27 AD 1976
My Commission Expires 7-1-77

[Signature]
Notary Public for Oregon

CASCADE TITLE COMPANY

1075 Oak Street, Eugene

7631834

5. 100 150025

THIS INDENTURE Made this 22 day of June, 1976, by and between Elsie Brechtel the duly appointed, qualified and acting personal representative of the estate of Myra Smeed

JACK A. GRANT and BEVERLY J. GRANT, husband and wife, deceased, hereinafter called the first party, and hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Lane, State of Oregon, described as follows, to-wit:

The Northeast 1/4 of the Southwest 1/4 of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway.

Grantee's Address: 1927 Fircrest Drive, Eugene, Oregon.

TO HAVE AND TO HOLD the same unto the said second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,494.55

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

Elsie Brechtel
Elsie Brechtel

Personal Representative of the Estate of Myra Smeed Deceased.

NOTE: The sentence between the symbols T if not applicable, should be deleted.

STATE OF OREGON,)
County of Lane)
June 22, 1976)
personally appeared the above named)
Elsie Brechtel)
and acknowledged the foregoing instru-)
ment to be her () voluntary act and deed.)
Notary me)
[Signature])
Notary Public for Oregon)
4-1-77)

I, D. M. Penfold, Director of the Department of Records and Elections, in and for the said County, do hereby certify that the within instrument was received for record at 776 AM 25 PM 4 01

Reel **800 R**
Lane County OFFICIAL RECORDS.
Dr. M. PENFOLD, Director of the Department of Records & Elections.
By [Signature] Deputy
C29-083-05

7631834

300

7631835

7631835

THIS INDENTURE Made this 22 day of June, 1976, by and between Elsie Brechtel the duly appointed, qualified and acting personal representative of the estate of Charles Smeed deceased, hereinafter called the first party, and JACK A. GRANT and BEVERLY J. GRANT, husband and wife hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Lane, State of Oregon, described as follows, to-wit:

The Northeast 1/4 of the Southwest 1/4 of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway

Grantee's Address: 1927 Fircrest Drive, Eugene, Oregon.

TO HAVE AND TO HOLD the same unto the said second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$54,494.55

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

Elsie Brechtel
Elsie Brechtel

Personal Representative of the Estate of Charles Smeed Deceased.

NOTE - the contents between the symbols () if not applicable, should be deleted.

STATE OF OREGON,)
County of Lane)

Personally appeared the above named Elsie Brechtel and acknowledged the foregoing instrument to be a voluntary act and deed.

Notary Public for Oregon
My commission expires 11-1-77

Director of the Department of Records and Elections, in and for the said County, do hereby certify that the within instrument was received for record at

1976 JUN 25 PM 4 01

Reel 800 R
Lane County OFFICIAL RECORDS
D. M. PENFOLD, Director of the Department of Records & Elections.
By Deputy
C29-083-05

7631835

BARGAIN AND SALE DEED

7631836

For value received, **ELSIE BRECHTEL, ETHEL MATTHEWS, EMILY CHAMBERLAIN, MILDRED COOPER, HELEN SMEED and MARY SMEED**, herein referred to as grantors, hereby grant, bargain, sell and convey unto **JACK A. GRANT and BEVERLY J. GRANT**, husband and wife, herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:

The Northeast 1/4 of the Southwest 1/4 of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway,

True consideration for this conveyance is \$54,494.55.

DATED this 22 day of June, 1976.

Elsie Brechtel
Elsie Brechtel

Helen Smeed
Helen Smeed

Ethel Matthews
Ethel Matthews

Mary Smeed
Mary Smeed

Emily Chamberlain
Emily Chamberlain

Mildred Cooper
Mildred Cooper

Grantee's Address: 1927 Fircrest Drive,
Eugene, Oregon.

STATE OF OREGON)
 : ss.
County of Lane)

Before me personally appeared the above-named **Elsie Brechtel, Ethel Matthews, Emily Chamberlain, Helen Smeed and Mildred Cooper** and acknowledged the foregoing instrument to be their voluntary act and deed.

DATED: June 22

James T. Hunter
Notary Public for Oregon
My Commission Expires: 11-1-77

STATE OF OREGON)
 : ss.
County of Lane)

Before me personally appeared the above-named **Mary Smeed** and acknowledged the foregoing instrument to be her voluntary act and deed.

DATED: June 22, 1976

James T. Hunter
Notary Public for Oregon
My Commission Expires: 11-1-77

763183i

State of Oregon,
County of Lane

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

1976 JUN 25 PM 4 01

Reel 800 R

Lane County OFFICIAL RECORDS.

D. M. PENFOLD, Director of the
Department of Records & Elections.

By *A. C. [Signature]*
Deputy

C29-083-05

INDIVIDUAL BARGAIN AND SALE DEED

WPT00 58705-COLL/KS

5-10-11- OK ✓

MICHAEL T. GRANT AND DEBRA J. GRANT, HUSBAND AND WIFE OR SURVIVOR

Grantor,

conveys to

JACK A. GRANT AND BEVERLY J. GRANT, CO-TRUSTEES AND THEIR SUCCESSOR TRUSTEES OF THE GRANT REVOCABLE LIVING TRUST DATED MAY 10, 1993

Grantee,

the following described real property situated in LANE County OREGON to-wit:

PARCEL 1: The Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway.

FURTHER EXCEPT THEREFROM the South 272.00 feet of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

ALSO: Beginning at the Stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence along the east line of the Northeast one-quarter of the Southwest one-quarter of said Section 28, South 0° 13' 40" East 224.00 feet to the TRUE POINT OF BEGINNING; thence continue South 0° 13' 40" East 280.00 feet; thence North 89° 46' 20" East 190.00 feet; thence North 0° 13' 40" West 280.00 feet; thence South 89° 46' 20" West 190.00 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

The true consideration for this conveyance is \$ -0-

"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."

Dated: JANUARY 8, 2001

Michael T. Grant (signature) MICHAEL T. GRANT

Debra J. Grant (signature) DEBRA J. GRANT

Division of Chief Deputy Clerk Lane County Deeds and Records 2001-001508

Barcode with number 00142304200180015000010013 and fee \$26.00

RPR-DEED Cnt=1 Sln=6 01/10/2001 10:21:37 AM \$5.00 \$11.00 \$10.00 CASHIER 05

STATE OF OREGON

County of LANE

This instrument was acknowledged before me on JANUARY 8, 2001 by MICHAEL T. GRANT AND DEBRA J. GRANT



Kimberly A. Spicer (signature) Notary Public for Oregon My commission expires: 8/20/01

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

319 COUNTRY CLUB ROAD, EUGENE OR 97401

After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

(10)

OK ✓

INDIVIDUAL BARGAIN AND SALE DEED

5-104-11-

MPTCO 184653-C/COLL-RS

Back to trust
2001-001508

JACK A. GRANT AND BEVERLY J. GRANT, CO-TRUSTEES AND THEIR SUCCESSOR TRUSTEES OF THE GRANT REVOCABLE LIVING TRUST DATED MAY 10, 1993

MICHAEL T. GRANT AND DEBRA J. GRANT, HUSBAND AND WIFE OR SURVIVOR

the following described real property situated in LANE County OREGON

PARCEL 1: The Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway.

FURTHER EXCEPT THEREFROM the South 272.00 feet of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

ALSO: Beginning at the Stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence along the east line of the Northeast one-quarter of the Southwest one-quarter of said Section 28, South 0° 13' 40" East 224.00 feet to the TRUE POINT OF BEGINNING; thence continue South 0° 13' 40" East 280.00 feet; thence North 89° 46' 20" East 190.00 feet; thence North 0° 13' 40" West 280.00 feet; thence South 89° 46' 20" West 190.00 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

PARCEL 2: Lot 4, block 2 Hendricks Vista as platted and recorded in book 39, page 15, Lane County Oregon plat records, Lane County, Oregon.

The true consideration for this conveyance is \$ -0-

"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."

