

W. 14. a.



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 05-6639, Moffett)

I. MOTION

If the Board determines the evidence demonstrates a reduction in fair market value from a land use regulation, then move to approve the Measure 37 Claim and adopt the order attached to this report.

II. ISSUE OR PROBLEM

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

III. DISCUSSION

A. Background

Applicant: Jamie Moffett

Current Owner: Jamie Moffett

Agent: none

Legal Description of Property: 15-05-30 Tax lot 202

Acreage: 10 acres

Current Zoning: E40 (Exclusive Farm Use)

Date Property Acquired: June 17, 1968 (Warranty Deed 7319613)

Date claim submitted: November 8, 2005. On February 2, 2006, the applicant placed this claim on hold. The new deadline is June 2, 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 E40 (Exclusive Farm Use) zone

B. Specific Relief Sought:

The applicant has requested compensation of \$120,000, or a waiver of the E40 zone regulations that require a special use permit to place a dwelling on the property.

C. Lane Code Submittal Requirements

The applicant has paid the processing fee and submitted evidence in support of his claim. This evidence includes two appraisals, a Warranty Deed dated June 17, 1968, and a title report.

D. Analysis

The applicant acquired an interest in the property on June 17, 1968. On that date, the property was unzoned. Currently, the property is zoned E40, is undeveloped, and contains approximately 10 acres. The applicant wishes to place a dwelling on the property, but the E40 zone requires a special use permit for a new dwelling. The applicant has not submitted a special use permit for a dwelling, nor has he submitted any evidence that demonstrates such a permit would be denied. According to the appraisals, the existing property without a dwelling is worth \$46,500. With a dwelling, it could be worth \$166,500. In order to make a connection between the land use regulations and the alleged reduction in value, the Board will need to find the property is not eligible for a dwelling under the existing regulations. No evidence has been submitted that a dwelling would be approved or denied. Despite this fact, the current owner acquired an interest in the property prior to any zoning. The Board must determine if the submitted evidence demonstrates 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

Jaime Moffett acquired an interest in the property on June 17, 1968 (Warranty Deed 7319613). Ownership in fee was conveyed when that deed was recorded on May 3, 1973. On both of those dates, the property was unzoned. Currently, the property is zoned E40 and a new dwelling requires a special use permit. The current owner wishes to place a dwelling on the property. Lane Code 16.212 allows new dwellings in the E40 zone, but a special use permit is required. No evidence has been submitted that a dwelling would be approved or denied. Despite this fact, the current owner acquired an interest in the property prior to any zoning.

Reduction in Fair Market Value

According to the appraisals, the existing property without a dwelling is worth \$46,500. With a dwelling, it could be worth \$166,500. In order to make a connection between the land use regulations and the alleged reduction in value, the Board will need to find the property is not eligible for a dwelling under the existing regulations. No evidence has been submitted that a dwelling would be approved or denied. Despite this fact, the current owner acquired an interest in the property prior to any zoning. 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.

Exempt Regulations

The E40 limitations on new dwellings do not appear to be exempt regulations described in Measure 37 or LC 2.710

E. Conclusion/County Administrator Recommendation

It appears this is a valid claim if the Board determines the 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 from the applicant.
3. Conclude the application is not a valid claim and direct the issuance of a final written decision by the County Administrator denying the Claim.

V. RECOMMENDATION

The County Administrator recommends alternative #1.

VI. ATTACHMENTS

Order to approve Jaime Moffett's claim.

Written claim and application submitted November 8, 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 (Jaime Moffett/PA05-6639).

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 Jaime Moffett (PA05-6639), the owner of real property described in the records of the Lane County Assessor as map 15-05-30, tax lot 202, consisting of approximately 10 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 owners entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

WHEREAS, the Board has reviewed the evidence and confirmed the application appears to qualify for compensation under Measure 37 but Lane County has not appropriated funds for compensation for Measure 37 claims and has no funds available for this purpose; and

WHEREAS, on May 31, 2006, the Board conducted a public hearing on the Measure 37 claim (PA05-6639) of Jaime Moffett and has now determined that the restrictive E40 (Exclusive Farm Use) zone dwelling requirements of LC 16.212 were enforced and made applicable to prevent Jaime Moffett from developing the property as might have been allowed at the time it was acquired on June 17, 1968, and that the public benefit from application of the current E40 restrictions on new dwellings to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, Jaime Moffett requests either \$120,000 as compensation for the reduction in value of his property, or waiver of all land use regulations that would prevent the placement of a single family dwelling, a use that could have otherwise been allowed at the time he acquired the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the 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 Jaime Moffett to make application for development of the subject property in a manner similar to what he could have been able to do under the regulations in effect when he 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 applicant Jaime Moffett 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 he 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 Jaime Moffett shall be granted and the restrictive provisions of LC 16.212 that prevent the development of a new dwelling in the E40 (Exclusive Farm Use) Zone shall not apply to Jaime Moffett, so that he can make application for approval to develop the property described in the records of the Lane County Assessor as map 15-05-30, tax lot 202, in a manner consistent with the land use regulations in effect when he acquired an interest in the property on June 17, 1968.

IT IS HEREBY FURTHER ORDERED that Jaime Moffett still will need to make application and receive approval for placement of a dwelling under the other land use regulations applicable to placing a dwelling that were not specifically identified or established by Jaime Moffett as restricting the 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 he 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 Jaime Moffett 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

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

Jamie W. Moffett 2080 City View St. 541-344-9816
Applicant Name (Please Print) Mailing Address Eugene 97405 Phone

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.

Jamie W. Moffett 2080 City View, Eugene 97405 541-344-9816
Property Owner Name (Please Print) Mailing Address Phone

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 15-05-30-00-00202

Street Address None Legal Description Attached _____

located on Ferguson Road

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).

The property was unzoned until March 20, 1980. Property was purchased June 17, 1968. The area was zoned "Exclusive Farm (Ord. 758 Use-20 in March 20, 1980. In February 29, 1984, zoning was changed to Exclusive Farm Use 40 (Ordinance PA- 884) Research attached

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. - Included

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.

2 Appraisals attached. The reduction in value is \$120,000.00
The land without the option to build is \$46,500.00. If building of a single family home is allowed, the property value raises to \$166,500.00

7. Leases, Covenants, Conditions and Restrictions

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

None

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.

My preference is to have authorization to build a single family dwelling on the property I purchased for that use in 1968.

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).

Vansie W. Muffett
Owner(s) Signature

11-6-05
Date

Vansie W. Muffett
Applicant/Agent Signature

11-6-05
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 27, 2005

Jamie W. Moffett
2080 City View St.
Eugene, OR 97405



Re: Research Request PA05-6432
Assessor's Map and Taxlot # 15-05-30-00-00202

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

On September 28, 2005 you submitted a "Request for Research of Public Records" to the Land Management Division. The information requested was stated as: "Zoning and zoning changes with dates for above property from June 1968 to present." I have researched the available records with the following results:

The subject property, Map 15-05-30-00-00202, is within the Lane County Rural Comprehensive Plan. Research indicates that the property was unzoned until March 20, 1980. At that time, Ordinance 758 was enacted which applied the requirements of the Exclusive Farm Use-20 District (EFU-20) to the property. The same zoning designation for the base zone remained in effect until February 29, 1984, when the property zoning was changed to Exclusive Farm Use Zone (E-40) under Ordinance PA884.

No zoning regulation was in effect in 1968. This unzoned area was subject to the Lane County Revised Subdivision Ordinance for the purpose of subdividing properties, effective April 2, 1962, and which was still in effect in June 1968.

Please call if I can be of further assistance,

Frédérique Château-Gruener
Planner
Lane County Land Management Division
125 E 8th Ave
Eugene, OR 97401
(541) 682-3700

2-144, 182

WARRANTY DEED

FOR VALUE RECEIVED
and wife

We, David Keith Nulf and Joyce I. Nulf, husband

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

Jamie Wallace Moffett and Carol Lee Moffett, husband and wife

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

except as above stated.

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

The true and actual consideration for this transfer is \$ 7,500. The foregoing recital of consideration is true as I verily believe.

Dated ~~April~~ June 17th, 19 68

(Seal)

David Keith Nulf

(Seal)

(Seal)

Joyce I. Nulf

(Seal)

Linn

STATE OF OREGON, County of ~~Linn~~, ss.

Personally appeared the above named

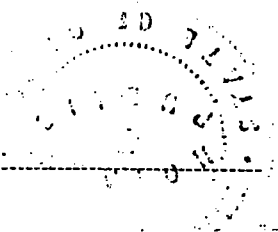
David Keith Nulf and Joyce I. Nulf, husband and wife

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

Dated ~~April~~ June 17th, A.D. 19 68

Notary Public for Oregon

My Commission Expires May 3rd, 1971



Compliments of
CASCADE TITLE COMPANY
972 Oak Street Eugene, Oregon

WARRANTY DEED

DAVID KEITH NULF, et ux

to

JAMIE WALLACE MOFFETT

State of Oregon,
County of Lane ---ss.

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

1973 MAY 3 PM 12 37

Reel 626 R

Lane County OFFICIAL Records.

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

By *Leta Ager*
Deputy

- C29-083-05

Atty's Seal of Ore.
P.O. Box 245
Starbuck

200

CASCADE TITLE COMPANY

73 19613

MAY 3 1973

L-144

WARRANTY DEED

FOR VALUE RECEIVED We, David Keith Nulf and Joyce I. Nulf, husband and wife

herein referred to as grantors, hereby grant, bargain, sell, and convey unto Jamie Wallace Moffett and Carol Lee Moffett, husband and wife

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

Beginning at a point on the North line of Section 30, Township 15 South, Range 5 West, of the Willamette Meridian, 3524.40 feet East of the Northwest corner of said Section 30; thence South 89°26' East 660.0 feet along said North line; thence South 690.0 feet; thence North 89°26' West 660.0 feet; thence North 690.0 feet to the place of beginning, in Lane County, Oregon.

SUBJECT to rights of the public in and to that portion on the North lying within the bounds of County Road No. 399.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, except as above stated

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

The true and actual consideration for this transfer is \$7,500. The foregoing recital of consideration is true as I verily believe.

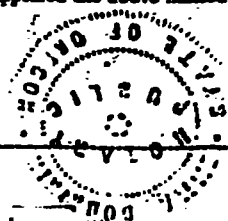
Dated April June 17th, 19 68

David Keith Nulf (Seal) Joyce I. Nulf (Seal)

STATE OF OREGON, County of Lane, ss. Personally appeared the above named David Keith Nulf and Joyce I. Nulf, husband and wife

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

Dated April June 17th, A.D. 19 68 My Commission Expires May 3rd, 1971 Notary Public for Oregon



73 19613

Compliments of CASCADE TITLE COMPANY 172 Oak Street Eugene, Oregon WARRANTY DEED

VIVID KEITH NULF, et ux to

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

1973 MAY 3 PM 12 37

636 R Lane County OFFICIAL RECORDS. D. M. PENFOLD, Director of the Department of Records & Elections.

19-083-05 Deputy [Signature] Title Dept of Rec. 5-2-73



First American

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

DEBORAH FORSTROM
TITLE OFFICER
dforstrom@firstam.com

Jamie W. Moffett
2080 City View Street
Eugene, OR 97405

Order No.: 7199-618865
July 05, 2005

Attn:
Phone No.: (541) 344-9816 - Fax No.:
Email:

Re: 15 05 30 00 00202

Preliminary Title Report

Other Preliminary Title Report

Cost \$ 250.00

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

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

and as of June 17, 2005 at 8:00 a.m., title vested in:

Jamie Wallace Moffett

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

1. Taxes for the fiscal year 2005-2006 a lien due, but not yet payable.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Easement, including terms and provisions contained therein:
Recording Information: May 10, 1971, Reception No. 46199
In Favor of: Blachly-Lane County Cooperative Electric Association, an Oregon corporation
For: overhead or underground electric transmission or distribution line or system and communication facilities

4. Easement, including terms and provisions contained therein:
Recording Information: November 28, 1980, Reception No. 8060277
In Favor of: Blachly-Lane County Cooperative Electric Association, an Oregon corporation
For: overhead or underground electric transmission or distribution line or system and communication facilities

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Jamie Wallace Moffett or Judy Moffett.

