

AGENDA COVER MEMORANDUM

W. 8. C-3.

Memorandum Date: September 20, 2006
Agenda Date: October 4, 2006

TO: Board of County Commissioners
DEPARTMENT: Management Services
PRESENTED BY: Jeff Turk, Property Management Officer

SUBJECT: ORDER/IN THE MATTER OF ACCEPTING BIDS FOR SURPLUS COUNTY OWNED REAL PROPERTY TENDERED AT A SHERIFF'S SALE ON SEPTEMBER 11, 2006 AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE QUITCLAIM DEEDS AND LAND SALE CONTRACTS TO CONVEY THE PROPERTY TO THE RESPECTIVE BUYERS

1. **PROPOSED MOTION:** THE BOARD OF COUNTY COMMISSIONERS MOVES TO ACCEPT BIDS FOR SURPLUS COUNTY OWNED REAL PROPERTY TENDERED AT A SHERIFF'S SALE ON SEPTEMBER 11, 2006 AND AUTHORIZES THE BOARD CHAIR TO EXECUTE THE QUITCLAIM DEEDS AND LAND SALE CONTRACTS TO CONVEY THE PROPERTY TO THE RESPECTIVE BUYERS

2. **AGENDA ITEM SUMMARY:**

The Board is being asked to accept the bids made for surplus property offered at a Sheriff's sale on September 11, 2006 and to authorize execution of documents to transfer title.

BACKGROUND/IMPLICATIONS OF ACTION:

A. **Board Action and Other History**

Pursuant to Order 06-8-2-3, the Board authorized holding a Sheriff's sale of county owned surplus real property on September 11, 2006. The Order also set the terms, conditions and minimum bids for the parcels being offered.

15 parcels were offered. One parcel (# 5 on the attached schedule) was a surplus Fairgrounds property. The remainder of the parcels were acquired through tax foreclosure.

Eleven of the parcels received bids at or above the minimum set. The total revenue realized from the sale is \$228,800 of which \$85,000 goes to the Fairgrounds. The remainder - \$143,800 - is revenue for the tax foreclosure sales fund.

Property Management staff wishes to extend its thanks and appreciation to Dan Banducci and Janice Sugar from the Facilities Dept. and Gloria Rogers from A&T for their assistance with the sale and to Sgt. Osborne and Deputy Whiddon for conducting the auction.

B. Policy Issues

Pursuant to LM 21.425, it is the policy of Lane County to dispose of property not needed for public purposes thereby returning it to private ownership and the tax roll.

C. Board Goals

Pursuant to item B2 [c] of the Strategic Plan (Resource Planning and Allocation) the county is to assess its real property assets and utilize them in a manner that is beneficial to the county. This includes disposing of surplus property.

D. Financial and/or Resource Considerations

Pursuant to Order 06-6-7-14 revenue from the sale of the parcel managed by the Fair Board will be disbursed to the Fair less expenses incurred by the Property Management division in preparing the property for sale. Incurred expenses were \$1,200 which include an appraisal of the property, title report and staff time.

Revenue from the sale of tax foreclosed property is disbursed to the taxing districts in the same manner as property taxes. Before funds are disbursed the County is reimbursed its costs for managing foreclosure properties.

E. Analysis

The bids have conformed to the terms of the sale. A review of the parcels does not reveal any reasons for rejection of any of the bids. Parcel #6 was advertised to be sold to an adjoining owner as it is an access road. It has been confirmed that the bidder, George Lydick Jr. does own an adjoining property.

Parcel #'s 12 & 13 were purchased by Randy Irwin who is an adjoining owner. Mr. Irwin is a County employee working in the Road Maintenance section of the Public Works Dept. A purchase by Mr. Irwin does not appear to conflict with the provisions of ORS 275.088 which prohibits elected county officials, officers and employees who can take discretionary actions with respect to tax foreclosed properties from purchasing them nor does Mr. Irwin's purchase appear to conflict with Chapter 1, Section 8, IV(E) of the APM which addresses the purchase of county real or personal property by employees.

F. Alternatives/Options

- a. Accept the bids tendered at the sale and proceed with selling the parcels.
- b. Reject any or all of the bids. Should the Board reject any of the bids, the County may not then sell the property via private for less than the highest amount bid at the Sheriff's sale [ORS 275.200(2)].

V. TIMING/IMPLEMENTATION

Upon approval by the Board the Quitclaim Deeds and Land Sale Contracts will be processed for execution by the Board Chair.

VI. RECOMMENDATION

It is recommended that the bids be accepted and the properties sold.

VII. FOLLOW-UP

Upon approval by the Board, staff will proceed with closing the transactions.

VIII. ATTACHMENTS Board Order; Schedule of Bids; Quitclaim Deeds; Land Sale Contracts; Plat Maps.

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO.

IN THE MATTER OF ACCEPTING BIDS FOR SURPLUS COUNTY OWNED REAL PROPERTY TENDERED AT A SHERIFF'S SALE ON SEPTEMBER 11, 2006 AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE QUITCLAIM DEEDS AND LAND SALE CONTRACTS TO CONVEY THE PROPERTY TO THE RESPECTIVE BUYERS

WHEREAS this matter now coming before the Lane County Board of Commissioners and said Board deeming it in the best interest of Lane County to sell the following real property which was acquired through tax foreclosure and purchase

See Attached Exhibit "A"

WHEREAS said real property is owned by Lane County and is not needed for County purposes and sale of said properties would benefit Lane County by its return to the tax roll, and.

WHEREAS pursuant to Order No. 06-8-2-3 a Sheriff's sale for said property was held on September 11, 2006 and

WHEREAS notice of said sale was published in the "Eugene Register-Guard" newspaper on August 13, 20 and 27 and September 4, 2006 and

WHEREAS, bids received for said real property were at or above the minimum set by the Board of County Commissioners and otherwise complied with the terms of the sale and

WHEREAS pursuant to Order 06-6-7-14 proceeds for parcel 17-04-36-41-12500 are to be disbursed to the Fair Board less expenses incurred in preparing and processing its sale

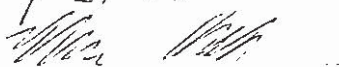
IT IS HEREBY ORDERED that pursuant to ORS Chapter 275 the real property be sold as noted on attached Exhibit "A", that the Board Chair is authorized to execute the Quitclaim Deeds and Land Sale Contracts pursuant to the terms of said Sheriff's sale and that the proceeds be disbursed as follows:

Foreclosure Fund	(228-5570270-446120)	\$140,374
General Fund	(124-5570260-436521)	2,626
Fair Board		83,800

IT IS FURTHER ORDERED, that this Order shall be entered into the records of the Board of Commissioners of the County.

DATED this _____ day of _____, 20____.

APPROVED /

9-21-06


Bill Dwyer, Chair,
Lane County Board of Commissioners

IN THE MATTER OF ACCEPTING BIDS FOR SURPLUS COUNTY OWNED REAL PROPERTY TENDERED AT A SHERIFF'S SALE ON SEPTEMBER 11, 2006 AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE QUITCLAIM DEEDS AND LAND SALE CONTRACTS TO CONVEY THE PROPERTY TO THE RESPECTIVE BUYERS

EXHIBIT "A"

**Schedule of Bids
For 9/11/06
Auction**

Parcel # At Sale	MAP/ TAX LOT #	MINIMUM BID	AMT. BID NO/BID	BIDDER	CASH/ CONTRACT
1	16-05-03-00-00100	1,500	1,500	Nathaniel Q. James	Cash
2	17-02-34-33-00503	5,000	6,000	Gary L. Crosby	Cash
3 & 4 Sold Together					
3	17-02-34-43-00703	7,000	No Bid		
4	17-02-34-43-00704 # 5 is Fairgrounds Parcel				
5	17-04-36-41-12500	85,000	85,000	Darrell Bowes	Cash
6	17-10-25-21-03001	500	500	George E. Lydick Jr.	Cash
7	18-02-02-21-08300	15,000	15,000	Wayne K. Maschmeyer	Contract
8	18-03-20-00-02001	130,000	No Bid		
9	18-10-02-12-00500	300	No Bid		
10	18-11-30-20-01000	2,000	4,250	Martin Bukovsky	Cash
11	19-12-02-31-04600	15,000	15,000	Teresa Tank	Contract
12 & 13 Sold Together					
12	20-03-27-33-02510	7,000	7,000	Randy Irwin	Cash
13	20-03-27-33-02511				
14	20-04-14-00-01300	500	550	Roger Mills	Cash
15	21-35-07-30-02000	75,000	94,000	Alan D. Peterson Jodi M. Peterson	Cash

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Gary L. Crosby

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Lot 12, REPLAT OF SEVILLE as platted and recorded in File 73, Slide 172, Lane County Oregon Plat Records (17-04-34-33-00503)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is: \$6,000

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____,

_____, _____, _____, _____,

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act.

Before me: _____
Notary Public for Oregon

After recording, return to/taxes to:
Gary L. Crosby
29984 Kelso St.
Eugene, OR 97402

My Commission Expires _____

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Darrell Bowes

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Lot 5, DOUGLAS ADDITION, as platted and recorded in Book 11, Page 19, Lane County Oregon Plat Records, Lane County, Oregon (17-04-36-41-12500)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is: \$85,000

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____,

_____, _____, _____,

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act.

Before me: _____

Notary Public for Oregon

After recording, return to/taxes to:
Darrell Bowes
190 Chapman Dr.
Eugene, OR 97404

My Commission Expires _____

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

George Lydick Jr.

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

See Attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is: \$500

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____,
_____, _____, _____, _____

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act.