Dated: January 8, 2001

Jack A. Grant
Beverly J. Grant
Jack A. Grant, Co-trustee
Beverly J. Grant, Co-trustee

Division of Chief Deputy Clerk
Lane County Deeds and Records 2001-001117
\$26.00
01/08/2001 02:22:19 PM
RPR-DEED Cntal StruS CASHIER 01
05.00 \$11.00 \$10.00

STATE OF OREGON)
County of Lane) ss.
This instrument was acknowledged before me on January 8, 2001
by Jack A. Grant and Beverly J. Grant as Co-trustees of the Grant Revocable Living Trust dated May 10, 1993



Kimberly A. Price
Notary Public for Oregon
My commission expires: 8/18/2001

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

1927 Fircrest Drive, Eugene, OR 97403

After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

9

5-17-99

Cham Good to
This Deed. 2548

Grantors already Deed

Until a change is requested,
send all tax statements to:
Jack A. Grant and Beverly J. Grant
1927 Fircrest Drive
Eugene, OR 97403

99043978

After recording, return to: 99#3976
c/o B&J/Barristers' Aldc
Laurence E. Thorp
644 North A Street
Springfield, OR 97477

~~2822~~MAY.17'99N04REC 10.00

~~2822~~MAY.17'99N04PFUND 10.00

~~2822~~MAY.17'99N04A&T FUND 20.00

10-
10-
20-

WARRANTY DEED
(Statutory Form)

JACK A. GRANT AND BEVERLY J. GRANT, husband and wife, Grantors, conveys and warrants to JACK A. GRANT AND BEVERLY J. GRANT, co-trustees and their successor trustees of the Grant Revocable Living Trust dated May 10, 1993, Grantee, the following described real property, free of encumbrances except as specifically set forth herein situated in Lane County, Oregon, to-wit:

PARCEL 1: The Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway.

FURTHER EXCEPT THEREFROM the South 272.00 feet of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

ALSO: Beginning at the Stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence along the east line of the Northeast one-quarter of the Southwest one-quarter of said Section 28, South 0° 13' 40" East 224.00 feet to the TRUE POINT OF BEGINNING; thence continue South 0° 13' 40" East 280.00 feet; thence North 89° 46' 20" East 190.00 feet; thence North 0° 13' 40" West 280.00 feet; thence South 89° 46' 20" West 190.00 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

PARCEL 2: Lot 4, block 2 Hendricks Vista as platted and recorded in book 39, page 15, Lane County Oregon plat records, Lane County, Oregon.

This deed is made for no consideration to change vesting to the co-trustees and their successors and assigns forever. The liability and obligations of Grantor under the warranties and covenances contained herein shall be limited to the amount, nature and terms of any right to indemnification available to Grantor under any policy of title insurance.

5-17 - 99

2548

99043978

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.

Dated this 11th day of May, 1999.

Jack A. Grant
Jack A Grant, Grantor

Beverly J. Grant
Beverly J. Grant, Grantor

STATE OF OREGON, County of Lane) ss.

Personally appeared before me the above-named JACK A. GRANT AND BEVERLY J. GRANT and acknowledged the foregoing instrument to be their voluntary act and deed this 11th day of May, 1999.



Deanna L Covert
Notary Public for Oregon
My Commission Expires: 1/2/01

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

'99 MAY 17 AM 11:43

Reel 2548R

Lane County OFFICIAL Records
Lane County Clerk

By: Donal S. Sisk
County Clerk

WARRANTY DEED - Page 2

3

5-17-99

TO David D Grant 2548

99043976

Until a change is requested,
send all tax statements to:
Jack A. Grant and Beverly J. Grant
1927 Fircrest Drive
Eugene, OR 97403

After recording, return to:
c/o B&J Barristers' Alde
Laurence E. Thorp
644 North A Street
Springfield, OR 97477

0-
0-
10-

WARRANTY DEED
(Statutory Form)

2822MAY.17'99H04REC 10.00
2822MAY.17'99H04PFUND 10.00
2822MAY.17'99H04A&T FUND 20.00

JACK A. GRANT AND BEVERLY J. GRANT, Trustees of the Grant Revocable Trust dated May 10, 1993, Grantors, convey and warrant to, DAVID D. GRANT, Grantee, the following described real property, free of encumbrances except as specifically set forth herein situated in Lane County, Oregon, to-wit:

Y The Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

EXCEPT THEREFROM that portion lying Northwesterly of the Southeasterly line of the McKenzie Highway.

FURTHER EXCEPT THEREFROM the South 272.00 feet of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

ALSO: Beginning at the Stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence along the east line of the Northeast one-quarter of the Southwest one-quarter of said Section 28, South 0° 13' 40" East 224.00 feet to the TRUE POINT OF BEGINNING; thence continue South 0° 13' 40" East 280.00 feet; thence North 89° 46' 20" East 190.00 feet; thence North 0° 13' 40" West 280.00 feet; thence South 89° 46' 20" West 190.00 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon. Y

The true consideration for this conveyance is \$300,000.

The liability and obligations of Grantors under the warranties contained herein shall be limited to the amount, nature and terms of any right to indemnification available to Grantors under any policy of title insurance.

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 F&E TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED

WARRANTY DEED - Page 1

Vest

Note

2001-00117
and 2001-00508

Cancel
each other out

After acquired
Title

3

12-30-98

2498

98104080

DATED this 28 day of December, 1998.

GRANTOR:

GRANTEE:

Jack A. Grant
Jack A. Grant

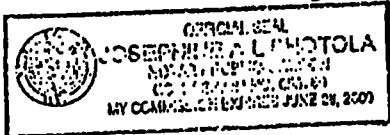
Jack A. Grant
Jack A. Grant

Beverly J. Grant
Beverly J. Grant

Beverly J. Grant
Beverly J. Grant

STATE OF OREGON, County of Lane) ss.

Personally appeared before me this 28 day of December, 1998, the above-named Jack A. Grant, and acknowledged the foregoing instrument to be his voluntary act and deed.



Josephine A. L. Shotola
Notary Public for Oregon
My commission expires: 6/28/2000

STATE OF OREGON, County of Lane) ss.

Personally appeared before me this 28 day of December, 1998, the above-named Beverly J. Grant and acknowledged the foregoing instrument to be her voluntary act and deed.



Josephine A. L. Shotola
Notary Public for Oregon
My commission expires: 6/28/2000

12-30-98

2498

98104080

CHARLES W. GUILÉ & ASSOCIATES, Co.
LAND SURVEYING

88 CENTENNIAL LOOP
EUGENE, OREGON 97401
TELEPHONE 343-9823

RESIDENCE
ELMIRA, OREGON
TELEPHONE 938-2028

Description for Dave Grant
Revised Tax Lot 600
Map No. 17-01-28

Beginning at the point of intersection of the North-South center line of Section 28, Township 17 South, Range 1 West of the Willamette Meridian with the Southerly right of way line of the McKenzie Highway; thence North 0° 58' East along said Southerly right of way line to a point 660.0 feet East of aforesaid North-South center line; thence South parallel with said North-South center line to the right bank of the McKenzie River; thence Westerly along said right bank to a point on the North-South center line of said Section 28, if extended Southerly; thence North along said center line to the Place of Beginning, in Lane County, Oregon.

EXCEPT THEREFROM: Beginning at the Stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence along the east line of the Northeast one-quarter of the Southwest one-quarter of said Section 28, South 0° 13' 40" East 224.00 feet to the TRUE POINT OF BEGINNING; thence continue South 0° 13' 40" East 280.00 feet; thence North 89° 46' 20" East 190.00 feet; thence North 0° 13' 40" West 280.00 feet; thence South 89° 46' 20" West 190.00 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

The bearings used herein are based on that survey being Lane County Surveyors File (CSF) Index No. 29330.

ALSO: The South 272.00 feet of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

[This description is based upon record data and not from a field survey by this firm and contains 58.6 acres based on the original acreage assessed by Lane County.]