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

Tax Amount: \$353.68
Map No.: 1505300000202
Property ID: 0020584
Tax Code No.: 69-02

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



First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (10/17/92)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

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

TI 149 Rev. 5-99

Exhibit "A"

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

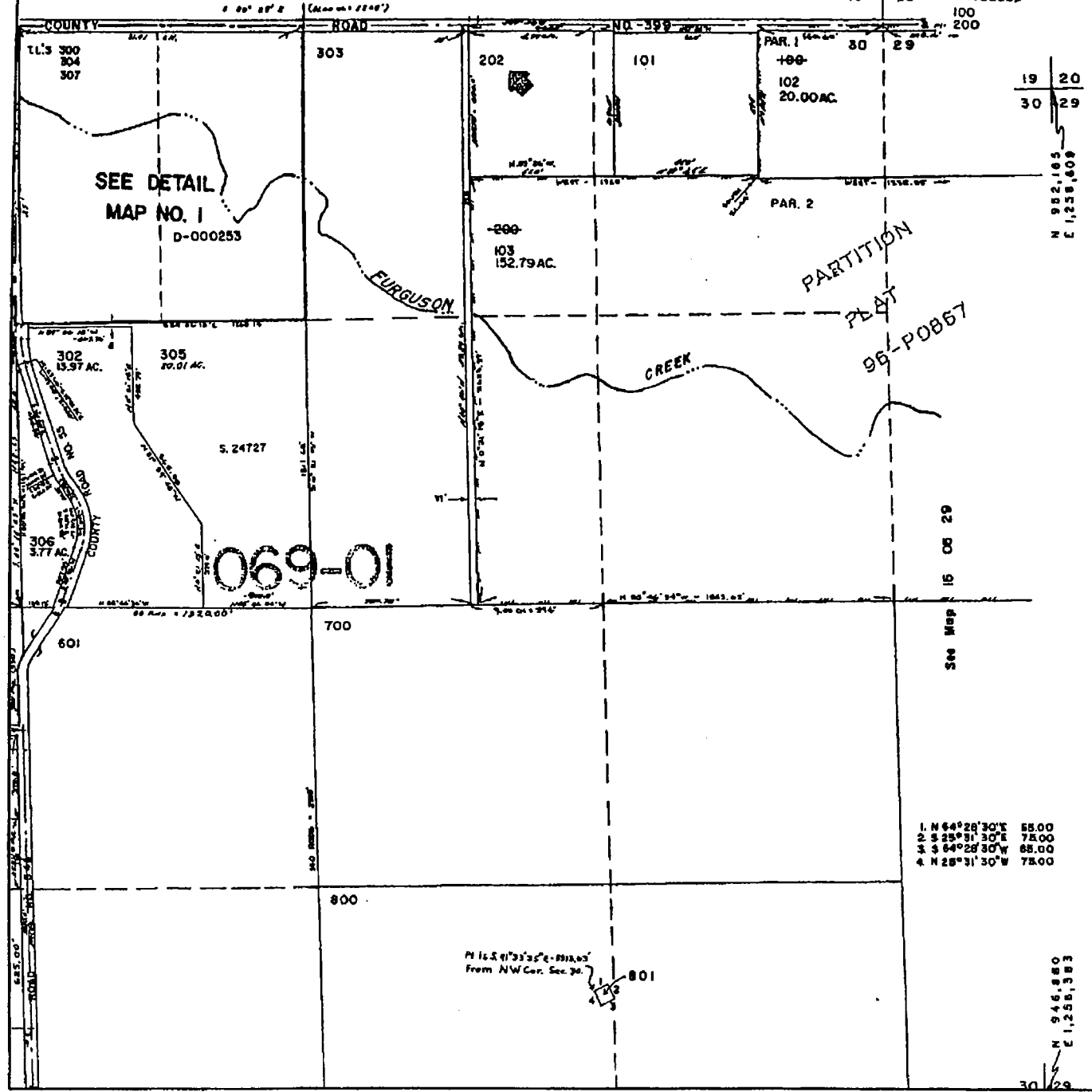
BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, 3524.40 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 89° 26' EAST 660.0 FEET ALONG SAID NORTH LINE; THENCE SOUTH 690.0 FEET; THENCE NORTH 89° 26' WEST 660.0 FEET; THENCE NORTH 690.0 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

Tax Parcel Number: 0020584

Section 30 T15S. R5W.WM.
LANE COUNTY
1"=400'

15 05 30
12-10-96
-DN306 to 302
4-30-97
-CAWC. TL 100 & 200
INTO PART. PLAT 96-P0867
S-25-97
-New Detail Map # 1

See Map 15 05 19



THIS MAP IS PROVIDED AS A COURTESY OF WESTERN PIONEER TITLE COMPANY

THIS COPY OF ASSESSOR'S MAP IS PROVIDED SOLELY TO ASSIST IN LOCATING SUBJECT PROPERTY. NO LIABILITY IS ASSUMED FOR DISCREPANCIES IN THIS MAP AS OUTLINED AND THE ACCOMPANYING LEGAL DESCRIPTION.

MAP # 15 05 30 00 00202 000



First American

First American Title Insurance Company of Oregon
600 Country Club Road
Eugene, OR 97401
Phn - (541)484-2900
Fax - (541)484-7321

DEBORAH FORSTROM
TITLE OFFICER
dforstrom@firstam.com

Jamie W. Moffett
2080 City View Street
Eugene, OR 97405

Order No.: 7199-618865
November 03, 2005

Attn:
Phone No.: (541) 344-9816 - Fax No.:
Email:

Re: 15 05 30 00 00202

Second Supplemental Preliminary Title Report

Other Preliminary Title Report Cost \$ 250.00

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

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

and as of October 26, 2005 at 8:00 a.m., title vested in:

Jamie Wallace Moffett

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

1. Taxes for the year 2005-2006
 - Tax Amount \$ 363.57
 - Unpaid Balance: \$ 363.57, plus interest and penalties, if any
 - Code No.: 69-02
 - Map & Tax Lot No.: 1505300000202
 - Property ID No.: 0020584

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

2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

3. Easement, including terms and provisions contained therein:
Recording Information: May 10, 1971, Reception No. 46199
In Favor of: Blachly-Lane County Cooperative Electric Association, an Oregon corporation
For: overhead or underground electric transmission or distribution line or system and communication facilities

4. Easement, including terms and provisions contained therein:
Recording Information: November 28, 1980, Reception No. 8060277
In Favor of: Blachly-Lane County Cooperative Electric Association, an Oregon corporation
For: overhead or underground electric transmission or distribution line or system and communication facilities

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Jamie Wallace Moffett or Judy Moffett.

NOTE: We are supplementing this report to date-down the file.

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



First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (10/17/92)

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

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

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

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

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

SCHEDULE OF STANDARD EXCEPTIONS

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

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

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

TI 149 Rev. 5-99

Exhibit "A"

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

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, 3524.40 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 89° 26' EAST 660.0 FEET ALONG SAID NORTH LINE; THENCE SOUTH 690.0 FEET; THENCE NORTH 89° 26' WEST 660.0 FEET; THENCE NORTH 690.0 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

Tax Parcel Number: 0020584

Section 30 T15 S. R5 W.WM.

LANE COUNTY

1"=400'

15 05 30

12-10-96

-DN306, 302

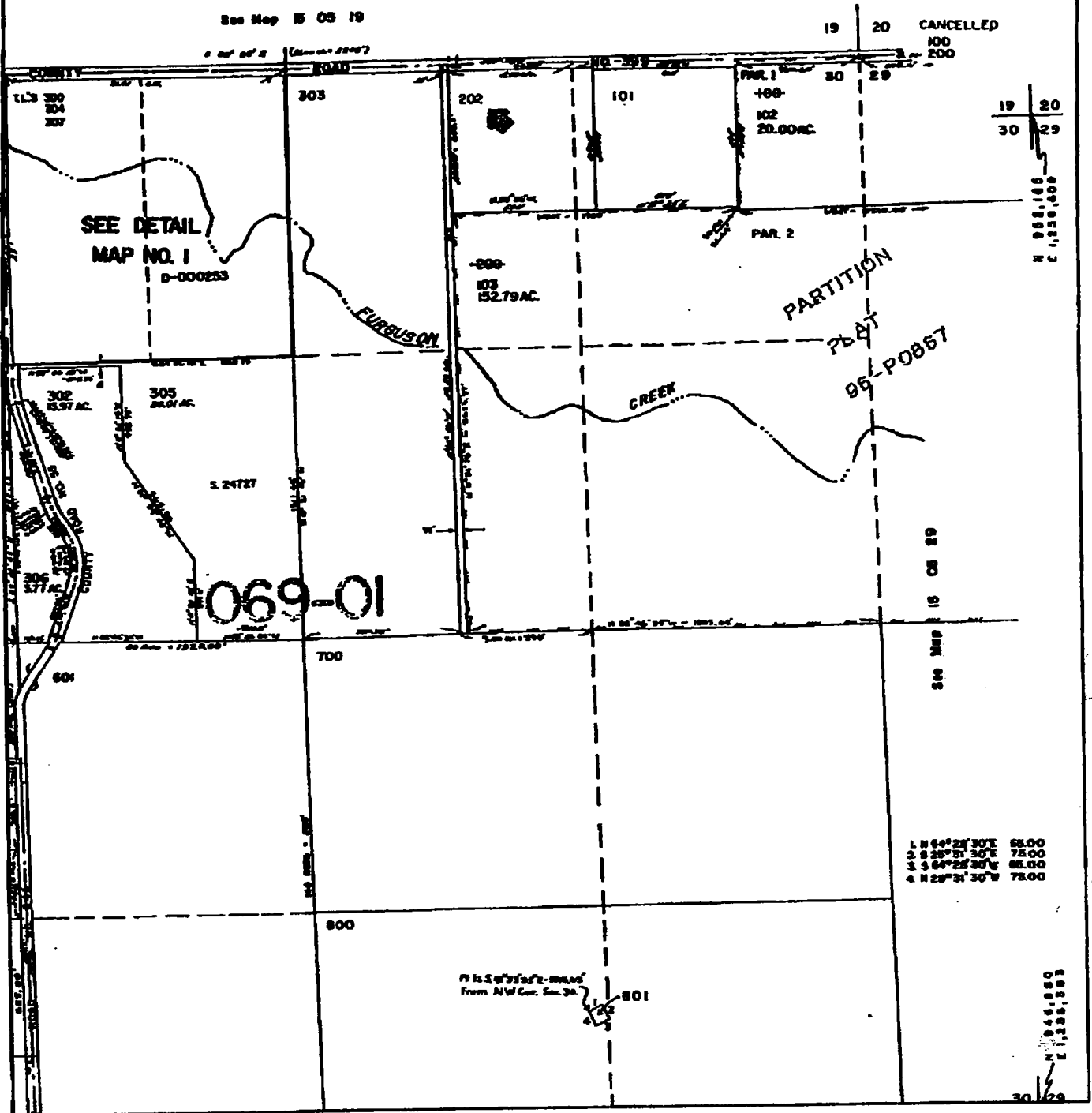
4-30-97

-CANC. TL 100 & 200
-INTO PART. PLAT 96-P0867
8-25-97
-New Detail Map # 1

See Map 15 05 19

1/2 AC OF 2 (March 1997)

19 20 CANCELLED
100
200



THIS MAP IS PROVIDED AS A COURTESY OF WESTERN PIONEER TITLE COMPANY

THIS COPY OF ASSESSOR'S MAP IS PROVIDED SOLELY TO ASSIST IN LOCATING SUBJECT PROPERTY. NO LIABILITY IS ASSUMED FOR DISCREPANCIES IN THIS MAP AS OUTLINED AND THE ACCOMPANYING LEGAL DESCRIPTION.

MAP # 15 05 30 00 00202 000

867
Grove

500
Sec 29

100 200
Sec 30

WARRANTY DEED

NOTES-ORIGINS OR. REGISTER, VOL. 1952

57403

THIS INDENTURE WITNESSETH: That I, Merta M. Spickler, a single person (surviving widow of H. E. Spickler, deceased)

for and in consideration of the sum of Ten - - - - - DOLLARS to me paid, do hereby, bargain, sell and convey unto David Kieth Nulf,

the following described premises, to-wit:

West half of the Northwest quarter of Section 29; East half of the Northeast quarter of Section 30; also beginning at a point 52.90 chains East of the Northwest corner of Section 30, Township 15 South Range 5 West of Willamette Meridian, ~~thence South 89° 20' East 8.99 chains to the Northeast corner of the West half of the Northeast quarter of Section 30; thence South 40 chains to the quarter section line, thence North 89° 20' West 9 chains, thence North 40 chains to the point of beginning. All being in Township 15 South Range 5 West of Willamette Meridian, Lane County, Oregon.~~

Reserving to the grantor a life estate in the above described real property:

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, his heirs and assigns forever.

And I the said Grantor do hereby covenant to and with the said Grantee, his heirs and assigns that I am the owner in fee simple of said premises; and that they are free from all incumbrances

and that I will warrant and defend the same from all lawful claims whatsoever. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of October A. D. 1952

(SEAL) Merta M. Spickler (SEAL)
(SEAL) _____ (SEAL)

STATE OF OREGON, COUNTY OF LANE ss. Be it remembered that on this 13th day of October 1952 personally came before me, a Notary Public in and for said county, the within named

MERTA M. SPICKLER, a single person (widow of H. E. Spickler, Deceased) known to be the identical person described in and who executed the within instrument, and advised me that she executed the same freely and voluntarily for the uses and purposes therein

Witness my hand and seal this day and year last above written
My Commission Expires 4/12/56
Notary Public for Oregon.

13006. 1/5

44733 = 722

State of Oregon,
County of Lane,
I, Thomas County Clerk and
official custodian of the records,
do hereby certify that the within instrument was received
for record at

1992 OCT 13 PM 12 58

REF 7 520

and
recorded

in Book _____ on Page _____
Lane County Oregon
HARRY L. GIBSON COUNTY CLERK

By *Blanche Sweet* Deputy.

Daniel R. Mung
Pl. 1st City

100

202

330

8960277

Easement

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned,

JAMIE W. MOFFETT and CAROL MOFFETT

Grantors,
for good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain and convey unto the Blachly-Lane County Cooperative Electric Association, an Oregon corporation whose address is Eugene, Oregon, and to its successors or assigns, the right to place, construct, operate, repair, maintain and replace overhead or underground electric transmission or distribution lines and fixtures including poles, guy wires, anchors and transformer enclosures consisting of:

One mid span pole (R98A) set on the North side of property that borders Ferguson Road.

upon the land hereinafter described, together with the right of the telephone company to string over or place underground across said easement communication facilities attached to any or all of the poles or to place them in a common trench of the Grantee. Said easement is granted through, over or upon the lands of the Grantors in the County of Lane, State of Oregon, more particularly described as follows:

Tax Lot #202 in Section 30, Township 15 South, Range 5 West from the Willamette Meridian all in Lane County, Oregon.

B 5 . 2 = 1937 00005

together with the right to fell or trim any trees, brush or shrubbery to the extent necessary to keep them clear of said electrical line or system, and to cut and remove from time to time any dead, weak, leaning or dangerous trees that might endanger the facilities of Grantee, including the right to use chemicals for the control of brush and shrubbery on said right-of-way, including the right of ingress and egress thereto to carry out any purposes herein contained.

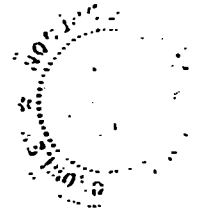
The Grantors covenant and warrant that they are the owners of the above described premises, and that said lands are free and clear of all encumbrances and liens of whatsoever name, nature or description excepting the following:

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of November, 1980

Jamie W. Moffett
x Carol J. Moffett

Executed in the presence of:

STATE OF OREGON }
County of Lane } SS.



Be it remembered, That on this 20 day of November, 1980, before me, the undersigned, a Notary

Public in and for said County and State, personally appeared the within named Jamie W. Moffett

Carol J. Moffett

who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this day and year last above written.