Before me: _____
Notary Public for Oregon

After recording, return to/taxes to:
George E. Lydick Jr.
PO Box 27
Swishhome, OR 97480

My Commission Expires _____

Exhibit "A"
Legal Description
17-10-25-21-03001
Lydick

From a point being N. 40° 25' W. 649.31 feet from a point on the line running S. 00° 22.5' E. through the center of Section 25, Township 17 S., Range 10 W. of the Willamette Meridian, said last mentioned point being S. 00° 22'.5 E. 1050.25 feet from the ¼ corner between Sections 24 & 25, of said Township and Range; from said beginning point run N. 40° 25' W. 312.50 feet thence; N. 44° 17' E. 40.0 feet thence; S. 40° 25' E. 312.50 feet thence; S. 44° 17' E. 40 feet to the point of beginning, being a part of Section 25, said Township and Range in Lane County, Oregon. EXCEPTING THEREFROM; that portion conveyed per deed recorded on Reel 1952, Reception No. 9437457, Lane County Oregon Deed Records.

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Martin Bukovsky

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

See Attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is: \$4,250

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____,
_____, _____, _____, _____

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act.

Before me: _____
Notary Public for Oregon

After recording, return to/taxes to:
Martin Bukovsky
P.O. Box 373
Yachats, OR 97498

My Commission Expires _____

Exhibit "A"
Legal Description
18-11-30-20-01000
Bukovsky

Beginning at a point on Tide Land fronting and abutting Lot 3, Section 30, Township 18 South, Range 11 West of the Willamette Meridian, from which point the Southwest corner of lot previously conveyed to R. Alwxander, which is also the Southwest corner of said R. Alexander Furniture store bearing South 56° West 865 feet distant to starting point, from thence, run South 56° West 60 feet, North 34° West about 150 feet to Tide Land Survey, thence by Tide Land Survey to a point from which beginning corner bears South 34° East thence; 34° East to beginning corner, in Lane County Oregon. EXCEPT that portion in Hwy. per deed recorded on Reel 268, Reception No. 9247.

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Randy Irwin

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Lots 9 and 10, Block 1, KNOX HILL, as platted and recorded in File 72, Slides 125 & 126, Lane County Oregon Deed Records (20-03-27-33 tax lots 2510 & 2511).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is: \$7,000

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____

_____, _____, _____, _____

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act.

Before me: _____
Notary Public for Oregon

After recording, return to/taxes to:
Randy Irwin
80 Bangle Ct.
Cottage Grove, OR 97424

My Commission Expires _____

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Roger Mills

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

All that property lying South of that property described in that certain deed between Verna L. Suman, Grantor, and Rita L. Remick, Grantee, recorded on Reel 2598R, Reception No. 99086786 Lane County Oregon Deed Records, West of that property described in a Deed of Trust between Loyle D. Hicks and Terry L. Hicks and Wahington Mutual Bank as recorded on Reception No. 2001-051762, Lane County Oregon Deed Records and Northerly of County Road # 445, all in Section 14, Township 20 South, Range 4 West of the Willamette Meridian, Lane County Oregon (20-04-14-00-01300).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is: \$550

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____,

_____, _____, _____, _____,

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act.

Before me: _____
Notary Public for Oregon

After recording, return to/taxes to:
Roger Mills
1612 S. Concord Ave.
Eugene, OR 97403

My Commission Expires _____

QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Order No. _____ of the Board of County Commissioners of Lane County, releases and quitclaims to:

Alan D. and Jodi M. Peterson

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

Lot 7, Block 3, RONEY ROAD, as platted and recorded in Book 41, Page 6, Lane County Oregon Plat Records (21-35-07-30-02000)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

The true and actual consideration for this transfer is: \$94,000

LANE COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON)
) ss
COUNTY OF LANE)

On _____, 2006 personally appeared _____,

_____, _____, _____,

_____, County Commissioners for Lane County, and acknowledged the foregoing instrument to be their voluntary act.

Before me: _____
Notary Public for Oregon

After recording, return to/taxes to:
Alan D. & Jodi M. Peterson
1195 Janus St.
Springfield, OR 97477

My Commission Expires _____

LAND SALE CONTRACT

THIS AGREEMENT, is made by and between **LANE COUNTY**, a political subdivision of the State of Oregon, hereinafter called **COUNTY**, and **Wayne K. Maschmeyer.**, hereinafter called **PURCHASER**.

WITNESSETH:

In consideration of the terms and conditions hereinafter stated, the parties agree as follows:

1. The **COUNTY** agrees to sell to **PURCHASER** and **PURCHASER** agrees to purchase from **COUNTY** that certain tract of land, with improvements thereon, identified as Assessor's map #18-02-02-21-08300 and more particularly described as follows:

Beginning at a point on the South line of a 40 ft. roadway 1918.90 ft. South and 707.23 ft. West of the Northeast corner of the Thomas J. Maynard Donation Land Claim #44 in Township 17 South, Range 2 West of the Willamette Meridian thence; South 0° 13' 54" East 17.42 ft. to a 5/8 inch iron rod and THE TRUE POINT OF BEGINNING thence; South 0° 13' 54" East 162.58 ft. to a 5/8 inch iron rod thence; North 46° 18' 17" East 95.63 ft. to a 5/8 inch iron rod thence; North 35° 52' 39" West 119.11 ft. to the TRUE POINT OF BEGINNING, all in Lane County Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

2. **PURCHASE PRICE AND TERMS:** The purchase price of the property which **PURCHASER** agrees to pay shall be the sum of FIFTEEN THOUSAND DOLLARS (\$15,000.00) payable as follows:

- a. The sum of THREE THOUSAND EIGHT HUNDRED DOLLARS (\$3,800.00) paid upon execution of this document, receipt of which is hereby acknowledged.
- b. The balance of ELEVEN THOUSAND TWO HUNDRED DOLLARS (\$11,200.00) shall be payable in **monthly** installments of TWO HUNDRED FOURTEEN DOLLARS and SIXTY-TWO CENTS (\$214.62). Said monthly installments are based on an amortization period of SEVENTY TWO (72) months with interest at the rate of 11.25% per annum. The first monthly payment of \$214.62 shall be due within thirty (30) days of full execution of this agreement. Subsequent payments of \$214.62 shall be due monthly thereafter. Payments shall first be applied to interest accrued to the date of payment, then to amounts past due **COUNTY** under this agreement other than principal or interest, and then to the principal amount owing.

After Recording, Return to/Taxes to:
Wayne K. Maschmeyer
387 V St.
Springfield, OR 97477

Approved for Recording _____

- c. The entire contract balance plus all accrued but unpaid interest thereon shall be **paid in full within 24** months of full execution of this agreement.
- d. A late payment fee of 5% of the delinquent payment amount will be charged on accounts more than fifteen days late.
- e. **PURCHASER** may at any time pay off without penalty the entire balance of the purchase price remaining due, together with interest due thereon at the above specified rate to the date of payment.
- f. At such time as **PURCHASER** has complied with all the terms of this contract, the **COUNTY** shall convey its interest only by a Quitclaim Deed.
- g. Unless otherwise directed by **COUNTY**, payments shall be sent to: Lane County, Property Management Division. 125 East Eighth Avenue, Eugene, OR 97401

3. **TAXES AND LIENS:** **PURCHASER** agrees to pay all taxes and liens hereafter levied upon the property and all public or private liens which may hereafter be imposed upon the property as the same become due and before they become delinquent. In the event **PURCHASER** defaults in the payment of any taxes or liens, the **COUNTY** may, but shall not be obligated to, pay said taxes or liens on behalf of **PURCHASER**, all of which sums so added to the principal balance shall bear interest at the rate of 12% compounded annually from the date of payment by the **COUNTY**.

4. **INSURANCE:** **PURCHASER** shall keep in force at all times a policy of fire insurance, with standard extended coverage endorsements, on a replacement cost basis covering all improvements on the property in an amount sufficient to avoid application of any coinsurance clause and with loss payable to **COUNTY** under a standard mortgagee's clause and **PURCHASER** as their respective interests may appear. Said insurance policy shall also include liability coverage of not less than \$500,000 per occurrence.

5. **INDEMNIFICATION:** **PURCHASER** shall defend and hold **COUNTY**, its Commissioners, officers, employees and agents harmless from all claims, losses, damages or liability of any kind arising out of or in any way connected with **PURCHASER'S** use or possession of the property.

6. **POSSESSION:** **PURCHASER** shall have the possession of, and the income from the premises so long as he/she is not in default in the performance of his/her agreement with **COUNTY**, but shall forfeit his/her rights under such agreement and to all payments made pursuant thereto if he/she fails to pay such purchase price or any part thereof, principal or interest, or to pay, before delinquency, the taxes thereafter levied against the premises, or commits or suffers any strip or waste of or on such premises, or violates any other reasonable provision of such agreement which the County Commissioners may see fit to require. The **PURCHASER** shall have the privilege of prepayment without penalty.

7. **ASSIGNMENT:** **PURCHASER** agrees that he/she may not assign this contract or his/her rights hereunder without the written consent of the **COUNTY**.

8. **DEFAULT:** In the event **PURCHASER** fails to make the payments provided for herein, or any of them, punctually and under strict terms and at the times above specified, or commits or suffers any strip or waste of or on such premises, or the other terms or conditions of this contract, time of payment and strict performance being declared to be the essence of this contract, then the **COUNTY** at its option, shall have the right:

- a. To cancel this contract in accordance with ORS 275.220 or other applicable laws.

- b. To foreclose this contract by suit, in equity, or any other right existing by law.