EXHIBIT A
 1 OF 1

December 16, 1998
94-61
94061D04.wpd

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 8, 1988
CHARLES W. GUILÉ
472

EXP. DATE 6/30/1999

12-30-98

2498

98104080

CHARLES W. GUILLE & ASSOCIATES, Co.
LAND SURVEYING

52 CENTENNIAL LOOP
EUGENE, OREGON 97401
TELEPHONE 343-9858

RESIDENCE
ELMIRA, OREGON
TELEPHONE 938-2088

Description for Dave Grant
Revised Tax Lot 700
Map No. 17-01-28

The Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon
EXCEPT THEREFROM that portion lying Northwesternly of the Southeasterly line of the McKenzie Highway.

FURTHER EXCEPT THEREFROM the South 272.00 feet of the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) of Section 28, Township 17 South, Range 1 West of the Willamette Meridian, in Lane County, Oregon.

ALSO: Beginning at the Stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence along the east line of the Northeast one-quarter of the Southwest one-quarter of said Section 28, South 0° 13' 40" East 224.00 feet to the TRUE POINT OF BEGINNING; thence continue South 0° 13' 40" East 280.00 feet; thence North 89° 46' 20" East 190.00 feet; thence North 0° 13' 40" West 280.00 feet; thence South 89° 46' 20" West 190.00 feet to the TRUE POINT OF BEGINNING, in Lane County, Oregon.

The bearings used herein are based on that survey being Lane County Surveyors File (CSF) Index No. 29330.

[This description is based upon record data and not from a field survey by this firm and contains 30.14 acres based on the original acreage assessed by Lane County.]

EXHIBIT B
 1 OF 1

December 16, 1998
94-61
94061D03.wpd

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Charles W. Guille

OREGON
MAY 6, 1989
CHARLES W. GUILLE
472

Exp. DATE 6/30/1999

12-30-98

2499

98104080

EXHIBIT C

Beginning at the stone monument marking the Center Section corner of Section 28, Township 17 South, Range 1 West of the Willamette Meridian; thence south along the east line of the northeast quarter of the southwest quarter of Section 28, south 0°13'40" east 224 feet; thence north 89°46'20" east 190 feet; thence south 0°13'40" east 280 feet; thence south 89°46'20" west 190 feet; thence south along the east line of said northeast quarter of the southwest quarter to a point 272 feet north of the southeast corner of the northeast quarter of the southwest quarter; thence west parallel to the south line of the northeast quarter of the southwest quarter to the west line thereof.

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

'98 DEC 30 AM 11:08

Reel 2499R

Lane County OFFICIAL Records
Lane County Clerk

By David S. Suckey
County Clerk

EXHIBIT C
1 OF 1



Westover Realty, Inc.

4034 Main Street
Springfield, Oregon 97478
Business (541) 747-9971
Fax (541) 747-9964

September 15, 2005

Mr. William Van Vactor
Lane County General Administrator
125 East 8th Avenue
Eugene, OR 97401

Re: Grant Measure 37 Claim

Dear Mr. Van Vactor,

I am a Real Estate Broker for Century 21 Westover Realty, Inc., with experience with rural properties in Lane County. Jack and Beverly Grant asked me to conduct a comparative market analysis on their 30.19 acre property located at 39040 McKenzie Highway 126, Springfield, OR 97478, also identified as tax lot 700, assessor's map 17-01-28.

The purpose of this analysis was to determine the difference in fair real market value of the property as it currently exists within the E-30, Exclusive Farm Use Zone as opposed to its value with 15- two acre residential parcels. The price of similar size residential parcels is highly variable, ranging from \$104,000 to \$175,000, and averages \$144,414. In my professional opinion a two acre parcel in the Walterville area is conservatively valued at \$135,000 based on the comparable information attached.

The market value of the subject 30.19 acre property with house, barns and accessory structures is valued at \$ 378,000 . The market value of the property based on 15- two acre parcels is \$ 2,166,210 .

Therefore, in my professional opinion, the difference in fair market value of the Grant property is \$ 1,788,210 . If you have any questions, please feel free to contact me.

Sincerely,

Rob Gibeau

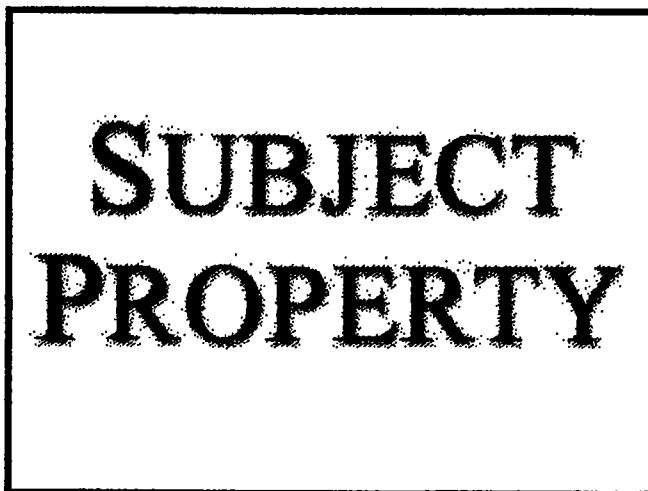
Enclosure: Comparative Market Analysis

cc: Jack and Beverly Grant
Harry Taylor
Larry Thorp

Comparative Market Analysis

for

Grant



**39040 McKenzie hwy
Springfield**

3 Bedrooms ♦ 1 Bathrooms

Suggested Price: \$378,000

Prepared By:

**Rob Gibeau
Century 21 Westover Realty Inc**

9/23/2005

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

Comparables to Your Home

39245 DEERHORN RD	RES	SLD	\$307,950
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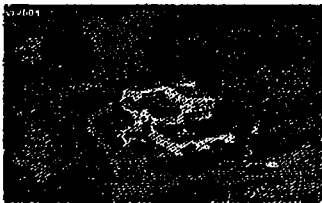


ML#: 4076740
 MLS Area: 233
 County: Lane
 Neighborhood:
 Zip Code: 97478
 T/Guide: 18C12
 Tax Id #: 103299

Bedrooms: 3
 Bathrooms: 1
 Sub-Type: RESID
 Style: RANCH
 Year Built: 1968
 Total SF: 1488
 Tax per Year: 1682.29

Directions: HWY 126, R. ON DEERHORN & SECOND DRIVE TO LEFT
Remarks: SEMI-NW CONTEMPORARY HOME W/FULL FRONT WINDOW VIEWS TO MCKENZIE RIVER & MTNS. BEYOND. ACREAGE SLOPES TO FLAT AREA NEAR RIVER W/SHARED RD. ACCESS. HOME IN GOOD CONDITION W/HUGE STRAGE RM. ABOVE W/EXTRA BEDROOM POSSIBILITY.

35885 Camp Creek	RES	SLD	\$320,000
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ML#: 4043039
 MLS Area: 233
 County: Lane
 Neighborhood:
 Zip Code: 97478
 T/Guide: 22G30
 Tax Id #: 0983195

Bedrooms: 3
 Bathrooms: 3.3
 Sub-Type: RESID
 Style: 2STORY
 Year Built: 1970
 Total SF: 1900
 Tax per Year: 2096

Directions: 42 TO MARCOLA RD TO CAMP CREEK
Remarks: PC2563

46164 Goodpasture RD	RES	SLD	\$325,000
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ML#: 4051691
 MLS Area: 233
 County: Lane
 Neighborhood:
 Zip Code: 97488
 T/Guide: 85B14
 Tax Id #: 81636

Bedrooms: 3
 Bathrooms: 2
 Sub-Type: RESID
 Style: 2STORY
 Year Built: 1995
 Total SF: 2228
 Tax per Year: 2326

Directions: MCKENZIE HWY TURN GOODPASTURE RD (COVERED BRIDGE)
Remarks: VERY SPACIOUS CUSTOM BUILT 3 BD, 2 1/4 BA LOG HOME NESTLED ON 14 TREE COVERED ACRES. PLACEMENT AREA OF HOME AND GARGAGE/SHOP ALLOWS FOR MAXIMUM TIMBER PRODUCTION.