Louise J. Crowley
Notary Public for Oregon

My commission expires Aug 6, 1981

Easement

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned,

GARY CLARK & CLAUDIA CLARK, husband and wife,

Grant for good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain and sell unto the Blachly-Lane County Cooperative Electric Association, an Oregon corporation whose address is Eugene, Oregon, and to its successors or assigns, the right to place, construct, operate, repair, maintain and replace overhead or underground electric transmission or distribution lines and fixtures including poles, guy wires, anchors, transformer enclosures consisting of:

- approx. 630 ft. of underground primary, one pad-mount transformer,
approx. 250 ft. of underground secondary to serve yard lite, and one yard lite pole.

upon the land hereinafter described, together with the right of the telephone company to string over or place underground across said easement communication facilities attached to any or all of the poles or to place them in a common trench of the Grantee. Said easement is granted through, over or upon the lands of the Grantors in the County of Lane, State of Oregon, more particularly described as follows:

Tax Lot 100 situated in Section 30, Township 15 South, Range 05 West, Willamette Meridian, Lane County, Oregon.

MAY 10 1971
4619

together with the right to fell or trim any trees, brush or shrubbery to the extent necessary to keep them clear of said electrical line or system, and to cut and remove from time to time any dead, weak, leaning or dangerous trees that might endanger the facilities of Grantee, including the right to use chemicals for the control of brush and shrubbery on said right-of-way, including the right of ingress and egress thereto to carry out any purposes hereinafter contained.

The Grantors covenant and warrant that they are the owners of the above described premises, and that the lands are free and clear of all encumbrances and liens of whatsoever name, nature or description excepting following:

Being purchased from KIETH and JOYCE NULF.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12 day of APRIL, 1971

Handwritten signatures: Mrs. Claudia E. Clark, Gary E. Clark, Joyce Nulf, and Keith Nulf.

Executed in the presence of:

STATE OF OREGON }
County of Lane } SS.

Be it remembered, That on this 12 day of APRIL, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GARY E. CLARK and CLAUDIA CLARK, D&W KIETH NULF

who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this day and year last above written.

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY
 2 In the Matter of the Marriage of)
 3 JAMIE W. MOFFETT,)
 4) Petitioner,) Case No. 15-88-05729
 5) and) RELEVANT DATA
 6) CAROL L. MOFFETT,)
 7) Respondent.)

8 HUSBAND'S NAME: Jamie Wallace Moffett
 9 ADDRESS: 2305 West 20th Avenue
 Eugene, OR 97405

10 SOCIAL SECURITY NUMBER: 542-46-7989
 11 DATE OF BIRTH: April 27, 1943
 12 AGE: 45
 13 NUMBER OF THIS MARRIAGE: First

14 WIFE'S NAME: Carol Lee Moffett
 15 ADDRESS: 1051 Kalmia Street
 Junction City, OR 97448

16 SOCIAL SECURITY NUMBER: 544-44-2361
 17 DATE OF BIRTH: December 30, 1942
 18 AGE: 46
 19 NUMBER OF THIS MARRIAGE: First
 20 PREVIOUS MARRIED NAME(S): None
 21 MAIDEN NAME: Carol Lee Bryant

22 DATE/PLACE OF MARRIAGE: July 26, 1963/Lane County, OR

23	<u>Children's Name/Address</u>	<u>Birthdate</u>	<u>Age</u>	<u>SSN</u>
24	Jeramie Wade Moffett 1051 Kalmia Street Junction City, OR 97448	March 4, 1967	22	541-04-3058
25	Travis Bryant Moffett A Company 6th Signal BN. Ft. Richardson, AK 99505	May 17, 1968	20	541-04-3049
26	Jason Westly Moffett 1051 Kalmia Street Junction City, OR 97448	July 24, 1969	19	541-04-3056
27	Desta Lee Moffett 1051 Kalmia Street Junction City, OR 97448	June 16, 1972	16	541-04-1091

RELEVANT DATA (skd/L,jm4)

EVUIDIT 3

ARMSTRONG, McCULLEN & PHILPOTT, P.C.
 1420 GREEN ACRES ROAD
 EUGENE, OREGON 97401-1753
 (503) 686-9165

OC OC


The South one half of Lot 2 and the North one half of Lot 3 in Block 116 of Junction City, Lane County, Oregon, as platted and recorded at page 749 of Volume H, Lane County Oregon Deed Records, in Lane County, Oregon.

00 00


Beginning at a point on the North line of Section 30, Township 15 South, Range 5 West of the Willamette Meridian, 3524.40 feet East of the Northwest corner of said Section 30; thence South 89° 26' East 660.0 feet along said North line; thence South 690.0 feet; thence North 89° 26' West 660.0 feet; thence North 690.0 feet to the place of beginning, in Lane County, Oregon.

SUBJECT to rights of the public in and to that portion on the North lying within the bounds of County Road No. 399.

1 IT IS HEREBY STIPULATED that the foregoing Judgment and
2 Decree may be entered in the above proceeding.

3 
4 Wayne G. Helikson, OSB# 62038
5 Of Attorneys for Respondent

6 ARMSTRONG, MCCULLEN
7 & PHILPOTT, P.C.

8 By: 
9 Donald K. Armstrong, OSB# 73017
10 Of Attorneys for Petitioner

11 * * * * *

12 NOTICE OF INCOME WITHHOLDING

13 * * * * *

14 "The support order is enforceable by income withholding under ORS
15 25.310. Withholding may occur whenever there are arrearages at
16 least equal to the support payment for one month, or whenever the
17 obligated parent requests such withholding. The district
18 attorney or, as appropriate, the Support Enforcement Division of
19 the Department of Justice will assist you in securing such
20 withholding."

21 ARMSTRONG, MCCULLEN & PHILPOTT, P.C.
22 1420 GREEN ACRES ROAD
23 EUGENE, OREGON 97401-1753
24 (503) 686-9165

1 possession of such party that is awarded to the other party under
2 the terms of this Judgment and Decree.

3 15. STATISTICAL DATA: Those facts required by ORS
4 107.085(3) are set forth in EXHIBIT "3", which is attached hereto
5 and by this reference incorporated herein and made a part of this
6 Judgment and Decree.

7 16. PROPERTY DIVISION PAYMENT: To balance the equities
8 between the value of property awarded to the parties and IN LIEU
9 OF ANY OBLIGATION OF SPOUSAL SUPPORT, Petitioner shall pay to
10 Respondent the sum of \$8,000.00 within ten (10) days from the
11 date of entry of this Judgment and Decree. This payment shall be
12 treated for income tax purposes as property division and shall
13 not be deductible by Petitioner, nor shall it be included in
14 Respondent's gross income. Petitioner is hereby awarded, free
15 and clear of any interest of the Respondent, all funds on deposit
16 at Georgia Pacific Credit Union in account No. 3273 in the name
17 of Petitioner and Desta Lee Moffett, account No. 3356 in the name
18 of Petitioner and Jason W. Moffett, and account No. 2375 in the
19 name of Petitioner.

20 DATED this 14 day of March 1989.

21
22 
23 Circuit Court Judge

24
25
26 ///

1 indemnify the Petitioner therefrom:

2 (a) Georgia Pacific Credit Union loan account 3133A,
3 note No. 1366 and loan account No. 3133B, note No. 801 for the
4 vehicles purchased for Jason and Jeramie Moffett and guaranteed by
5 the Respondent. The children shall be primarily responsible for
6 such debts.

7 (b) SeaFirst Visa account No. 20517085 and all credit
8 accounts in Respondent's name, including all charges incurred
9 since separation of the parties in June 1988.

10 Each party shall pay, indemnify, and hold harmless the other
11 party from any debt or obligation incurred by that party since
12 their separation on the 17th day of June 1988.

13 12. PHOTOGRAPHS: The photographs acquired during the
14 marriage shall be divided by mutual agreement with each party
15 receiving approximately one-half of the family photographs. If
16 the parties desire the same photograph, a copy shall be made at
17 Petitioner's expense.

18 13. EXECUTION OF DOCUMENTS: Each party shall execute any
19 and all documents necessary to effectuate the intent of the
20 Judgment and Decree, including documents of conveyance, within 20
21 days of the date of entry hereof, and in the event either party
22 should fail to do so, this Judgment and Decree shall operate to
23 convey title to the party to whom such property is awarded.

24 14. DELIVERY OF PERSONAL PROPERTY: Each party shall
25 deliver to the other party, within ten (10) days from the date of
26 entry of this Judgment and Decree, any personal property in the

ARMSTRONG, McCULLEN & PHILPOTT, P.C.
1420 GREEN ACRES ROAD
EUGENE, OREGON 97401-1753
(503) 686-9165

(k) The family horse.

9. ATTORNEY FEES: Each party shall be responsible for his and her own attorney fees and court costs incurred in these proceedings.

10. SATISFACTION OF TEMPORARY SUPPORT: Full satisfaction is hereby acknowledged of all temporary support required to be paid by the Petitioner during the pendency of these proceedings and the clerk of the court is directed to enter full satisfaction of all child and spousal support required to be paid by the Petitioner during the pendency of these proceedings.

11. DEBTS AND OBLIGATIONS: The Petitioner shall be solely responsible for paying any debts and obligations encumbering the property specifically awarded to Petitioner by this Decree and shall further pay, indemnify and hold the Respondent harmless from any debt or obligation incurred by Petitioner since their separation on the 17th day of June 1988.

The Petitioner shall also pay the following debt:

(a) Georgia Pacific account No. 2375A, note No. 2268, securing the 1988 Chevrolet awarded to Respondent.

The Respondent shall be solely responsible for the debts and obligations encumbering the property awarded to the Respondent (except for the debt encumbering the 1988 Chevrolet) and shall pay, indemnify and hold harmless the Petitioner from any debt or obligation incurred by the Respondent since the separation of the parties on June 17, 1988 and shall be fully responsible for the following debts and obligations and shall hold harmless and

1 her sole and separate property, free of any claims of the
2 Petitioner, the following:

3 (a) All furniture, furnishings, fixtures, appliances
4 and other tangible personal property, except for items
5 specifically awarded to Petitioner currently in the possession of
6 the Respondent.

7 (b) The 1988 Chevrolet automobile.

8 (c) All bank accounts standing in the name of the
9 Respondent wherein Petitioner is not named as a joint owner.

10 (d) All of Respondent's jewelry, clothing and personal
11 effects.

12 (e) All of Respondent's interest in any retirement or
13 pension or profit sharing plan available through her employment.

14 (f) The IRA account in Respondent's name.

15 (g) The account at Georgia Pacific Credit Union in
16 Respondent's name.

17 (h) The real property located at and known as 1051
18 Kalmia Street, Junction City, Lane County, Oregon, which property
19 is more fully described in EXHIBIT "2" attached hereto and
20 incorporated herein by this reference.

21 (i) Fisher brand stereo equipment, currently in
22 Petitioner's possession.

23 (j) One-half of the obligation owed as of June 17,
24 1988 to the parties by Jason and Jeramie Moffett on account of
25 purchase of vehicles for the parties' children and other loans
26 made by the parties for the children's benefit.

1 (o) The .22 caliber single shot rifle.

2 (p) The .22 caliber Colt Frontier model pistol which
3 was received as a gift from Petitioner's parents on the
4 Petitioner's 21st birthday.

5 (q) The 14' Larson boat, title No. B013121, with the
6 Honda outboard motor and other accessories.

7 (r) The Aristocrat Low Liner Trailer.

8 (s) The oxygen and acetylene tanks and all of
9 Petitioner's welding equipment and accessories, including the
10 Lincoln 225 arc welding machine.

11 (t) Boxes of personal effects belonging to Petitioner's
12 mother currently stored at the family residence in Junction City,
13 Oregon.

14 (u) The silver dollar collection.

15 (v) The Petitioner's personal effects, including wood
16 carvings and other miscellaneous personal effects still located
17 at the family residence in Junction City, Oregon.

18 (w) One-half of the obligation owed as of June 17,
19 1988 to the parties by Jason and Jeramie Moffett on account of
20 purchase of vehicles for the parties' children and other loans
21 made by the parties for the children's benefit.

22 (x) All of Petitioner's tools, including tools located
23 at the family residence in Junction City, Oregon.

24 (y) The family dog, subject to the rights of Desta Lee
25 Moffett.

26 8. RESPONDENT'S PROPERTY: The Respondent shall have as

1 10.08 acres on Ferguson Road, Lot 15-5-30-00202, covered by Lane
2 County tax account No. 6901-20584, and more fully described in,
3 EXHIBIT "1" which is attached hereto and incorporated herein by
4 this reference.

5 (c) The 1935 Crawler Tractor-Trailer.

6 (d) The 1976 Chevy Van, Oregon license No. FLW 767.

7 (e) The 1966 Chevrolet Pickup.

8 (f) The 1955 Chevrolet.

9 (g) The 1956 Chevrolet 2-door hardtop.

10 (h) The Georgia Pacific Stock account in Petitioner's
11 name.

12 (i) The IRA in Petitioner's name.

13 (j) The Petitioner's interest in the retirement
14 account available through his employment at Georgia Pacific and
15 all interest in any pension or profit sharing plan available
16 though Petitioner's employment.

17 (k) All of Petitioner's jewelry, clothing and personal
18 effects.

19 (l) All furniture, furnishings, appliances, fixtures,
20 tools, guns, and other tangible personal property currently in
21 Petitioner's possession.

22 (m) All personal property acquired by the Petitioner
23 since the separation of the parties in June 1988.

24 (n) The collection of old pennies in the jar located
25 at the parties' former marital residence.

26 ///

ARMSTRONG, McCULLEN & PHILPOTT, P.C.
1420 GREEN ACRES ROAD
EUGENE, OREGON 97401-1753
(503) 686-9165

1 payments made by Petitioner.

2 4. SPOUSAL SUPPORT: Neither party is required to
3 contribute towards the support or maintenance of the other party.

4 5. TAX EXEMPTIONS: The Petitioner may claim the minor
5 child of the parties as a dependent on his state and federal
6 income tax returns for the calendar year 1989 and in all odd
7 calendar years thereafter, unless Petitioner fails to make child
8 support payments required by this Decree. The Respondent may
9 claim the minor child in even numbered calendar years. The
10 Respondent shall promptly execute any forms that may be required
11 by the relevant taxing authority to enable the Petitioner to
12 claim the minor child as a dependent for income tax purposes in
13 odd numbered calendar years and shall promptly provide such forms
14 to the Petitioner.