In either of such cases all of the right and interest herein created or then existing in favor of **PURCHASER** derived under this contract **PURCHASER** shall utterly cease and determine, and the right to possession of the real property above described and all rights acquired by the **PURCHASER** shall revert to and revest in **COUNTY** without an act of reentry or any other act of **COUNTY** to be performed, and without any right of **PURCHASER** of return, reclamation or compensation for moneys paid on account of the purchase of said property, as absolutely, fully and perfectly as if this contract and such payments had never been made; and, in the event of such default, all payments heretofore made on this contract are to be retained by and belong to **COUNTY** as the agreed and reasonable rent of said premises to the time of such default.

COUNTY, in the event of such default, shall have the right to immediately, or at any time thereafter, enter upon the real property aforesaid without any process of law and take immediate possession thereof, together with all improvements and appurtenances thereon or thereto belonging.

9. **ATTORNEY'S FEES:** In the event suit or action is instituted to enforce any of the provisions hereof, **PURCHASER** agrees to pay such sum as the trial court may adjudge reasonable for **COUNTY'S** attorney fees in said suit or action, and if an appeal is taken from any judgment or decree of the trial court, **PURCHASER** further agrees to pay such sum as the appellate court may adjudge reasonable as **COUNTY'S** attorney fees on appeal, together with all costs allowed by law.

10. **CONDEMNATION:** In the event of appropriation of said real property or any portion thereof by any public or private corporation under the laws of eminent domain, the sum or sums of money received by **PURCHASER** in payment of said appropriation shall be forthwith paid by **PURCHASER** on the purchase price of said property as an additional payment over and above the regular annual payments, and other payments due as herein expressed; provided, however, that in no event shall said payments be more than the full purchase price stated herein.

11. **WAIVER:** Failure by **COUNTY** at any time to require the performance by the **PURCHASER** of any of the provisions hereof shall in no way affect **COUNTY'S** right hereunder to enforce the same, nor shall any waiver by **COUNTY** of any breach be held to be a waiver of any succeeding breach or a waiver of this Non-Waiver Clause.

12. **SUCCESSOR INTEREST:** The covenants, conditions and terms of this Agreement shall extend to and be binding upon and inure to the benefit of the heirs, administrators, executors, and assigns of the parties hereto; provided, however, that nothing contained in this paragraph shall alter the restrictions hereinabove contained relating to assignments.

13. **TITLE POLICY:** **COUNTY** makes no warranties or guarantees, expressed or implied, as to the condition of title of the property subject to this agreement. Title insurance, if any, shall be purchased at **Purchaser's** election and at **Purchaser's** expense.

14. **DEVELOPMENT:** All actions and costs necessary to develop the property being sold under this agreement (the property) shall be borne by **PURCHASER**. **COUNTY** makes no warranties, expressed or implied, as to the ability to develop the property under current land use law. **COUNTY**, in **COUNTY'S** capacity as owner of the property, shall cooperate with **PURCHASER** in **PURCHASER'S** attempts to obtain necessary permits for development of the property. Any actions by **PURCHASER**, such as permit applications, further subdivision of the property or replatting of the property, which requires the consent of **COUNTY** due to **COUNTY'S** ownership of the property shall not be unreasonably withheld. Such consent shall be given in writing by the Administrator of Lane County or his/her designee.

15. **TIMBER:** Merchantable timber, being all trees susceptible of profitable utilization at the time of cutting, may constitute a significant portion of the value of the real property. If during the term of this agreement, the **PURCHASER** wishes to remove any merchantable timber, **PURCHASER** shall promptly notify **COUNTY** of such wishes. **PURSHASER** shall provide **COUNTY** with a timber harvesting plan noting trees to be harvested together with a timber cruise noting volume of the timber in board feet, species, current market value and the stump value of the timber being harvested. Said timber cruise shall be done by a certified timber cruiser. **PURCHASER** shall fully comply with the Oregon Forest Practices Act, related administrative rules and any other rules and regulations concerning the removal or sale of timber imposed by any Local, State or Federal agencies.

PURCHASER shall not harvest any timber the value of which exceeds the principle amount of this agreement that has been paid off by **PURCHASER** and in no case shall the value harvested exceed one-half the initial contract price. For example, if the initial contract balance is \$100,000 and has subsequently been reduced to \$75,000, then Buyer may remove \$25,000 worth of timber from the property. In no case shall the total value of harvested timber exceed \$50,000. No timber shall be removed from the property without prior written consent of Seller which shall not be unreasonably withheld.

15. **HEADINGS:** The headings herein contained are for reference only and are not to be construed as part of this Agreement.

Land Sale Contract - Signature Page

IN WITNESS PURCHASER WHEREOF, the parties have executed this Agreement on the day and year written below.

DATED:

9-20-06

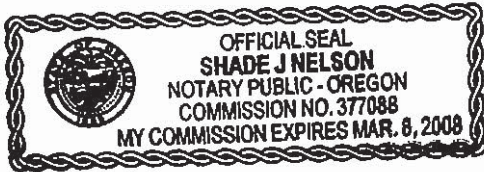
PURCHASER:

Wayne K Maschmeyer
Signature, Wayne K. Maschmeyer

SOCIAL SECURITY OR TAX I.D. #

STATE OF OREGON)
) ss
County of Lane)

On September 20, 2006, personally appeared Wayne Kelly Maschmeyer, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Shade J. Nelson
Notary Public for Oregon
My Commission Expires: 3-8-2008

LANE COUNTY:

Bill Dwyer, Chair
Lane County Board of Commissioners

Pursuant to Order No. _____

DATED:

STATE OF OREGON)
) ss
County of Lane)

On _____, 20 ____, personally appeared the above-named Bill Dwyer, Chair of the County Commissioners for Lane County, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission Expires: _____

LAND SALE CONTRACT

THIS AGREEMENT, is made by and between **LANE COUNTY**, a political subdivision of the State of Oregon, hereinafter called **COUNTY**, and **Teresa Tank**, hereinafter called **PURCHASER**.

WITNESSETH:

In consideration of the terms and conditions hereinafter stated, the parties agree as follows:

1. The **COUNTY** agrees to sell to **PURCHASER** and **PURCHASER** agrees to purchase from **COUNTY** that certain tract of land, identified as Assessor's map #19-12-02-31-04600 and more particularly described as follows:

Lots 1- 6, inclusive, Block 30 AMENDED PLAT EL CARMEL ADDITION TO GLENADA, as platted and recorded in Volume 7, Page 14, Lane County Oregon Plat Records, Lane County Oregon. ALSO; Beginning at the Northwest corner of Block 29 of said Amended Plat thence; South along the West line of said Block 29 to the Southeast corner of Lot 8, Block 30 of said Amended Plat thence; East on a line parallel with the North line of said Block 29 to the East line of said Block 29 thence; North along said East line of Block 29 to the Northeast corner of said Block 29 thence; West along the North line of said Block 29 to the Northwest corner of said Block 29 and the place of beginning, all in Lane County Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

2. **PURCHASE PRICE AND TERMS:** The purchase price of the property which **PURCHASER** agrees to pay shall be the sum of FIFTEEN THOUSAND DOLLARS (\$15,000.00) payable as follows:

- a. The sum of THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$3,750.00) paid upon execution of this document, receipt of which is hereby acknowledged.
- b. DOLLARS(\$11,250.00) shall be payable in **monthly** installments of TWO HUNDRED FIFTEEN DOLLARS and FIFTY-EIGHT CENTS (\$215.58). Said monthly installments are based on an amortization period of **SEVENTY TWO (72)** months with interest at the rate of 11.25% per annum. The first monthly payment of \$215.58 shall be due within thirty (30) days of full execution of this agreement. Subsequent payments of \$215.58 shall be due monthly thereafter. Payments shall first be applied to interest accrued to the date of payment, then to amounts past due **COUNTY** under this agreement other than principal or interest, and then to the principal amount owing.

After Recording, Return to/Taxes to:

Teresa Tank
4307 Cassana Way, Ste. 1104
Oceanside, CA 92057

Approved for Recording _____

- c. The entire contract balance plus all accrued but unpaid interest thereon shall be **paid in full within 24** months of full execution of this agreement.
- d. A late payment fee of 5% of the delinquent payment amount will be charged on accounts more than fifteen days late.
- e. **PURCHASER** may at any time pay off without penalty the entire balance of the purchase price remaining due, together with interest due thereon at the above specified rate to the date of payment.
- f. At such time as **PURCHASER** has complied with all the terms of this contract, the **COUNTY** shall convey its interest only by a Quitclaim Deed.
- g. Unless otherwise directed by **COUNTY**, payments shall be sent to: Lane County, Property Management Division. 125 East Eighth Avenue, Eugene, OR 97401

3. **TAXES AND LIENS:** **PURCHASER** agrees to pay all taxes and liens hereafter levied upon the property and all public or private liens which may hereafter be imposed upon the property as the same become due and before they become delinquent. In the event **PURCHASER** defaults in the payment of any taxes or liens, the **COUNTY** may, but shall not be obligated to, pay said taxes or liens on behalf of **PURCHASER**, all of which sums so added to the principal balance shall bear interest at the rate of 12% compounded annually from the date of payment by the **COUNTY**.

4. **INSURANCE:** **PURCHASER** shall keep in force at all times a policy of fire insurance, with standard extended coverage endorsements, on a replacement cost basis covering all improvements on the property in an amount sufficient to avoid application of any coinsurance clause and with loss payable to **COUNTY** under a standard mortgagee's clause and **PURCHASER** as their respective interests may appear. Said insurance policy shall also include liability coverage of not less than \$500,000 per occurrence.

5. **INDEMNIFICATION:** **PURCHASER** shall defend and hold **COUNTY**, its Commissioners, officers, employees and agents harmless from all claims, losses, damages or liability of any kind arising out of or in any way connected with **PURCHASER'S** use or possession of the property.