50139 McKenzie HWY	RES	SLD	\$345,000
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ML#: 4054608
 MLS Area: 233
 County: Lane
 Neighborhood:
 Zip Code: 97488
 T/Guide: 32I20
 Tax Id #: 552768

Bedrooms: 3
 Bathrooms: 2.1
 Sub-Type: RESID
 Style: RANCH
 Year Built: 1969
 Total SF: 2608
 Tax per Year: 2600

Directions: MCKENZIE HWY TO MP 36
Remarks: BEAUTIFUL HOME AND SETTING WITH 2 TAX LOTS. HOME AND GUEST HOME SETTING ON 3.76 AC. 2ND TAX LOT 8.95 AC. ON HILLSIDE WITH TIMBER. LOTS OF BUILT -INS THROUGHOUT THE HOUSE.

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

8790 MCKENZIE HWY

RES

SLD

\$372,500



ML#: 4076605
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 18C13
Tax Id #: 144881


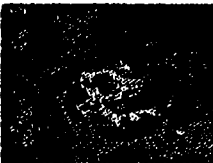

Bedrooms: 3
Bathrooms: 2
Sub-Type: RESID
Style: RANCH
Year Built: 1979
Total SF: 2018
Tax per Year: 1823

Directions: MAIN STREET/MCKENZIE HWY TO PROPERTY



Remarks: PC2689 WOW! SUPER NEAT CLOSE IN COUNTRY HOME, SUPER PRIVATE, GREAT PASTURE, BARN W/ 3 TON HAY STORAGE, POND W/ FISH, TIMBER, FRUIT TREES, BERRIES, SUPER SHOP, FINISHED BONUS AREA ABOVE GARAGE, HUGE RVP. FANTASIC PROPERTY! HURRY WON'T LAST

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Adjustments to Comparables

	SUBJECT PROPERTY			
Address	39040 McKenzie hwy	39245 DEERHORN RD	35885 Camp Creek	46164 Goodpast...
City	Springfield	Springfield	Springfield	Vida
MLS#		4076740	4043039	4051691
Status		SLD	SLD	SLD
Price	\$/Sqft \$378,000	\$ \$315,000	\$335,000	\$325,000
Sold Price	\$/Sqft	\$212 \$307,950	\$176 \$320,000	\$146 \$325,000
Sale Date		1/19/2005	10/5/2004	5/13/2005
DOM		16	61	257
		\$ Adj	\$ Adj	\$ Adj
Bedrooms	3	3	3	3
Bathrooms	1	1	3.3	2
Area		233	233	233
Zip		97478	97478	97488
Type		RESID	RESID	RESID
Style		RANCH	2STORY	2STORY
Total Sqft		1488	1900	2228
Year Built		1968	1970	1995
Lot Size		5-9.99AC	5-9.99AC	10-19.99AC
Elem School		WALTERVILLE	CAMP CREEK	MCKENZIE...
High School		THURSTON	THURSTON	MCKENZIE
Garage		DETACHD	ATTACHD	DETACHD
Heating		CEILING	HT-PUMP	FOR-AIR,...
Ext Desc		CEDAR, LAP	OTHER	LAP, LOG
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$378,000	\$307,950	\$320,000	\$325,000

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

		SUBJECT PROPERTY			
					
Address		39040 McKenzie hwy	50139 McKenzie...	8790 MCKENZIE HWY	
City		Springfield	Vida	Springfield	
MLS#			4054608	4076605	
Status			SLD	SLD	
Price	\$/Sqft	\$378,000	\$ \$359,000	\$138 \$389,700	\$193
Sold Price	\$/Sqft		\$345,000	\$132 \$372,500	\$185
Sale Date			6/9/2005	3/22/2005	
DOM			223	37	
				\$ Adj	\$ Adj
Bedrooms		3	3	3	
Bathrooms		1	2.1	2	
Area			233	233	
Zip			97488	97478	
Type			RESID	RESID	
Style			RANCH	RANCH	
Total Sqft			2608	2018	
Year Built			1969	1979	
Lot Size			10-19.99AC	10-19.99AC	
Elem School			MCKENZIE...	WALTERVILLE	
High School			MCKENZIE	THURSTON	
Garage			ATTACHD	ATTACHD	
Heating			FOR-AIR,...	HT-PUMP,...	
Ext Desc			WOOD	BRD&BTN,...	
Other Adjustments					
Total Adjustments:					
Adjusted Price:		\$378,000	\$345,000	\$372,500	

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

Summary of Comparables

Sold

MLS#	P Type	Address	City	Area	Bed	Bath	APX SQFT	Price
		39040 MCKENZIE HWY			3	1		\$378,000
4076740	8 RESID	39245 DEERHORN RD	Springfield	233	3	1	1488	\$307,950
4043039	1 RESID	35885 Camp Creek	Springfield	233	3	3.3	1900	\$320,000
4051691	5 RESID	46164 Goodpasture RD	Vida	233	3	2	2228	\$325,000
4054608	8 RESID	50139 McKenzie HWY	Vida	233	3	2.1	2608	\$345,000
4076605	8 RESID	8790 MCKENZIE HWY	Springfield	233	3	2	2018	\$372,500

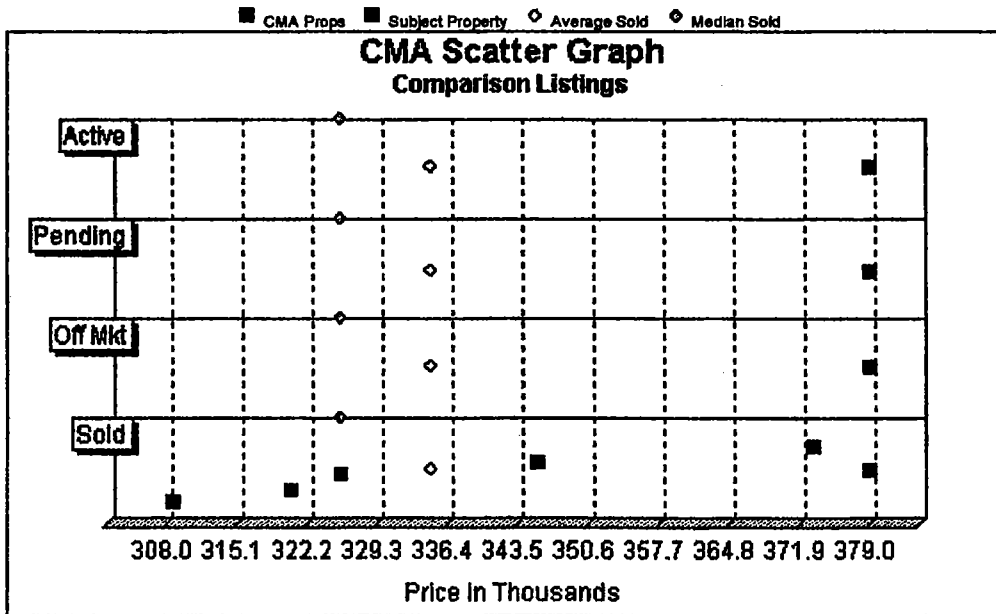
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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Sold	5	\$334,090	\$307,950	\$372,500	2048	\$163
Total Listings	5	Sold Properties closed averaging 96.91% of their Final List Price. This reflects a 3.09% difference between Sale Price and List Price.				