15 6. 1988 TAX RETURNS: The parties shall file joint state
16 and federal income tax returns for calendar year 1988 and the
17 parties shall divided equally any net income tax refunds received
18 that year and husband shall pay any net tax liability due
19 thereon.

20 7. PETITIONER'S PROPERTY: Petitioner is awarded, free and
21 clear of any interest of the Respondent, the following described
22 property:

23 (a) All bank accounts at Tri-County Bank and Georgia
24 Pacific Credit Union, except for the bank account at Georgia
25 Pacific Credit Union in the name of the Respondent.

26 (b) The real property consisting of approximately

1 subject to reasonable rights of visitation by the Petitioner,
2 including, but not limited to every other weekend, alternate
3 holidays and birthdays and for a continuous period during summer
4 vacation of not less than three weeks.

5 2. CHILD SUPPORT OBLIGATION: The Petitioner is ordered to
6 pay to the Respondent, for the care, support, and maintenance of
7 the child of the parties, the sum of \$375.00 per month, beginning
8 on the first day of April 1989, and continuing each and every
9 month thereafter on the same day of each month, until the child
10 reaches the age of majority, marries or is otherwise emancipated,
11 or until further order of a court of competent jurisdiction,
12 whichever event first occurs. However, the support obligation
13 shall continue beyond the age of majority and until said child
14 shall reach the age of 21 years if she is a "child attending
15 school" as defined by ORS 107.108(4).

16 3. CHILD SUPPORT PAYMENTS AND SATISFACTIONS: The child
17 support payments are to be paid by Petitioner to Respondent's
18 bank account, located at Far West Federal Bank, Junction City
19 Branch, 285 W. 6th Street, Junction City, Oregon 97448, Account
20 No. 5038-915-7. Upon notification from the Respondent of a
21 change in the location or number of the Respondent's bank
22 account, the Petitioner shall, with the next payment due, make
23 said payments to the new bank account of the Respondent without
24 further court order. Upon request from time to time, Respondent
25 shall furnish to the Petitioner, at least once during each
26 calendar year, a formal satisfaction acknowledging all support

05

06

FILED

1989 MAR 14 AM 9:40

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY
 2 In the Matter of the Estate of)
 3 JAMIE W. MOFFETT,)
 4 Petitioner,)
 5 and) Case No. 15-88-05729 (18)
 6 CAROL L. MOFFETT,) JUDGMENT AND DECREE
 7 Respondent.) OF DISSOLUTION OF
) MARRIAGE (EX-PARTE)
)

8
 9 THIS MATTER coming on regularly for hearing before the court
 10 on the Motion and Affidavit of Petitioner for a Decree of
 11 Dissolution and the Respondent having been served on the 20th day
 12 of July 1988 and having filed an appearance in the form of a
 13 Response, and having thereafter filed a Withdrawal of Appearance
 14 and Consent to Default, and the court having considered the
 15 evidence presented and being fully advised in the premises, the
 16 court finds that it has jurisdiction herein and that
 17 irreconcilable differences between the parties have the caused
 18 the irremediable breakdown of the marriage.

19 The court further finds that 90 days have elapsed since
 20 service of the Petition upon the Respondent.

21 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
 22 that the marriage between the parties shall be dissolved
 23 effective on the 13th day of April 1989.

24 IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT:

25 1. CUSTODY OF MINOR CHILDREN: Respondent is hereby
 26 awarded the custody of the minor child, DESTA LEE MOFFETT,

ARMSTRONG, McCULLEN & PHILPOTT, P.C.
 1420 GREEN ACRES ROAD
 EUGENE, OREGON 97401-1753
 (503) 686-9165

J61
 3-14-89
 2-14-89

100 PRE 181

FILED

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

LANE COUNTY ZONING AND LAND USE ORDINANCE NO. 758

-) IN THE MATTER OF ZONING
-) IN PORTIONS OF TOWNSHIP 11 SOUTH, RANGES 5 AND 6 WEST; TOWNSHIP 16 SOUTH, RANGES 5 AND 6 WEST; AND TOWNSHIP 17 SOUTH, RANGE 5 AND 6 WEST; WILLAMETTE MERIDIAN

After consideration and review of all Lane County Planning Division staff reports, minutes of the Lane County Planning Commission and Board of County Commissioners, and written testimony and correspondence relating to the zoning of the lands zoned by this Ordinance, the Board of County Commissioners of Lane County ordains as follows:

Under authority of the applicable sections of ORS Chapter 215 and Lane Code Chapters 10 and 17, the lands depicted on the Temporary Official Zoning Maps, copies of which are attached hereto as Exhibits "A", "B", "C", "D", "E", and "F" made a part hereof by reference are hereby zoned as set forth on said exhibits, said zoning encompassing the following properties: See Exhibit "C"; in various combinations of the following zoning categories: Forest Management (FM) District; Exclusive Farm Use-20 (EFU-20) District; Farm Forestry-20 (FF-20) District; General Rural-10 (GR-10) District; Agriculture, Grazing, Timber Raising-5 (AGT-5) District; and Recreational Combining (R/C) District. The original Temporary Official maps are on file in the Planning Division office.

Enacted this 1st day of February, 1980.

Handwritten signature: Harold K. Rullhoff
Chairman, Lane County Board of Commissioners

Handwritten signature: Arthur E. Mahr
County Commissioner

I, _____, of the County of Lane, Oregon, do hereby certify that the foregoing is a true and correct copy of the zoning ordinance as the same appears in the official records of the Board of County Commissioners of Lane County, Oregon.

Notary Public for Oregon
My Commission Expires _____
I am not a Notary Public for Oregon

UNZONED PROPERTIES WEST HALF WILLAPETTE-LONG TOWNSHIP

Map	Tax Lot	Map	Tax Lot
15-05-07	100 - FF-20	16-05-21	200 - FF-20
15-05-08	100 - FF-20	16-05-21	300 - FF-20
15-05-17	100 - FF-20	16-05-21	500 - EFU-20
15-05-17	300 - FF-20	16-05-31	100 - EFU-20
15-05-17	400 - FF-20	16-05-31	800 - AGT-5
15-05-18	100 - FF-20	16-05-31	801 - AGT-5
15-05-20	801 - EFU-20	16-05-31	3300 - EFU-20
15-05-20	504 - EFU-20	16-05-31	3400 - EFU-20
15-05-30	202 - EFU-20	16-05-32	300 - EFU-20
15-05-30	300 - EFU-20	16-05-32	600 - EFU-20
15-05-30	700 - EFU-20	16-05-07	200 - FF-20
15-05-31	200 - FF-20	16-06-13	322 - EFU
15-05-31	204 - FF-20	16-06-13	904 - FF-20
15-05-31	500 - FF-20	16-06-14	300 - FM, FF-20
15-05-31	700 - EFU-20	16-06-14	301 - FM, FF-20
15-05-35	630 - EFU-20	16-06-14	400 - FM
15-06-36	401 - GR-10	16-06-18	301 - FF-20
15-06-36	601 - EFU-20	16-06-18	402 - FF-20
16-05-05	203 - EFU-20	16-06-21	1300 - FF-20
16-05-05	300 - EFU-20	16-06-21	1500 - FF-20
16-05-06	200 - FM, FF-20	16-06-26	1300 - FF-20
16-05-09	300 - AGT-5, GR-10	16-06-27	902 - FF-20
16-05-17	1300 - GR-10	16-06-27	904 - FF-20
16-05-17	1301 - GR-10	16-06-34	301 - FF-20
16-05-18	202 - GR-10	17-05-05	1000 - FF-20/R
16-05-19	102 - FF-20	17-05-05	1900 - EFU-20
16-05-19	106 - FF-20	17-05-06	100 - EFU-20
16-05-19	107 - FF-20	17-05-06	200 - EFU-20
16-05-19	109 - FF-20	17-05-06	400 - EFU-20
16-05-19	300 - FF-20	17-05-06	1900 - EFU-20
16-05-19	501 - FF-20	17-05-06	2000 - EFU-20
		17-05-06	2001 - EFU-20
		17-05-06	2300 - EFU-20
		17-06-06	1301 - FF-20
		17-06-06	1700 - FF-20
		17-06-06	1800 - FF-20

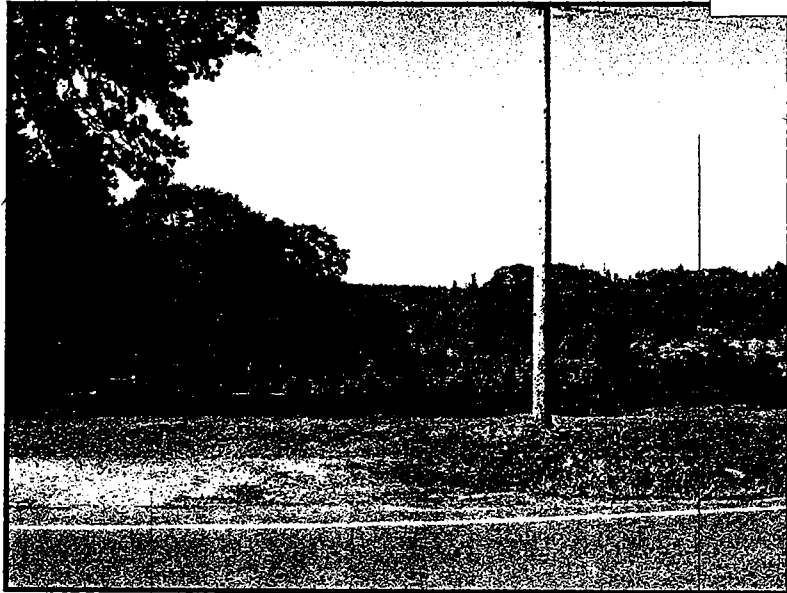
ORDINANCE

EXHIBIT "G"

of the better... Township 16 South,
 Range 10 East... Township 17
 South...

Home site

LC



APPRAISAL OF REAL PROPERTY

LOCATED AT:

South of 25719 Ferguson Road
Metes & Bounds, See Attached
Cheshire, OR 97419

FOR:

Jamie Moffett
2080 City View Street
Eugene, OR 97405

AS OF:

June 9, 2005

BY:

Sara A. Fraser, SRA
safraser25@msn.com
541/485-4245

LAND APPRAISAL REPORT

File No.

Borrower Jamie Moffett Census Tract 402 2 Map Reference Tax Lot 00202
 Property Address South of 25719 Ferguson Road
 City Cheshire County Lane State OR Zip Code 97419
 Legal Description Motes & Bounds, See Attached
 Sale Price \$ Market Value Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 353.68 (yr) Loan charges to be paid by seller \$ 0.00 Other sales concessions N/A
 Lender/Client Jamie Moffett Address 2080 City View Street, Eugene, OR 97405
 Occupant Vacant Land Appraiser Sara A. Fraser, SRA Instructions to Appraiser Appraise to market value as permitting SFR

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 50% 1 Family % 2-4 Family % Apts. % Condo % Commercial
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant 5 % Vacant
 Single Family Price Range \$ 175,000 to \$ 800,000 Predominant Value \$ 250-600
 Single Family Age 2 yrs. to 60 yrs. Predominant Age 20-40 yrs.

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Deleterious Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): This rural area is in a broad valley at the base of the eastern foothills of the Coast Mountain Range - 8 miles west of the juncture of Highways 36 and 99, and 23 miles northwest of Eugene's central business district. It is a popular area for cattle and sheep farmers, and grass seed production. Land parcels range from 2-acre homesites up to 300-acre parcels. The broad range of residential and farm use is typical of the area and acceptable in the market.

Dimensions Irregular, please see the attached plat map = 10.08 Sq. Ft. or Acres Corner Lot
 Zoning classification Exclusive Farm Use 40-Acre Minimum Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) Single Family Residential homesite
 Elec. Public Other (Describe) Propane/Typ. OFF SITE IMPROVEMENTS Topo Level
 Gas Well/Typical Street Access Public Private Size Typical smaller end for area
 Water Septic/Typical Surface Asphaltic Concrete Shape Rectangular
 San. Sewer Underground Elect. & Tel. Maintenance Public Private View Houses, pastures, wooded hills, road
 Storm Sewer Curb/Gutter Drainage Appears Adequate
 Sidewalk Street Lights In the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The highest & best use of this vacant land parcel is as a homesite. 86% of the soils have a capability subclassification of 11e, a below-average quality soil capability when the number one is the highest grade. Approximately 80% of it is currently planted with 7-8 year old christmas trees. The site size is typical of many in the area & marketable. Its size is a legal, non-conforming use because it was a separate tax lot before the current EFU 40 acre zoning was enacted.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	South of 25719 Ferguson Road Cheshire	92036 Territorial Hwy. Junction City, OR	92042 Territorial Hwy. Junction City, OR	95413 Hwy. 99 East Junction City, OR
Proximity to Subject		11 miles south	11 miles south	11 miles east
Sales Price	\$ Market Value	\$ 16,007	\$ 16,007	\$ 13,298
Price per acre	\$	\$ 16,007	\$ 16,007	\$ 13,298
Data Source	Pers. Insp., Tax Recrd	Prud.RE Prof-RMLS# 4015745	Prud.RE Prof-RMLS# 4015745	Harper RE-RMLS# 4001169
Date of Sale and Time Adjustment	N/A	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Location	Average	Comparable	Comparable	Comparable
Site/View	10.08 Ac/Rur.Resid.	8.59 Ac/Rur.Resid.	8.59 Ac/Rur.Resid.	11.28 Ac/Rur.Resid.
Improvements	None	Septic -500	Non16-05-28-1405	Well,Septic,Power -1,000
Tax Map	15-05-30-202	16-05-21-02202	16-05-21-02201	19-03-16-0-703
Zoning	EFU 40 acre min.	RR 1 acre min.	E-40 & RR 1ac.min	EFU 30 acre min.
Sale Price		137,500-\$4K	137,500	150,000 - \$10K imp.
Sales or Financing Concessions		Conventional Buyer: S.Patterson	Conventional Buyer: Steve Horn	Cash
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 500	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,000
Indicated Value of Subject		\$ 15,507	\$ 16,007	\$ 12,298

Comments on Market Data: These sales of farm, forest, and residentially-zoned properties are judged to be good indicators of the subject's value. Homesites were permitted on them. A unit price was used rather than acreage adjustments.