6. **POSSESSION:** **PURCHASER** shall have the possession of, and the income from the premises so long as he/she is not in default in the performance of his/her agreement with **COUNTY**, but shall forfeit his/her rights under such agreement and to all payments made pursuant thereto if he/she fails to pay such purchase price or any part thereof, principal or interest, or to pay, before delinquency, the taxes thereafter levied against the premises, or commits or suffers any strip or waste of or on such premises, or violates any other reasonable provision of such agreement which the County Commissioners may see fit to require. The **PURCHASER** shall have the privilege of prepayment without penalty.

7. **ASSIGNMENT:** **PURCHASER** agrees that he/she may not assign this contract or his/her rights hereunder without the written consent of the **COUNTY**.

8. **DEFAULT:** In the event **PURCHASER** fails to make the payments provided for herein, or any of them, punctually and under strict terms and at the times above specified, or commits or suffers any strip or waste of or on such premises, or the other terms or conditions of this contract, time of payment and strict performance being declared to be the essence of this contract, then the **COUNTY** at its option, shall have the right:

- a. To cancel this contract in accordance with ORS 275.220 or other applicable laws.

- b. To foreclose this contract by suit, in equity, or any other right existing by law.

In either of such cases all of the right and interest herein created or then existing in favor of **PURCHASER** derived under this contract **PURCHASER** shall utterly cease and determine, and the right to possession of the real property above described and all rights acquired by the **PURCHASER** shall revert to and revest in **COUNTY** without an act of reentry or any other act of **COUNTY** to be performed, and without any right of **PURCHASER** of return, reclamation or compensation for moneys paid on account of the purchase of said property, as absolutely, fully and perfectly as if this contract and such payments had never been made; and, in the event of such default, all payments heretofore made on this contract are to be retained by and belong to **COUNTY** as the agreed and reasonable rent of said premises to the time of such default.

COUNTY, in the event of such default, shall have the right to immediately, or at any time thereafter, enter upon the real property aforesaid without any process of law and take immediate possession thereof, together with all improvements and appurtenances thereon or thereto belonging.

9. **ATTORNEY'S FEES:** In the event suit or action is instituted to enforce any of the provisions hereof, **PURCHASER** agrees to pay such sum as the trial court may adjudge reasonable for **COUNTY'S** attorney fees in said suit or action, and if an appeal is taken from any judgment or decree of the trial court, **PURCHASER** further agrees to pay such sum as the appellate court may adjudge reasonable as **COUNTY'S** attorney fees on appeal, together with all costs allowed by law.

10. **CONDEMNATION:** In the event of appropriation of said real property or any portion thereof by any public or private corporation under the laws of eminent domain, the sum or sums of money received by **PURCHASER** in payment of said appropriation shall be forthwith paid by **PURCHASER** on the purchase price of said property as an additional payment over and above the regular annual payments, and other payments due as herein expressed; provided, however, that in no event shall said payments be more than the full purchase price stated herein.

11. **WAIVER:** Failure by **COUNTY** at any time to require the performance by the **PURCHASER** of any of the provisions hereof shall in no way affect **COUNTY'S** right hereunder to enforce the same, nor shall any waiver by **COUNTY** of any breach be held to be a waiver of any succeeding breach or a waiver of this Non-Waiver Clause.

12. **SUCCESSOR INTEREST:** The covenants, conditions and terms of this Agreement shall extend to and be binding upon and inure to the benefit of the heirs, administrators, executors, and assigns of the parties hereto; provided, however, that nothing contained in this paragraph shall alter the restrictions hereinabove contained relating to assignments.

13. **TITLE POLICY:** **COUNTY** makes no warranties or guarantees, expressed or implied, as to the condition of title of the property subject to this agreement. Title insurance, if any, shall be purchased at **Purchaser's** election and at **Purchaser's** expense.

14. **DEVELOPMENT:** All actions and costs necessary to develop the property being sold under this agreement (the property) shall be borne by **PURCHASER**. **COUNTY** makes no warranties, expressed or implied, as to the ability to develop the property under current land use law. **COUNTY**, in **COUNTY'S** capacity as owner of the property, shall cooperate with **PURCHASER** in **PURCHASER'S** attempts to obtain necessary permits for development of the property. Any actions by **PURCHASER**, such as permit applications, further subdivision of the property or replatting of the property, which requires the consent of **COUNTY** due to **COUNTY'S** ownership of the property shall not be unreasonably withheld. Such consent shall be given in writing by the Administrator of Lane County or his/her designee.

15. **TIMBER:** Merchantable timber, being all trees susceptible of profitable utilization at the time of cutting, may constitute a significant portion of the value of the real property. If during the term of this agreement, the **PURCHASER** wishes to remove any merchantable timber, **PURCHASER** shall promptly notify **COUNTY** of such wishes. **PURSHASER** shall provide **COUNTY** with a timber harvesting plan noting trees to be harvested together with a timber cruise noting volume of the timber in board feet, species, current market value and the stump value of the timber being harvested. Said timber cruise shall be done by a certified timber cruiser. **PURCHASER** shall fully comply with the Oregon Forest Practices Act, related administrative rules and any other rules and regulations concerning the removal or sale of timber imposed by any Local, State or Federal agencies.

PURCHASER shall not harvest any timber the value of which exceeds the principle amount of this agreement that has been paid off by **PURCHASER** and in no case shall the value harvested exceed one-half the initial contract price. For example, if the initial contract balance is \$100,000 and has subsequently been reduced to \$75,000, then Buyer may remove \$25,000 worth of timber from the property. In no case shall the total value of harvested timber exceed \$50,000. No timber shall be removed from the property without prior written consent of Seller which shall not be unreasonably withheld.

15. **HEADINGS:** The headings herein contained are for reference only and are not to be construed as part of this Agreement.

Land Sale Contract - Signature Page

IN WITNESS PURCHASER WHEREOF, the parties have executed this Agreement on the day and year written below.

DATED:

PURCHASER:

Signature, Teresa Tank

SOCIAL SECURITY OR TAX I.D. #

STATE OF OREGON)
) ss
County of Lane)

On _____, 20___, personally appeared _____, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon
My Commission Expires: _____

LANE COUNTY:

Bill Dwyer, Chair
Lane County Board of Commissioners

Pursuant to Order No. _____

DATED:

STATE OF OREGON)
) ss
County of Lane)

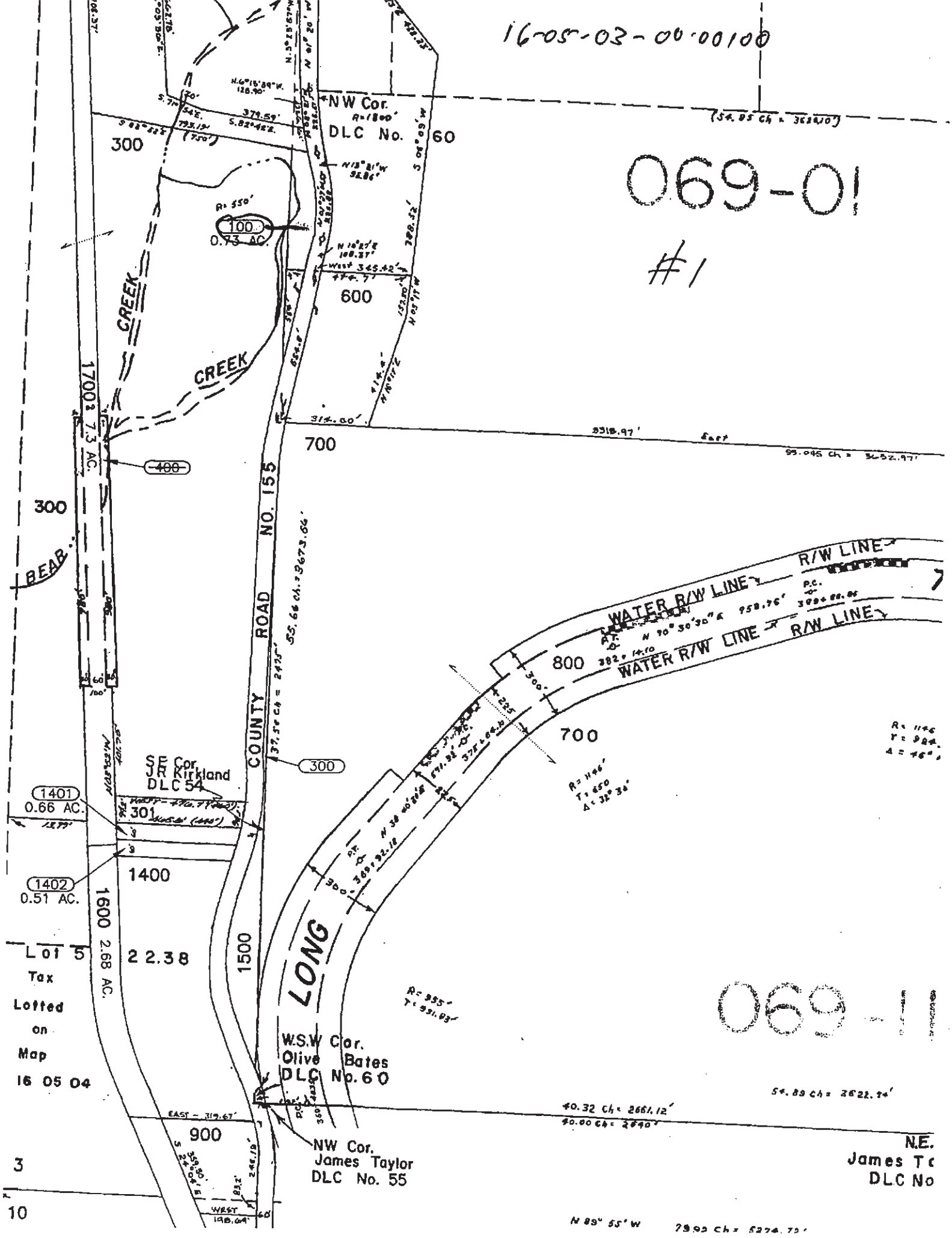
On _____, 20 ____, personally appeared the above-named Bill Dwyer, Chair of the County Commissioners for Lane County, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission Expires: _____