	Amount	\$/Sqft
Average Sales Price	\$334,090	\$163
Min. List Price	\$315,000	\$212
Max. List Price	\$389,700	\$193
Suggested List Price	\$378,000	

How the Suggested Price Looks in the Market




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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Comparative Market Analysis

for
Grant

**SUBJECT
PROPERTY**



Suggested Price: \$135,000

Prepared By:

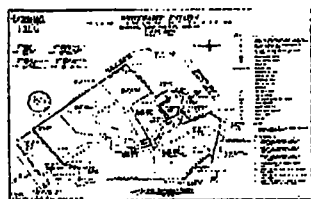
**Rob Gibeau
Century 21 Westover Realty Inc**

9/6/2005

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

Comparables to Your Home

Rippling Way	LND	ACT	\$121,900
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ML#: 5008776	Bedrooms:	
MLS Area: 233	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood: Whitewater Estates	Style:	
Zip Code: 97489	Year Built:	
T/Guide: 000	Total SF:	
Tax Id #: Not Found	Tax per Year: 0	

Directions: MCKENZIE HWY TO GREENWOOD DRIVE TO RIPPLING WAY

Remarks: PC1570 WOW! BEAUTIFUL LOTS DESIGNATED FOR CUSTOM HOMES, "WHITEWATER ESTATES", RIPPLING WAY, SEPTIC APPROVED, WELL IN, POWER IN, READY FOR CUSTOM HOME

Greenwood Village Dr	LND	ACT	\$135,000
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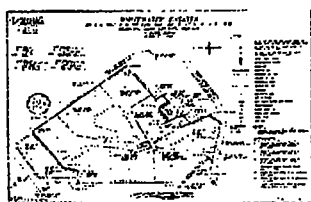
**No Photo
Available**

ML#: 5056278	Bedrooms:	
MLS Area: 233	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood:	Style:	
Zip Code: 97489	Year Built:	
T/Guide: 85C13	Total SF:	
Tax Id #: 1603503	Tax per Year: 656	

Directions: MCKENZIE HWY TO GREENWOOD (APX MP22) TO GREENWOOD VILLAGE DRIVE.

Remarks: IT'S THE LOCATION. ADJACENT AND AMONGST QUALITY NEW HOMES AND LOCATED CLOSE TO THE MCKENZIE RIVER. LEVEL LAND ZONED RR2 AND UTILITIES ARE MOSTLY COMPLETE. UNDERGROUND ELECTRIC, PHONE, CABLE, PAVED LANE, WELL, AND STANDARD SEPTIC APPROVED. HAS SMALL POND.

Rippling Way	LND	SLD	\$104,000
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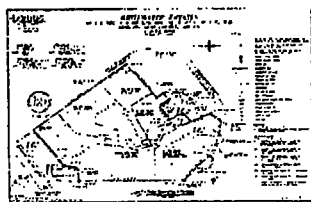


ML#: 5008777	Bedrooms:	
MLS Area: 233	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood: Whitewater Estates	Style:	
Zip Code: 97489	Year Built:	
T/Guide: 000	Total SF:	
Tax Id #: Not Found	Tax per Year: 0	

Directions: MCKENZIE HWY TO GREENWOOD DRIVE TO RIPPLING WAY

Remarks: PC2039 WOW! BEAUTIFUL LOTS DESIGNATED FOR CUSTOM HOMES, "WHITEWATER ESTATES", RIPPLING WAY, SEPTIC APPROVED, WELL IN, POWER IN, READY FOR CUSTOM HOME

Rippling Way	LND	SLD	\$119,900
---------------------	------------	------------	------------------



ML#: 5008771	Bedrooms:	
MLS Area: 233	Bathrooms:	
County: Lane	Sub-Type: RESID	
Neighborhood: Whitewater Estates	Style:	
Zip Code: 97489	Year Built:	
T/Guide: 000	Total SF:	
Tax Id #: Not Found	Tax per Year: 0	

Directions: MCKENZIE HWY TO GREENWOOD DRIVE TO RIPPLING WAY

Remarks: PC1560 WOW! BEAUTIFUL LOTS DESIGNATED FOR CUSTOM HOMES, "WHITEWATER ESTATES", RIPPLING WAY, SEPTIC APPROVED, WELL IN, POWER IN, READY FOR CUSTOM HOME

52966 McKenzle HWY	LND	SLD	\$124,000
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**No Photo
Available**

ML#: 4041067
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97413
T/Guide: 000
Tax Id #: 1165487

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 701.96

Directions:HWY. 126 TO MP 43 TURN RT THEN A SHARP RT. IN FRONT OF A BLUE HOUSE
Remarks: RIVER FRONTAGE: .99 OF AN ACRE WITH 150 FT. OF RIVERFRONTAGE (APPROX.) BUILDYOUR DREAM HOME THAT YOU ALWAYS WANTED ON THE MCKENZIE RIVER. YOU'LL LOVE THIS OFF THE HIGHWAY, PRIVATE LOCATION. MUST SEE!

MCKENZIE HWY.	LND	SLD	\$150,000
----------------------	------------	------------	------------------



ML#: 4021773
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97488
T/Guide: 8C19
Tax Id #: 1661329

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 985.01

Directions:HWY. 126 TO 34.5 MILE MARK FOLLOW SIGNS TO LOTS
Remarks: BEAUTIFUL MCKENZIE RIVER, 100 FT. FRONTAGE, GREAT BUILDING SITE, WELL, COUNTY TO VERIFY SEPTIC, CCRS ,MUST BE STICK BUILT HOME.

McKenzie Hwy	LND	SLD	\$169,000
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ML#: 4021805
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97488
T/Guide: 8C19
Tax Id #: 1661352

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 1163.23

Directions:HWY. 126 TO MILE POST 34.5 FOLLOW SIGNS
Remarks: MCKENZIE RIVER FRONTAGE AROUND 150 FT FRONTAGE, GREAT BUILDING SITE, WELL, COUNTY TO VERIFY SEPTC, OWNER WANTS TO SELL TAX LOT #1200 OR 1304 FIRST, OR 1200 & 1203 TOGETHER, OR 1301 & 1304 TOGETHER,

MCKENZIE HWY	LND	SLD	\$169,000
---------------------	------------	------------	------------------



ML#: 5009138
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97488
T/Guide: 8C19
Tax Id #: 1661345

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 954.27

Directions:HWY 126 TO MILE POST 34.5 FOLLOW SIGNS
Remarks: MCKENZIE RIVER FRONTAGE, AROUND 150FT OF FRONTAGE, GREAT BUILDING SITE, WITH WELL AND SEPTIC INSTALLED. LEVEL, WITH CCR'S MUST BE STICK BUILT HOME.

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

Deerhorn	LND	SLD	\$175,000
-----------------	------------	------------	------------------

**No Photo
Available**



ML#: 3066124
MLS Area: 233
County: Lane
Neighborhood:
Zip Code: 97478
T/Guide: 7C12
Tax Id #: 0547727-0547719

Bedrooms:
Bathrooms:
Sub-Type: RESID
Style:
Year Built:
Total SF:
Tax per Year: 810



Directions: HIGHWAY 126 EAST, R ON HOLDEN CREEK, R ON BRIDGE, L ON DEERHORN
Remarks: PC2754 2.58 ACRES WITH 200 FT. OF BEAUTIFUL MCKENZIE RIVER FRONTAGE. WELL AND SEPTIC IN, CLOSE-IN, EASY COMMUTE.

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Adjustments to Comparables

	SUBJECT PROPERTY		No Photo Available	
Address	52966 Mckenzie hwy	Rippling Way	Greenwood Villa...	Rippling Way
City		Leaburg	Leaburg	Leaburg
MLS#		5008776	5056278	5008777
Status		ACT	ACT	SLD
Price \$/Sqft	\$135,000	\$121,900	\$135,000	\$109,900
Sold Price \$/Sqft				\$104,000
Sale Date				8/31/2005
DOM				156
		\$ Adj	\$ Adj	\$ Adj
AREA		233	233	233
ZIP		97489	97489	97489
PROP TYPE		RESID	RESID	RESID
ZONING		RR-2	RR2	RR-2
# ACRES		2	2.09	2
# LOTS		8	1	9
LOT SIZE		1-2.99AC	1-2.99AC	1-2.99AC
LOT DESC		CLEARED	PASTURE,...	CLEARED
RD SURFACE		PAVEDRD	PAVEDRD	PAVEDRD
RD FRONTAGE		Y	Y	Y
ELE SCHOOL		WALTERVILLE	WALTERVILLE	WALTERVILLE
HIGH SCHOOL		THURSTON	THURSTON	THURSTON
WATERFRONT			Y	
SOIL TYPE		NATIVE	NATIVE	NATIVE
Other Adjustments				
Total Adjustments:				
Adjusted Price:	\$135,000	\$121,900	\$135,000	\$104,000