Comments and Conditions of Appraisal: The subject was appraised assuming it can be improved with a single family dwelling, to terms of cash or its equivalent.

Final Reconciliation: Heaviest weight is given to SALES 1, 2 and 5 because they are the most comparable to the subject in quality of land. Secondary weight is given to SALES 3 and 4. Please refer to the Addendum for further discussion.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF June 9, 2005 to be \$ 166,500
 Appraiser(s) Sara A. Fraser, SRA Did Did Not Physically Inspect Property
 Review Appraiser (if applicable)

LEGAL (C-1318) REPRODUCTION SITE MARKET DATA (B-1315) RECONCILIATION (C-10)

MARKET DATA ANALYSIS

File No.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	South of 25719 Ferguson Road Cheshire	23804 Hwy. 99 West Junction City, OR		24763 Hall Road Cheshire, OR			
Proximity to Subject		9 miles northeast		10 miles south			
Sales Price	\$ Market Value	\$ 11,117		\$ 24,900		\$	
Price per acre	\$	\$ 11,117		\$ 24,900		\$	
Data Source	Pers. Insp., Tax Recrd	ReMax-RMLS# 3024818		Leslie&Leslie-RMLS# 4008219			
Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Location	N/A	5/12/04 COE		10/27/04 COE			
Site/View	Average	Comparable		Comparable			
Improvements	10.08 Ac/Rur. Resid.	8.77 Ac/Rural Res.		5.02 Acr/Rural Res.			
Tax Map	None	Septic Approval		0 Well, Septic, Power		-2,000	
Zoning	15-05-30-202	15-05-11-00900		16-06-13-00315			
	EFU 40 acre min.	F2		Residential			
Sale Price		97,500		125,000			
Sales or Financing Concessions		Conventional		Conventional			
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - : \$		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ 2,000		<input type="checkbox"/> + <input type="checkbox"/> - : \$	
Indicated Value of Subject		\$ 11,117		\$ 22,900		\$	
Comments:							

Borrower/Client	Jamie Moffett		
Property Address	South of 25719 Ferguson Road		
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender	Jamie Moffett		

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple interest in the property identified as: Tax Map 15-05-30-00 Tax Lot 00202. The intended use of this report is for personal reasons, to establish the estimated value of the subject as a legal homesite.

HISTORY OF THE SUBJECT

The subject parcel was purchased on June 27, 1968, for \$7,500.

DEFINITION OF MARKET VALUE

Please refer to the definition of market value attached to this report, shown above the Statement of Limiting Conditions.

SCOPE OF THE APPRAISAL

The extent of data collection process of the appraisal report research includes consideration of the sales comparison approach to value. The cost and income approaches do not typically have the information available to produce and support a meaningful value indication for bare land.

The scope of this appraisal report research was limited to sales of tracts of land on which construction of a dwelling is permitted. It was geographically limited to Lane County, to properties that are comparable to the subject in distance to support services. The distances between the subject and the sales are as the crow flies, and are typical for land appraisals. The scope was limited in time to properties that sold from 2003 to the present.

The extent of appraisal research included: 1) the sales were verified and confirmed with the sales agents; 2) I inspected the subject property on June 9, 2005; 3) I did not view the comparable properties but am familiar with their locations.

SALES COMPARISON APPROACH

SALES 1 and 2 are three miles north of the intersection of Clear Lake Road and Territorial Hwy. They were originally a single parcel of land identified as Tax Map 16-05-21 Tax Lot 02200 which was zoned E-40. The owner divided this parcel and sold it to two friends. One divided lot is identified as: Tax Map 16-05-21-02202, zoned Rural Residential 1-acre minimum and containing 1 acre; owner is Scott Patterson. The tax map for the remaining 7.59 acres is separate. The second site, purchased by Steve Horn, is identified as Tax Map 16-05-21 Tax Lot 02201, containing .98 acre and zoned RR 1, and Tax Map 16-05-28 Tax Lot 01405 for the remaining acreage and zoned E-40. The adjusted sale prices of these two sales are strong indicators for the estimated subject value.

SALE 3 is across the Noraton/Lingo Lane intersection. This is fertile river-bottom land that is rented through November 2005 for \$140/year per acre. It has a mobile home space rent for \$175 per month. The adjusted sale price reflects the lower range of estimated subject value.

SALE 4 is north of Junction City to the Benton County line; in Benton County. It is level acreage with wetlands area, requiring a sand filter system. The adjusted sale price reflects the lower range of estimated subject value.

SALE 5 is perhaps the most locationally comparable to the subject. Hall Road being just south of Ferguson Road. The adjusted sale price reflects the upper ranges of estimated subject value.

These sales bracket and produce an estimated value for the subject of \$16,531 per acre x 10.08 acres = \$166,632 total rounded to \$166,500 - when heaviest weight is given to SALES 1, 2 and 5 and secondary weight to SALES 3 and 4.

ADDITIONAL CERTIFICATION AS REQUIRED BY THE APPRAISAL INSTITUTE

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

ELECTRONIC SIGNATURE ADDENDUM

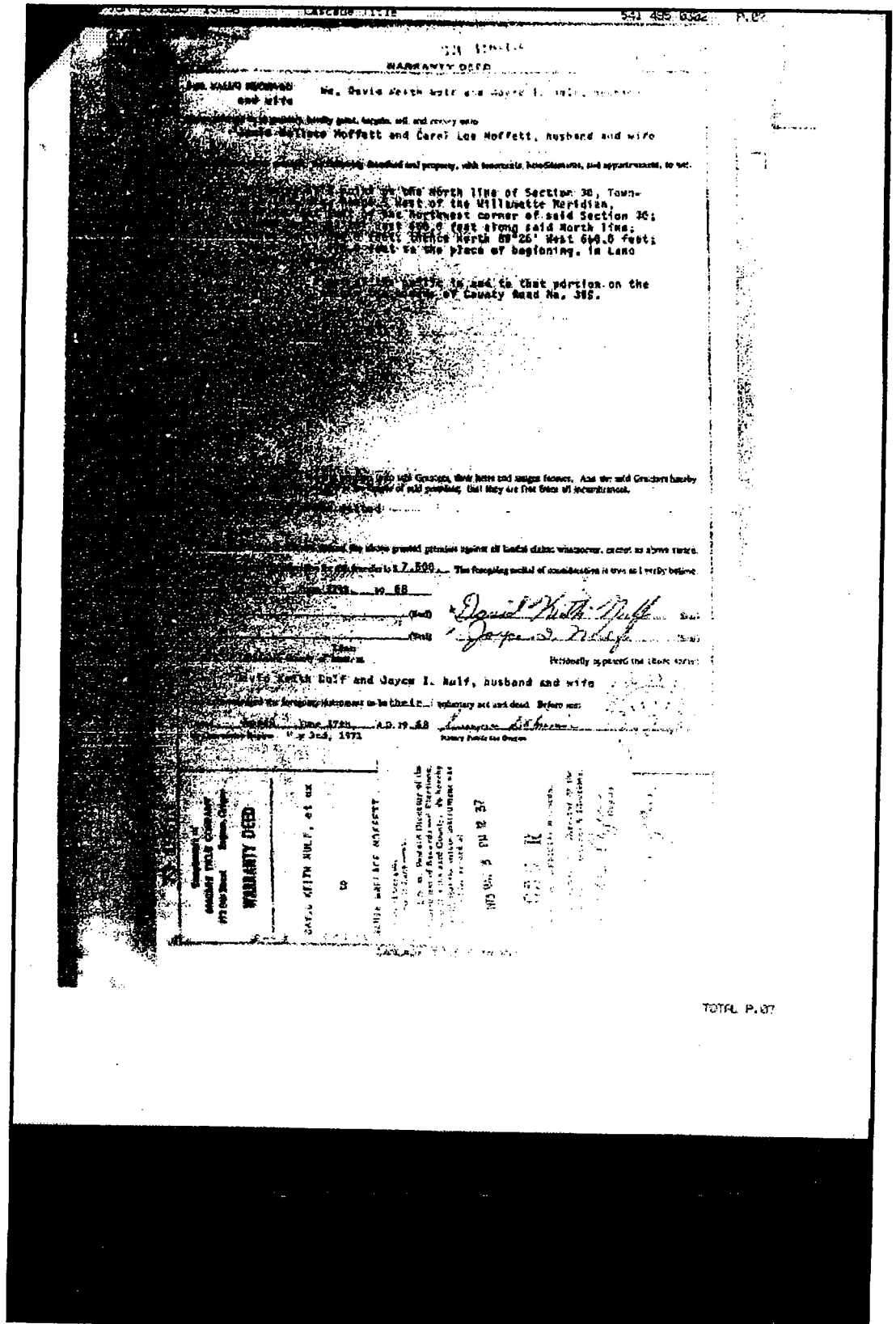
All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal without the exception of the original signing appraiser.

TRANSMISSION

This report was prepared for the exclusive benefit of Jamie Moffett. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

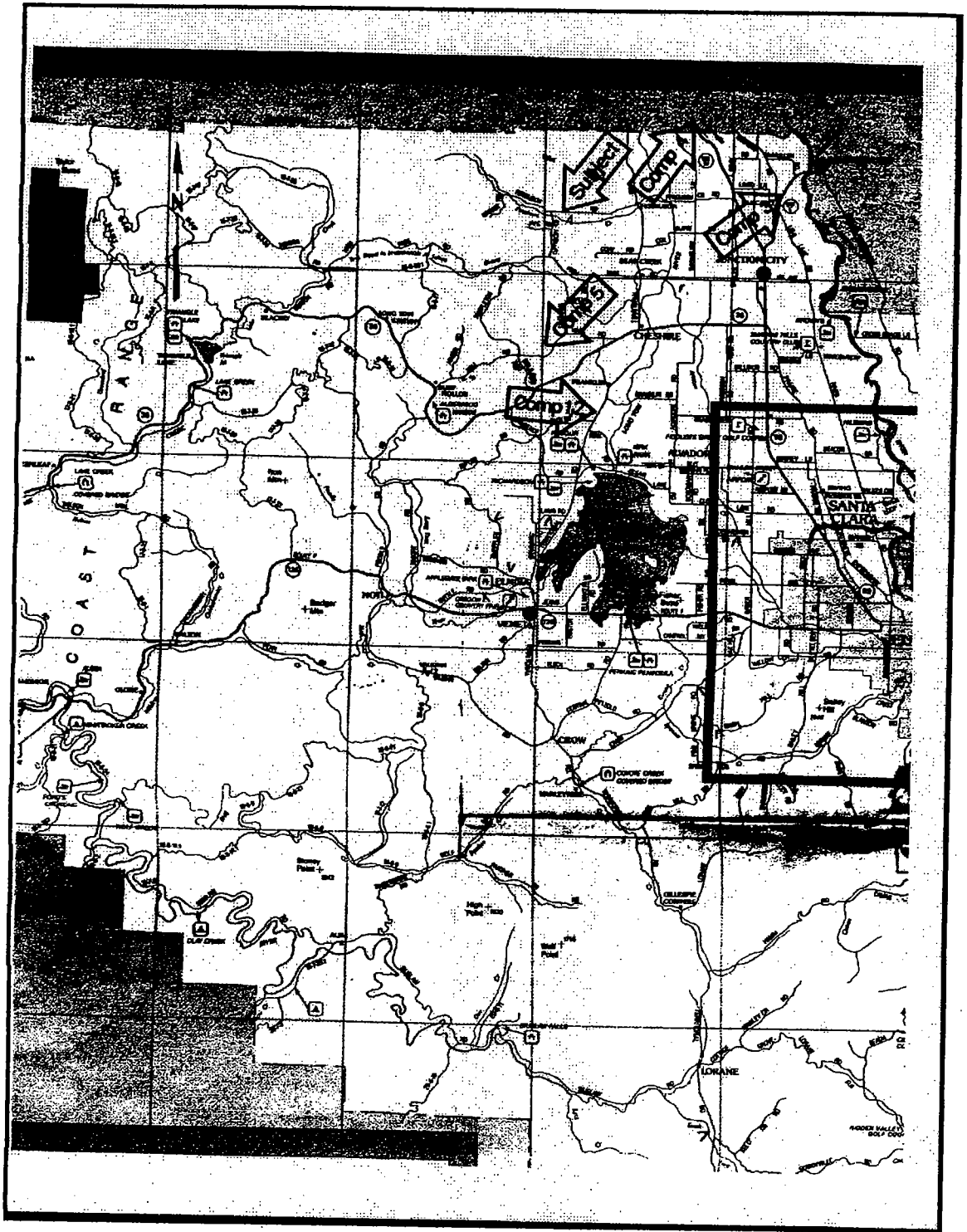
Legal Description Map

Borrower/Client	Jamie Moffett		
Property Address	South of 25719 Ferguson Road		
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender	Jamie Moffett		