16-05-03-00-00100

069-01

#1



069-01

N.E. James Tc DLC No

N 89° 55' W 2995 CH = 5274.75'

FOR ASSESSMENT
AND TAXATION
ONLY

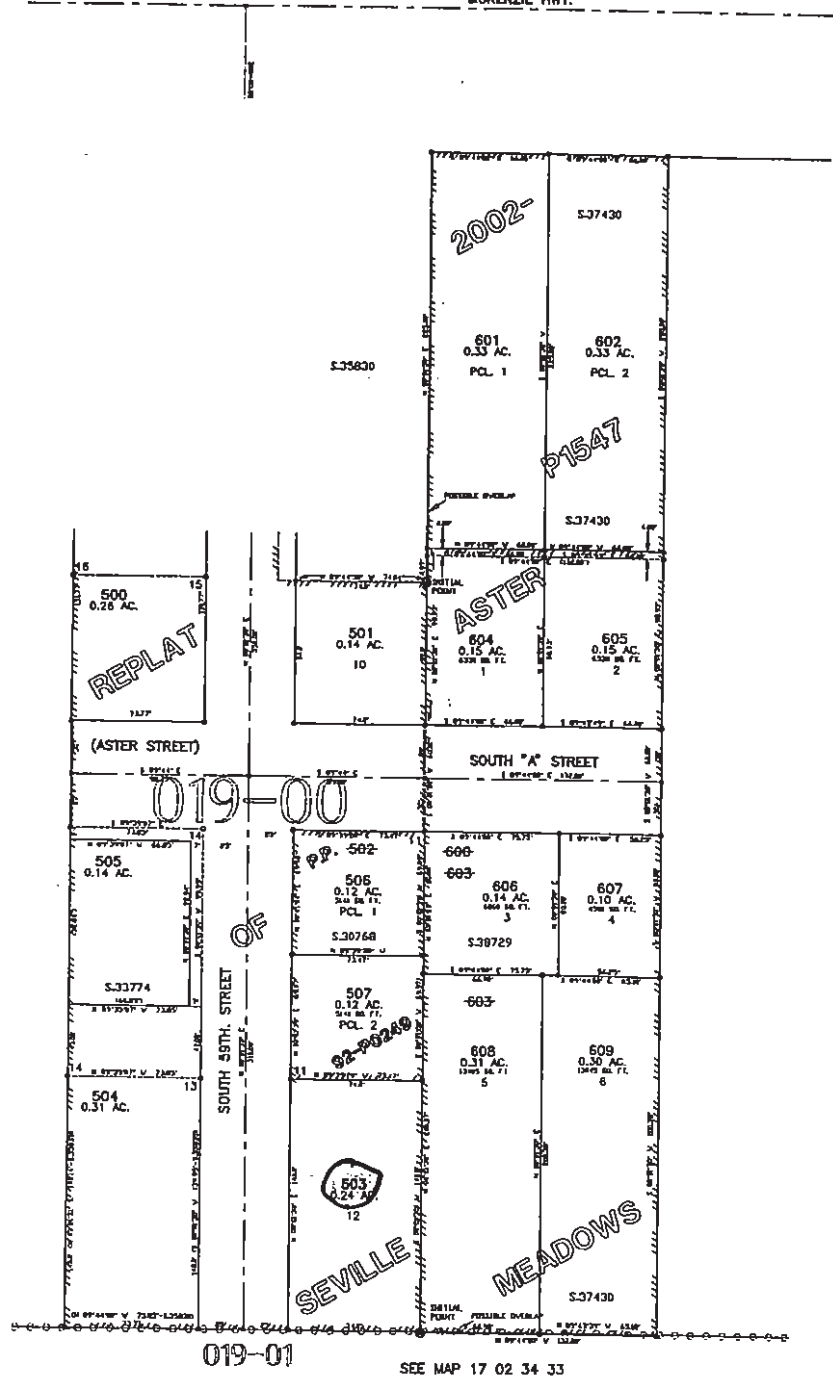
S.W.1/4 S.W.1/4 SEC.34, T.17S. R.2 W.W.M.
DETAIL MAP NO. 1
LANE COUNTY

SCALE 1" = 50'

SEE MAP 17 02 34 32
MCKENZIE HWY.

DATE	REVISION	DESCRIPTION
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79
02/17/79	REVISED BY GARY EYER	12/17/79

SEE MAP 17 02 34 33



SEE MAP 17 02 34 33

17-02-34-33-00503

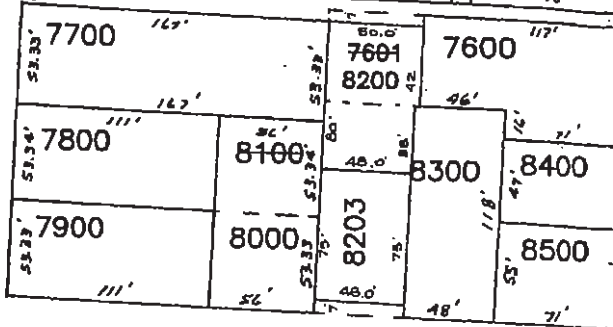
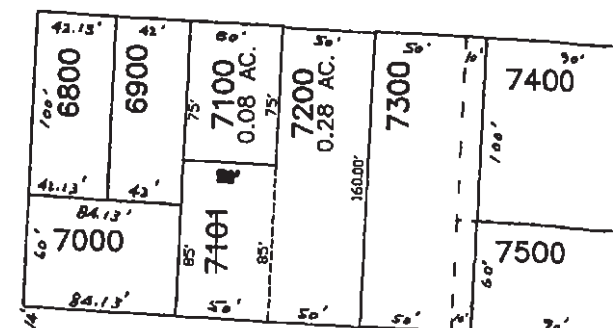
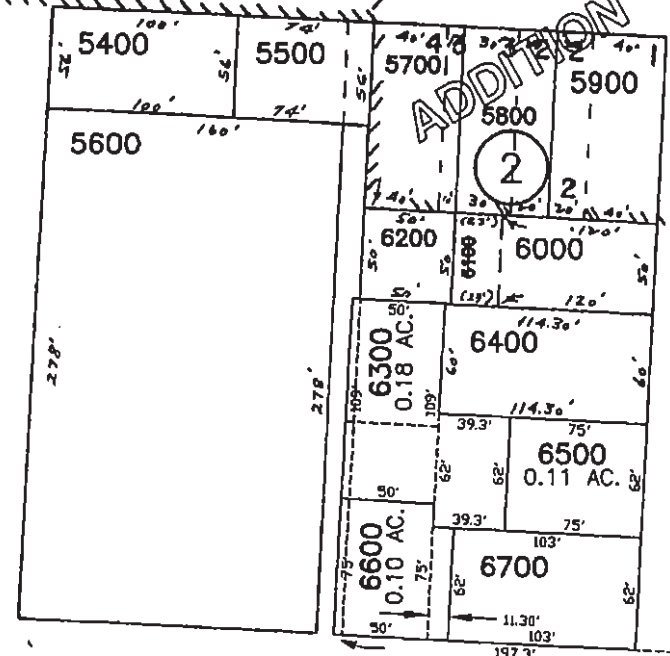
#2

58' 4" 5' 6" 40' 40' 8' 6"

83' 50' 66.0' 128'-0"

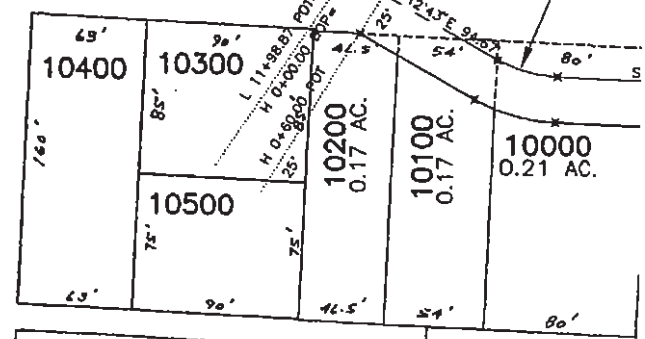
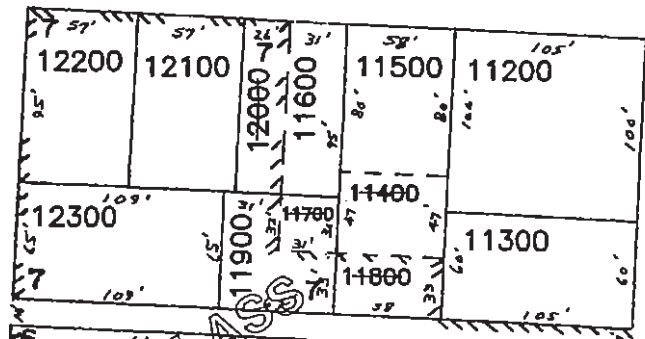
12 th