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

		SUBJECT PROPERTY				No Photo Available
Address		52966 Mckenzie hwy	McKenzie Hwy	MCKENZIE HWY	Deerhorn	
City			Vida	Vida	Springfield	
MLS#			4021805	5009138	3066124	
Status			SLD	SLD	SLD	
Price	\$/Sqft	\$135,000	\$169,000	\$169,500	\$200,000	
Sold Price	\$/Sqft		\$169,000	\$169,000	\$175,000	
Sale Date			10/5/2004	6/21/2005	9/16/2004	
DOM			165	21	292	
				\$ Adj	\$ Adj	\$ Adj
AREA			233	233	233	
ZIP			97488	97488	97478	
PROP TYPE			RESID	RESID	RESID	
ZONING						
# ACRES			1.88	1.52	2.58	
# LOTS						
LOT SIZE			1-2.99AC	1-2.99AC	1-2.99AC	
LOT DESC			CLEARED,...	SECLDED,...	TREES, W...	
RD SURFACE				GRAVLRD	GRAVLRD	
RD FRONTAGE					Y	
ELE SCHOOL			MCKENZIE...	MCKENZIE...	WALTERVILLE	
HIGH SCHOOL			MCKENZIE	MCKENZIE	THURSTON	
WATERFRONT			Y	Y	Y	
SOIL TYPE			NATIVE	NATIVE	NATIVE	
Other Adjustments						
Total Adjustments:						
Adjusted Price:		\$135,000	\$169,000	\$169,000	\$175,000	

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

Summary of Comparables

Active

MLS#	P	Type	Address	City	Area	Acres	Price
			52966 MCKENZIE HWY				\$135,000
5008776	1	RESID	Rippling Way	Leaburg	233	2	\$121,900
5056278	0	RESID	Greenwood Village Dr	Leaburg	233	2.09	\$135,000

Sold

MLS#	P	Type	Address	City	Area	Acres	Price
			52966 MCKENZIE HWY				\$135,000
5008777	1	RESID	Rippling Way	Leaburg	233	2	\$104,000
5008771	1	RESID	Rippling Way	Leaburg	233	2	\$119,900
4041067	0	RESID	52966 McKenzie HWY	Blue River	233	0.99	\$124,000
4021773	1	RESID	MCKENZIE HWY.	Vida	233	1.39	\$150,000
4021805	1	RESID	McKenzie Hwy	Vida	233	1.88	\$169,000
5009138	1	RESID	MCKENZIE HWY	Vida	233	1.52	\$169,000
3066124	0	RESID	Deerhorn	Springfield	233	2.58	\$175,000

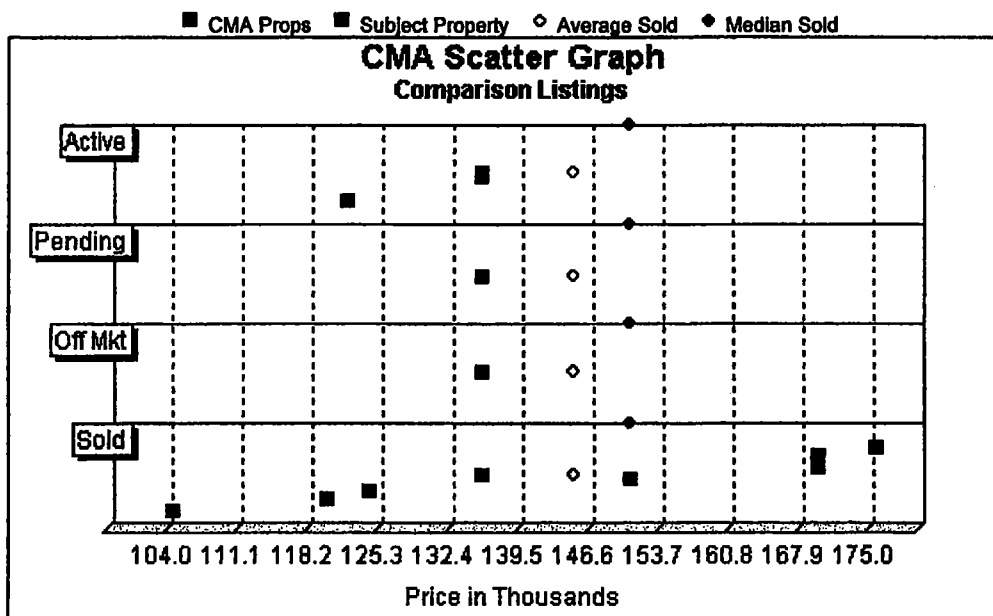
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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Pricing Your Home

Status	#	Average	Minimum	Maximum	Avg Sqft	Avg \$/Sqft
Active	2	\$128,450	\$121,900	\$135,000	0	\$0
Sold	7	\$144,414	\$104,000	\$175,000	0	\$0
Total Listings	9	Sold Properties closed averaging 97.36% of their Final List Price. This reflects a 2.64% difference between Sale Price and List Price.				

	Amount	\$/Sqft
Average Sales Price	\$144,414	\$0
Min. List Price	\$109,900	\$0
Max. List Price	\$200,000	\$0
Suggested List Price	\$135,000	\$

How the Suggested Price Looks in the Market



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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **39040 MCKENZIE HWY**

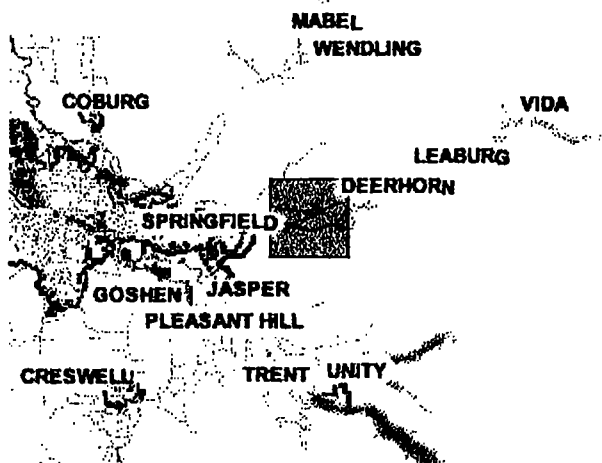
Map & Tax Lot #: **17-01-28-00-00700**

Special Interest Code:

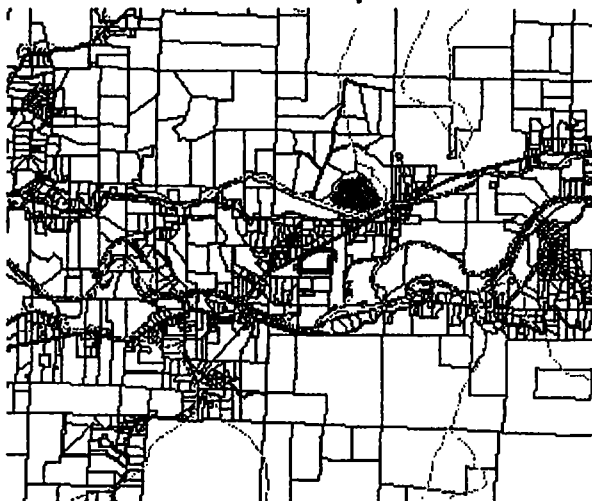
A & T Account #: **0099240**

Tax Map

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: **4311697**

Y-Coord: **881501**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
39040			MCKENZIE		HWY		
	Mailing City		State	Zip Code	Zip+4	Carrier Route	
SPRINGFIELD			OR	97478	9608	R005	
Create Date: 1986-07-02				Update Date:			

Land Use

Land use information has not been field verified.