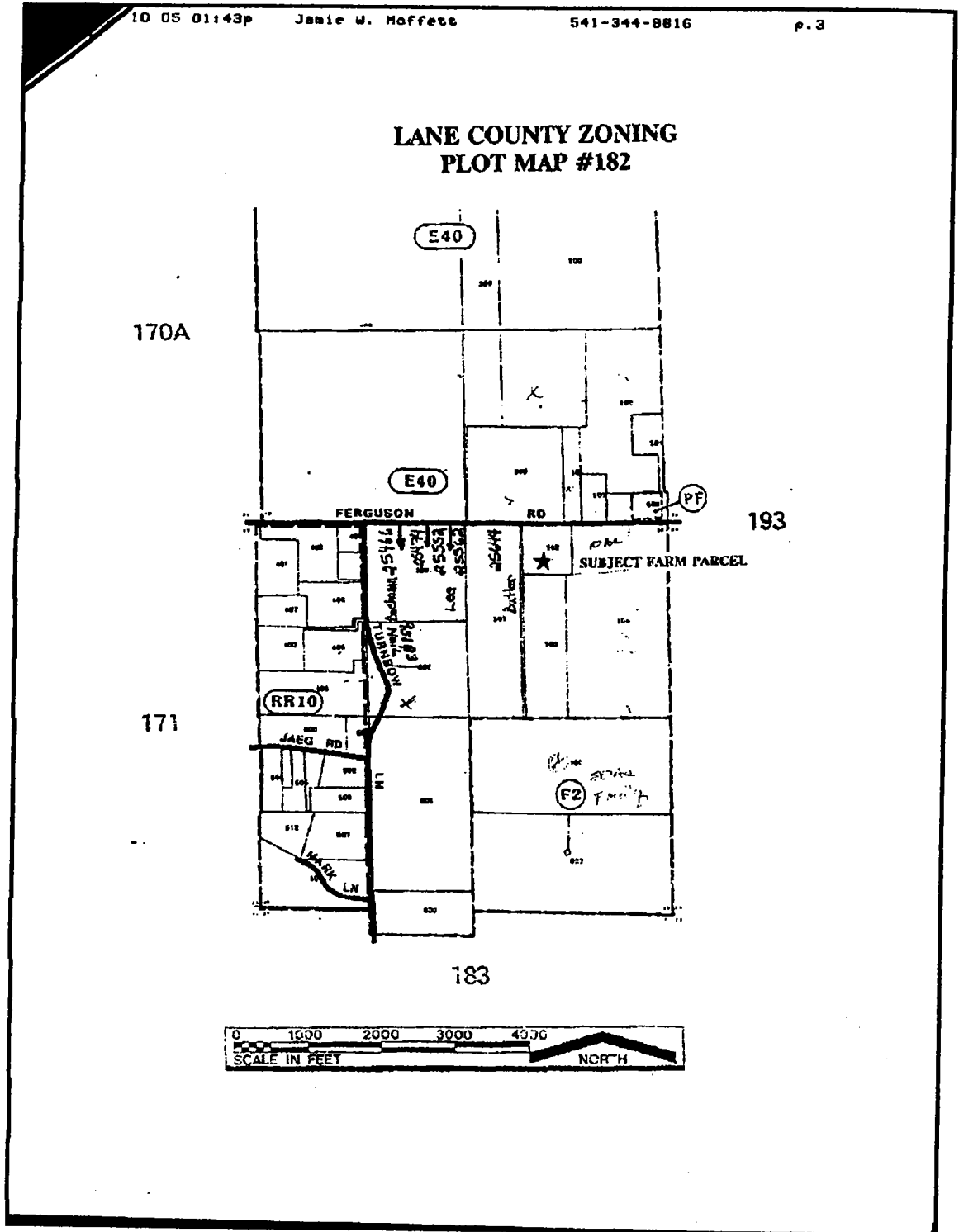
Location Map

Borrower/Client	Jamie Moffett		
Property Address	South of 25719 Ferguson Road		
City	Cheshire	County	Lane
		State	OR
Lender	Jamie Moffett	Zip Code	97419



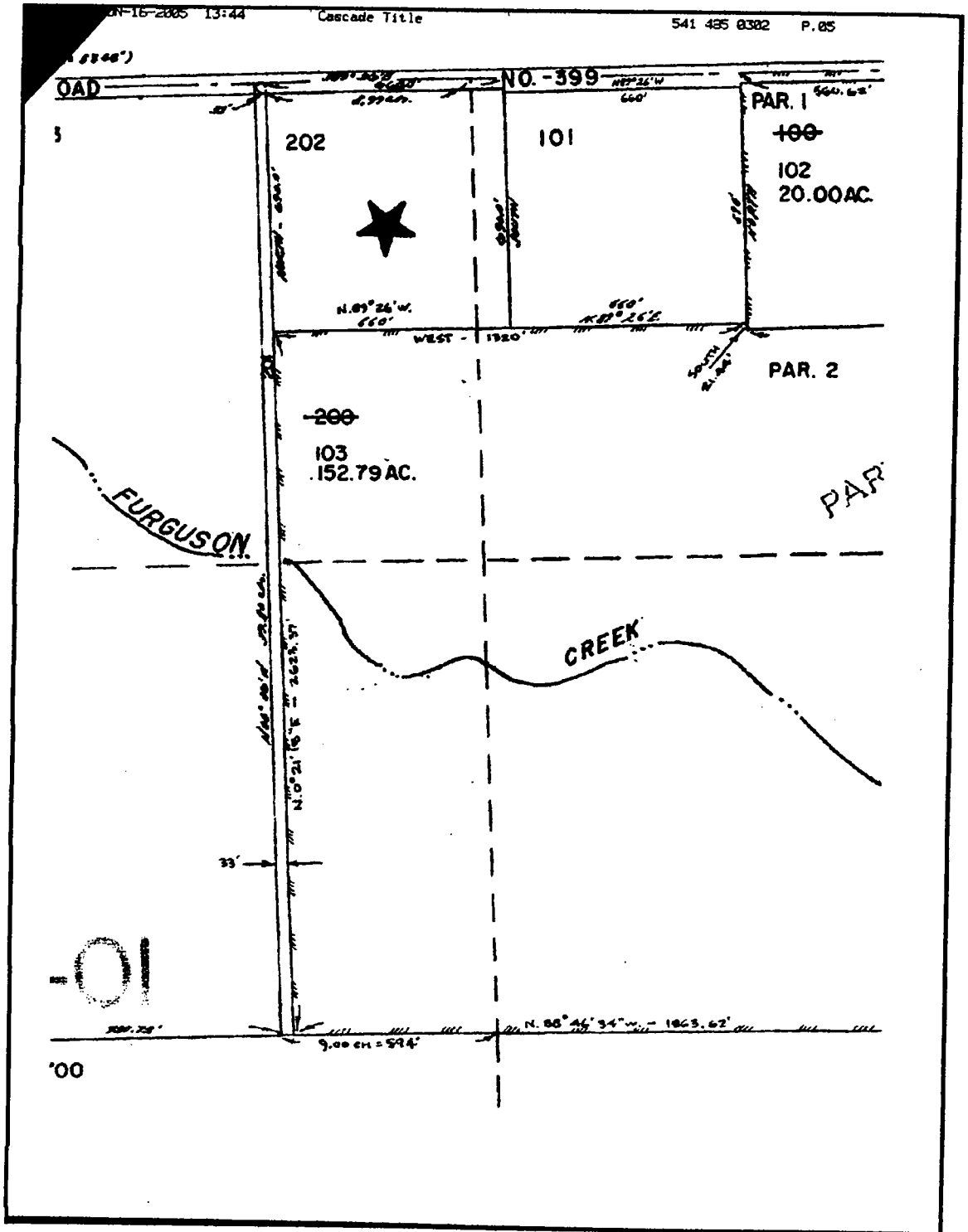
Site Map

Borrower/Client Jamie Moffett			
Property Address South of 25719 Ferguson Road			
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender Jamie Moffett			



Plat Map

Borrower/Client Jamie Moffett			
Property Address South of 25719 Ferguson Road			
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender Jamie Moffett			



Subject Photo Page

Borrower/Client	Jamie Moffett		
Property Address	South of 25719 Ferguson Road		
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender	Jamie Moffett		



Subject Front

South of 25719 Ferguson Road
Sales Price Market Value
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View 10.08 Ac/Rur.Resid.
Site
Quality
Age



Rear looking north over subject



Subject Street

Subject Photo Page

Borrower/Client	Jamie Moffett		
Property Address	South of 25719 Ferguson Road		
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender	Jamie Moffett		



Looking east

South of 25719 Ferguson Road
Sales Price Market Value
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View 10.08 Ac/Rur.Resid.
Site
Quality
Age



Looking west

7-8 year old christmas trees
25660 Ferguson Road next
door neighbor's house and
barn at the rear of photo.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.



SARA A. FRASER REAL ESTATE APPRAISALS, INC.

2544 Washington • Eugene, OR 97405 • Phone (541) 485-4245 • Fax (541) 345-8535 • Email safraser@teleport.com

August 2001

QUALIFICATIONS FOR SARA A. FRASER, SRA

EMPLOYMENT AND EXPERIENCE BACKGROUND

Sara Fraser established her real estate appraisal practice in January 1980.

The scope of her practice covers Lane County and includes: one-to-four family dwellings, proposed construction, condominiums, manufactured homes, rural properties and vacant residential land.

Her clients include: H.U.D, the VA, mortgage lenders, credit unions, attorneys, CPA's, and private individuals.

She earned and was awarded the professional designation of SRA (Senior Residential Appraiser) from the Appraisal Institute in January 1997.

EDUCATIONAL BACKGROUND

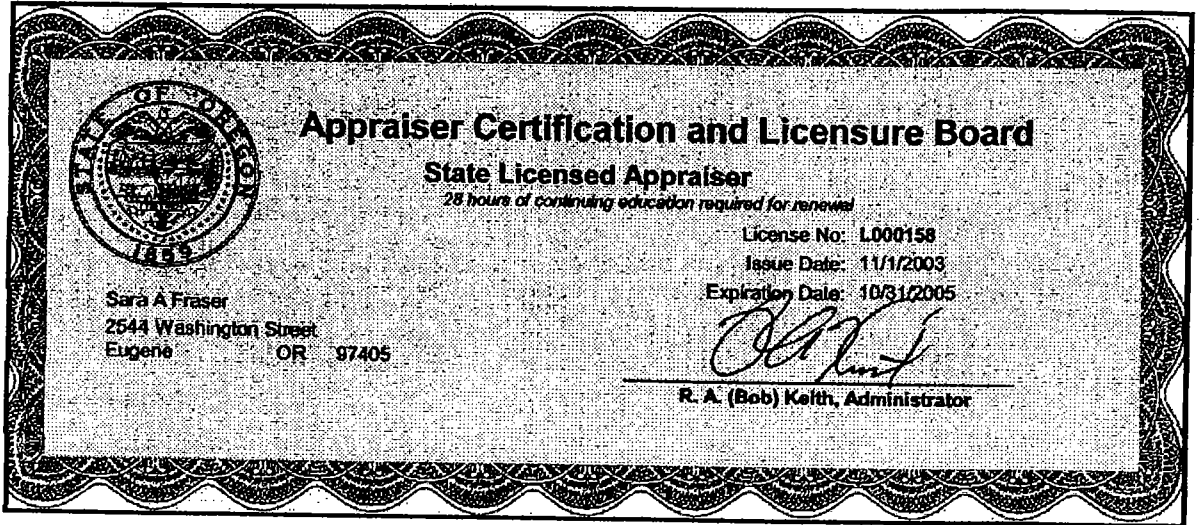
- Associate in Science degree, West Virginia Institute of Technology, Montgomery, W. Va., 1969
- "Course 101, An Introduction to Appraising Real Property", Society of Real Estate Appraisers, successfully challenged in October 1987
- "Course 102, Applied Residential Property Valuation", Society of Real Estate Appraisers, successfully challenged in June 1988
- "Uniform Standards of Professional Appraisal Practice – Courses 410 and 420", Greater Oregon Chapter of the Appraisal Institute, 1991, 1996, 2000 and 2001.
- "Advanced Residential Form and Narrative Report Writing", Greater Oregon Chapter of the Appraisal Institute, October 1996
- "Course 310, Basic Income Capitalization", Greater Oregon Chapter of the Appraisal Institute, March 1999
- "Course 320, Basic Income Capitalization", Greater Oregon Chapter of the Appraisal Institute, March 2001

PROFESSIONAL AFFILIATION

Ms. Fraser is a member of the Greater Oregon Chapter of the Appraisal Institute in which she is on the Board of Directors. She has served in the Eugene sub-chapter as secretary, vice-chairperson during 1995 and 1996, and chairperson during 1997, 1998, and 2002.

REPRESENTATIVE CLIENTS

- | | |
|---------------------------------|-----------------------------------|
| - H.U.D. | - Rural and Economic Development |
| - Veterans Administration | - Eugene Planning and Development |
| - Wells Fargo Bank | - U-Lane-O Credit Union |
| - Frontier Mortgage | - Wood Products Credit Union |
| - Employee Relocation Companies | |



NV
Homesite

LC



APPRAISAL OF REAL PROPERTY

LOCATED AT:

South of 25719 Ferguson Road
Metes & Bounds, See Attached
Cheshire, OR 97419

FOR:

Jamie Moffett
2080 City View Street
Eugene, OR 97405

AS OF:

June 9, 2005

BY:

Sara A. Fraser, SRA
safraser25@msn.com
541/485-4245

LAND APPRAISAL REPORT

File No.

Borrower Jamie Moffett Census Tract U402 2 Map Reference Tax Lot 00202
 Property Address South of 25719 Ferguson Road
 City Cheshire County Lane State OR Zip Code 97419
 Legal Description Metes & Bounds, See Attached
 Sale Price \$ Market Value Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 353.68 (yr) Loan charges to be paid by seller \$ 0.00 Other sales concessions N/A
 Lender/Client Jamie Moffett Address 2080 City View Street, Eugene, OR 97405
 Occupant Vacant Land Appraiser Sara A. Fraser, SRA Instructions to Appraiser Appraise to market value as EFU

<p>Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. Present Land Use <u>50% 1 Family</u> <u>% 2-4 Family</u> <u>% Apts.</u> <u>% Condo</u> <u>% Commercial</u> <u>% Industrial</u> <u>50% Vacant</u> <u>%</u> Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From _____ To _____ Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>5 % Vacant</u> Single Family Price Range \$ <u>175,000</u> to \$ <u>800,000</u> Predominant Value \$ <u>250-600</u> Single Family Age <u>2</u> yrs. to <u>60</u> yrs. Predominant Age <u>20-40</u> yrs.</p>	<table border="0" style="width: 100%;"> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): This rural area is in a broad valley at the base of the eastern foothills of the Coast Mountain Range - 8 miles west of the juncture of Highways 36 and 99, and 23 miles northwest of Eugene's central business district. It is a popular area for cattle and sheep farmers, and grass seed production. Land parcels range from 2-3-acre homesites up to 300-acre parcels. The broad range of residential and farm use is typical of the area and acceptable in the market.