AVENUE



13 th

AVENUE



POLK

TYLER

14 th

AVE

WEST

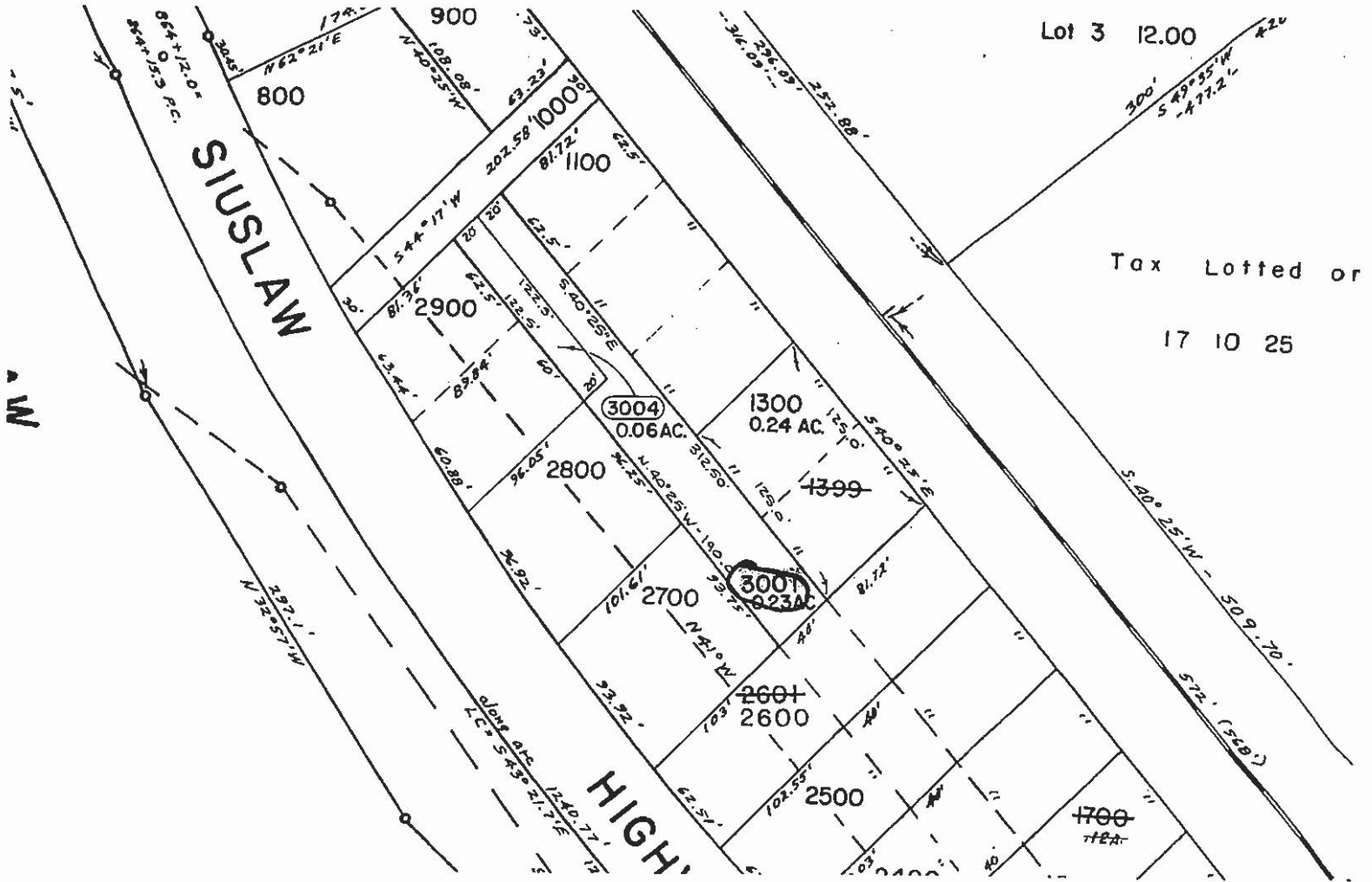
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17-04-36-41-12500

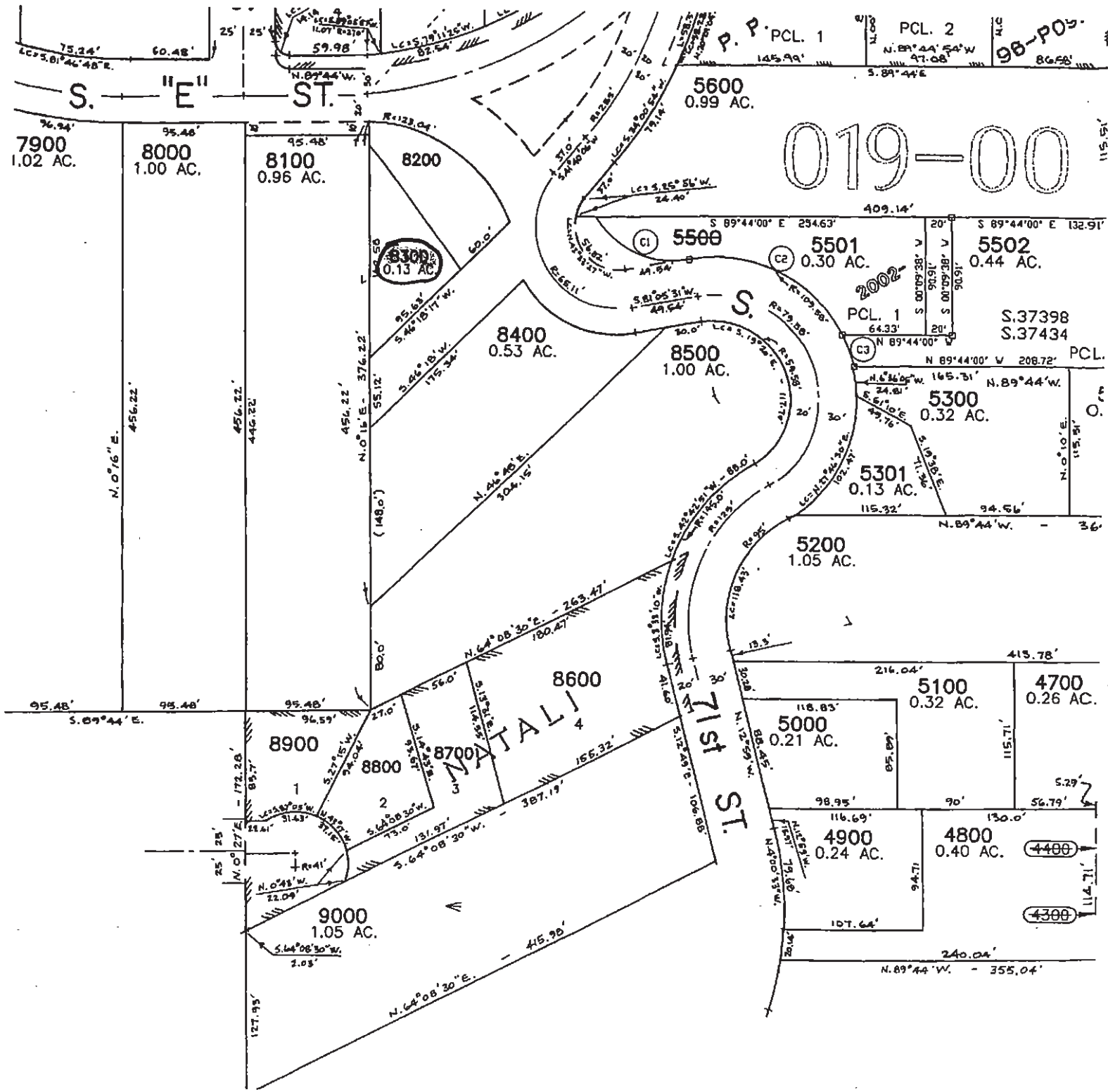
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SEE MAP 17