Land Use Code and Description:

Code: **1111** Description: **SINGLE FAMILY HOUSING**

Use Code and Description:

Code: **S** Description: **SINGLE FAMILY**

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Zoning Jurisdiction:

Code: **LC** Description: **LANE COUNTY**

Parent Zone 1:

Code: **E30** Description: **EXCLUSIVE FARM USE 30 ACRE MIN**

Boundary Information

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

Code: **MKF** Description: **MCKENZIE FIRE & RESCUE**

Plan Designation:

Node:

Code: **N**

2000 Census Tract:

Code: **0100**

2000 Block Group:

Code: **1**

Year Annexed:

Annexation #:

2004 Transportation Analysis **509**

Zone:

Approximate Acreage: **29.03**
 Approximate Square Footage: **1,264,547**

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

B

Areas bet limits of the 100-yr and 500-yr flood; or certain areas subject to 100-yr flooding with ave depths >1 foot or where the contributing drainage area is >1 square mile; or areas protected by levees from the base flood.

Metro Wetlands:

FEMA Flood Hazard Zones

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

FIRM Map Number:

41039C1190F

Community Number:

415591

Post - FIRM Date:

1985-12-18

Panel Printed? (Y/N):

Y

Code:

AE

Description:

Areas of 100-year flood, base flood elevations determined.

X5

Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

Soils

Soil Map Unit Number:

123

100

29

Soil Type Description:

SIFTON GRAVELLY LOAM

OXLEY GRAVELLY SILT LOAM

CLOQUATO SILT LOAM

Percentage of Tax Lot:

71

18

11

Schools

District: **19**
Elementary School: **349**
Middle School: **590**
High School: **668**

Name:
SPRINGFIELD
WALTERVILLE
THURSTON
THURSTON

Service Districts

LTD Service Area: **YES**
LTD Ride Source:

Ambulance District:

EC Area: EAST/CENTRAL

Provider: SPRINGFIELD DEPT OF FIRE & LIFE SAFETY

Emerald People's Utility District:

Soil Water Conservation District:

EAST LANE

Soil Water Conservation District Zone: **0**

Political Districts

Election Precinct: **100155**

County Commissioner District:

5

EAST

County Commissioner:

FAYE STEWART

State Representative District:

11

State Representative Name:

PHIL BARNHART

City Council Ward:

City Councilor Name:

State Senate District:

6

State Senator:

WILLIAM MORRISETTE

LCC Board Zones:

4

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0099240 | Map & Tax Lot: 17-01-28-00-00700

Property Owner

Owner1 Name: **GRANT BEVERLY J TE**
 Owner Address: **319 COUNTRY CLUB RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Owner2 Name: **GRANT REVOCABLE LIVING TRUST**
 Owner Address: **319 COUNTRY CLUB RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Taxpayer

Taxpayer Name: **GRANT JACK A TE**
 Taxpayer Address: **319 COUNTRY CLUB RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Property Legal Description

Township: 17	Range: 01	Section: 28	Quarter: 00
Subdivision Type:	Subdivision Name:	Division/Phase:	
Lot/Tract/Unit Number: TL 00700			
Subdivision Number:			
Recording Number:			

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2005	192,529	124,030	316,559	168,430
2004	173,749	145,200	318,949	174,542
2003	155,693	148,160	303,853	169,377
2002	137,679	135,930	273,609	163,926
2001	149,765	119,250	269,015	155,980
2000	238,533	95,530	334,063	138,639
1999	227,850	96,490	324,340	137,900
1998	178,010	102,650	280,660	133,320
1997	171,160	89,730	260,890	120,010
1996	169,470	82,320	251,790	111,210
1995	59,790	88,720	148,510	148,510

168,430	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
2005	1,688.76
2004	1,811.00
2003	1,762.47
2002	1,676.16
2001	1,575.50
2000	1,421.75
1999	1,337.92
1998	1,293.08

1997	1,181.46
1996	1,074.12
1995	1,489.49

Explanation of Tax

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

Account Status

- Active for the 2005 Tax Year
- New Account Scheduled to be Active for the 2006 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code: ZFARM	Description: ZONED FARM
-----------------------	-----------------------------------

General Information

Property Class:	551	FARM, EFU, IMPROVED
Statistical Class:	130	CLASS 3 SINGLE FAMILY HOME
Neighborhood Code:	40261	
Property Use Type:	502	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	30.19	
Fire Acres:		

2004 Tax Code Area (Levy Code): 01909 Lane County Assessment and Taxation 2004-2005 Measure 50 Billing Rates

LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT
MCKENZIE RURAL FIRE PROTECTION DISTRICT
SPRINGFIELD SCHOOL DISTRICT 19

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
01-08-2001		GRANT REV LIVING TRUST ETAL	GRANT MICHAEL T & DEBRA J	2001-1117	6	Y
01-08-2001		GRANT, MICHAEL T & DEBRA J	GRANT REVOCABLE LIVING TRUST	2001-1508	6	N
05-11-		GRANT, JACK A TE &		99-		

1999	300,000	GRANT, BEVE	GRANT DAVID D	043976	6	N
05-11-1996		GRANT JACK A & B J	GRANT DAVID D	99-043978	6	N

Manufactured Structures

Building 1 Characteristics

<u>Account:</u>	0099240	Map & Tax Lot:	17-01-28-00-00700		
<u>Inspection Date:</u>	10-15-1997	Roofstyle:	GABLE	Bedrooms:	3
<u>Building Type:</u>	31 STAT 130	Roof Cover:	WOOD SHINGLES	Full Baths:	1
<u>Class:</u>	3	Heating:	FORCED HOT AIR	Half Baths:	
<u>Year Built:</u>	1904	Exterior Wall:	WOOD SIDING	Fireplaces:	YES
<u>Effect Year Built:</u>	1980	Depreciation:	16	Percent Improv. Complete:	100

<u>Floor</u>	<u>Base Area</u>	<u>Finished Area</u>	<u>Parking Area</u>
Basement:			Bsmt Gar sqft:
First:	1038	1038	Att Gar sqft:
Second:			Att Port sqft:
Attic:	752	752	Det Gar sqft:
			Driveway Sqft:
TOTAL	1790	1790	Paved Patio Sqft:

[Search Results](#) | [New Property Search](#) | [Applications Menu](#)

LANE COUNTY REGIONAL LAND INFORMATION DATABASE

Site Address: **39040 MCKENZIE HWY**

Map & Tax Lot #: **17-01-28-00-00700**

A & T Account #: **0099240**

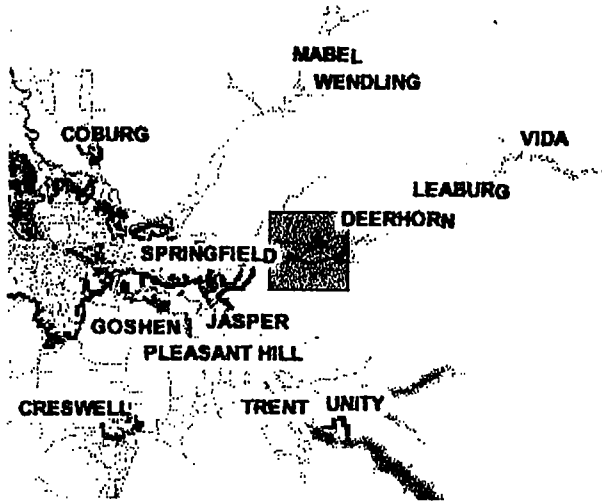
Special Interest Code:

Tax Map

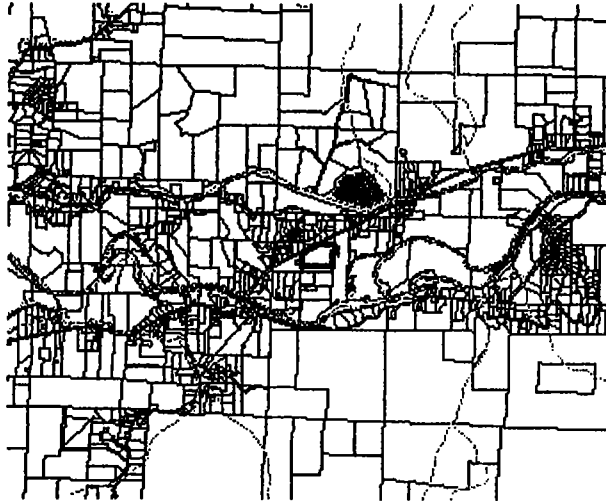
[View Tax Map](#)

[Convert to PDF Document](#)

Vicinity Map



Detail Map



Site Address State Plane Coordinates

X-Coord: **4311697**

Y-Coord: **881501**

Site Address Information

House	Suffix	Predir.	Street Name	PostDir.	Street Type	Unit Type	Unit
39040			MCKENZIE		HWY		
	Mailing City		State	Zip Code	Zip+4	Carrier Route	
SPRINGFIELD	OR		97478	9608	R005		
Create Date: 1986-07-02				Update Date:			

Land Use

Land use information has not been field verified.