Dimensions Irregular, please see the attached plat map = 10.08 Sq. Ft. or Acres Corner Lot
 Zoning classification Exclusive Farm Use 40-Acre Minimum Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) Single Family Residential homesite
 Elec. Public Other (Describe) _____
 Gas _____
 Water Propane/Typ.
 San. Sewer Well/Typical
 Septic/Typical
 Underground Elect. & Tel. _____
 OFF SITE IMPROVEMENTS Topo Level _____
 Street Access Public Private Size Typical smaller end for area
 Surface Asphaltic Concrete Shape Rectangular
 Maintenance Public Private View Houses, pastures, wooded hills, road
 Storm Sewer Curb/Gutter Drainage Appears Adequate
 Sidewalk Street Lights

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The highest & best use of this vacant land parcel is as a homesite. 86% of the soils have a capability subclassification of 11e, a below-average quality soil capability when the number one is the highest grade. Approximately 80% of it is currently planted with 7-8 year old christmas trees. Its size is a legal, non-conforming use because it was a separate tax lot before the current EFU 40 acre zoning was enacted. The site size is typical of many in the area & marketable.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	South of 25719 Ferguson Road Cheshire	702 Camas Swale Road Creswell, OR	703 Camas Swale Road Creswell, OR	Territorial Road Lorane, OR
Proximity to Subject		42 miles southeast	42 miles southeast	50 miles south
Sales Price	\$ Market Value	\$ 4,400	\$ 4,400	\$ 5,294
Price per acre	\$	\$ 4,400	\$ 4,400	\$ 5,294
Data Source	Pers.Insp., Tax Recrd	Brock-RMLS# 3073256	Brock-RMLS# 3073260	Hemenway-RMLS# 5002381
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	N/A	4/5/04 COE	4/5/04 COE	5/1/05 COE
Location	Average	Comparable	Average	Comparable
Site/View	10.08 Ac/Rur.Resid.	5 Ac/Rur.Resid.	5 Ac/Rur.Resid. +15,200	10.39 Ac/Rur.Resid.
Improvements	None	None	None	None
Tax Map	15-05-30-202	19-03-16-00702	19-03-16-0-703	20-05-25-02800
Zoning	EFU 40 acre min.	EFU 25 acre min.	EFU 25 acre min.	F2
Sale Price	22,000	22,000	22,000	55,000
Sales or Financing Concessions		Cash	Cash	Cash
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15,200	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject	\$ 4,400	\$ 4,400	\$ 19,600	\$ 5,294

Comments on Market Data: These sales of farm- & forest-zoned properties are judged to be good indicators of the subject's value. A homesite was not permitted on them at the time of sale. A unit price was used rather than acreage adjustments.

Comments and Conditions of Appraisal: The subject was appraised subject to its current use as a vacant parcel of E40 land and to terms of sale of cash or its equivalent.

Final Reconciliation: Heaviest weight is given to SALES 1 & 2 because they are the most comparable to the subject in zoning & permitted land use. Secondary weight is given to SALES 3 & 4, which require a special use permit in order to build a house, & a bridge to access the parcels. Last weight is given to SALE 5 due to the great difference in price per acre. Please refer to the Addendum for further discussion.
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF June 9, 2005 **to be \$** 46,500

Sara A. Fraser
 Sara A. Fraser, SRA
 Appraiser(s) Review Appraiser (if applicable) Did Did Not Physically Inspect Property

[Y2K]

MARKET DATA ANALYSIS

File No.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	South of 25719 Ferguson Road Cheshire	Territorial Road Lorane, OR		DeBerry Road Creswell, OR			
Proximity to Subject		50 miles south		44 miles southeast			
Sales Price	\$ Market Value	\$ 5,107		\$ 14,000		\$	
Price per acre	\$	\$ 5,107		\$ 14,000		\$	
Data Source	Pers. Insp., Tax Recrd	Hemenway-RMLS# 5002386		Prud.RE Prof-RMLS# 5018386			
Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust	DESCRIPTION	+(-)\$ Adjust	DESCRIPTION	+(-)\$ Adjust
Location	Average	Comparable		Average			
Site/View	10.08 Ac/Rur.Resid.	10.77 Ac/Rur.River		7 Ac/Rur.Resid.			
Improvements	None	None		None			
Tax Map	15-05-30-202	20-05-25-02801		19-03-17-1000			
Zoning	EFU 40 acre min.	F2-not homsite		Frm/For-not homesi			
Sale Price		55,000		98000			
Sales or Financing Concessions		Cash		Conventional			
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - :\$		<input type="checkbox"/> + <input type="checkbox"/> - :\$		<input type="checkbox"/> + <input type="checkbox"/> - :\$	
Indicated Value of Subject		\$ 5,107		\$ 14,000		\$	
Comments:							

MARKET DATA ANALYSIS
COMMENTS

Supplemental Addendum				File No.
Borrower/Client	Jamie Moffett			
Property Address	South of 25719 Ferguson Road			
City	Cheshire	County	Lane	State
Lender	Jamie Moffett	State	OR	Zip Code 97419

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple interest in the property identified as: Tax Map 15-05-30-00 Tax Lot 00202. The intended use of this report is for personal reasons, to establish the estimated value of the subject as a vacant parcel of land.

HISTORY OF THE SUBJECT

The subject parcel was purchased on June 27, 1968, for \$7,500.

DEFINITION OF MARKET VALUE

Please refer to the definition of market value attached to this report, shown above the Statement of Limiting Conditions.

SCOPE OF THE APPRAISAL

The extent of data collection process of the appraisal report research includes consideration of the sales comparison approach to value. The cost and income approaches do not typically have the information available to produce and support a meaningful value indication for bare land.

The scope of this appraisal report research was limited to sales of tracts of land on which construction of a dwelling was not permitted. It was geographically limited to Lane County. It was limited in time to properties that sold from 2003 to the present.

The extent of appraisal research included: 1) the sales were verified and confirmed with the sales agents; 2) I inspected the subject property on June 9, 2005; 3) I did not view the comparable properties but am familiar with their locations.

SALES COMPARISON APPROACH

SALES 1 and 2, near the city of Creswell, were originally a 1905 subdivision. The property was rezoned in the 1970's to EFU 25. The five-acre parcels were listed for \$50,000 apiece, and sold for \$22,000 apiece, at \$4,400 per acre. The new owners plan to build a barn on the property and run livestock on it. These sales are given heaviest weight because of their comparability to the subject in zoning and permitted use.

SALES 3 and 4 were listed for \$90,000 apiece and sold for \$55,000 apiece, at \$5,294 and \$5,107 per acre. Most of the land lies across the Siuslaw River which had no bridge access at the time of sale. These properties are approximately three miles south of Lorane, within twenty minutes of Eugene and Cottage Grove; the subject is within comparable time travel to Eugene and Junction City. Their F-2 zoning permits a dwelling with a special use permit. Their high sale-to-list-price ratio of 61% is an indicator of the difficulties the purchasers must surmount in order to build a dwelling. Secondary weight is given to these two sales because of these factors.

SALE 5 is a seven-acre parcel that had no legal access. It has twenty-year-old trees with an estimated present value of \$20,000. It was purchased as timberland by the adjoining landowners who can now provide legal access. It was listed for \$100,000 and sold for \$98,000 - at \$14,000 per acre. This price per acre is far beyond that of the other four sales. This upper range of value is diluted by giving this sale least weight.

These sales bracket and produce an estimated value for the subject of \$4,600 per acre x 10.08 acres = \$46,368 total rounded to \$46,500 - when heaviest weight is given to SALES 1 and 2, secondary weight to SALES 3 and 4, and least weight to SALE 5.

ADDITIONAL CERTIFICATION AS REQUIRED BY THE APPRAISAL INSTITUTE

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

ELECTRONIC SIGNATURE ADDENDUM

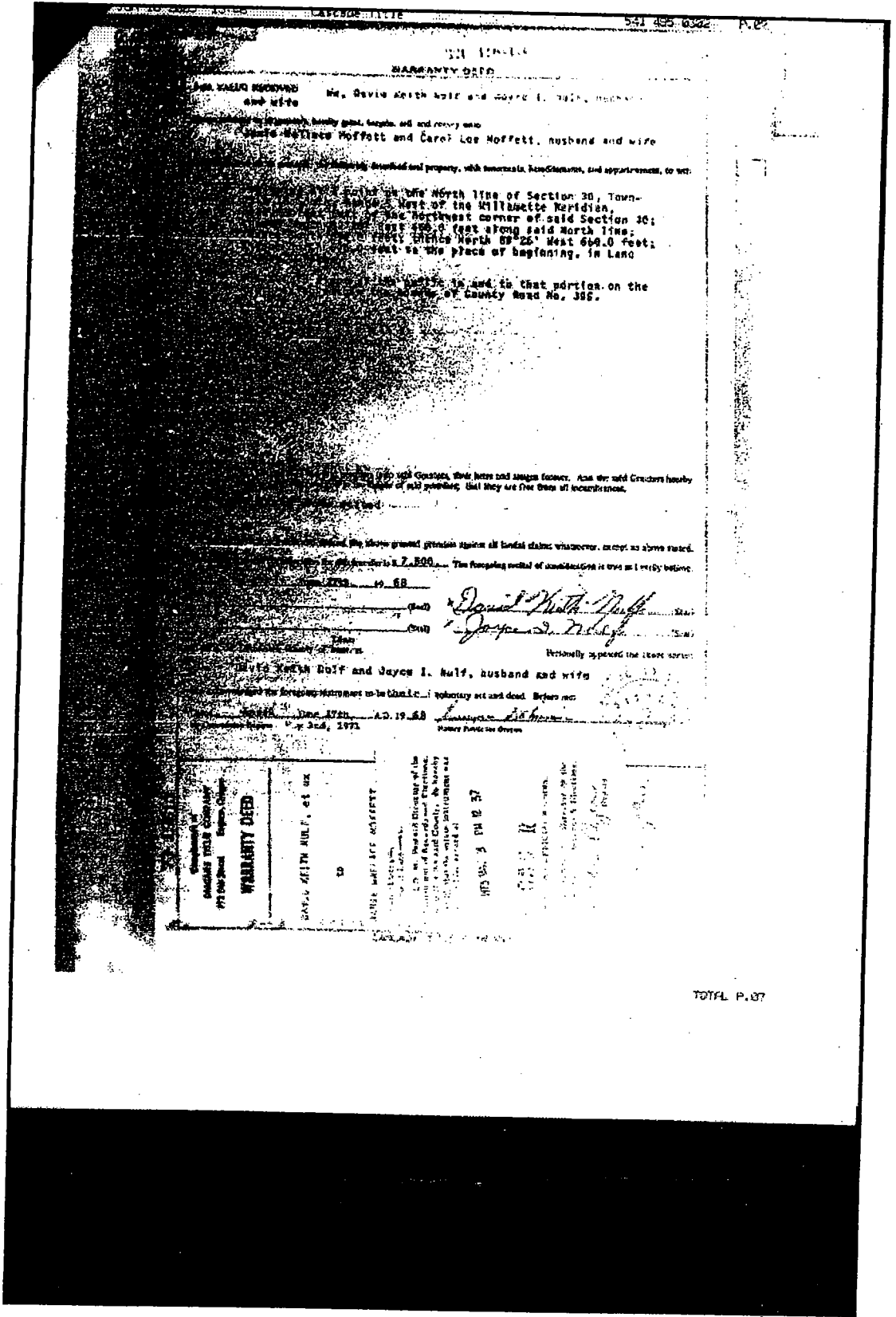
All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal with the exception of the original signing appraiser.

TRANSMISSION

This report was prepared for the exclusive benefit of Jamie Moffett. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.

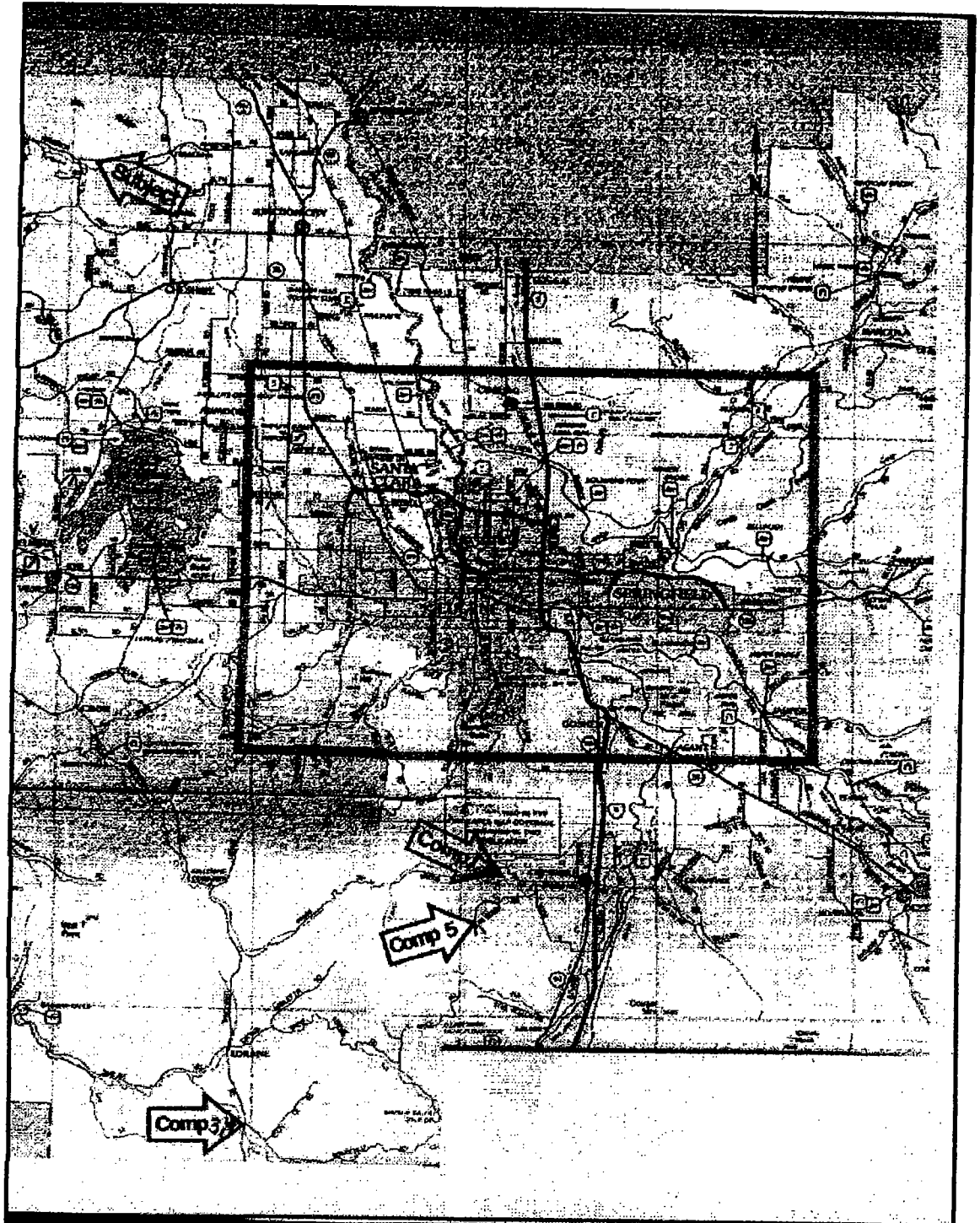
Legal Description Map

Borrower/Client Jamie Moffett			
Property Address South of 25719 Ferguson Road			
City Cheshire	County Lane	State OR	Zip Code 97419
Lender Jamie Moffett			