17-10-25-21-03001

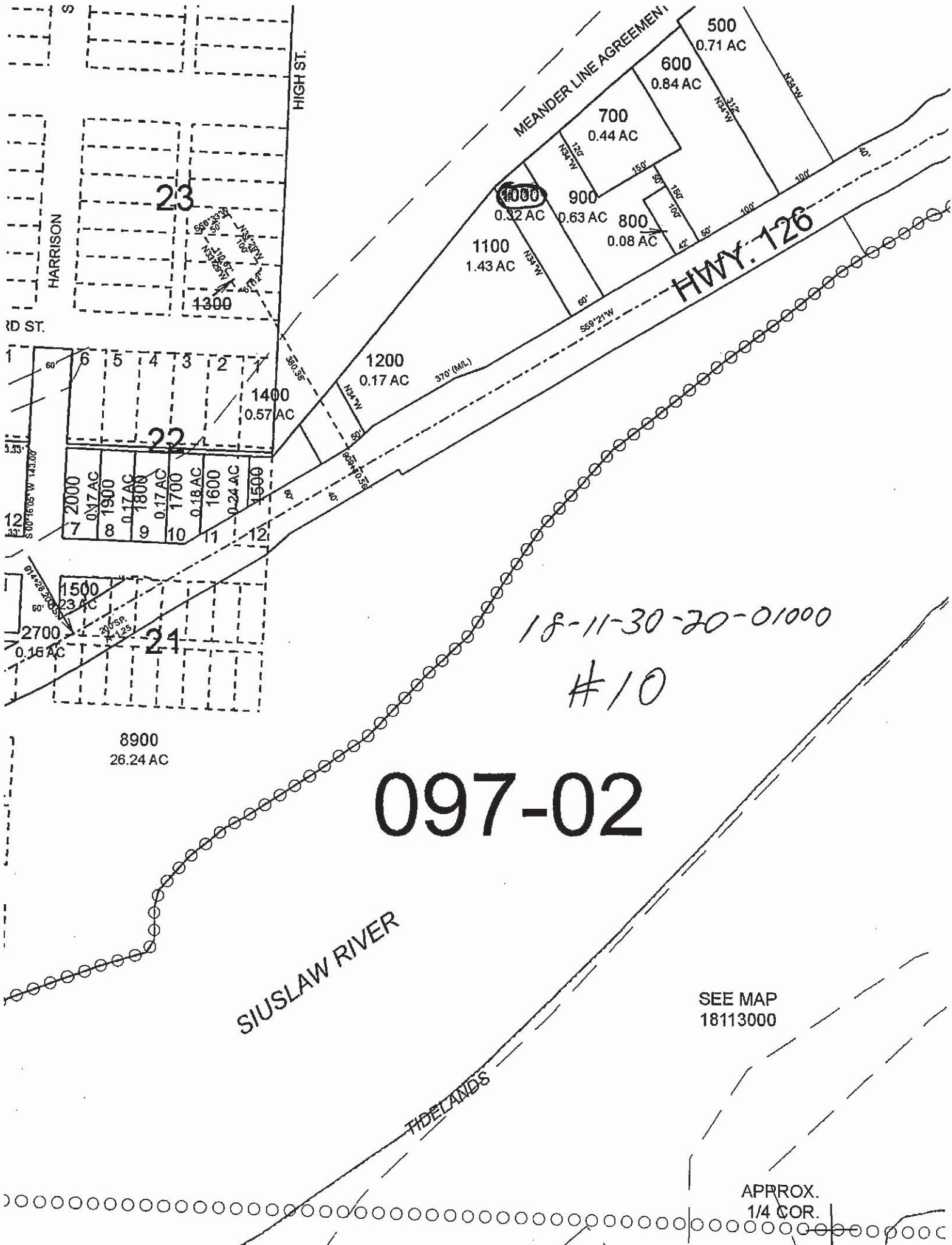


#6



18-02-02-21-08300

7



18-11-30-20-01000
#10

097-02

SEE MAP
18113000

APPROX.
1/4 COR.

NE1/4 SW1/4 SEC. 2 T.19S R.12W.W.M.
LANE COUNTY

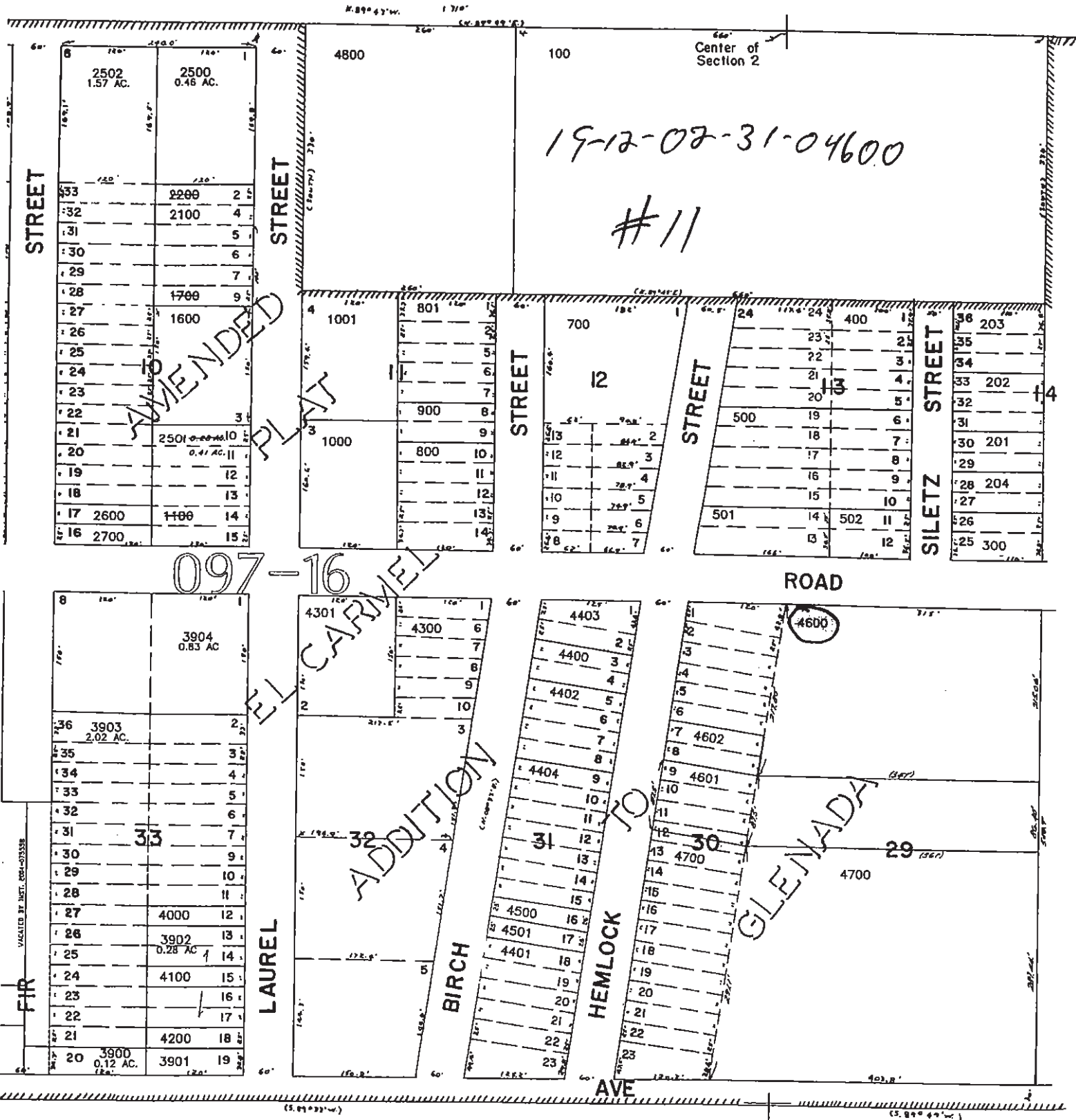
SCALE 1" = 100'

SEE MAP 19 12 02 2

DATE	REVISION	EMPLOYEE
7-16-78	NEW MAP BY GIS SYSTEM	LEITCH
7-25-78	REV. TO COR. QD. 14, 2500	LEITCH
8/28/84	UPGRADE TO 10 1/2" STAVES	LEITCH
1/1/88	VACATED PTH OF FIR STREET	LEITCH

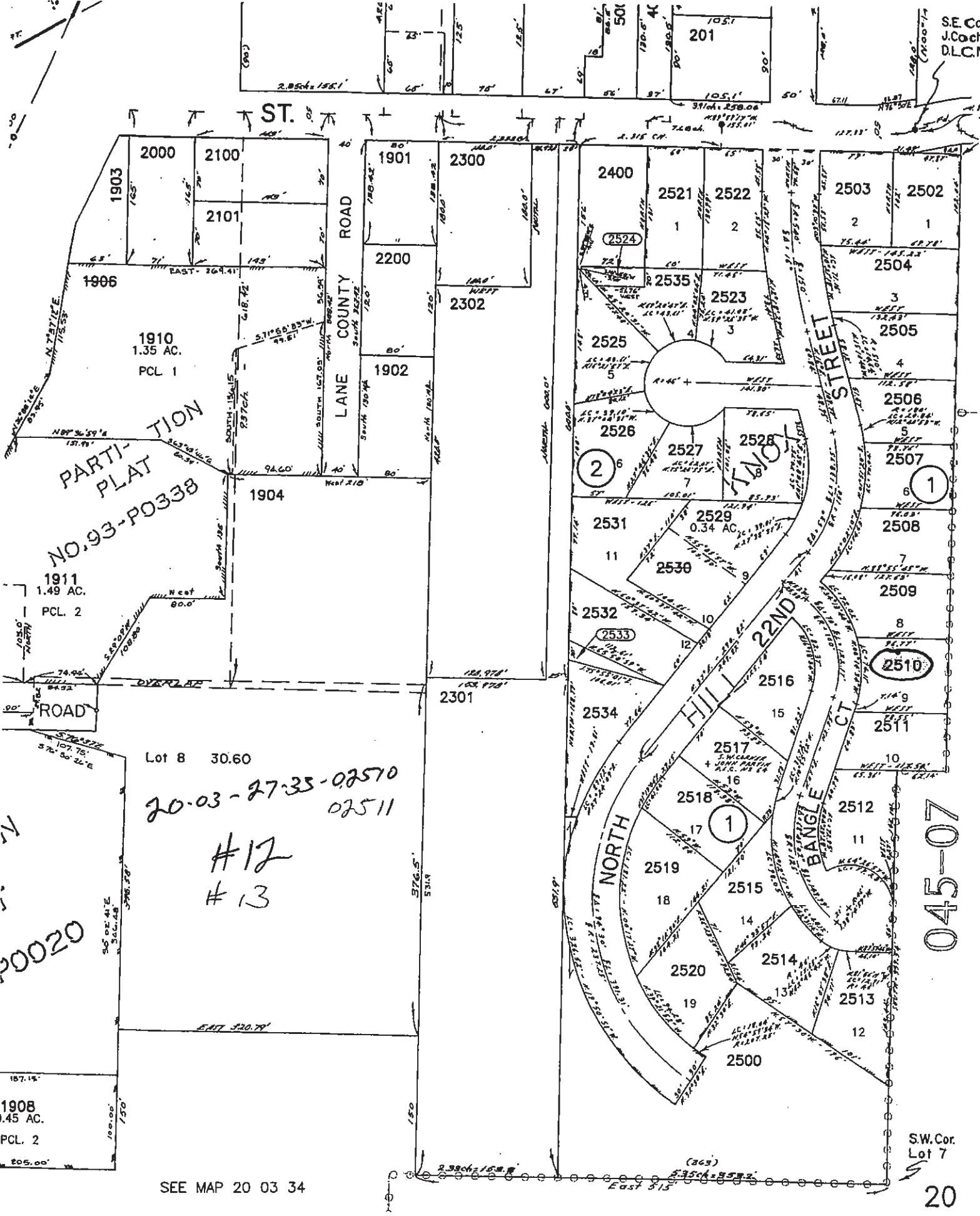
19 1:

NAD 8:



19 1:

SEE MAP 19 12 02



PARTITION
PLAT
NO. 93-P0338

Lot 8 30.60
20-03-27-35-02570
02511
#12
#13

20020

045-07

SEE MAP 20 03 34

SW. Cor.
Lot 7

28

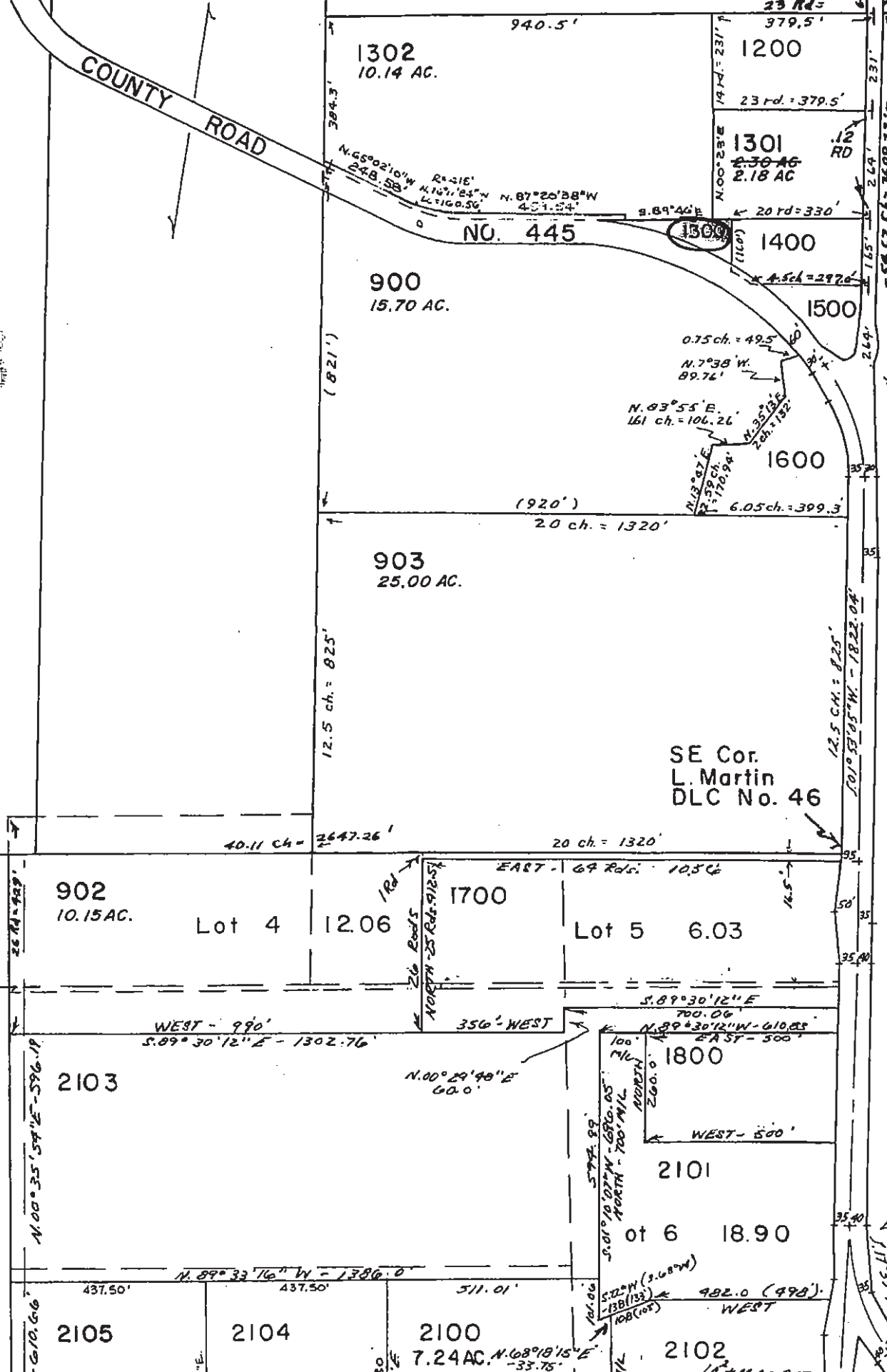
#14
20-04-14-00-01300

SW Cor.
J. J. Tur
DLC No

NW Cor.
R. H. Ho
DLC No

COUNTY ROAD

HAZELTON



r.
46

R. 381.97'
C. 190.47'
L. 181.38'
S. 161.18'
LA + 08.48 PT.

L22 + 30.52 P.
R. 477.46'
L. 318.33'
S. 173.18'
L. 37.03'
47.6'
E. 37.03'

2100
7.24 AC.
N. 68° 18' 15" E
33.75'

2102
L. 14 + 11.07

2105

2104

2103

902
10.15 AC.

903
25.00 AC.

900
15.70 AC.

1302
10.14 AC.

1301
2.30 AC
2.18 AC

1200

1400

1500

1600

1700

1800

2101

Lot 6
18.90

Lot 4
12.06

Lot 5
6.03

SE Cor.
L. Martin
DLC No. 46

HAZELTON

COUNTY ROAD

SW Cor.
J. J. Tur
DLC No

NW Cor.
R. H. Ho
DLC No

#14
20-04-14-00-01300

r.
46

R. 381.97'
C. 190.47'
L. 181.38'
S. 161.18'
LA + 08.48 PT.

L22 + 30.52 P.
R. 477.46'
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E. 37.03'

2100
7.24 AC.
N. 68° 18' 15" E
33.75'

2102
L. 14 + 11.07

2105

2104

2103

902
10.15 AC.

903
25.00 AC.

900
15.70 AC.

1302
10.14 AC.

1301
2.30 AC
2.18 AC

1200

1400

1500

1600

1700

1800

2101

Lot 6
18.90

Lot 4
12.06

Lot 5
6.03

SE Cor.
L. Martin
DLC No. 46

HAZELTON

COUNTY ROAD

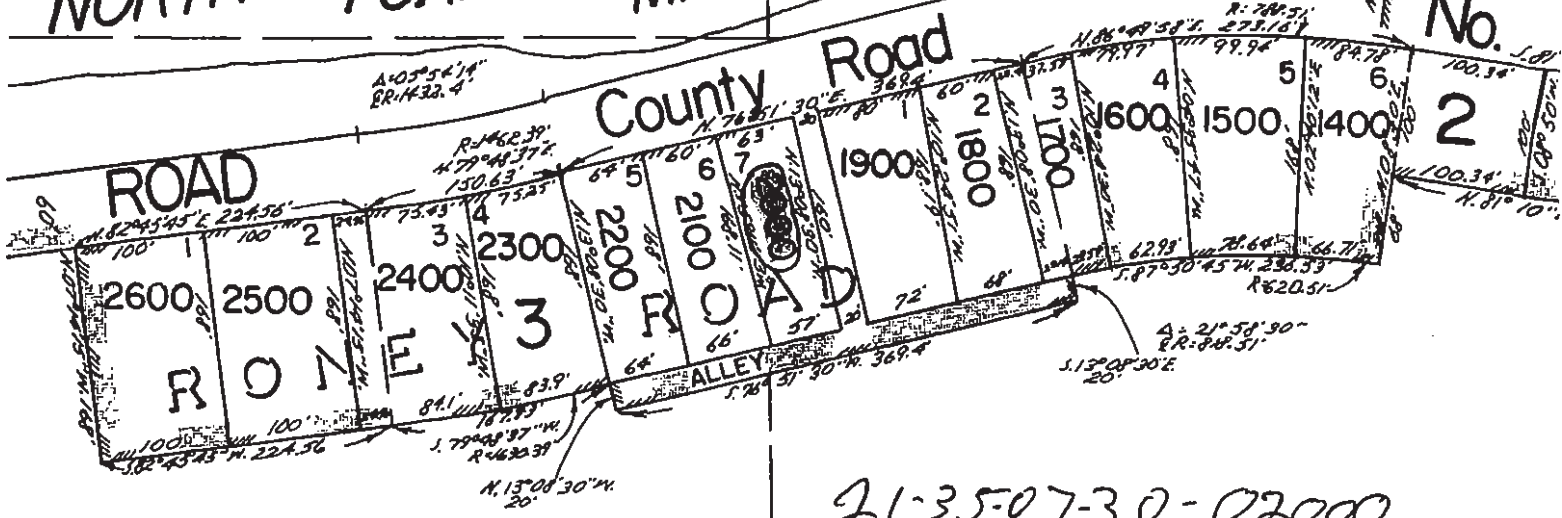
SW Cor.
J. J. Tur
DLC No

NW Cor.
R. H. Ho
DLC No

#14
20-04-14-00-01300

1/16 CORNER

NORTH FORK OF MIDDLE FORK OF WILLAMIE I



No. 2

21-35-07-30-02000
15

TAX LOTTED ON MAP 21-35-07-4

N. 75° 27' W
2802.12'

40992' 811.56' 11990 20' 58" W. 811.56' 1314.37'