Land Use Code and Description:

Code: **1111** Description: **SINGLE FAMILY HOUSING**

Use Code and Description:

Code: **S** Description: **SINGLE FAMILY**

Zoning

Please verify zoning information with local jurisdiction. Lane County overlay zones are not currently shown in RLID.

Zoning Jurisdiction:

Code: **LC** Description: **LANE COUNTY**
 Parent Zone 1: **E30** Description: **EXCLUSIVE FARM USE 30 ACRE MIN**

Boundary Information

General

Incorporated City Limits:

Urban Growth Boundary:

Fire Protection Providers:

MKF **MCKENZIE FIRE & RESCUE**

Plan Designation:

Node:

N

2000 Census Tract:

0100

2000 Block Group:

1

Year Annexed:

Annexation #:

2004 Transportation Analysis **509**

Zone:

Approximate Acreage: 29.03

Approximate Square Footage: 1,264,547

Environmental Findings

Please verify environmental information with local jurisdiction.

Metro Flood Hazards:

B

Areas bet limits of the 100-yr and 500-yr flood; or certain areas subject to 100-yr flooding with ave depths >1 foot or where the contributing drainage area is >1 square mile; or areas protected by levees from the base flood.

Metro Wetlands:

FEMA Flood Hazard Zones

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FIRM Map Number:

Community Number:

Post - FIRM Date:

Panel Printed? (Y/N):

41039C1190F

415591

1985-12-18

Y

Code:

Description:

AE

Areas of 100-year flood, base flood elevations determined.

X5

Areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

Soils

Soil Map Unit Number:

Soil Type Description:

Percentage of Tax Lot:

123

SIFTON GRAVELLY LOAM

71

100

OXLEY GRAVELLY SILT LOAM

18

29

CLOQUATO SILT LOAM

11

Schools

District:

Code:

Name:

19

SPRINGFIELD

Elementary School:

349

WALTERVILLE

Middle School:

590

THURSTON

High School:

668

THURSTON

Service Districts

LTD Service Area:

YES

LTD Ride Source:

Ambulance District:

EC Area: EAST/CENTRAL

Provider: SPRINGFIELD DEPT OF FIRE & LIFE SAFETY

Emerald People's Utility District:

Soil Water Conservation

District:

EAST LANE

Soil Water Conservation District 0

Zone:

Political Districts

Election Precinct:

100155

County Commissioner District:

5

EAST

County Commissioner:

FAYE STEWART

State Representative District:

11

State Representative Name:

PHIL BARNHART

City Council Ward:

City Councilor Name:

State Senate District:

6

State Senator:

WILLIAM MORRISETTE

LCC Board Zones:

4

EWEB Commissioner District:

Lane County Assessor's Office | Account Number: 0099240 | Map & Tax Lot: 17-01-28-00-00700

Property Owner

Owner1 Name: **GRANT BEVERLY J TE**
 Owner Address: **319 COUNTRY CLUB RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Owner2 Name: **GRANT REVOCABLE LIVING TRUST**
 Owner Address: **319 COUNTRY CLUB RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Taxpayer

Taxpayer Name: **GRANT JACK A TE**
 Taxpayer Address: **319 COUNTRY CLUB RD**

City	State	Country	Zip Code
EUGENE	OREGON	UNITED STATES	97401

Property Legal Description

Township: **17** Range: **01** Section: **28** Quarter: **00**
 Subdivision Type: Subdivision Name: Division/Phase:
 Lot/Tract/Unit Number: **TL 00700**
 Subdivision Number:
 Recording Number:

Property Value and Taxes

	Land Value	Improvement Value	Total Value	
	<u>Real Market</u>	<u>Real Market</u>	<u>Real Market</u>	<u>Assessed</u>
2005	192,529	124,030	316,559	168,430
2004	173,749	145,200	318,949	174,542
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1996	169,470	82,320	251,790	111,210
1995	59,790	88,720	148,510	148,510

168,430	0	0
<u>Taxable Value</u>	Exemption Amount Regular (EAR)	Frozen Assessed Value (FZNPU)

Tax Year	Tax (See Explanation of Tax)
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2001	1,575.50
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1998	1,293.08

1997	1,181.46
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Explanation of Tax

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Account Status

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- New Account Scheduled to be Active for the 2006 Tax Year
- Locally Assessed
- Pending Seg/Merge
- Pending Value Change
- Delinquency
- Delayed Foreclosure
- Bankruptcy
- Code Split Indicator

Remarks:

Potential Additional Tax

Special Assessment Program (if applicable)

Code:	Description:
ZFARM	ZONED FARM

General Information

Property Class:	551	FARM, EFU, IMPROVED
Statistical Class:	130	CLASS 3 SINGLE FAMILY HOME
Neighborhood Code:	40261	
Property Use Type:	502	
Account Type:	RP	
Category:	LAND AND IMPROVEMENTS	
Mortgage Company Name:		
Total Acreage for this Account:	30.19	
Fire Acres:		

2004 Tax Code Area (Levy Code): 01909 Lane County Assessment and Taxation 2004-2005 Measure 50 Billing Rates

LANE COMMUNITY COLLEGE
LANE COUNTY
LANE EDUCATION SERVICE DISTRICT
MCKENZIE RURAL FIRE PROTECTION DISTRICT
SPRINGFIELD SCHOOL DISTRICT 19

Sales Information

Sales Date:	Sales Price:	Grantor:	Grantee:	Instrument #:	Analysis Code:	Mult Acct?:
01-08-2001		GRANT REV LIVING TRUST ETAL	GRANT MICHAEL T & DEBRA J	2001-1117	6	Y
01-08-2001		GRANT, MICHAEL T & DEBRA J	GRANT REVOCABLE LIVING TRUST	2001-1508	6	N
05-11-		GRANT, JACK A TE &		99-		

1999	300,000	GRANT, BEVE	GRANT DAVID D	043976	6	N
05-11-1995		GRANT JACK A & B J	GRANT DAVID D	99-043978	6	N

Manufactured Structures

Building 1 Characteristics

<u>Account:</u>	0099240	<u>Map & Tax Lot:</u>	17-01-28-00-00700		
<u>Inspection Date:</u>	10-15-1997	<u>Roofstyle:</u>	GABLE	<u>Bedrooms:</u>	3
<u>Building Type:</u>	31 STAT 130	<u>Roof Cover:</u>	WOOD SHINGLES	<u>Full Baths:</u>	1
<u>Class:</u>	3	<u>Heating:</u>	FORCED HOT AIR	<u>Half Baths:</u>	
<u>Year Built:</u>	1904	<u>Exterior Wall:</u>	WOOD SIDING	<u>Fireplaces:</u>	YES
<u>Effect Year Built:</u>	1980	<u>Depreciation:</u>	16	<u>Percent Improv. Complete:</u>	100

<u>Floor</u>	<u>Base Area</u>	<u>Finished Area</u>	<u>Parking Area</u>
<u>Basement:</u>		<u>Bsmt Gar sqft:</u>	
<u>First:</u>	1038	<u>Att Gar sqft:</u>	
<u>Second:</u>		<u>Att Port sqft:</u>	
<u>Attic:</u>	752	<u>Det Gar sqft:</u>	
		<u>Driveway Sqft:</u>	
TOTAL	1790	<u>Paved Patio Sqft:</u>	

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