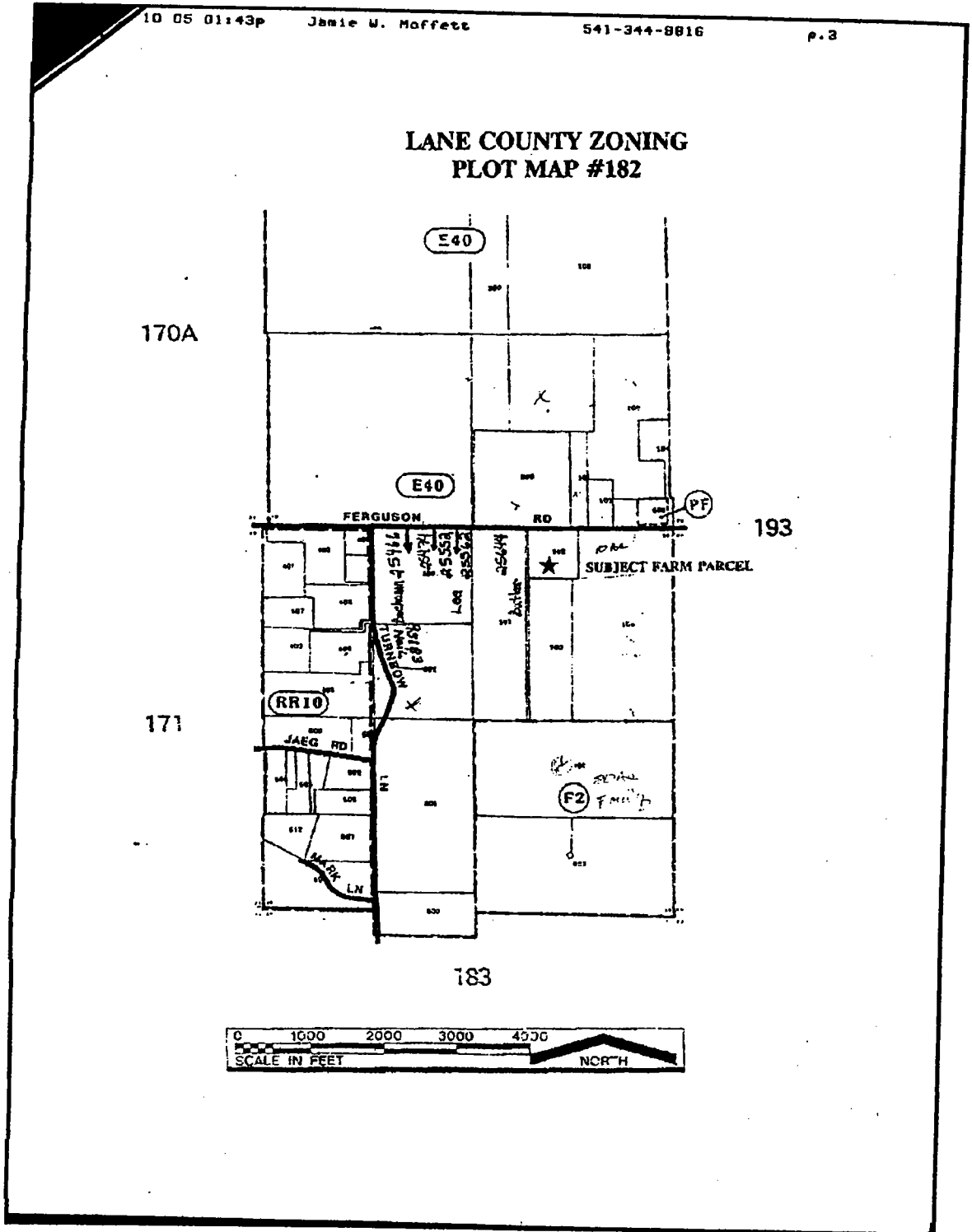
Location Map

Borrower/Client	Jamie Moffett		
Property Address	South of 25719 Ferguson Road		
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender	Jamie Moffett		



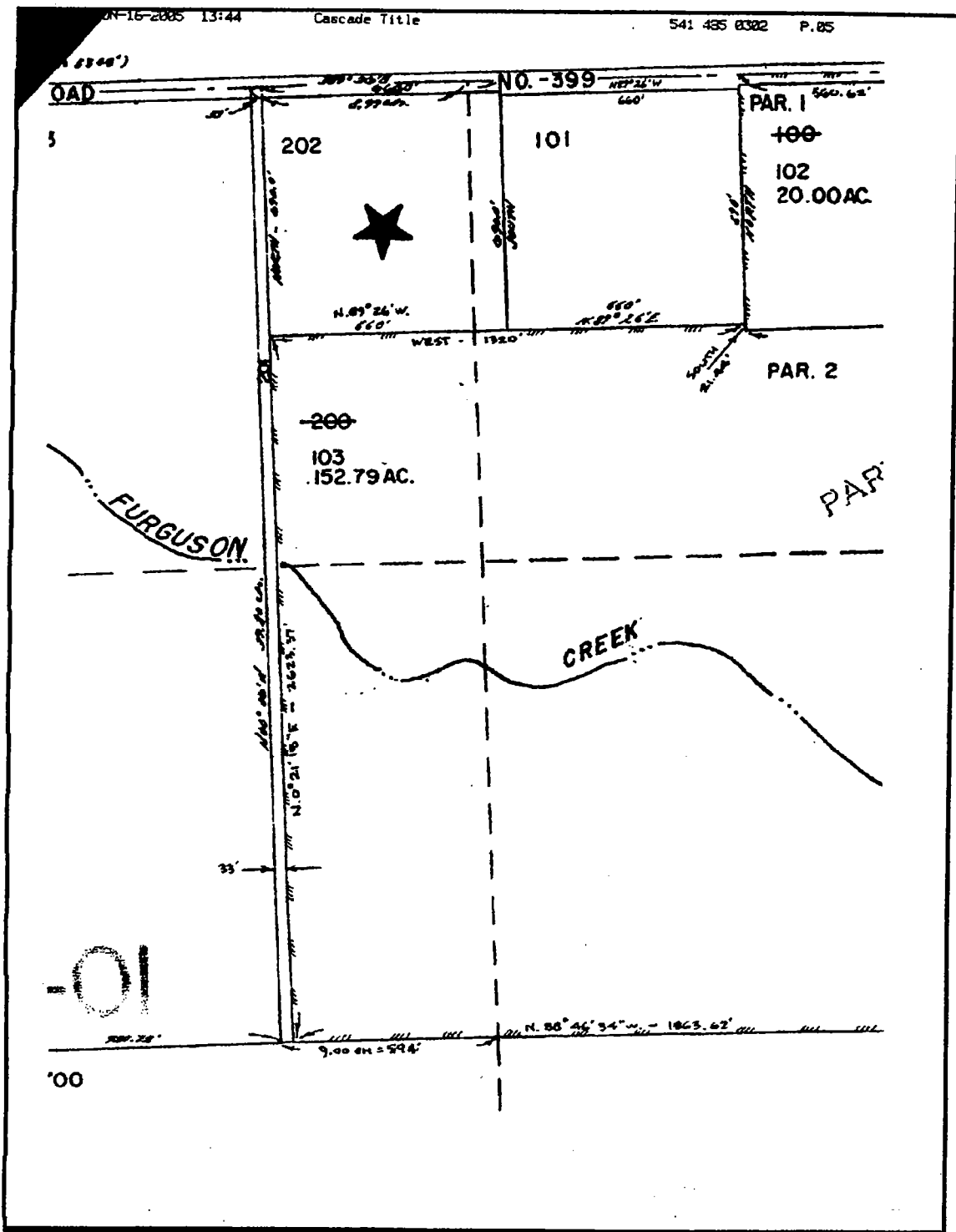
Site Map

Borrower/Client Jamie Moffett			
Property Address South of 25719 Ferguson Road			
City Cheshire	County Lane	State OR	Zip Code 97419
Lender Jamie Moffett			



Plat Map

Borrower/Client Jamie Moffett			
Property Address South of 25719 Ferguson Road			
City Cheshire	County Lane	State OR	Zip Code 97419
Lender Jamie Moffett			



Subject Photo Page

Borrower/Client	Jamie Moffett		
Property Address	South of 25719 Ferguson Road		
City	Cheshire	County	Lane
State	OR	Zip Code	97419
Lender	Jamie Moffett		



Subject Front

South of 25719 Ferguson Road
Sales Price Market Value
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View 10.08 Ac/Rur.Resid.
Site
Quality
Age



Rear looking north over subject



Subject Street

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:


1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

I did not view the comparable sales; this supercedes Certification #8.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: South of 25719 Ferguson Road, Cheshire, OR 97419

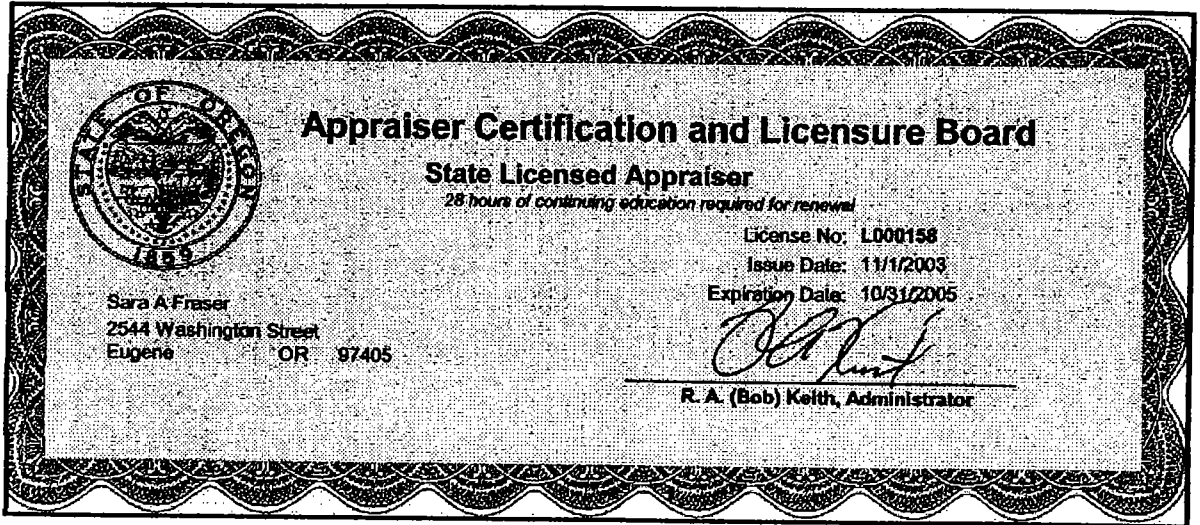
APPRAISER:

Signature: 
Name: Sara A. Fraser, SRA
Date Signed: June 17, 2005
State Certification #: _____
or State License #: L000158
State: Oregon
Expiration Date of Certification or License: 10/31/05

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Did Did Not Inspect Property





SARA A. FRASER REAL ESTATE APPRAISALS, INC.

2544 Washington • Eugene, OR 97405 • Phone (541) 485-4245 • Fax (541) 345-8535 • Email safraser@teleport.com

August 2001

QUALIFICATIONS FOR SARA A. FRASER, SRA

EMPLOYMENT AND EXPERIENCE BACKGROUND

Sara Fraser established her real estate appraisal practice in January 1980.

The scope of her practice covers Lane County and includes: one-to-four family dwellings, proposed construction, condominiums, manufactured homes, rural properties and vacant residential land.

Her clients include: H.U.D, the VA, mortgage lenders, credit unions, attorneys, CPA's, and private individuals.

She earned and was awarded the professional designation of SRA (Senior Residential Appraiser) from the Appraisal Institute in January 1997.

EDUCATIONAL BACKGROUND

- Associate in Science degree, West Virginia Institute of Technology, Montgomery, W. Va., 1969
- "Course 101, An Introduction to Appraising Real Property", Society of Real Estate Appraisers, successfully challenged in October 1987
- "Course 102, Applied Residential Property Valuation", Society of Real Estate Appraisers, successfully challenged in June 1988
- "Uniform Standards of Professional Appraisal Practice – Courses 410 and 420", Greater Oregon Chapter of the Appraisal Institute, 1991, 1996, 2000 and 2001.
- "Advanced Residential Form and Narrative Report Writing", Greater Oregon Chapter of the Appraisal Institute, October 1996
- "Course 310, Basic Income Capitalization", Greater Oregon Chapter of the Appraisal Institute, March 1999
- "Course 320, Basic Income Capitalization", Greater Oregon Chapter of the Appraisal Institute, March 2001

PROFESSIONAL AFFILIATION

Ms. Fraser is a member of the Greater Oregon Chapter of the Appraisal Institute in which she is on the Board of Directors. She has served in the Eugene sub-chapter as secretary, vice-chairperson during 1995 and 1996, and chairperson during 1997, 1998, and 2002.

REPRESENTATIVE CLIENTS

- H.U.D.
- Veterans Administration
- Wells Fargo Bank
- Frontier Mortgage
- Employee Relocation Companies
- Rural and Economic Development
- Eugene Planning and Development
- U-Lane-O Credit Union
- Wood Products Credit Union